



**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, December 3, 2008, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1002516/1002739
08DRB-70333 MAJOR - - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2 YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the referenced/ above action(s) for all or a portion of **ANDERSON HEIGHTS SUBDIVISION Unit(s) 9**, zoned R-D and R-LT, located on the south side of AMOLE MESA AVE SW BETWEEN 118TH ST SW AND PORTO ST SW containing approximately 56.3327 acre(s). (N-8)

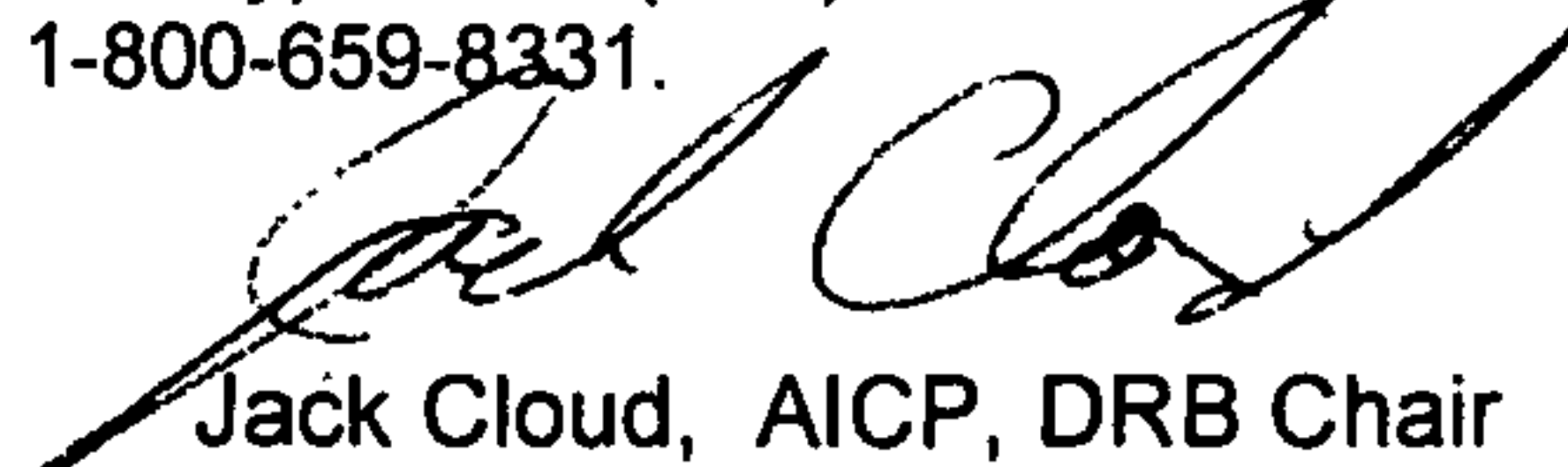
Project# 1004801
08DRB-70468 MAJOR - 1 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (1 YR SIA)

TERRA WEST LLC agent(s) for THE FRATERNAL ORDER OF POLICE/ ALBUQUERQUE LODGE 1 request(s) the referenced/ above action(s) for all or a portion of Lot(s) 1-A,1-B,2-A & 2-B, **FRATERNAL ORDER OF POLICE ADDITION**, zoned IP, located on the east side of JEFFERSON ST NE AND the north side of the BEAR ARROYO containing approximately 9.6711 acre(s). (E-17)

Project# 1001939
08DRB-70478 VACATION OF PUBLIC
EASEMENT

BOHANNAN HUSTON INC agent(s) for JD HOME BUILDER INC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 5, **CIELO OESTE SUBDIVISION**, zoned R-D, located on the north side of CASA FLORIDA PL NW BETWEEN CASA VISTOSA CT NW AND CASA LINDA CT NW containing approximately .12 acre. (H-9)

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 hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

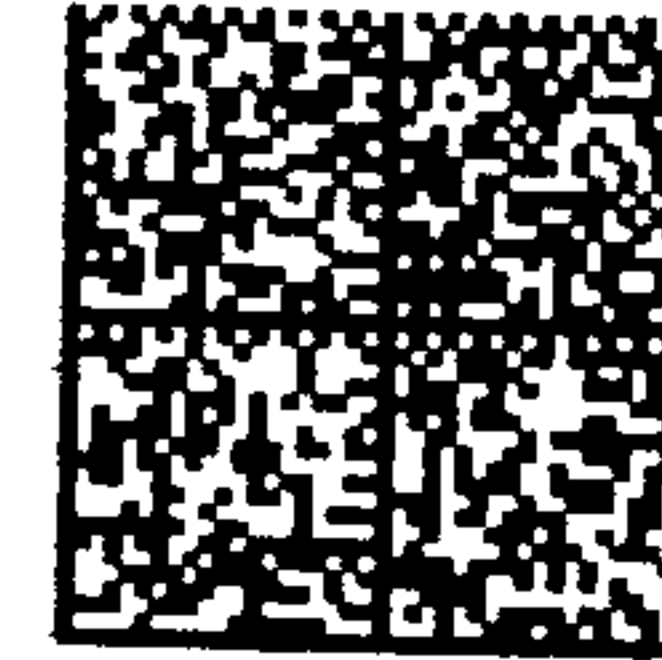

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 17TH 2008.

CITY OF ALBUQUERQUE



Planning Department



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0004261639 NOV 14 2008
MAILED FROM ZIP CODE 87102

Or Current Resident
VELASQUEZ FAUSTINO & CYNTHIA
TRISTAN
2821 PORTO ST SW
ALBUQUERQUE NM 87121



DRB

NIXIE 871 CE 1 84 12/12/08

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 87100

*0768-13589-14-37

47121+5417



P O Box 1293 Albuquerque New Mexico 87103

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002739

AGENDA ITEM NO: 6

SUBJECT:

SIA – 2 Year

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^{lyv}; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

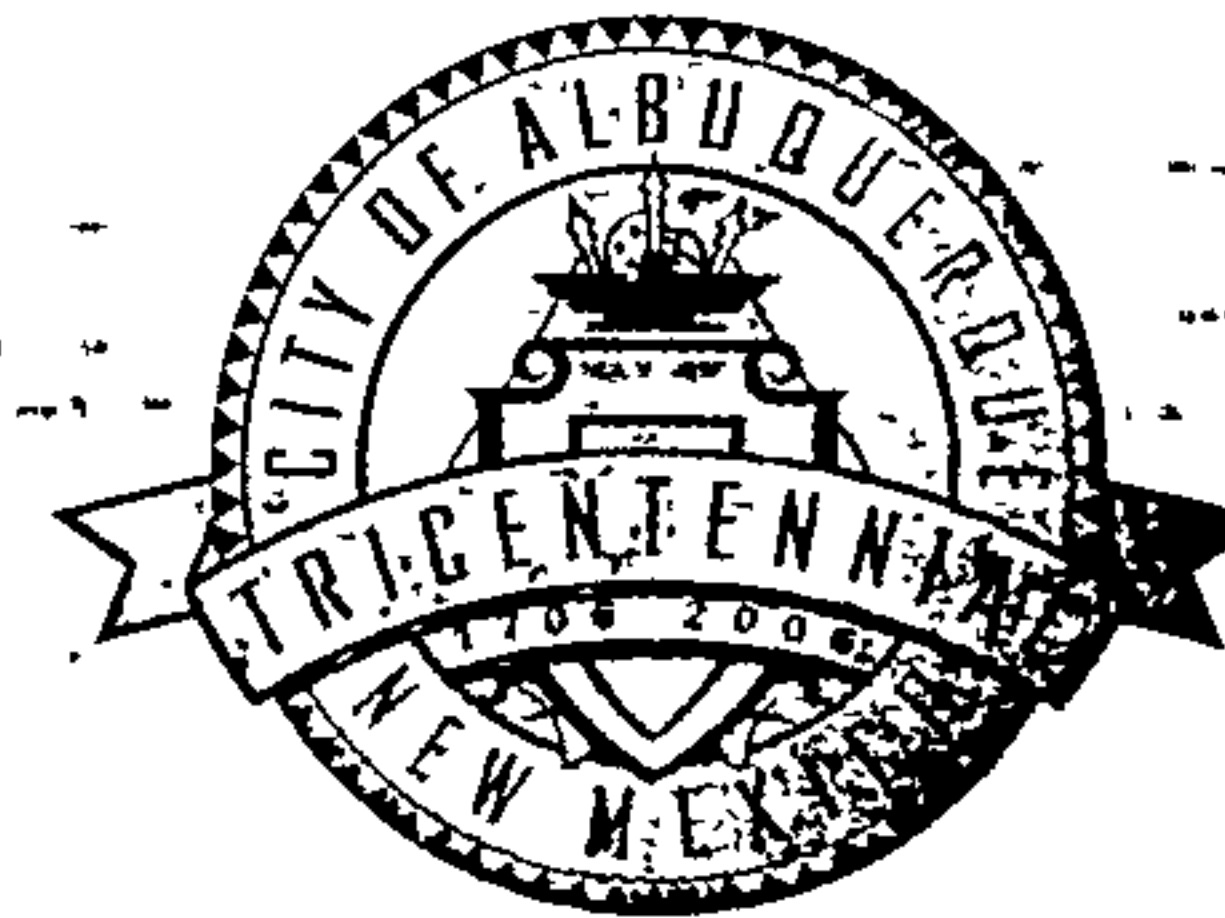
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: OCTOBER 31, 2007

0



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002739

AGENDA ITEM NO: 4

SUBJECT:

Preliminary Plat – Amd

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the amendment request.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

www.cabq.gov

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

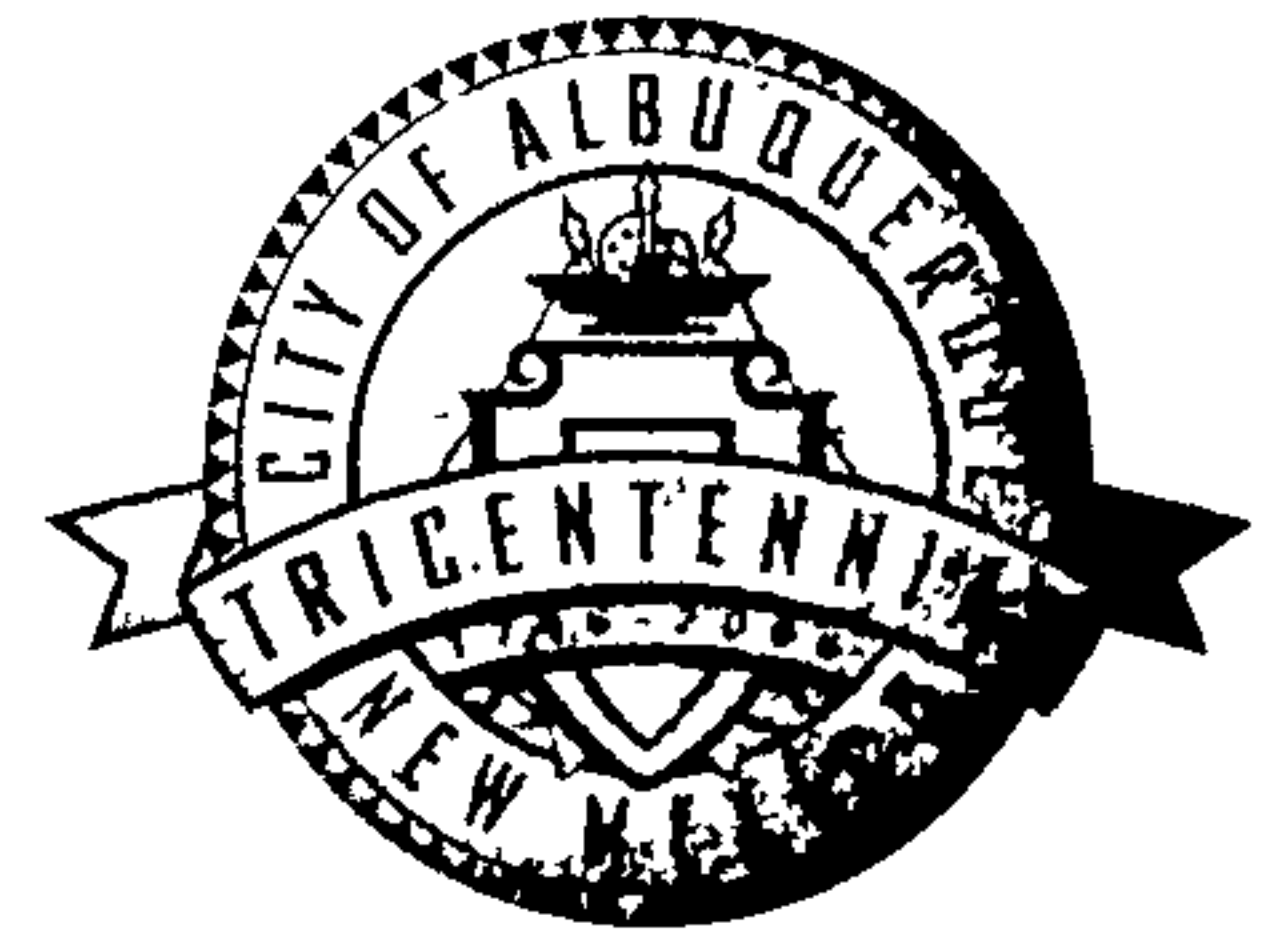
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: November 7, 2007

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002739

AGENDA ITEM NO: 4

SUBJECT:

Preliminary Plat – Amd

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the amendment request.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: November 7, 2007

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

Meeting Date: December 3, 2008
Zone Atlas Page: - N-8
Notification Radius: 100 Ft.

Project# 1002739
App# 08DRB-70460

**Cross Reference and Location: S. SIDE OF AMOLE MESA SW BETWEEN 118TH
ST SW AND PORTO ST SW**

Applicant: KB HOME NEW MEXICO INC
6330 RIVERSIDE PLAZA LN NW # 200
ALBUQUERQUE, NM 87120

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

Special Instructions:

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

Date Mailed: NOVEMBER 14, 2008
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): MARK GOODWIN & ASSOCIATES, PA PHONE: 828-2200
 ADDRESS: P.O. Box 90600 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: chane@goodwinengineers.com

APPLICANT: KB HOME NEW MEXICO INC PHONE: _____
 ADDRESS: 6330 RIVERSIDE PLAZA LANE NW #200 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: 2 YEAR EXTENSION OF SIA
ANDERSON HEIGHTS, UNIT 9

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

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

Lot or Tract No. _____ Block _____ Unit 9
 Subdiv/Addn/TBKA: ANDERSON HEIGHTS
 Existing Zoning: RD/RLT Proposed zoning: SAME MRGCD Map No _____
 Zone Atlas page(s): N-8 UPC Code: SEE ATTACHED

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc): 1002516
08DRB - 07333

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 187 No. of proposed lots: 187 Total area of site (acres): 56.3327
 LOCATION OF PROPERTY BY STREETS: On or Near: S. SIDE OF ANOLE MESA SW
 Between: 118TH ST SW and PORTO ST SW

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

SIGNATURE Diane Hoeger DATE 10.28.08
 (Print) DIANE HOEGER, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	SF	Fees
<u>06DRB - 70460</u>	<u>SIA</u>	_____	<u>\$ 50.00</u>
_____	<u>ADY</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>November 26, 2008</u>	_____	_____	Total <u>\$ 145.00</u>

[Signature] 10.28.08
 Planner signature / date

Project # 1002739

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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

DIANE HOELZER, PE
 Applicant name (print)
Diane Hoelzer 10-28-08
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 DRB-70460

[Signature] 10-28-08
 Planner signature / date
 Project # 1002739

Or Current Resident
HERNANDEZ ALBERTO & MELANIE D
MAXWELL
2829 MERLOT DR SW
ALBUQUERQUE NM 87121 5419

Or Current Resident
HERNANDEZ JAIME & YOLANDA
2827 MERLOT DR SW
ALBUQUERQUE NM 87121

Or Current Resident
HERRERA EUGENE A & ROSE
ARAGON-HERRERA
2830 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
HOMELIFE COMMUNITIES OF NM INC
PO BOX 420367
ATLANTA GA 30342

Or Current Resident
JACKSON LEIGH
2823 MERLOT DR SW
ALBUQUERQUE NM 87121

Or Current Resident
KB HOME NM INC ATT LAND
DEPARTMENT
6330 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120

Or Current Resident
KB HOME NM INC ATTN LAND
DEPARTMENT
6330 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120

Or Current Resident
KING BRIAN
2826 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
KING SHEENA M
10723 PIPESTONE RD SW
ALBUQUERQUE NM 87121 2655

Or Current Resident
LATASA BEN & RENE
10319 CHAMBOURCIN RD SW
ALBUQUERQUE NM 87121

Or Current Resident
LIRA VICTOR MANUEL & SONIA
CARMEN
2709 GHOST RANCH ST SW
ALBUQUERQUE NM 87121

Or Current Resident
LOERA DIANA S
2844 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
LONGFORD ARROWWOOD LLC %
LONGFORD GROUP INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

Or Current Resident
LONGFORD AT AAROWWOOD LLC %
LONGFORD GROUP INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

Or Current Resident
LONGFORD AT ARROWWOOD LLC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

Or Current Resident
LONGFORD AT ARROWWOOD LLC %
LONGFORD GROUP INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

Or Current Resident
LONGFORD AT ARROWWOOD LLC
%LONGFORD GROUP INC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

Or Current Resident
LONGFORD AT ARRPPWOOD LLC
3077 E WARM SPRINGS RD
LAS VEGAS NV 89120

Or Current Resident
LUCERO BLANCA & RICARDO
2841 MERLOT DR SW
ALBUQUERQUE NM 87121

Or Current Resident
MARTIN ALFRED C SR & SARAH H
2823 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
MARTINEZ CIRILLO & MARIAH LOVATO
2825 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
MARTINEZ JAKE R & LORRAINE L
2835 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
MAYA PHYLLIS
2701 GHOST RANCH ST SW
ALBUQUERQUE NM 87121 3681

Or Current Resident
MEDINA-RAMIREZ CAYENTANO &
DORA MARIE MEDINA
2825 MERLOT DR SW
ALBUQUERQUE NM 87121

Or Current Resident
MENA LAWRENCE R & JUANITA \
2900 MCKINNON PL SW
ALBUQUERQUE NM 87121

Or Current Resident
MICHELBAH RICHARD A & BIBIAN
JOSE
2901 RICHARDSON WAY SW
ALBUQUERQUE NM 87121

Or Current Resident
MORENO MARCIANO
2819 MERLOT DR SW
ALBUQUERQUE NM 87121

Or Current Resident
MOYA LORIE & ANTHONY
2807 PORTO ST SW
ALBUQUERQUE NM 87121 .

Or Current Resident
MUNOZ IRAN & SAENZ SAMUEL
2708 GHOST RANCH ST SW
ALBUQUERQUE NM 87121

Or Current Resident
NOCHEZ-CORNEJO EDWIN
2839 MERLOT DR SW
ALBUQUERQUE NM 87121

Or Current Resident
ALDERETE JESSICA A
2815 MERLOT DR SW
ALBUQUERQUE NM 87121

Or Current Resident
ALLEY CHRISTINE D
2819 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
ARMSTEAD JAMES P & JANET V
10647 BIG SPRINGS RD SW
ALBUQUERQUE NM 87121

Or Current Resident
ARONOW SANDY & ANGELA
2803 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
BACA LISA M & BENJAMIN F
2639 GHOST RANCH ST SW
ALBUQUERQUE NM 87121

Or Current Resident
BANAGAY ROBERT & NINA M
2902 MCKINNON PL SW
ALBUQUERQUE NM 87121 3692

Or Current Resident
BARTON THOMAS J
PO BOX 928
SANTA CRUZ NM 87567

Or Current Resident
BEGAY WILLIAM
2903 MCKINNON PL SW
ALBUQUERQUE NM 87121

Or Current Resident
BERONCAL EDUARDO V JR
2832 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
BESS TAMMIE L
2906 DUERSON TRL SW
ALBUQUERQUE NM 87121

Or Current Resident
BOOTH PATRICK
2829 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
CHAVEZ RICHARD E
2817 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

Or Current Resident
CLARK JASON D & DEANNA D
2903 RICHARDSON WAY SW
ALBUQUERQUE NM 87121

Or Current Resident
CORRAL JEANETTE
2712 GHOST RANCH ST SW
ALBUQUERQUE NM 87121

Or Current Resident
COUSENS EMILY K
2900 RICHARDSON WAY SW
ALBUQUERQUE NM 87121

Or Current Resident
CURB INC
5160 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87109

Or Current Resident
DIAZ THERESA C
10309 CHAMBOURCIN RD SW
ALBUQUERQUE NM 87121

Or Current Resident
DR HORTON INC ATTN: ACCOUNTING
DEPT
4400 ALAMEDA BLVD NE BLDG B
ALBUQUERQUE NM 87113

Or Current Resident
FAIRCHILD JOHN J
2840 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
FLORES GUSTAVO C III
2856 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
FLORES RITA A
10752 MANESS LN SW
ALBUQUERQUE NM 87121

Or Current Resident
FRANCOEUR PATRICK J & EMMA
2805 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
GALAVIZ CARL & GONZALES COLLEEN
2827 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
GARCIA SILAS
10304 CHIANTI AVE SW
ALBUQUERQUE NM 87121

Or Current Resident
GONZALES KATY M
2824 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
GONZALEZ ANGEL & PILAR
2902 RICHARDSON WAY SW
ALBUQUERQUE NM 87121

Or Current Resident
GONZALEZ DAVID
10316 LONE TREE RD SW
ALBUQUERQUE NM 87121

Or Current Resident
GUZMAN LORENZO & SCOGIN ANNE M
2907 RICHARDSON WAY SW
ALBUQUERQUE NM 87121

Or Current Resident
HAUSNER AMANDA
2838 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
NUNEZ JULIAN V & CHARITY J
2822 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
PACHECO MICHELLE & MARK A
2906 RICHARDSON WAY SW
ALBUQUERQUE NM 87121

Or Current Resident
PADILLA CRISTINA
2904 RICHARDSON WAY SW
ALBUQUERQUE NM 87121

Or Current Resident
PADILLA DESIREE
2906 MCKINNON WAY SW
ALBUQUERQUE NM 87121

Or Current Resident
PADILLA MARCOS D & TIFFANY E
MARTINEZ-PADILLA
2811 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
PEREZ HENRY J
2820 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
POOL MICHAEL
10315 CHAMBOURCIN RD SW
ALBUQUERQUE NM 87121

