



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 21, 2010

**Project# 1002730**  
10DRB-70118 EXT OF SIA FOR TEMP DEFR SDWK CONST

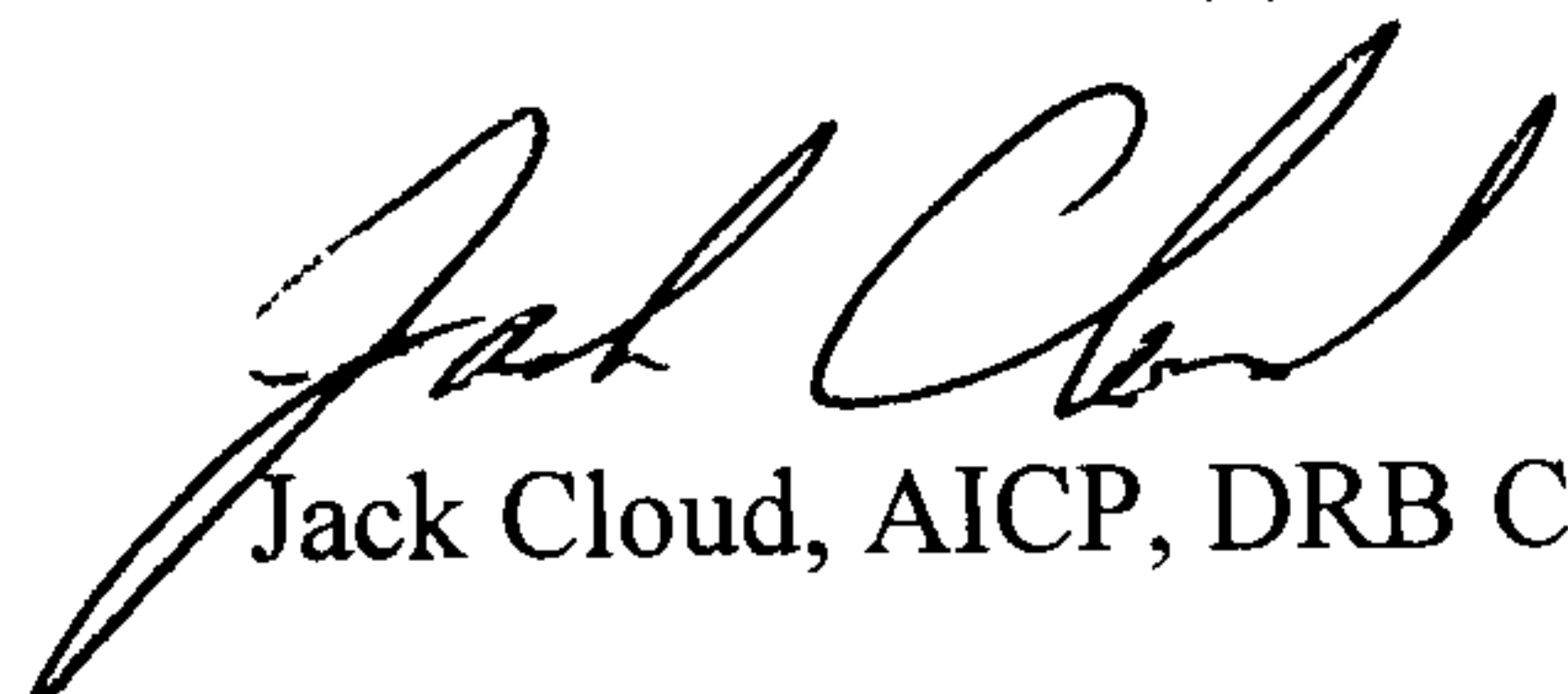
CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned R-D, located on CORONA AVE NE BETWEEN VENTURA ST NE AND MENDOCINO DR NE containing approximately 3.77 acre(s). (C-20)

At the April 21, 2010 Development Review Board meeting, a two year extension to the four-year agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by May 6, 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. 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:

HEARING DATE 4/21/10 (ES/A)

**2730**

### DXF Electronic Approval Form

DRB Project Case #: 1002730

Subdivision Name: VILLA FIRENZE

Surveyor: RUSS P HUGG

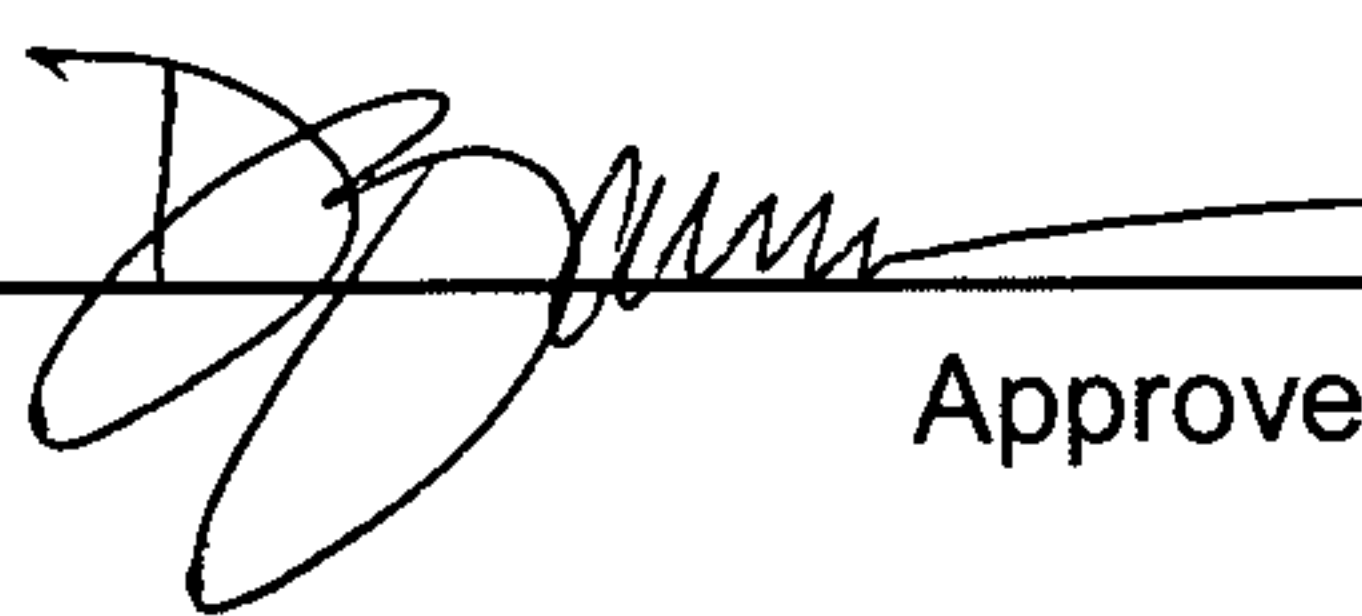
Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 10/24/2006

Hard Copy Received: 10/24/2006

Coordinate System: NMSP Grid (NAD 27)

  
Approved

3.12.2007  
Date

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

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**AGIS Use Only**

Copied fc 2730 to agiscov on 3/12/2007 Contact person notified on 3/12/2007



COMPLETED 03/09/07 SH  
DRB CASE ACTION LOG (FINAL PLAT)  
REVISED 9/28/05

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.: 06DRB-01521 (FP) Project # 1002730  
Project Name: VILLA FIRENZE  
Agent: Isaacson & Arfman PA Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/07/07 by the DRB with delegation of signature(s) to the following departments.  
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

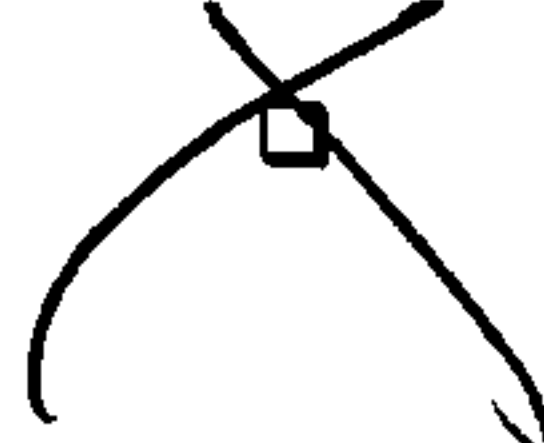
TRANSPORTATION: \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
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 \_\_\_\_\_

PLANNING (Last to sign): Halls design OK  
Record  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



- 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.
  - 3 copies of the approved site plan. Include all pages.
  - 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.
  - Copy of recorded plat for Planning. OK

Project Number 1002730



# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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Project # 1002730

Project Name: VILLA FIRENZE

Agent: Isaacson & Arfman PA

Phone No.: 268-8828

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TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
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UTILITIES: \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number

1002730



46  
16  
46  
46

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 7, 2007

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: 11:10 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. **Project # 1003713**  
07DRB-00143 Major-Two Year SIA

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, **BELL TRADING POST LOFTS**, zoned SU-2 SU-1 FOR RES W/C-1, located on CENTRAL AVE SW, between LAGUNA RD SW and 15<sup>TH</sup> SW containing approximately 1 acre(s). [REF: Z-85-9, 05DRB-00149, 05DRB-00147] (J-13) **TWO YEAR SIA WAS APPROVED.**

2. **Project # 1004246**  
07DRB-00144 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for KOZANI LLC request(s) the above action(s) for Lot(s) 7-10 and 23-26, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **HOLLY PLAZA**) zoned SU-2 FOR IP, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s).*[Deferred from 3/07/2007]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 5/02/07.**
  
3. **Project # 1005346**  
07DRB-00134 Major-Vacation of Public  
Easements

SURV-TEK INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK**, zoned SU-1 AIRPORT, located WEST OF PASEO DEL VULCAN NW, between I-40 and CITY OF RIO RANCHO containing approximately 50 acre(s). (F-6) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
  
4. **Project # 1002739**  
06DRB-01621 Major-Vacation of Public  
Easements  
06DRB-01622 Major-Vacation of Pub  
Right-of-Way  
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06, 12/13/06 & 12/20/06]* *[Deferred from 1/3/07, 1/10/07, 1/17/07, 1/24/07, 1/31/07, 2/7/07, 2/21/07 & 3/07/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 3/21/07.**

5. **Project # 1005346**  
07DRB-00084 Major-Bulk Land Variance  
07DRB-00085 Major-Vacation of Public Easements  
07DRB-00086 Minor-Prelim & Final Plat Approval

CONSENSUS PLANNING INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK** and Tract(s) D & S, **DOUBLE EAGLE AIRPORT AND ADJACENT LANDS**, zoned SU-1 FOR AIRPORT & RELATED FACILITIES, located on PASEO DEL VOLCAN NW, between 1-40 and the CITY OF RIO RANCHO containing approximately 50 acre(s). [REF: 04DRB01505, 04DRB01506] [Deferred from 2/21/07 & 2/28/07] (F-6) **THE BULK LAND VARIANCE WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, VACATION OF REST OF 106-FOOT PUBLIC ACCESS & UTILITY EASEMENT AND TO RECORD THE PLAT AND NOTICE OF SUBDIVISION PLAT CONDITIONS.**

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

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

6. **Project # 1003801**  
07DRB-00222 Minor-SiteDev Plan  
BldPermit/EPC

CARLISLE SHOPS LLC request(s) the above action(s) for all or any portion of Lot(s) 28A, Block(s) A, **ALTURA ADDITION**, zoned SU-1 FOR C-1 WITH EXCLUSIONS located on CARLISLE BLVD NE between INDIAN SCHOOL RD NE and HANNETT AVE NE containing approximately 1 acre(s). [REF: 07EPC00012, 05EPC00745, 04EPC01821] [Anna DiMambro, EPC Case Planner] [Deferred from 3/07/07] (J-16) **DEFERRED AT AGENT'S REQUEST TO 3/14/07.**



7. **Project # 1003794**  
07DRB-00181 Minor-SiteDev Plan  
Subd/EPC  
07DRB-00182 Minor-SiteDev Plan Bldg  
Permit/EPC  
07DRB-00183 Minor-Prelim&Final Plat  
Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER**) zoned SU-2 PCA, located on 98<sup>th</sup> ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] [**Maggie Gould, EPC Case Planner**] [*Deferred from 2/21/07 & 3/07 07*] (K-9) **DEFERRED AT AGENT'S REQUEST TO 3/14/07.**

8. **Project # 1005189**  
07DRB-00089 Minor-SiteDev Plan  
BldPermit/EPC

BRASHER & LORENZ INC. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION**, zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14<sup>TH</sup> ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] [**Maggie Gould, EPC Case Planner**] [*Deferred from 2/7/07, 2/14/07 & Indef deferred on a no show 2/21/07*] (J-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES.**

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

9. **Project # 1004354**  
07DRB-00216 Minor-Amendment to Final  
Plat Conditions

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or any portion of Lot(s) 22-26, a portion of Lot 27, Block(s) 9, ORIGINAL TOWNSITE OF WESTLAND (to be known as **MONAHITI SUBDIVISION**) zoned SU-2 FOR IP USES located on 98<sup>TH</sup> ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: 05DRB01229, 05EPC01234] (K-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

10. **Project # 1002345**  
07DRB-00232 Minor-Prelim&Final Plat  
Approval

LAND DEVELOPMENT CONSULTANTS LLC agent(s) for KARSTEN HOMES request(s) the above action(s) for all or any portion of Lot(s) 3 & 8, **BROADWAY INDUSTRIAL CENTER, UNITS 1 & 3**, zoned SU-2/HM located on KARSTEN CT SE between WOODWARD RD SE and SAN JOSE AVE SE containing approximately 18 acre(s). [REF: S-97-76] *[Deferred from 3/07/07]* (M-15) **DEFERRED AT AGENT'S REQUEST TO 3/14/07.**

11. **Project # 1003857**  
07DRB-00230 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or any portion of Tract(s) C-1, C-2 & D, LANDS OF BROMO GONZALES and Tract(s) 31-B-1, M.R.G.C.D. MAP 41, Lot(s) 4-6, 10-12, SIMPIER ADDITION 2, Block(s) E, (to be known as **TRACTS A & B BARELAS COFFEE HOUSE**) zoned SU-2 FOR NCR & SU-2 RT located on SIMPIER LN SW, between 8<sup>TH</sup> ST SW and 4<sup>TH</sup> ST SW containing approximately 2 acre(s). [REF: 07DRB00166] (L-14) **THE PRLIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTIES SIGNATURE AND AGIS DXF FILE.**

12. **Project # 1005402**  
07DRB-00234 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for ANSELMO GUTIERREZ request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 9, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3, located on COCHITI RD SE BETWEEN DOROTHY ST SE AND SHIRLEY ST SE, containing approximately 1 acre(s). (L-21) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

13. ~~Project # 1002730~~  
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *[Deferred from 10/25/06 Indef deferred 11/8/06 & Indef deferred 11/29/06]* (C-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. **Project # 1004913**  
07DRB-00072 Minor- Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for REGENTS OF UNM REAL ESTATE request(s) the above action(s) for PARCELS 1, 2, A & B, **UNPLATTED LANDS OF UNM**, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and LOMAS BLVD NE containing approximately 20 acre(s). [REF: 06DRB00730, 06DRB00731] *[Final Plat was indef deferred 1/31/07 for SIA]* (J-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

15. **Project # 1005390**  
07DRB-00206 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 9, 10 & 12, **NZ OFFICE COMMERCIAL CENTER**, zoned IP industrial park zone, located on RANDOLPH RD SE, between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). *[Deferred from 2/28/07]* (M-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/07/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

16. **Project # 1005392**  
07DRB-00215 Minor-Sketch Plat or Plan
- SANDRA HILDEBRAND agent(s) for VIOLA & ROSS LUCERO request(s) the above action(s) for Lot(s) 3, **TOWN OF ATRISCO GRANT**, zoned R-1 located on GALLEGOS RD SW, between OLD COORS RD SW and GARCIA RD SW containing approximately 1 acre(s). (L-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1005394**  
07DRB-00223 Minor-Sketch Plat or Plan
- ROBERT MIERA request(s) the above action(s) for all or any portion of Lot(s) 17 thru 20, Block(s) K, **NEW KIMO ADDITION**, zoned SU-2 located on SAN PEDRO DR NE and TAYLOR AVE NE, between MENAUL NE and LOMAS NE containing approximately 1 acre(s). [REF: V-86-32] (H-18) **DUPLICATE REQUEST. WAS WITHDRAWN BY APPLICANT.**
18. **Project # 1005398**  
07DRB-00228 Minor-Sketch Plat or Plan
- DANIEL DUNN request(s) the above action(s) for all or any portion of Lot(s) 1, 2 & 3, Block(s) 3, **GARCIA ADDITION**, zoned S-R located on 11<sup>TH</sup> ST NW between MOUNTAIN NW and SAWMILL NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005401**  
07DRB-00233 Minor-Sketch Plat or Plan
- WAYJOHN SURVEYING INC agent(s) for ROBERT MIERA request(s) the above action(s) for all or any portion of Lot(s) 17-20, Block(s) K, **NEW KIMO ADDITION**, zoned SU-2 for R-2 & O-1 office and institution zone, located on SAN PEDRO DR NE between TAYLOR AVE NE and CUTLER AVE NE containing approximately 1 acre(s). (H-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. **Project # 1005403**  
07DRB-00235 Minor-Sketch Plat or Plan
- INTEGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for Tract(s) 12A1A & 12A1B on **M.R.G.C.D. MAP 35**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW between CONTRERAS PL NW and EL NIDO CT NW containing approximately 2 acre(s). (H-13) **INDEFINITELY DEFERRED ON A NO SHOW. AGENT REQUESTED TO BE HEARD ON 3/14/07.**
21. Approval of the Development Review Board Minutes for February 28, 2007. **THE DRB MINUTES FOR 2/28/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002730**

**AGENDA ITEM NO: 13**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

Provide maintenance and beneficiary information for private drainage easement.

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

**DATE:** MARCH 7, 2007



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

14  
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14  
14

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

November 29, 2006

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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- A. Call to Order: 9:00 A.M. Adjourned: 11:08 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 # 1004989**  
 06DRB-01411 Major-Preliminary Plat Approval  
 06DRB-01412 Major-Vacation of Public Easements  
 06DRB-01413 Minor-Subd Design (DPM) Variance  
 06DRB-01414 Minor-Sidewalk Waiver  
 06DRB-01415 Minor-Temp Defer SDWK  
 BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713, 04DRB-01723] [Deferred from 10/25/06 & 11/8/06 & 11/15/06 & 11/22/06 & 11/29/06] (F-23) **DEFERRED AT THE AGENT'S REQUEST TO 12/6/06.**

2. **Project # 1004999**  
06DRB-01578 Major-Vacation of Pub  
Right-of-Way

GLEN EFFERTZ request(s) the above action(s) for all or a portion of Tract(s) 316, **OLD TOWN ELEMENTARY SCHOOL**, zoned RA-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE NW and GALBALDON NW containing approximately 1 acre(s). [REF: 06DRB-00965] (J-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003369**  
06DRB-01601 Major-Vacation of Pub  
Right-of-Way  
06DRB-01602 Major-Vacation of Public  
Easements

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, Unit 3, **NORTH ALBUQUERQUE ACRES** (to be known as **VINTNER COURT SUBDIVISION**) zoned R-D (5 DU/acre) located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB-00510, 04DRB-00511, 04DRB-00513, 04DRB-00519, 04DRB-00514] (C-20) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002372**  
06DRB-01597 Major-Amnd Prelim Plat  
Approval  
06DRB-01598 Minor-Sidewalk Waiver  
06DRB-01599 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLENRIO RD NW, between 68<sup>TH</sup> ST NW and 72<sup>ND</sup> ST NW containing approximately 9 acre(s). [REF: 06DRB-01084] (J-10) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 11/29/06 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 11/2/06 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. A SIDEWALK VRIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C 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. 06DRB-01600 THE EXTENSION OF SIA FOR TEMP DEFERRAL OF SDWK WAS DELETED FROM THE AGENDA AS IT WAS NOT NEEDED.

5. **Project # 1005031**  
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

- 06DRB-01017 Major-Preliminary Plat Approval  
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

- 06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

6. **Project # 1004428**  
06DRB-01121 Major-Vacation of Public Easements  
06DRB-01119 Major-Preliminary Plat Approval  
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118<sup>TH</sup> ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] [*Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06 & 11/29/06*] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/13/06.**

7. **Project # 1005070**  
06DRB-01154 Major-Preliminary Plat Approval  
06DRB-01156 Minor-Sidewalk Waiver  
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [*Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06 & 10/25/06 & 11/29/06*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

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

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

8. **Project # 1002330**  
06DRB-01642 Minor-SiteDev Plan  
BldPermit/EPC

JIM MEDLEY ARCHITECT AIA agent(s) for ULTIMATE CAR WASH request(s) the above action(s) for all or a portion of Tract(s) G-2-A-2, **MONTGOMERY COMPLEX**, zoned SU-1 FOR C-1, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 1 acre(s). [REF: 06EPC-00954] [**Maggie Gould, EPC Case Planner**] [*Indef deferred from 11/29/06*] (F-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project # 1002455**  
06DRB-01648 Minor-SiteDev Plan  
Subd/EPC  
06DRB-01649 Minor-SiteDev Plan  
BldPermit/EPC

TAFAZZUL HUSSAIN agent(s) for DOUGLAS SIMMS request(s) the above action(s) for all or a portion of Lot(s) 2-7, **J J SUBDIVISION**, zoned SU-1 FOR C-1 USES, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 8 acre(s). [REF: 06DRB-00610, 06EPC-00458, 06EPC-01076] [**Carmen Marrone, EPC Case Planner**] [*Indef deferred from 11/29/06*] (E-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1003714**  
06DRB-01646 Minor-SiteDev Plan  
Subd/EPC  
06DRB-01647 Minor-SiteDev Plan  
BldPermit/EPC  
06DRB-01645 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for LB/VCC EAGLE RANCH LLC request(s) the above action(s) for all or a portion of Tract(s) C-2 & C-3, **ADOBE WELLS SUBDIVISION**, VENTURE COMMERCE CENTER, zoned SU-1 FOR IP, C-2, R-2, located on EAGLE RANCH RD NW, between WESTSIDE DR NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 06EPC-01306, 06EPC-01307] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 11/29/06*] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 12/6/06.**

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

11. **Project # 1001028**  
06DRB-01655 Minor-Final Plat Approval

PRECISION SURVEYS INC. agent(s) for RON AND TINA CERROS request(s) the above action(s) for all or a portion of Tract (s) 1 (to be known as **LOTS 1-A & 1-B, LANDS OF ALEJANDRO GARCIA**, zoned R-1, located on 49TH ST NW, between BLUEWATER NW and ALEJANDRO ST NW containing approximately 1 acre(s). (J-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RECORDED APS DOCUMENT, APS STATEMENT ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

12. **Project # 1004932**  
06DRB-01654 Minor-Prelim&Final Plat  
Approval  
PRECISION SURVEYS INC. agent(s) for ALAN M. & LINDA MALOTT request(s) the above action(s) for all or a portion of Block(s) B (to be known as **LOT B-1, MONTE VISTA ADDITION**, zoned O-R, located on CAMPUS BLVD NE and TULANE AVE NE and containing approximately 1 acre(s). *[Indef deferred from 11/29/06]* (K-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
13. **Project # 1002739**  
06DRB-01635 Minor-Amnd Prelim Plat  
Approval  
06DRB-01636 Minor-Sidewalk Waiver  
06DRB-01637 Minor-Temp Defer SDWK  
MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCELS 7 & 8A, **ANDERSON HEIGHTS, UNIT 5**, zoned RD, R-LT, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW containing approximately 69 acre(s). [REF: 05DRB-01832, 05DRB-01834, 05DRB-01835] *[Deferred from 11/29/06]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 12/6/06.**
14. **Project # 1005261**  
06DRB-01652 Minor-Vacation of Private  
Easements  
06DRB-01651 Minor-Sketch Plat or Plan  
JEFF MORTENSEN & ASSOCIATES INC agent(s) for CITY OF ALBUQUERQUE, C/O STUDIO SOUTHWEST ARCHITECTS, request(s) the above action(s) for Lot(s) 1 & 2, Block(s) 2, **BRATINA ADDITION NO. 2** & Lot(s) 1-10 & 19-21, **FRANCHINI ADDITION** & Lot(s) 1, **TOWNES ADDITION**, zoned M-1 light manufacturing zone, located on BROADWAY BLVD NE, between JOHN ST NE and ROMA AVE NE containing approximately 2 acre(s). (J-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004161**  
06DRB-01650 Minor-Extension of  
Preliminary Plat

JEFF MORTENSEN & ASSOCIATES agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5 (to be known as **PLAZA ESCONDIDO**) RIVERSIDE PLAZA, zoned SU-1 FOR PRD (8 du/a) located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 3 acre(s). [REF: 05DRB-01724, 05DRB-01725, 05DRB-01726, 05DRB-01727, 05DRB-01728] (E-12) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

16. **Project # 1004602**  
06DRB-01628 Minor-Prelim&Final Plat  
Approval

DOUG SMITH agent(s) for ROBERT JENKINS request(s) the above action(s) for all or a portion of Lot(s) G & westerly portion of Lot(s) F, **ALVARADO GARDENS NO. 2**, zoned RA-2, located on CASTANEDA RD NW, between ORO VISTA RD NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 06DRB-01098 (G-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, MAINTENANCE AND BENEFICIARIES OF THE 2 EASEMENTS AND TO RECORD THE PLAT.**

17. **Project # 1005250**  
06DRB-01613 Minor-Prelim&Final Plat  
Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION**, zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). [Deferred from 11/15/06 & 11/22/06 & 11/29/06] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/6/06.**

18. ~~Project # 1002730~~  
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *[Deferred from 10/25/06 Indef deferred 11/8/06 & Indef deferred 11/29/06]* (C-20) ~~INDEFINITELY DEFERRED~~  
AT THE AGENT'S REQUEST.

06DRB-01555 Minor-Subd Design (DPM)  
Variance

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *Indef deferred 11/8/06]* (C-20) **A SUBDIVISION DESIGN VARIANCE FROM THE MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

19. **Project # 1005262**  
06DRB-01653 Minor-Sketch Plat or Plan

DON GORMAN agent(s) for MIKE MIDANI request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 7, **DALE BELLAMAH ADDITION**, zoned R-3 residential zone, located on ALVARADO DR NE, between INDIAN SCHOOL RD NE and CONSTITUTION AVE NE containing approximately 1 acre(s). (J-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1005258**  
06DRB-01640 Minor-Sketch Plat or Plan

ANGELA BLAIR agent(s) for CHRISTOPHER & JEANETTE CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 242C, **MARTINEZTOWN**, zoned SU-2/NCR, located on EDITH BLVD NE, between LOMAS NE and MOUNTAIN NE containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1005259**  
06DRB-01641 Minor-Sketch Plat or Plan

AZEEZ HINDI request(s) the above action(s) for **CANYON ACRES**, zoned C-1, located on SKYLINE NE, between FIGUEROA NE and TRAMWAY BLVD NE containing approximately 2 acre(s). (L-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **ADJOURNED: 11:08 A.M.**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 29, 2006

**18. Project # 1002730**  
06DRB-01555 Minor-Subd Design (DPM) Variance

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *Indef deferred 11/8/06* (C-20)

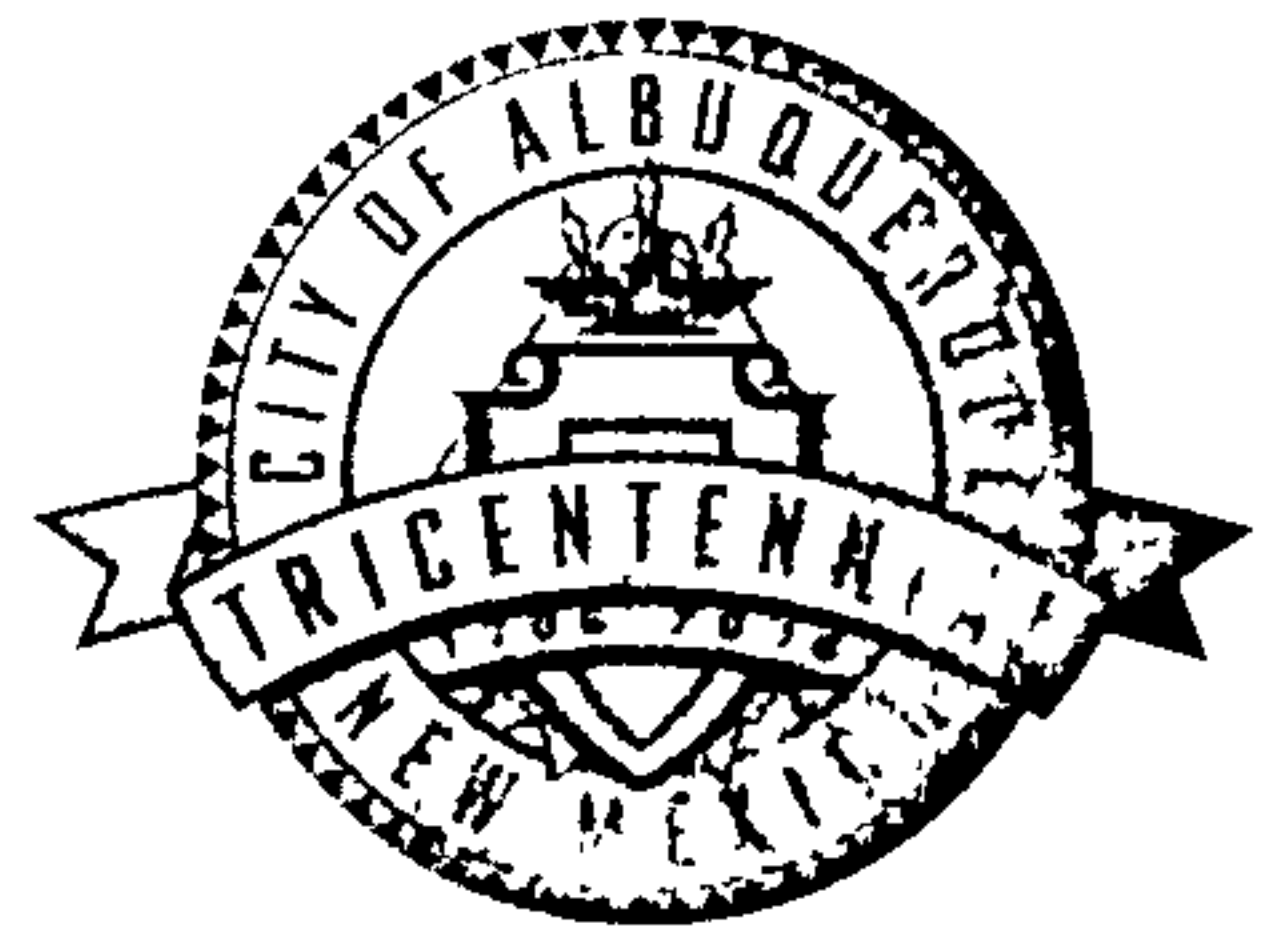
At the November 29, 2006, Development Review Board meeting, a Subdivision Design Variance from the minimum DPM design standards was approved as shown on Exhibit C in the Planning file.

Sheran Matson, AICP, DRB Chair

Cc: Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Infill Solutions Corona LLC, 723-B Silver Ave SW, 87102  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002730**

**AGENDA ITEM NO: 18**

**SUBJECT:**

Final Plat  
Subdivision Design (DPM) Variance

**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

**RESOLUTION:**

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

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

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

**DATE:** NOVEMBER 29, 2006



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 8, 2006

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: 10:35 a.m.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000965**  
06DRB-01500 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III, **ANDALUCIA @ LA LUZ**, zoned SU-1, located on COORS NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [02DRB-00059] (F-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1005169**  
06DRB-01504 Major-Bulk Land Variance  
06DRB-01505 Minor-Prelim&Final Plat  
Approval

ALPHA PROFESSIONAL SURVEYING agent(s) for UNM REAL ESTATE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) 10 & 11, **UNIVERSITY OF NEW MEXICO, AIRPORT PARCEL**, zoned M-2 located on IRA SPRECHER RD SE, between LOS PICAROS SE and the ALBUQUERQUE SUNPORT SE, containing approximately 446 acre(s). (P-16/P-17) **BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR A FLOODPLAIN EASEMENT TO BE GRANTED TO CITY OF ALBUQUERQUE AND PLANNING FOR NOTICE OF SUBDIVISION PLAT CONDITIONS, FEE SIMPLE LANGUAGE, 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

3. **Project # 1004851**  
06DRB-01452 Major-Preliminary Plat  
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for THE SAWMILL DEVELOPMENT COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) 2, LANDS OF MCCLAIN and Tract(s) A-3, LANDS OF AND WILLIAM ANDREW MCCORD (to be known as **ANTIGUA TRAVESIA**, zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19<sup>TH</sup> ST NW containing approximately 3 acre(s). [REF: 06DRB-00556, 06DRB-01095] *[Deferred from 11/1/06 & 11/8/06]* (H-13) **DEFERRED AT THE BOARD'S REQUEST TO 11/15/06.**

4. **Project # 1005191**  
06DRB-01454 Major-Preliminary Plat  
Approval  
06DRB-01455 Major-Vacation of Pub  
Right-of-Way  
06DRB-01456 Minor-Sidewalk Variance  
06DRB-01457 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-20, Tract(s) A, Block(s) 29, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **SEVANO PLACE SUBDIVISION**) zoned R-D, located on LOUISIANA NE, between ALAMEDA NE and SIGNAL NE containing approximately 7 acre(s). *[Deferred from 11/1/06 & 11/8/06]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/15/06.**

5. **Project # 1004989**  
06DRB-01411 Major-Preliminary Plat Approval  
06DRB-01412 Major-Vacation of Public Easements  
06DRB-01413 Minor-Subd Design (DPM) Variance  
06DRB-01414 Minor-Sidewalk Waiver  
06DRB-01415 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713, 04DRB-01723] [*Deferred from 10/25/06 & 11/8/06*] (F-23) **DEFERRED AT THE AGENT'S REQUEST TO 11/15/06.**

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

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

6. **Project # 1004976**  
06DRB-01548 Minor-SiteDev Plan Subd/EPC  
06DRB-01549 Minor-SiteDev Plan BldPermit/EPC
- H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 11/1/06 & Indef deferred 11/8/06*] (A-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

7. **Project # 1004688**  
06DRB-01572 Minor-Final Plat Approval
- CLARK CONSULTING ENGINEERS agent(s) for JOHN ABBOTT & BILL H. BURNS request(s) the above action(s) for all or a portion of Tract(s) 2, 2a & 2b, **ALVARADO GARDENS ADDITION, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW between MATTHEW AVE NW and CAMPBELL RD NW, containing approximately 3 acre(s). [*Indef deferred 11/8/06*] (G-12/G-13) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**

8. **Project # 1002730**  
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *[Deferred from 10/25/06 Indef deferred 11/8/06]* (C-20) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**

06DRB-01555 Minor-Subd Design (DPM)  
Variance

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *Indef deferred 11/8/06]* (C-20) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**

9. **Project # 1005233**  
06DRB-01568 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for WACHOVIA DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) A & B, Block(s) 5, **SUNDT'S INDUSTRIAL CENTER**, zoned M-2, located on MONTBEL LOOP NE, between JOAN HILL PL NE and ALEXANDER BLVD NE containing approximately 18 acre(s). (F-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR PRIVATE FACILITIES MAINTENANCE COVENANT, CROSS-LOT DRAINAGE EASEMENT AND TRANSPORTATION DEVELOPMENT FOR SIDEWALKS.**

10. **Project # 1004387**  
06DRB-00644 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for LESLIE JENSEN request(s) the above action(s) for all or a portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION**, zoned O-1, located on LAS LOMAS RD NE and ENCINO PL NE and containing approximately 1 acre(s). [REF: 05DRB-01332] [*Indef Deferred on 5/17/06*] (J-15) **WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/13/06 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT DELEGATED TO CITY ENGINEER FOR APPROVED ENGINEER CERTIFICATION AND TO TRANSPORTATION DEVELOPMENT FOR PROPERTY MANAGEMENT'S SIGNATURE, PROOF THAT THE DRIVE PADS ARE CLOSED AND THE APPLICATION NUMBER OF THE VACATION ON THE PLAT.**
11. **Project # 1004943**  
06DRB-01547 Minor-Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for JULIE GUITERREZ request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES**) zoned SU-1 for mixed use, located on PINNACLE PEAK NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 06DRB-01164, 06DRB-01165, 06DRB-01167] [*Deferred from 11/1/06 & 11/8/06*] (A-11) **DEFERRED AT THE BOARD'S REQUEST TO 11/15/06.**
12. **Project # 1002928**  
06DRB-01570 Minor-Prelim&Final Plat  
Approval
- SURV-TEK INC agent(s) for LONGFORD AT THE TRAILS LLC request(s) the above action(s) for all or a portion of Lot(s) 6-AP1 & 7-AP1, **TAOS @ THE TRAILS**, zoned RD, located on TREELINE AVE NW east of PILABO ST NW and containing approximately 1 acre(s). (C-9) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

13. **Project # 1003170**  
06DRB-01564 Minor-Prelim&Final Plat  
Approval

LARKIN GROUP NM INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) A, **CITY OF ALBUQUERQUE WATER TREATMENT FACILITY**, zoned SU-1 M-1, located on CHAPPELL DR NE, between MISSION AVE NE and OSUNA RD NE containing approximately 163 acre(s). [REF: 04DRB-01329] (E-16/F-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LANGUAGE ON THE PLAT, EXTENSION OF A 20-FOOT WATERLINE EASEMENT AND TO RECORD.**

14. **Project # 1004254**  
06DRB-01569 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A-1, **ALVARADO GARDENS, UNIT 3**, zoned R-2 residential zone, located on VERANDA RD NW, between RIO GRANDE BLVD NW and GLENWOOD DR NW containing approximately 1 acre(s). [REF: 05DRB-00964] [*Indef deferred 11/8/06*] (G-12) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**

15. **Project # 1004874**  
06DRB-01571 Minor-Prelim&Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ANDERSON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 2, **MONKBRIDGE ADDITION**, zoned SU-1, located on CANDELARIA RD NW between 2<sup>nd</sup> ST NW and 4<sup>TH</sup> ST NW, containing approximately 1 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COPY OF NOTICE OF DECISION REGARDING ZONING, AMAFCA'S SIGNATURE AND TO RECORD.**

16. **Project # 1005229**  
06DRB-01551 Minor-Prelim&Final Plat  
Approval

JACK'S HIGH COUNTRY agent(s) for LESLEY RYAN & DIONISIA BURTON request(s) the above action(s) for all or a portion of Lot(s) 13A-1, 13B-1, 14A1-A2 & 17-A, **LANDS OF BURTIN & RYAN**, zoned SU-2 R-1, located on 8<sup>TH</sup> ST SW, between PACIFIC SW and CROMWELL SW containing approximately 1 acre(s). *[Deferred from 11/1/06]* (K-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATERLINE EASEMENT LOCATION, AMAFCA'S SIGNATURE AND TO RECORD.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

17. **Project # 1005230**  
06DRB-01552 Minor-Sketch Plat or Plan

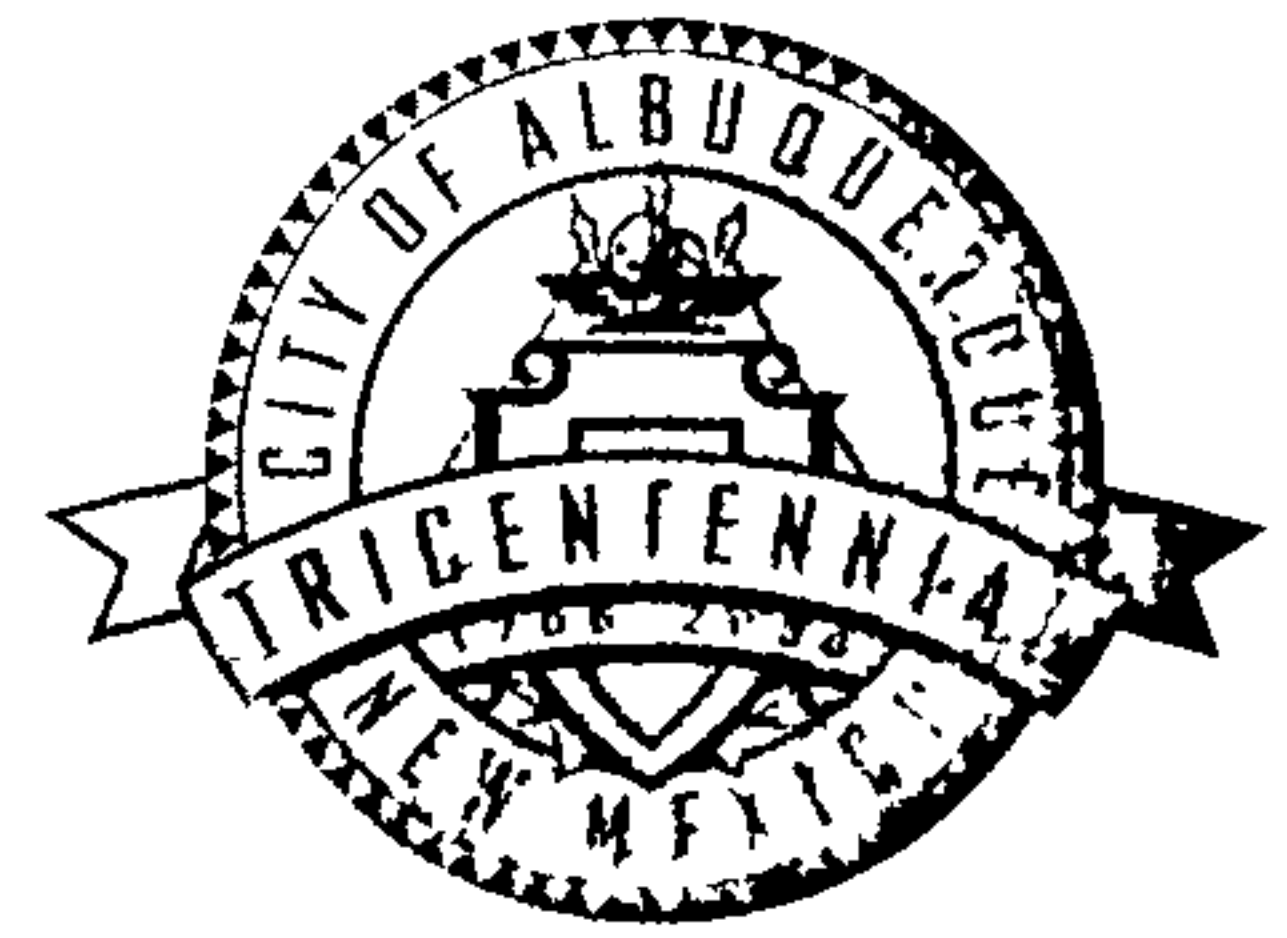
FRANK SIERRA request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 2, **VAN CLEAVE ACRES**, zoned RA-2, located on VAN CLEAVE NW, between SAN ISIDRO NW and GREIGOS LATERAL containing approximately 1 acre(s). (G-13) **INDEFINITELY DEFERRED ON A NO SHOW.**

18. Approval of the Development Review Board Minutes for November 1, 2006. **THE DRB MINUTES FOR 11/1/06 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:35 A.M.



# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002730**

**AGENDA ITEM NO: 8**

**SUBJECT:**

Final Plat  
Subdivision Design (DPM) Variance

**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

**RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED <sup>Indef</sup> ~~X~~; 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

**DATE:** NOVEMBER 8, 2006



2. **Project # 1002984**  
06DRB-01386 Major-Vacation of Pub  
Right-of-Way

ROBERT J. POWERS request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 2, **VOLCANO CLIFFS, UNIT 2**, zoned R-1, located on KIMBERLITE NW, between CLIFF RD NW and POPO NW containing approximately 1 acre(s). (E-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004989**  
06DRB-01411 Major-Preliminary Plat  
Approval  
06DRB-01412 Major-Vacation of Public  
Easements  
06DRB-01413 Minor-Subd Design (DPM)  
Variance  
06DRB-01414 Minor-Sidewalk Waiver  
06DRB-01415 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713,, 04DRB-01723] [*Deferred from 10/25/06*] (F-23) **DEFERRED AT THE BOARD'S REQUEST TO 11/8/06.**

4. **Project # 1005179**  
06DRB-01417 Major-Amnd SiteDev Plan  
BldPermit

MAHLMAN STUDIO ARCHITECTURE agent(s) for CITY OF ALBUQUERQUE OFFICE OF SENIOR AFFAIRS, request(s) the above action(s) for all or a portion of Lot(s) 1-A-2, ATRISCO BUSINESS PARK, UNIT 2 (to be known as **LOS VOLCANES FITNESS CENTER**) zoned SU-1 FOR SENIOR CENTER, located on LOS VOLCANES RD NW, between AIRPORT NW and COORS NW containing approximately 3 acre(s). (J-10) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING ISSUES AND SIDEWALK EASEMENT QUESTION AND PLANNING FOR 3 COPIES OF THE PLAN AND COMMENTS IN THE FILE.**

5. **Project # 1005031**  
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] [Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

- 06DRB-01017 Major-Preliminary Plat Approval  
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

- 06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] [Deferred from 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

6. **Project # 1005070**  
06DRB-01154 Major-Preliminary Plat Approval  
06DRB-01156 Minor-Sidewalk Waiver  
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06 & 10/25/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

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

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

7. **Project # 1003272**  
06DRB-01509 Minor-SiteDev Plan  
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) 2-A-1-B-2-B-1, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 FOR C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS NW containing approximately 1 acre(s). [REF: 06DRB01253] (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS ALONG HIGH ASSETS AND EAGLE RANCH ROAD, PICTURES OF PERMANENT CURVE AND UTILITIES DEVELOPMENT FOR RESOLUTION OF SEWER SERVICE AND 3 COPIES OF THE SITE PLAN.**
  
8. **Project # 1004644**  
06DRB-01189 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06] (C-9) **WITHDRAWN AT THE AGENT'S REQUEST.**
  
9. **Project # 1004872**  
06DRB-01491 Minor-SiteDev Plan  
BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) within the NW ¼ of the NW ¼ of Section 22, T9N, R3E, NMPM, Mesa Del Sol Employment Center, Phase I, **MESA DEL SOL, BUILDINGS 2 & 3**, zoned SU-1/IP Uses, located on University Blvd Extension SE between Street C SE and Street D SE containing approximately 12 acre(s). [Catalina Lehner, EPC Case Planner] [Deferred from 10/18/06] (R-16) **WITH THE SIGNING OF THE**

**INFRASTRUCTURE LIST DATED 10/25/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/10/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND COMPLETION OF AMENDMENT TO UTILITY DEVELOPMENT AGREEMENT AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

- 10. Project # 1000029**  
06DRB-01517 Minor-Extension of Preliminary Plat

**BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for all or a portion of Lot(s) C and B-1A-1, DUKE CITY LUMBER COMPANY ADDITION and Lot(s) D-1-A, ARBOLERA DE VIDA, PHASE 2, zoned S-M1, S-DR, located on Bellamah Ave NW between 19<sup>th</sup> St NW and 18<sup>th</sup> St NW containing approximately 25 acre(s). [REF: 05DRB-01681] (H-13) A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

- 11. Project # 1001656**  
06DRB-01510 Minor-Prelim&Final Plat Approval

**SANTIAGO ROMERO JR. agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) A & L, Parcels 1-5, DOUBLE EAGLE II AIRPORT, zoned SU-1 Airport Related Facilities, located west of Paseo De Vulcan NW and north of Double Eagle II Airport containing approximately 3, 489 acre(s). [REF: 02DRB00710] (C-4, C-5, D-5, D-6, E-4, E-5, E-6, G-4, G-5 & G-6) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SHOWING OF ACCESS FOR PARCELS 1-5 AND PLANNING FOR NOTICE OF SUBDIVISION PLAT CONDITIONS DOCUMENT AND TO RECORD.**

12. **Project # 1003757**  
06DRB-01522 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for CREAMLAND LLC request(s) the above action(s) for Lot(s) 1-12, Block(s) 4, FRANCISCAN ADDITION and Lot(s) 1-7, Block(s) 2, ALVARADO ADDITION and Lot(s) 1-7, Block(s) 7, ALVARADO ADDITION and VACATED HAINES AVE RIGHT-OF-WAY (to be known as **TRACT A, LANDS OF CREAMLAND LLC**) zoned M-1 light manufacturing zone, located on MCKNIGHT AVE NW, between 2<sup>ND</sup> ST NW and 3<sup>RD</sup> ST NW containing approximately 3 acre(s). [REF: 04DRB-01688] (H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/25/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1005219**  
06DRB-01516 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING agent(s) for DAVID HILLSON request(s) the above action(s) for all or a portion of Tract(s) A-1, **WAGGOMAN-DENISON ADDITION**, zoned C-2, located on Wyoming Blvd SE between Central Ave SE and Zuni Rd SE containing approximately 2 acre(s). (K-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS AND DRIVE PAD CONSOLIDATION AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

14. **Project # 1005147**  
06DRB-01527 Minor-Prelim&Final Plat  
Approval

B. KAY SHAFER request(s) the above action(s) for all or a portion of Lot(s) 47, **UNIT 3 MCDONALD ACRES**, zoned R-1 residential zone, located on PHOENIX AVE NW, between 9<sup>TH</sup> ST NW and 10<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 06DRB-01342] (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

15. **Project # 1004924**  
06DRB-01514 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA**, zoned SU-1 FOR O-1 USES, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06DRB-01181, 06DRB-01274, 06DRB-01273] (G-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE OF NOTE 14 PUBLIC SIDEWALK EASEMENT.**

16. **Project # 1004739**  
06DRB-01511 Minor-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) 4, Trails, Unit 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**), zoned SU-2-UR, located on Oakridge St NW between Rainbow Blvd NW and Universe Blvd NW containing approximately 19 acre(s). [REF: 06DRB-01382, 06DRB-01383, 06DRB-01384] (C-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE AND TO RECORD.**

17. ~~Project # 1002730~~  
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *[Deferred from 10/25/06]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/8/06.**



18. **Project # 1003523**  
06DRB-01529 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for MONTEREY LAND GROUP II, LLC request(s) the above action(s) for all or a portion of Lot(s) 30, 31, 32 & 33, LANDS OF ATRISCO GRANT, UNIT 3 (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2/RLT, located on 98<sup>th</sup> St NW between Endee Rd NW and Interstate 25 containing approximately 14 acre(s). [REF: 05DRB01369] (J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR VERIFICATION IF SIDEWALK WAIVER IS NOT NEEDED, ENTRADA VISTA ENTRANCE, TRACT A DRAINAGE EASEMENT TO CITY OF ALBUQUERQUE AND MAINTENANCE AND BENEFICIARIES OF ALL HOME OWNERS ASSOCIATION TRACTS (FIX NOTE), AMAFCA'S SIGNATURE AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

19. **Project # 1004675**  
06DRB-01518 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for MONTEREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND and SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 28 acre(s). [REF: 06DRB-00836, 06DRB-01026, 01027, 01028, 01029 & 01030] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

20. **Project # 1002567**  
06DRB-01523 Minor-Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A & 5-B, COLEMAN ADDITION (to be known as **HACIENDA DE LOIS SUBDIVISION**) zoned R-2 residential zone, located on 12<sup>TH</sup> ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). [REF: 06DRB-00726] (H-13)

**FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

**21. Project # 1004240**

06DRB-01524 Major-Final Plat Approval  
06DRB-01525 Minor-Subd Design (DPM)  
Variance

ADVANCED ENGINEERING AND CONSULTING agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 & A-2, **LANDS OF E. MAS**, zoned SU-1 for C-1 and R-1, located on Indian School Rd NW between Meadow View Dr NW and Rio Grande Blvd NW containing approximately 5 acre(s). [REF: 05DRB-00918] (H-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT ADJUSTMENTS AND A NOTE TO ADD CURB AND SIDEWALK MAINTENANCE AND PLANNING FOR AGIS DXF FILE AND TO RECORD. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**22. Project # 1003004**

06DRB-01512 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 414, 415-B, 415-C, 415-D & 41, ATRISCO GRANT UNIT 3 (to be known as **STINSON PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD SW and STINSON ST SW containing approximately 15 acre(s). [REF: 04DRB-01974, 04DRB-01975, 05DRB-01776] (L-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE NOTE AND PAYMENT AND TO PLANNING TO RECORD.**

23. **Project # 1003991**  
06DRB-01513 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for FD SAGE MARKET PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **SAGE RANCH SUBDIVISION**) zoned R-LT, located on Snow Vista Blvd SW between Sage Rd SW and Reba Ave SW containing approximately 4 acre(s). [REF: 05DRB-01293, 05DRB-01294, 06DRB-00437] (M-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RESOLVING ISSUES WITH EXISTING 20-FOOT WATER LINE EASEMENT AND 7-FOOT PUE EASEMENT ON TRACT A AND PLANNING FOR HOME OWNER'S ASSOCIATION PRESIDENT'S SIGNATURE ON THE PLAT AND TO RECORD.**

24. **Project # 1002632**  
06DRB-01409 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24, Block(s) 5, Tract(s) A & 5, **SUNDANCE ESTATES, UNIT 1** (to be known as **SUNDANCE ESTATES, UNIT 1-B**) zoned R-LT, located on LYON BLVD NW, between PARADISE BLVD NW and UNSER NW containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761, 04DRB-01761] [*Deferred from 10/11/06 & Deferred at the Board's request from 10/18/06*] (B-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR NATIONAL PARK SERVICE LETTER AND PLANNING TO RECORD. THIS PLAT IS NOT WITHIN THE BOUNDARIES OF THE PETROGLYPH NATIONAL MONUMENT.**

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

25. **Project # 1005220**  
06DRB-01519 Minor-Sketch Plat or Plan

HARRIS SURVEYING INC. agent(s) for JOHN S. PALONI request(s) the above action(s) for **UNPLATTED LAND**, zoned M-1, located on MENAUL BLVD NE, between the

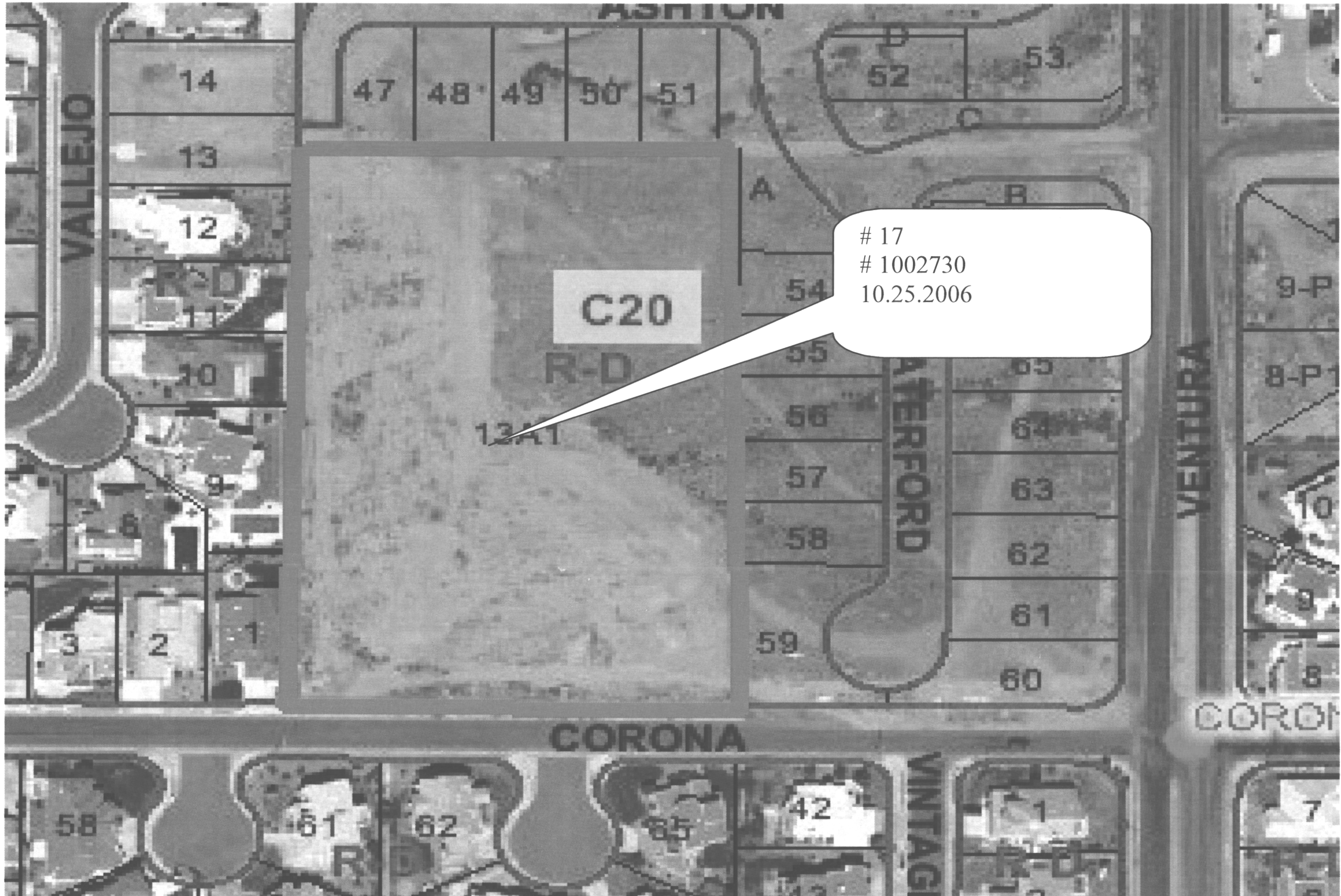
NORTH FRONTAGE RD NE and UNIVERSITY BLVD NE containing approximately 7 acre(s). (H-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 26. Project # 1005221**  
06DRB-01520 Minor-Sketch Plat or Plan

PRECISION SURVEYS INC., agent(s) for JOURNAL PUBLISHING COMPANY request(s) the above action(s) for Tract(s) 5-B-1-A-1, 5-B-1-A-2, 5-B-1-B (to be known as **JOURNAL CENTER, TRACTS 5-B-1-A-1-B, 5-B-1-A-2-B & 5-B-1-B-2**) zoned IP, located on JEFFERSON ST NE and TIBURON ST NE containing approximately 12 acre(s). (D-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 27. Approval of the Development Review Board Minutes for October 18, 2006. THE DRB MINUTES FOR OCTOBER 18, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:50 P.M.



C20

R-D

13A1

# 17  
# 1002730  
10.25.2006

VALLEJO

ASHTON

CORONA

ATERFORD

VENTURA

CORONA

VINTAGE

#17

2730

### DXF Electronic Approval Form

DRB Project Case #: 1002730

Subdivision Name: VILLA FIRENZE

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 10/24/2006

Hard Copy Received: 10/24/2006

Coordinate System: NMSP Grid (NAD 27)

 Approved

10-25-2006 Date

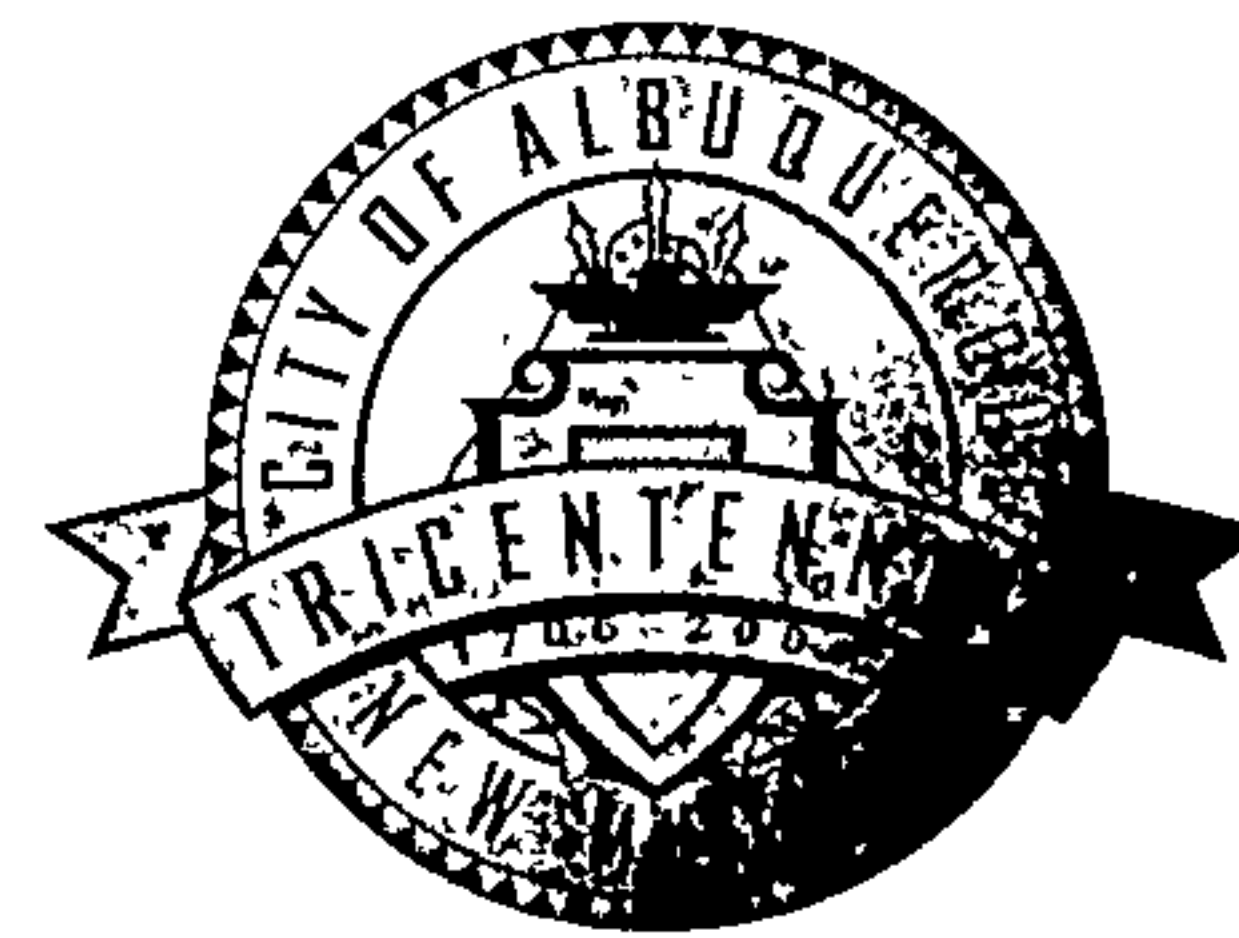
\* The DXF file cannot be accepted (at this time) for the following reason(s):

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

#### AGIS Use Only

Copied fc 2730 to agiscov on 10/25/2006 Contact person notified on 10/25/2006

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002730**

**AGENDA ITEM NO: 17**

**SUBJECT:**

Final Plat

**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:**

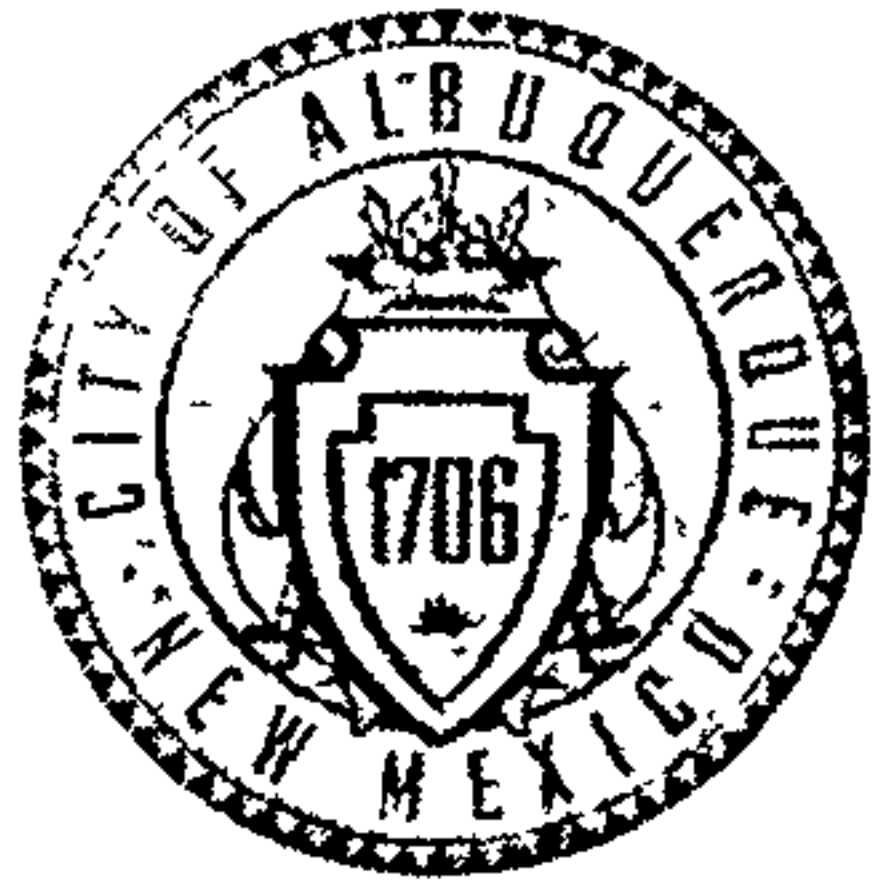
11-8-06

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

**DATE:** OCTOBER 25, 2006



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

Development Review Board Comments

**Project Number:** 1002730  
**Application Number:** 06DRB-01521

**DRB Date:** 10/25/2006  
**Item Number:** 17

**Subdivision:** Villa Firenze  
 Lots 13-A-1, Block 6, Tracts 3, NAA Unit 3

**Request for:**

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

**Zoning:** RD

**Zone Page:** C-20

**New Lots (or units) :** 0

**Parks and Recreation Comments:**

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

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

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

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). \*Note: This option is only applicable to land covered by a Sector Development Plan.

**Signed:** CS  
 Christina Sandoval, (DMD)

Phone: 768-3808





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

September 13, 2006

**1. Project # 1002730**

06DRB-01204 Major-Preliminary Plat Approval

06DRB-01205 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-00265] (C-20)

At the September 13, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 9/13/06 and approval of the grading plan engineer stamp dated 9/12/06 the preliminary plat was approved with the following conditions of final plat approval:

If the final plat is approved after October 31, 2006, the subdivider must comply with City Council Resolution R-06-74 regarding Pre-Development Facility Fee Agreements with the Albuquerque Public Schools (APS).

A subdivision design variance request for the offset is needed.

An approved wall design is required.

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 September 28, 2006, 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.



## OFFICIAL NOTICE OF DECISION

PAGE 2

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.)

A handwritten signature in cursive script, reading "Sheran Matson", is positioned above the typed name.

Sheran Matson, AICP, DRB Chair

Cc: Infill Solutions II LLC, 723-B Silver Ave SW, 87102

Isaacson & Arfman PA, 128 Monroe St NE, 87108

Marcia Gushard, 8819 Corona Ave NE, 87122

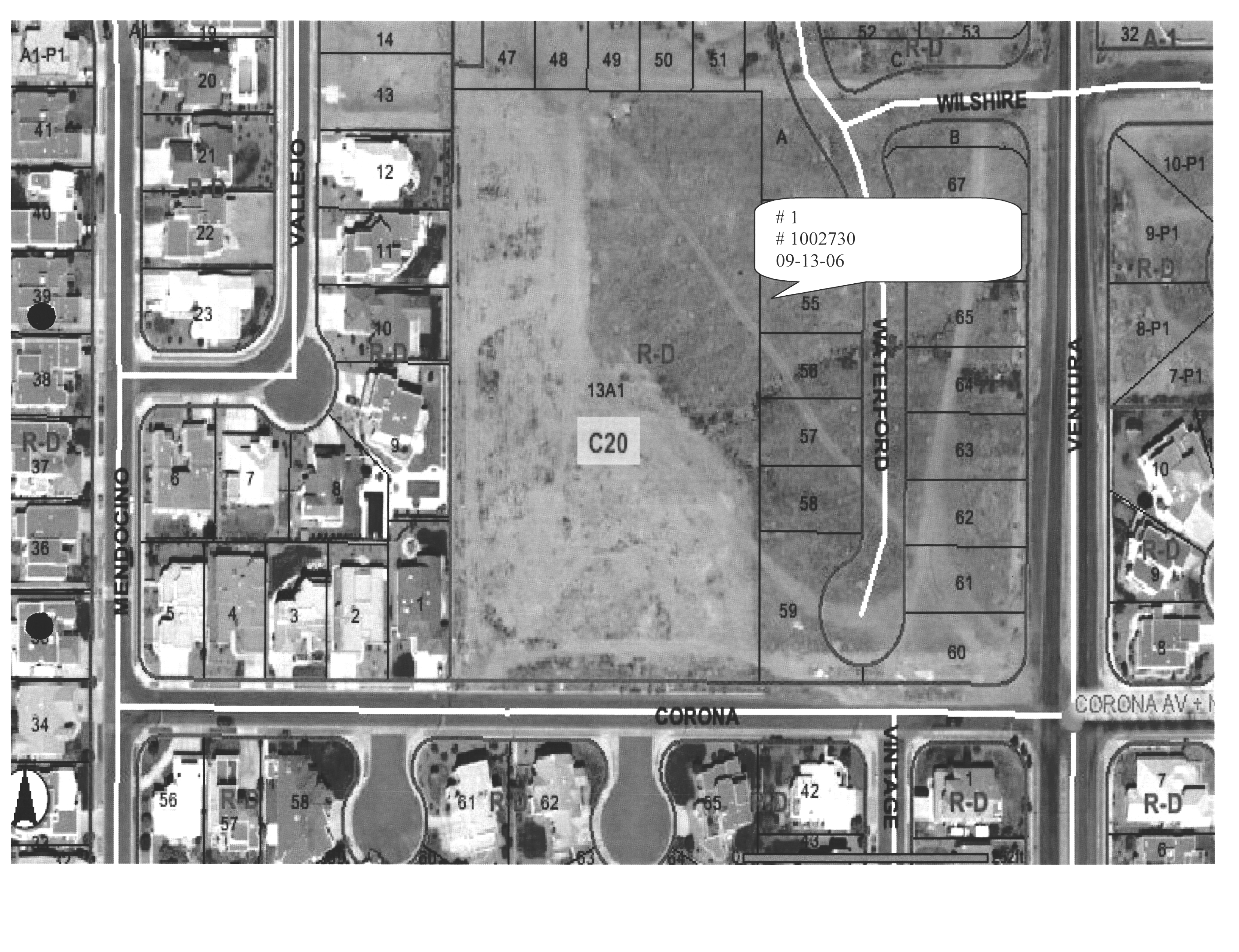
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002730 AGENDA#: 1 DATE: 9/13/06

1. Name: Fred Arfman Address: \_\_\_\_\_ Zip: \_\_\_\_\_
2. Name: MARCIA GUSHARD Address: 8719 Corona Avenue Zip: 87122
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: \_\_\_\_\_



A1-P1

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R-D

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VALLEJO

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C R-D  
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32 A-1  
10-P1  
9-P1  
R-D  
8-P1

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MENDOCINO

R-D  
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C20

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65 64 63 62 61 60

WATERFORD

7-P1  
10  
R-D  
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8

VENTURA

CORONA

56 57 58 61 62 65 42  
R-D R-D R-D R-D  
63 64 65 43 42 41  
VINTAGE  
1 R-D  
7 R-D  
6

# 1  
# 1002730  
09-13-06

CORONA AV + M

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002730**

**AGENDA ITEM NO: 1**

**SUBJECT:**

Preliminary Plat  
Sidewalk Deferral

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

No objection to Sidewalk Deferral request.  
An approved grading and drainage plan dated 9-12-06 is on file for Preliminary Plat approval.  
Infrastructure List comments.  
Minor plat comments.

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED X; 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

**DATE:** SEPTEMBER 13, 2006



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

September 13, 2006

**Project # 1002730**

06DRB-01204 Major-Preliminary Plat Approval

06DRB-01205 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-00265] (C-20)

AMAFCA No adverse comments.

COG No adverse comment. This type of infill development supports goals identified in the 2025 MTP to promote a balance of jobs and housing within the AMPA. This position is further supported by MRCOG analysis of commute patterns across the river as contained in the MTP 2025 document and the "Transportation Analysis of the Paseo del Norte Extension and Other Alternatives for Northwest Albuquerque" document.

Transit No objection to the requests.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter sent to Vineyard Estates NA (R).

APS **Villa Firenze** will consist of 17 residential lots. The proposed development will affect Dennis Chavez Elementary, Desert Ridge Middle School, and La Cueva High School.

School	2006-07 Projections	2006-07 Capacity	Space Available
D. Chavez	755	821	66
Desert Ridge	1,215	1,240	25
La Cueva	2,284	2,300	16

Dennis Chavez has excess capacity and will be able to absorb any student growth from the proposed development.

## APS

Desert Ridge Middle School and La Cueva High School will be nearing capacity as development in the northeastern area gradually fills in.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

Provide new capacity (long term solution)

Construct new schools or additions

Add portables

Use of non-classroom spaces for temporary classrooms

Lease facilities

Use other public facilities

Improve facility efficiency (short term solution)

Schedule Changes

Double sessions

Multi-track year-round

Other

Float teachers (flex schedule)

Shift students to Schools with Capacity (short term solution)

Boundary Adjustments / Busing

Grade reconfiguration

Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

Police Department      No crime prevention or CPTED comments at this time.

Fire Department

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

PNM Electric & Gas      Approved.

Comcast      No comments received.

QWEST      No comments received.

Environmental Health      No comments received.

M.R.G.C.D.      No comments received.

Open Space Division      No comments received.

## City Engineer

An approved drainage report is required for Preliminary Plat approval.

## Transportation Development

Tract PR needs maintenance and beneficiaries. How wide is tract PR? (47'?) Is this going to be gated? A sketch of how the turnaround at the gate works is needed. Does the offset intersection meet DPM criteria? Does the north terminus bulb meet the radius requirements of a cul-de-sac? Is the sidewalk in place on Corona?

## Parks & Recreation

No objection to the platting action. The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

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

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

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3).  
*\*Note: This option is only applicable to land covered by a Sector Development Plan*

## Utilities Development

No objection to Preliminary Plat approval. No objection to Sidewalk Deferral

## Planning Department

Land lies within the Vineyard Sector Plan boundaries. Be aware that residential subdivision preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74. The wall design will be approved once the submittal requirements are met. The design is okay. Planning has no objection to the proposed preliminary plat or sidewalk deferral.



## Impact Fee Administrator

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$3,851 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$5,747 would be payable thereafter.

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

Cc: Infill Solutions II, LLC, 723-B Silver Ave SW, 87102

Isaacson & Arfman PA, 128 Monroe St NE 87108



**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, September 13, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1002730** →

06DRB-01204 Major-Preliminary Plat  
Approval  
06DRB-01205 Minor-Temp Defer SDWK


ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-00265] (C-20)

**Project # 1003991**

06DRB-01206 Major-Preliminary Plat  
Approval  
06DRB-01207 Major-Vacation of Public  
Easements  
06DRB-01208 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **SAGE RANCH SUBDIVISION**) zoned R-LT residential zone, located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 4 acre(s). [REF: 05DRB-01293, 05DRB-01294, 06DRB-00437] (M-9)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
for Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 28, 2006.**

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

**Meeting Date:** SEPTEMBER 13, 2006  
**Zone Atlas Page:** C-20-Z  
**Notification Radius:** 100 Ft.

**Project# 1002730**  
**App#06DRB-01204**  
**App#06DRB-01205**

**Cross Reference and Location: ON CORONA AVE NE BETWEEN VENTURA ST  
NE AND MENDOCINO DR NE**

**Applicant:** INFILL SOLUTIONS II, LLC  
**Address:** 723-B SILVER AVE SW  
ALBUQUERQUE, NM 87102

**Agent:** ISAACSON & ARFMAN, P.A.  
128 MONROE STREET NE  
ALBUQUERQUE, NM 87108

**Special Instructions:**

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

**Date Mailed:** AUGUST 25, 2006  
**Signature:** YVONNE SAAVEDRA

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

**STORM DRAINAGE**

- 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...**
- D** 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: InFill Solutions II, LLC PHONE: 242-1871  
 ADDRESS: 723-B Silver Ave SW FAX: 242-1872  
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): ISAACSON + Arfman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: 268-2632  
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Major Subdivision Preliminary Plat Approval  
(aka Corona Subdivision) (aka Villa Firenze)

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

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

Lot or Tract No. Lot 13-A-1, Tract 3 Block: 6 Unit: 3  
 Subdiv. / Addn. North Albuquerque Acres TBK #  
 Current Zoning: R-D Proposed zoning: Same  
 Zone Atlas page(s): C-20 No. of existing lots: 1 No. of proposed lots: 17  
 Total area of site (acres): 3.7744 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. 10 20064 2062 3630920 MRGCD Map No. NA  
 LOCATION OF PROPERTY BY STREETS: (On or Near: Corona Ave NE  
 Between: Ventura St NE and Mendocino Dr NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1002730

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

SIGNATURE Fred C. Arfman DATE 8/18/06  
 (Print) Fred C. Arfman \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB- 01204</u>	<u>PP</u>		<u>\$ 915.<sup>00</sup></u>
<input checked="" type="checkbox"/> All fees have been collected	<u>06DRB- 01205</u>	<u>TDS</u>		<u>\$ 0</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CMF</u>		<u>\$ 20.<sup>00</sup></u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>ADV</u>		<u>\$ 75.<sup>00</sup></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>9-13-06</u>			Total
				\$ _____

KC Sis 8-18-06

Project # 1002730

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 3 copies (11" x 17" maximum)
  - 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
  - NA Signed Pre-Annexation Agreement if Annexation required.
  - 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.

Fred C. Artman Applicant name (print)  
Fred C. Artman Applicant signature / date  
8/18/06



Form revised 11/04 and JUNE 05

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
06DRB - - 01204  
KE SIA 8/18/06 Planner signature / date  
**Project # 1002730**

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNE R CITY	OW NE R S T A T E	OWN ER Z I P C O D E	PRO PER TY C L A S S	TAX D I S T R I C T	LEGAL
1	10200642 54281201 16	D R HORTON INC ATTN:ROBERT C P	4400 ALAMEDA BLV NE B	ALBUQ UERQU E	NM	8711 3	VAC	A1A	* 017 005QUERQUE ACRES TRACT 3 UNIT 3 NORTH
2	10200642 39281201 15	D R HORTON INC ATTN:ROBERT C P	4400 ALAMEDA BLV NE B	ALBUQ UERQU E	NM	8711 3	VAC	A1A	* 018 005NORTH ALBUQ ACRES UN 3 TR3
3	10200642 54250309 17	DR HORTON INC	4400 ALAMEDA NE B	ALBUQ UERQU E	NM	8711 3	VAC	A1A	LT 16 BLK 6 TR 3 UNIT 3 NORTH AL BQ ACRES CON OR 31,590 SQ FT M/L
4	10200641 77233310 08	LIFKE DON M & E LLEY	8804 VALLEJO PL NE	ALBUQ UERQU E	NM	8712 2 263 1	RES	A1A	LOT 7 SUBDIVISION PLAT OF VINE YARD ESTATES U 1994 AC
5	10200641 86231310 07	MALECKI DOUGL AS J JR & PATRIC I	8808 VALLEJO PL NE	ALBUQ UERQU E	NM	8711 2	RES	A1A	LOT 8 SUBDIVISION PLAT OF VINE YARD ESTATES U 2140 AC
6	10200642 54226309 16	D R HORTON INC	4400 ALAMEDA BLV NW B	ALBUQ UERQU E	NM	8711 3	VAC	A1A	LT 17 BLK 6 TR 3 UNIT 3 NORTH AL BQ ACRES CON OR 31,590 SQ FT M/L
7	10200641 80221310 03	CHAVEZ DAMON D & VALERIE C	8809 CORONA AVE NE	ALBUQ UERQU E	NM	8712 2	RES	A1A	LOT 3 SUBDIVISION PLAT OF VINE YARD ESTATES U 1720 AC
8	10200641 88221310 04	SHERWOOD BEV ERLY J RVT	8815 CORONA AVE NE	ALBUQ UERQU E	NM	8712 2	RES	A1A	LOT 2 SUBDIVISION PLAT OF VINE YARD ESTATES U 1722 AC
9	10200641 81202308 23	HATFIELD ENTER PRISES LLC	8814 CORONA AVE NE	ALBUQ UERQU E	NM	8712 2	RES	A1A	LOT 58 SUBDIVISION PLAT OF VIN EYARD ESTATES 4 60 AC M/L OR 1 0,71
10	10200641 99202308 20	MILLER BRADLEY J & JOELLE LYNN	8826 CORONA RD NE	ALBUQ UERQU E	NM	8712 2	RES	A1A	LOT 61 SUBDIVISION PLAT OF VIN EYARD ESTATES 4 53 AC M/L OR 1 0,68
11	10200642 07202308 19	PERRY MICHAEL D & KATHI L	8900 CORONA AVE NE	ALBUQ UERQU E	NM	8712 2 266 6	RES	A1A	LOT 62 SUBDIVISION PLAT OF VIN EYARD ESTATES 4 53 AC M/L OR 1 0,68
12	10200642 26202308 16	HUFFMAN LESLIE T JR &	8912 CORONA AVE NE	ALBUQ UERQU E	NM	8712 2	RES	A1A	LOT 65 SUBDIVISION PLAT OF VIN EYARD ESTATES 4 39 AC M/L OR 1 0,62
13	10200642 35204308 15	VERRELLE JAME S F &	8415 VINTAGE WAY NE	ALBUQ UERQU E	NM	8712 2	RES	A1A	LOT 42 SUBDIVISION PLAT OF VIN EYARD ESTATES 0 34 AC M/L OR 8, 860
14	10200642 52204303 01	GONZALES HERB ERT G & SHAWNA K	8412 VINTAGE DR NE	ALBUQ UERQU E	NM	8712 2	RES	A1A	LOT 1 SUBDIVISION PLAT OF VINE YARD ESTATES U 8 9 AC M/L OR 9, 535
15	10200641 91245310 10	MENAKO JACK A	PO BOX 94056	ALBUQ UERQU E	NM	8719 9 405 6	RES	A1A	LOT 10 SUBDIVISION PLAT OF VIN EYARD ESTATES .2046 AC
16	10200641 93237310 06	HERNANDEZ TON Y D & VANESSA B	8812 VALLEJO PL NE	ALBUQ UERQU E	NM	8712 2	RES	A1A	LOT 9 SUBDIVISION PLAT OF VINE YARD ESTATES U 2926 AC
17	10200641 91268310 13	H Aidari ESMail	8912 VALLEJO PL NE	ALBUQ UERQU E	NM	8712 2	VAC	A1A	TRACT A SUBDIVISION PLAT OF VI NEYARD ESTATES .4239 AC
18	10200641 91258310 12	TWINING BRUCE G & DONNA L	8908 VALLEJO PL NE	ALBUQ UERQU E	NM	8712 2	RES	A1A	LOT 12 SUBDIVISION PLAT OF VIN EYARD ESTATES .2119 AC
19	10200642 07281201 13	D R HORTON INC	4400 ALAMEDA NE B	ALBUQ UERQU E	NM	8711 3	VAC	A1A	* 020 005QUERQUE ACRES TRACT 3 UNIT 3 NORTH
2	10200642	D R HORTON INC	4400 ALAMEDA	ALBUQ	NM	8711	VAC	A1A	* 019 005TRACT 3 UNIT 3 NORTH A

0	23281201 14	ATTN:ROBERT C P	BLV NE B	UERQU E		3			LBUQUERQUE AC
2 1	10200641 95222310 05	DUPREE BRADLE Y R & KELLY L	8819 CORONA AVE NE	ALBUQ UERQU E	NM	8712 2	RES	A1A	LOT 1 SUBDIVISION PLAT OF VINE YARD ESTATES U 2022 AC
2 2	10200642 38250309 18	DR HORTON INC	4400 ALAMEDA NE B	ALBUQ UERQU E	NM	8711 3	VAC	A1A	LT 15 BLK 6 TR 3 UNIT 3 NORTH AL BQ ACRES CON OR 38,612 SQ FT M/L
2 3	10200642 39225309 15	D R HORTON INC	4400 ALAMEDA BLV NW B	ALBUQ UERQU E	NM	8711 3	VAC	A1A	LT 18 BLK 6 TR 3 UNIT 3 NORTH AL BQ ACRES CON OR 38,612 SQ FT M/L
2 4	10200642 06236309 20	CHURCH OF JES US CHRIST OF	50 EAST NORT H TEMPLE 22 ND	SALT L AKE CI TY	UT	8415 0	VAC	A1A	TR 13-A- 1 BLK 6 PLAT OF TRACT 13-A- 1 BLOCK 6 QUE ACRES TRACT 3 U N
2 5	10200641 91252310 11	STEVENS- GARCIA JENNY L &	8904 VALLEJO S PL NE	ALBUQ UERQU E	NM	8712 2	RES	A1A	LOT 11 SUBDIVISION PLAT OF VIN EYARD ESTATES .2119 AC



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

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

August 15, 2006

Ruth Lozano  
Isaacson and Arfman, P.A.  
128 Monroe St. NE/87108  
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of August 15, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 13-A-1, BLOCK 6, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 ON CORONA AVENUE NE BETWEEN VENTURA ST. NE AND MENDOCINO DRIVE NE** zone map C-20.