Or Current Resident
QUINTANA JAMES D & WANDA
2831 MERLOT ST SW
ALBUQUERQUE NM 87121

Or Current Resident
RAMOS ISIDRO A & ELIA
10748 MANESS LN SW
ALBUQUERQUE NM 87121

Or Current Resident
ROMERO JOE M
2816 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
SALAZAR FELIPE D & MARIA D
2815 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
SALAZAR LUPE TRUST & JSJ
INVESTMENT CO & FALBA M HANNETT
PO BOX 1849
ALBUQUERQUE NM 87103 1849

Or Current Resident
SANDOVAL AIMEE & JAMES
2828 PORTO ST SW
ALBUQUERQUE NM 87121

Or Current Resident
SANDOVAL DELIA & LEONIDES
735 BLAINE AVE
FILLMORE CA 93015

Or Current Resident
SATTE RICHARD
1508 PINNACLE VIEW DR NE
ALBUQUERQUE NM 87112

Or Current Resident
SUNSET MEMORIAL PARK
PO BOX 94
ALBUQUERQUE NM 87103 0094

Or Current Resident
TORRES DELBERT E & LORRAINE M
2901 MCKINNON PL SW
ALBUQUERQUE NM 87121

Or Current Resident
TRILLO JAEL N
2905 RICHARDSON WAY SW
ALBUQUERQUE NM 87121

Or Current Resident
TWIN MOUNTAIN CONSTRUCTION II
CO.
1000 KIEWIT PLAZA
OMAHA NE 68131

Or Current Resident
VALADEZ JOSE C & MARIBEL
2900 DUERSON TRL SW
ALBUQUERQUE NM 87121

Or Current Resident
VELASQUEZ FAUSTINO & CYNTHIA
TRISTAN
2821 PORTO ST SW
ALBUQUERQUE NM 87121

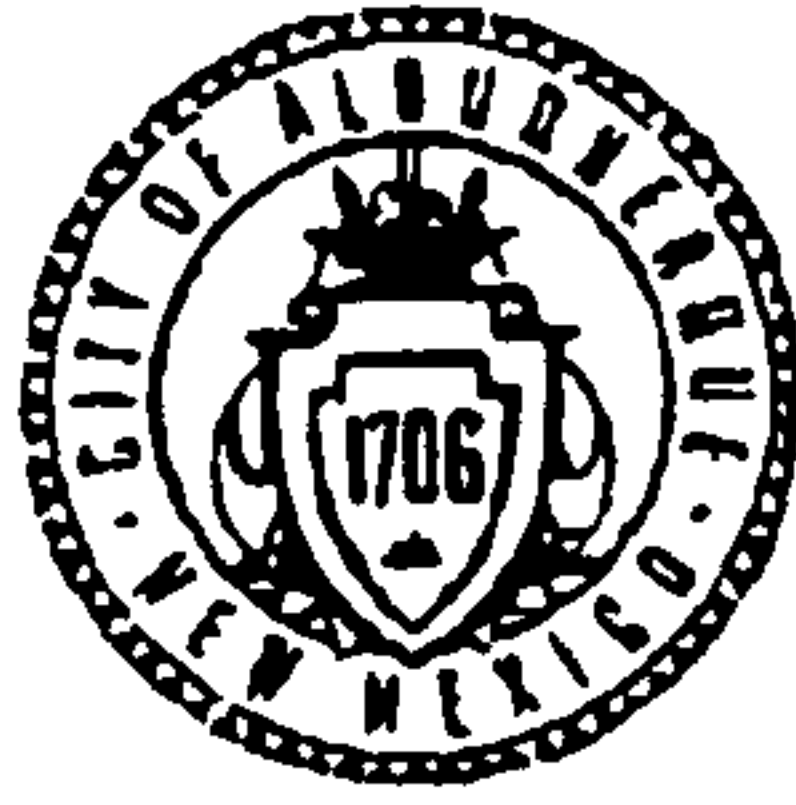
Or Current Resident
VIGIL BARBARA A
2715 GHOST RANCH ST SW
ALBUQUERQUE NM 87121

Or Current Resident
VILLANUEVA EDDIE G JR & THERESA
A
2855 MERLOT DR SW
ALBUQUERQUE NM 87121

Or Current Resident
WALKER CHARLES L & RUTH C
10301 PINTURA PL NW
ALBUQUERQUE NM 87114

Or Current Resident
WEST IMMANUEL & DELORES FAY
10519 BOX CANYON PL NW
ALBUQUERQUE NM 87114

Or Current Resident
ZERMENO UBALDO MEZA
2700 GHOST RANCH ST SW
ALBUQUERQUE NM 87121



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

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

July 17, 2008

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on July 17, 2008:

CONTACT NAME: SUSAN RASINSKI
COMPANY OR AGENCY: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **ANDERSON HEIGHTS, UNIT 9** zone map N-8.

Our records indicate that as of July 17, 2008, there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

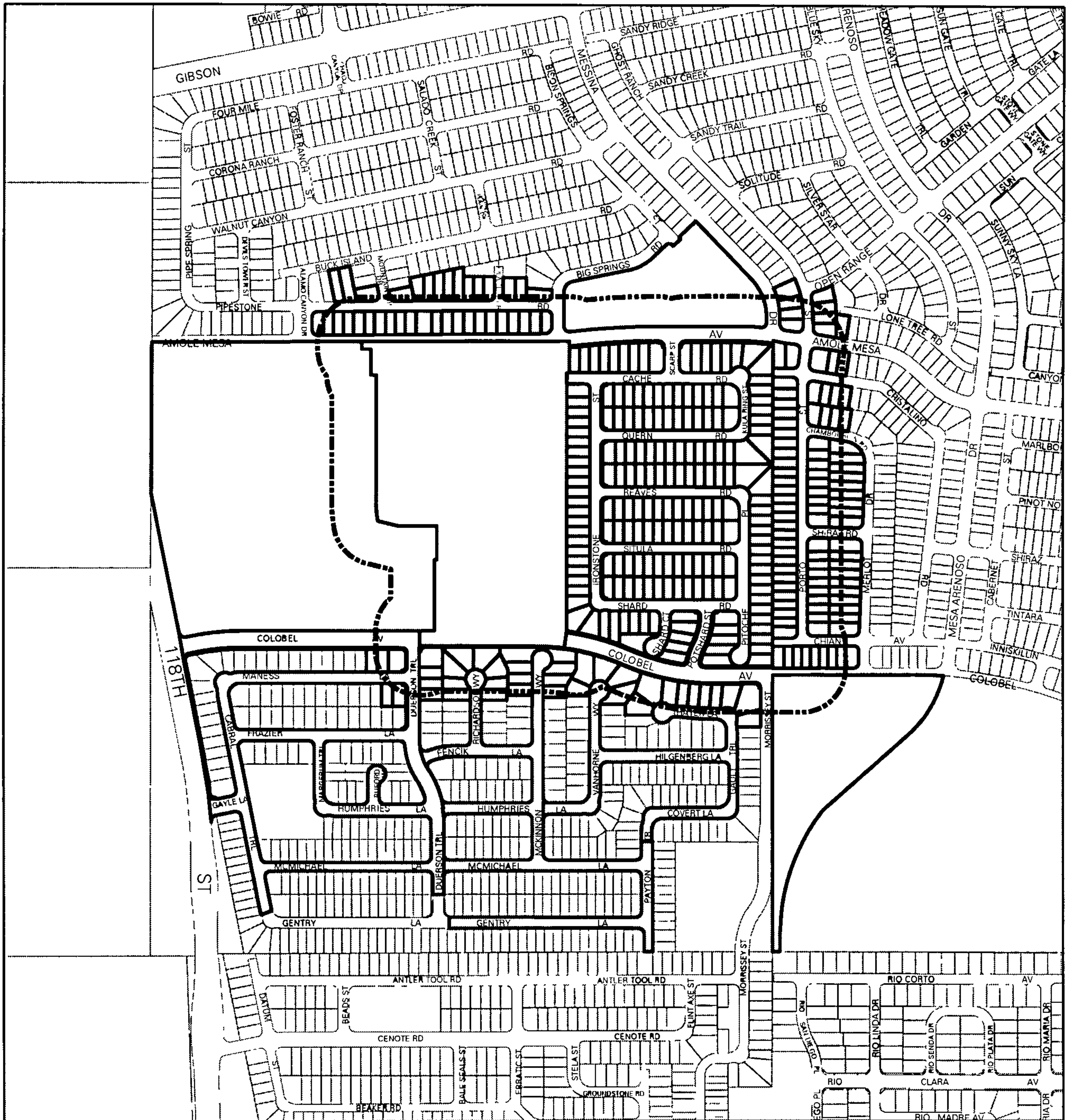
Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(07/17/08)

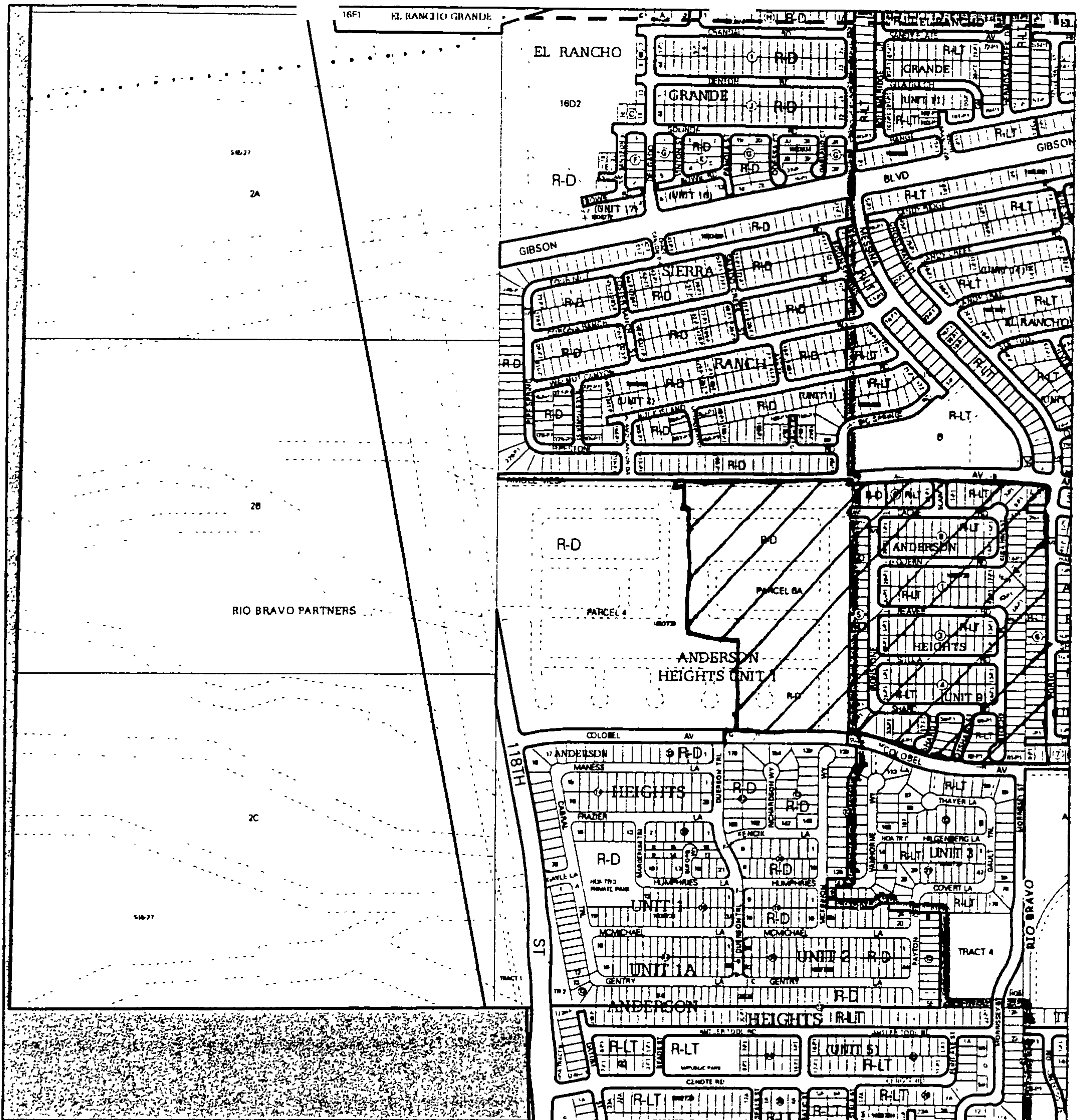
ANDERSON HEIGHTS, UNIT 9
UPCs

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Property Ownership Notification Map

Project Number:
 1002739
Hearing Date:
 November 26, 2008
Zone Map Page:
 N-8
Additional Case Numbers:
 08DRB-70460



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

Albuquerque Geographic Information System

Zone Atlas Page:
N-08-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

Map amended through: 6/13/2008



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

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

October 28, 2008

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**Re: Anderson Heights, Unit 9 - 1002739
Request 2 Year SIA Extension**

Dear Mr. Cloud:

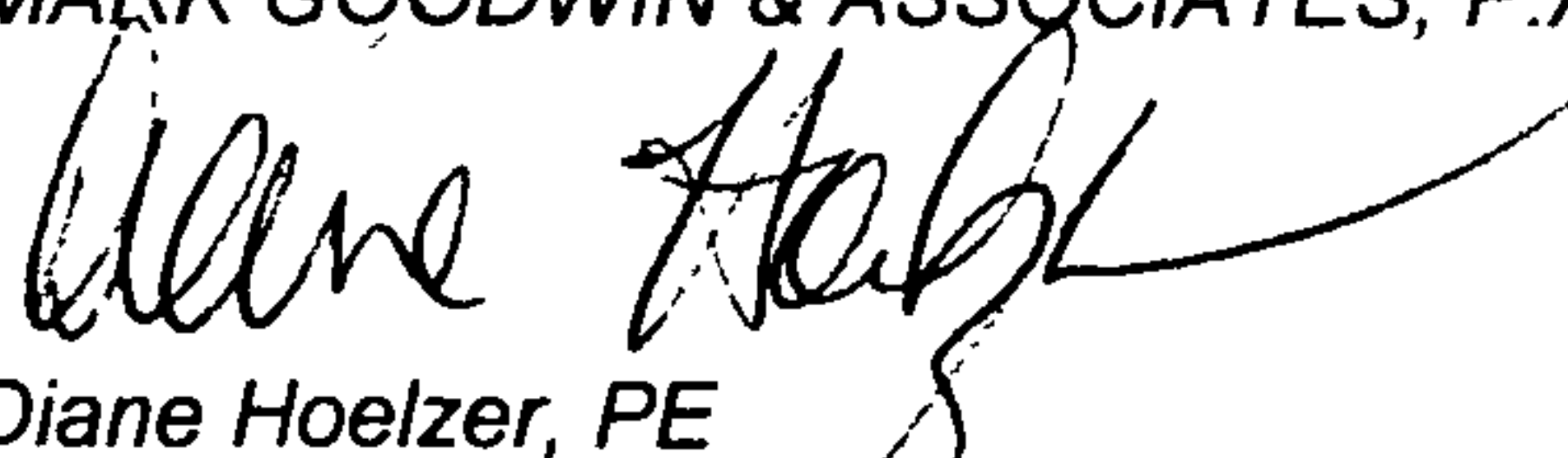
On behalf of our client, KB Home New Mexico Inc., I am requesting approval of a 2 year extension for the Anderson Heights, Unit 9 SIA. The final plat has been approved and recorded and the construction plans have been completed for the improvements and approved through DRC. Our client is in the process of selling this project to someone who will develop the site at a later date.

Originally we came before the DRB August 20, 2008. We were granted a 3 month extension pending the construction of a retaining wall along the east property boundary and interim ponds in Units 4, 6 and 9 to protect the properties to the east. These improvements have been substantially completed. We are now requesting a full 2 year extension.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.


Diane Hoelzer, PE
Senior Vice President

DLH/dlh



**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, December 3, 2008, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1002516/1002739
08DRB-70333 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the referenced/ above action(s) for all or a portion of **ANDERSON HEIGHTS SUBDIVISION Unit(s) 9**, zoned R-D and R-LT, located on the south side of AMOLE MESA AVE SW BETWEEN 118TH ST SW AND PORTO ST SW containing approximately 56.3327 acre(s). (N-8)

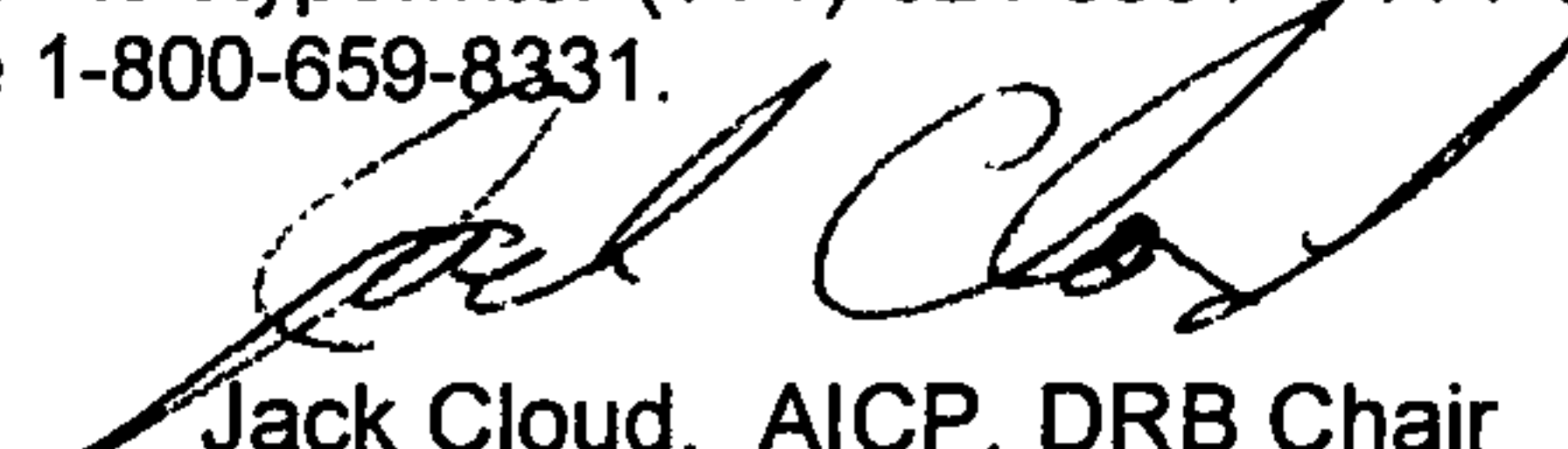
Project# 1004801
08DRB-70468 MAJOR - 1YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (1YR SIA)

TERRA WEST LLC agent(s) for THE FRATERNAL ORDER OF POLICE/ ALBUQUERQUE LODGE 1 request(s) the referenced/ above action(s) for all or a portion of Lot(s) 1-A,1-B,2-A & 2-B, **FRATERNAL ORDER OF POLICE ADDITION**, zoned IP, located on the east side of JEFFERSON ST NE AND the north side of the BEAR ARROYO containing approximately 9.6711 acre(s). (E-17)

Project# 1001939
08DRB-70478 VACATION OF PUBLIC
EASEMENT

BOHANNAN HUSTON INC agent(s) for JD HOME BUILDER INC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 5, **CIELO OESTE SUBDIVISION**, zoned R-D, located on the north side of CASA FLORIDA PL NW BETWEEN CASA VISTOSA CT NW AND CASA LINDA CT NW containing approximately .12 acre. (H-9)

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 hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

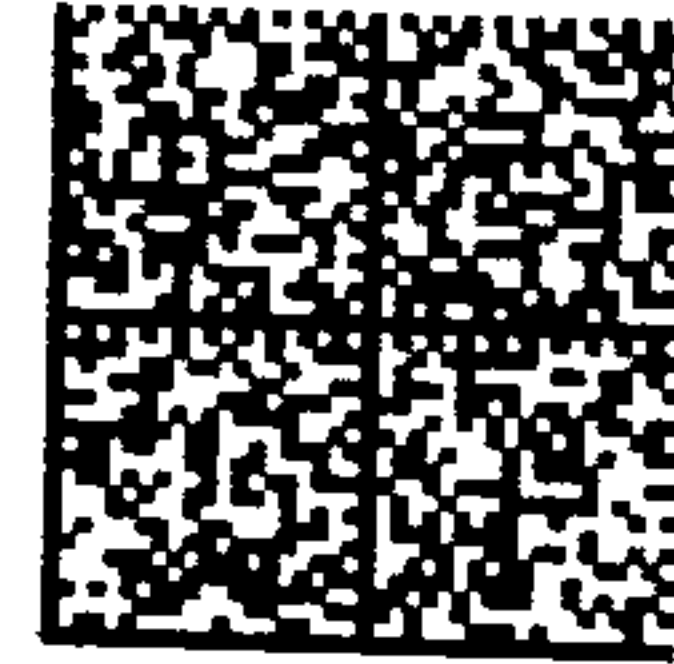

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 17TH 2008.