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

**VINEYARD ESTATES N.A. (VYE) "R"**

**\*Pat Verrelle**

8415 Vintage Dr. NE/87122 821-6993 (h)

**Keith Coulter**

8500 Vina Del Sol NE/87122 856-5721 (h)

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 J. Winklepleck***

Neighborhood Program Coordinator  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningmaform(07/11/06)

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





**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

August 16, 2006

CERTIFIED MAIL – 7005 1160 0001 1329 6712

Mr. Pat Verrelle  
Vineyard Estates Neighborhood Association  
8415 Vintage Dr. NE  
Albuquerque, NM 87122

**RE: Corona Subdivision  
(Present Legal: Lot 13-A-1, Block 6, Tract 3  
North Albuquerque Acres, Unit 3)**

Dear Mr. Verrelle:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Vineyard Estates Neighborhood Association that a request for approval of preliminary plat for a seventeen (17) lot residential subdivision. The site was previously owned by the Church of Latter Day Saints and was to be developed as a church site. The subdivision development package will be submitted to the City of Albuquerque Development Review Board this week.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,  
**ISAACSON & ARFMAN, P.A.**

*Fred C. Arfman*  
Fred C. Arfman, PE  
FCA/rtl

Attachment

7005 1160 0001 1329 6712

7005 1160 0001 1329 6712

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 0.39	
Certified Fee	\$2.40	
Return Receipt Fee (Endorsement Required)	\$1.85	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.64	

08/16/2006

Sent To	Pat Verrelle Vineyard Estates N.A.
Street, Apt. No., or PO Box No.	8415 Vintage Dr. NE
City, State, ZIP+4	Albuquerque, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

OR CURRENT RESIDENT  
102006418022131003  
CHAVEZ DAMON D & VALERIE C  
8809 CORONA AVE NE  
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT  
102006420623630920  
CHURCH OF JESUS CHRIST OF  
50 EAST NORTH TEMPLE 22ND  
SALT LAKE CITY, UT 84150

OR CURRENT RESIDENT  
102006425422630916  
D R HORTON INC  
4400 ALAMEDA BLV NW B  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
102006419522231005  
DUPREE BRADLEY R & KELLY L  
8819 CORONA AVE NE  
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT  
102006425220430301  
GONZALES HERBERT G & SHAWNA K  
8412 VINTAGE DR NE  
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT  
102006419126831013  
HAIDARI ESMAIL  
8912 VALLEJO PL NE  
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT  
102006418120230823  
HATFIELD ENTERPRISES LLC  
8814 CORONA AVE NE  
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT  
102006419323731006  
HERNANDEZ TONY D & VANESSA B  
8812 VALLEJO PL NE  
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT  
102006422620230816  
HUFFMAN LESLIE T JR &  
8912 CORONA AVE NE  
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT  
102006417723331008  
LIFKE DON M & ELLEY  
8804 VALLEJO PL NE  
ALBUQUERQUE, NM 87122 2631

OR CURRENT RESIDENT  
102006418623131007  
MALECKI DOUGLAS J JR & PATRICI  
8808 VALLEJO PL NE  
ALBUQUERQUE, NM 87112

OR CURRENT RESIDENT  
102006419124531010  
MENAKO JACK A  
PO BOX 94056  
ALBUQUERQUE, NM 87199 4056

OR CURRENT RESIDENT  
102006419920230820  
MILLER BRADLEY J & JOELLE LYNN  
8826 CORONA RD NE  
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT  
102006420720230819  
PERRY MICHAEL D & KATHI L  
8900 CORONA AVE NE  
ALBUQUERQUE, NM 87122 2666

OR CURRENT RESIDENT  
102006418822131004  
SHERWOOD BEVERLY J RVT  
8815 CORONA AVE NE  
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT  
102006419125231011  
STEVENS-GARCIA JENNY L &  
8904 VALLEJOS PL NE  
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT  
102006419125831012  
TWINING BRUCE G & DONNA L  
8908 VALLEJO PL NE  
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT  
102006423520430815  
VERRELLE JAMES F &  
8415 VINTAGE WAY NE  
ALBUQUERQUE, NM 87122

Project # 1002730

INFILL SOLUTIONS II, LLC  
723-B SILVER AVE SW  
ALBUQUERQUE, NM 87102

Project # 1002730


ISAACSON & ARFMAN, P.A.  
128 MONROE STREET NE  
ALBUQUERQUE, NM 87108

Project # 1002730

PAT VERRELLE  
Vineyard Estates N.A.  
8415 VINTAGE DR NE  
ALBUQUERQUE, NM 87122

Project # 1002730

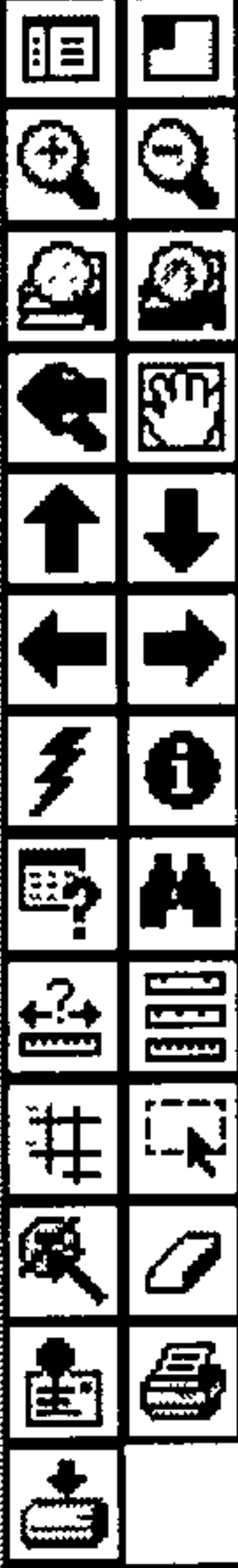
KEITH COULTER  
Vineyard Estates N.A.  
8500 VINA DEL SOL NE  
ALBUQUERQUE, NM 87122

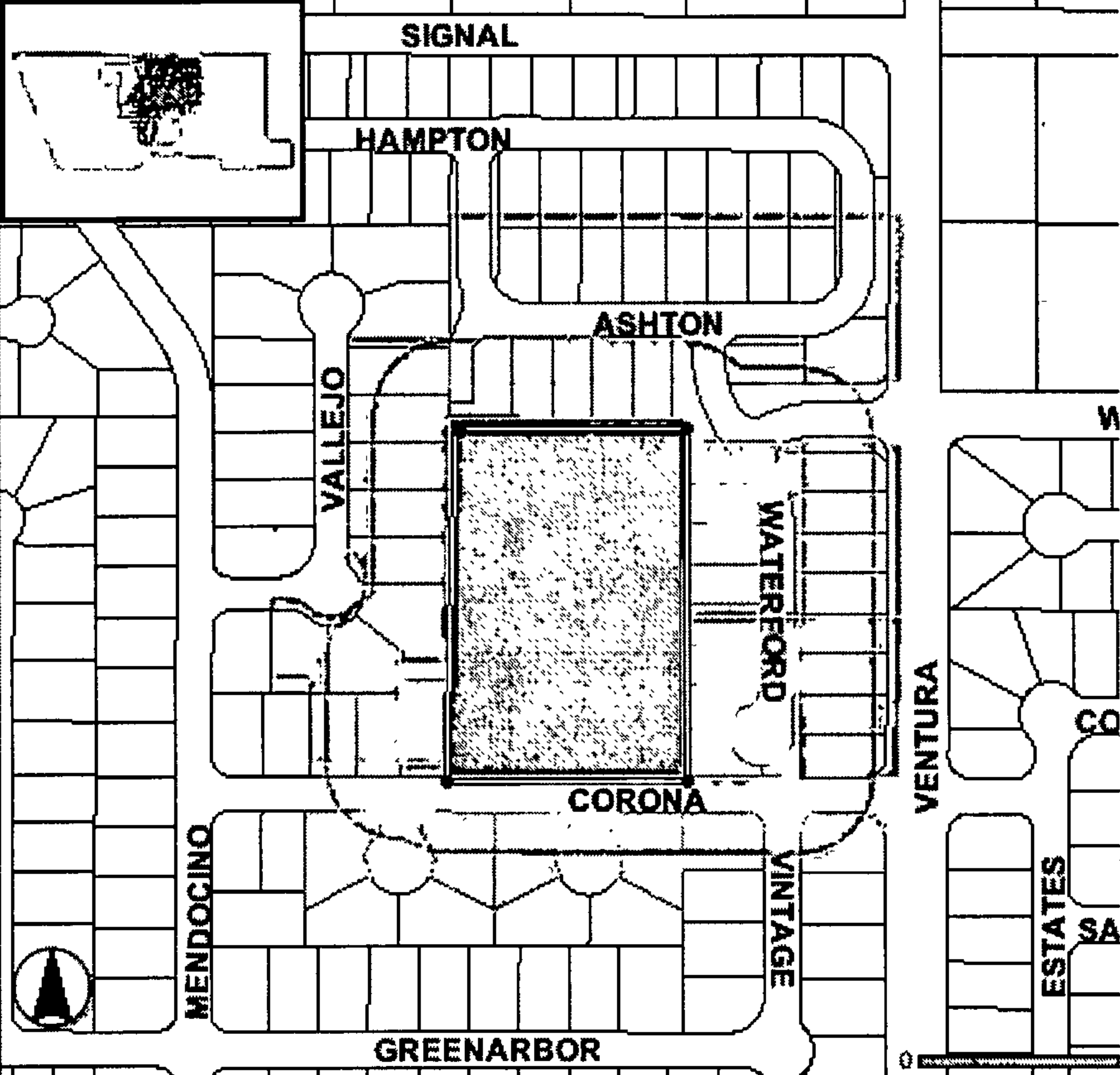


**CITY OF ALBUQUERQUE**  
www.cabq.gov

# ALBUQUERQUE GIS DATA WEBSITE








**LAYERS**

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
- 2004 AIR PHOTO
- 2002 AIR PHOTO
- 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

-  Closed group, click to open.
-  Open group, click to close.
-  Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

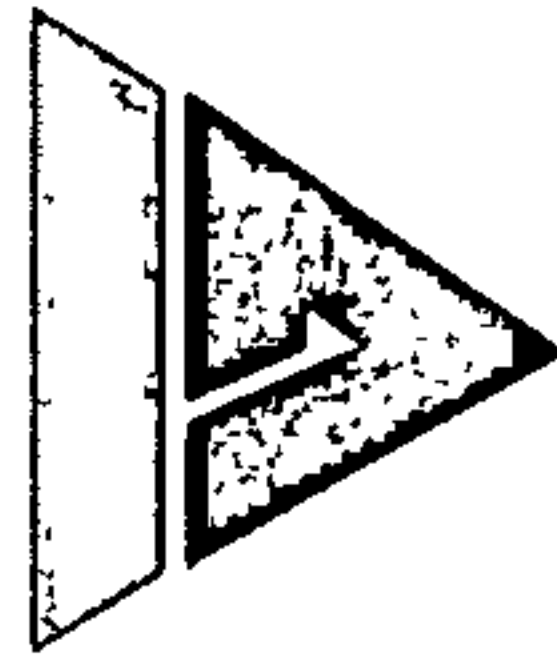
**OWNERSHIP**

Rec	UPC CODE	OWNER	OWNER ADDRESS
1	102006425428120116	D R HORTON INC ATTN:ROBERT C P	4400 ALAMEDA BLV
2	102006423928120115	D R HORTON INC ATTN:ROBERT C P	4400 ALAMEDA BLV
3	102006425428120116	D R HORTON INC	4400 ALAMEDA BLV

Pan
[SEARCH](#)
[REFRESH](#)
[HELP](#)
[INDEX PAGE](#)

[CONTACT](#)





## **PROJECT MEMORANDUM**

08/18/06

**TO:** Sheran Matson, Chair, Development Review Board

**FROM:** Fred C. Arfman, PE, Isaacson & Arfman, P.A.

**REF:** Villa Firenze

**I&A PROJ NO:** 1526

**SUBJ:** Preliminary Plat & Sidewalk Deferral Approval

The Villa Firenze development shall consist of seventeen (17) individual residential lots and a private road on Lot 13-A-1 (3.7744 acres). The site was previously owned by a church and is completely surrounded by developed residential neighborhoods.

The site is zoned R-D and as such will be required to provide public open space. The lot area calculation will be submitted to City Parks & Recreation to determine open space requirements.

The change from a church site to a residential subdivision is consistent to every adjacent neighborhood and should not be as disruptive as the previous proposed use.

The access road is proposed as private in order to create a distinct roadway pattern to fit the style of the proposed development.

We are requesting deferral of the sidewalks within the subdivision as shown on the attached Sidewalk Deferral Exhibit. The reason for deferral is to avoid damaging the sidewalks by heavy construction or delivery vehicles.



## **NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD**

August 29, 2006

**TO:** Pat Verrell and Keith Coulter, Vineyard Estates Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately four (4) acre(s) - Major Preliminary Plat Approval and Minor Temporary Deferral of Sidewalks for the proposed "Villa Firenze Subdivision" for seventeen (17) single-family residential homes.

*Proposed by:* Isaacson and Arfman, P.A. at (505) 268-8828

*Agent for:* Infill Solutions II, LLC

*For property located:* On or near Corona Avenue NE between Ventura Street NE and Mendocino Drive NE.

P.O. Box 1293

*The case number(s) assigned is:* 06DRB- 01204 and 01205, Project # 1002730.

Albuquerque

City Planning accepted application for this request on August 18, 2006.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, September 13, 2006 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

www.cabq.gov

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Sincerely,

*Stephani J. Winklepleck*

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

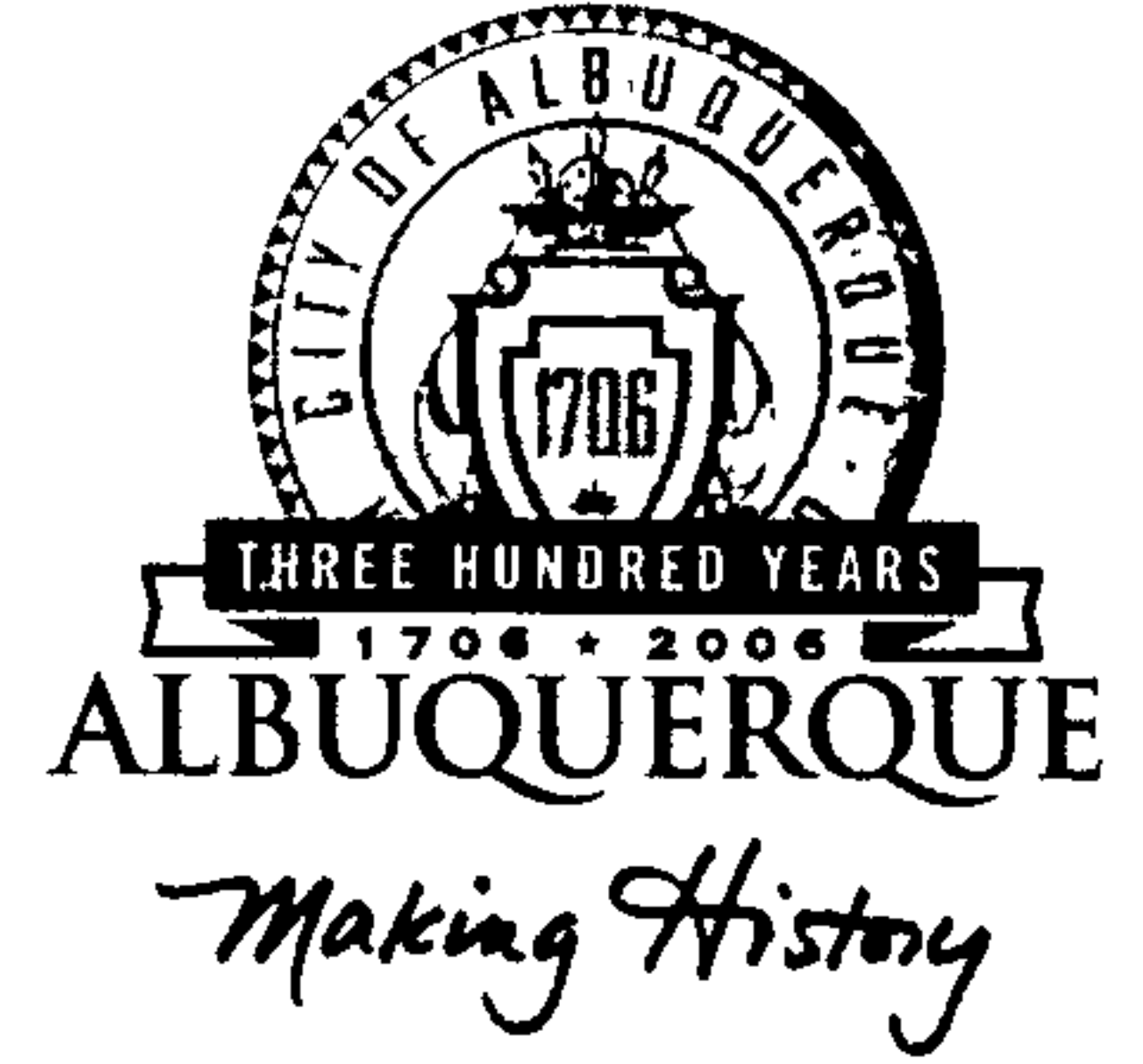
PLANNING DEPARTMENT

**cc: Claire Senova, DRB  
Administrative Assistant**

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
3/8/06	No Allauguse TR 3, Unit 3 Proj 1002730	Sketch	Comments given
9/13/06	Same	Pre Plat Temp Def Sub	

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002730**

**AGENDA ITEM NO: 14**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

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

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *dismissed* X; 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

**DATE:** March 8, 2006





**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
March 8, 2006  
DRB Comments**

**ITEM # 14**

**PROJECT # 1002730          APPLICATION # 06DRB-00265**

**RE: Lot 13-A-1, Block 6, Tract 3, N.A.A. Unit 3/sketch plat**

As you are aware, this property lies within the Vineyard Sector Development Plan boundaries. The Plan designated land use for this property is "Church" as you are also already aware.

Because you wish to develop <sup>8.F. homes</sup> ~~townhomes~~ on the land, an amendment to the Vineyard Plan is required as you are also already aware.

The proposed density of 4.5 dus/acre is in compliance with RD zoning in the Plan area.

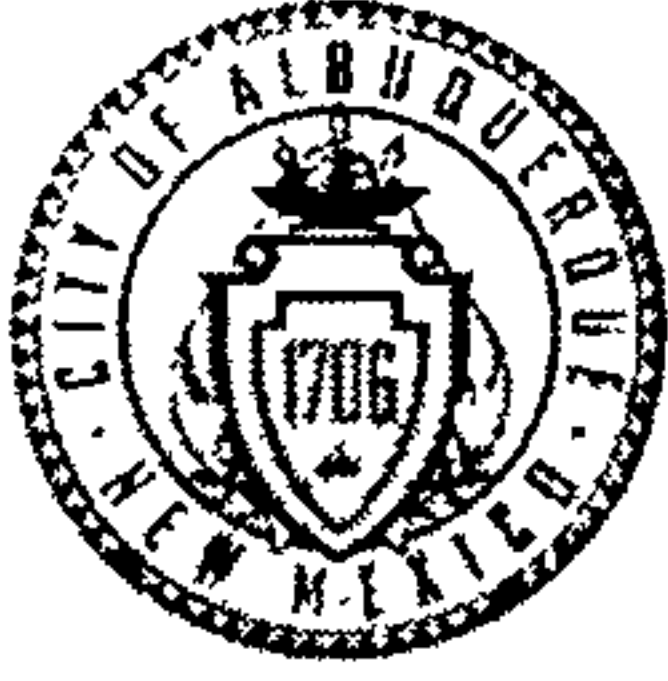
Any perimeter walls abutting Corona or Wilshire will require design approval from the DRB Chair prior to plat approval.

This is a major subdivision. So, an application for a major subdivision is required. The deadline is any Friday before noon.



---

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



## IMPACT FEES – # 1002730

Development Review Board 3/8/06 Agenda Item #14  
Sketch Plat: Lot 13 - A - 1, Block 6, Tract 3, North  
Albuquerque Acres, Unit 3

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$3,851 if a permit is obtained prior to December 29, 2006 and \$5,748 thereafter.

JACK CLOUD  
IMPACT FEE ADMINISTRATOR



Richard H.  
Dourte/PWD/CABQ  
01/31/2006 10:23 AM

To Claire A. Senova/PLN/CABQ@COA, Andrew B.  
Garcia/PLN/CABQ@COA  
cc  
bcc  
Subject Fw: DRB case withdrawal

fyi

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

----- Forwarded by Richard H. Dourte/PWD/CABQ on 01/31/2006 10:22 AM -----



Deborah A.  
Nason/PLN/CABQ  
01/31/2006 09:34 AM

To Sheran A. Matson/PLN/CABQ@COA  
cc Richard H. Dourte/PWD/CABQ@COA, bnafus@yahoo.com  
Subject DRB case withdrawal

S, R - please see below.

Thanks. D

Deborah A. Nason  
Public Information Officer  
City of Albuquerque  
Planning Department/ONC Division  
505-924-3911  
dnason@cabq.gov  
<http://www.cabq.gov>

----- Forwarded by Deborah A. Nason/PLN/CABQ on 01/31/2006 09:33 AM -----



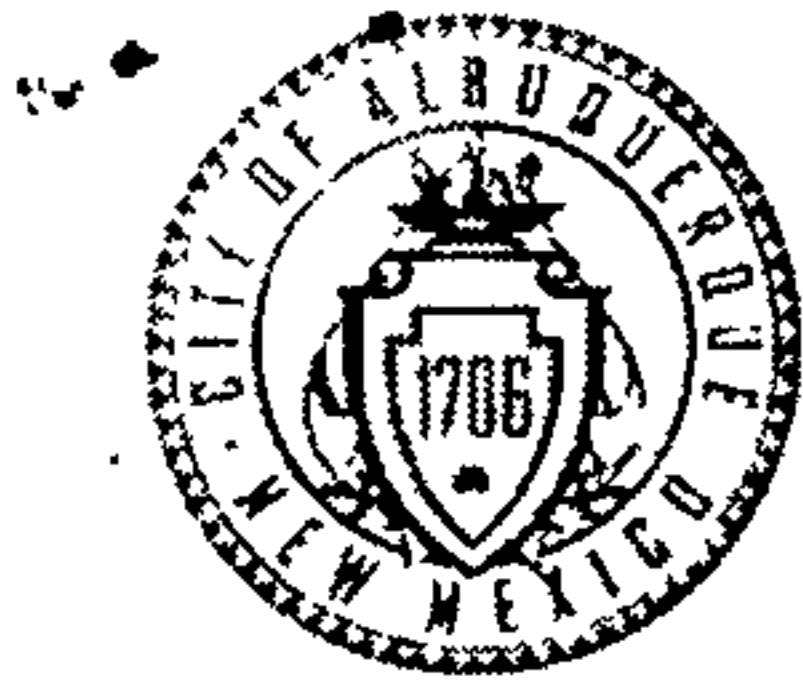
BRANDON NAFUS  
<bnafus@yahoo.com>  
01/31/2006 09:00 AM

To dnason@cabq.gov  
cc  
Subject

My name is Brandon Nafus..

There is a DRB review meeting for a project Thru Bingham engineering tomoorow. Need to cancel that project on the Agenda. It is 3.7711 acres west of ventura, between Corona and Wilshire. TRACT 13A1, block 6, tract 3, unit 3. The deal fell thru.. Thanks for your time..

What are the most popular cars? Find out at [Yahoo! Autos](#)



## IMPACT FEES – # 1002730

*Withdrawn  
@  
AR*

### Development Review Board 2/1/06 Agenda Item #20 Sketch Plat: North Albuquerque Acres Tract 3 Lot 13-A-1 Block 6

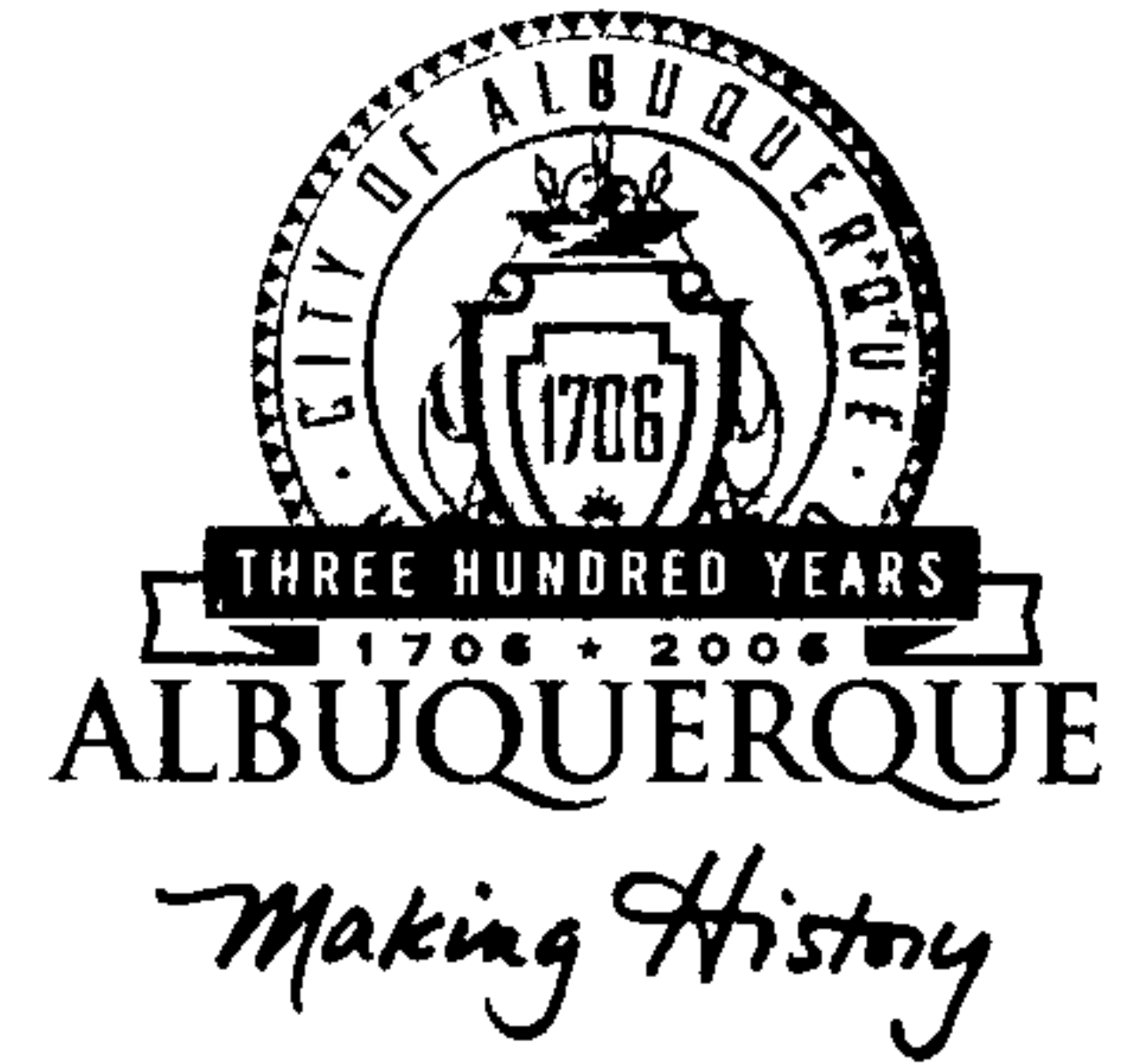
Impact Fees are not required at this time for the Sketch plat. However, the construction of new homes in this proposed subdivision will be subject to impact fees at the time a building permit is issued. Using an average of 2000sf of heated area and .06 acres for the impervious acreage the estimated impact fees are as follows.

1. Roadway Facilities for the Far NE Heights area are approximately \$1585.00
2. Public Safety Facilities for the Eastside area are approximately \$552.00
3. Drainage Facilities for the Far NE Heights area are approximately \$612.48.
4. Parks, Recs., Trails and Open Space for the North Albuquerque area are approximately \$3100.00

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006.

**JACK CLOUD  
IMPACT FEE ADMINISTRATOR**

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002730**

**AGENDA ITEM NO: 20**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

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

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

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

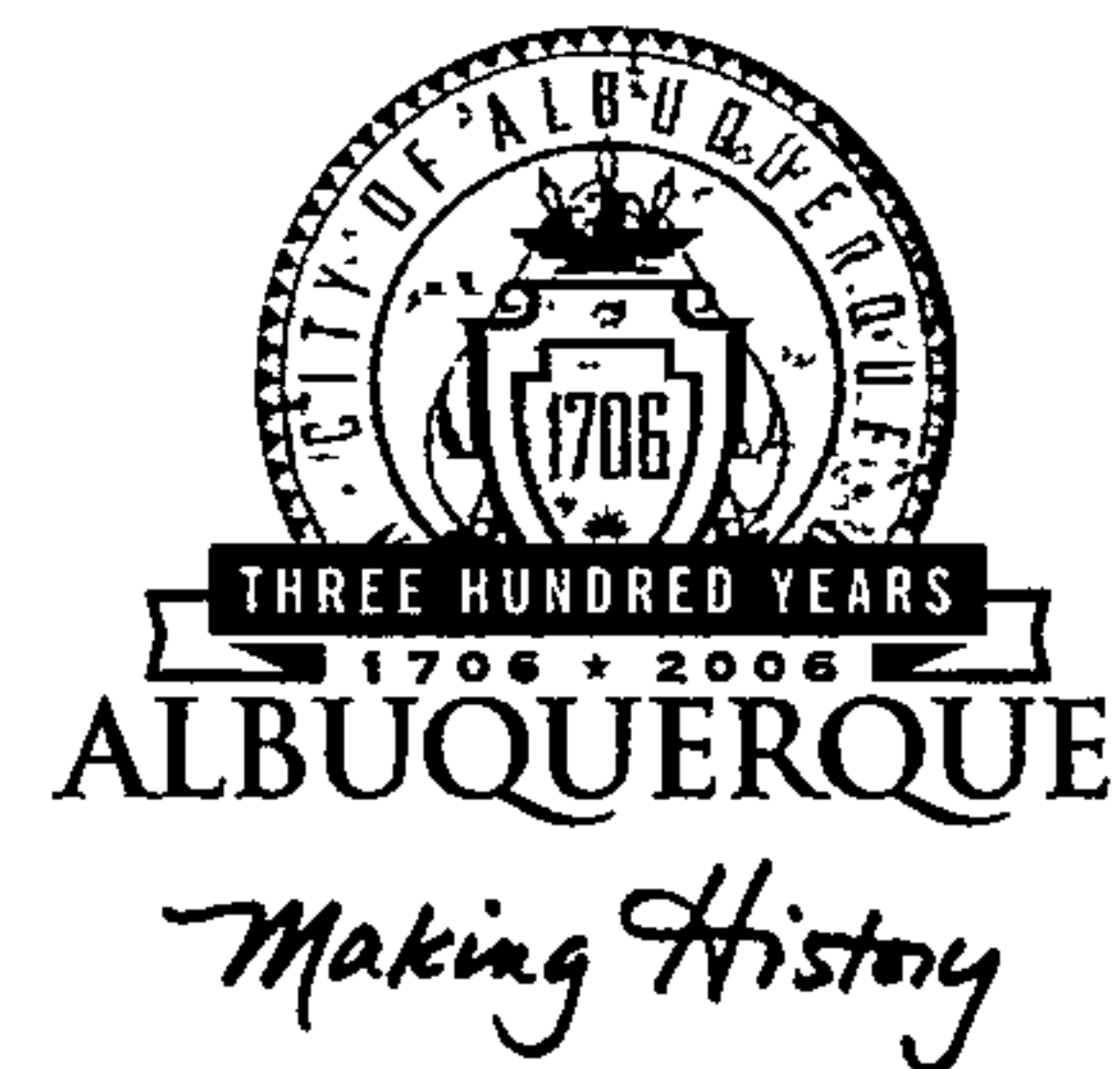
**DATE:** February 1, 2006







# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002730**

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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

**DATE:** February 1, 2006



## PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
2/1/06	No Albany Cases Proj 1002730	Sketch Plot	Withdrawn

 <b>ENGINEERS &amp; SURVEYORS</b>	JEFF MORTENSEN & ASSOCIATES, INC.	P: 505.345.4250
	6010-B MIDWAY PARK BLVD. NE	F: 505.345.4254
	ALBUQUERQUE NEW MEXICO 87109	ESTABLISHED 1977

2003.041.2  
 June 14, 2004

Mr. Doug Cheesman  
 The Church of Jesus Christ of Latter-Day Saints  
 830 East 2<sup>nd</sup> Avenue  
 Mesa, Arizona 85204

Re: Lot 13-A, Block 6, North Albuquerque Acres, Tract 3, Unit 3  
 DRB Project # 1002730

Dear Mr. Cheesman;

Transmitted are four (4) sets of the recorded Plat for the subject project. This concludes our surveying efforts for this aspect of the project. We have provided Real Property with a copy of the recorded plat and they are awaiting the check for the transfer of the property. Following that, they will record the deed. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

*Debie LeBlanc Trujillo*  
 Debie LeBlanc Trujillo

DLT  
 Enclosures

xc: Sheran Matson – City of Albuquerque – One copy of recorded plat and bluesheet

<b>PRINCIPALS</b>	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C WHITE	JOSEPH M. SOLOMON, JR., P.S.

15



2003.0411.2  
Completed  
7/20/04 OS

### DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: <b>04DRB-00586 (P&amp;F)</b>	Project # <b>1002730</b>
Project Name: <b>NO. ALBUQ. ACRES TR 3 UN 3</b>	
Agent: <b>Jeff Mortensen &amp; Associates</b>	Phone No.: <b>345-4250</b>

Project Number 1002730

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/28/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): Real prop. signature
- 7/13/04 JAM
- \_\_\_\_\_
- \_\_\_\_\_

X

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

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

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

*Applicant  
multiple  
for prep  
before  
signature*

15



# DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: **04DRB-00586 (P&F)**

Project # **1002730**

Project Name: **NO. ALBUQ. ACRES TR 3 UN 3**

Agent: Jeff Mortensen & Associates

Phone No.: 345-4250

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/28/04 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

PLANNING (Last to sign): Real property department  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

Project Number 1002730

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002730

Subdivision Name: North Albuquerque Acres, Tract 3, Unit 3 - Tract 13A1 Block 6

Surveyor: Charles G. Cala, Jr.

Company/Agent: Jeff Mortensen & Associates, Inc.

Contact Person: Debbie Trujillo E-mail: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

DXF Received Date: 4/27/2004

Hard-Copy Date: 4/27/2004

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



4/27/04

Approved

Date

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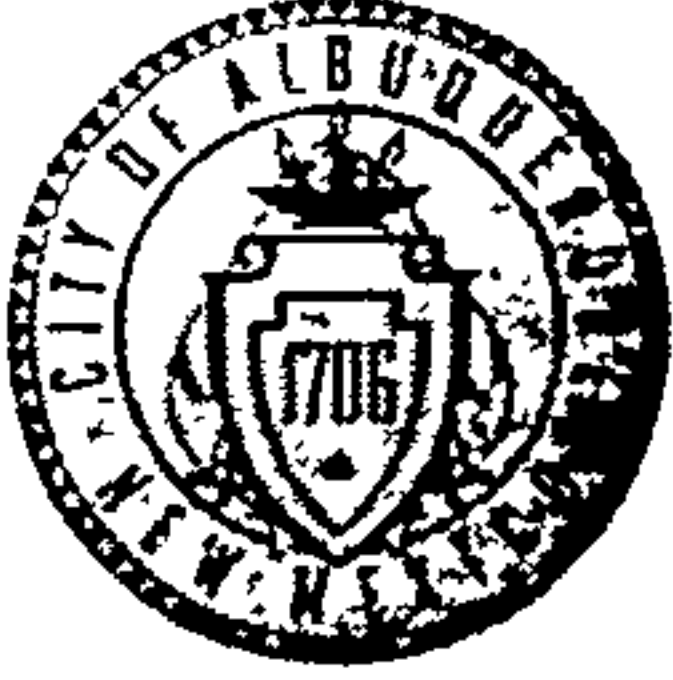
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\*The dxf file cannot be accepted at this time for the following reason(s):

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

AGIS Use Only

Copied cov2730 to agiscov on 4/27/2004. Contact person notified on 4/27/2004



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 28, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned:

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1003127**  
04DRB-00509 Major-SiteDev Plan Bld Permit  
WALLACE L BINGHAM agent(s) for GILBERT ENTERPRISES request(s) this action(s) for all or a portion of Lot(s) 3A4, **EAGLE RANCH SUBDIVISION**, zoned SU-1, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 2 acre(s). [REF: DRB-94-480] [Deferred from 4/28/04] (B-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/5/04.**



2. **Project # 1002224**  
04DRB-00506 Major-Vacation of Pub  
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) this action(s) for all or a portion of Tract(s) 6-B-1 and 8-A-1-A-2-A, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned SU-1 Major Public Open Space, located on ADOBE RD NW, between ANDERSON FIELDS TRACTS NW NORTH OF MONTANO RD NW containing approximately 1 acre(s). [REF: 03DRB-01172, 03EPC-00695, 04DRB-00335, 02EPC-01482, 02DRB-01425] (F-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT APPROVAL: ACCESS TO EXISTING WATERLINE AND SEWER LINE METERS MUST BE MAINTAINED. THE REPLAT MUST MEET THE REQUIREMENTS TO THE SATISFACTION OF UTILITIES DEVELOPMENT AND CUSTOMER SERVICE DIVISIONS.**

04DRB-00335 Major-Vacation of Pub  
Right-of-Way

ISAACSON & ARFMAN, P.A. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) this action(s) for all or a portion of Tract(s) 8-A1-2-B-1, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned CITY OF ALBUQUERQUE, OPEN SPACE, located on CITY OPEN SPACE, between ADOBE ROAD NW and MONTANO ROAD NW containing approximately 7 acre(s). [REF: 1002634, 03DRB-01172, 03EPC-00695, 02EPC-01482, 02DRB-01425] [*Deferred from 4/7/04*] (F-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT APPROVAL: THE FINAL PLAT WILL AGAIN GRANT THE NEW ALIGNMENT OF ADOBE ROAD. INFRASTRUCTURE WILL BE REQUIRED WITH THAT PLATTING ACTION.**

3. **Project # 1003186**  
04DRB-00508 Major-Preliminary Plat  
Approval

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS request(s) this action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned RD (9DU/AC), located on 97<sup>th</sup> ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB-00035 & 04DRB-00256] (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/9/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: LOTS 43 AND 44 SHALL BE A TRACT WITH PUBLIC DRAINAGE EASEMENTS UNTIL THE PROPERTY TO THE WET DEVELOPS.**

4. **Project # 1003369**  
04DRB-00510 Major-Preliminary Plat  
Approval  
04DRB-00511 Major-Vacation of Pub  
Right-of-Way  
04DRB-00513 Minor-Temp Defer  
SDWK  
04DRB-00519 Minor-Vacation of  
Private Easements

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 4/28/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/12/04.**

04DRB-00514 Major-Drainage Plan to  
Determine the Cost Allocation for  
Storm Drainage Improvements

5. **Project # 1002051**  
03DRB-02009 Major-Vacation of Public Easements  
03DRB-02008 Major-Preliminary Plat  
03DRB-02011 Minor-Temp Defer SDWK  
03DRB-02010 Minor-Vacation of Private Easements
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) these action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 2**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04, 4/28/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 5/19/04.**
6. **Project # 1003232**  
04DRB-00254 Major-Vacation of Pub Right-of-Way  
04DRB-00255 Major-Vacation of Public Easements  
04DRB-00253 Minor-Prelim&Final Plat Approval
- COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) these action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION** AND Tract(s) A, **LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] [Deferred from 3/24/04, 4/7/04 & 4/28/04] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 5/12/04.**
7. **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) these action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04, 4/7/04 & 4/28/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/19/04.**

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

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

8. **Project # 1000184**  
04DRB-00603 Minor-SiteDev Plan  
BldPermit/EPC

BRISCOE ARCHITECTS, P.C. agent(s) for RICHARD CHAVES request(s) this action(s) for all or a portion of Tract(s) A2, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1/P.U.D, located on ARNO ST NE, between CENTRAL NE and TIJERAS NE containing approximately 1 acre(s). **[Mary Piscitelli, EPC Case Planner] [Deferred from 4/28/04] (K-14) DEFERRED AT THE AGENT'S REQUEST TO 5/5/04.**
  
9. **Project # 1003365**  
04DRB-00551 Minor-SiteDev Plan  
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for JAYNES CORPORATION request(s) this action(s) for all or a portion of Lot(s) 3A2B, Block(s) 1, **SUNPORT PARK**, zoned IP industrial park zone, located on FLIGHTWAY AVE SE, between UNIVERSITY BLVD SE and TRANSPORT ST SE containing approximately 3 acre(s). [REF: DRB-97-257, Z-85-98-1] (M-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATION SHEET REQUIRED. DECIDE IF ONLY ONE HYDRANT IS NEEDED, IF THEY NEED ADDITIONAL HYDRANT WILL IT BE PUBLIC OR PRIVATE?**

10. **Project # 1000522**  
04DRB-00574 Minor-SiteDev Plan  
Subdivision

JIMMIE W. DAVIS request(s) this action(s) for all or a portion of Lot(s) 14 and a portion of Lot(s) 15 , **ZAPF ADDITION #10** and a portion of Tract(s) 68A2C, **MRGCD MAP 32**, zoned SU-1/RC located on MONTANO RD NW, between GUADALUPE TRAIL NW and HARWOOD LATERAL containing approximately 2 acre(s). [REF: 00-8, ZA-98-473, 03EPC-01911, 03EPC-01912] [**Debbie Stover, EPC Case Planner**] (F-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO REMOVE REFERENCES TO LANDSCAPING BUSINESS.**

11. **Project # 1003398**  
04DRB-00609 Minor-SiteDev Plan  
BldPermit  
04DRB-00611 Minor-Prelim&Final Plat  
Approval

CRAWFORD-SLACLE BUSINESS PARK LLC agent(s) request(s) these action(s) for all or a portion of Lot(s) 15 & 16, **JOURNAL CENTER, PHASE 2, UNIT 1**, zoned IP industrial park zone, located on MASTHEAD ST NE, between WASHINGTON ST NE and TIBURON ST NE containing approximately 2 acre(s). [REF: Z-79-80, DRB-95-268, 1000633] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS COMMENTS IN FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER TO CORRECT STORM DRAIN EASEMENT CALLOUT, ADD ACCESS EASEMENT AND TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1002123**  
04DRB-00532 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00533 Minor-SiteDev Plan  
BldPermit/EPC  
04DRB-00538 Minor-Prelim&Final Plat  
Approval

QUIKDRAW ENGINEERING LLC agent(s) for PAM & PHIL SHEETS request(s) the above action(s) for all or a portion of Tract(s) 22-A-1 and 22-A-2, **DEL'S HIDE-AWAY-PARK**, zoned C-2 & SU-1 FOR RT, located on SAN CLEMENTE & 4TH STREET NW, between GRIEGOS NW and CANDELARIA NW containing approximately 4 acre(s). [REF: 03EPC-01087, 03EPC-01088, 02EPC-01149] [**Russell Brito, EPC Case Planner**] [*Deferred from 4/14/04*] (G-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/24/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA . PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1003383**  
04DRB-00569 Minor-SiteDev Plan  
BldPermit

MULLEN HELLER ARCHITECTURE PC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 3-C, **LANDS OF LOS ANGELES INVESTORS**, zoned SU-2, M1, located on PASEO DEL NORTE FRONTAGE RD NE, between JEFFERSON NE and INTERSTATE 25 containing approximately 2 acre(s). [*Deferred from 4/21/04*] (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

14. **Project # 1000262**  
04DRB-00610 Minor-Final Plat  
Approval

BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES OF NEW MEXICO request(s) this action(s) for all or a portion of Tract(s) B-1, COSTCO DEVELOPMENT, **LONGFORD VILLAGE EAST**, zoned SU-1, PRD, located on ELIZABETH ST SW, between SOUTHERN BLVD SW and EUBANK BLVD SW containing approximately 14 acre(s). (L-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**

15. ~~Project # 1002730~~  
04DRB-00586 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for JESUS CHRIST OF LATTER-DAY-SAINTS, REAL ESTATE request(s) this action(s) for all or a portion of Lot(s) 13A, Block(s) 6, **NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 03DRB-00963, 03DRB-00965] (C-20) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.**

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

16. **Project # 1003080**  
04DRB-00591 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES, PA agent(s) for BROWN & ASSOCIATES, INC. request(s) this action(s) for all or a portion of Lot(s) A, **BERNARDO TRAILS, UNIT 4**, zoned RT, located on the northeast corner of VISTA DEL NORTE DR NW and LAS LOMITAS DR NW containing approximately 6 acre(s). (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1003393**  
04DRB-00601 Minor-Sketch Plat or Plan
- EQUITY REALTY agent(s) for VINCE J. AIELLO request(s) this action(s) for all or a portion of Lot(s) 12, 13, 14, 15 and 16, Block(s) 8, **ENCHANTED MESA**, zoned C-1 neighborhood commercial zone, located on CHELWOOD PARK BLVD NE, between MENAUL BLVD NE and CANDELARIA RD NE containing approximately 1 acre(s). (H-22) **INDEFINITELY DEFERRED ON A NO SHOW.**
18. Approval of the Development Review Board Minutes for April 14, 2004. **DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 14, 2004 WERE APPROVED.**

ADJOURNED: 11:25 A.M.



4  
4  
4  
4  
4

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

**ITEM # 15**

**PROJECT # 1002730**

**APPLICATION # 04-00586**

**Re: N.A.A., Tract 3, Unit 3/minor plat**

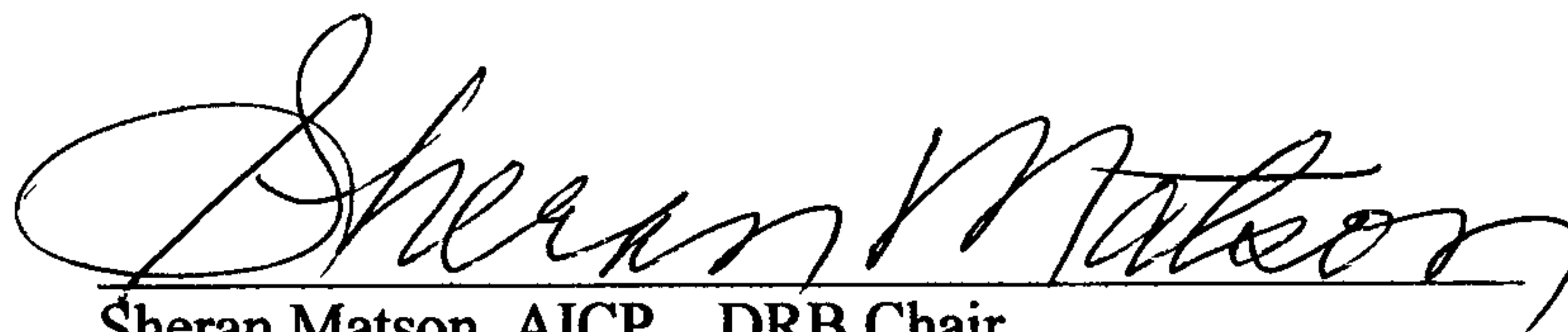
What use is proposed for this property? Will there be any perimeter walls?

✓ AGIS dxf file approval is required before Planning signs the plat.

The zoning should be noted on the plat.

Agent may file the plat. Please be sure to provide a recorded copy to Planning to close the file.

!