CITY OF ALBUQUERQUE



Planning Department



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MAILED FROM ZIP CODE 87102

Or Current Resident
ALLEY CHRISTINE D
2819 PORTO ST SW
ALBUQUERQUE NM 87121

V

DRB

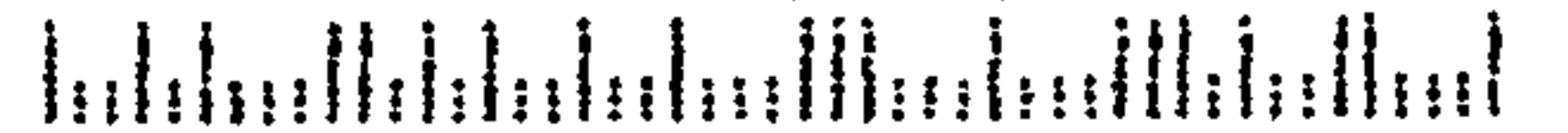
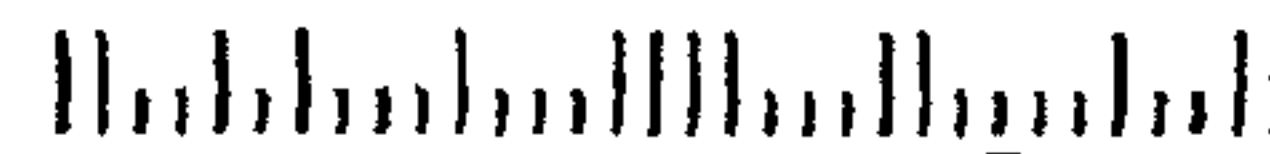
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BC: 87100

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ALBUQUERQUE CO26



P O Box 1293 Albuquerque New Mexico 87103



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

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IMPROVEMENTS (2YR SIA)

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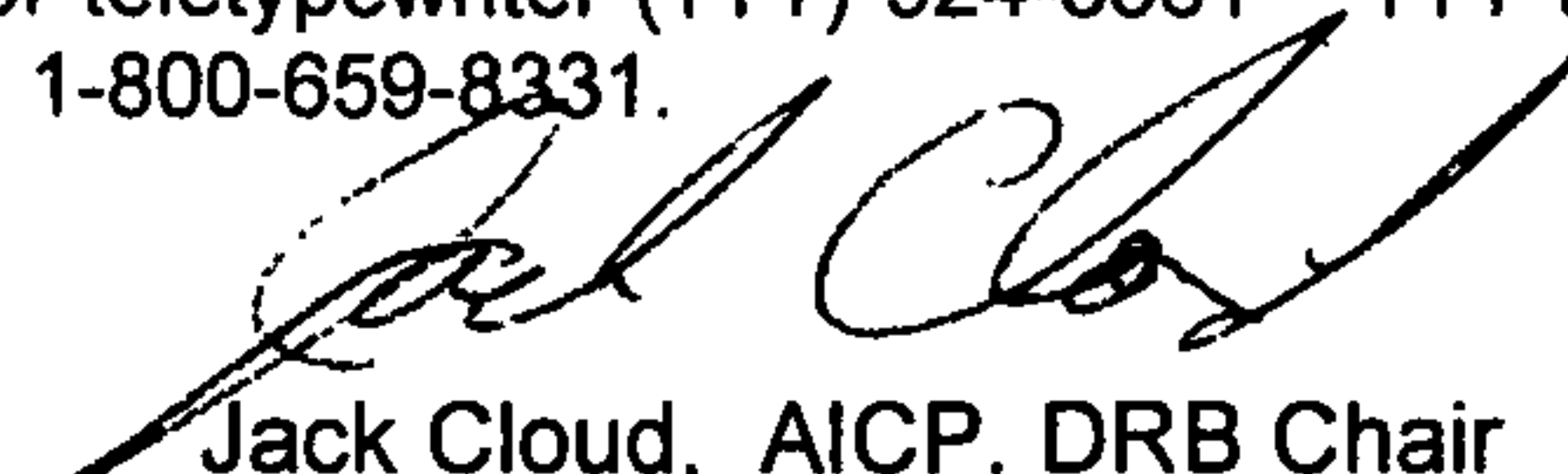
Project# 1004801
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EXTENSION OF SUBDIVISION
IMPROVEMENTS (1YR SIA)

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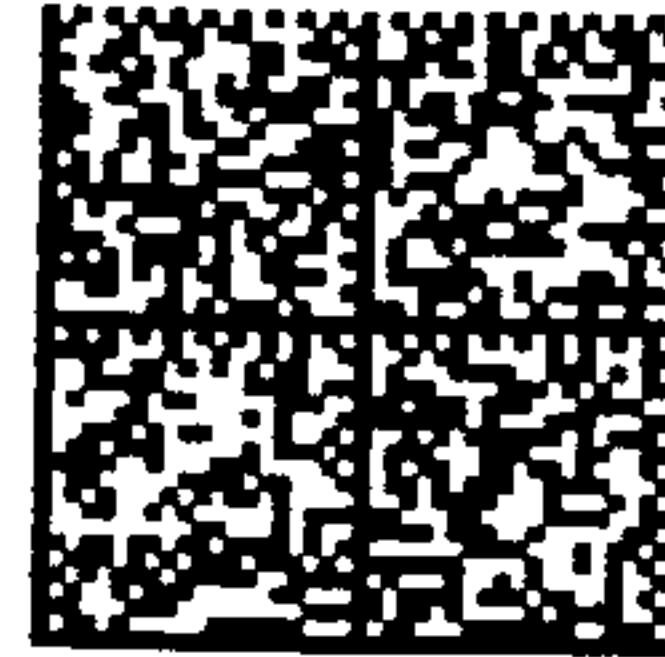

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 17TH 2008.

CITY OF ALBUQUERQUE



Planning Department



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MAILED FROM ZIP CODE 87102

Or Current Resident
SALAZAR LUPE TRUST & JSJ
INVESTMENT CO & FALBA M HANNETT
PO BOX 1849
ALBUQUERQUE NM 87103 1849

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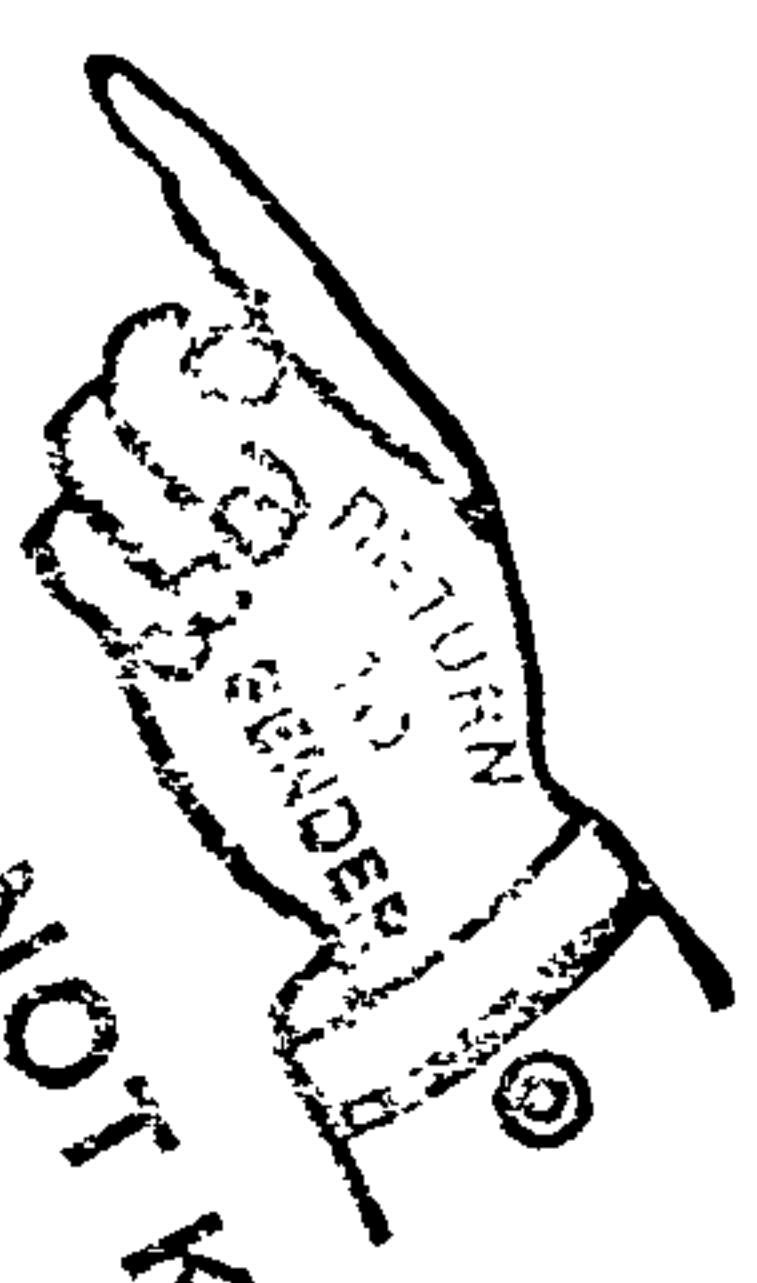
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P O Box 1295 Albuquerque New Mexico 87103



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**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, April 1, 2009**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000015

09DRB-70098 MAJOR - AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONSENSUS PLANNING, INC. agent(s) for GENERAL MILLS request(s) the above action(s) for all or a portion of Lot(s) C-1-A-1, **LANDS OF SPRINGER BUILDING MATERIALS CORP.** zoned SU-2/ IP-EP, located on the north side of PASEO DEL NORTE NE between EDITH BLVD NE and THE NORTH DIVERSION CHANNEL containing approximately 54.48 acre(s). (C-16)

Project# 1002556

09DRB-70099 BULK LAND VARIANCE
09DRB-70100 - PRELIMINARY/ FINAL PLAT APPROVAL

BORDENAVE DESIGNS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-7 Block(s) 19, and Tract(s) D & E, **PARADISE HEIGHTS, UNIT 1**, zoned R-1 and C-2, located on the east side of GOLF COURSE RD NW between WESTSIDE BLVD NW and THE BLACK ARROYO containing approximately 18.67 acre(s). (A-12)

Project# 1002739

09DRB-70096 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)
09DRB-70097 EXT OF SIA FOR TEMPORARY DEFERRAL SIDEWALK CONSTRUCTION

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 1**, zoned RD, located on the south side of COLOBEL AVE SW between 118TH ST SW and DUERSON TRAIL SW containing approximately 248.235 acre(s). (N-8 & P-8)

Project# 1007504

09DRB-70094 VACATION OF PUBLIC BLANKET DRAINAGE EASEMENT
09DRB-70095 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK. INC. agent(s) for BENCOR/GIBSON LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E-4-A, **ALBUQUERQUE SOUTH Unit 3**, zoned C-2, located in the northwest corner of the intersection of GIBSON BLVD SW and 98TH ST SW containing approximately 1.7696 acre(s). (M-9)

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 hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361. TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8381.


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 16, 2009.



Planning Department

CITY OF ALBUQUERQUE

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ALBUQUERQUE, NM 87121

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EXCEPTIONAL ADDRESS FORMAT:
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REASON FOR NON-DELIVERY EXISTS.

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87121@9998



P O Box 1293 Albuquerque New Mexico 87103



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

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09DRB-70100 - PRELIMINARY/ FINAL PLAT APPROVAL

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Project# 1002739

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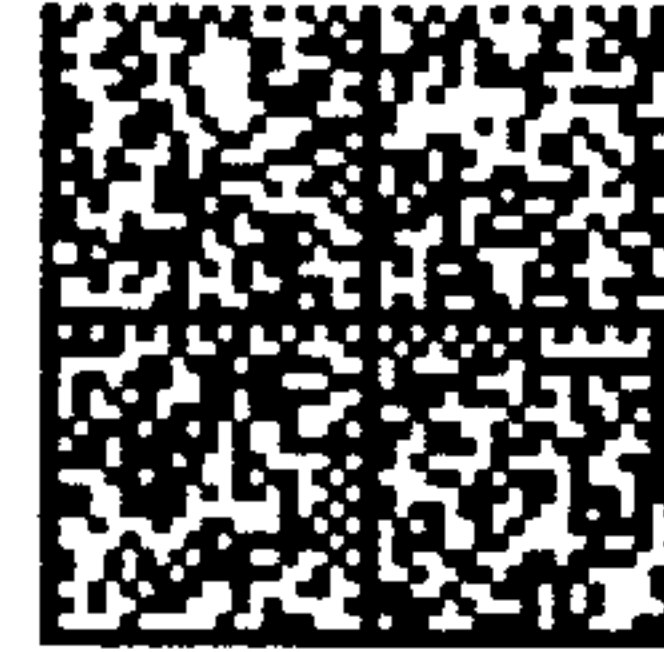

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 16, 2009.

CITY OF ALBUQUERQUE



Planning Department



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OR CURRENT RESIDENT
100805437012840320
YELLOWHORSE BRIAN
10760 MANESS LN SW
ALBUQUERQUE, NM 87121

DRB

NIXIE 871 CE 1 84 03/18/09

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UNABLE TO FORWARD

871218358 R118
87103@1293

BC: 87103129393 *0268-02759-13-36



P O Box 1293 Albuquerque New Mexico 87103



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

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Project# 1002556

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Project# 1002739

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09DRB-70097 EXT OF SIA FOR TEMPORARY DEFERRAL SIDEWALK CONSTRUCTION

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Project# 1007504

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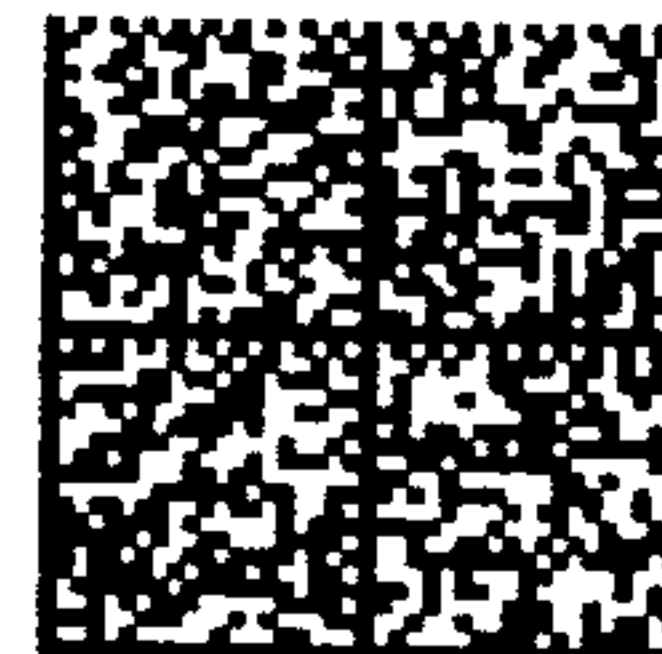

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 16, 2009.



Planning Department

CITY OF ALBUQUERQUE



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OR CURRENT RESIDENT
100805430806440704
BREWER STANLEY L & SHELLY L &
HALLEE ROBINSON
2931 CABRAL TRL SW
ALBUQUERQUE, NM 87121

DPE

NIXIE 871 CE 1 84 03/18/09

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

8712183882 R118
87103@1293

BC: 87103129393 *0268-06873-13-36



P O Box 1293 Albuquerque New Mexico 87103



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

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Project# 1000015

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CONSENSUS PLANNING, INC. agent(s) for GENERAL MILLS request(s) the above action(s) for all or a portion of Lot(s) C-1-A-1, **LANDS OF SPRINGER BUILDING MATERIALS CORP.** zoned SU-2/ IP-EP, located on the north side of PASEO DEL NORTE NE between EDITH BLVD NE and THE NORTH DIVERSION CHANNEL containing approximately 54.48 acre(s). (C-16)

Project# 1002556

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09DRB-70100 - PRELIMINARY/ FINAL PLAT APPROVAL

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Project# 1002739

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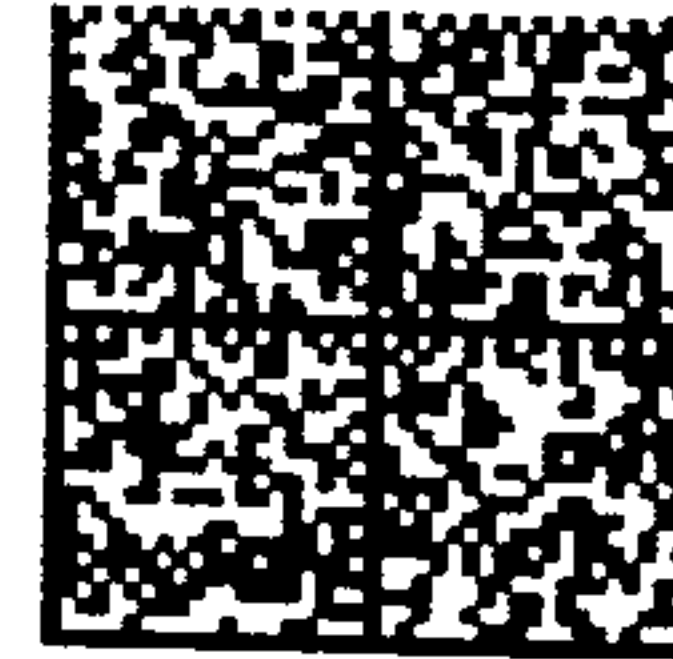

Jack Cloud, AICP, DRB Chair
Development Review Board

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CITY OF ALBUQUERQUE



Planning Department



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OR CURRENT RESIDENT
100805439301640733
WHITE BETHANY L
10744 GENTRY LN SW
ALBUQUERQUE, NM 87121

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8712183639 R118
87103@1293

BC: 87103129393 *0268-02741-13-36



P O Box 1293 Albuquerque New Mexico 87103



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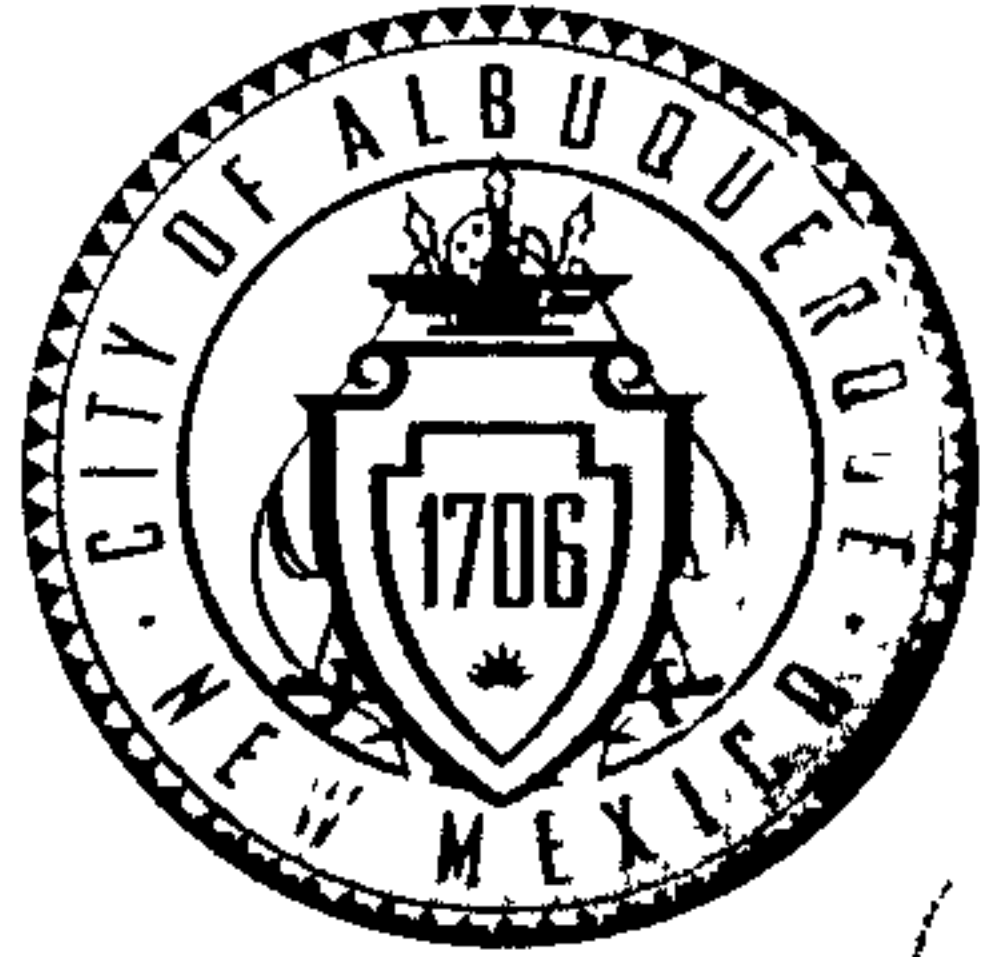
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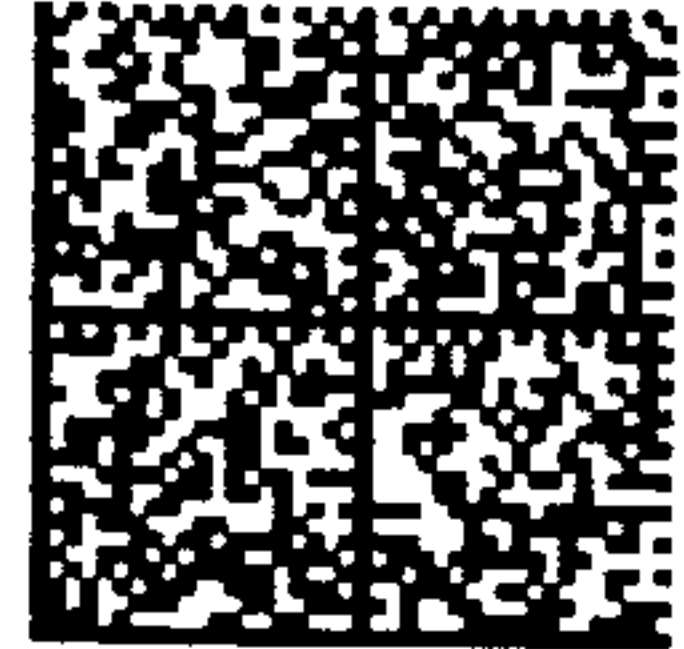

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Planning Department



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OR CURRENT RESIDENT
100805442208441305
BURKHARDT PATRICK R & LANI L
10719 HUMPHRIES LN SW
ALBUQUERQUE, NM 87121

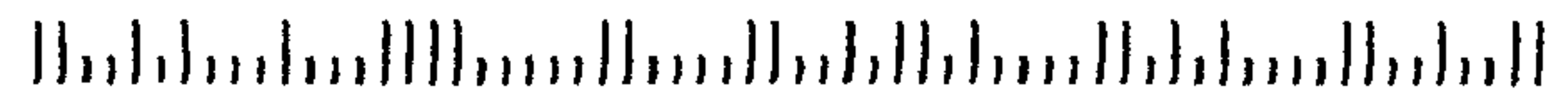
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87103@1293

BC: 87103129393 *0268-06853-13-36



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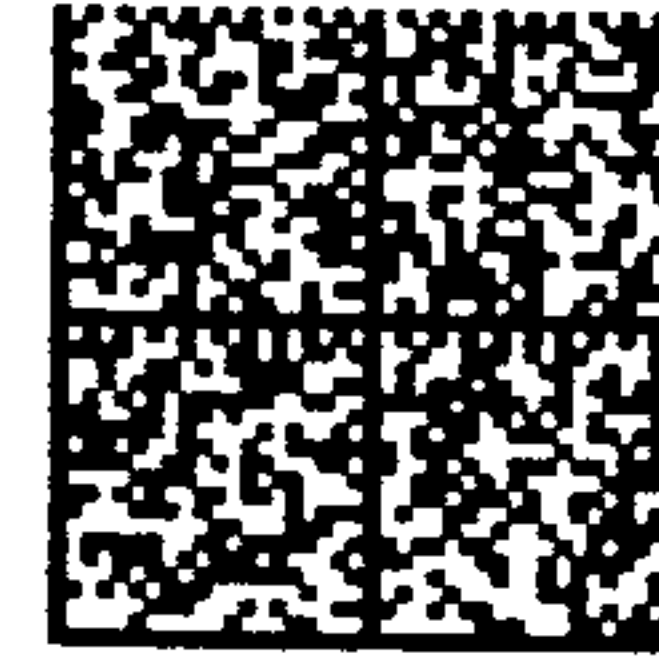
CITY OF ALBUQUERQUE



Planning Department

OR CURRENT RESIDENT
100805313033510144
WESTLAND DEVELOPMENT CO INC
401 COORS BLVD NW
ALBUQUERQUE, NM 87121

DRB



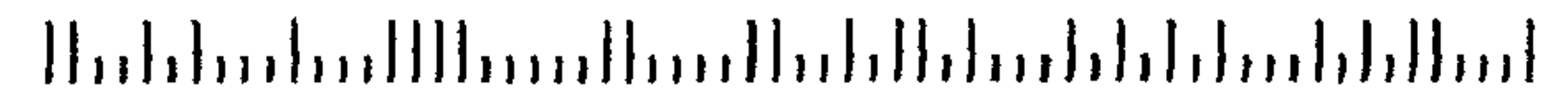
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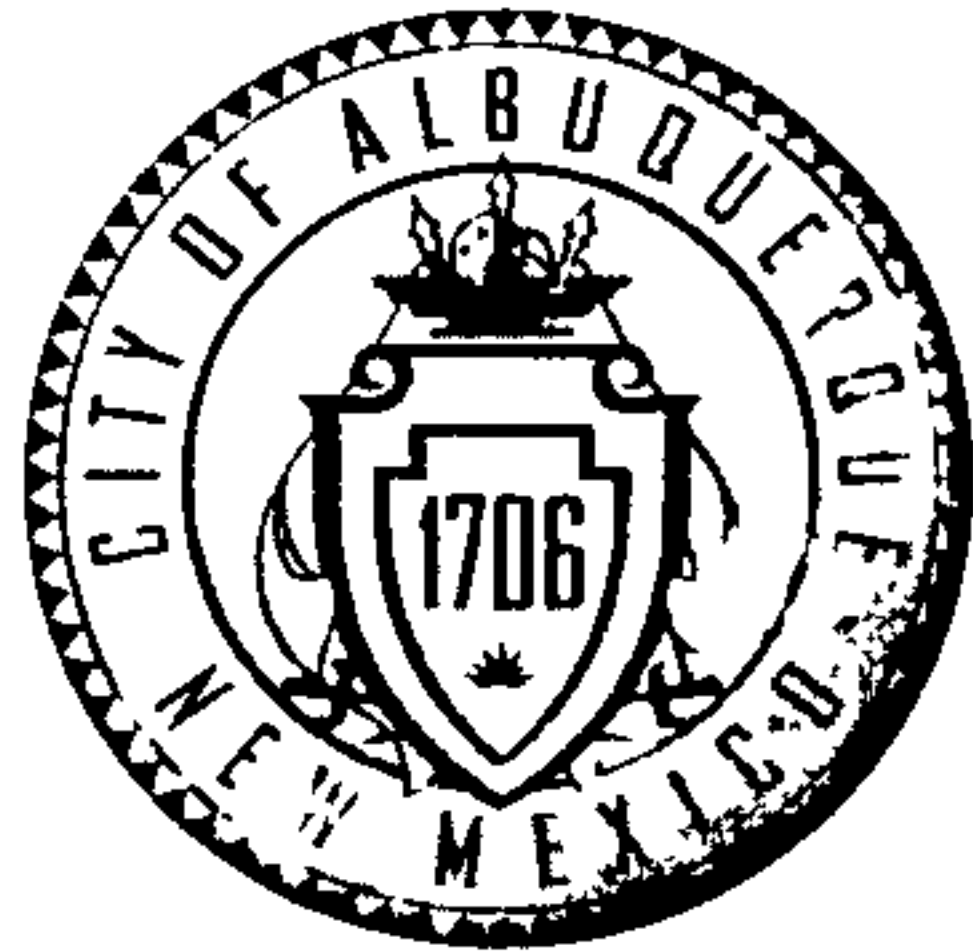
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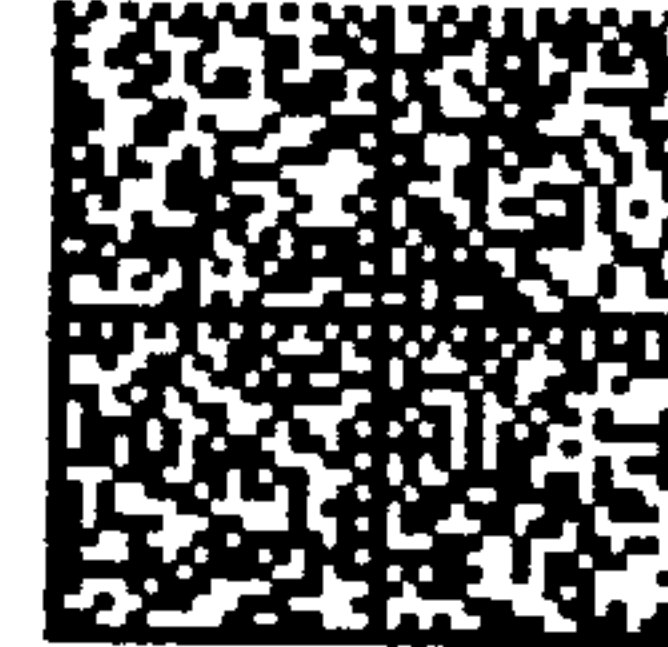

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Planning Department



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MAILED FROM ZIP CODE 8710

OR CURRENT RESIDENT

~~100805434105840405~~

~~LUCERO ARTHUR~~

5469 SKYLAR CT
RIVERBANK, CA 95367

DRB

WTF

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RETURN TO SENDER
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BC: 87100

*0268-02723-13-38

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P O Box 1293 Albuquerque New Mexico 87103



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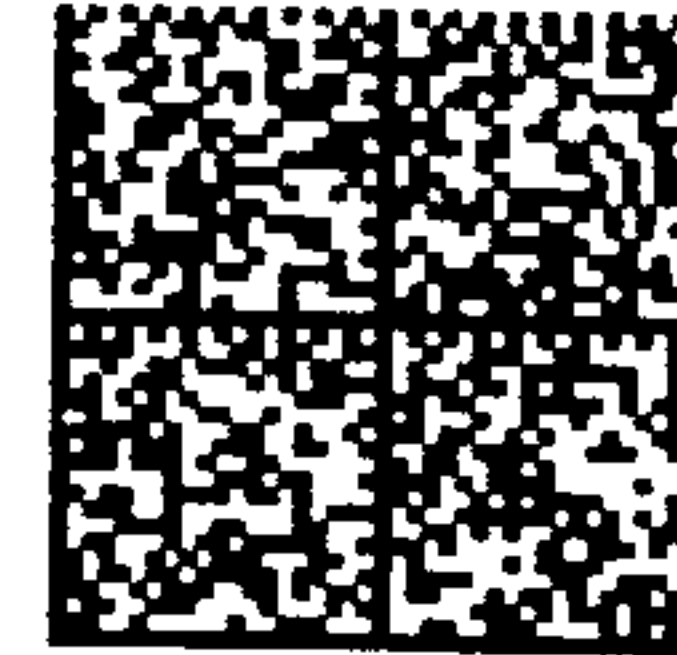

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MAILED FROM ZIP CODE 8710

OR CURRENT RESIDENT
100805434511840307
CHAMBERS MICHELLE A & HAVILL
SHAWN
8111 W WACKER RD 79
PEORIA, AZ 85381

DRP

SCF 03-24-2009
RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED

8538184945 0039
85381@9998

P O Box 1293 Albuquerque New Mexico 87103

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**CITY OF ALBUQUERQUE
Planning Department
August 29, 2007
DRB Comments**

ITEM # 5

PROJECT # 1002739 APPLICATION # 07-70207

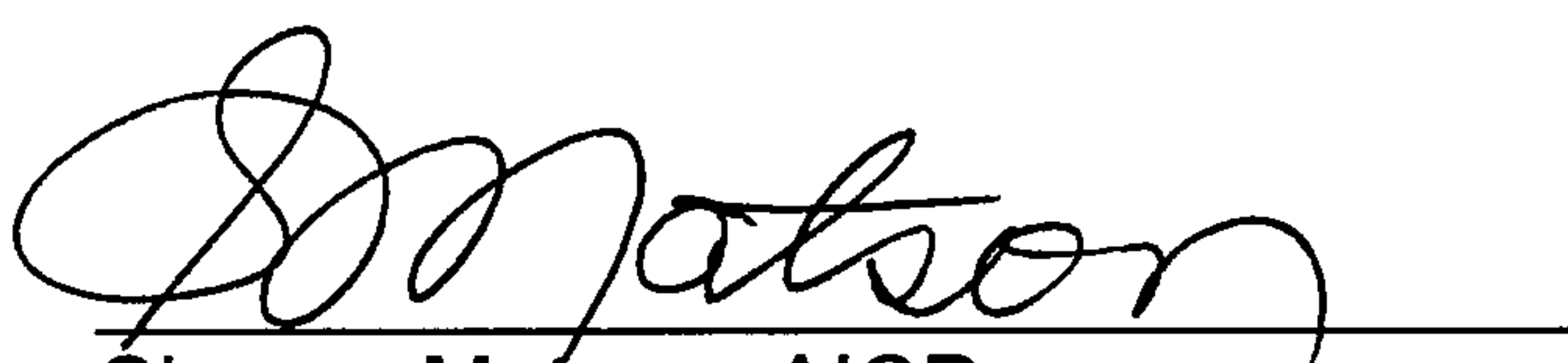
RE: Anderson Heights Unit 9/final plat

Are there any changes from the approved preliminary plat?

Be advised that any plats approved by DRB must contain the following language from the City Subdivision Ordinance:

Section 14-14-4-7(B) "No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision."

Planning will take delegation for inclusion of this language and to record the plat plus dxf approval.



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

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1002516/1002739

AGENDA ITEM NO: 4

SUBJECT:

SIA EXTENSION – 2 YEAR

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: DECEMBER 10, 2008

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002739

AGENDA ITEM NO: 4

SUBJECT:

Preliminary Plat
Design Variance (DPM)
Sidewalk Deferral
Sidewalk Waiver
Site Plan for Subdivision
Vacation of Public Easements

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved amended infrastructure list is required for Preliminary Plat approval.
No objection to Sidewalk Waiver or Sidewalk Deferral request.
No objection to Vacation request.
An approved drainage plan dated 7-20-07 is on file for Preliminary Plat approval.

New Mexico 87103

www.cabq.gov

RESOLUTION:

signed I.L.

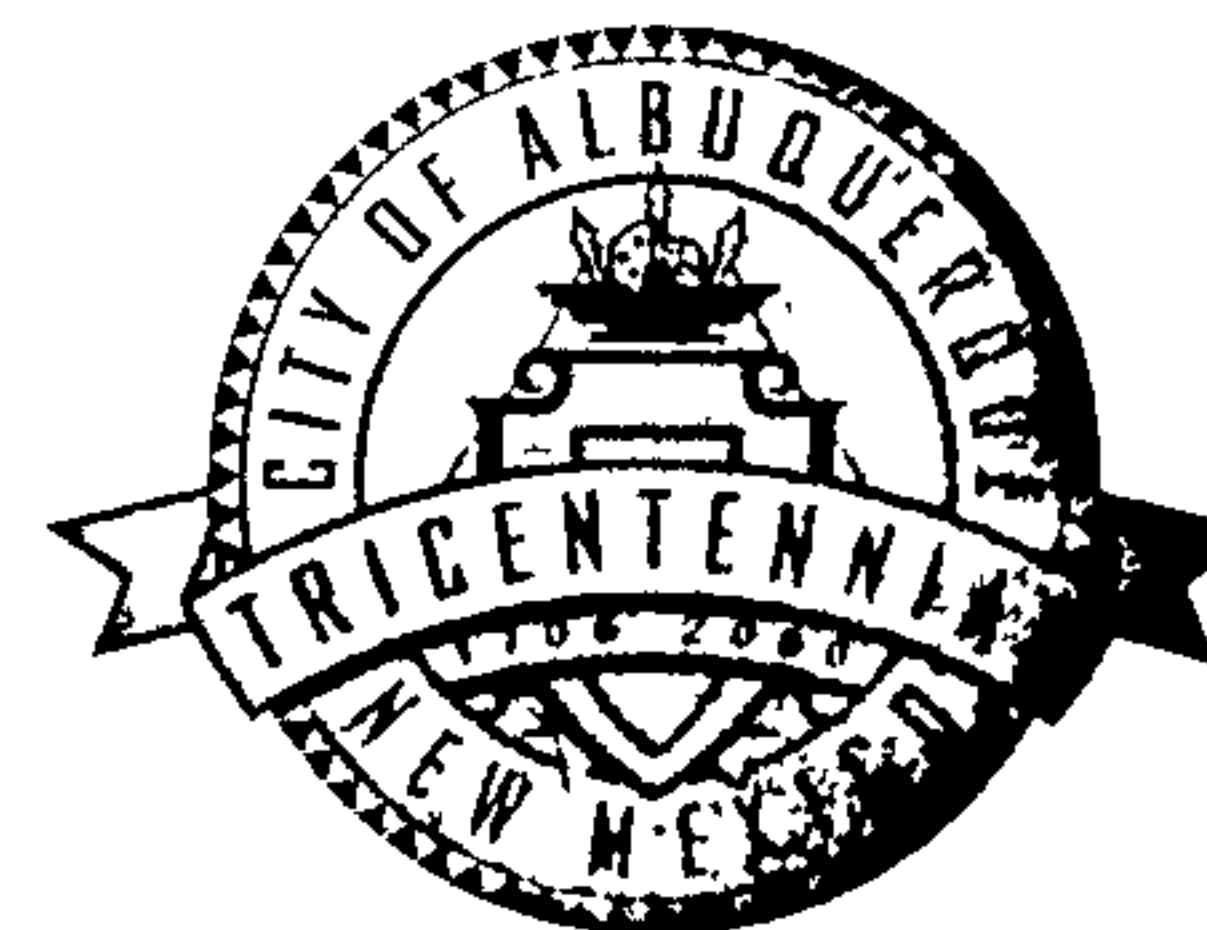
APPROVED ; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

**SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee
(N-8/D003A)**

**DATE: AUGUST 22, 2007
505-924-3986**

CITY OF ALBUQUERQUE



11-11-07

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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002739 **AGENDA ITEM NO: 4**
UNITS 4 AND 6

SUBJECT:

Preliminary Plat – Amended
Site Plan for Subdivision – Amended

ENGINEERING COMMENTS:

~~Is there a financial guarantee for the streets adjacent to these lots? on IL~~

P.O. Box 1293

Albuquerque

New Mexico 87103

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: Kristal D. Metro **DATE:** NOVEMBER 7, 2007
Transportation Development 505-924-3981

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002739

AGENDA ITEM NO: 2

SUBJECT:

Preliminary Plat
Design Variance (DPM)
Sidewalk Deferral
Sidewalk Waiver
Site Plan for Subdivision
Vacation of Public Easements

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved amended infrastructure list is required for Preliminary Plat approval!
No objection to Sidewalk Waiver or Sidewalk Deferral request.
No objection to Vacation request.
An approved amended drainage report must be on file prior to Preliminary Plat approval.

New Mexico 87103

www.cabq.gov

RESOLUTION:

8-22-07

APPROVED ___; DENIED ___; DEFERRED **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

505-924-3986

DATE: AUGUST 15, 2007

(N-8/D003A)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 7, 2007
DRB Comments

11-11-07

ITEM # 4

PROJECT # 1002739 APPLICATION # 07-70348 & 70349

RE: Anderson Heights, Units 4 & 6/amended sps & pp

No objection to either requested action.

Remember the amendment to the preliminary plat does not extend the expiration date of the approved preliminary plat. (8/22/08)



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

#2



Composite 5-19-05 - u l

DRB CASE ACTION LOG (AMENDED SITE PLAN SUBD)

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.: 05DRB-00693 (ASPS)

Project # 1002739

Project Name: ANDERSON HTS UNITS 1A - 9

Agent: Mark Goodwin & Associates

Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/18/05 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): _____
- _____
- _____
- _____

- 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.

Project Number 1002739



DRB CASE ACTION LOG (AMENDED SITE PLAN SUBD)

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.: **05DRB-00693 (ASPS)**

Project # **1002739**

Project Name: **ANDERSON HTS UNITS 1A - 9**

Agent: Mark Goodwin & Associates

Phone No.: 828-2200

Your request for ~~(SDP for SUB)~~ (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/18/05 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): _____

- 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.

Project Number 1002739

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002739 AGENDA#: 2 DATE: 5/18/05

1. Name: Greg Krunk Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 18, 2005
DRB Comments

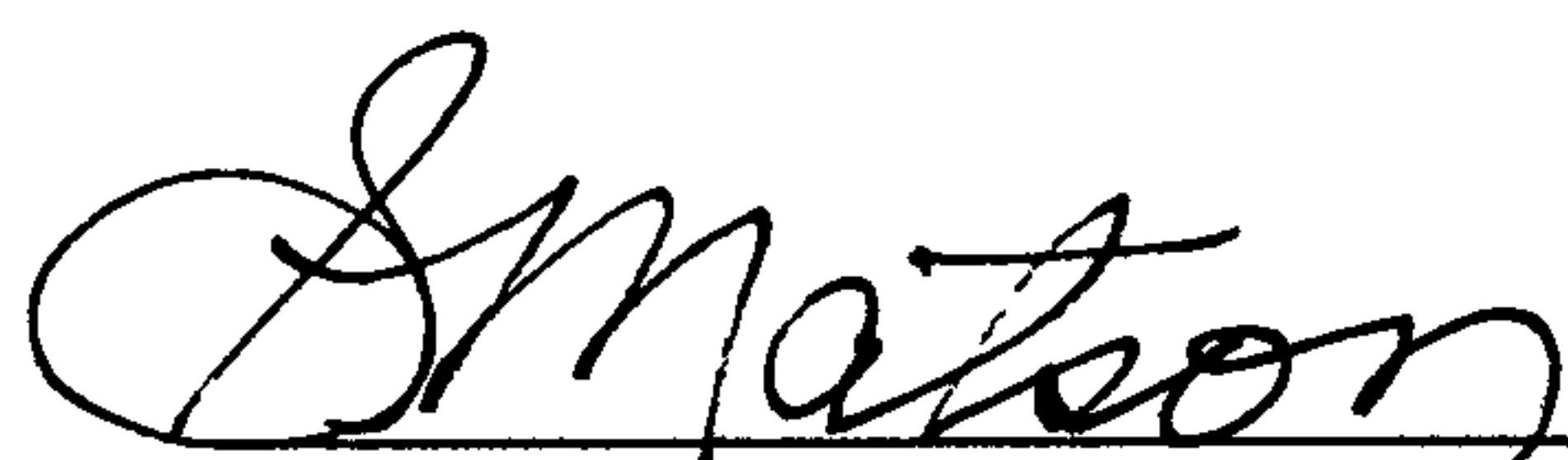
ITEM # 2

PROJECT # 1002739

APPLICATION # 05-00693

RE: Anderson Heights, Units 1A through 9/ASPS

Applicant should submit a copy of the amended site plan with clouds around the areas where changes have occurred as called for on the application checklist. It is too difficult to compare the original site plan and the amended one to discover the changes.



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



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 18, 2005

Project # 1002739

05DRB-00681 Major-Preliminary Plat Approval
05DRB-00683 Minor-Subd Design (DPM) Variance
05DRB-00684 Minor-Sidewalk Variance
05DRB-00685 Minor-Sidewalk Waiver
05DRB-00686 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS and Tract(s) B-1, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8)

- AMAFCA No objection to requested actions. The AMAFCA Board of Directors approved a license for construction in the AMAFCA Drainage Easements. They will be quitclaimed when the FEMA floodplains are revised
- COG The proposed development is located in an emerging area of growth and significant downstream infrastructure and capacity issues can be expected with the current transportation system. Proposed infrastructure improvements are at various stages of development at this time and it is cautioned that approval of the development should be conditioned on adequate completion of these facilities. The TIS should consider these implications and identify coordination requirements with off-site improvements on facilities owned by other agencies accordingly.
- Transit Transit suggests pedestrian access easements and sidewalk or trail connections in the following locations to improve pedestrian access to surrounding arterials and collectors and potential future transit service (similar to that shown on the grading plan between the east end of Microlith Road and Dennis Chavez Boulevard):

Transit

- with 20' Public WL Easement between McKinnon Way and Colobel Avenue,
- with 20' Public WL Easement between Vanhorne Way and Colobel Avenue,
- with 20' Public WL Easement between Thayer Lane and Colobel Avenue,
- with 20' Public SAS Easement between Covert Lane and Morrissey Street,
- between Gentry Lane and Antler Tool Road potentially aligned with Duerson Trail or Erratic Street, and
- between the west end of Microlith Road and Dennis Chavez Boulevard, similar to the one provided at the east end. (Both should extend through Tract Q to Dennis Chavez.) No objection to the other requests.

Zoning Enforcement No adverse comments.

Neighborhood Coordination No Association(s).

APS No comments received.

Police Department No Crime prevention/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 Approves.

Comcast No comments received.

QWEST No comments received.

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

M.R.G.C.D. No comments received.

Open Space Division No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval.