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





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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002730**

**AGENDA ITEM NO: 15**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** April 28, 2004



**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, September 13, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002730**

06DRB-01204 Major-Preliminary Plat Approval  
06DRB-01205 Minor-Temp Defer SDWK


ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as VILLA FIRENZE) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-00265] (C-20)

**Project # 1003991**

06DRB-01206 Major-Preliminary Plat Approval  
06DRB-01207 Major-Vacation of Public Easements  
06DRB-01208 Minor-Temp Defer SDWK

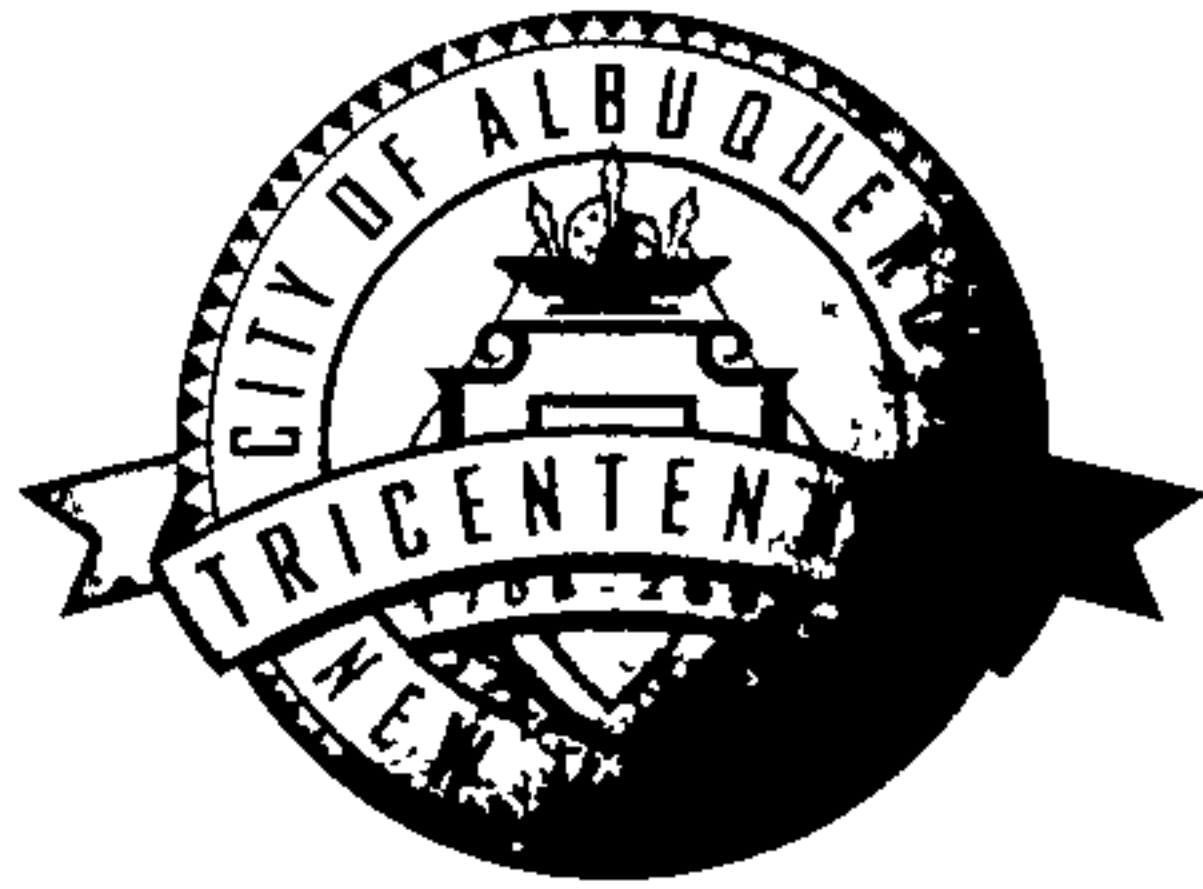
TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as SAGE RANCH SUBDIVISION) zoned R-LT residential zone, located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 4 acre(s). [REF: 05DRB-01293, 05DRB-01294, 06DRB-00437] (M-9)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
for Sheran Matson, AICP, DRB Chair  
Development Review Board

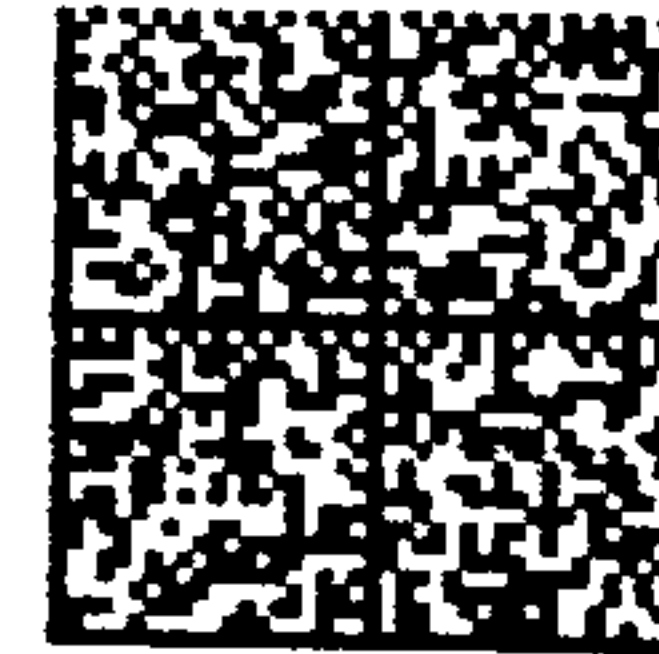
**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 28, 2006.**

# CITY OF ALBUQUERQUE



Planning Department

*Handwritten initials: TSS*



02 1M \$ 00.39<sup>0</sup>  
0004219022 AUG 23 2006  
MAILED FROM ZIP CODE 87102

***Or Current Resident***

OR CURRENT RESIDENT  
102006419126831013  
HAIDARI ESMAIL  
8912 VALLEJO PL NE  
ALBUQUERQUE, NM 87122

87122+2634 CD11



**DRB**





**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

February 23, 2007

Ms. Claire Senova  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NE  
Albuquerque, NM 87102

**RE: Villa Firenze final plat (DRB Project #1002730,  
Appl. #06DRB-01521)**

Dear Ms Senova:

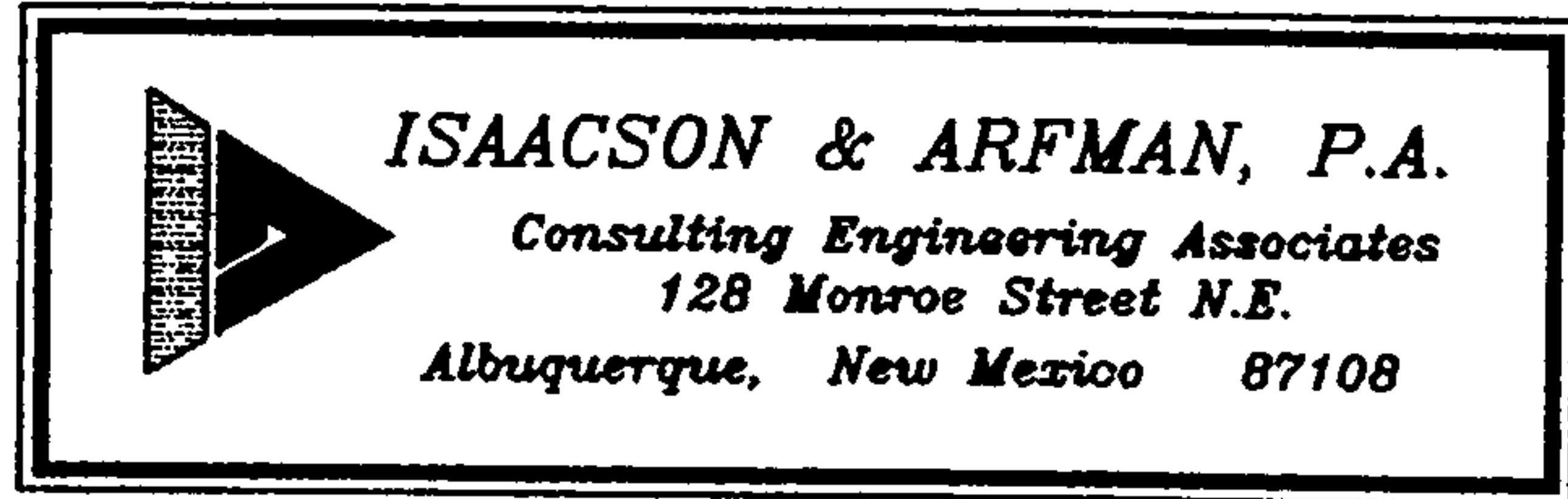
During the DRB hearing on 11/08/06 the final plat for Villa Firenze was indefinitely deferred at the developer's request. The developer has asked to proceed with the plat again, therefore we would like to be put on the March 7<sup>th</sup> DRB agenda for final plat approval.

If you have any questions about this request, please call me at 268-8828.  
Thanks for the help.

Sincerely yours,  
**Isaacson & Arfman, P.A.**

Genny Donart, PE  
GD/gld

# Letter of Transmittal



To: COA  
1-STOP

Date: 2/23/07  
Job No. 1526

Attn: CLAIRE SENOVA

Reference: VILLA FIRENZE

We transmit to you 1 copy(ies) of the following:

- |                          |              |                                     |                |
|--------------------------|--------------|-------------------------------------|----------------|
| <input type="checkbox"/> | _____ Plats  | <input type="checkbox"/>            | Specifications |
| <input type="checkbox"/> | _____ Plans  | <input type="checkbox"/>            | Submittals     |
| <input type="checkbox"/> | _____ Disks  | <input type="checkbox"/>            | Shop Drawings  |
| <input type="checkbox"/> | _____ Report | <input checked="" type="checkbox"/> | Copy of Letter |
| <input type="checkbox"/> | _____        |                                     |                |
| <input type="checkbox"/> | _____        |                                     |                |

This information is transmitted:

- |                                     |                            |                          |                          |
|-------------------------------------|----------------------------|--------------------------|--------------------------|
| <input type="checkbox"/>            | As per your request        | <input type="checkbox"/> | For your files           |
| <input type="checkbox"/>            | For your review & approval | <input type="checkbox"/> | For your use             |
| <input type="checkbox"/>            | For your information       | <input type="checkbox"/> | Please review & return   |
| <input checked="" type="checkbox"/> | For your attention         | <input type="checkbox"/> | For return to your files |
| <input type="checkbox"/>            | For your signature         | <input type="checkbox"/> | Please advise            |
| <input type="checkbox"/>            | _____                      |                          |                          |
| <input type="checkbox"/>            | _____                      |                          |                          |

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: GENNY DONATI Copies to: \_\_\_\_\_



**Albuquerque Planning Department**  
**Development and Building Services**

2010 Iss. 'E', PLNED- 12883

City Of Albuquerque  
 Treasury Division

Category Code 910

4/9/2010 10:00AM LOC: ANNX  
 WSH 008 TRANSH 0011  
 RECEIPT# 00117229-00117229  
 PERMIT# 2010070118 TRSBLC  
 Trans Amt \$70.00  
 APN Fee \$70.00  
 CA \$0.00  
 CHANGE

Ext Of Sta For Temp Def Bldg Const

Thank You

Agent / Contact  
 Christopher Delott

723 B Silver Ave SW  
 Albuquerque NM 87102  
 505-761-1111

Public Notification		
441032/3421000	Cer Fict Mgmt Fee	\$20.00
141006/4383000	CFB Actions	\$50.00
<b>TOTAL:</b>		<b>\$70.00</b>

City Of Albuquerque  
 Planning Department

4/9/2010 10:00AM LOC: ANNX  
 WSH 008 TRANSH 0011  
 RECEIPT# 00117229-00117229  
 PERMIT# 2010070118 TRSBLC  
 Trans Amt \$70.00  
 APN Fee \$70.00  
 CA \$0.00  
 CHANGE

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)
- 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): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: CHRISTOPHER CALOTT PHONE: 505-401-7844  
 ADDRESS: 723-B SILVER AVE, S.W. FAX: 505-242-1872  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: CALOTT@INFUSOLUTIONS.COM  
 Proprietary interest in site: OWNER List all owners: INFILL SOLUTIONS CORONA, LLC

DESCRIPTION OF REQUEST: EXTENSION AGREEMENT OF SIDEWALK DEFERRAL

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. LOT 13-A-1, TRACT 3 Block: 6 Unit: 3  
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES  
 Existing Zoning: R-D Proposed zoning: SAME MRGCD Map No NA  
 Zone Atlas page(s): C-20-2 UPC Code: 102006420623630920

#### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
06DRB-01204 ; 06DRB01205

#### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 17 No. of proposed lots: 17 Total area of site (acres): 3.77  
 LOCATION OF PROPERTY BY STREETS: On or Near: CORONA AVENUE, N.E.  
 Between: VENTURA STREET, N.E. and MENDOCINO DRIVE, N.E.

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

SIGNATURE \_\_\_\_\_ DATE 4/7/2010  
 (Print) CHRISTOPHER CALOTT 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

10DRB - 70118

Action

ESIA  
CMF

S.F.

Fees

\$ 50.00  
\$ 20.00

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total

\$ 70.00

Hearing date April 21, 2010

[Signature]

4-7-10  
Planner signature / date

Project # 1002730

**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.

CHRISTOPHER CARLOTT  
 Applicant name (print)  
[Signature] 4/7/2010  
 Applicant signature / date



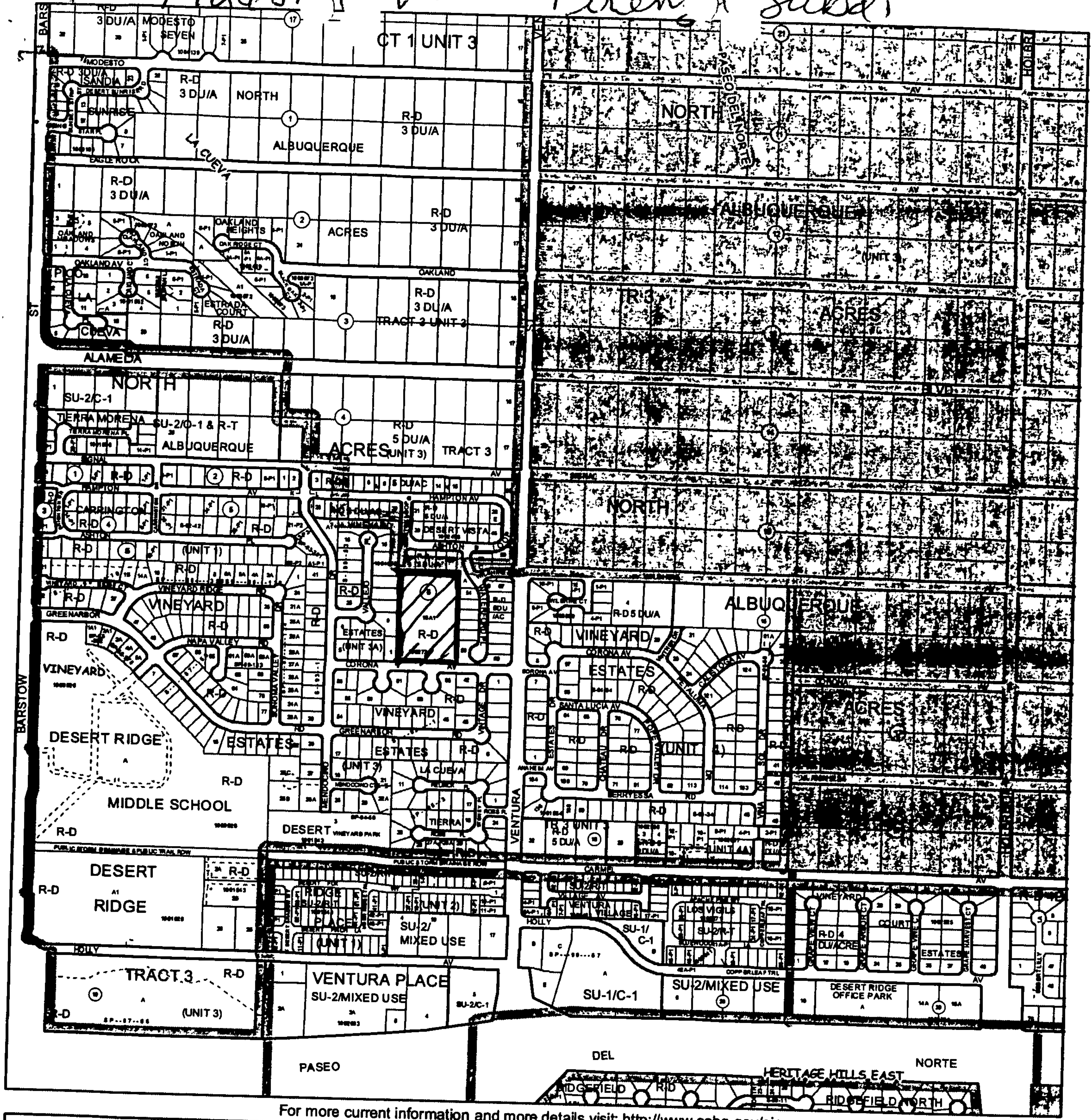
Form revised 4/07

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

Application case numbers  
 10DRB - 70118  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 4-7-10  
 Planner signature / date  
 Project # 1002730

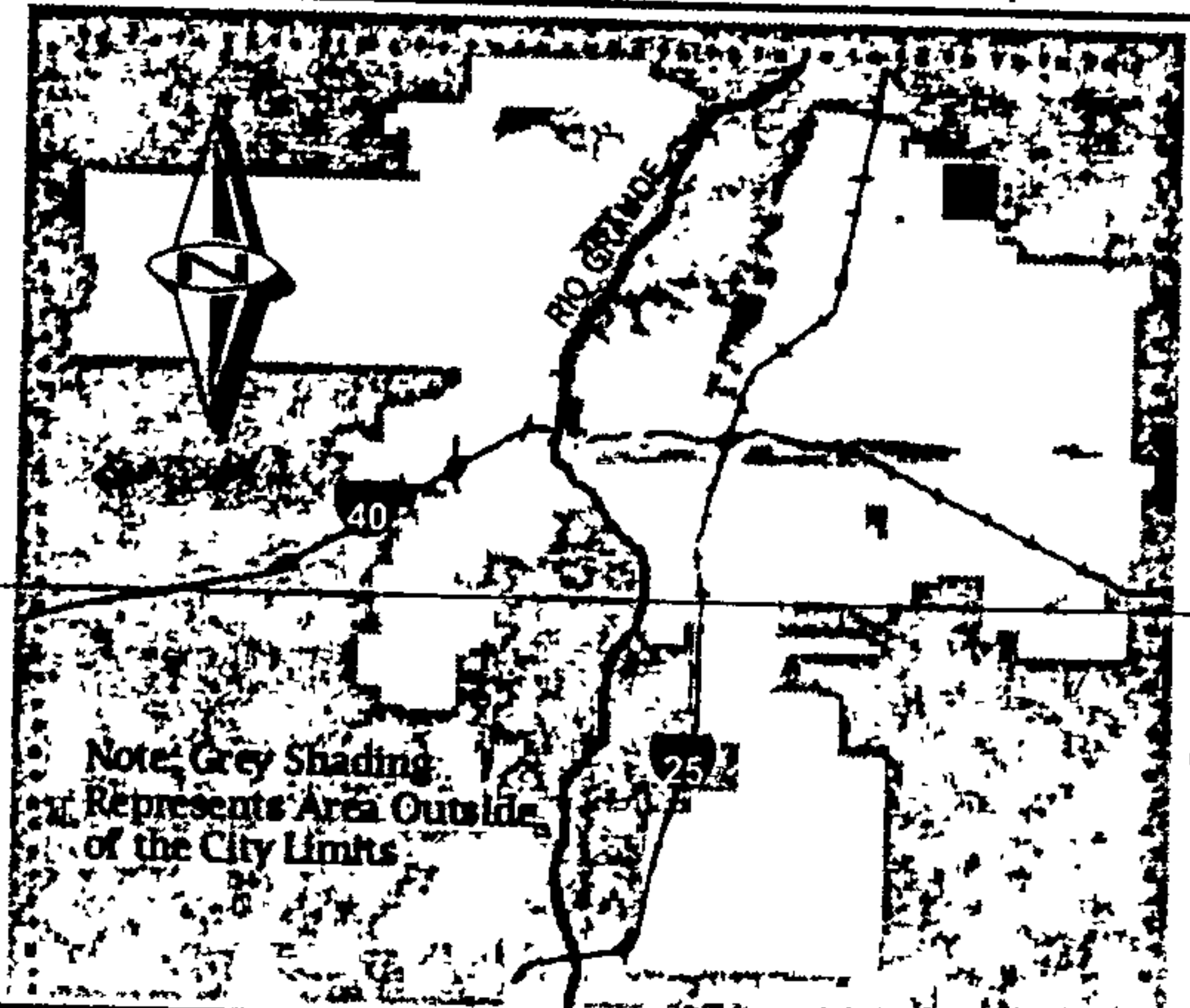
#192481 Villa Furen Subd



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



Map amended through: 5/1/2006

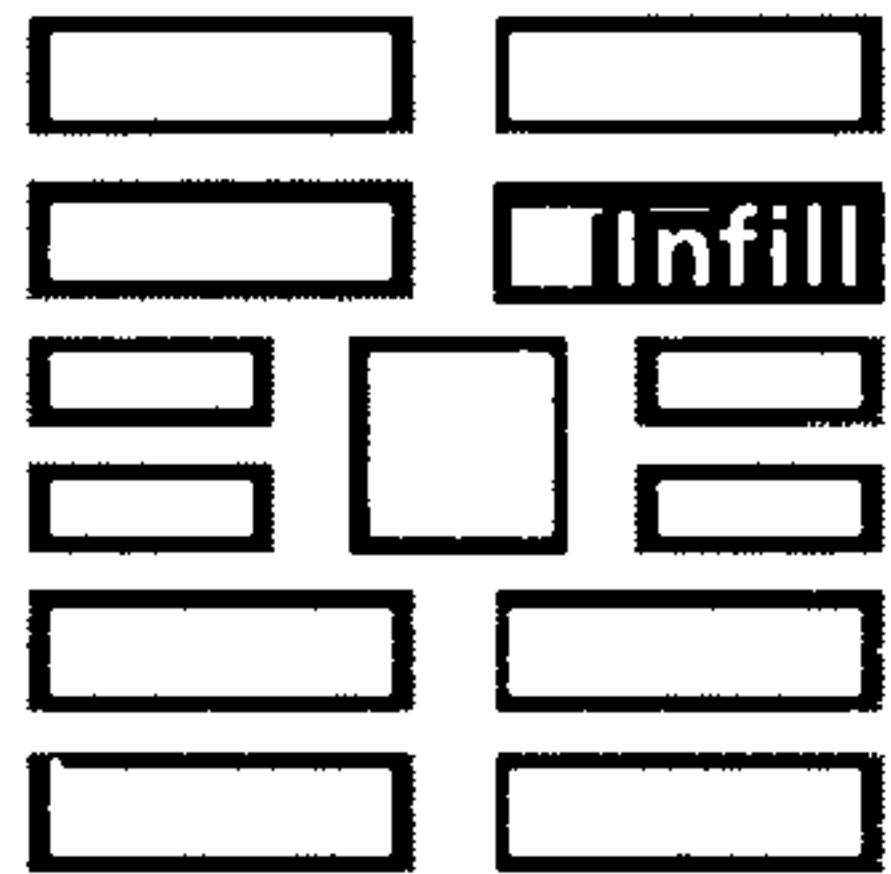


Zone Atlas Page:  
**C-20-Z**

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

0 750 1,500 Feet



**Infill Solutions**  
Innovative Urban Design and Development

April 7, 2010

Mr. Jack Cloud  
Chair, Design Review Board  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street, N.W.  
Albuquerque, New Mexico  
8 7 1 0 2

Dear Chair and Design Review Board,

I am submitting this application to extend our deferral of sidewalk construction for an additional two years on our Villa Firenze subdivision, Project #792681. We are at approximately half-way complete with the construction of this subdivision with seven houses built with attendant sidewalk. We greatly appreciate your review of our documents submitted with this application and consideration of this request to extend our sidewalk construction for an additional two years.

Sincerely,

Christopher Calott  
Partner  
Infill Solutions – Corona, LLC




# VILLA FIRENZE

(BEING A REPLAT OF LOT 13-A-1, BLOCK 6, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3)

ALBUQUERQUE,

BERNALILLO COUNTY, NEW MEXICO

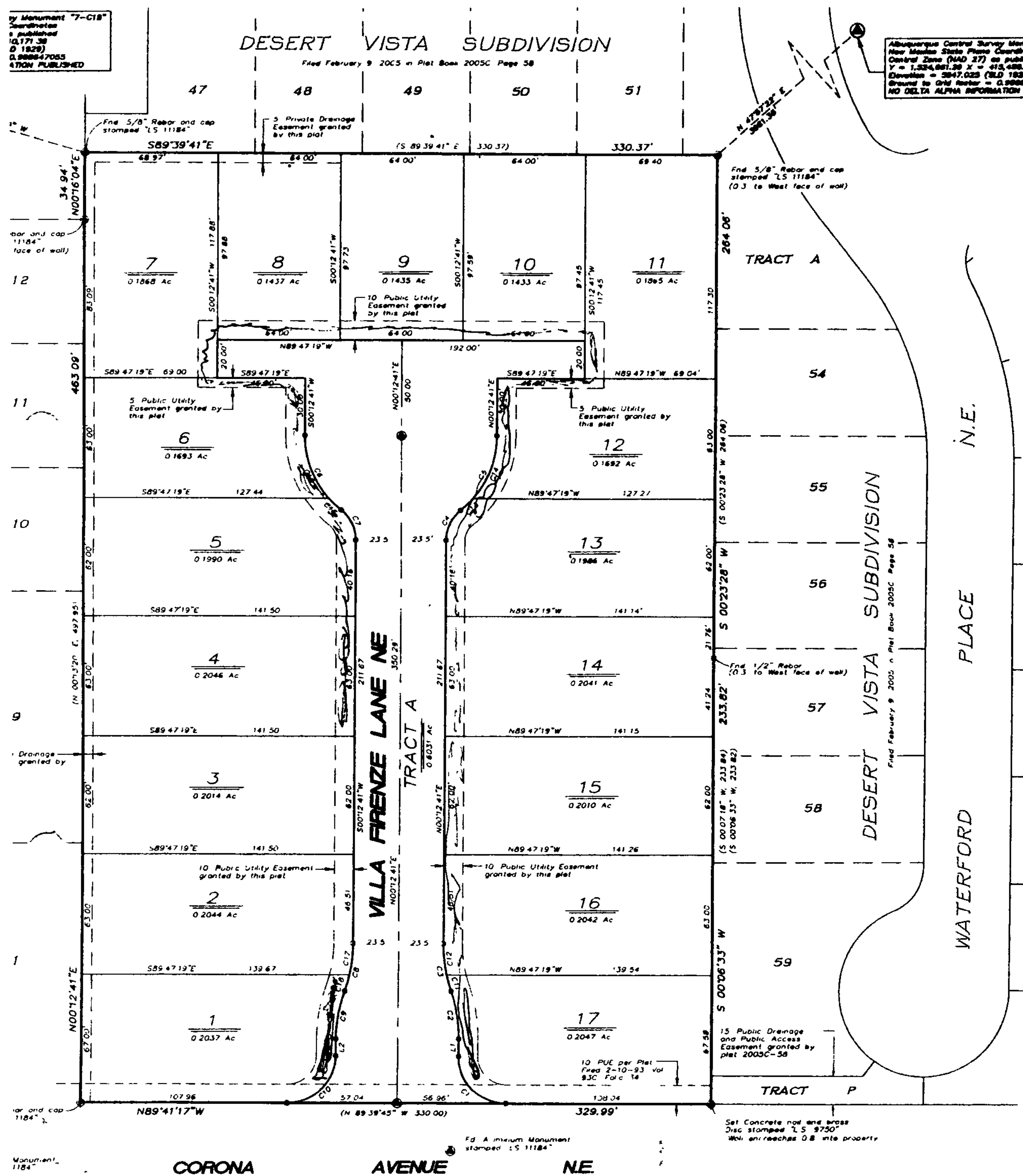
OCTOBER, 2006

## DESERT VISTA SUBDIVISION

Filed February 9, 2005 in Plat Book 2005C Page 58

Albuquerque Central Survey Monument "2-829"  
Near Mexico State Plane Coordinates  
Control Zone (NAD 83) as published:  
Y = 1,524,861.26 X = 413,488.31  
Elevation = 3647.025 (BLD 1928)  
Ground to Grid Factor = 0.99983910  
NO DELTA ALPHA INFORMATION PUBLISHED

by Monument "7-C18"  
Coordinates  
published  
10,171.38  
0,1929)  
4,88847055  
470N PUBLISHED



LINE	LENGTH	BEARING
L1	9.10'	N00°12'41"W
L2	8.90'	S00°12'41"W

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.23'	25.00'	24.96'	35.32'	S44°44'18"E	89°53'58"
C2	25.37'	75.00'	12.81'	25.25'	N09°28'44"W	19°22'51"
C3	25.37'	75.00'	12.81'	25.25'	S09°28'44"E	19°22'51"
C4	18.00'	20.00'	9.66'	17.40'	S26°00'04"W	51°34'46"
C5	45.01'	50.00'	24.16'	43.51'	N26°00'04"E	51°34'46"
C6	45.01'	50.00'	24.16'	43.51'	S25°34'42"E	51°34'46"
C7	18.00'	20.00'	9.66'	17.40'	N25°34'42"W	51°34'46"
C8	25.37'	75.00'	12.81'	25.25'	N09°54'07"E	19°22'51"
C9	25.37'	75.00'	12.81'	25.25'	S09°54'07"W	19°22'51"
C10	39.31'	25.00'	25.04'	35.39'	N45°15'42"E	90°06'02"
C11	8.75'	75.00'	4.38'	8.74'	S15°49'43"E	8°40'54"
C12	16.62'	75.00'	8.35'	16.59'	S06°08'18"E	12°41'58"
C13	8.97'	50.00'	4.50'	8.96'	N46°39'04"E	10°16'47"
C14	36.04'	50.00'	18.84'	35.27'	N20°51'41"E	41°18'00"
C15	36.04'	50.00'	18.84'	35.27'	S20°26'19"E	41°18'00"
C16	8.97'	50.00'	4.50'	8.96'	S46°13'42"E	10°16'47"
C17	16.62'	75.00'	8.35'	16.59'	N06°33'40"E	12°41'58"
C18	8.75'	75.00'	4.38'	8.74'	N16°15'06"E	6°40'54"
C19	8.97'	50.00'	4.50'	8.96'	S46°13'42"E	10°16'47"

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft

FIGURE 18

1st EXTENSION AGREEMENT  
"SIDEWALK DEFERRAL"  
PROJECT NO. 792681

This Agreement made this 18<sup>th</sup> day of June, 2008, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Infill Solutions-Corona, LLC ("Developer"), whose address is 723-B Silver Ave. SW, ABO, NM 87102 and whose telephone number is 242-1871 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 12th day of October 2006, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 10/12/2006, at Book Misc. A125, pages 5865 through -----, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 21st day of April 2008; and

~~WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated \_\_\_\_\_ recorded \_\_\_\_\_, in Book Misc. \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to \_\_\_\_\_; and~~

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, ~~as required by the~~ City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 21<sup>ST</sup> 13<sup>th</sup> day of APRIL September, 2010. C.C.

B. on portions of the improvements as follows:  
IMPROVEMENTS COMPLETION DATE

_____	_____
_____	_____
_____	_____





2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:


Type of Financial Guaranty: LOAN RESERVE LETTER No. 2348 C.C.  
Amount: \$ 12,969.15 Name of Financial Institution or Surety  
providing Guaranty: First Community Bank  
Date City first able to call Guaranty (Construction Completion  
Deadline): ~~September 13, 2010~~ APRIL 21, 2010. C.C.  
If Guaranty other than a Bond, last day City able to call Guaranty  
is: ~~November 13, 2010~~ JUNE 21, 2010. C.C.  
Additional information: \_\_\_\_\_  
\_\_\_\_\_

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER: Infill Solutions-Corona, LLC

CITY OF ALBUQUERQUE:

By (Signature):   
Name: Jay Rembe  
Title: Managing Member  
Dated: 6/6/08

  
City Engineer  
Dated: 6-18-08

WJ 6/18/08

W  
6-17-08

DEVELOPER'S NOTARY

STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on 6<sup>th</sup> day of June, 2008 by (name of person:) Jay Rembe, (title or capacity, for instance, "President" or "Owner") Managing Member of (Developer:) Infill Solutions-Corona, LLC

Karen W. Asfman  
Notary Public

My Commission Expires:  
11-18-2009

CITY'S NOTARY

STATE OF New Mexico )  
 ) ss.  
COUNTY OF Bernalillo )

This instrument was acknowledged before me on 18<sup>th</sup> day of June, 2008 by Richard Duarte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Brenda S. Jones  
Notary Public

My Commission Expires:  
10-07-08



**First Community Bank  
Commercial Real Estate Lending  
7900 Jefferson NE  
Albuquerque, NM 87109**

**First Amendment to the Loan Reserve Letter No. 2348 Dated October 3, 2006  
Amendment issue date: June 10, 2008**

**Beneficiary: Bruce J. Pearlman, PhD  
Chief Administrative Officer  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103**

**Applicant: Infill Solutions Corona, LLC  
Project Id. No.: 792681**

---

**The above mentioned Loan Reserve Letter No. 2348 is amended as follows:**

**The expiration date will be extended from June 21, 2008 to June 21, 2010**

**The Construction Deadline will be extended from April 21, 2008 to April 21, 2010.**

---

**All other terms and conditions remain unchanged**

---

**This Amendment is to be considered a part of the above Loan Reserve Letter and must be attached thereto.**

---

**The original Loan Reserve Letter No. 2348 issued October 3, 2006 and this Amendment are subject to the "Uniform Customs and Practice for Documentary Credits, 2006 Revision, International Chamber of Commerce Brochure No. 600."**

---

**The beneficiary is requested to notify the issuing bank promptly if Amendment is not accepted.**

---

**First Community Bank**

**By:**

A handwritten signature in black ink that reads 'Daniel B. Cover'.

**Daniel B. Cover,  
Sr. Vice President**

EXHIBIT B

FINAL  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

Infill Solutions Corona, LLC ("Developer") effective as of this 9 day of November, 2006, and pertains to the subdivision commonly known as Villa Firenze, and more particularly described as Lot 13-A-1, Block 6, Tract 3, North Albuquerque Acres

(the "Subdivision".) The following individual lots comprise the subdivision:

Villa Firenze Lane NE

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

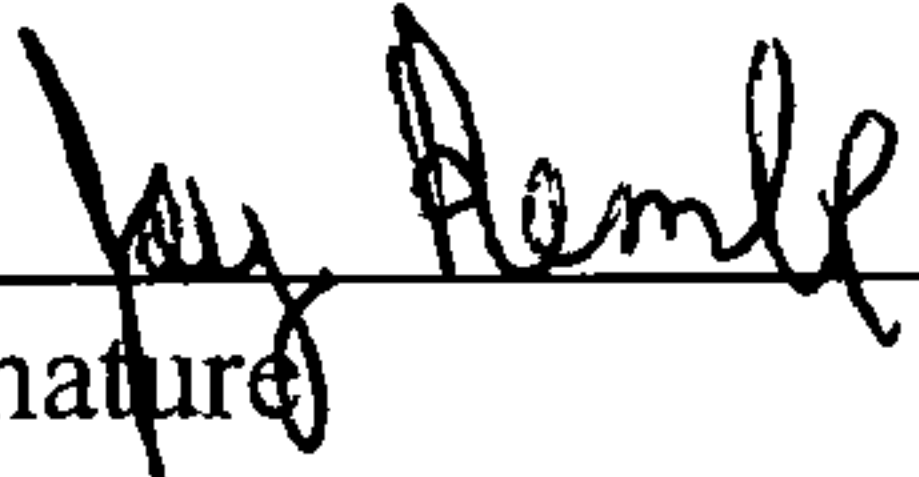
The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

  
 \_\_\_\_\_  
 Signature

Jay Rembe, Managing Member  
 \_\_\_\_\_  
 Name (typed or printed) and title

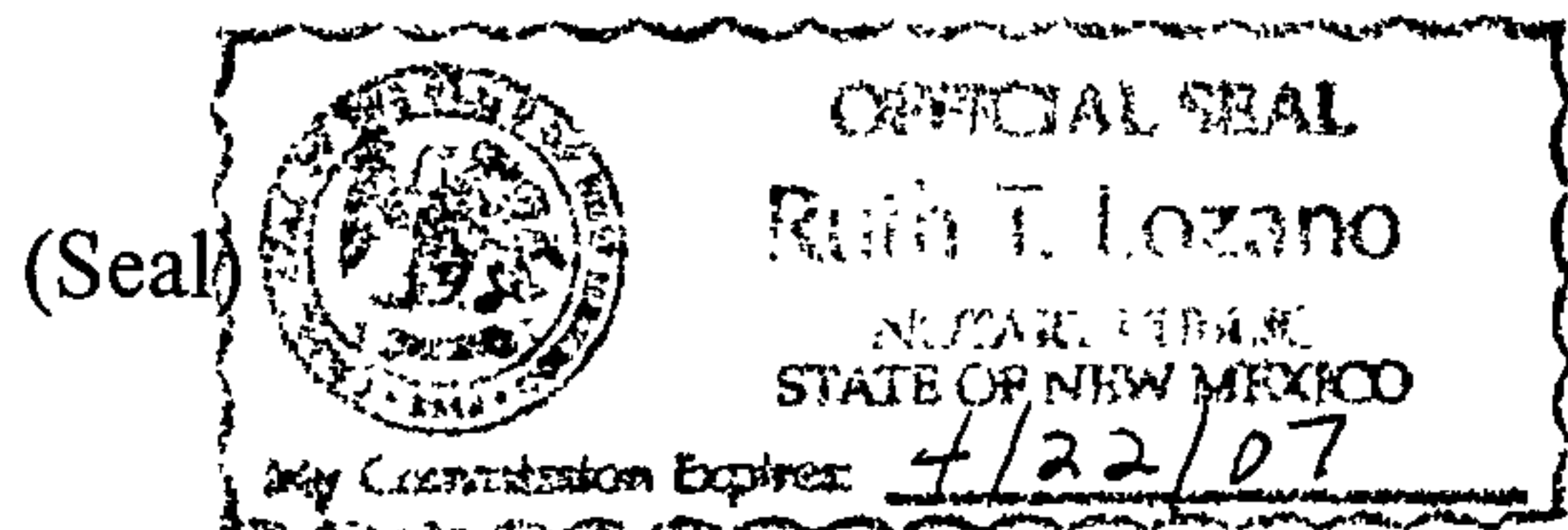
  
 Mary Herrera      Bern. Co.      AGRE      R 13.00  
 2006173129  
 6568693  
 Page: 2 of 3  
 11/16/2006 10:39A  
 Bk-A127 Pg-2655

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11/9/06, by Jay Rembe as Managing Member of Infill Solutions Corona, LLC, a corporation.