Transportation Development

No objection to the design variances, sidewalk waivers or sidewalk deferrals. For Unit 1A where are the improvements to Duerson Trail? Unit 3 needs the remainder of Payton Trail. Is Colobel Ave. on a different list? Does this require median bays? For Units 1A, 2 and 3 an outlet needs to be financially guaranteed. What is the status of unit 1? Has this been built and accepted? Unit 4 – Where are the improvements to Colobel and 118th? Turnbays? Unit 6 -- Unsure how the limits for Colobel work with the overall plan. Unit 5 -- Bale Seals goes to Cenote. Where is Datum, Flint Axe and the remainder of Cenote? 118th street? Unit 7 needs an outlet. Why are there 2 Megafaunas, Eratics and Pcitographs? Unit 8 – Part of Morrisey is in unit 5. Where is the entrance (64' r/w)? The major local? Where are the improvements to Dennis Chavez? All public streets require landscaping.

Parks & Recreation

Contact me regarding the park dedications and impact fee requirements. No objection to sidewalk requests or design variance.

Utilities Development

I need to know how many lots are included with each phase. The infrastructure list must include the 18"-20" top of 2W pressure zone water line all the way north to the existing 20" stub. No objection to Design Variances or Sidewalk Waiver/Deferral.

Planning Department

✓ The perimeter wall design is already approved. If any of the landscaped areas on the plat are in public right of way, a landscape maintenance agreement is required & should be on the infrastructure list as should an irrigation meter for these areas. The HOA President must sign the plat acknowledging responsibility for the maintenance and irrigation of the landscaping regardless of where it is located. The developer may sign as the HOA President temporarily until the HOA is formed.

✓ Planning has no objection to the subdivision design variance nor any of the requested sidewalk actions nor the preliminary plat.

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

cc: KB Home New Mexico Inc., Riverside Plaza Lane NW, Suite 200, 87120
Mark Goodwin & Associates PA, P.O. Box 90606, 87199



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, May 18, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000560

05DRB-00680 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for KIMLEY-HORN & ASSOCIATES. request(s) the above action(s) for all or a portion of Tract(s) 1A2A, **JOURNAL CENTER**, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE. [REF: Z-72-33, 04DRB00089, 04DRB00028](D-17)

Project # 1002739

05DRB-00681 Major-Preliminary Plat Approval
05DRB-00683 Minor-Subd Design (DPM) Variance
05DRB-00684 Minor-Sidewalk Variance
05DRB-00685 Minor-Sidewalk Waiver
05DRB-00686 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS and Tract(s) B-1, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8)

Project # 1003749

05DRB-00675 Major-Preliminary Plat Approval
05DRB-00677 Minor-Vacation of Private Easements
05DRB-00676 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, UNIT 2, ELENA GALLEGOS GRANT (to be known as **ANCALA VILLAGE**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594, 05DRB00059] (F-21)

Project # 1003828

05DRB-00687 Major-Preliminary Plat Approval
05DRB-00688 Minor-Subd Design (DPM) Variance
05DRB-00689 Minor-Sidewalk Waiver
05DRB-00690 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, MRGCD MAP 34 (to be known as **CANDELARIA VILLAGE**) zoned R-1, located on CANDELARIA RD NW, between 12TH STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01907, 05DRB00520] (G-13)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1002855
05DRB-00692 Major-Vacation of Pub
Right-of-Way

PRECISION SURVEYS INC agent(s) for ETG
PROPERTIES LLC request(s) the above action(s) for
all or a portion of Lot(s) 4-8 and 13-16, Block(s) 24 &
25, **EAST END ADDITION**, zoned SU-1, located on
VERMONT ST NE, between LOMAS BLVD NE and
MARBLE AVE NE. [REF: 04DRB01326, 03DRB01511]
(J-19)

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 hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

for Claire Senova
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 2, 2005.

4
4
4
4

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

Meeting Date: MAY 18, 2005
Zone Atlas Page: N-8-Z & P-8-Z
Notification Radius: 100 Ft.

Project# 1002739
App# 05DRB-00681
App# 05DRB-00683
App# 05DRB-00684
App# 05DRB-00685
App# 05DRB-00686

Cross Reference and Location:

Applicant: KB HOME NEW MEXICO INC
Address: RIVERSIDE PLAZA LN. NW, STE# 200
ALBUQUERQUE NM 87120

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

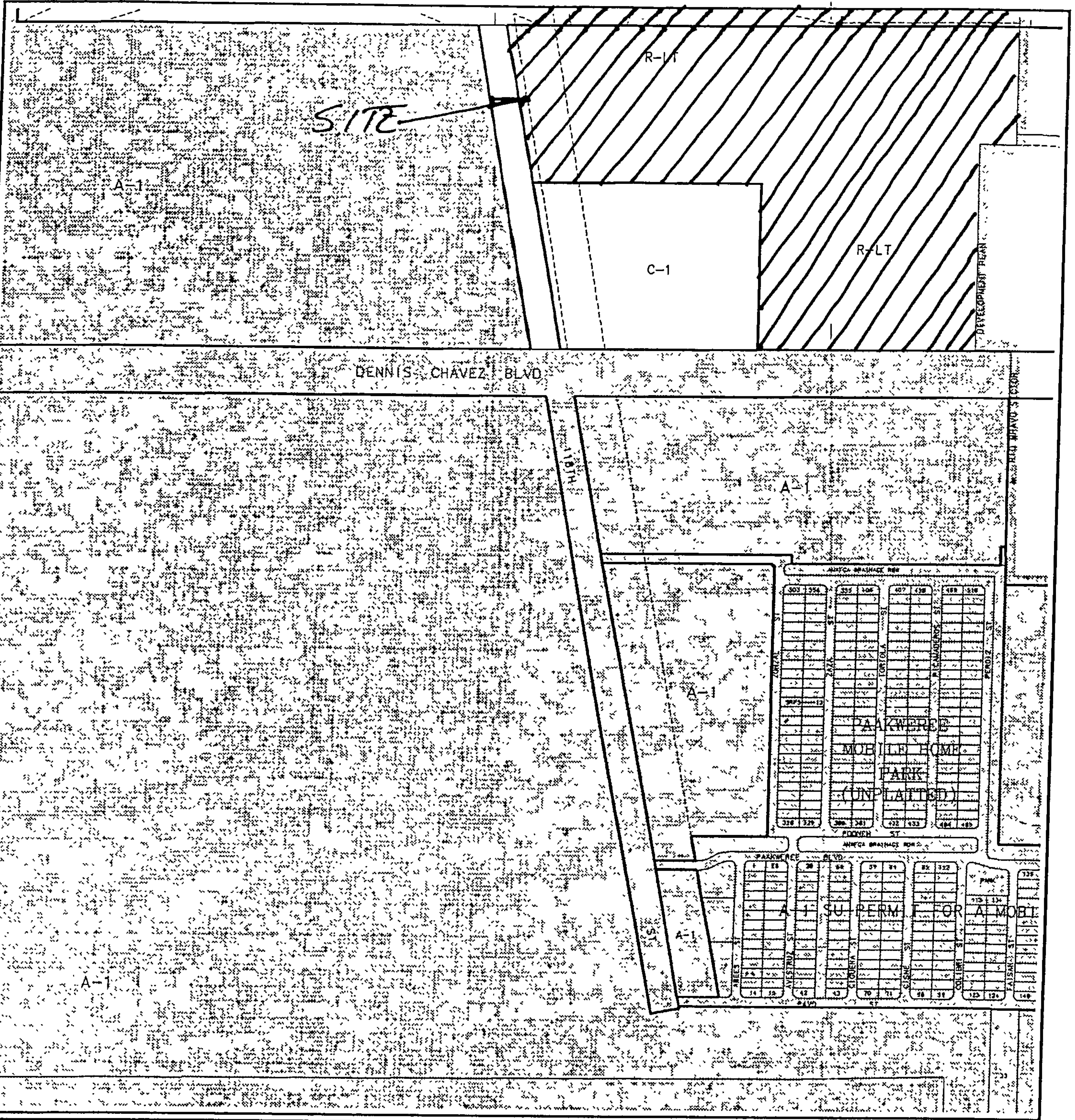
Special Instructions:

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

Date Mailed: APRIL 29, 2005

Signature: KYLE TSETHLIKAI

100805449520040130	LEGAL: TR B -1 BULK LAND PLAT FOR TRACT A-1, A-2 & B-1 RO LAND USE: PROPERTY ADDR: 00000 OWNER NAME: AVALON WEST INVESTMENTS LLC OWNER ADDR: 06301 INDIAN SCHOOL	RD NE ALBUQUERQUE NM	87110
100805433214030142	LEGAL: 2-D PLAT OF LANDS OF RIO BRAVO PARTNERS PARCELS 2A LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: ARROYO VISTA NEW MEXICO LLC OWNER ADDR: 01880 SANTA BARBARA	BL SAN LUIS OBICA	93401
100905428011040201	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
100805313033510144	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
100805345035010142	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
100905309548020102	LEGAL: TR B BUL K LAND PLAT OF TRACTS A, B, C, D, E, F, G, LAND USE: PROPERTY ADDR: 00000 OWNER NAME: BROOKSIDE HOLDINGS LLC OWNER ADDR: 00000	RENO NV	89511
100905307539020101	LEGAL: TR A BUL K LAND PLAT OF TRACTS A, B, C, D, E, F, G, LAND USE: PROPERTY ADDR: 00000 OWNER NAME: ANDERSON HILLS LLC OWNER ADDR: 04619 INSPIRATION	DR SE ALBUQUERQUE NM	87108
100805343032010143	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
100805344328740201	LEGAL: SE PORTION SEC 8 T9N R2E EXC NLY PORT LANDS OF LAND USE: PROPERTY ADDR: 00000 OWNER NAME: WESTLAND DEVELOPMENT CO INC OWNER ADDR: 00401 COORS	BL NW ALBUQUERQUE NM	87121
100805316016030101	LEGAL: SW PORTION SEC 8 T9N R2E LANDS OF WESTLAND LAND USE: PROPERTY ADDR: 00000 OWNER NAME: WESTLAND DEVELOPMENT CO INC OWNER ADDR: 00401 COORS	BL NW ALBUQUERQUE NM	87121



SITE

A-1

R-1

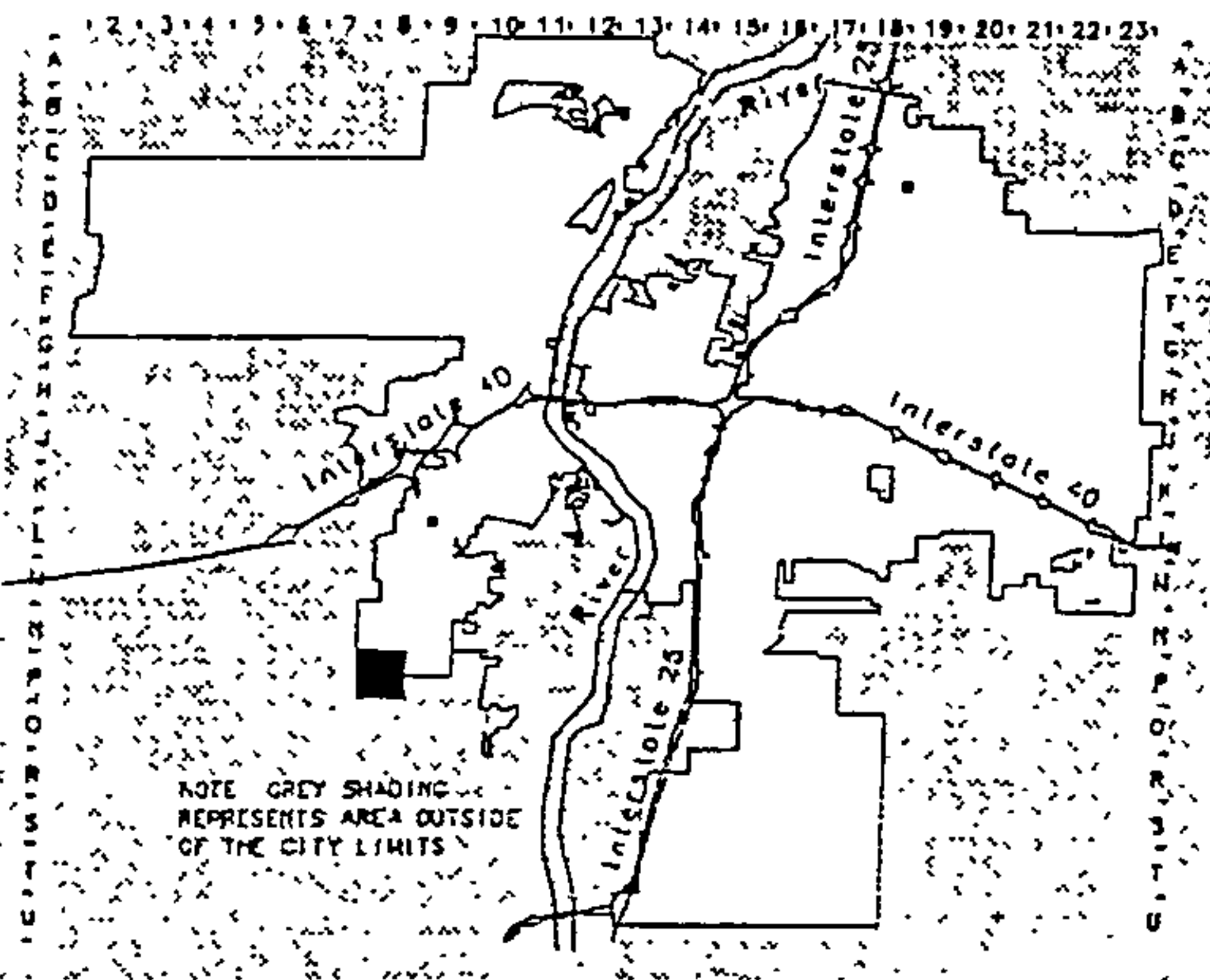
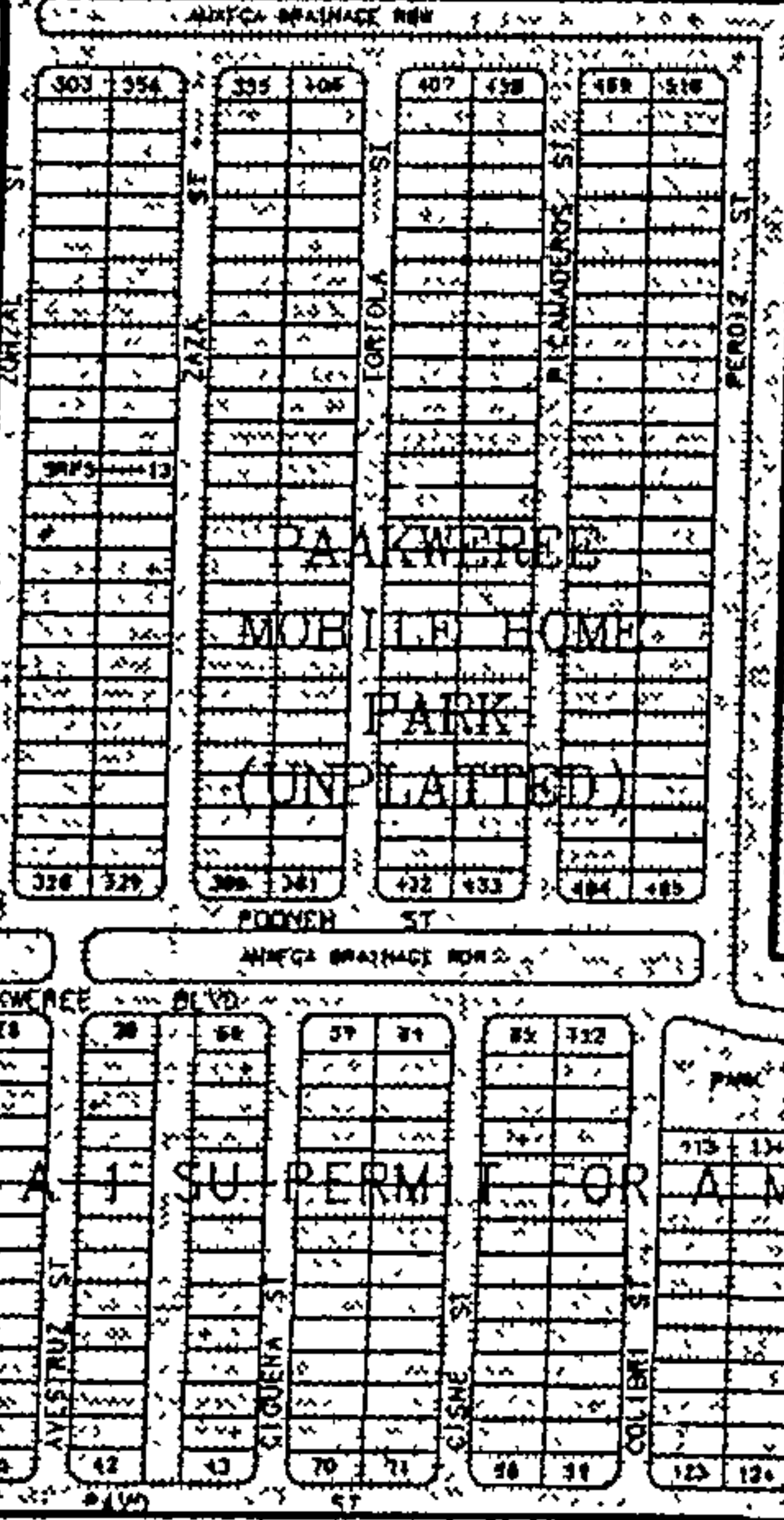
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R-LT

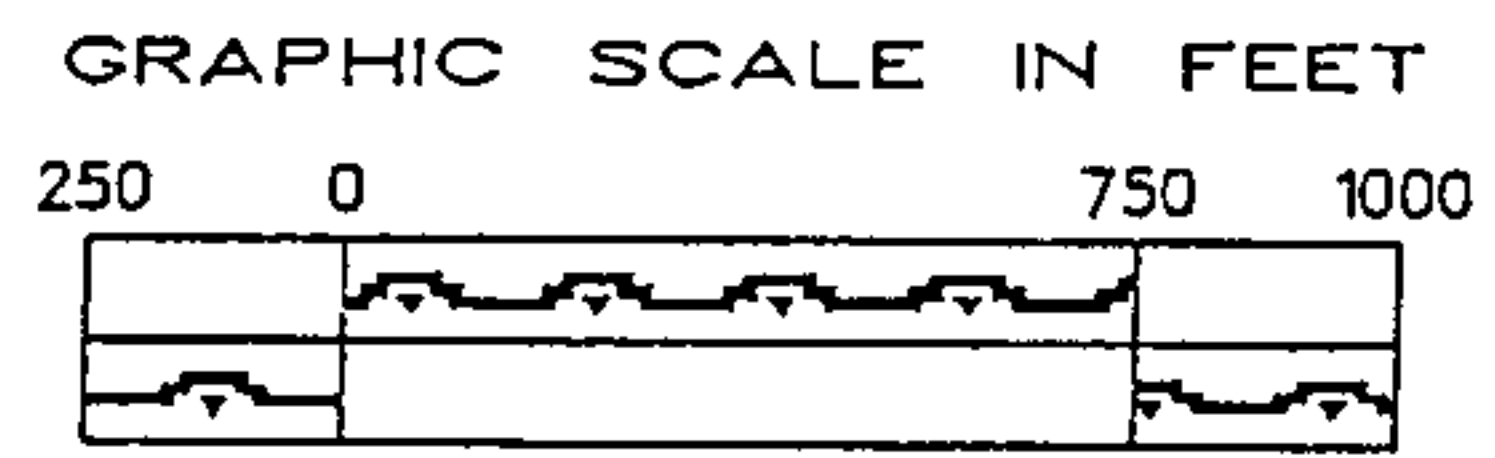
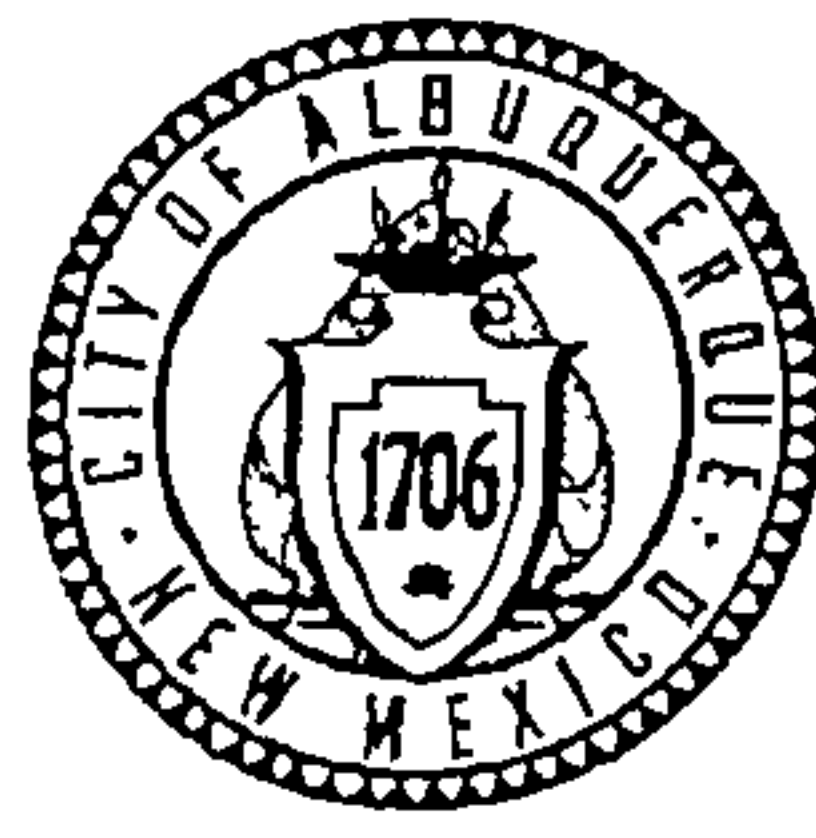
DENNIS CHAVEZ BLVD

A-1

A-1

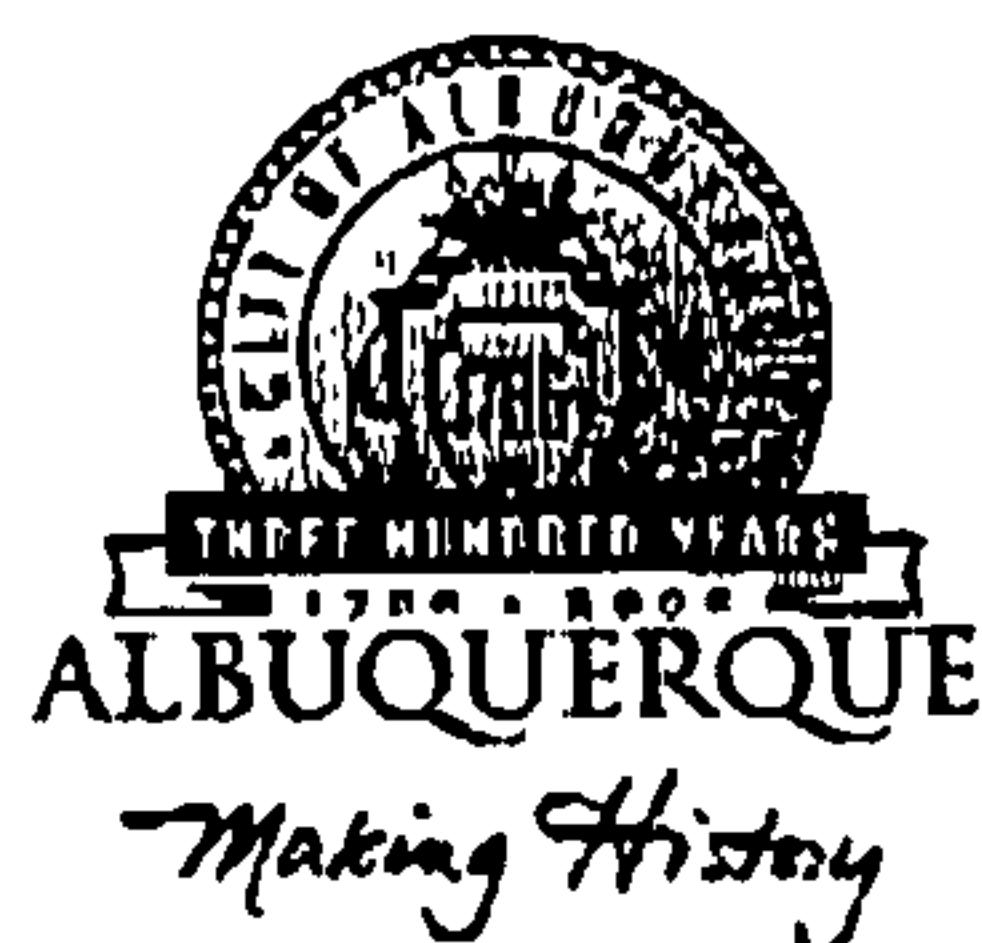


NOTE GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



A lbuquerque **G** eographic **I** nformation **S** ystem
PLANNING DEPARTMENT
 © Copyright 2003

Zone Atlas Page
P-8-Z
 Map Amended through November 01, 2003



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.