Ruth T. Lozano  
Notary Public

My commission expires: 4/22/07

ALBUQUERQUE PUBLIC SCHOOLS

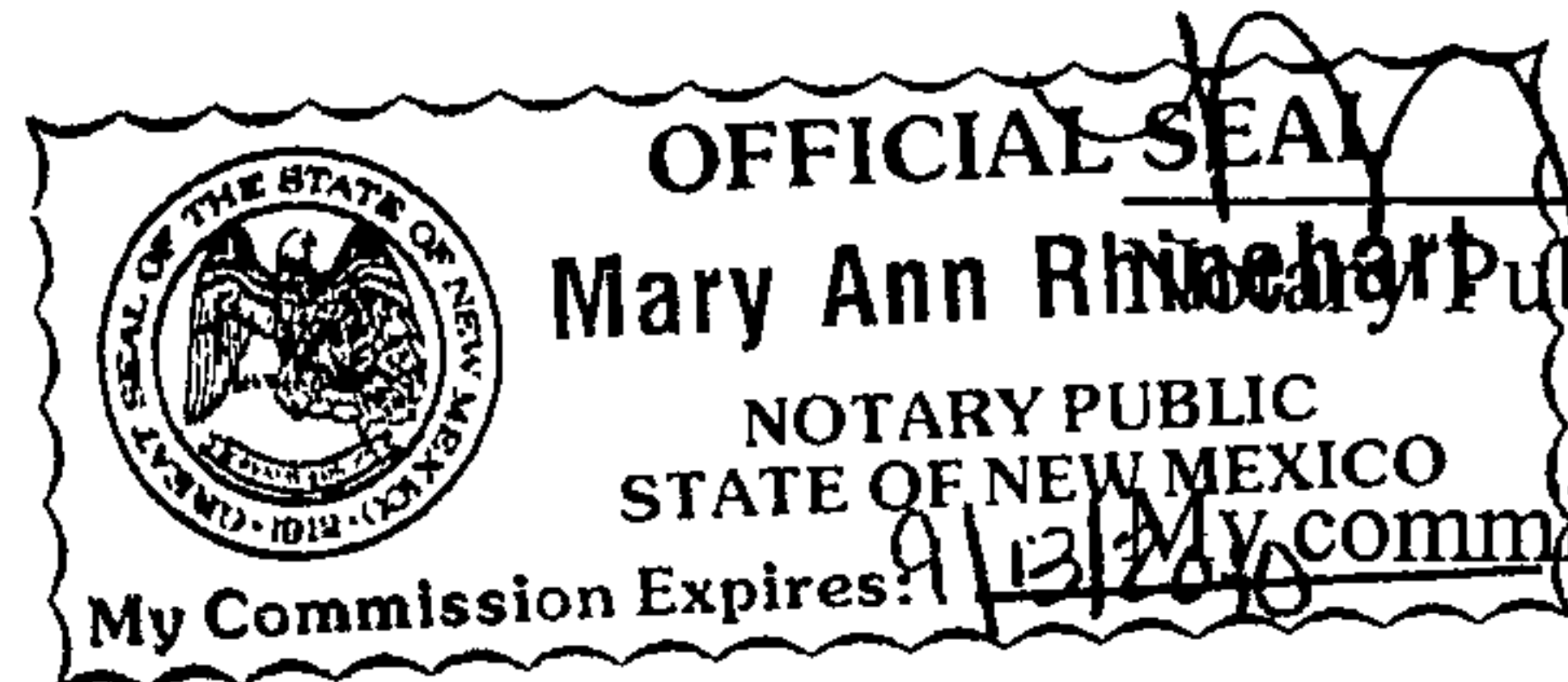
By: [Signature]  
Signature

Brad Winters Executive Director  
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11/13/06, by Brad Winters as Executive Director of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)  Mary Ann Rhinehart  
Notary Public  
My commission expires: 9/13/2010



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

PAID RECEIPT

APPLICANT NAME

Villa Firenze

AGENT

Isaacson and Arfman

ADDRESS

128 Monroe St NE

PROJECT & APP #

1002730

PROJECT NAME

\$ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions *Default fee*

\$ 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

\$ 50.00 TOTAL AMOUNT DUE

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

17553  
95-219/1070 176  
1350743997

ISAACSON AND ARFMAN P A  
128 MONROE ST NE  
ALBUQUERQUE, NM 87108-1247

DATE 2/27/07

PAY TO THE ORDER OF City of Albuquerque \$ 50.00

Fifty + 00/100 DOLLARS

WELLS FARGO  
Wells Fargo Bank, N.A.  
New Mexico  
wellsfargo.com

Villa Firenze

FOR DRB 1002730

1070021921 1350743997

City of Albuquerque  
Treasury

Scott M. McFee

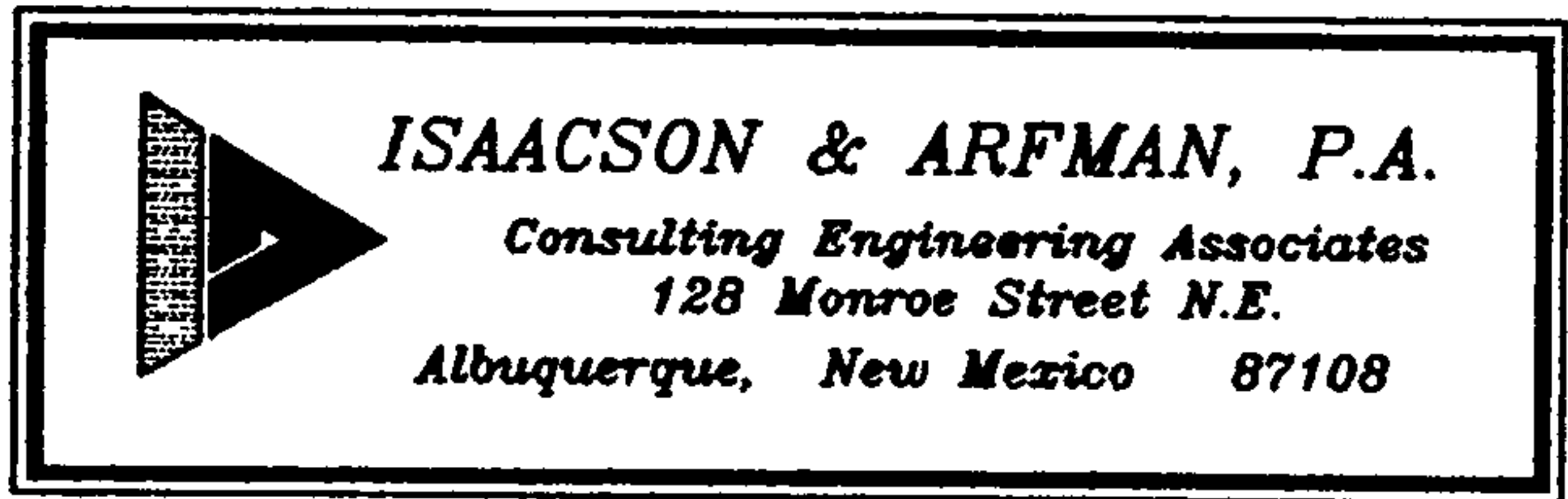
00017553 1070021921 1350743997

Trans Amc \$50.00  
J24 Misc \$50.00  
CK \$50.00  
CHANGE \$0.00

TRSDCS  
Thank You



# Letter of Transmittal



To: Shevan matson Date: 11/17/06  
DRB Chairperson Job No. 1526

Attn: DRB#1002730

Reference: Villa Firenze

We transmit to you 1 copy(ies) of the following:

- |                                     |  |                          |                       |
|-------------------------------------|--|--------------------------|-----------------------|
| <input type="checkbox"/>            | <u>Plats</u>                                     | <input type="checkbox"/> | <u>Specifications</u> |
| <input type="checkbox"/>            | <u>Plans</u>                                     | <input type="checkbox"/> | <u>Submittals</u>     |
| <input type="checkbox"/>            | <u>Disks</u>                                     | <input type="checkbox"/> | <u>Shop Drawings</u>  |
| <input type="checkbox"/>            | <u>Report</u>                                    | <input type="checkbox"/> | <u>Copy of Letter</u> |
| <input checked="" type="checkbox"/> | <u>Recorded Exhibit B, Final Pre-Development</u> |                          |                       |
| <input type="checkbox"/>            | <u>Facilities Fee Agreement</u>                  |                          |                       |

This information is transmitted:

- |                          |                            |                                     |                          |
|--------------------------|----------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | As per your request        | <input checked="" type="checkbox"/> | For your files           |
| <input type="checkbox"/> | For your review & approval | <input type="checkbox"/>            | For your use             |
| <input type="checkbox"/> | For your information       | <input type="checkbox"/>            | Please review & return   |
| <input type="checkbox"/> | For your attention         | <input type="checkbox"/>            | For return to your files |
| <input type="checkbox"/> | For your signature         | <input type="checkbox"/>            | Please advise            |
| <input type="checkbox"/> |                            |                                     |                          |
| <input type="checkbox"/> |                            |                                     |                          |

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: Fred Artman Copies to: \_\_\_\_\_

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

- |                            |                            |   |
|----------------------------|----------------------------|---|
| <input type="checkbox"/> S | <input type="checkbox"/> Z | <b>ZONING &amp; PLANNING</b>  |
| <input type="checkbox"/> V | <input type="checkbox"/>   | Annexation  |
| <input type="checkbox"/>   | <input type="checkbox"/>   | County Submittal  |
| <input type="checkbox"/>   | <input type="checkbox"/>   | EPC Submittal   |
| <input type="checkbox"/>   | <input type="checkbox"/>   | Zone Map Amendment (Establish or Change Zoning)                                       |
| <input type="checkbox"/> P | <input type="checkbox"/>   | Sector Plan (Phase I, II, III)  |
| <input type="checkbox"/>   | <input type="checkbox"/>   | Amendment to Sector, Area, Facility or Comprehensive Plan                             |
| <input type="checkbox"/>   | <input type="checkbox"/>   | Text Amendment (Zoning Code/Sub Regs)   |
| <input type="checkbox"/>   | <input type="checkbox"/>   | Street Name Change (Local & Collector)  |
| <input type="checkbox"/> L | <input type="checkbox"/> A | <b>APPEAL / PROTEST of...</b>   |
| <input type="checkbox"/> D | <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: INFILL SOLUTIONS CORONA, LLC PHONE: 242-1871  
 ADDRESS: 723-B SILVER AVE SW FAX: 242-1872  
 CITY: ALB STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_  
 Proprietary Interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): ISAACSON + ARFMAN, PA PHONE: 268-8828  
 ADDRESS: 128 MONROE ST NE FAX: 268-2632  
 CITY: ALB STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: VILLA FIRENZE DESIGN VARIANCE

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

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

Lot or Tract No. LOT 13-A-1, TRACT 3 Block: 6 Unit: 3  
 Subdiv. / Addn. NORTH ALBUQUERQUE ACRES TRK VILLA FIRENZE  
 Current Zoning: R-D Proposed zoning: SAME  
 Zone Atlas page(s): C-20 No. of existing lots: 1 No. of proposed lots: 17  
 Total area of site (acres): 3.7711 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. 102006420623630920 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: (On or Near: CORONA AVE NE  
 Between: VENTURA ST NE and MENDOCINO DR NE

### CASE HISTORY:

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

06 DRB-01204, 06 DRB-01205, 06 DRB-01521

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

SIGNATURE Ruth Lozano DATE 10/26/06  
 (Print) Fred C. Arfman \_\_\_\_\_ Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06 DRB 01555</u>	<u>SPU</u>	<u>Y</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMT</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> GIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>11/8/06</u>			Total \$ <u>20.00</u>

Ve Sis 10/26/06  
 Planner signature / date

Project # 1002730

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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

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

- VACATION OF PUBLIC RIGHT-OF-WAY**
- VACATION OF PUBLIC EASEMENT**
  - \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
  - \_\_\_ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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.(not to exceed 8.5" by 14") **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.**

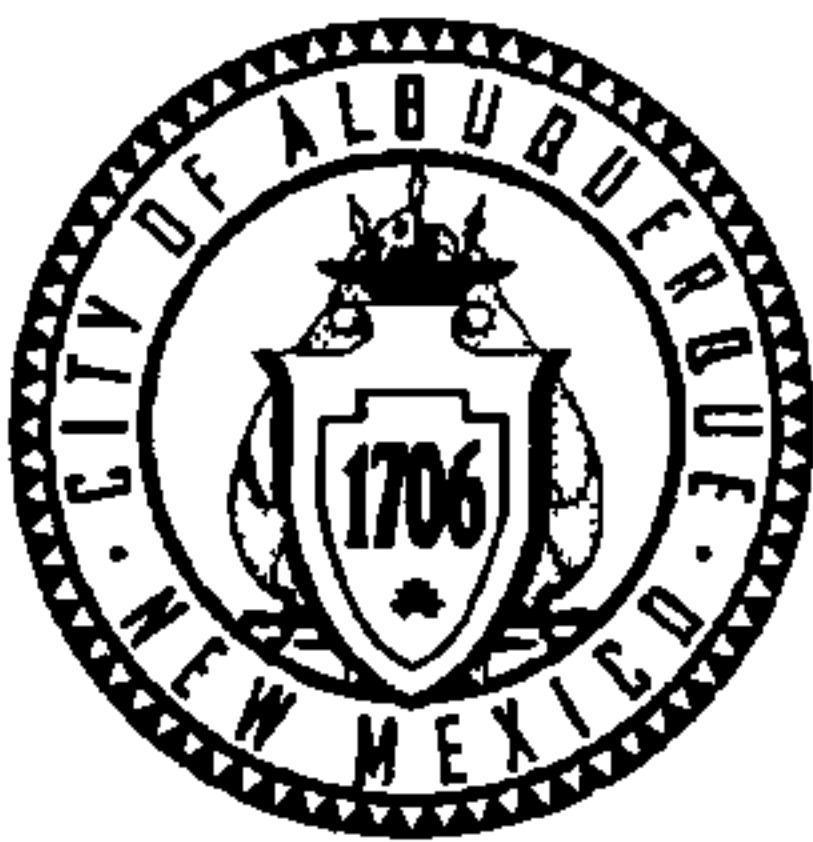
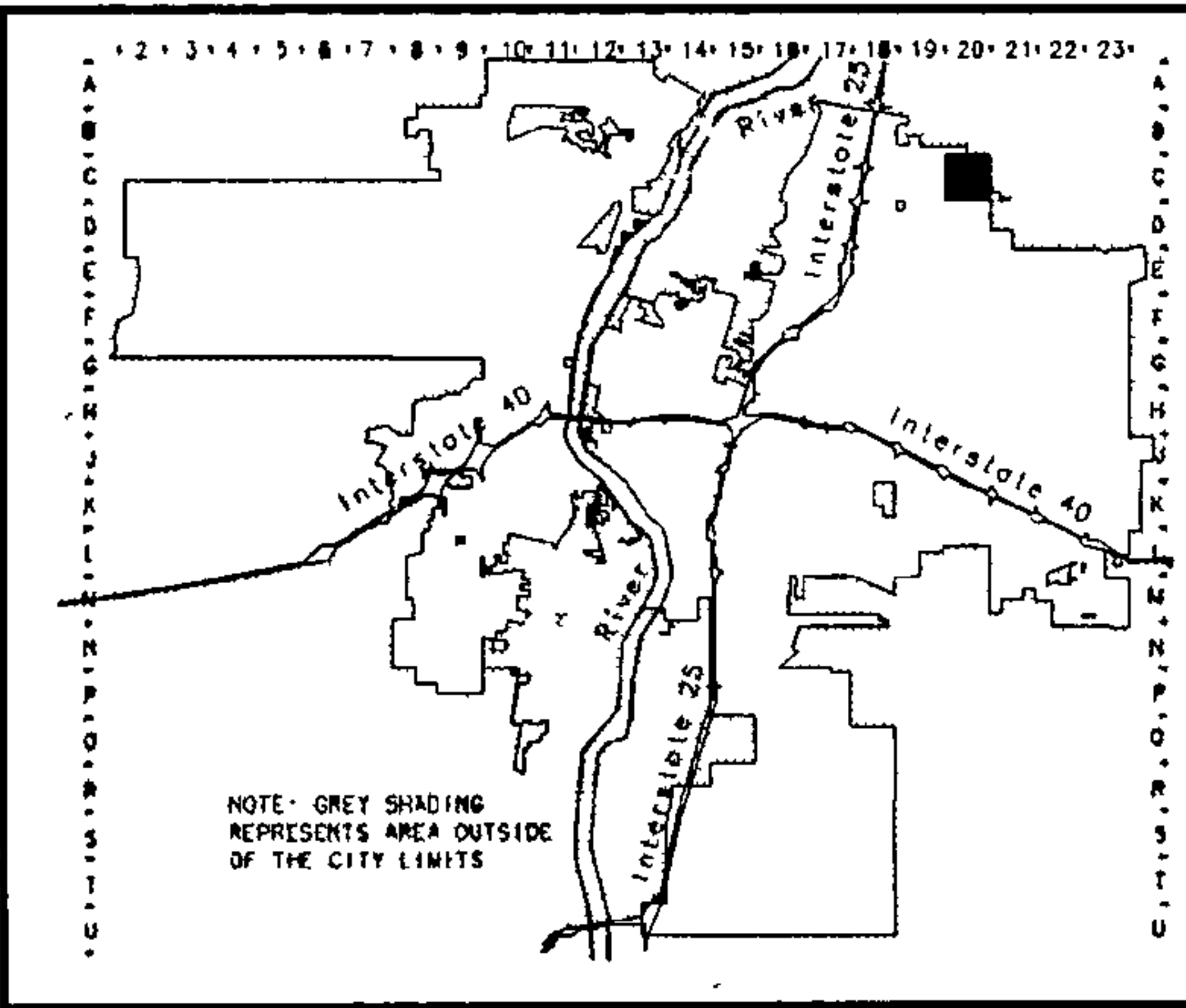
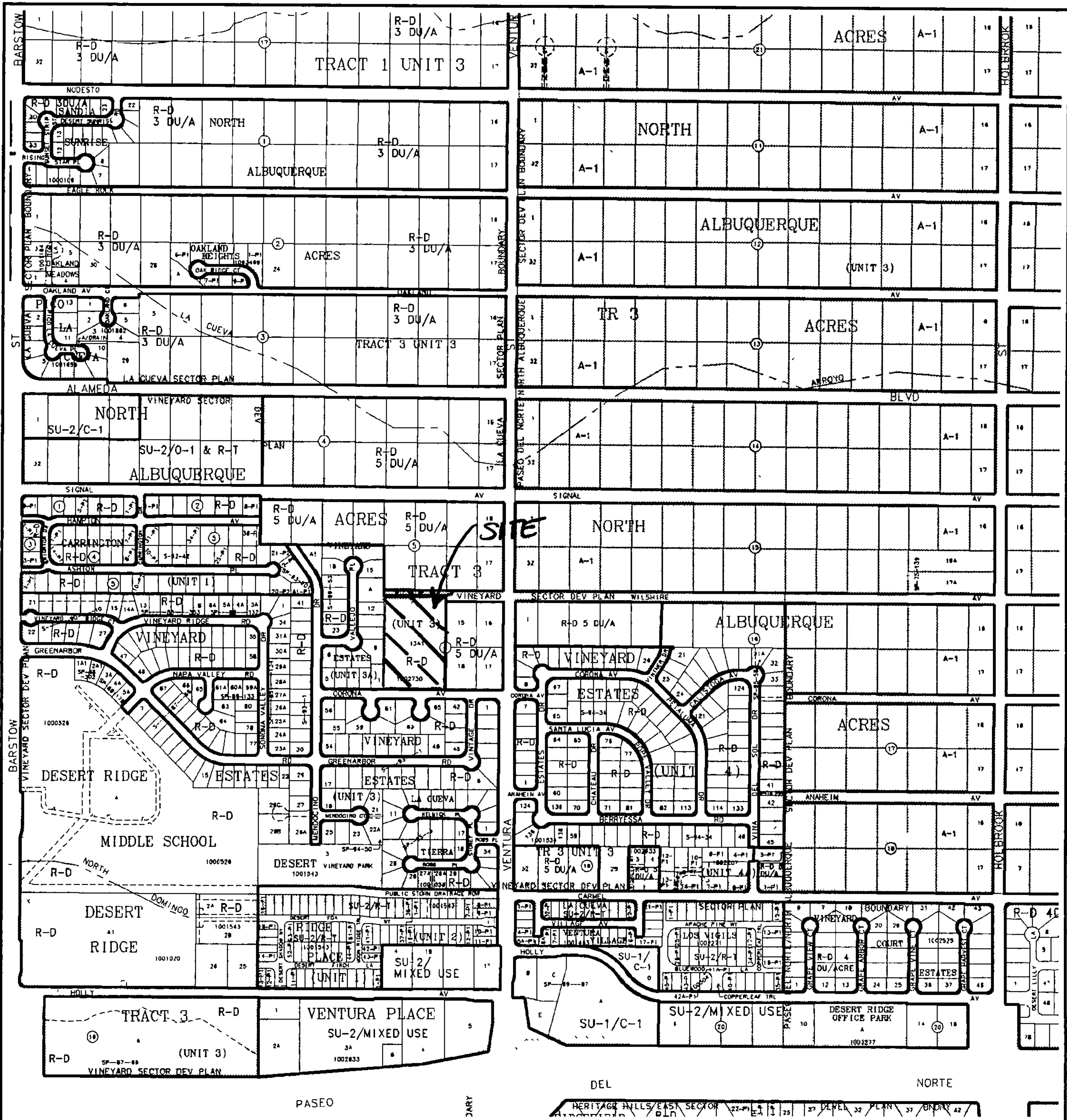
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Fred C. Artman Applicant name (print)  
Ruth Lopez Applicant signature / date  
10/26/04

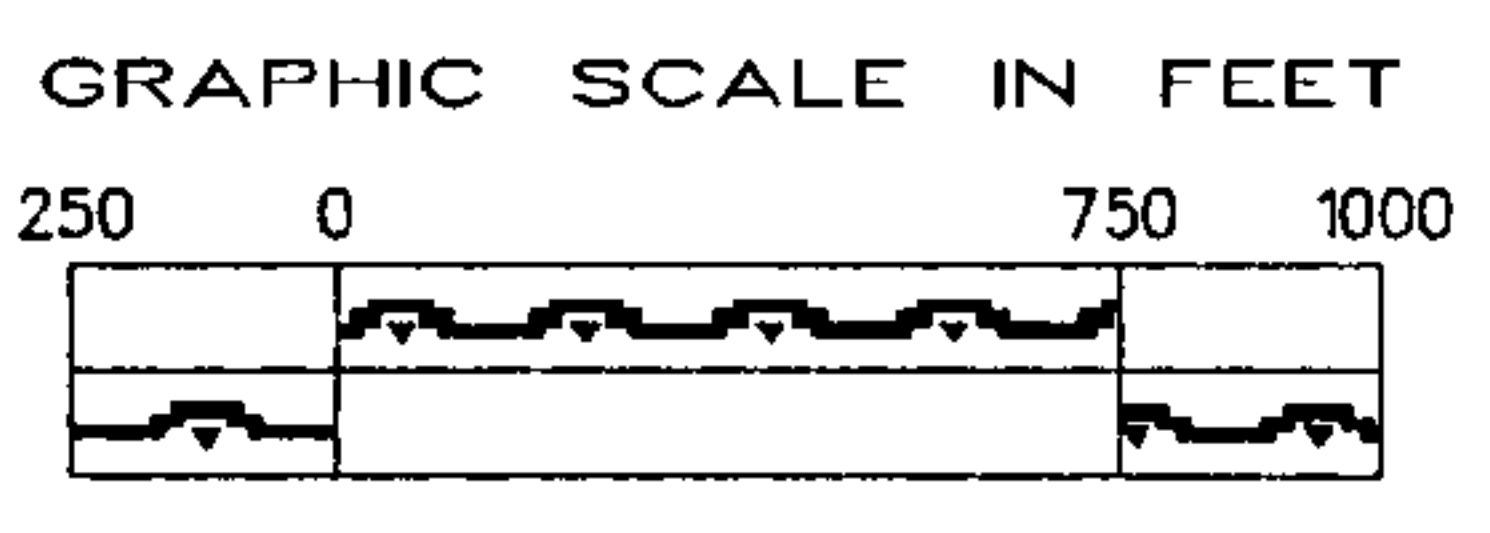


Form revised 4/03, 10/03 and JUNE 2005

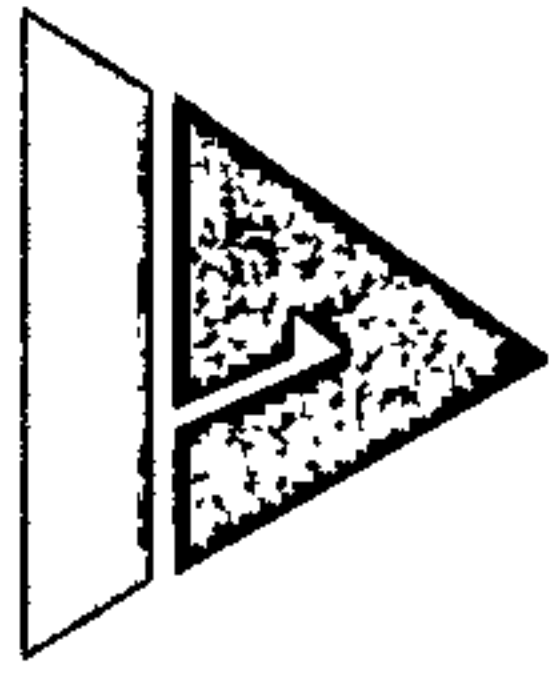
<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>10/26/04</u>
<input checked="" type="checkbox"/> Fees collected	<u>06273 - 01555</u>	<u>10/26/04</u>
<input checked="" type="checkbox"/> Case #s assigned	_____	Planner signature / date
<input checked="" type="checkbox"/> Related #s listed	_____	<b>Project #</b> <u>1002730</u>



**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
 © Copyright 2004



**Zone Atlas Page**  
**C-20-Z**  
 Map Amended through February 01, 2005



**PROJECT MEMORANDUM**

10/26/06

**TO:** Wilfred Gallegos, P.E., Transportation Department, Development Review Board

**FROM:** Fred C. Arfman, P.E., Isaacson & Arfman, P.A.

**REF:** Villa Firenze, DRB Project No. 1002730

**I&A PROJ NO:** 1526

**SUBJ:** Subdivision Design Variance; Intersection Spacing

We request a subdivision design variance for this subdivision. We are proposing a 33 foot offset between Villa Firenze Lane NE and the existing cul-de-sac on Corona Avenue. The cul-de-sac is an unnamed stub serving only four (4) lots and is addressed off of Corona Avenue. The existing lot for this site is relatively narrow. Lining up the roads would make it difficult to have a reasonable density for this subdivision which is zoned R-D. We would appreciate your acceptance of this request.

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

**PAID RECEIPT**

APPLICANT NAME INFILL SOLUTIONS  
 AGENT IS. AACSON & ARFMAN  
 ADDRESS \_\_\_\_\_  
 PROJECT & APP # 100 2730  
 PROJECT NAME VILLA FIRENZE

\$ 20.<sup>00</sup> 441032/3424000 Conflict Management Fee  
 \$ 50.<sup>00</sup> 441006/4983000 DRB Actions DEFERRAL  
 \$ \_\_\_\_\_ 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.<sup>00</sup> TOTAL AMOUNT DUE

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

ISAACSON AND ARFMAN P A  
 128 MONROE ST NE  
 ALBUQUERQUE, NM 87108-1247  
 268-8828

RECEIPT# 00065074  
 DATE 10/26/06  
 City of Albuquerque  
 Treas \$ 70.00

17348  
 95-219/1070 176  
 1350743997

WELLS FARGO  
 Well's Fargo Bank, N.A.  
 New Mexico  
 wellsfargo.com

FOR 1526 DRB Variance Submittal  
 & deferral fee

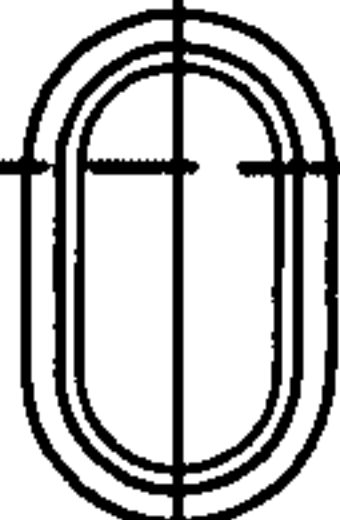
Trans Amt \$70.00  
 RECEIPT# 00065074  
 Account 441032 Fund 0110  
 Activity 3424000  
 Trans Amt 124

10/26/2006 2:17PM  
 DOLLARS

00017348 1070021921 1350743997

Thank you

SCALE: 1"=20'



10' PUE per  
Vol. 93C, For

Concrete Curb and Gutter

32.79'  
OFFSET

Sidewalk

M:\ACTIVE\LD 2006\1526\dwg\1526EXH-VARIANCE.dwg, 10/25/2006 2:41:52 PM

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

128 Monroe Street NE

Albuquerque, New Mexico 87108

Ph: 505-268-8828 Fax: 505-268-2632

1526EXH-VARIANCE.dwg

Oct 25, 2006

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**VILLA FRENZE  
SUBDIVISION**

**INFILL SOLUTIONS**

**DESIGN VARIANCE EXHIBIT**

# City of Albuquerque



DEVELOPMENT REVIEW

New Services

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

**APPLICANT INFORMATION:**

NAME: Infill Solutions Corona, LLC PHONE: 242-1871  
 ADDRESS: 723-B Silver Ave SW FAX: 242-1872  
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Isaacson + Artman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: 268-2632  
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Major S/D Final Plat Approval (t/bka Villa Firenze)

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

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

Lot or Tract No. Lot 13-A-1, Tract 3 Block: 6 Unit: 3  
 Subdiv. / Addn. North Albuquerque Acres  
 Current Zoning: R-D Proposed zoning: Same  
 Zone Atlas page(s): C-20 No. of existing lots: 1 No. of proposed lots: 17  
 Total area of site (acres): 3.7711 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. 102006420623630920 MRGCD Map No. NA  
 LOCATION OF PROPERTY BY STREETS:  On or Near: Corona Ave. NE  
 Between: Ventura St. NE and Mendocino Dr. NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 06DRB-01204;  
06 DRB 01205

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

SIGNATURE: Fred C. Artman DATE: 10/17/06  
 (Print) \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input checked="" type="checkbox"/> Case history #s are listed <input checked="" type="checkbox"/> Site is within 1000ft of a landfill <input checked="" type="checkbox"/> F.H.D.P density bonus <input checked="" type="checkbox"/> F.H.D.P fee rebate	Application case numbers <u>06DRB .01521</u> _____ _____ _____	Action <u>EP</u> <u>CMF</u> _____ _____	S.F. <u>5(3)</u> _____ _____	Fees <u>\$0.00</u> <u>\$20.00</u> _____ _____ Total \$ _____
---	--	---	---------------------------------------	--

Hearing date: 10/25/06 Project #: 1002730  
Sandy Handley 10/17/06



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls, 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** *forth coming*

**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
- Signed** Pre-Annexation Agreement if Annexation required.
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

**Your attendance is required.**

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

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

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

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

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

Fred C. Artman

Applicant name (print)

Fred C. Artman

10/17/06  
Applicant signature / date



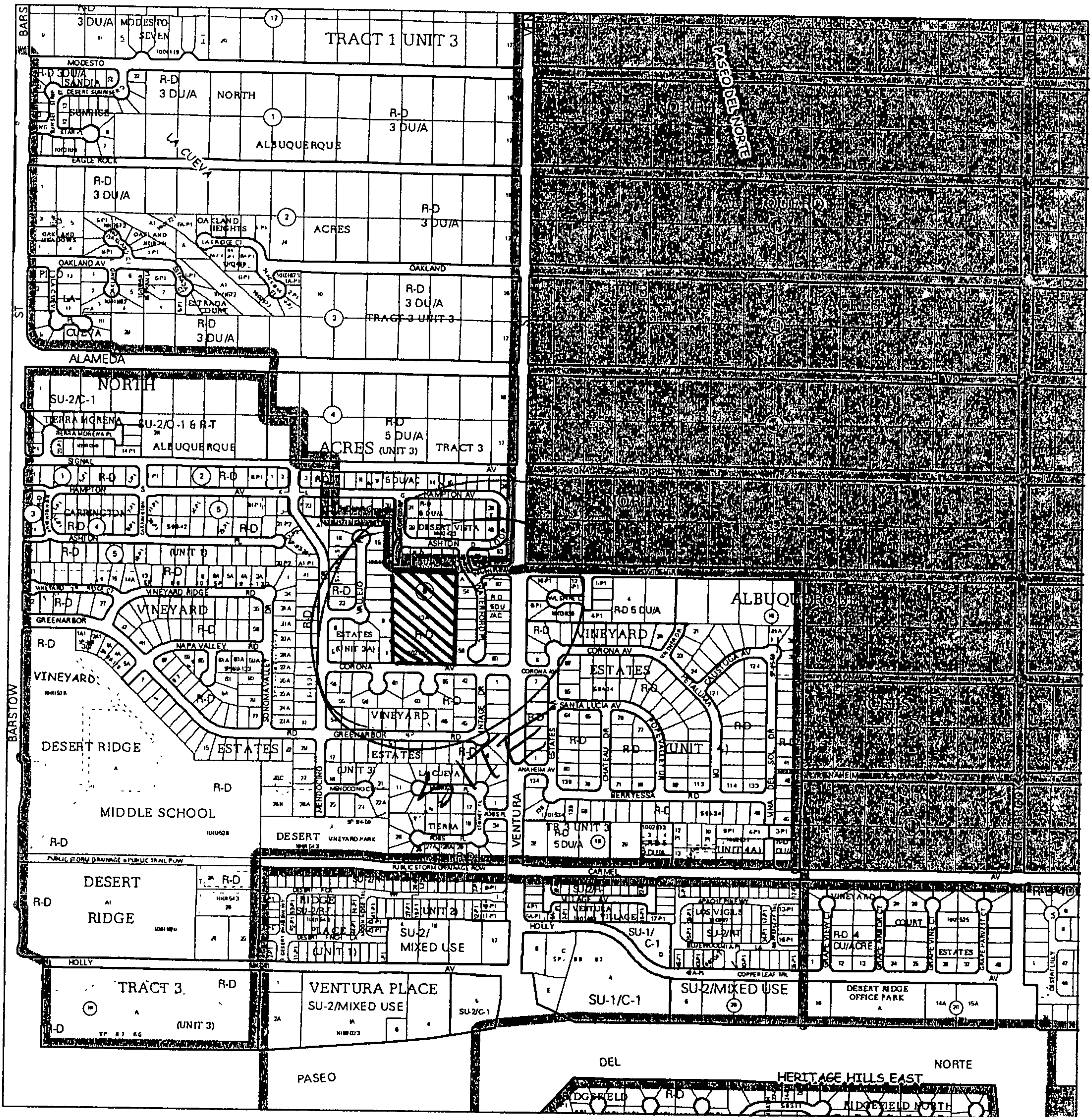
Form revised 11/04

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

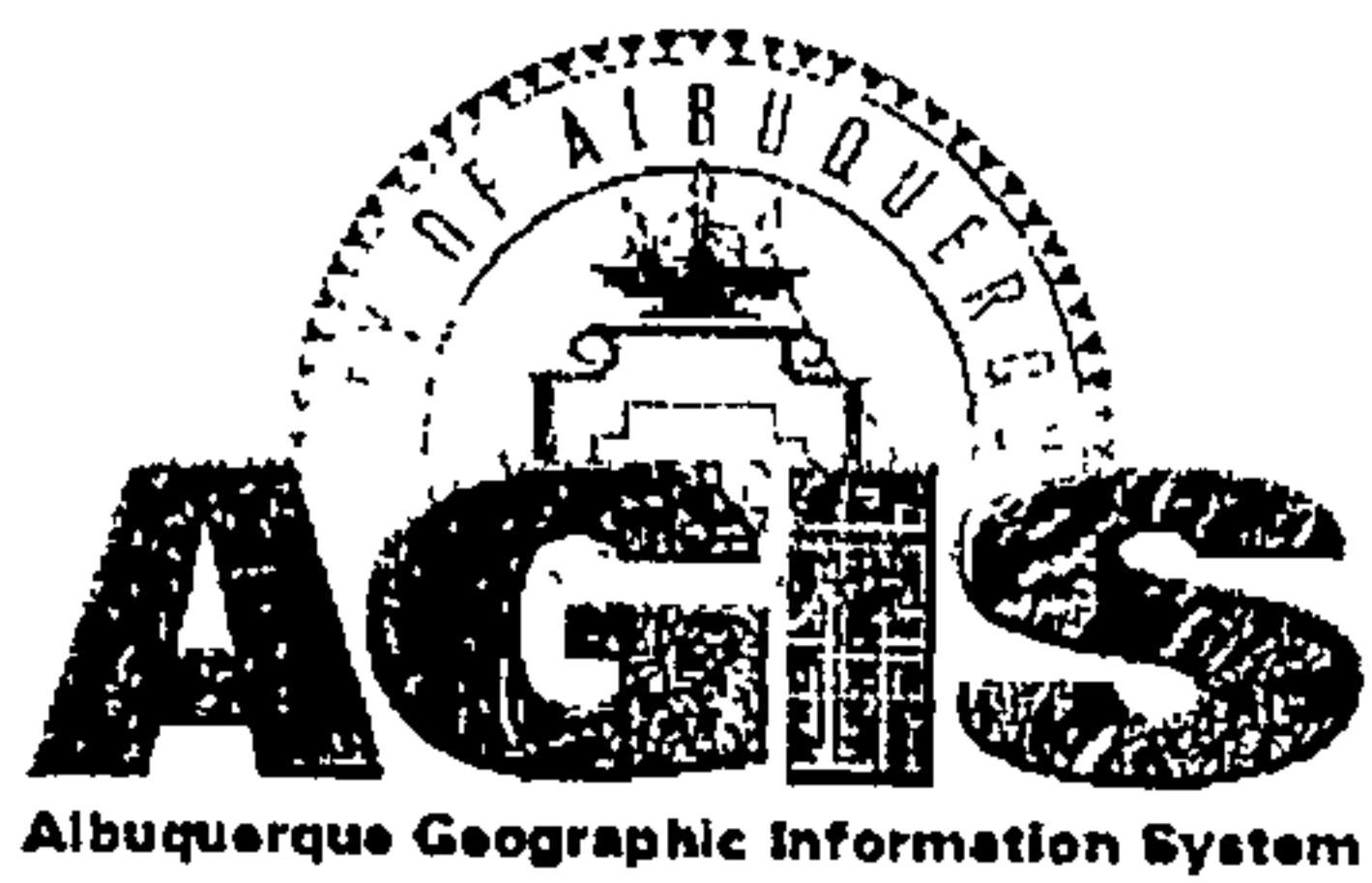
Application case numbers  
06DRB - 01521

Sandy Handley 10/17/06  
Planner signature / date

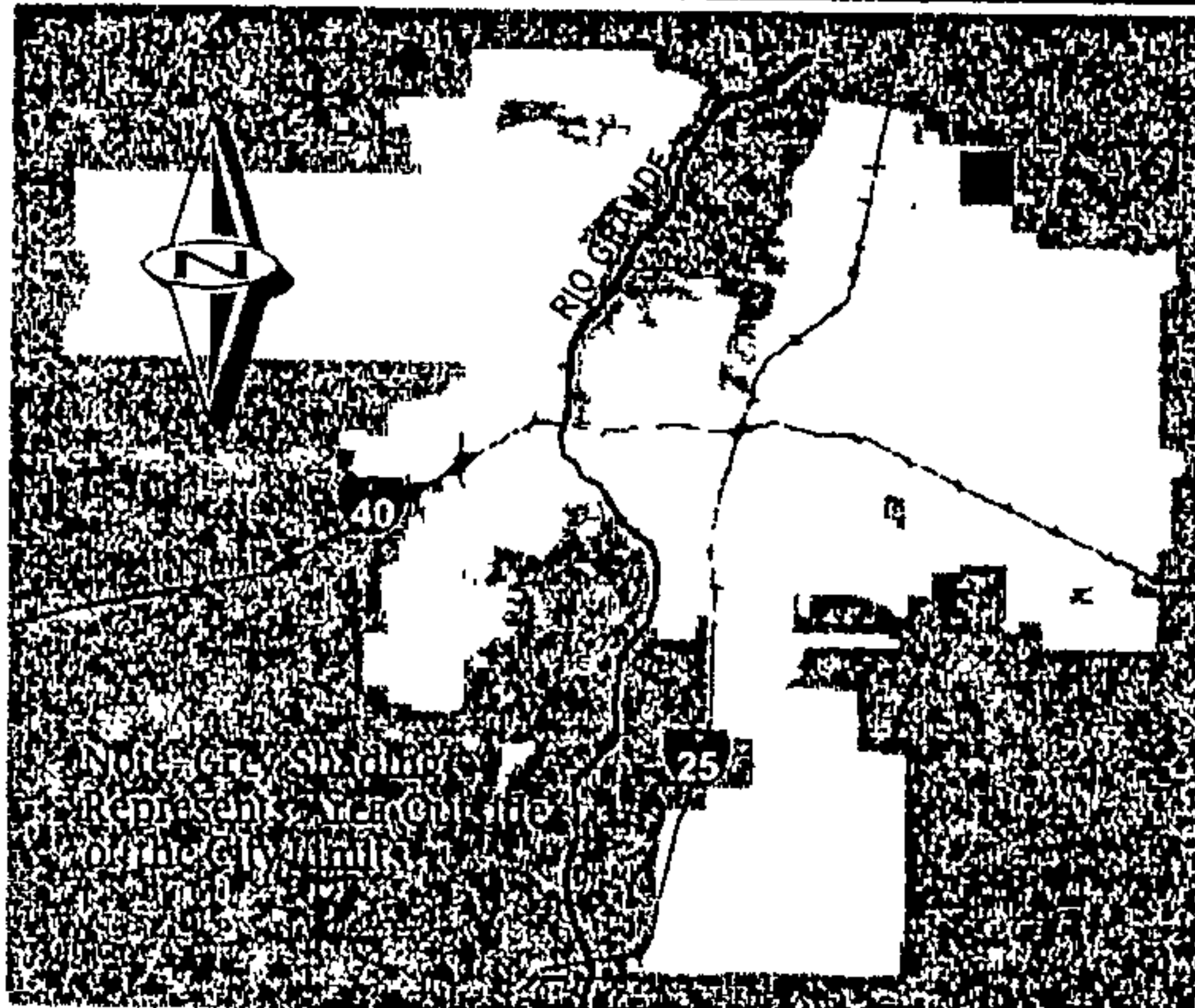
Project # 1002730



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



Map amended through: 6/21/2006

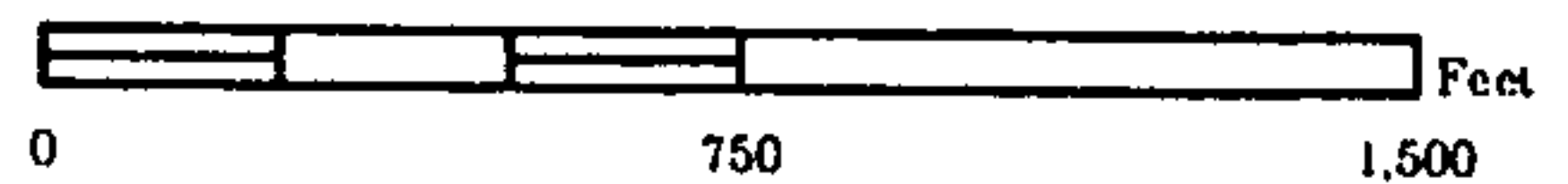


Zone Atlas Page:

**C-20-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.



No. of Lots: 17  
Nearest Major Streets  
Corona Ave NE & Ventura St NE

**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 2<sup>nd</sup> day of October, 2006, 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 Infill Solutions, Corona, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability \*\*, whose address is 723-B Silver Ave SW, ABQ, NM 87102 and whose telephone number is 242-1871, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.  
\*\*company

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lot 13-A-1, Block 6, Tract 3, North Albuquerque Acres \*recorded on July 13, 2004 in the records of the Bernalillo County Clerk at Book 2004C, pages 209 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:] Infill Solutions, Corona, LLC ("Owner"). \*Unit 3

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

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 21 day of APRIL, 2008 ("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. 792681

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

Mary Herrera Bern. Co. AGRE R 19.00  
2006156276  
6543849  
Page: 1 of 6  
10/12/2006 02:23P  
Bk-R125 Pg-5864

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

**PAID RECEIPT**

APPLICANT NAME INFILL SOLUTIONS CORONALLO  
 AGENT ISAACSON & ARFMAN PA  
 ADDRESS 128 MONROE ST. NE  
 PROJECT & APP # 1002730/06DR 01521  
 PROJECT NAME VILLA FIRENZE

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

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

<b>ISAACSON AND ARFMAN P A</b> 128 MONROE ST NE ALBUQUERQUE, NM 87108-1247 <u>268-8828</u>		<b>17332</b> 95-219/1070 176 1350743997
City of Albuquerque Treasury Dept DATE <u>10/17/06</u>		10/17/2006 11:30AM
PAY TO THE ORDER OF <u>City of Albuquerque</u> <u>Twenty + 00/100</u>	\$ <u>20.00</u> RECEIPT# 00060786 WSH 008 JAN 13 2006 DOLLARS	\$20.00 \$20.00 \$0.00
FOR <u>#1526 DRB Final Plat</u>	\$20.00 \$20.00 \$0.00	\$20.00 \$20.00 \$0.00
WELLS FARGO Wells Fargo Bank, N.A. New Mexico wells Fargo.com		#1526 DRB Final Plat <u>Isaacson</u>
00017332 107002192 1350743997		MP

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev 9-20-05)

**EXHIBIT "A"**

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

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: 9/13/06  
Date Preliminary Plat Expires: 9/13/07  
DRB Project No.: 10027303  
DRB Application No.: 06DRB-01204

**VILLA FIRENZE**

**PROPOSED NAME OF PLAT**

**LOT 13-A-1, BLOCK 6, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		MTBL or STD	Concrete Curb <sup>(1)</sup>	Villa Firenze Ln NE	Corona Av NE	North Terminus	/	/	/
		28' FF	Private Road	Villa Firenze Ln NE	Corona Av NE	North Terminus	/	/	/
		4'	Sidewalk (to be deferred)	Villa Firenze Ln NE	Corona Av NE	N Property Line, Lot 6 N Property Line, Lot 12 Lot Frontage 8, 9, 10	/	/	/
		6"	Waterline	Villa Firenze Ln NE	Corona Av NE	North Terminus	/	/	/
		8"	Sanitary Sewer	Villa Firenze Ln NE	Corona Av NE	North Terminus	/	/	/
		3' x 8"	Private Drainage Rundown	5' PRIV'T ESM'T Rear Lot Lines of Lots 1 thru 8 West Side Lot Lines Lot 7 5' PRIV'T ESM'T			/	/	/
		6'	SIDEWALK	CORONA	EAST P	WEST P	/	/	/
							/	/	/
							/	/	/

ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 Curb and gutter on both sides, unless otherwise noted. Type to be determined at final DRC.
- 2 Grading and Drainage Certification required per DPM (prior to Release of Financial Guarantees) to include private retaining walls as defined on the approved grading plan.
- 3 All water to include fire hydrants, valves, and appurtenances per DPM.
- 4 Storm drain sizes are subject to change per final DRC determination
- 5 Signing per DPM

AGENT / OWNER

Fred C. Arfman, PE  
NAME (print)

Isaacson & Arfman, P.A.  
FIRM

*Fred C. Arfman* 08-18-06  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Matson* 9/13/06  
DRB CHAIR - date

*Bandora* 9/13/06  
PARKS & GENERAL RECREATION - date

*Spilley* 9-13-06  
TRANSPORTATION DEVELOPMENT - date

*Robert Green* 9/13/06  
UTILITY DEVELOPMENT - date

*Bradley L. Bishop* 9/13/06  
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



**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 **3 copies** (11" x 17" maximum)
  - 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
  - Signed** Pre-Annexation Agreement if Annexation required.
  - 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.

Fred C. Artman Applicant name (print)  
Fred C. Artman Applicant signature / date  
 8/18/06



Form revised 11/04 and JUNE 05

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

Application case numbers  
 DWDRB - \_\_\_\_\_ - 01204  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

KE SIS 8/18/06 Planner signature / date  
**Project # 1002730**



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

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

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

- \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
- \_\_\_ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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. (not to exceed 8.5" by 14") **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.

Fred C. Artman

Applicant name (print)

Fred C. Artman

8/18/06

Applicant signature / date



Form revised 4/03, 10/03 and JUNE 2005

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

Application case numbers

04073 - 01205

Kim S's 8/18/06

Planner signature / date

Project # 1002730

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Infill Solutions II, LLC DATE OF REQUEST: 8/18/06 ZONE ATLAS PAGE(S): C-20

CURRENT: ZONING R-D LEGAL DESCRIPTION: Lot 13-A-1  
PARCEL SIZE (AC/SQ. FT.) 3.7744 Ac / 164,714 SF LOT OR TRACT # Tract 3 BLOCK # 4  
REQUESTED CITY ACTION(S): 164,714 SF SUBDIVISION NAME North Albuquerque Acres, Unit B

- |                |                     |  |                     |
|----------------|---------------------|--|---------------------|
| ANNEXATION [ ] | SECTOR PLAN [ ]     | SITE DEVELOPMENT PLAN:                             |                     |
| COMP. PLAN [ ] | ZONE CHANGE [ ]     | A) SUBDIVISION <input checked="" type="checkbox"/> | BUILDING PERMIT [ ] |
| AMENDMENT [ ]  | CONDITIONAL USE [ ] | B) BUILD'G PURPOSES [ ]                            | ACCESS PERMIT [ ]   |
|                |                     | C) AMENDMENT [ ]                                   | OTHER [ ]           |

PROPOSED DEVELOPMENT: NO CONSTRUCTION/DEVELOPMENT [ ] # OF UNITS: 17  
NEW CONSTRUCTION  BUILDING SIZE: \_\_\_\_\_ (sq. ft.)  
EXPANSION OF EXISTING DEVELOPMENT [ ]

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

APPLICANT OR REPRESENTATIVE Fred C. Carlson DATE 8/18/06  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)  
FOR ISAACSON + ARTMAN, P.A.

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

THRESHOLDS MET? YES [ ] NO  MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]  
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature] TRAFFIC ENGINEER DATE 8-18-06

### Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

for Ruth Lozano DATE 8/18/06  
for ISAACSON + ARTMAN, P.A.

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

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

**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: Villa Firenze

AGIS MAP # C-20

LEGAL DESCRIPTION: Lot 13-A-1, Tract 3, Block 6, Unit 3  
North Albuquerque Acres

**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 8/18/06 [date].

Fred C. Artman 8/18/06  
For Applicant / (Agent) Isaacson + Artman, P.A. Date

Ki Sis 8/18/06  
Hydrology Division representative Date

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 8/17/06 [date].

Fred C. Artman 08/18/06  
For Applicant / (Agent) Isaacson + Artman, P.A. Date

Ki Sis 8/18/06  
Utilities Division representative Date

DRB- \_\_\_\_\_



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

August 17, 2006

Mr. Roger Green  
Albuquerque Bernalillo County Water Utility Authority  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Proposed Villa Firenze Subdivision  
(Lot B-A-1, Block 6, Tract 3, North Albuquerque Acres, Unit 3)  
Zone Atlas: C20**

Dear Mr. Green:

Isaacson & Arfman, acting as agents for the developer of the above referenced tract, is requesting that a Water and Sewer Serviceability Statement be prepared.

We have attached a copy of the Preliminary Plat and the zone atlas page for your use. The development will be single-family residential homes.

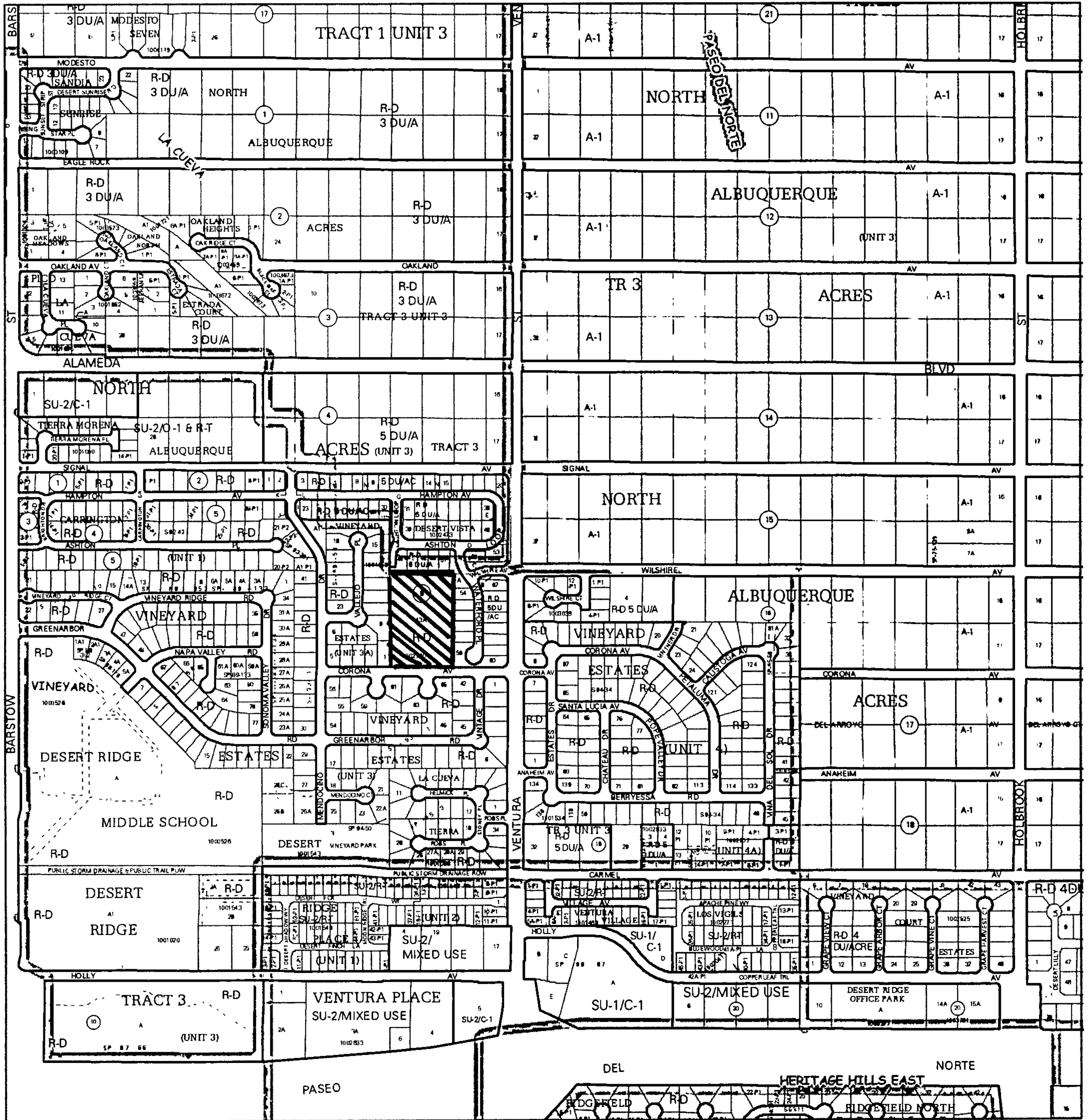
Please call me at 268-8828 if you have questions.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

Fred C. Arfman, PE  
Project Engineer

Attachments



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 6/21/2006

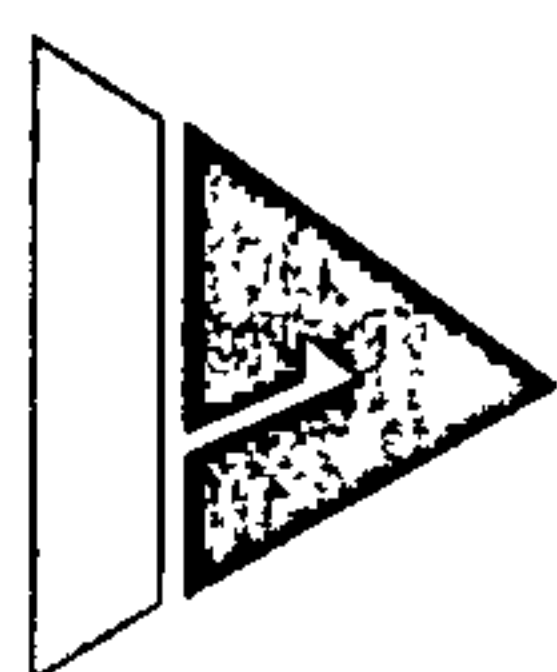
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-20-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                      1,500 Feet



## **PROJECT MEMORANDUM**

08/18/06

**TO:** Sheran Matson, Chair, Development Review Board

**FROM:** Fred C. Arfman, PE, Isaacson & Arfman, P.A.

**REF:** Villa Firenze

**I&A PROJ NO:** 1526

**SUBJ:** Preliminary Plat & Sidewalk Deferral Approval

The Villa Firenze development shall consist of seventeen (17) individual residential lots and a private road on Lot 13-A-1 (3.7744 acres). The site was previously owned by a church and is completely surrounded by developed residential neighborhoods.

The site is zoned R-D and as such will be required to provide public open space. The lot area calculation will be submitted to City Parks & Recreation to determine open space requirements.

The change from a church site to a residential subdivision is consistent to every adjacent neighborhood and should not be as disruptive as the previous proposed use.

The access road is proposed as private in order to create a distinct roadway pattern to fit the style of the proposed development.

We are requesting deferral of the sidewalks within the subdivision as shown on the attached Sidewalk Deferral Exhibit. The reason for deferral is to avoid damaging the sidewalks by heavy construction or delivery vehicles.



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

August 15, 2006

Ruth Lozano  
Isaacson and Arfman, P.A.  
128 Monroe St. NE/87108  
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of August 15, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 13-A-1, BLOCK 6, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 ON CORONA AVENUE NE BETWEEN VENTURA ST. NE AND MENDOCINO DRIVE NE** zone map C-20.

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

**VINEYARD ESTATES N.A. (VYE) "R"**

**\*Pat Verrelle**

8415 Vintage Dr. NE/87122 821-6993 (h)

**Keith Coulter**

8500 Vina Del Sol NE/87122 856-5721 (h)

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 J. Winklepleck**

Neighborhood Program Coordinator  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(07/11/06)

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



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

August 16, 2006

CERTIFIED MAIL – 7005 1160 0001 1329 6712

Mr. Pat Verrelle  
Vineyard Estates Neighborhood Association  
8415 Vintage Dr. NE  
Albuquerque, NM 87122

**RE: Corona Subdivision  
(Present Legal: Lot 13-A-1, Block 6, Tract 3  
North Albuquerque Acres, Unit 3)**

Dear Mr. Verrelle:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Vineyard Estates Neighborhood Association that a request for approval of preliminary plat for a seventeen (17) lot residential subdivision. The site was previously owned by the Church of Latter Day Saints and was to be developed as a church site. The subdivision development package will be submitted to the City of Albuquerque Development Review Board this week.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,  
**ISAACSON & ARFMAN, P.A.**

*Fred C. Arfman*  
Fred C. Arfman, PE  
FCA/rtl  
Attachment

7005 1160 0001 1329 6712

7005 1160 0001 1329 6712

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	\$0.39
Certified Fee		\$2.40
Return Receipt Fee (Endorsement Required)		\$1.85
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$4.64</b>

0110 87110  
Postmark Here  
AUG 16 2006  
ALBUQUERQUE NM 87122

Sent To	Pat Verrelle Vineyard Estates N.A.
Street, Apt. No.; or PO Box No.	8415 Vintage Dr. NE
City, State, ZIP+4	Albuquerque, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions





**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

August 16, 2006

CERTIFIED MAIL – 7005 1160 0001 1329 6705

Mr. Keith Coulter  
Vineyard Estates Neighborhood Association  
8500 Vina del Sol NE  
Albuquerque, NM 87122

**RE: Corona Subdivision  
(Present Legal: Lot 13-A-1, Block 6, Tract 3  
North Albuquerque Acres, Unit 3)**

Dear Mr. Coulter:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Vineyard Estates Neighborhood Association that a request for approval of preliminary plat for a seventeen (17) lot residential subdivision. The site was previously owned by the Church of Latter Day Saints and was to be developed as a church site. The subdivision development package will be submitted to the City of Albuquerque Development Review Board this week.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,  
**ISAACSON & ARFMAN, P.A.**

*Fred C. Arfman*  
Fred C. Arfman, PE  
FCA/rtl  
Attachment

7005 1160 0001 1329 6705

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL™ RECEIPT</b>	
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For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®	
<b>OFFICIAL USE</b>	
Postage	\$ 0.39
Certified Fee	1.85
Return Receipt Fee (Endorsement Required)	2.40
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.64</b>
Sent To	Keith Coulter Vineyard Estates N.A.
Street, Apt. No.; or PO Box No.	8500 Vina del Sol NE
City, State, ZIP+4	Albuquerque, NM 87122
PS Form 3800, June 2002	
See Reverse for Instructions	

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

**PAID RECEIPT**

APPLICANT NAME INFILL SOLUTIONS  
 AGENT ISAACSON & ARFMAN  
 ADDRESS 128 MONROE ST.  
 PROJECT & APP # 100 2730 LOWDRB - 01204, 01205  
 PROJECT NAME VILLA FIRENZE

City of Albuquerque  
Treasury Division

8/18/2005 9:05AM LOC: ANNX  
 RECEIPT# 00063221 WSH 008 TRANS# 0006  
 Account 441018 Fund 0110 TRSLJ5  
 Activity 4971000  
 Trans Amt \$1,230.00  
 J24 Misc

\$75.00  
Thank You

- \$ 20.<sup>00</sup> 441032/3424000 Conflict Management Fee
- \$ 915.<sup>00</sup> 441006/4983000 DRB Actions
- \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.<sup>00</sup> 441018/4971000 Public Notification
- \$ 25 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
- \$ 1010 TOTAL AMOUNT DUE

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

9/18/2005  
 RECEIPT# 00063220 WSH 008 TRANS# 0006  
 Account 441006  
 Activity 4983000  
 TRSLJ5

**ISAACSON AND ARFMAN P A**  
 128 MONROE ST NE  
 ALBUQUERQUE, NM 87108-1247  
 268-8828

DATE 8/18/06

17240  
 95-219/1070 176  
 1350743997

PAY TO THE ORDER OF City of Albuquerque \$ 1,230.00  
One Thousand, Two Hundred Thirty + 00/100 DOLLARS

WELLS FARGO  
 Wells Fargo Bank, N.A.  
 New Mexico  
 wells Fargo.com

FOR 1526 DRB submittal

RECEIVED 8/18/2005 9:05AM  
 RECEIPT# 00063219 WSH 008 TRANS# 0006  
 Account 441032  
 Activity 4424000  
 Fund 0110  
 Trans Amt \$20.00  
 J24 Misc

Scott M McLee

MP

Thank You

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from AUGUST 29, 2006 To SEPTEMBER 13 - 2006

#### 5. REMOVAL

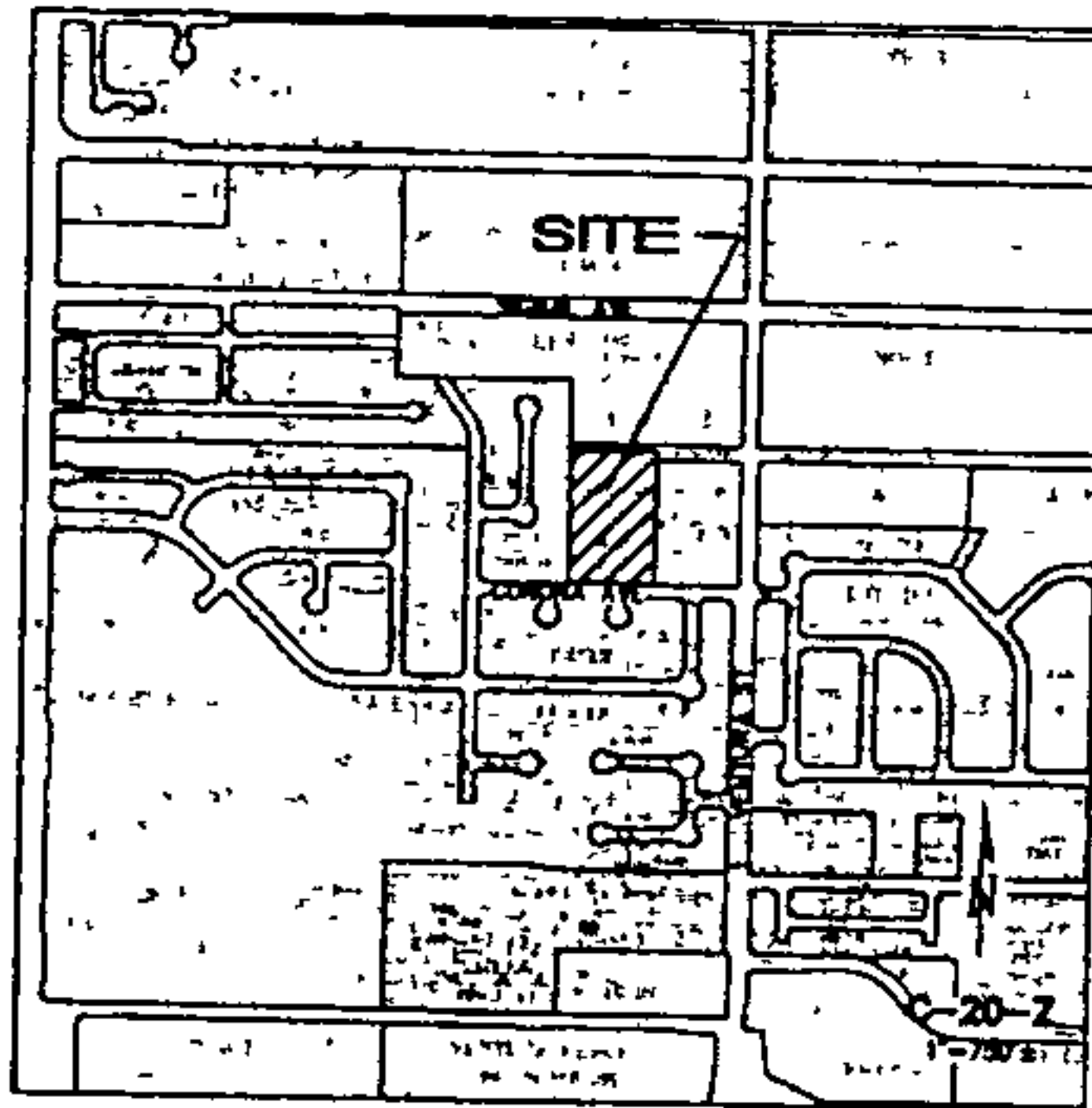
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

Ruth Lopez  
FOR (Applicant or Agent) ISAACSON + Artman, P.A. 8/18/06  
(Date)

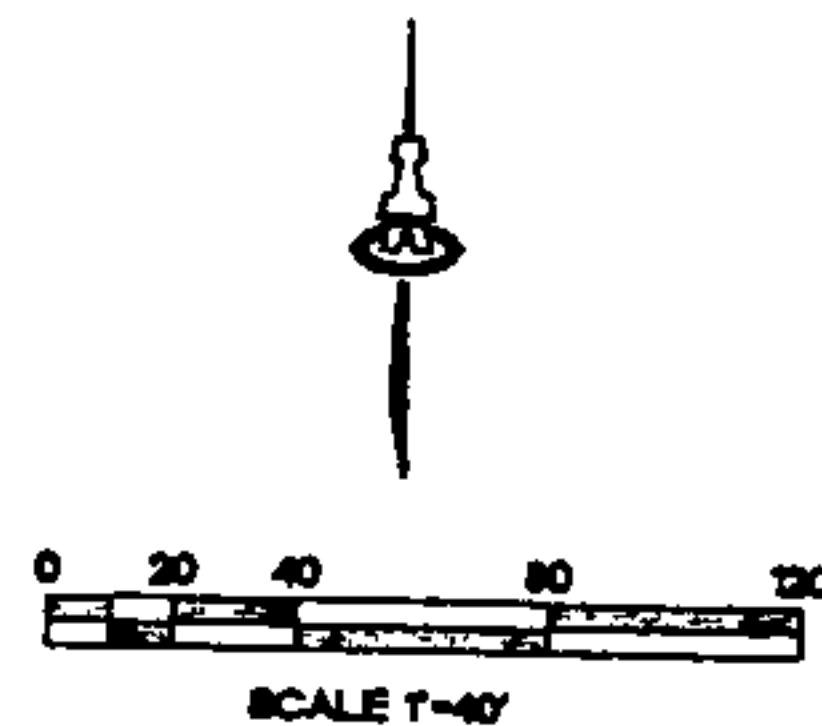
I issued 2 signs for this application, 8-18-06 X-815  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002730



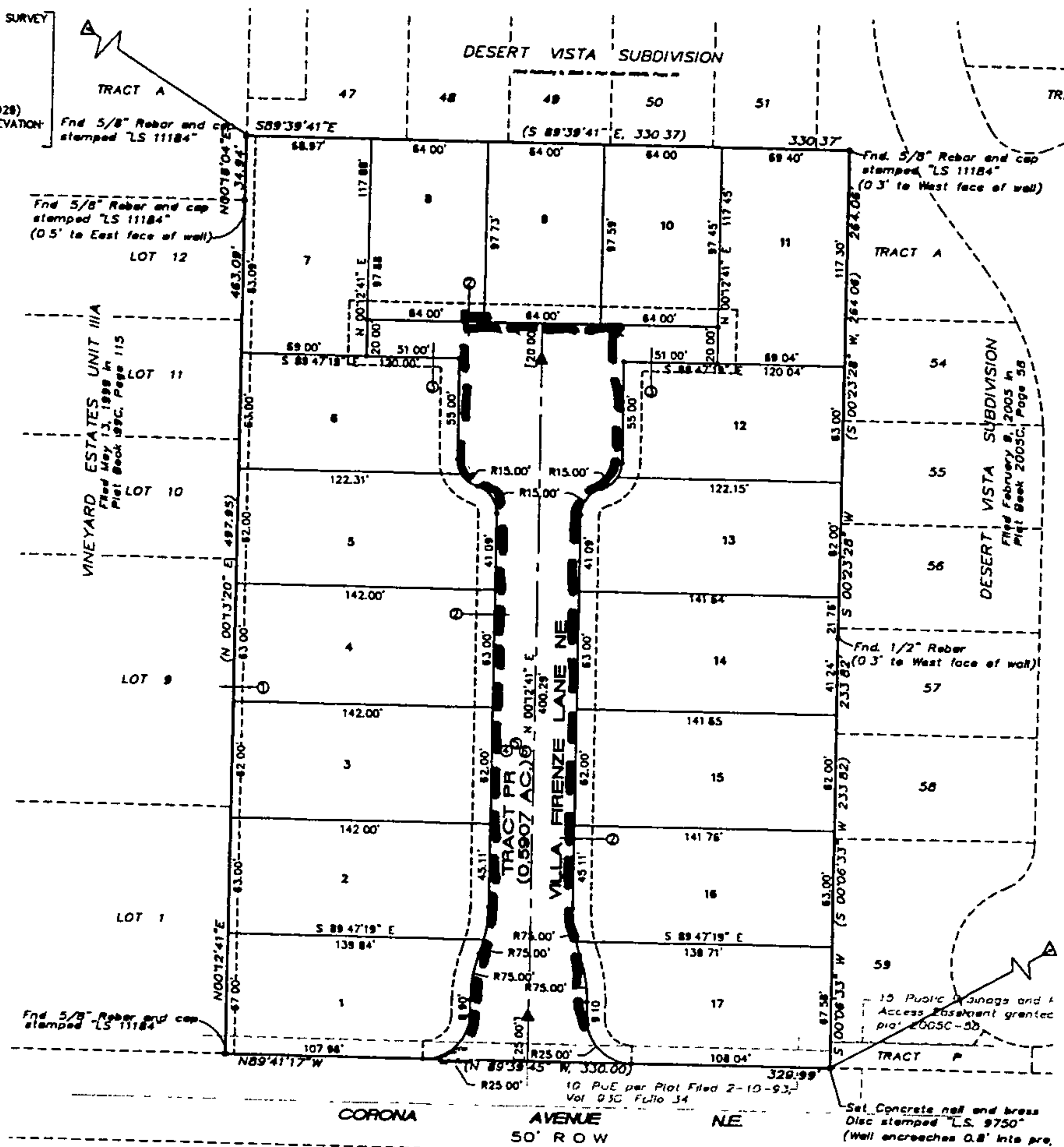
VICINITY MAP

**LEGEND**  
 — PROPERTY LINE  
 - - - ADJOINING PROPERTY LINE  
 Δ CENTERLINE MONUMENT



PRELIMINARY  
 PLAT FOR  
**VILLA  
 FRENZE**  
 BEING A REPLAT OF  
 LOT 13-A-1, BLOCK 8, TRACT 3, UNIT 3  
 NORTH ALBUQUERQUE ACRES  
 WITH THE ELENA CALLEGOS GRANT  
 PROJECTED SECTION 17, T 18 N, R. 4 E, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 2006

ALBUQUERQUE CONTROL SURVEY  
 MONUMENT "7-C18"  
 (NAD 1927)  
 X: 410,171.36  
 Y: 1,522,006.02  
 G-C: 0.89647055  
 ELEVATION:  
 5488.076 (NAVD 1928)  
 (ADJUSTED NAVD 88 ELEVATION:  
 5485.74)



**LEGAL DESCRIPTION**  
 Lot numbered Thirteen-A-1, (13-A-1) in Block numbered Six (6), of  
 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, a Subdivision in  
 Albuquerque, New Mexico, as the same is shown and designated on  
 the plat thereof, filed in the office of the County Clerk of Bernalillo  
 County, New Mexico, on July 13, 2004 in Book 2004C, page 209

**ACS BENCHMARK**  
 ALBUQUERQUE CONTROL SURVEY MONUMENT "2-B20"  
 (NAVD 1928)  
 ELEVATION 5447.025

- SITE DATA**
- TOTAL LAND AREA = 3.7711 ACRES
  - NUMBER OF EXISTING LOTS IS 1
  - NUMBER OF PROPOSED RESIDENTIAL LOTS IS 17
  - CURRENT ZONING: R-D
  - ALL STREETS WILL BE PRIVATE BY PLAT DEDICATION AND BE MAINTAINED BY THE FUTURE SUBDIVISION HOME OWNERS ASSOCIATION. NO LOT SHALL HAVE DIRECT ACCESS TO CORONA AVE NE.
  - ALL STREETS HAVE EASEMENT AND PAVING WIDTHS PER DPM STANDARDS.
  - CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

- EASEMENTS**
- 5' PRIVATE DRAINAGE EASEMENT GRANTED BY FINAL PLAT
  - 10' PUBLIC UTILITY EASEMENT TO BE GRANTED BY FINAL PLAT
  - 5' PUBLIC UTILITY EASEMENT TO BE GRANTED BY FINAL PLAT
  - BLANKET PRIVATE ROADWAY AND DRAINAGE EASEMENT COVERING TRACT PR GRANTED BY FINAL PLAT
  - BLANKET PUBLIC WATER AND SANITARY SEWER EASEMENT COVERING TRACT PR GRANTED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT
  - BLANKET PUBLIC EMERGENCY VEHICLE ACCESS COVERING TRACT PR GRANTED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT

- NOTES**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS Δ WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #7718"
  - ALL STREET CENTERLINE MONUMENTS SHOWN THUS Δ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #7718"
  - BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN
  - BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
  - DISTANCES WILL BE GROUND DISTANCES.
  - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION
  - THERE SHALL BE A MINIMUM OF 2,400 SQUARE FEET OF OPEN SPACE PROVIDED FOR EACH LOT WITHIN THE SUBDIVISION

**EXHIBIT C**  
 Date 9/13/06

ALBUQUERQUE CONTROL SURVEY  
 MONUMENT "2-B20"  
 (NAD 1927)  
 X: 415,456.31  
 Y: 1,524,061.28  
 G-C: 0.8963810  
 ELEVATION 5447.025 (NAVD 1928)

--- DEFERRED  
 SIDEWALK

APPROVED FOR MONUMENTATION  
 AND STREET NAMES

**SIDEWALK**  
 CITY SURVEYOR DATE

OWNER'S  
**DEFERRAL**  
 DATE

FINAL SOLUTIONS  
**EXHIBIT**

ISACSON & ARFMAN, P.A.  
 Consulting Engineering Associates  
 125 Main Street N.E.  
 Albuquerque, New Mexico 87102  
 Ph. 505-263-3525 Fax 505-263-2602  
 1526PLM DWG/Rev. 08.17.06

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<p><b>SUBDIVISION</b></p> <p><input checked="" type="checkbox"/> Major Subdivision action (<u>SKETCH PLAT</u>)</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> for Subdivision Purposes</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE</b></p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p><b>S</b></p> <p><b>Z</b></p> <p><b>V</b></p> <p><b>P</b></p> <p><b>L</b></p> <p><b>D</b></p>	<p><b>ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local &amp; Collector)</p> <p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
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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: INFILL SOLUTIONS PHONE: 505-401-7844  
 ADDRESS: 723-B SILVER AVE., S.W. FAX: 505-242-1872  
 CITY: ALBUQUERQUE STATE N.M. ZIP 87102 E-MAIL: calott@infillsolutions.com  
 Proprietary interest in site: BUYER List all owners: CHURCH OF LATTER DAY SAINTS  
 AGENT (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW FOR A 17-LOT SUBDIVISION WITHIN VINEYARD ESTATES SECTOR DEVELOPMENT PLAN

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. 13-A-1 Block: 6 Unit: \_\_\_\_\_  
 Subdiv. / Adn. NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3  
 Current Zoning: RD Proposed zoning: RD  
 Zone Atlas page(s): C-20-2 No. of existing lots: 1 No. of proposed lots: 17  
 Total area of site (acres): 3.77 Density if applicable: dwellings per gross acre: 4.5 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. 102006421323930920 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: CORONA AVENUE  
 Between: VENTURA and MENDOCINO DRIVE  
MENDOCINO

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1002730

Check-off if project was previously reviewed by Sketch/Plat/Plan? or Pre-application Review Team? . Date of review: \_\_\_\_\_  
 SIGNATURE [Signature] DATE 2/28/2006  
 (Print) CHRISTOPHER CALOTT  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>06DRB</u> <u>00265</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>3/8/06</u></p>	<p>Action</p> <p><u>SK</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>(53)</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>0</u></p>
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Jim Sims 2/28/06

Project # 1002730

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Design elevations & cross sections of perimeter walls 3 copies
- 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
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**Your attendance is required.**

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

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

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
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  - 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.

CHRISTOPHER CALOTT  
 Applicant name (print)  
[Signature] 2/28/2006  
 Applicant signature / date

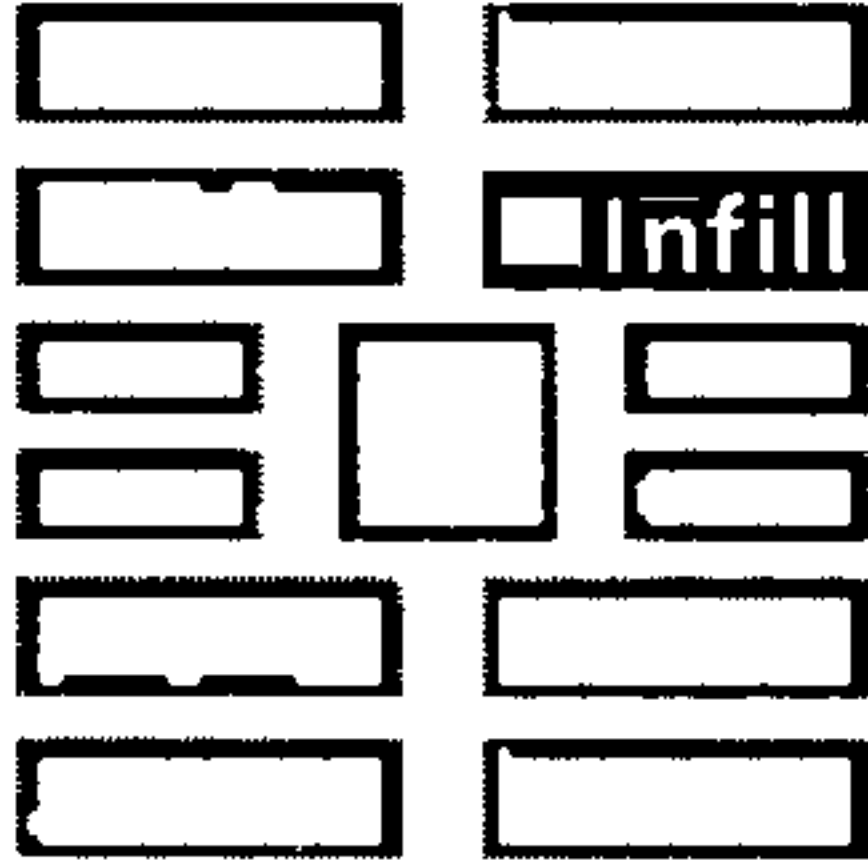


Form revised 8/04, 1/05 & 10/05

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

Application case numbers  
 06DRB - 06265

Kim Sims 2/28/06  
 Planner signature / date  
**Project #** 1002730



**Infill Solutions**  
Innovative Urban Design and Development

February 28, 2006

**DEVELOPMENT**

Design Review Board  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street, NW  
Albuquerque, New Mexico  
8 7 1 0 2

**DEVELOPMENT**

Dear Design Review Board,

We are submitting these drawings for a 17-lot subdivision for your Sketch Plat review. This 3.77 acre site is located within The Vineyard Sector Development Plan in the Northeast Heights. The site is presently owned by the Church of Jesus Christ and Latter Day Saints and was intended to be a church, though it appears to be zoned RD. Our proposal would provide for 17 platted single-family detached house lots with a "plaza" design element serving as a cul-de-sac on the north end.

We greatly look forward to your input and comments on this proposed platting.

Very Best,

Christopher Calott  
Partner  
INFILL SOLUTIONS




1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.



B-19-Z

B-20-Z

B-21-Z

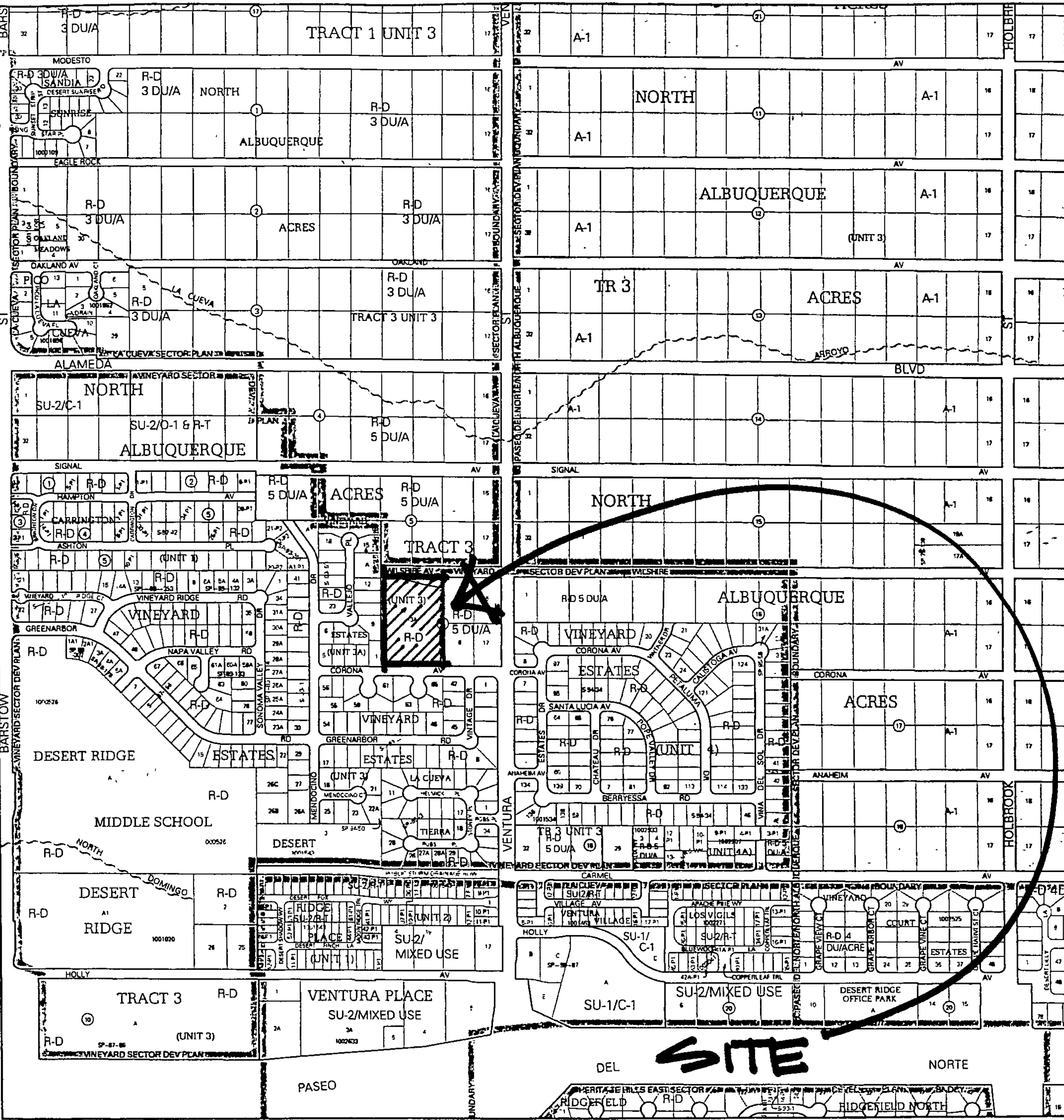
C-19-Z

C-21-Z

D-19-Z

D-21-Z

D-20-Z

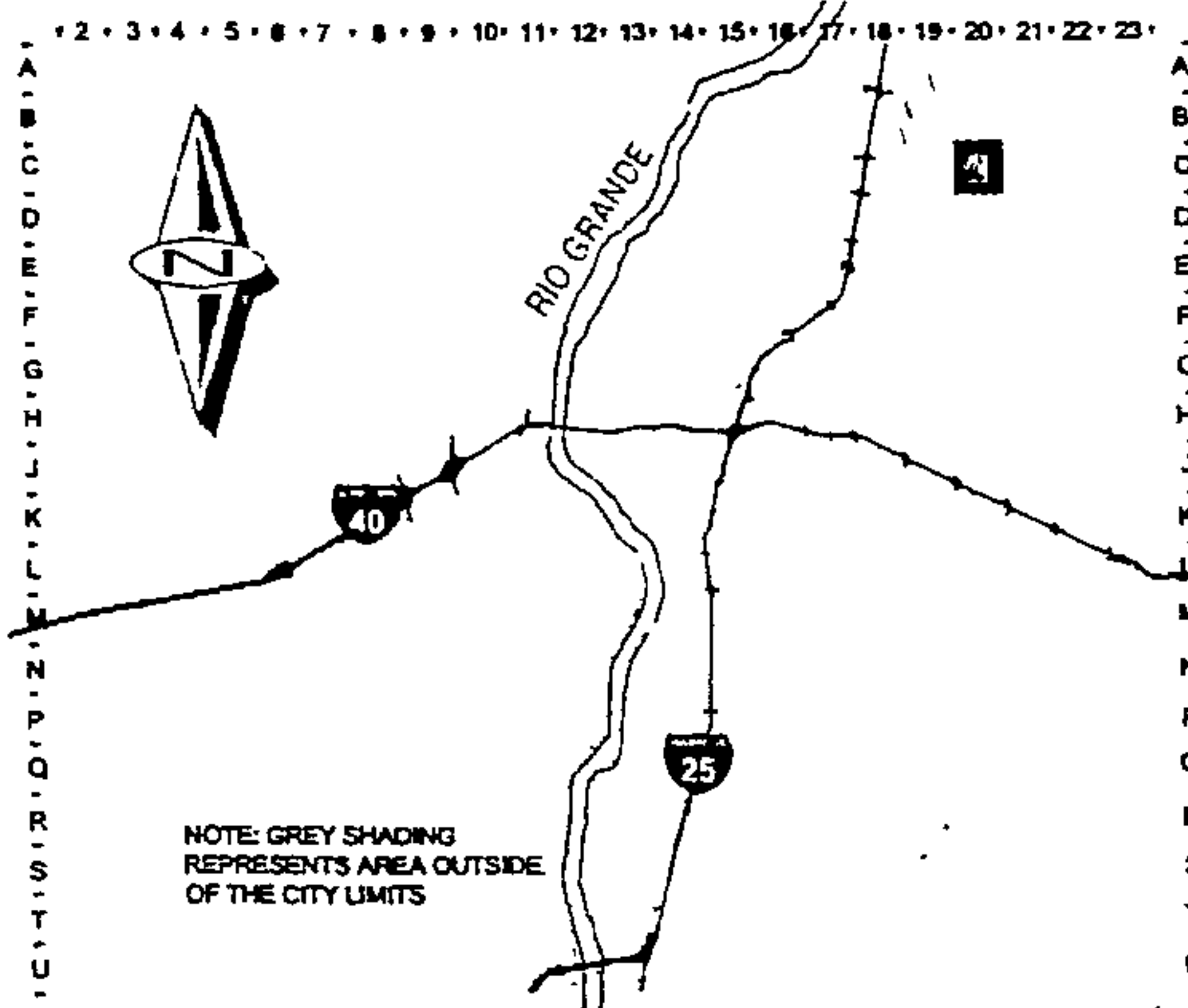
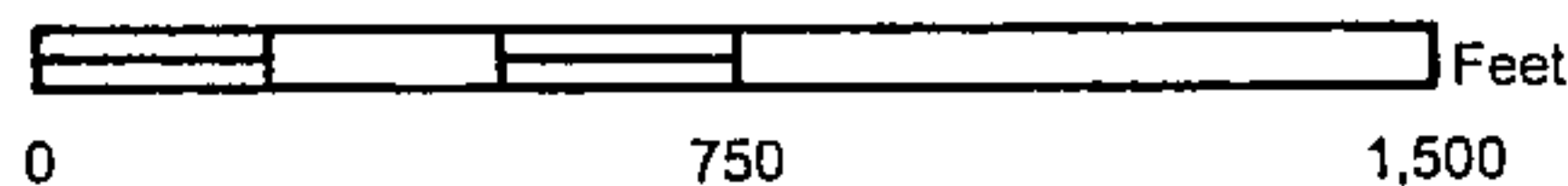


Zone Atlas Page: **C-20-Z**

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

Selected Symbols

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

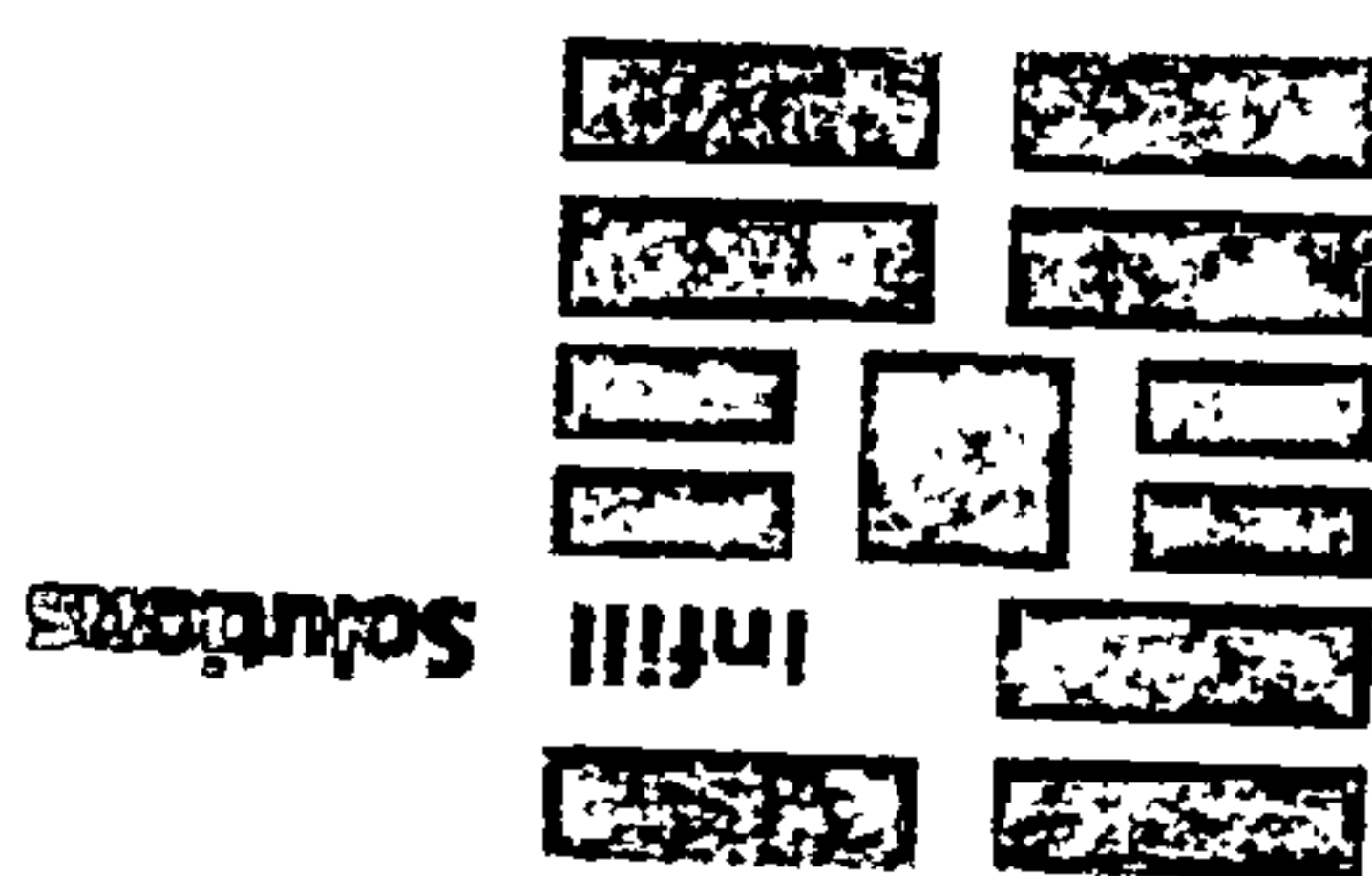


NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

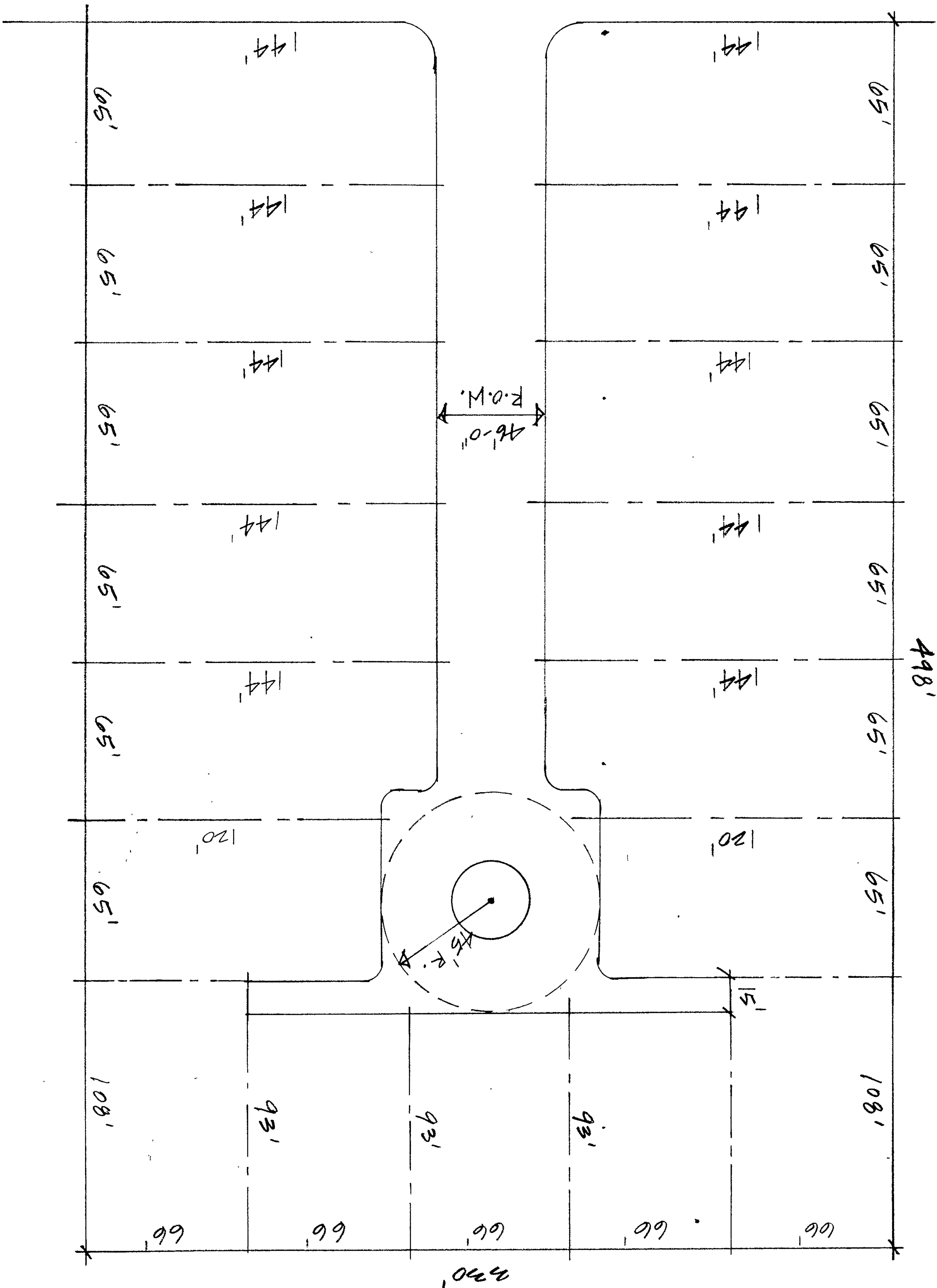
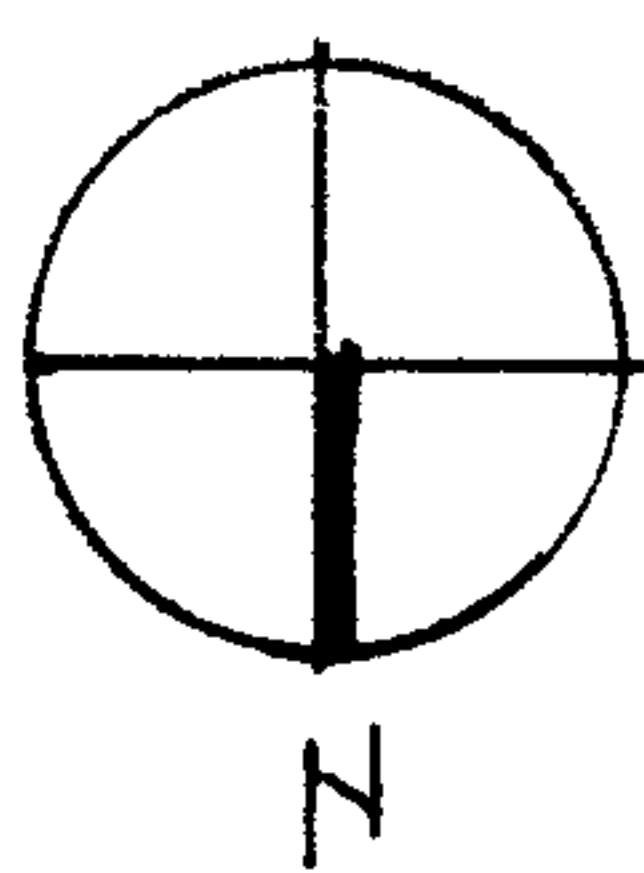
**THREE HUNDRED YEARS**  
1706 - 2006  
**ALBUQUERQUE**  
*Haciendo Historia*  
**AGIS**  
Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
© Copyright 2004

PRELIMINARY PLAT

2/28/2006



CORONA AVENUE



498'

46'-0" R.O.W.