April 15, 2005

Planning Department
One Stop Shop Division
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on April 15, 2005:

Contact Name: **SUSAN RASINSKI**

Company or Agency: **MARK GOODWIN & ASSOCIATES**
P.O. BOX 90606 / 87199
PHONE: 828-2200 FAX: 797-9539

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **PARCEL 2-D, TRACT B-1, PARCEL A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS AND ANDERSON HEIGHTS,**
Zone Map N-P-8

Our records indicate that as of April 15, 2005, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

The association(s) listed below is an "unrecognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.

planningnrnaform(10/27/04)



**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, May 18, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000560

05DRB-00680 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for KIMLEY-HORN & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 1A2A, **JOURNAL CENTER**, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE. [REF: Z-72-33, 04DRB00089, 04DRB00028](D-17)

Project # 1002739

05DRB-00681 Major-Preliminary Plat Approval
05DRB-00683 Minor-Subd Design (DPM) Variance
05DRB-00684 Minor-Sidewalk Variance
05DRB-00685 Minor-Sidewalk Waiver
05DRB-00686 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS and Tract(s) B-1, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8)

Project # 1003749

05DRB-00675 Major-Preliminary Plat Approval
05DRB-00677 Minor-Vacation of Private Easements
05DRB-00676 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, UNIT 2, ELENA GALLEGOS GRANT (to be known as **ANCALA VILLAGE**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594, 05DRB00059] (F-21)

Project # 1003828

05DRB-00687 Major-Preliminary Plat Approval
05DRB-00688 Minor-Subd Design (DPM) Variance
05DRB-00689 Minor-Sidewalk Waiver
05DRB-00690 Minor-Temp Defer SDWK

JEFF. MORTENSEN & ASSOCATES agent(s) for

MRGCD MAP 34 (to be known as **CANDELARIA VILLAGE**) zoned R-1, located on CANDELARIA RD NW, between 12TH STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01907, 05DRB00520] (G-13)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1002855
05DRB-00692 Major-Vacation of Pub
Right-of-Way

PRECISION SURVEYS INC agent(s) for ETG
PROPERTIES LLC request(s) the above action(s) for
all or a portion of Lot(s) 4-8 and 13-16, Block(s) 24 &
25, **EAST END ADDITION**, zoned SU-1, located on
VERMONT ST NE, between LOMAS BLVD NE and
MARBLE AVE NE. [REF: 04DRB01326, 03DRB01511]
(J-19)

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 hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

for Claire Senova

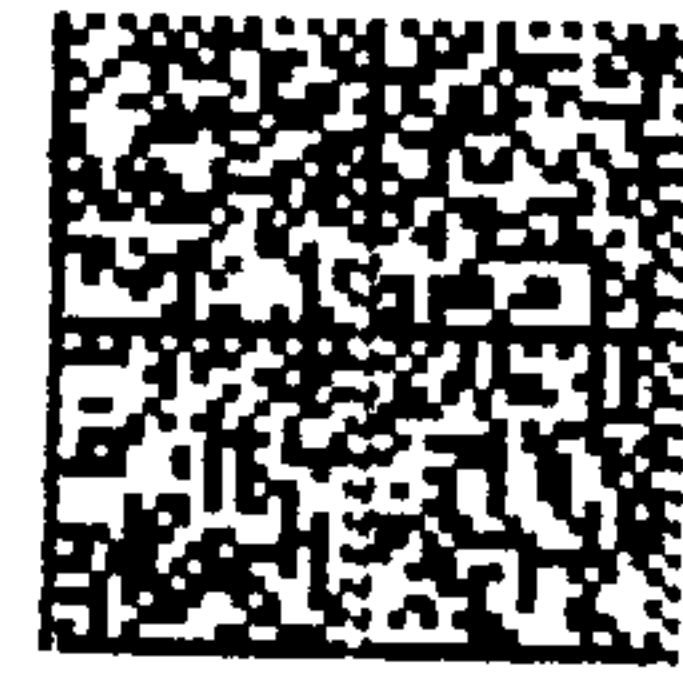
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 2, 2005.

CITY OF ALBUQUERQUE



DRB



UNITED STATES POSTAGE
FITNEY BOWES
02 1A \$ 00.37⁰
0004329277 APR 29 2005
MAILED FROM ZIP CODE 87102

Planning Department

100805433214030142

P.O. Box 1293

ARROYO VISTA NEW MEXICO LLC
1880 SANTA BARBARA BL
SAN LUIS OBISPO 93401

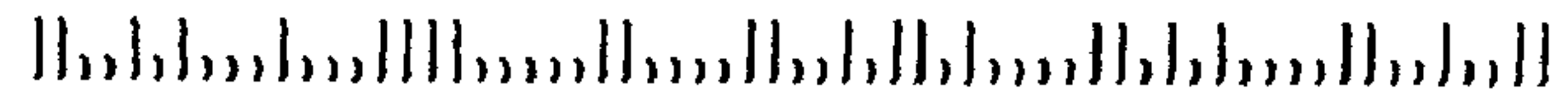
Albuquerque, NM 87103

NIXIE 930 1 21 05/03/05

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

93401+4481 44
87103%1293

BC: 87103129393 *0268-06579-29-38





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

PAGE 2

Project # 1002855
05DRB-00692 Major-Vacation of Pub
Right-of-Way

PRECISION SURVEYS INC agent(s) for ETG
PROPERTIES LLC request(s) the above action(s) for
all or a portion of Lot(s) 4-8 and 13-16, Block(s) 24 &
25, **EAST END ADDITION**, zoned SU-1, located on
~~VERMONT ST NE~~, between LOMAS BLVD NE and
MARBLE AVE NE. [REF: 04DRB01326, 03DRB01511]
(J-19)

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 hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson
for *Claire Senova*
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 2, 2005.



**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, May 18, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000560

05DRB-00680 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for KIMLEY-HORN & ASSOCIATES. request(s) the above action(s) for all or a portion of Tract(s) 1A2A, **JOURNAL CENTER**, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE. [REF: Z-72-33, 04DRB00089, 04DRB00028](D-17)

Project # 1002739

05DRB-00681 Major-Preliminary Plat Approval
05DRB-00683 Minor-Subd Design (DPM) Variance
05DRB-00684 Minor-Sidewalk Variance
05DRB-00685 Minor-Sidewalk Waiver
05DRB-00686 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS and Tract(s) B-1, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8)

Project # 1003749

05DRB-00675 Major-Preliminary Plat Approval
05DRB-00677 Minor-Vacation of Private Easements
05DRB-00676 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, UNIT 2, ELENA GALLEGOS GRANT (to be known as **ANCALA VILLAGE**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594, 05DRB00059] (F-21)

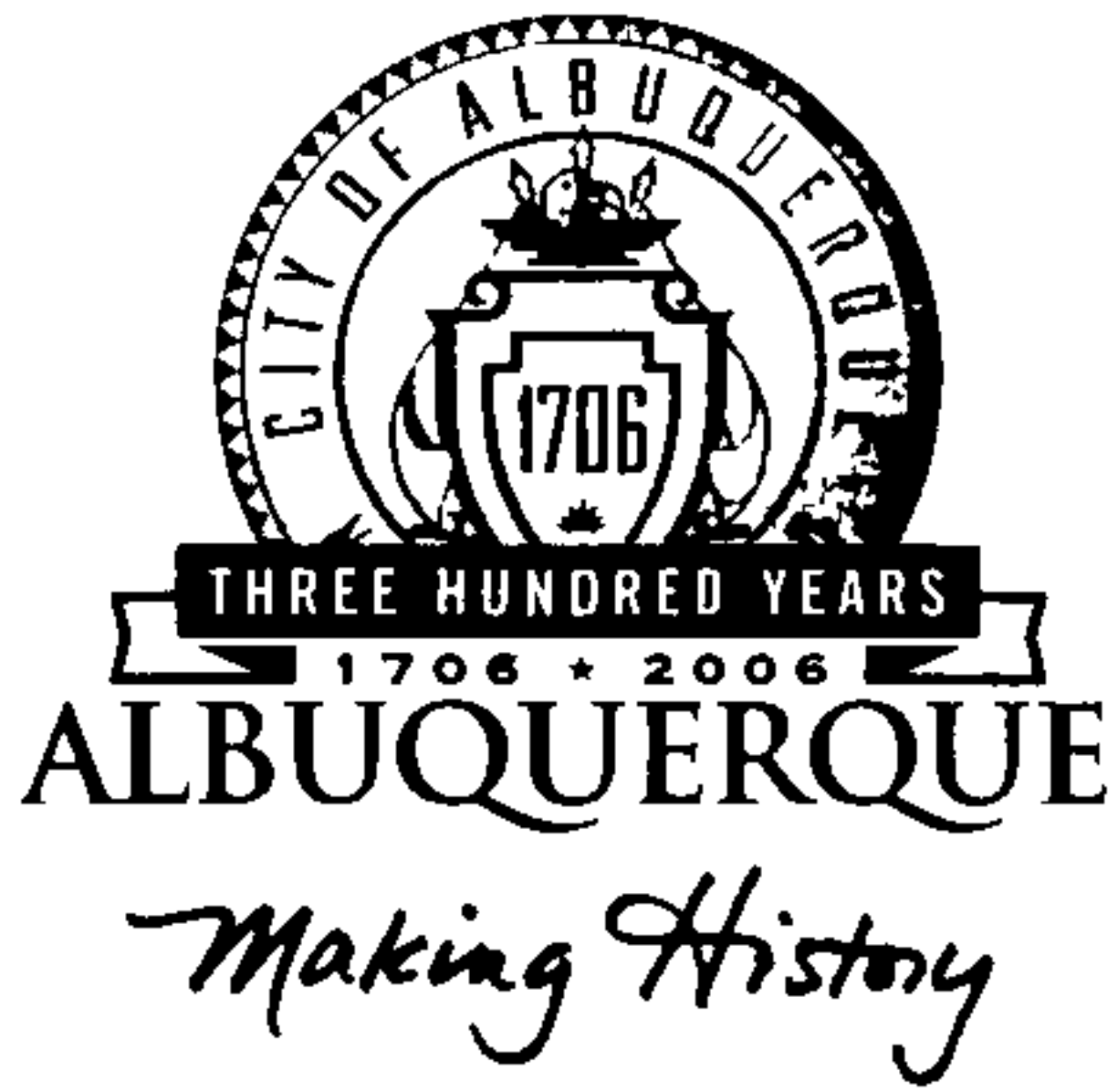
Project # 1003828

05DRB-00687 Major-Preliminary Plat Approval
05DRB-00688 Minor-Subd Design (DPM) Variance
05DRB-00689 Minor-Sidewalk Waiver
05DRB-00690 Minor-Temp Defer SDWK

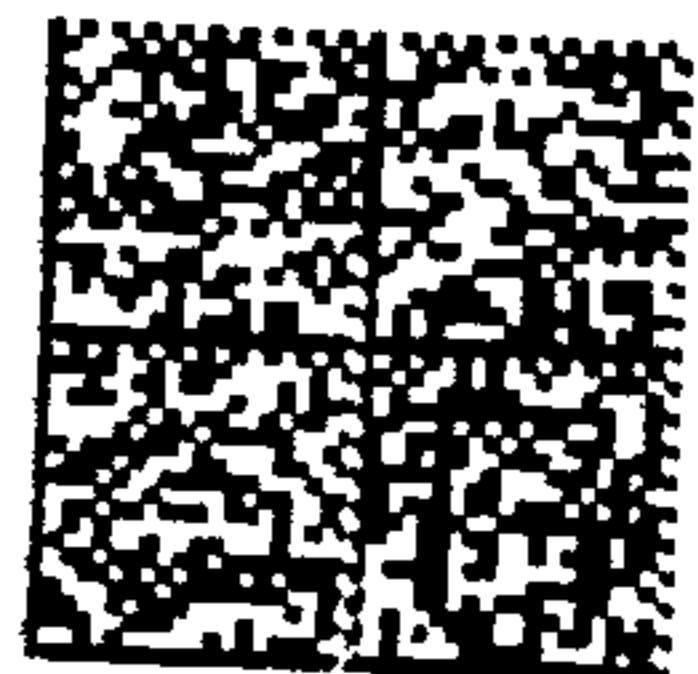
JEFF MORTENSEN & ASSOCATES agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, MRGCD MAP 34 (to be known as **CANDELARIA VILLAGE**) zoned R-1, located on CANDELARIA RD NW, between 12TH STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01907, 05DRB00520] (G-13)

SEE PAGE 2 . . .

CITY OF ALBUQUERQUE



DRB



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0004329277 APR 29 2006
MAILED FROM ZIP CODE 87102

Planning Department
P.O. Box 1293
Albuquerque, NM 87103



INSUFFICIENT ADDRESS

100805449520040130

AVALON WEST INVESTMENTS LLC
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

50172?

87110-1293/1293



#4



Completed 4/22/05

DRB CASE ACTION LOG (Final Plat)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00429 (FP)

Project # 1002739

Project Name: ANDERSON HEIGHTS UNIT 1

Agent: Mark Goodwin & Associates PA

Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/23/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- UTILITIES: _____
- _____
- _____
- _____

- CITY ENGINEER / AMAFCA: AMAFCA's sig.
 - Cash in LA
 - prop. mgmt's signature
 - _____
- Signed 4-22-05

- PARKS / CIP: Cash in LA
 - _____
 - _____
- Not required per discussion w/ Sheran. 08.

- PLANNING (Last to sign): _____
- _____
- _____

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

Project Number 1002739

Handwritten marks: a large '4' and some scribbles.



DRB CASE ACTION LOG (Final Plat)

REVISED 2/5/04

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

Project Number 1002739

DRB Application No.: **05DRB-00429 (FP)**

Project # **1002739**

Project Name: **ANDERSON HEIGHTS UNIT 1**

Agent: **Mark Goodwin & Associates PA**

Phone No.: **828-2200**

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on 3/23/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

- _____
- _____
- _____

UTILITIES: _____

- _____
- _____

CITY ENGINEER / AMAFCA: AMAFCA's sig.

- Cash in bank
- prop mgmnt's signature

PARKS / CIP: Cash in bank

- _____
- _____

PLANNING (Last to sign): _____

- _____
- _____

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

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

- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**

Property Management's signature must be obtained prior to Planning Department's signature.

- AGIS DXF File approval required.** OK
- Copy of recorded plat for Planning.**

Handwritten: no R/W



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 23, 2005

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003821**
 05DRB-00334 Major-Preliminary Plat Approval
 05DRB-00335 Minor-Temp Defer SDWK
 ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK UNIT 2 (to be known as **EMBUDO CANYON SOUTH**, wzonedR-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 04DRB01887, DRB-97-49] [Deferred from 3/23/05] (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/30/05.**

2. **Project # 1003822**
05DRB-00332 Major-Preliminary Plat
Approval
05DRB-00333 Minor-Temp Defer
SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK UNIT 2, (to be known as **EMBUDO CANYON NORTH**, zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE NE and COMANCHE NE containing approximately 2 acre(s). [REF: 04DRB01888] [Deferred from 3/23/05] (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/30/05.**

3. **Project # 1003886**
05DRB-00331 Major-Preliminary Plat
Approval
05DRB-00328 Major-Vacation of Pub
Right-of-Way
05DRB-00329 Major-Vacation of
Public Easements
05DRB-00330 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLERS DR NE and EASTERDAY DR NE containing approximately 5.2 acre(s). [REF: ZA-73-44, Z-77-53] (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/23/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/9/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: NEED TO DEDICATE ALL PUBLIC WATER/SEWER EASEMENTS TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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.

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK . . .

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

4. **Project # 1002739**
05DRB-00429 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) B-1 Parcel(s) 2-D and A, ROSNER TRACTS, LANDS OF RIO BRAVO PARTNERS (to be known as **ANDERSON HEIGHTS, UNIT 1**) , zoned RD/R-LT, located on 118TH STREET SW, between GIBSON BLVD SW and DENNIS CHAVEZ BLVD SW containing approximately 249 acre(s). (N-8/P-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE, CASH-IN-LIEU AND PROPERTY MANAGEMENT'S SIGNATURE.**

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

5. **Project # 1004020**
05DRB-00426 Minor-Sketch Plat or
Plan

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) 1-2, **SUNDORO SUBDIVISION UNIT 1**, zoned SU-2/R-LT, located on TIERRA PINTADA ST NW, between 98TH STREET NW and containing approximately 164 acre(s).[REF: 04DRB01139] (H-8, H-9, J-8, J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

6. Approval of the Development Review Board Minutes for March 2 and March 9, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 2 AND MARCH 9, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:35 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 23, 2005
DRB Comments**

ITEM # 4

PROJECT # 1002739

APPLICATION # 05-00429

RE: Anderson Heights, Unit 1/minor final plat

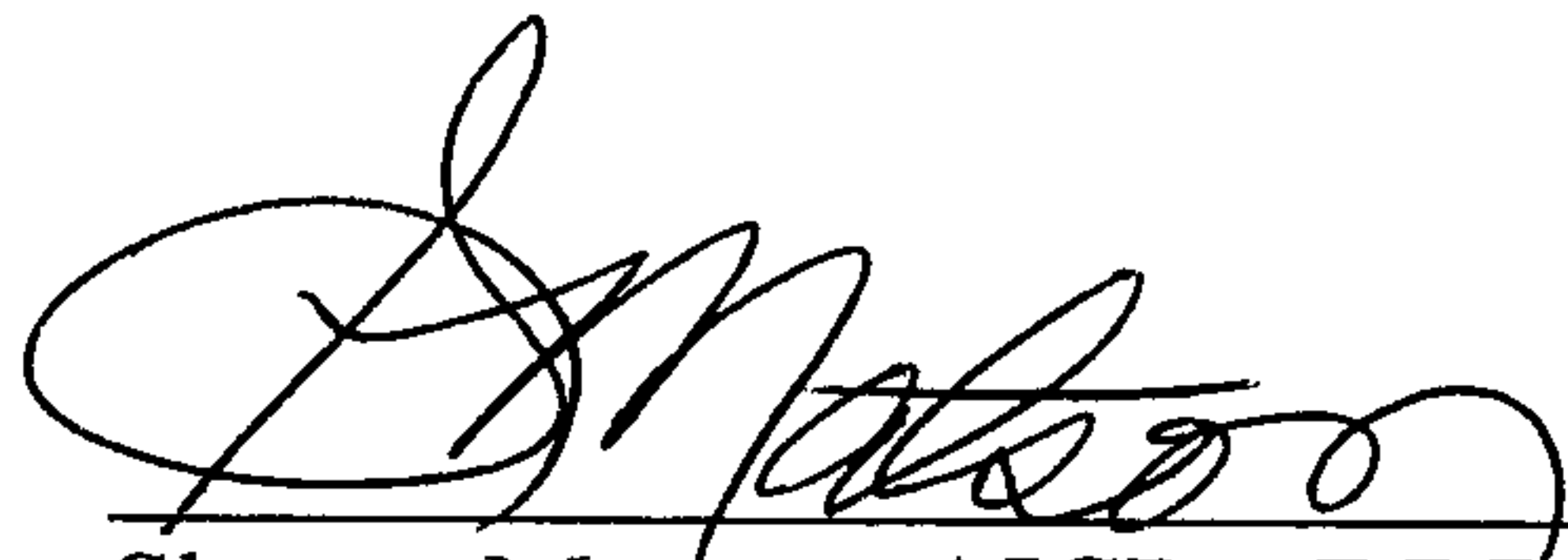
The perimeter walls have been approved.

Has anything changed from the preliminary plat to final plat?

Planning will file the plat.

Property Management signature must be on plat prior to Planning sign-off.

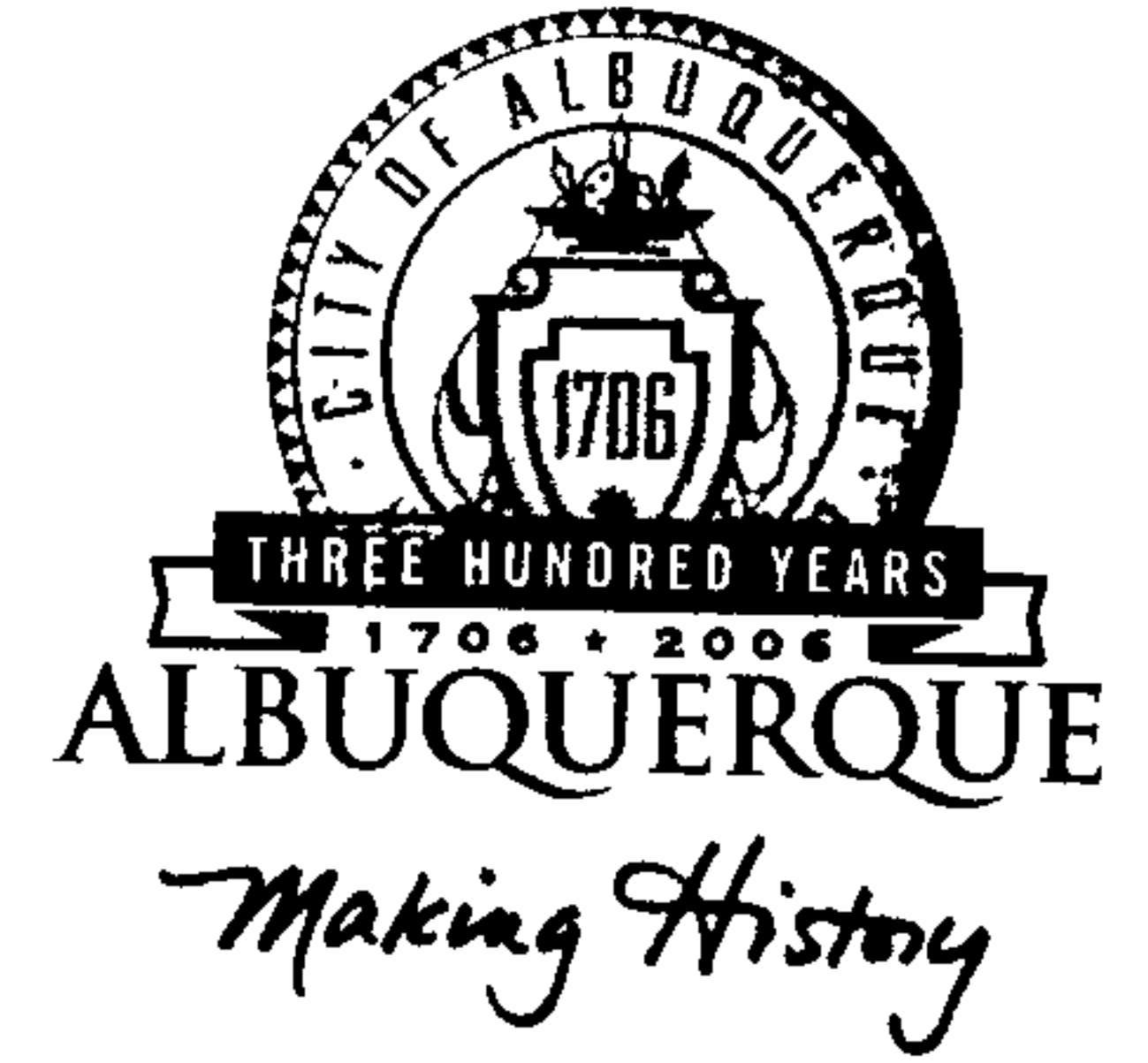
Dxf is approved.



Sheran Matson, AICP DRB Chair

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002739

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

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

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

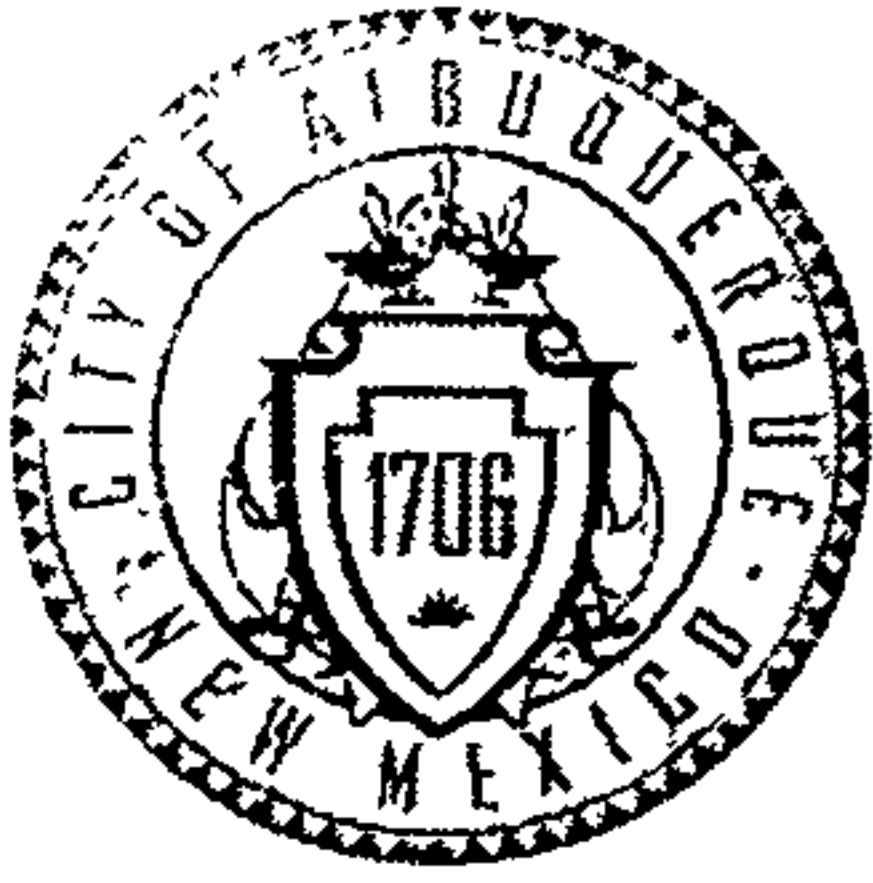
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 23, 2005



K

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

Development Review Board Comments

Project Number: 1002739
Application Number: 05DRB-00429

DRB Date: 3/23/2005
Item Number: 4

Subdivision: Anderson Heights, Unit 1
 Tracts B-1 Parcels 2-D and A Rosner Tracts, Lands of Rio Bravo Partners

Zoning: RD/RLT

Zone Page: N-08/P-08

New Lots (or units) : 146

Request for:


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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 146 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: 
 Christina Sandoval, (DMD)

Phone: 768-3808

2739

DXF Electronic Approval Form

DRB Project Case #: 1002739

Subdivision Name: ANDERSON HEIGHTS UNIT 1

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHEN STASICWICZ

Contact Information: stephen@goodwinengineers.com

DXF Received: 3/9/2005

Hard Copy Received: 3/9/2005

Coordinate System: Ground rotated to NMSP Grid

Colleen G. Anver
Approved

3/9/05
Date

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

AGIS Use Only
Copied cov **2739** to agiscov on **3/9/2005** Contact person notified on **3/9/2005**

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
3/23/05	1002739	Sketch General	Comments Plat Approved & filed

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

03/06/2009 Issued By: PLNSDH

Permit Number: 2009 070 097

Category Code 910

Application Number: 09DRB-70097, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: 118TH ST SW BETWEEN GIBSON BLVD SW AND DENNIS CHAVEZ BLVD SW

Project Number: 1002739

Applicant

Kb Home New Mexico, Inc

8330 Riverside Plaza Lane Ne #200
Albuquerque NM 87120
353-5300

Agent / Contact

Mark Goodwin And Associates Pa

Mark Goodwin

P.O. Box 80808

Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441008/4983000	DRB Actions	\$50.00
TOTAL:		\$50.00

City Of Albuquerque
Treasury Division

3/6/2009 10:44AM LJC: ANMX
WS# 007 TRANS# 0018
RECEIPT# 00111460-00111461
PERMIT# 2009070097 TRSLJS
Trans Amt \$195.00
DRB Actions \$50.00
CK \$195.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

10/30/2007 Issued By: PLNABG

Permit Number: 2007 070 348 **Category Code 910**

Application Number: 07DRB-70348, Amended Sdp For Subdivision

Address:

Location Description: 118TH ST NW BETWEEN COLOBEL AVE NW AND AMOLE MESA NW

Project Number: 1002739

Applicant

Kb Home New Mexico, Inc.

6330 Riverside Plaza Nw #200
 Albuquerque NM 87120
 353-5300

Agent / Contact

Mark Goodwin And Associates Pa
 Mark Goodwin
 P.O. Box 90806
 Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$70.00

City Of Albuquerque
 Treasury Division

10/30/2007 10:48AM LOC: ARIZ
 USB 007 TRAC# 0015
 RECEIPT# 05089729-00029730
 PERMIT# 2007070348 TRSHSF
 Trans Amt \$120.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$50.00
 CK \$120.00
 CHANGE \$0.00

Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

10/30/2007 Issued By: PLNABG

Permit Number: 2007 070 349 **Category Code 910**

Application Number: 07DRB-70349, Amendment To Preliminary Plat

Address:

Location Description: 118TH ST NW BETWEEN COLOBEL AVE NW AND AMOLE MESA NW

Project Number: 1002739

Applicant

Kb Home New Mexico, Inc.

8330 Riverside Plaza Nw #200
Albuquerque NM 87120
353-5300

Agent / Contact

Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87189

mark@goodwinengineers.com

Application Fees

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

City of Albuquerque
Treasury Division

10/30/2007 10:48AM LDC: A*NX
ISS: 007 TRAFFIC# 0015
RECEIPT# 00089729-00089729
PERMIT# 2007070349 (R# 13P
Trans Amt \$120.00
DRB Actions \$50.00

Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

03/06/2009 Issued By: PLNSDH

Permit Number: 2009 070 096 **Category Code 910**

Application Number: 09DRB-70096, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: 118TH ST SW BETWEEN GIBSON BLVD SW AND DENNIS CHAVEZ BLVD SW

Project Number: 1002739

Applicant

Kb Home New Mexico, Inc

6330 Riverside Plaza Lane Ne #200
Albuquerque NM 87120
353-5300

Agent / Contact

Mark Goodwin And Associates Pa

Mark Goodwin

P.O. Box 90606

Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000 Public Notification \$75.00

441032/3424000 Conflict Mgmt Fee \$20.00

441006/4983000 DRB Actions \$50.00

TOTAL: \$145.00

City Of Albuquerque
Treasury Division

3/6/2009 10:13AM LOC# ANMX
WS# 007 TRANSH 0018
RECEIPT# 00111460-00111460
PERMIT# 2009070096 TRSLJS
Trans Amt \$195.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00

Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

10/28/2008 Issued By: E08375

Permit Number: 2008 070 460 **Category Code 910**

Application Number: 08DRB-70460, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: S. SIDE OF AMOLE MESA SW AND 118TH ST SW AND PORTO ST SW

Project Number: 1002739

Applicant

Kb Home New Mexico Inc

6330 Riverside Plaza Lane Nw #200
 Albuquerque NM 87120

Agent / Contact

Mark Goodwin And Associates Pa

Mark Goodwin

P.O. Box 90606

Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$145.00

City Of Albuquerque
 Treasury Division

10/29/2008 10:30AM LC#: ANN
 WSH 007 TRANS# 0005
 RECEIPT# 00105845-00105845
 PERMIT# 2008070460 (RSLJ5
 Trans Amt \$145.00
 APJ Fee \$75.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$50.00
 CN \$145.00
 CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

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

SITE DEVELOPMENT PLAN **P**

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

ZONING & PLANNING Supplemental form **Z**

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

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

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

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

APPLICANT INFORMATION:

NAME: KB HOME New Mexico, Inc. PHONE: 883-0414
 ADDRESS: 6330 Riverside Plaza Lane, NW, Suite 200 FAX:
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL:
 Proprietary interest in site: Owner List all owners:
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

DESCRIPTION OF REQUEST: Anderson Heights, Amended Site 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. Parcel 2-D Block: Unit: 2-9
 Subdiv. / Addn. Lands of Rio Bravo Partners
 Current Zoning: RD Proposed zoning: Same
 Zone Atlas page(s): N-8 & P-8 No. of existing lots: 1 No. of proposed lots: 615 & 13 Tracts
 Total area of site (acres): 118.6195 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. 100805433214030142 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 118th Street SW
 Between: Dennis Chavez Blvd and Gibson Boulevard

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1002739

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 4/18/04

SIGNATURE [Signature] DATE 4-18-05
 (Print) Gregory J. Krenik PE Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>65 DRB - 00693</u>	<u>ASPS</u>	<u>P (3)</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>May 18, 2005</u>			<u>\$ 70.00</u>

Andrew Garcia 4-22-05 Project # 100 2739
 Planner signature / date

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

GREGORY A. KRENK

Applicant name (print)

4-18-05

Applicant signature / date



Form revised September 2001

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

Application case numbers

05 DRB - - 00693

Andrew Jenuc

4-22-05

Planner signature / date

Project # 1002739



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

April 18, 2005

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

Re: Anderson Heights, Units 2 – 9 (DRB 1002739)

Dear Ms. Matson:

Our client is in the process of obtaining preliminary plat approval for the referenced project. A site plan was required when we completed the Unit 1 preliminary plat. Since that time some changes have occurred. Unit lines have changed as well as lot layout at the south end. The existing site plan shows the entire subdivision but only Parcel 2-D was required to be site planned. The lot layout changes occur south of the required site plan area but the unit line changes occur within the site plan area.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenik, PE
Vice President

GJK/sr

Attachment



April 14, 2005

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: LETTER OF AGENCY – ANDERSON HEIGHTS

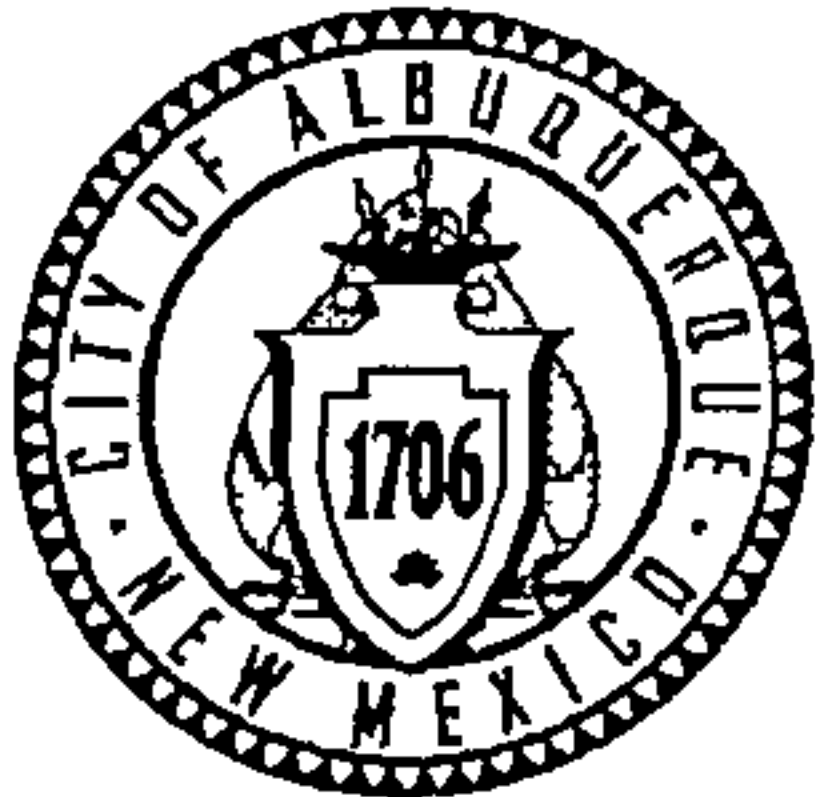
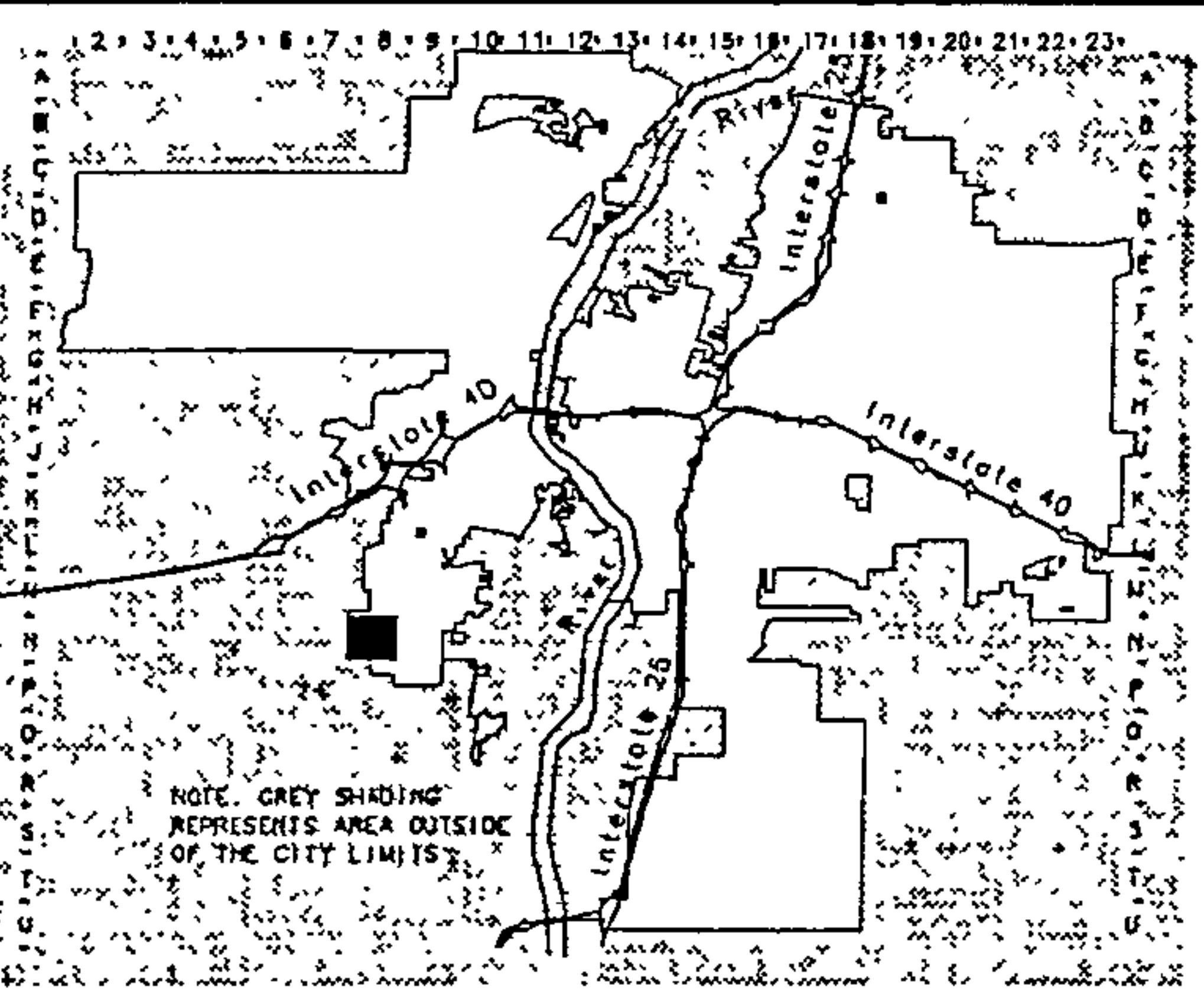
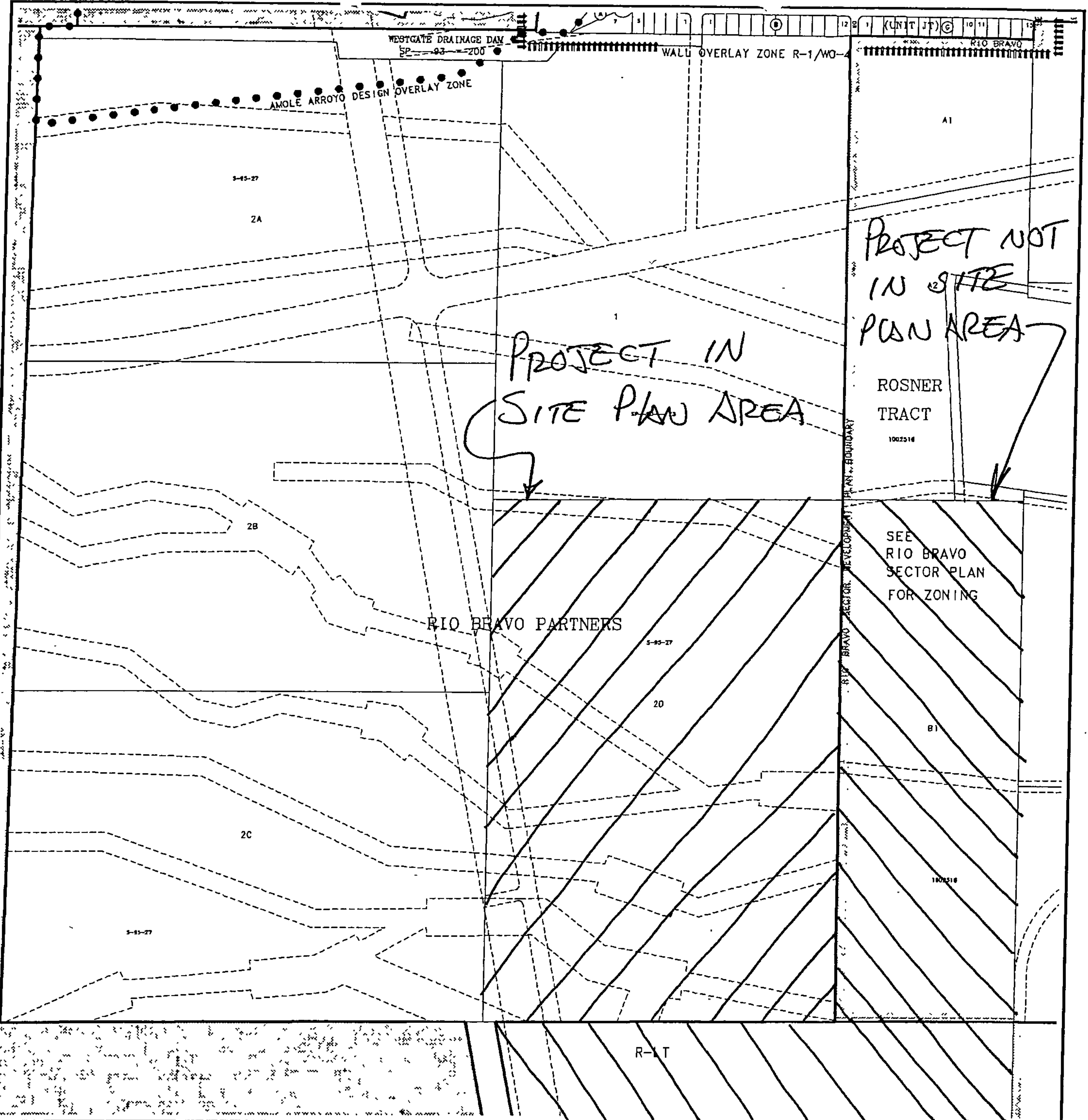
To Whom It May Concern:

Please be advised that representatives from D. Mark Goodwin and Associates are hereby authorized to act on behalf KB Home New Mexico Inc., for site submittal and other related land planning and civil engineering work associated therewith. Please feel free to contact this office if you have any questions.