15' R.

320'

108'

65'

65'

65'

65'

65'

65'

15'

120'

144'

144'

144'

144'

144'

93'

15'

93'

15'

93'

15'

108'

65'

65'

65'

65'

65'

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66'

66'

66'

66'

144'

144'

144'

144'

144'

120'

65'

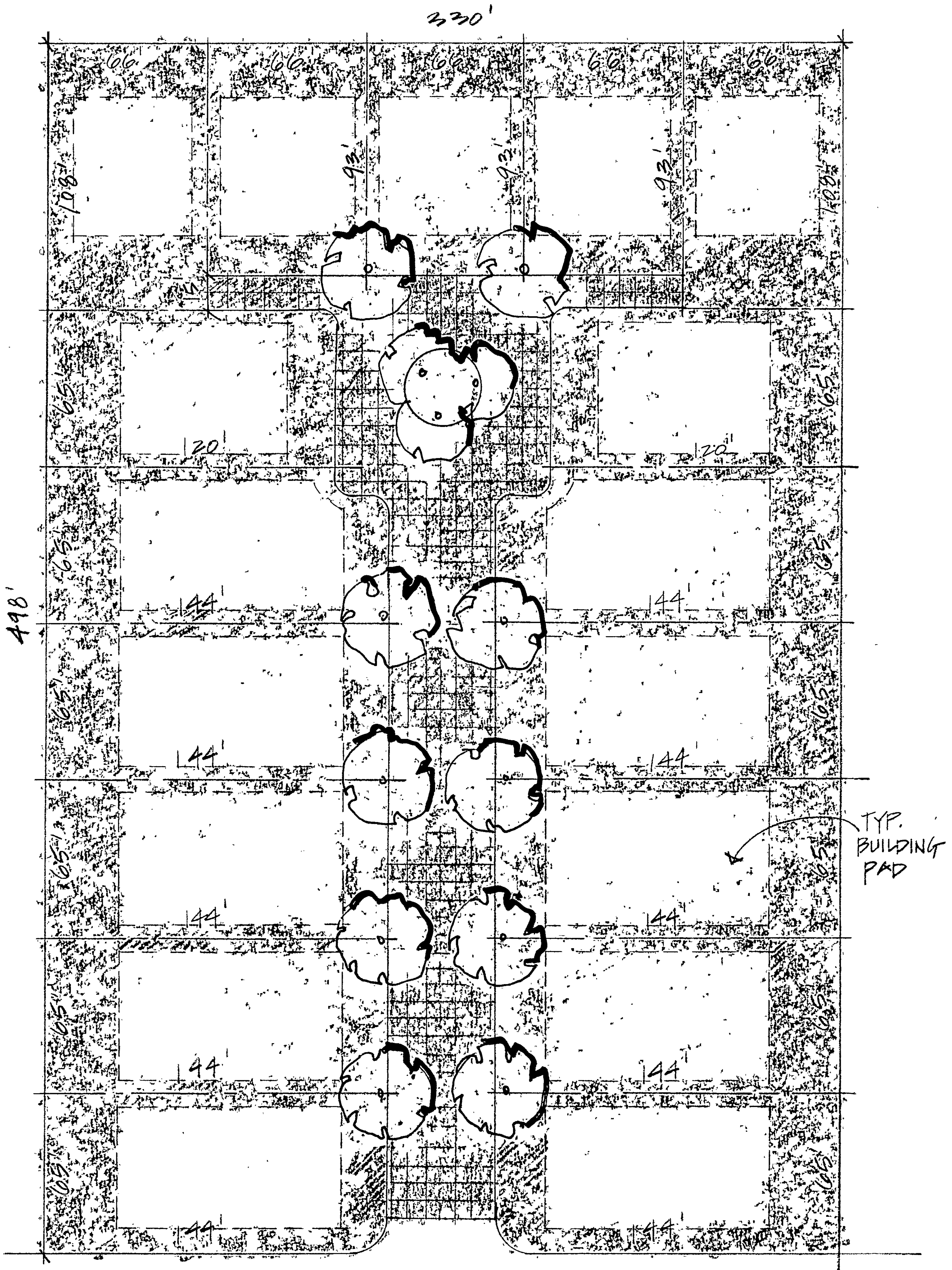
65'

65'

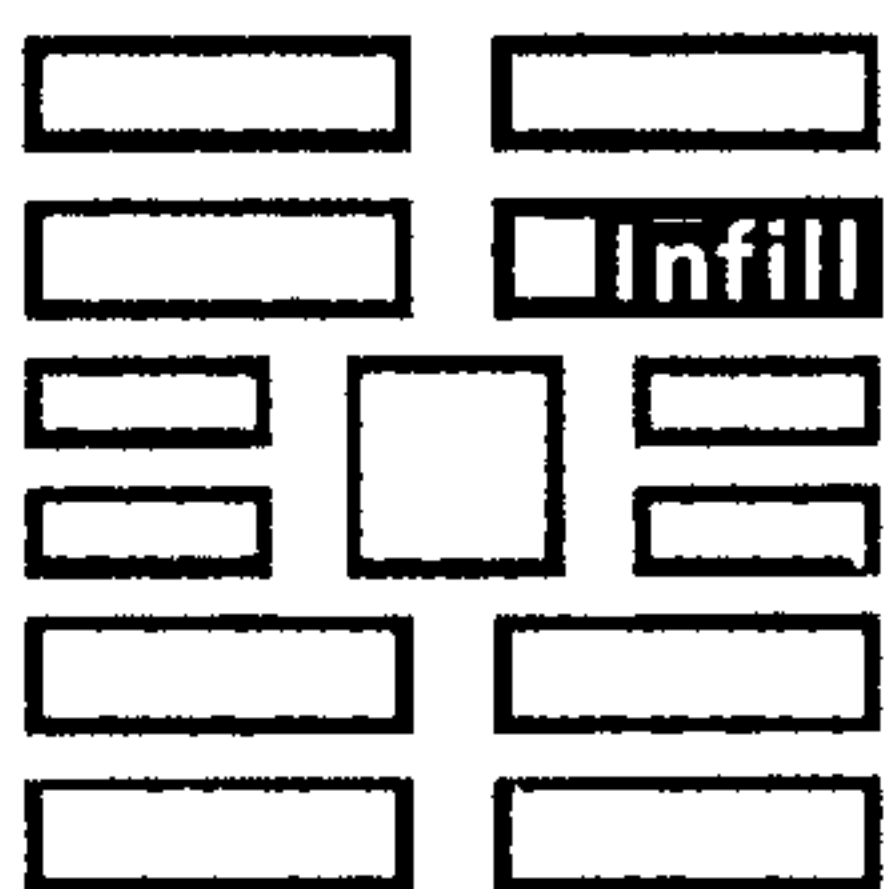
65'

65'

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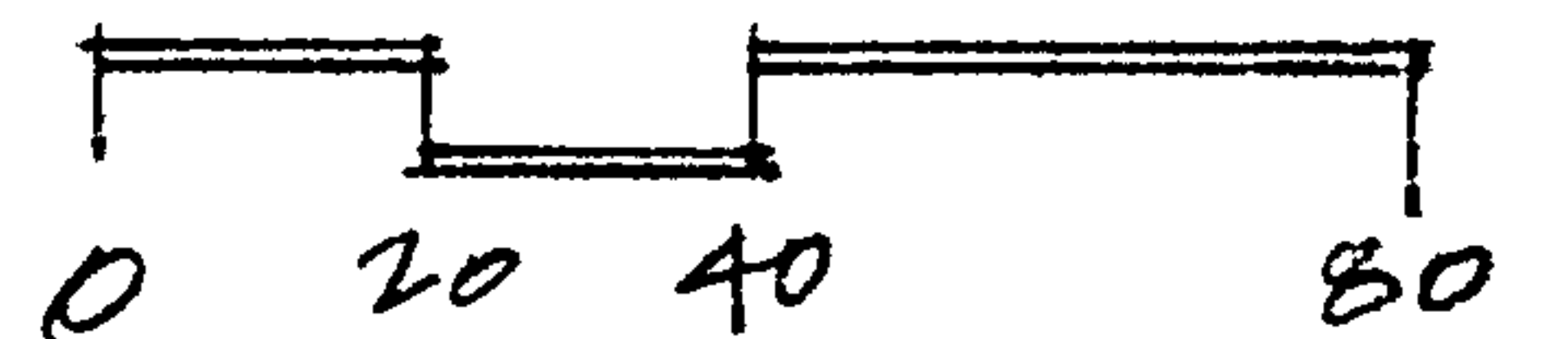
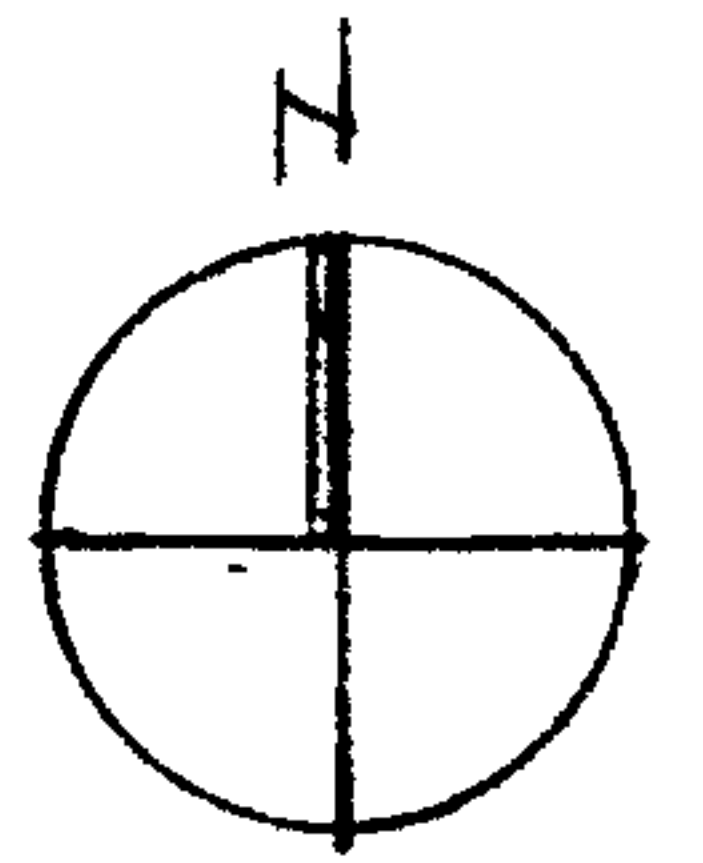


**LOMONA AVE.**



**Solutions**  
 Innovative Urban Design and Development  
 723-B Silver Avenue, SW  
 Albuquerque, NM 87102

**SITE SKETCH**





# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

<b>SUBDIVISION</b>		Supplemental form	
<input checked="" type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Minor Subdivision action	<b>S</b>	<b>Z</b>
<input type="checkbox"/> Vacation	<input type="checkbox"/> Variance (Non-Zoning)	<b>ZONING &amp; PLANNING</b>	
<b>SITE DEVELOPMENT PLAN</b>		<input type="checkbox"/>	Annexation
<input type="checkbox"/> for Subdivision Purposes	<input type="checkbox"/> for Building Permit	<input type="checkbox"/>	County Submittal
<input type="checkbox"/> IP Master Development Plan	<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>V</b>	EPC Submittal
<b>STORM DRAINAGE</b>		<input type="checkbox"/>	Zone Map Amendment (Establish or Change Zoning)
<input type="checkbox"/> Storm Drainage Cost Allocation Plan		<b>P</b>	Sector Plan (Phase I, II, III)
		<input type="checkbox"/>	Amendment to Sector, Area, Facility or Comprehensive Plan
		<input type="checkbox"/>	Text Amendment (Zoning Code/Sub Regs)
		<input type="checkbox"/>	Street Name Change (Local & Collector)
		<b>L A</b>	<b>APPEAL / PROTEST of...</b>
		<b>D</b>	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: Betty Blea-Homes By Marie PHONE: 991-1405  
 ADDRESS: Po Box 2777 FAX: 342-1579  
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: marie@Homesbymarie.com  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_  
 AGENT (if any): Bingham Engineering PHONE: 797-4699 or 2390697  
 ADDRESS: 6344 Belcher Ave. NE FAX: 896-2142  
 CITY: ABQ STATE NM ZIP 87109 E-MAIL: b.nafus@yahoo.com

DESCRIPTION OF REQUEST: Sketch Plat Review

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

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

Lot or Tract No. Lot 1391 / tract 3 Block: 6 Unit: 3  
 Subdiv. / Adn. North ABQ. Acres  
 Current Zoning: R-0 Proposed zoning: R-0  
 Zone Atlas page(s): C-20 No. of existing lots: 1 No. of proposed lots: 14  
 Total area of site (acres): 3.7711 Density if applicable: dwellings per gross acre: 4 dwellings per net acre: 4  
 Within city limits?  Yes. No  but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 102006421323930920 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: Ventura St. NE  
 Between: Corona Ave. NE and Wilshire Ave. NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
DRB-98-123 / S-99-40

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

SIGNATURE Brandon L. Nafus DATE 1-24-06  
 (Print) \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-00095</u>	<u>SK</u>	<u>53</u>	<u>\$0.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>02/01/06</u>			Total <u>\$0.00</u>

Sandy Handley 01/24/06 Project # 1002730

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

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

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

- MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - Design elevations & cross sections of perimeter walls 3 copies
  - 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
  - Copy of recorded SIA
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**
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  - 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.
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  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
  - Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

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

Brandon Nafus  
Applicant name (print)

Brandon Nafus  
Applicant signature / date



Form revised 8/04, 1/05 & 10/05

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

Application case numbers  
06DRB - - - - - 00095  
 - - - - -  
 - - - - -

Sandy Handley 01/24/06  
Planner signature / date

**Project #** 1002730

DESIGN REVIEW BOARD  
CITY OF ALBUQUERQUE

RE:SKETCH PLAT REVIEW – 3.7711 ACRE TRACT

This proposed project is located just west of Ventura Street, between Corona Avenue and Wilshire Avenue, as shown in the vicinity map. The owner wants to subdivide the existing 3.7711 acres into 14 lots averaging in size of 10,000 sq. ft. and larger. The sizes are depicted in the sketch plat fold out. Thank you for you time and comments on the following sketch plat review.

Sincerely,

Brandon L. Nafus

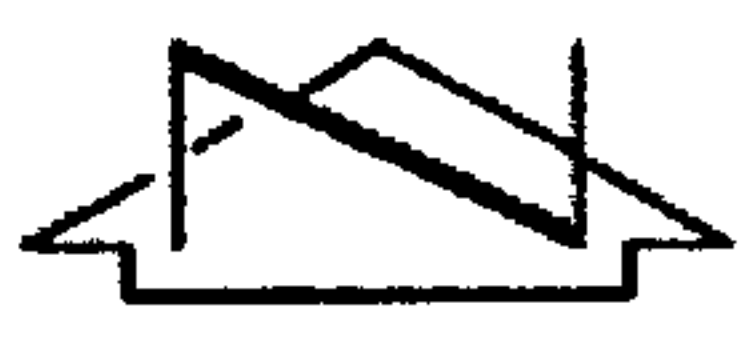




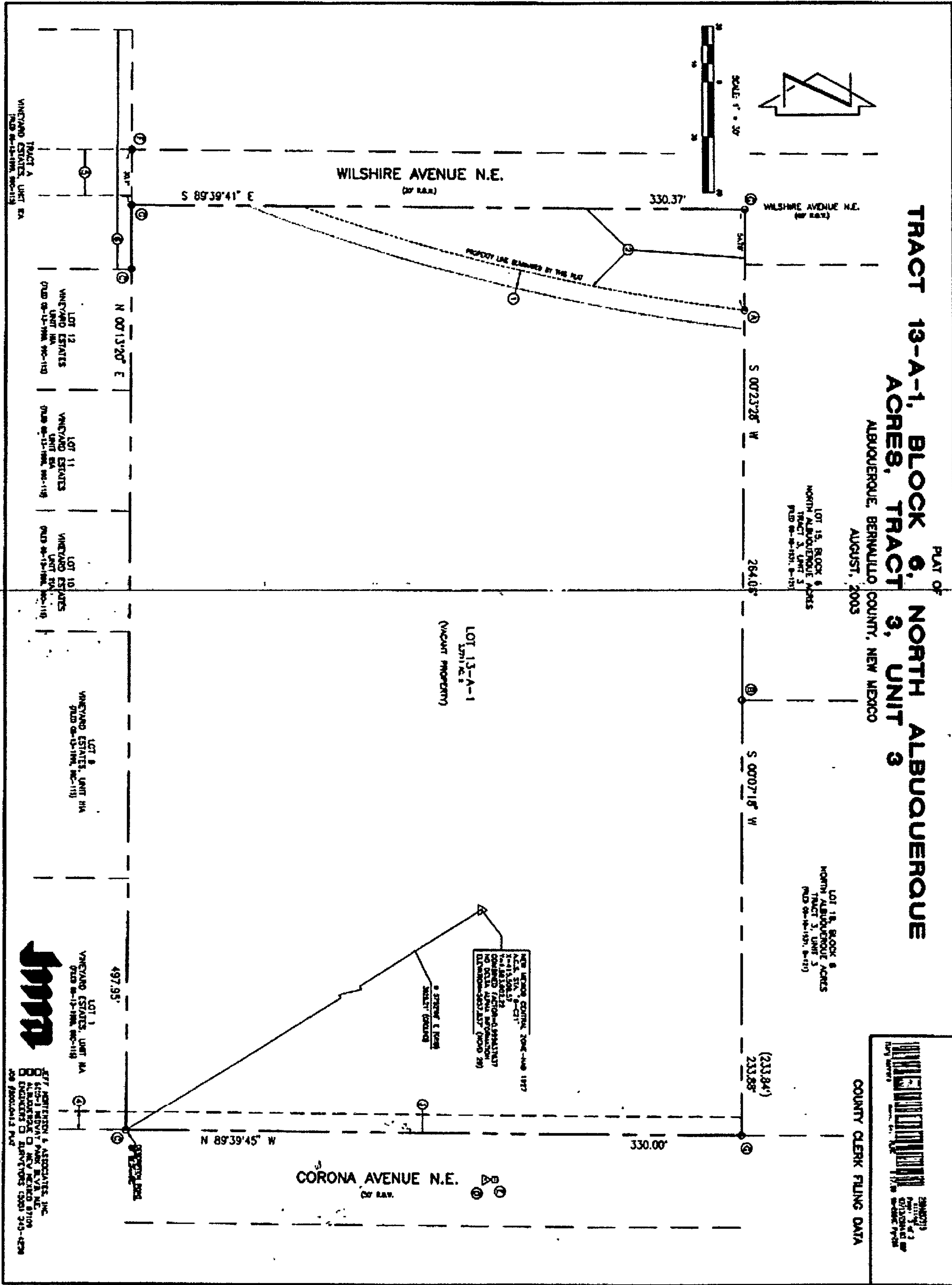
TRACT 13-A-1, BLOCK 6, NORTH ALBUQUERQUE  
ACRES, TRACT 3, UNIT 3

ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO  
AUGUST, 2003

COUNTY CLERK FILING DATA



SCALE: 1" = 30'



NEW MEXICO COUNTY ZONE-400 1972  
A.C.S. STA. 4-21  
RECORDED  
CORNER-1-SHALL NOT  
BE DETAILED INFORMATION  
DIMENSIONS-500'x17' (ROAD 20)

S. STREET & CORNER  
SMALL CORNER

LOT 13-A-1  
1.31 AC.  
(VACANT PROPERTY)

TRACT A  
VINYARD ESTATES, UNIT 8A  
PUD 00-13-1994, REC-119

LOT 12  
VINYARD ESTATES  
UNIT 8A  
PUD 00-13-1994, REC-119

LOT 11  
VINYARD ESTATES  
UNIT 8A  
PUD 00-13-1994, REC-119

LOT 10  
VINYARD ESTATES  
UNIT 8A  
PUD 00-13-1994, REC-119

LOT 9  
VINYARD ESTATES, UNIT 8A  
PUD 00-13-1994, REC-119

LOT 1  
VINYARD ESTATES, UNIT 8A  
PUD 00-13-1994, REC-119



EIT ARCHITECTURE & ASSOCIATES, INC.  
1000 UNIVERSITY AVENUE, SUITE 1000  
ALBUQUERQUE, NEW MEXICO 87102  
PH: 505-263-4228  
FAX: 505-263-4229



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION, ZONING, SITE DEVELOPMENT PLAN, APPEAL / PROTEST of... with checkboxes for various options.

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

APPLICANT INFORMATION:

NAME: Jesus Christ of Latter-Day-Saints Real Estate
ADDRESS: 830 East Second Avenue
CITY: Mesa STATE AZ ZIP 85204
PHONE: (480) 235-2488
AGENT: Jeff Mortensen & Associates, Inc.
ADDRESS: 6010-B Midway Park Blvd. NE
CITY: Albuquerque STATE NM ZIP 87109
PHONE: (505) 345-4250

DESCRIPTION OF REQUEST: Prelimin. & Final Plat Approval
Is the applicant seeking incentives pursuant to the Family Housing Development Program?
SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.
Lot or Tract No. 13-A Block: 6 Unit: 3
Subdiv. / Addn. North Albuquerque Acres, Tract 3, Unit 3
Current Zoning: R-D Proposed zoning: N/A
Zone Atlas page(s): C-20 No. of existing lots: 1 No. of proposed lots: 1
Total area of site (acres): +/- 3.7711 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? Yes. No, but site is within 5 miles of the city limits (DRB jurisdiction.)
Within 1000FT of a landfill? No
UPC No. 1-020-064-213-239-3-09-20 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: 8911 Corona Avenue, NE
Between: Ventura Street, NE and Mendocino Drive, NE

CASE HISTORY: List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): DRB Project # 1002730, 03DRB-00963 - 00965

Check-off if project was previously reviewed by Sketch Plat/Plan, or Pre-application Review Team. Date of review: July 11, 2003

SIGNATURE: Debie LeBlanc Trujillo DATE: April 14, 2004
(Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

Table with columns: INTERNAL ROUTING, Application case numbers, Action, S.F., Fees. Includes checkboxes for routing and a table of case numbers with fees.

Planner signature / date: [Signature] 4/15/04

Project #: 1002730

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

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

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

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

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, **VACANT** 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)  $\phi$  \$120<sup>00</sup>
  - 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.

JEFF MORTENSEN & ASSOC., INC.  
DEBIE LEBLANC TRUJILLO  
 Applicant name (print)  
Debie LeBlanc Trujillo  
 Applicant signature / date



Form revised February 2003

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

Application case numbers  
0404B - 00586  
 - -  
 - -

Borden 4/15/04  
 Planner signature / date

**Project #** 1002730



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B, MIDWAY PARK BLVD. NE  
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250  
F: 505.345.4254  
JMAINC@SWCP.COM

2003.041.2  
April 14, 2004

Sheran Matson, AICP Chair  
Development Review Board  
City of Albuquerque  
600 2nd Street, NW  
Albuquerque, NM 87103

Re: Final Plat Approval  
Lot 13-A, Block 6, North Albuquerque Acres, Tract 3, Unit 3  
DRB Project # 1002730

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) along with the related Fees
- Six (6) copies of the Final Plat
- City of Albuquerque Zone Atlas C - 20 (with the site marked)

On behalf of our client, Jesus Christ of Latter-Day-Saints (LDS), we are requesting Final Plat Approval for the subject property. As you may recall a vacation request was approved on July 11, 2003 for Public Right-of-Way (03DRB-00963) and Public Utility Easements (03DRB-00965). This request is to finalize the process by incorporating said vacations and replatting the property. Please schedule this matter for the next appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

*Debie LeBlanc Trujillo*  
Debie LeBlanc Trujillo

DLT  
Enclosures  
xc: Doug Cheesman

<b>PRINCIPALS</b>	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.



5/12



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

**PAID RECEIPT**

APPLICANT NAME JESUS CHRIST OF LATTER DAY ST. RE,  
 AGENT JEFF MORTENSEN & ASSOC, Inc,  
 ADDRESS 6010-D Midway Prk Blvd, NE 87109  
 PROJECT & APP # 1002730 / 04DRB-00586  
 PROJECT NAME JESUS CHRIST OF LDS

\$ 20<sup>00</sup> 469099/4916000 Conflict Management Fee  
 \$ 215 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  
 \$ 235<sup>00</sup> TOTAL AMOUNT DUE

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

04/15/2004 11:38AM  
 RECEIPT# 00022425 MS# 008 TRAM# 0011  
 Account 469099 Fund 0110  
 Activity 4916000  
 Trans Amt \$235.00  
 J24 Misc \$20.00

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

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

04/15/2004 11:39AM LDC: ANN  
 X  
 RECEIPT# 00022425 MS# 008 TRANS# 0011  
 Account 441006 Fund 0110  
 Activity 4983000 TRSDM#  
 Trans Amt \$235.00  
 J24 Misc \$215.00  
 CR \$235.00  
 CHANGE \$0.00

Thank You

CounterReceipt.doc 12/29/03



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

7-11-2003

**3. Project # 1002730**

03DRB-00963 Major-Vacation of Pub Right-of-Way  
03DRB-00965 Major-Vacation of Public Easements  
03DRB-00964 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for JESUS CHRIST OF LATTER DAY SAINTS REAL ESTATE, request(s) the above action(s) for all or a portion of Lot(s) 13-A, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: DRB-93-32, SP-93-16, DRB-98-123, S-99-40] (C-20)

At the July 9, 2003, Development Review Board meeting, the Vacations were approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
3. Final disposition shall be through the City Real Estate Office.
4. 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.

The request for Sketch Plat was reviewed and comments were given.

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

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





**OFFICIAL NOTICE OF DECISION  
PAGE 2**

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 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: Jesus Christ of Latter-Day-Saints Real Estate, 830 East Second Avenue, Mesa, AZ 85204

Jeff Mortensen & Associates, 6010-B Midway Park Blvd NE, 87109

Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002730**

**AGENDA ITEM NO: 3**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

See staff report dated 7-9-03.

**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:** July 9, 2003

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002730 AGENDA#: 3 DATE: 7.9.03

1. Name: *Chuck Cole* Address: *JMA* 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: \_\_\_\_\_



**Patti A. Morse**

07/01/03 02:03 PM

To: Claire A. Senova/PLN/CABQ@COA

CC:

Subject: DRB COMMENTS DUE 07/02/03

A review of the following DRB 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.

Project 1001372

no comments

Project 1002731

traffic volume  
lighting issues  
maintenance of landscaping  
a higher probability of crimes during evening/weekend hours

*Informational*

~~Project 1002730~~

traffic control devices  
lighting issues  
maintenance of landscaping

*Comment*

Project 1000938

no comments



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 9, 2003

**Project # 1002730**

03DRB-00963 Major-Vacation of Pub Right-of-Way

03DRB-00965 Major-Vacation of Public Easements

03DRB-00964 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for JESUS CHRIST OF LATTER DAY SAINTS REAL ESTATE, request(s) the above action(s) for all or a portion of Lot(s) 13-A, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: DRB-93-32, SP-93-16, DRB-98-123, S-99-40] (C-20)

AMAFCA	No comment.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	Letter sent to Vineyard Estates (R) Neighborhood Assn.
APS	No comments received.
Police Department	No comments received.
Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

The Hydrology section has no objection to the vacation of excess R/W.  
Coordination with adjoining property owner to plat concurrently

Transportation Development

No objection to the right-of-way vacation. Refer to the agencies having interest in the easement for comments on the vacation action. A site sketch showing 6<sup>th</sup> Street is needed.

Parks & Recreation

No Objection.

Utilities Development

No objection to Vacation requests.

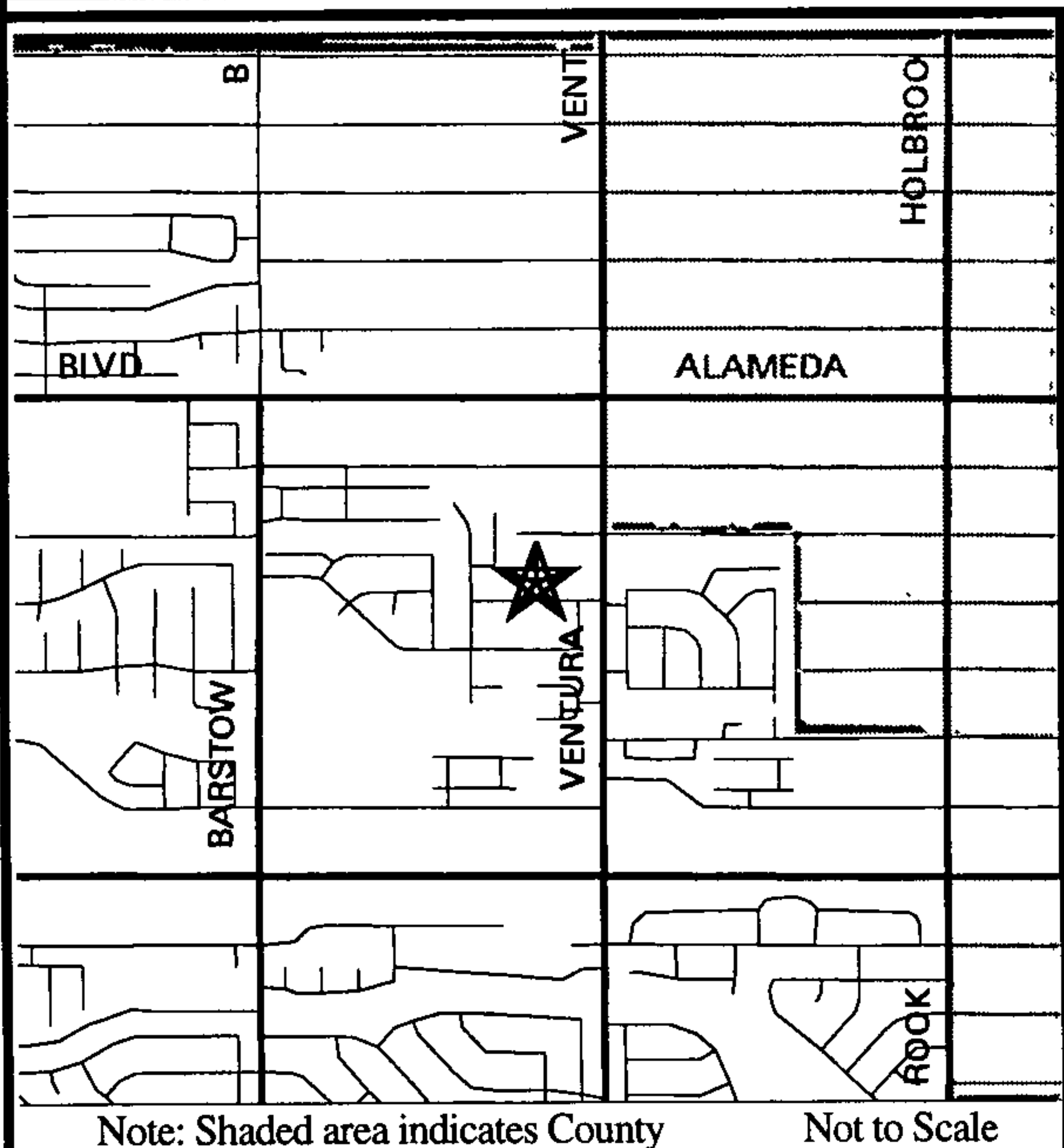
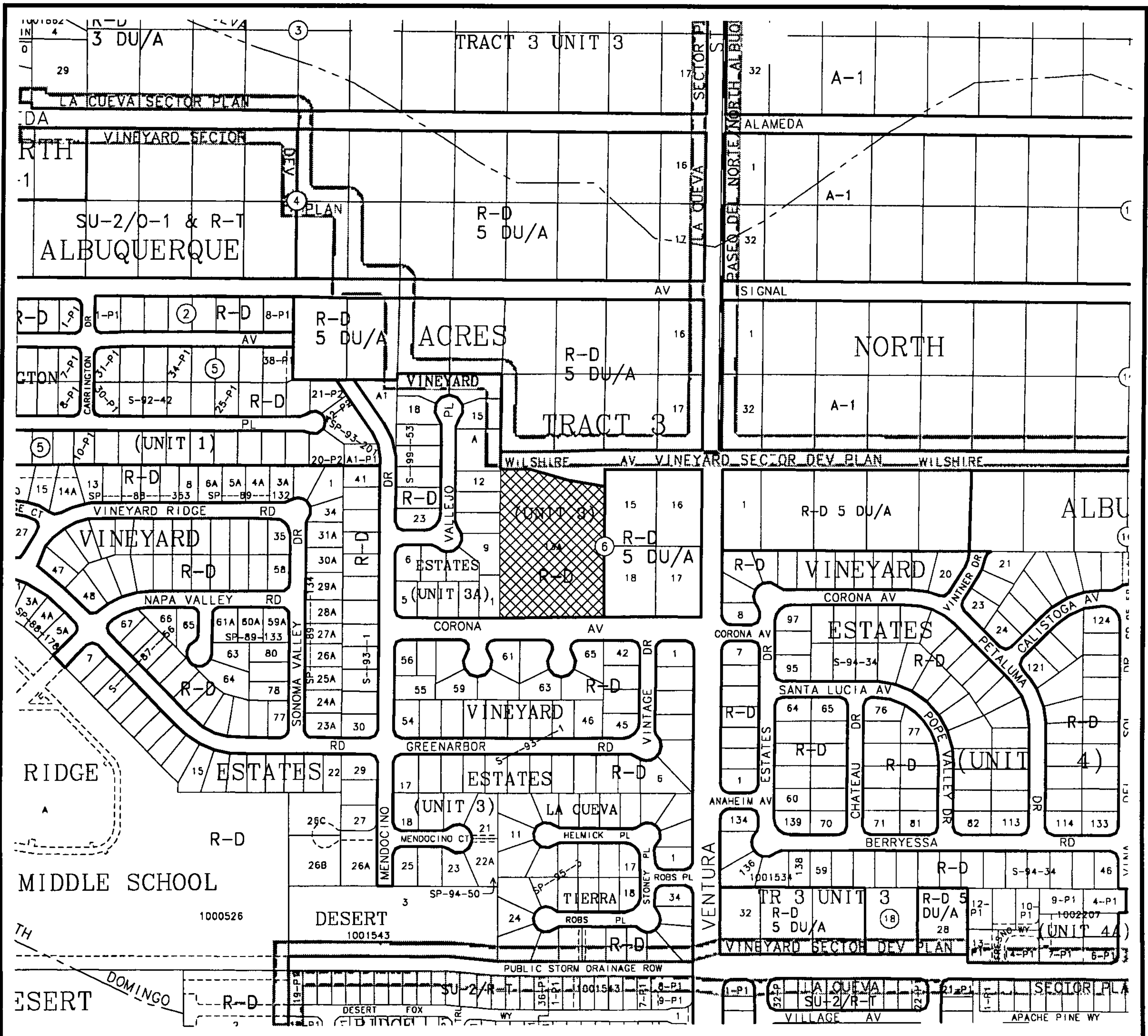
Planning Department

Defer to Transportation Development. If the vacations are approved, applicant has one year to file the plat recording the vacations.

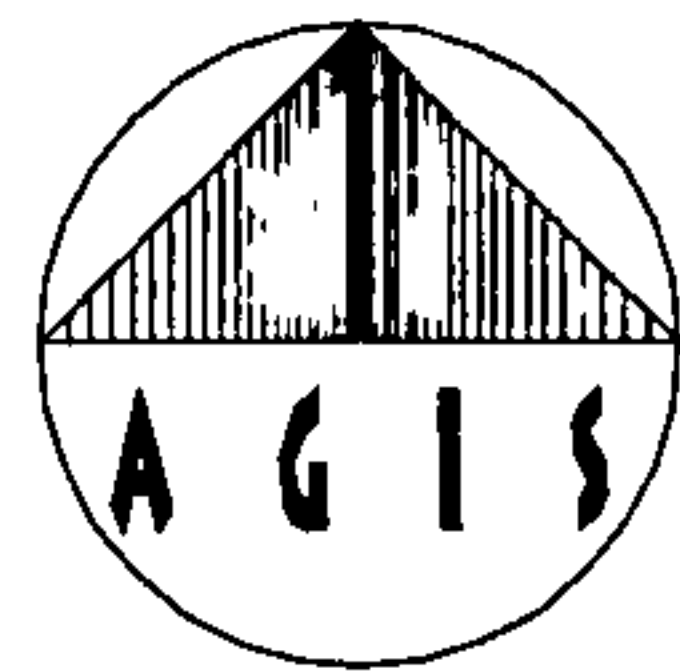
**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

cc: Jesus Christ of Latter-Day-Saints Real Estate, 830 East Second Avenue,  
Mesa, AZ 85204

Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109



### ZONING MAP



Scale 1" = 450'

PROJECT NO.  
1002730

HEARING DATE  
7-9-03

MAP NO.  
C-20

ADDITIONAL CASE NUMBER(S)  
03DRB-00964  
03DRB-00963  
03DRB-00965



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

**Project # 1000938**

03DRB-00929 Major-Two Year SIA  
*Procedure B to be extended & converted to "B"*  
*Modified for LOMR*

03DRB-00937 Major- Two Year SIA  
*Extension of "B" Modified*

BOHANNAN HUSTON INC , agent(s) for GSL PROPERTIES INC., request(s) the above action(s) for all or a portion of Tract(s) G-3-A and G-3-B, **MANZANO MESA**, zoned SU-1 R-2, located on EUBANK BLVD NE, between SOUTHERN BLVD NE and STEPHEN MOODY ST NE containing approximately 37 acre(s). [REF:01440-00943] (L-21)

**Project # 1001372**

03DRB-00950 Major-Vacation of Public Easements  
03DRB-00951 Major-Vacation of Public Easements  
03DRB-00953 Major-Preliminary Plat Approval  
03DRB-00952 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), 18A-1 (**VISTA CANTERA SUBDIVISION**), zoned R-LT, located on RAINBOW BLVD NW, between VENTANA RANCH RD NW and VENTANA VILLAGE RD NW containing approximately 4 acre(s). [REF: 02DRB-00240] (B-9)

~~**Project # 1002730**~~

03DRB-00963 Major-Vacation of Pub Right-of-Way  
03DRB-00965 Major-Vacation of Public Easements  
03DRB-00964 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for JESUS CHRIST OF LATTER DAY SAINTS REAL ESTATE, request(s) the above action(s) for all or a portion of Lot(s) 13-A, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: DRB-93-32, SP-93-16, DRB-98-123, S-99-40] (C-20)

**Project # 1002731**

03DRB-00966 Major-Vacation of Pub Right-of-Way  
03DRB-00967 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, **ALBRIGHT-MOORE ADDITION**, zoned SU-2 special neighborhood zone, S-R (Sawmill), located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s) (J-14)

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

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 23, 2003.**



# 314

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

Meeting Date: 7-9-03  
Zone Atlas Page: C-20-E  
Notification Radius: 100 Ft.

App# <u>13DR23-00963</u>
Proj# <u>1002730</u>
Other# <u>13DR23-00964</u>
<u>13DR23-00965</u>

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

Applicant: Jesus Christ of Latter-Day-Saints Real Estate ✓  
Address: 830 East Second Ave, Mesa AZ 85204  
Agent: Jeff Mortenson & Associates, Inc. ✓  
Address: 6010-B Midway Park Blvd NE, 87109

SPECIAL INSTRUCTIONS

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

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

Date Mailed: 6-19-03  
Signature: K. Tsethlikai

102006420728120113 LEGAL: \* 02 0 00 5QUERQUE ACRES TRACT 3 UNIT 3 NORTH ALBU LAND USE:  
 PROPERTY ADDR: 00000 WILSHIRE AVE NE  
 OWNER NAME: WICKE HOWARD TRUSTEE HOWARD WI  
 OWNER ADDR: 00001 ROOSEVELT DR ATHENS OH 45701

102006422328120114 LEGAL: \* 01 9 00 5TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES LAND USE:  
 PROPERTY ADDR: 00000 WILSHIRE AVE NE  
 OWNER NAME: WICKE HOWARD TRUSTEE HOWARD WI  
 OWNER ADDR: 00001 ROOSEVELT DR ATHENS OH 45701

102006423928120115 LEGAL: \* 01 8 00 5NORTH ALBUQ ACRES UN3 TR3 LAND USE:  
 PROPERTY ADDR: 00000 WILSHIRE AVE NE  
 OWNER NAME: WICKE HOWARD TRUSTEE HOWARD WI  
 OWNER ADDR: 00001 ROOSEVELT DR ATHENS OH 45701

102006419128031014 LEGAL: LOT 15 S UBDIVISION PLAT OF VINEYARD ESTATES UNIT I LAND USE:  
 PROPERTY ADDR: 00000 8920 VALLEJO PL NE  
 OWNER NAME: RUBI ISIDRO JR & JANICE L  
 OWNER ADDR: 08920 VALLEJO PL NE ALBUQUERQUE NM 87122

102006419126831013 LEGAL: TRAC T A SUBDIVISION PLAT OF VINEYARD ESTATES UNIT LAND USE:  
 PROPERTY ADDR: 00000 8912 VALLEJO PL NE  
 OWNER NAME: HOECH REAL ESTATE CORP  
 OWNER ADDR: 08300 CARMEL AV NE ALBUQUERQUE NM 87122

102006421323930920 LEGAL: LT 1 3-A BLK 6 NORTH ALBUQUERQUE ACRES (PLAT OF LT LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: CHURCH OF JESUS CHRIST OF LATT  
 OWNER ADDR: 00050 EAST NORTH TEMPLE SALT LAKE CITY UT 84150

102006423825030918 LEGAL: LT 1 5 BL K 6 TR 3 UNIT 3 NORTH ALBQ ACRES CONT 0.88 LAND USE:  
 PROPERTY ADDR: 00000 WILSHIRE AVE NE  
 OWNER NAME: ARGYRES PETE & MARY P & ARGYRE  
 OWNER ADDR: 03911 CENTRAL AV NE ALBUQUERQUE NM 87108

102006419125831012 LEGAL: LOT 12 S UBDIVISION PLAT OF VINEYARD ESTATES UNIT I LAND USE:  
 PROPERTY ADDR: 00000 8908 VALLEJO PL NE  
 OWNER NAME: TWINING BRUCE G & DONNA L  
 OWNER ADDR: 08908 VALLEJO PL NE ALBUQUERQUE NM 87122

102006419125231011 LEGAL: LOT 11 S UBDIVISION PLAT OF VINEYARD ESTATES UNIT I LAND USE:  
 PROPERTY ADDR: 00000 8904 VALLEJO PL NE  
 OWNER NAME: GARCIA LOUIS J & STEVENS-GARCI  
 OWNER ADDR: 00515 MISSION AV NE ALBUQUERQUE NM 87107

102006419124531010 LEGAL: LOT 10 S UBDIVISION PLAT OF VINEYARD ESTATES UNIT I LAND USE:  
 PROPERTY ADDR: 00000 8900 VALLEJO PL NE  
 OWNER NAME: MENAKO JACK A  
 OWNER ADDR: 00000 ALBUQUERQUE NM 87199

102006419323731006 LEGAL: LOT 9 SU BDIVISION PLAT OF VINEYARD ESTATES UNIT II LAND USE:  
 PROPERTY ADDR: 00000 8812 VALLEJO PL NE  
 OWNER NAME: HERNANDEZ TONY D & VANESSA B  
 OWNER ADDR: 08812 VALLEJO PL NE ALBUQUERQUE NM 87122

102006423922530915 LEGAL: LT 1 8 BL K 6 TR 3 UNIT 3 NORTH ALBQ ACRES CONT 0.88 LAND USE:  
 PROPERTY ADDR: 00000 CORONA AVE NE  
 OWNER NAME: BURLINGAME PHILIP H  
 OWNER ADDR: 00112 CAMINO SANTIAGO SANTA FE NM 87501

102006418623131007 LEGAL: LOT 8 SU BDIVISION PLAT OF VINEYARD ESTATES UNIT II LAND USE:  
 PROPERTY ADDR: 00000 8808 VALLEJO PL NE  
 OWNER NAME: MALECKI DOUGLAS J JR & PATRICI  
 OWNER ADDR: 08808 VALLEJO PL NE ALBUQUERQUE NM 87112

102006419522231005 LEGAL: LOT 1 SU BDIVISION PLAT OF VINEYARD ESTATES UNIT II LAND USE:  
 PROPERTY ADDR: 00000 8819 CORONA AVE NE  
 OWNER NAME: DUPREE BRADLEY R & KELLY L  
 OWNER ADDR: 08819 CORONA AV NE ALBUQUERQUE NM 87122

102006418822131004 LEGAL: LOT 2 SU BDIVISION PLAT OF VINEYARD ESTATES UNIT II LAND USE:  
 PROPERTY ADDR: 00000 8815 CORONA AVE NE  
 OWNER NAME: KILLIAN OTIS J  
 OWNER ADDR: 08815 CORONA AV NE ALBUQUERQUE NM 87122

102006418120230823 LEGAL: LOT 58 S UBDIVISION PLAT OF VINEYARD ESTATES UNIT 3 LAND USE:  
 PROPERTY ADDR: 00000 8814 CORONA NE  
 OWNER NAME: GROSS ARTHUR D & D JOY  
 OWNER ADDR: 08814 CORONA NE ALBUQUERQUE NM 87113

102006419920230820 LEGAL: LOT 61 S UBDIVISION PLAT OF VINEYARD ESTATES UNIT 3 LAND USE:  
 PROPERTY ADDR: 00000 8826 CORONA AVE NE  
 OWNER NAME: FIRNETT JEFF P & KELLY  
 OWNER ADDR: 08826 CORONA AV NE ALBUQUERQUE NM 87122

102006420720230819 LEGAL: LOT 62 S UBDIVISION PLAT OF VINEYARD ESTATES UNIT 3 LAND USE:  
 PROPERTY ADDR: 00000 8900 CORONA AVE NE  
 OWNER NAME: WINGERS NELSON J & JANEL F  
 OWNER ADDR: 08900 CORONA AV NE ALBUQUERQUE NM 87122

102006422620230816 LEGAL: LOT 65 S UBDIVISION PLAT OF VINEYARD ESTATES UNIT 3 LAND USE:  
 PROPERTY ADDR: 00000 8912 CORONA AVE NE  
 OWNER NAME: HUFFMAN LESLIE T JR & FLORENE  
 OWNER ADDR: 08912 CORONA AV NE ALBUQUERQUE NM 87122

102006423520430815 LEGAL: LOT 42 S UBDIVISION PLAT OF VINEYARD ESTATES UNIT 3 LAND USE:  
 PROPERTY ADDR: 00000 8415 VINTAGE WAY NE  
 OWNER NAME: VERRELLE JAMES F & PATRICIA AN  
 OWNER ADDR: 08415 VINTAGE WAY NE ALBUQUERQUE NM 87122

102006423519730814 LEGAL: LOT 43 S UBDIVISION PLAT OF VINEYARD ESTATES UNIT 3 LAND USE:  
 PROPERTY ADDR: 00000 8409 VINTAGE DR NE  
 OWNER NAME: PERLMAN BRUCE J & L SHARON  
 OWNER ADDR: 08409 VINTAGE DR NE ALBUQUERQUE NM 87122

102006419619430821 LEGAL: LOT 60 S UBDIVISION PLAT OF VINEYARD ESTATES UNIT 3 LAND USE:  
 PROPERTY ADDR: 00000 8822 CORONA AVE NE  
 OWNER NAME: LITTLE WILLIAM BRADFORD & MONIC  
 OWNER ADDR: 08822 CORONA AV NE ALBUQUERQUE NM 87122

102006421019430818	LEGAL: LOT 63 S UBDIVISION PLAT OF VINEYARD ESTATES UNIT 3 LAND USE:		
	PROPERTY ADDR: 00000    8904 CORONA AVE NE		
	OWNER NAME: JAMESON JOE B & PEGGY L		
	OWNER ADDR: 08904    CORONA	AV NE ALBUQUERQUE	NM 87122
102006422219430817	LEGAL: LOT 64 S UBDIVISION PLAT OF VINEYARD ESTATES UNIT 3 LAND USE:		
	PROPERTY ADDR: 00000    8908 CORONA AVE NE		
	OWNER NAME: FOTIED GREGORY G & DANA R		
	OWNER ADDR: 08908    CORONA	AV NE ALBUQUERQUE	NM 87122

# **"Attachment A"**

**Debie LeBlanc Trujillo, Jeff Mortensen and Associates, Inc.  
Zone Map: C-20**

**VINEYARD ESTATES N.A. (R)**

**\*Eric Rhoades**

8616 Greenarbor Rd. NE/87122 856-2177 (h)

Mike Brewer

8700 Aston Pl. NE/87122 828-0371 (h) 884-1682 ext 213 (w)

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

# 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.

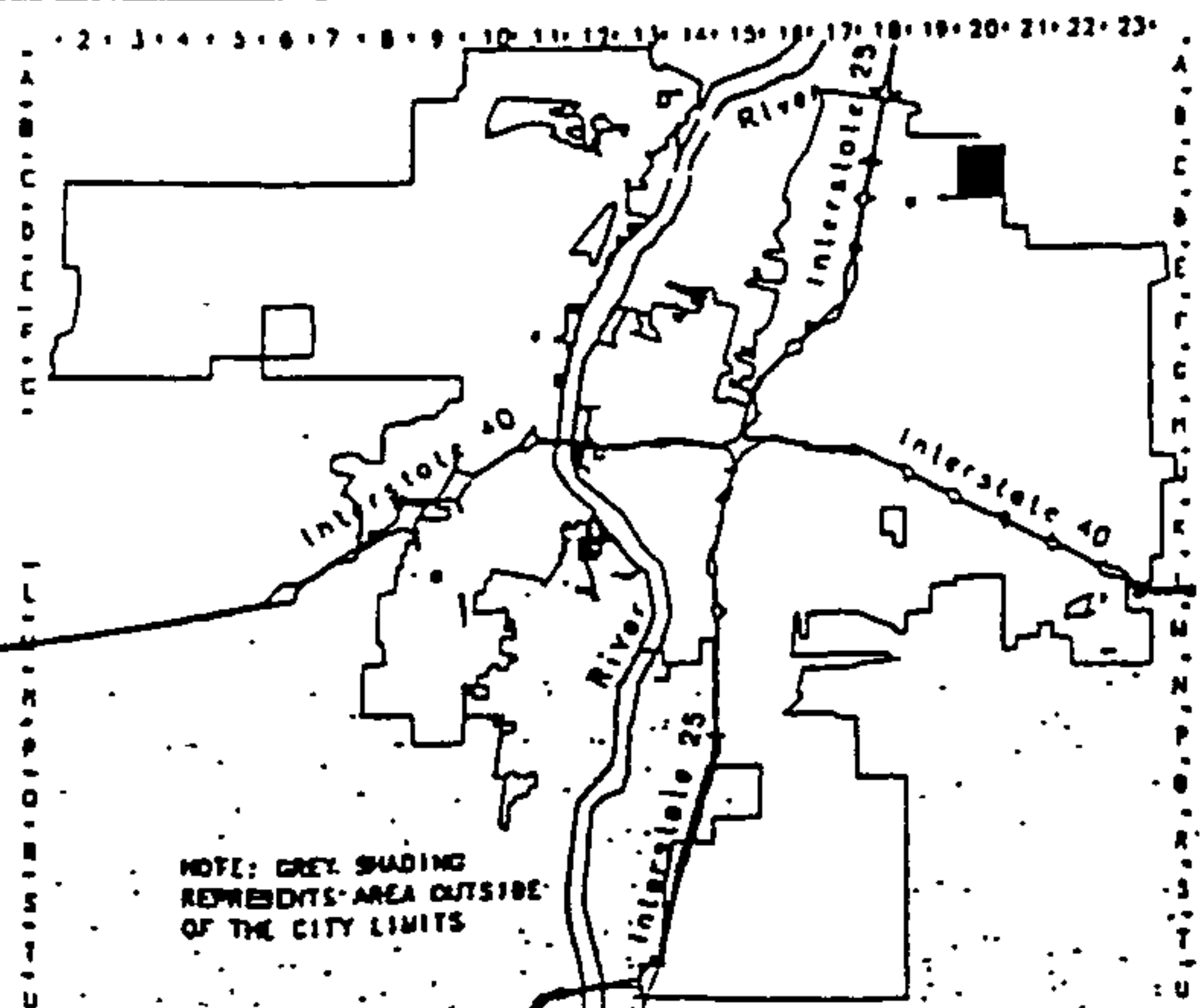
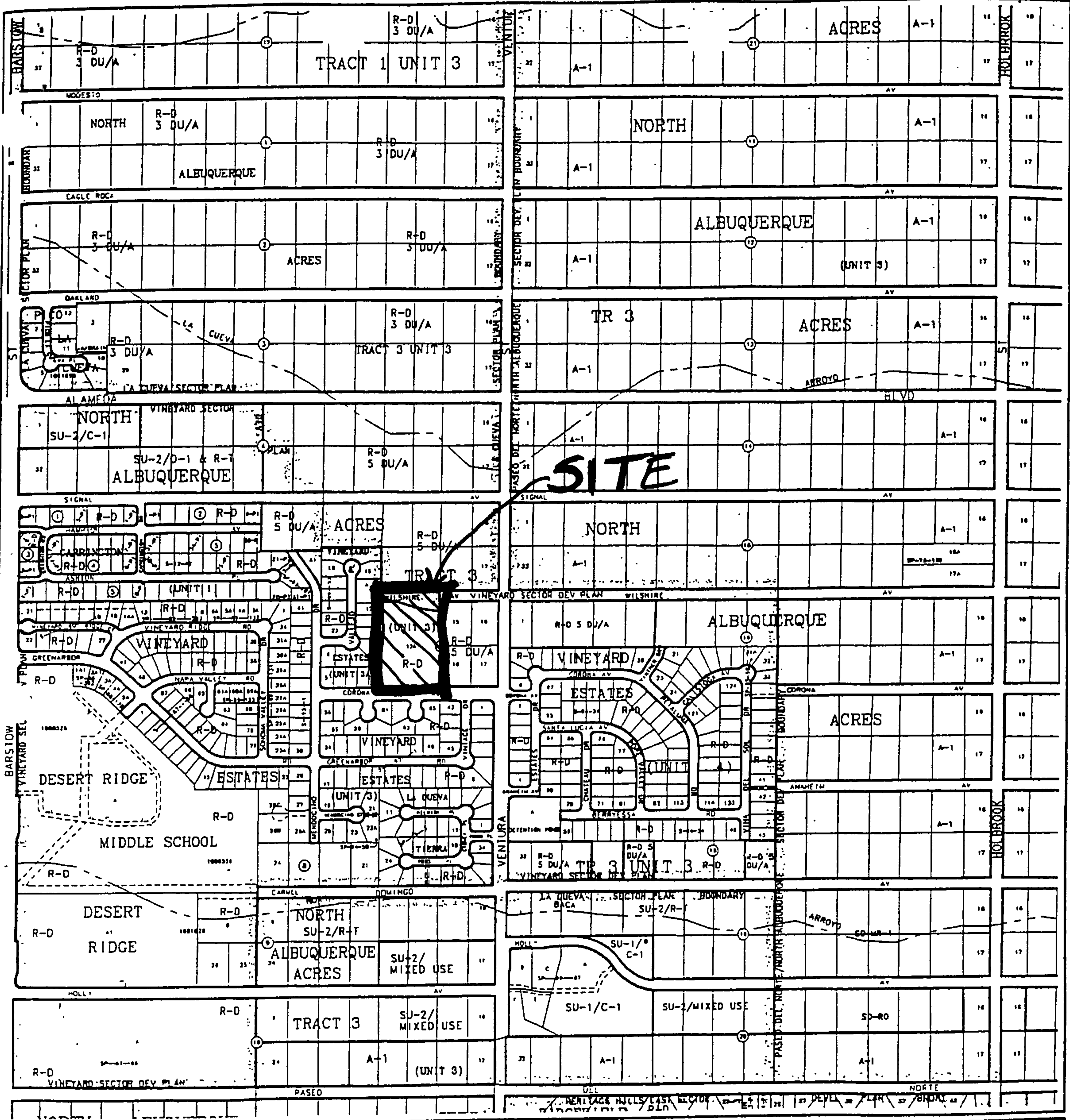
### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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: 06/11/03 Time Entered: 2:40 p.m. ONC Rep. Initials: SW

203-041-1



CITY OF  
Albuquerque  
Bureau of Geographic Information  
PLANNING DEPARTMENT

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Zone Atlas Page

**C-20-Z**

Map Amended through April 03, 2002

**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.

*JEFF MORTENSEN & ASSOC., INC.*

*DEBIE LEBLANC TRUJILLO*  
Applicant name (print)

*Debie LeBlanc Trujillo 06-12-03*  
Applicant signature / date



Form revised April 2003

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

Application case numbers  
 03DRB - 00963  
 03DRB - 00965

*Robert* 6-12-03  
 Planner signature / date  
**Project # 1002730**



<p><b>SUBDIVISION</b></p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input checked="" type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form <b>S</b></p> <p>SKETCH</p> <p><b>V</b></p> <p><b>P</b></p> <p><b>L</b></p>	<p>Supplemental form <b>Z</b></p> <p><b>ZONING</b></p> <p><input type="checkbox"/> Annexation &amp; Zone Establishment</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Zone Change</p> <p><input type="checkbox"/> Text Amendment</p> <p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal</p>	<p><b>Z</b></p> <p><b>A</b></p>
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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: <u>Jesus Christ of Latter-Day-Saints Real Estate</u>	PHONE: <u>(480) 235-2488</u>
ADDRESS: <u>830 East Second Avenue</u>	FAX:
CITY: <u>Mesa</u> STATE <u>AZ</u> ZIP <u>85204</u>	E-MAIL:
Proprietary interest in site: <u>Owners</u>	
AGENT (if any): <u>Jeff Mortensen &amp; Associates, Inc.</u>	PHONE: <u>(505) 345-4250</u>
ADDRESS: <u>6010-B Midway Park Blvd. NE</u>	FAX: <u>(505) 345-4254</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>jmainc@swcp.com</u>

**DESCRIPTION OF REQUEST:** Vacate Public Right-of-Way and Public Utility Easements, Sketch Plat Review and Comment

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

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

Lot or Tract No. 13-A Block: 6 Unit: 3

Subdiv. / Addn. North Albuquerque Acres, Tract 3, Unit 3

Current Zoning: R-D Proposed zoning: N/A

Zone Atlas page(s): C-20 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): +/- 3.7711 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No

UPC No. 1-020-064-213-239-3-09-20 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: 8911 Corona Avenue, NE  
Between: Ventura Street, NE and Mendocino Drive, NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): PRB-93-32  
SP-93-16 DRB-98-123 S-99-40

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

SIGNATURE Debie LeBlanc Trujillo DATE June 12, 2003

(Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc.  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>03DRB - 00964</u></p> <p><u>03DRB - 00963</u></p> <p><u>03DRB - 00965</u></p> <p>Action</p> <p><u>Sketch</u></p> <p><u>VPRW</u></p> <p><u>VPE</u></p> <p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Fees</p> <p>\$ <u>0</u></p> <p>\$ <u>300</u></p> <p>\$ <u>75.00</u></p> <p>\$ <u>45.00</u></p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>420.00</u></p>	<p>Hearing date <u>JULY 9<sup>th</sup> 03</u></p> <p>Planner signature / date <u>[Signature] 6/12/03</u></p> <p>Project # <u>1002730</u></p>
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**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) ~~2~~ 4 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**Your attendance is required.**

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

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

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

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

Amended preliminary plat approval expires after one year.

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

JEFF MORTENSEN & ASSOC., INC  
DEBIE LEBLANC TRUSTED

Applicant name (print)

Debie LeBlanc Trust 6-12-03

Applicant signature / date



Form revised February 2003

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

Application case numbers

03DRB- 00964

[Signature] 6-12-03

Planner signature / date

**Project #** 1002730

**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.

JEFF MORTENSEN & ASSOC., INC.

DEBIE LEBLANC TRUJILLO  
Applicant name (print)

Debie LeBlanc Trujillo 06-12-03  
Applicant signature / date



Form revised April 2003

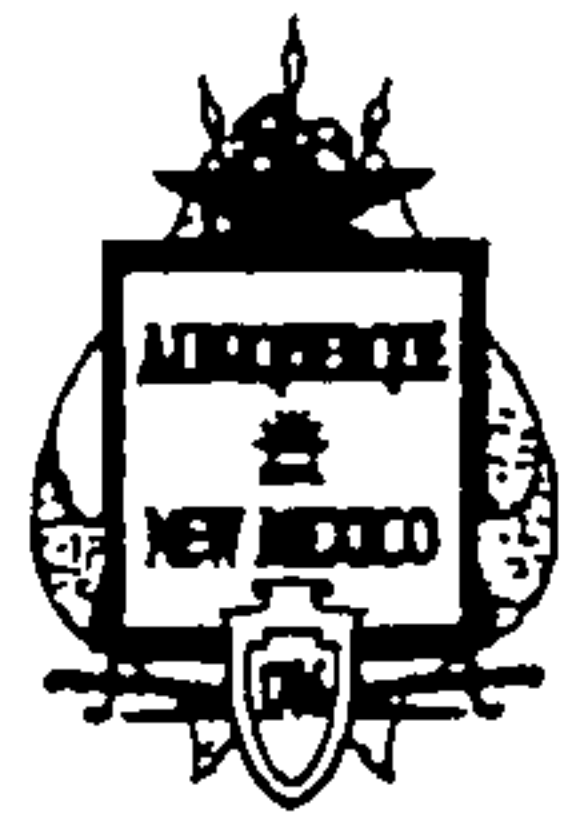
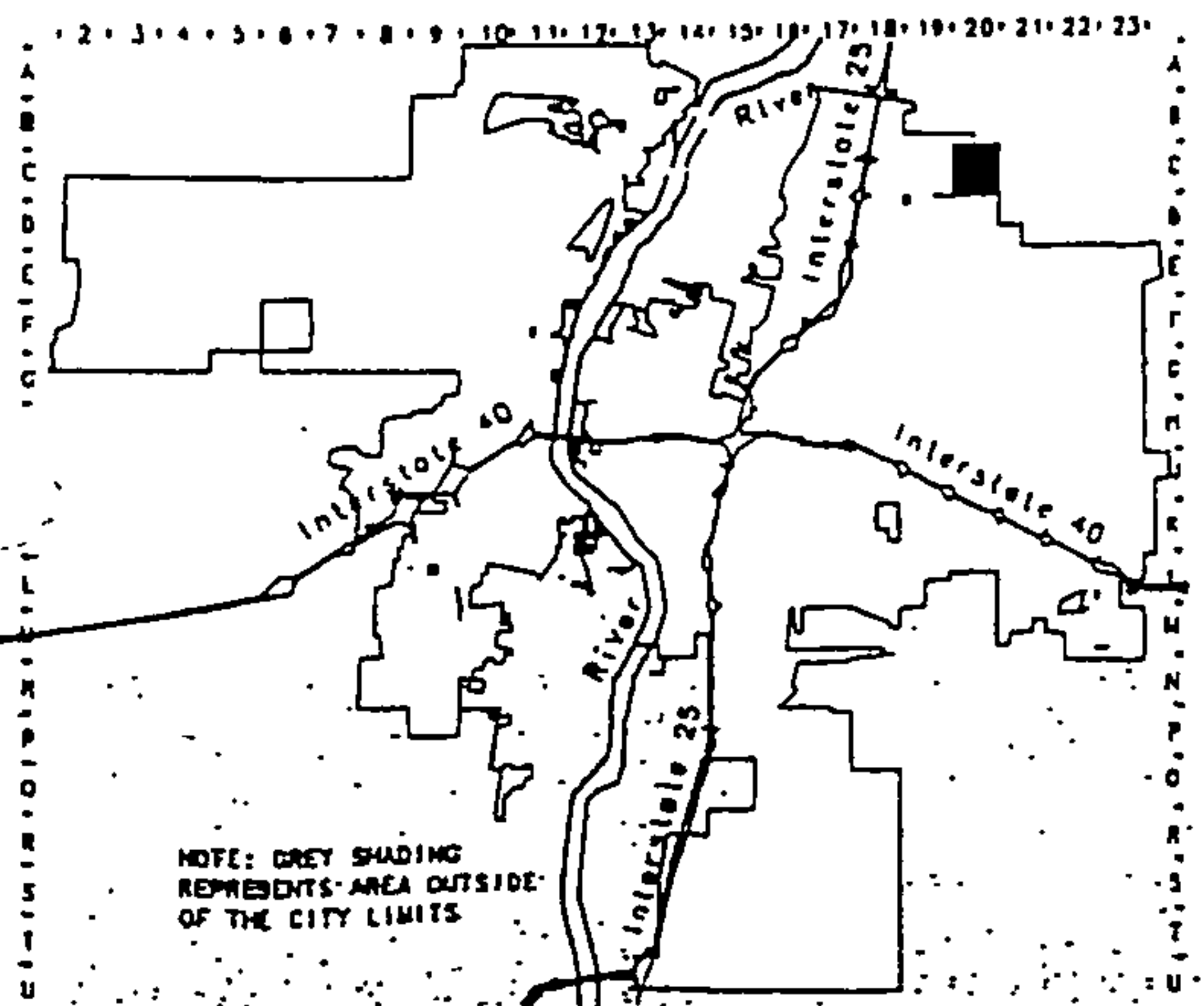
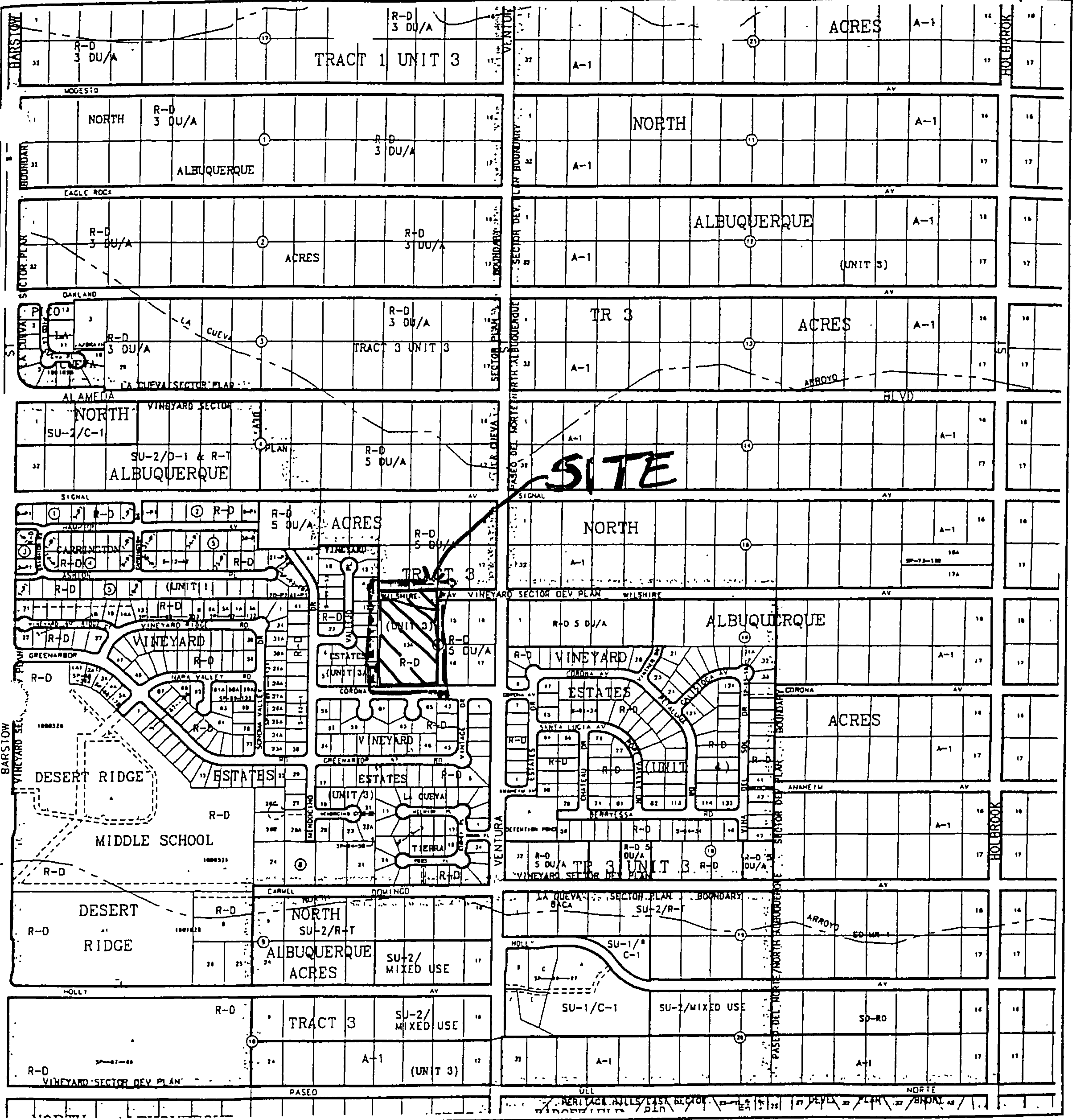
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers	
<u>03DRB</u> -	<u>00963</u>
<u>03DRB</u> -	<u>00965</u>
_____ -	_____

[Signature] 6-12-03  
Planner signature / date

**Project # 1002730**

2003-041.1



CITY OF Albuquerque

**A**lbuquerque **G**eographic **I**nformation **S**ystem  
PLANNING DEPARTMENT

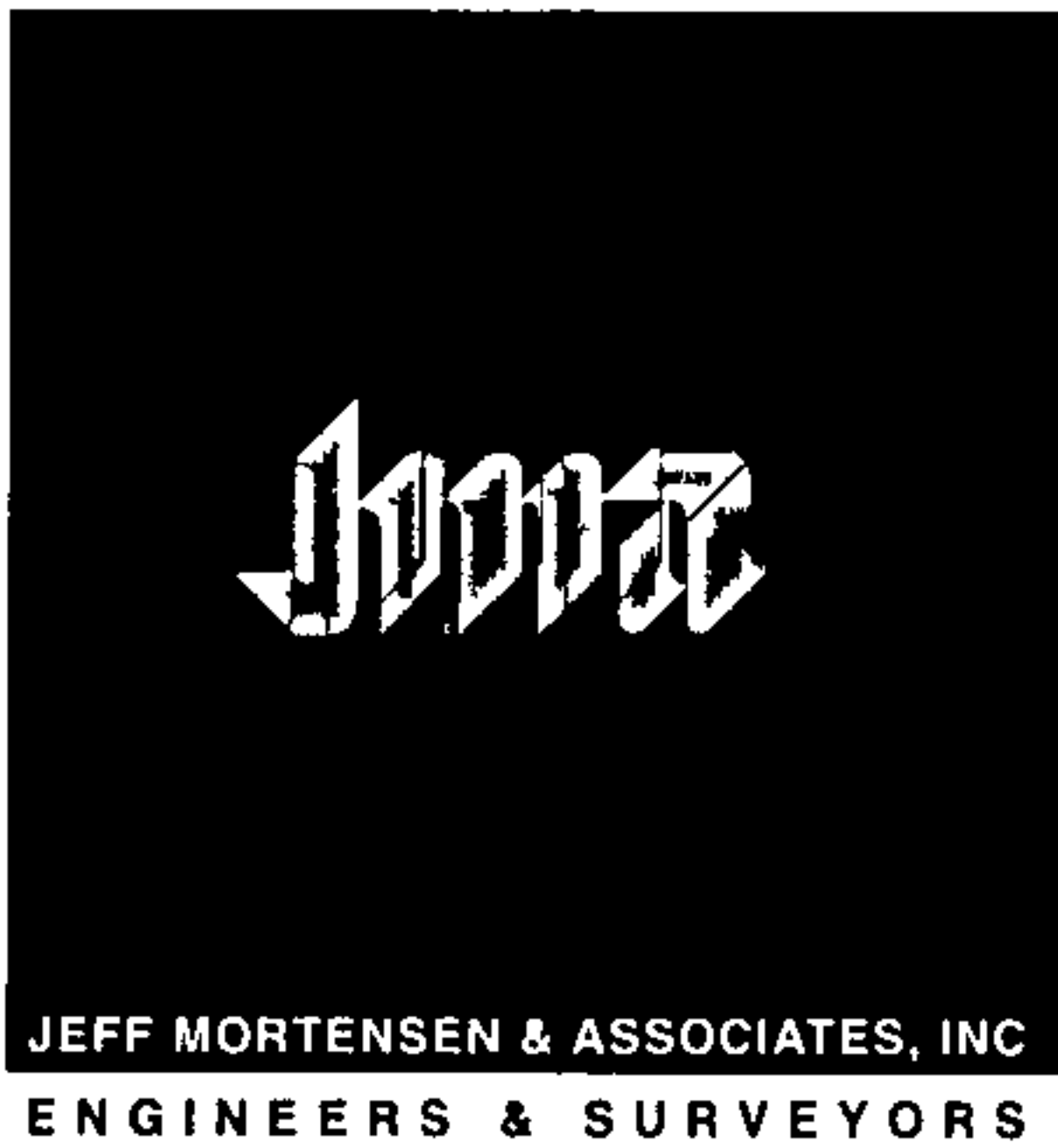
© Copyright 2002



**Zone Atlas Page**

**C-20-Z**

Map Amended through April 03, 2002



6010-B MIDWAY  
PARK BLVD NE  
ALBUQUERQUE  
NEW MEXICO  
8 7 1 0 9

P R I N C I P A L S  
\_\_\_\_\_  
JEFFREY G. MORTENSEN, P E  
CHARLES G CALA, JR , P S.  
J U A N M C A L A

TEL:505-345-4250

FAX:505-345-4254

jmainc@swcp.com



2003.041.1  
June 12, 2003

Sheran Matson, AICP Chair  
Development Review Board  
City of Albuquerque  
600 2nd Street, NW  
Albuquerque, NM 87103

Re: Vacation Request and Sketch Plat Review and Comment  
Lot 13-A, Block 6, North Albuquerque Acres, Tract 3, Unit 3

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms V and S(3) along with the related Fees
- Twenty Four (24) copies of the Sketch Plat and Vacation Request
- City of Albuquerque Zone Atlas C - 20 (with the site marked)
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts

On behalf of our client, Jesus Christ of Latter-Day-Saints (LDS), we are requesting a vacation of the Public Right-of-Way of Wilshire Avenue, NE and the ten foot (10') public utility easement to the south of the said right-of-way. The right-of-way of Wilshire Avenue, NE was at one time a portion of the Alameda Boulevard, NE re-alignment dedicated to the City of Albuquerque in 1993 for the purpose of accommodating the "Alameda Alignment" as required by the Vineyard Sector Plan. Since this is no longer a part of the long range major street plan, our client LDS wishes to incorporate the area of +/- 0.1754 feet into their property.

Please schedule this matter for the next appropriate DRB Hearing. In the meantime, if I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

  
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Doug Chessman  
Jim Rogers



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

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

June 11, 2003

Debie LeBlanc Trujillo  
Jeff Mortensen and Associates, Inc.  
6010-B Midway Park Blvd. NE/87109  
Phone: 345-4250/Fax - 345-4254

Dear Debie:

Thank you for your inquiry of June 11, 2003 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at LOT 13-A, BLOCK 6, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, zone map C-20.

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

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

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(04/09/03)

## **"Attachment A"**

**Debie LeBlanc Trujillo, Jeff Mortensen and Associates, Inc.  
Zone Map: C-20**

**VINEYARD ESTATES N.A. (R)**

**\*Eric Rhoades**

8616 Greenarbor Rd. NE/87122 856-2177 (h)

Mike Brewer

8700 Aston Pl. NE/87122 828-0371 (h) 884-1682 ext. 213 (w)

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

# 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: 06/11/03 Time Entered: 2:40 p.m. ONC Rep. Initials: SW

JEFF MORTENSEN & ASSOCIATES, INC.  
ENGINEERS & SURVEYORS

6010-B DWAY  
PARK BLVD. NE  
ALBUQUERQUE  
NEW MEXICO  
87109

P R I N C I P A L S  
\_\_\_\_\_  
JEFFREY G. MORTENSEN, P.E.  
CHARLES G. CALA, JR., P.S.  
J U A N M . C A L A

TEL: 505-345-4250

FAX: 505-345-4254

jmainc@swcp.com



2003.041.1  
June 12, 2003

Mr. Eric Rhoades  
Vineyard Estates Neighborhood Association  
8616 Greenarbor Road, NE  
Albuquerque, NM 87122

*Via Certified Mail – Return Receipt Requested*

And

Mr. Mike Brewer  
Vineyard Estates Neighborhood Association  
8700 Aston Place, NE  
Albuquerque, NM 87122

*Via Certified Mail – Return Receipt Requested*

Project Title: Jesus Christ Church of Latter-Day-Saints

Type of Request: Vacation of the Public Right-of-Way and Utility Easements along with Sketch Plat Review and Comment

Current Legal Description: Lot 13-A, Block 6, North Albuquerque Acres, Tract 3, Unit 3

Location: The subject property lies along the north side of Corona Avenue, NE, between Ventura Street, NE and Mendocino Drive, NE

Property Owners: Jesus Christ Church of Latter-Day-Saints

Agent/Engineer: Jeff Mortensen & Associates, Inc.

Contact: Charles G. Cala Jr., PS, Vice-President  
Debie LeBlanc Trujillo, Project Coordinator

Gentlemen:

Transmitted herewith is a copy of the Vacation Request and Sketch Plat Review and Comment. This project is scheduled to be heard at the Development Review Board hearing on July 9, 2003. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.



Vineyard Estates Neighborhood Association

June 12, 2003

Page 2

On behalf of our client, Jesus Christ of Latter-Day-Saints (LDS), we are requesting a vacation of the Public Right-of-Way of Wilshire Avenue, NE and the ten foot (10') public utility easement to the south of the said right-of-way. The right-of-way of Wilshire Avenue, NE was at one time a portion of the Alameda Boulevard, NE re-alignment dedicated to the City of Albuquerque in 1993 for the purpose of accommodating the "Alameda Alignment" as required by the Vineyard Sector Plan. Since this is no longer a part of the long range major street plan, our client LDS wishes to incorporate the area of +/- 0.1754 feet into their property.

If you should have any questions regarding this information, please do not hesitate to call me.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.



Debie LeBlanc Trujillo

DLT


Enclosures

xc: Doug Cheesman  
Jim Rogers

7001 1940 0005 9630 5000 0461 T002

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

ALBUQUERQUE, NM 87122 **OFFICIAL USE**

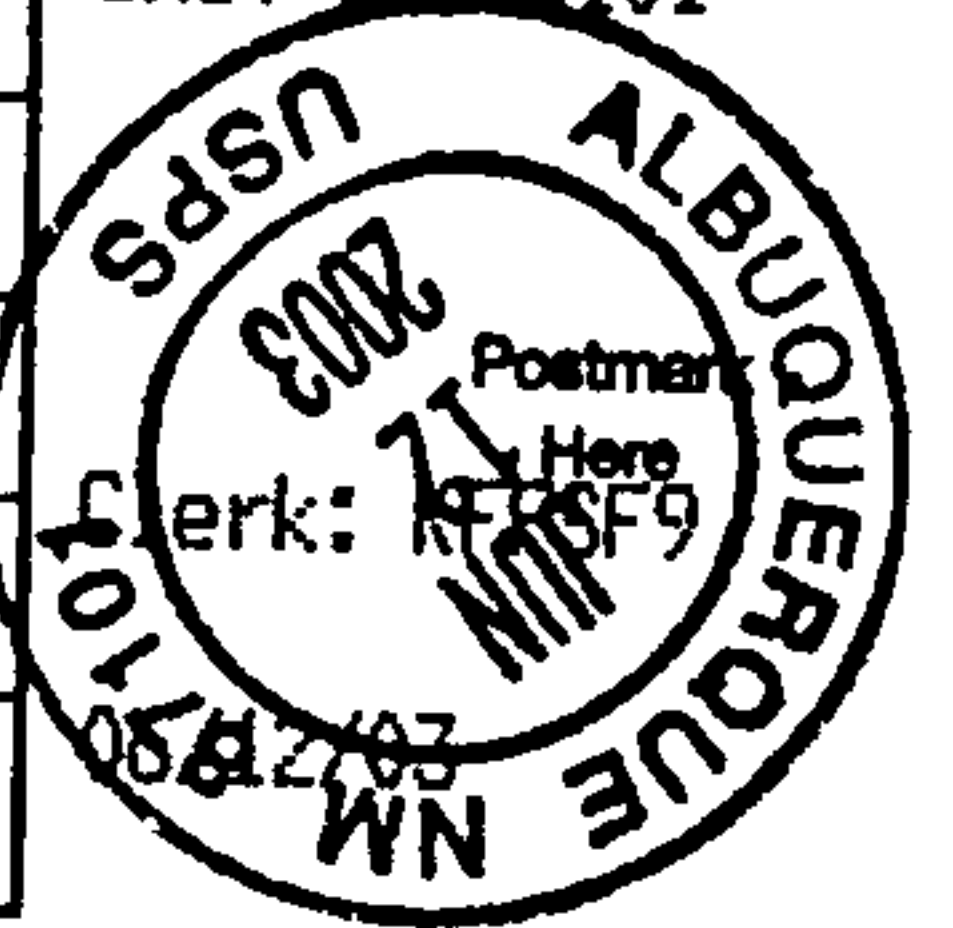
Postage	\$ 1.29	UNIT ID: 0101 
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 5.34</b>	

**Sent To** Mr. Mike Brewer  
 Street, Apt. No.; or PO Box No. 8700 Aston Place NE  
 City, State, ZIP+ 4 Albuq. NM 87122

7001 1940 0005 9630 5000 0461 T002

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

ALBUQUERQUE, NM 87122 **OFFICIAL USE**

Postage	\$ 1.29	UNIT ID: 0101 
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 5.34</b>	

**Sent To** Mr. Eric Rhoades  
 Street, Apt. No.; or PO Box No. 8616 Greenarbor Rd. NE  
 City, State, ZIP+ 4 Albuq, NM 87122

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from JUNE 19<sup>TH</sup> '03 To JULY 9<sup>TH</sup> '03

5. REMOVAL

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

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

Abbie Trujillo (Applicant or Agent) 06-12-03 (Date)  
JEFF MORTENSEN ASSOC.

I issued 2 signs for this application, \_\_\_\_\_ (Date), Bobbert 6-12-03 (Staff Member)

DRB PROJECT NUMBER: 1002730 03DRB-00964  
963  
965