Best regards,

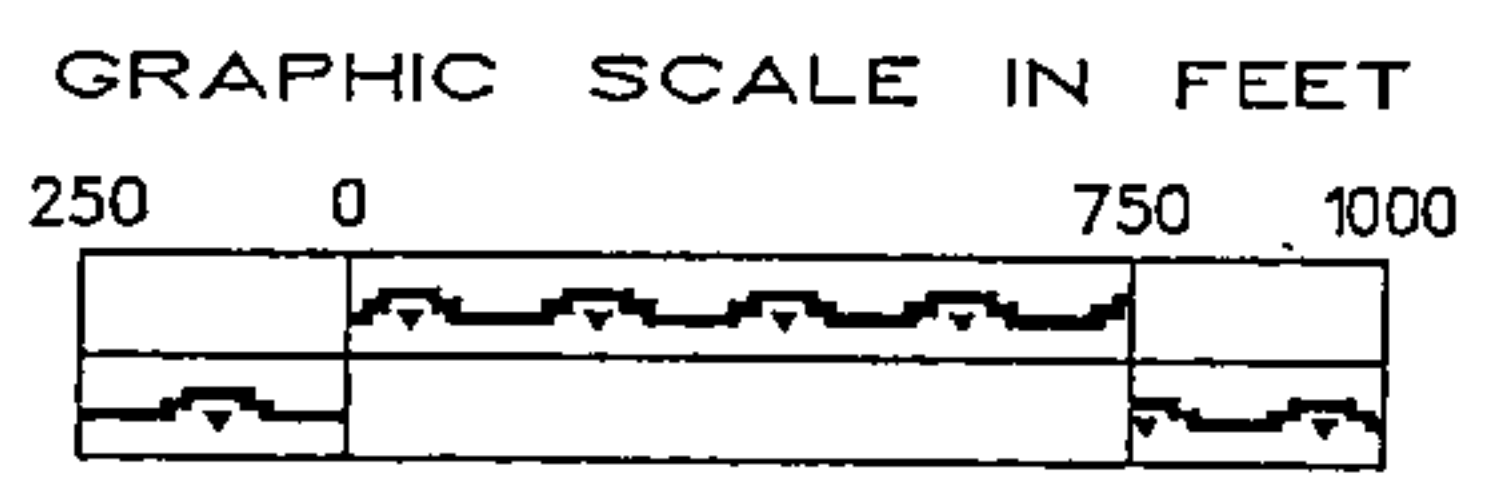
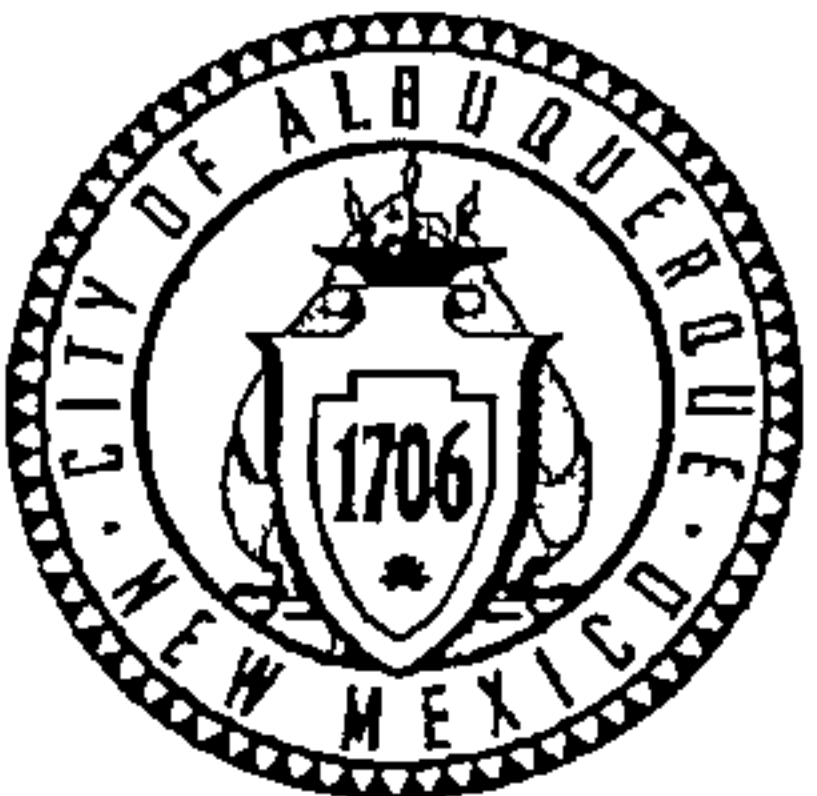
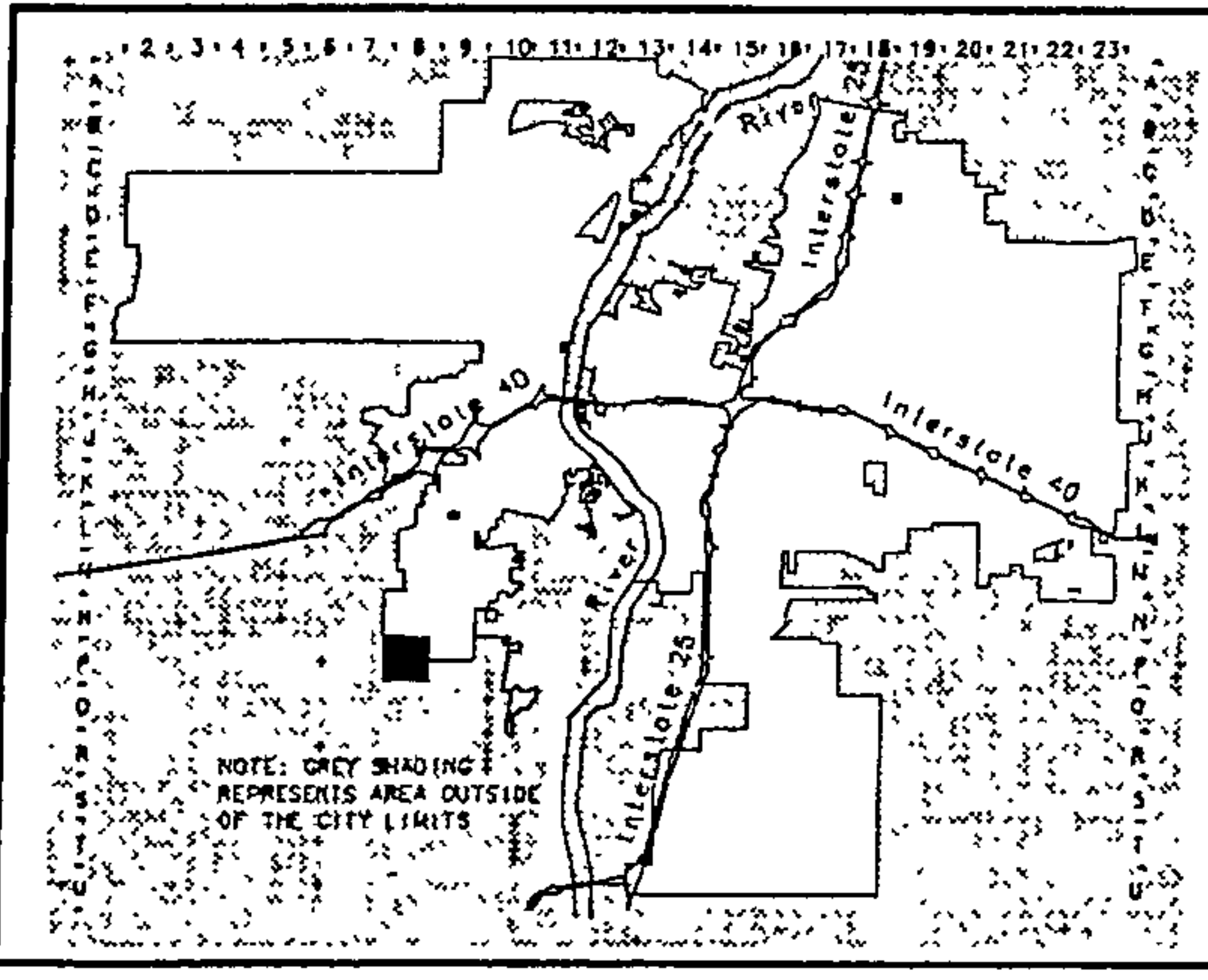
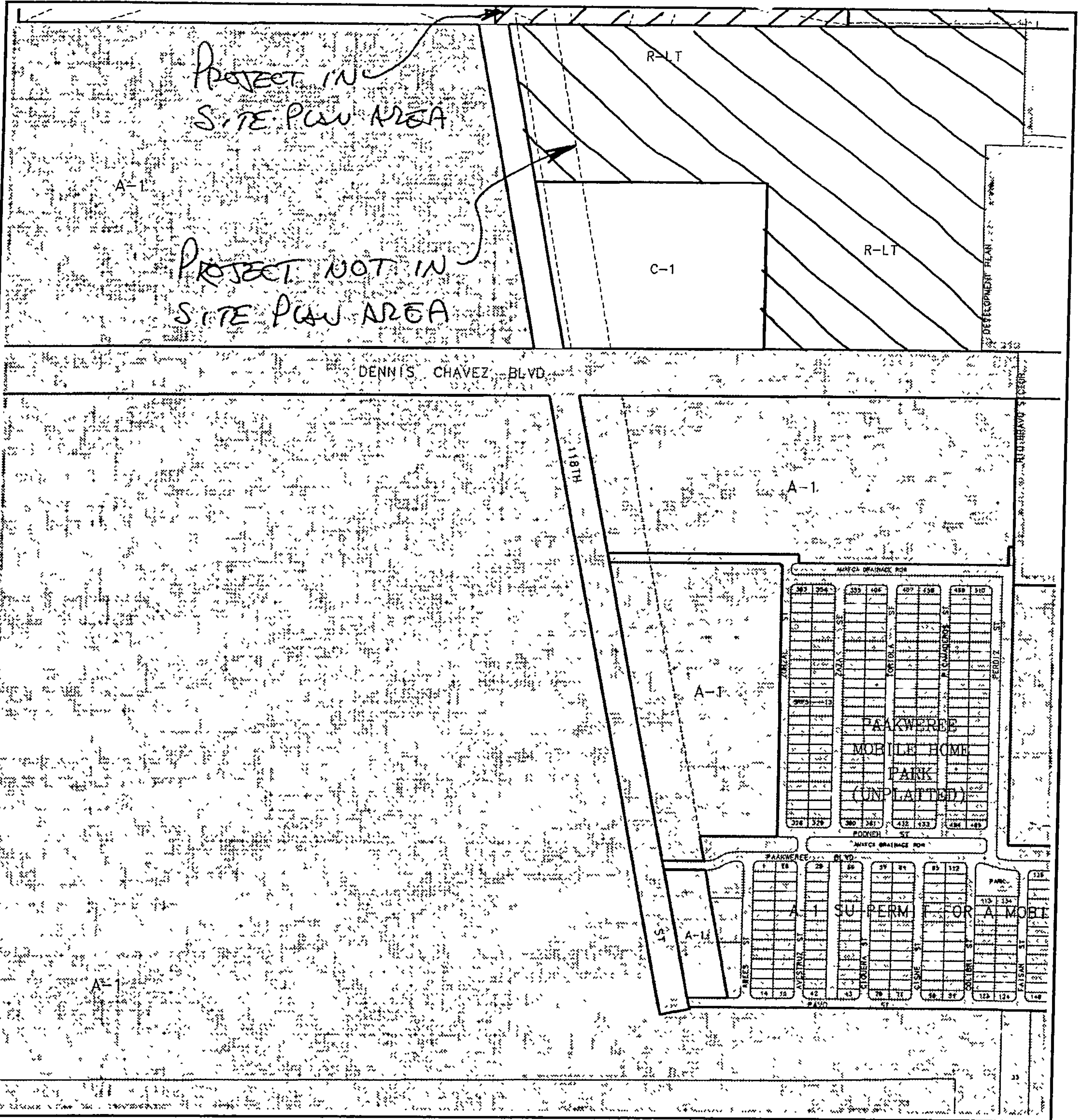
A handwritten signature in black ink, appearing to read 'R. Coleman', written over the typed name.

ROBERT H. COLEMAN, Ph.D.
Director, Land



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2003

Zone Atlas Page
N-8-Z
 Map Amended through November 01, 2003



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2003

Zone Atlas Page
P-8-Z
 Map Amended through November 01, 2003

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

PAID RECEIPT

APPLICANT NAME KB Home New Mexico, Inc
 AGENT Mark Goodwin & Associates, PA
 ADDRESS P.O. Box 90606
 PROJECT & APP # 1002739 / 05 DRB 00693
 PROJECT NAME Ris Bravo Partners

City of Albuquerque
Treasury Division

4/22/2005 3:04PM LOC: ANNY
 RECEIPT# 00039525 WSH 008 TRANS# 0027
 ACCOUNT 441006 FUND 0110
 Activity 4983000
 TRANS AMT \$70.00
 J24 MISC
 CN
 CHANGE \$0.00
 Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 50.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ _____ 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
- \$ 70.00 TOTAL AMOUNT DUE

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

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

KBHOME
 KB HOME New Mexico Inc
 6330 Riverside Plaza Lane NW Ste 200
 Albuquerque, New Mexico 87120

70-2322719
 Bank One, NA
 Chicago, Illinois

NO: 06358913
 09-74579

VENDOR: 512209 DATE: 04/21/05 AMOUNT: \$ 70.00

PAY SEVENTY AND 00/100 *****

TO: City of Albuquerque
 THE Accounts Payable Office
 ORDER P.O. Box 1313
 OF Albuquerque NM 87103

Mark Goodwin
 AUTHORIZED SIGNATURES

VOID IF NOT CASHED IN 60 DAYS

⑈06358913⑈ ⑆071923226⑆ 09 74579⑈

ABSENCE OF PINK U.S. PATENT NUMBERS UNDER SIGNATURE INDICATES CHECK IS FRAUDULENT. PATENT NUMBERS ARE PRINTED UNDER SIGNATURE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 18, 2005
DRB Comments

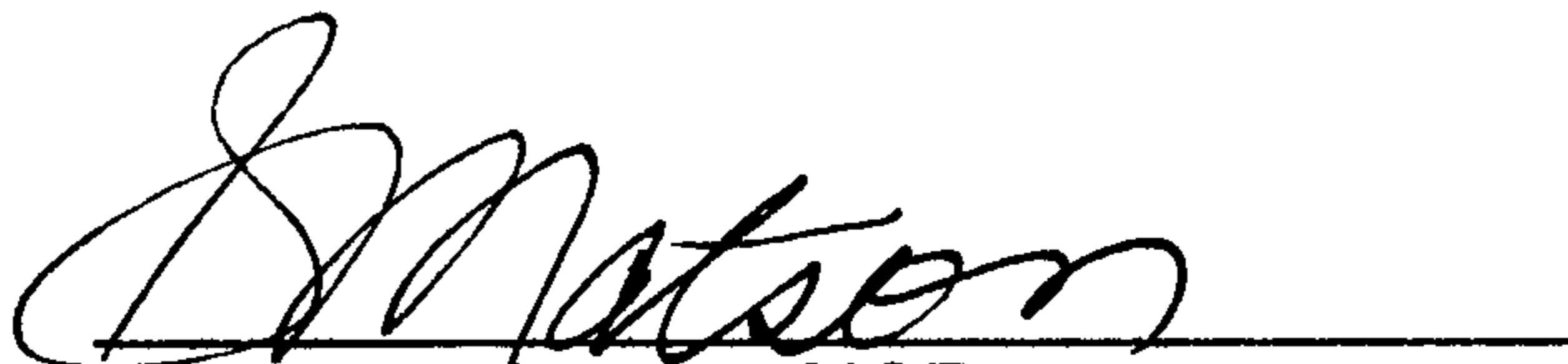
ITEM # 2

PROJECT # 1002739

APPLICATION # 05-00693

RE: Anderson Heights, Units 1A through 9/ASPS

Applicant should submit a copy of the amended site plan with clouds around the areas where changes have occurred as called for on the application checklist. It is too difficult to compare the original site plan and the amended one to discover the changes.



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

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	3431	
CONNECTION TEL		97979539
SUBADDRESS		
CONNECTION ID		
ST. TIME	05/13 13:43	
USAGE T	00'37	
PGS.	2	
RESULT	OK	

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

TO: Greg Krenik FAX # 797-9539

PAGES (INCLUDING COVER SHEET) 2

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

COMMENTS:

#1002739

ORIC IL

Clawre

Date Submitted: 06/07/2004
 Date Site Plan Approved: HA
 Date Preliminary Plat Approved: 6/16/04
 Date Preliminary Plat Expires: 6/16/05
 DRB Project No.: 1002739
 DRB Application No.: 04-00641


INFRASTRUCTURE LIST

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

Anderson Heights, Unit 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Parcel 2-D, Lands of Rio Bravo Partners, Tract B-1, Rosner Tracts and Parcel A, Anderson Heights
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 1									
PAVING									
		32' FF (Private)	Res Pvmnt C & G (Both Sides) Sidewalk (Both Sides) (1)	Maness Lane SW	Cabral Trail SW	Duerson Trail SW	/	/	/
		32' FF (Private)	Res Pvmnt C & G (Both Sides) Sidewalk (Both Sides) (1)	Frazier Lane SW	Cabral Trail SW	Duerson Trail SW	/	/	/
		40' FF (Private)	Res Pvmnt C & G (Both Sides) 6' Sidewalk (West Side) (1) 6' Sidewalk (East Side) (7)	Cabral Trail SW	Lot 19, Block 16	Lot 18, Block 16	/	/	/
		32' FF (Private)	Res Pvmnt C & G (Both Sides) 6' Sidewalk (Both Sides) (1)	Cabral Trail SW	Lot 19, Block 16	McMicheal Lane SW	/	/	/
		32' FF (Private)	Res Pvmnt C & G (Both Sides) 6' Sidewalk (Both Sides) (1)	Cabral Trail SW	Lot 18, Block 16	Frazier Lane SW	/	/	/
		32' FF (Private)	Res Pvmnt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Margerum Trail SW	Frazier Lane SW	Buford Way SW NORTHSIDE OF PARK 	/	/	/
		36' FF (Private)	Res Pvmnt C & G (Both Sides) 4' Sidewalk (East Side) (1) 4' Sidewalk (West Side) (7)	Margerum Trail SW	North Side of Park	Humphries Lane SW	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' FF (Private) 4'	Res Pvmt C & G (Both Sides) Sidewalk (Both Sides) (1)	Cabral Trail SW	McMichael Lane SW	Gentry Lane Sw	/	/	/
		32' FF (Private) 4'	Res Pvmt C & G (Both Sides) Sidewalk (Both Sides) (1)	Cabral Trail SW	Frazier Lane SW	Manness Lane SW	/	/	/
		32' FF (Private) 4'	Res Pvmt C & G (Both Sides) Sidewalk (Both Sides) (1)	Humphries Lane SW	Margerum Trail SW	Duerson Trail SW	/	/	/
		32' FF (Private) 4'	Res Pvmt C & G (Both Sides) Sidewalk (Both Sides) (1)	Buford Way SW	Humphries Lane SW	Terminus	/	/	/
		32' FF (Private) 6'	Res Pvmt C & G (Both Sides) Sidewalk (Both Sides) (1)	Duerson Trail SW	Humphries Lane SW	Colobel Avenue SW	/	/	/
		32' FF (Private) 4'	Res Pvmt C & G (Both Sides) Sidewalk (Both Sides) (1)	Duerson Trail SW	Humphries Lane SW	McMichael Lane SW	/	/	/
		32' FF (Private) 4'	Res Pvmt C & G (Both Sides) Sidewalk (Both Sides) (1)	McMichael Lane SW	Cabral Trail SW	Duerson Trail SW	/	/	/
		48' FF (Private) 6'	Perm Pvmt C & G (Both Sides) Sidewalk (Both Sides)	Gayle Lane SW	Cabral Trail SW	118th Street SW	/	/	/
		48' FF (Private) 6'	Perm Pvmt C & G (Both Sides) Sidewalk (Both Sides)	Gayle Lane SW	Cabral Trail SW	118th Street SW	/	/	/
		30' FF 6'	Art Pvmt C & G (Both Sides) Med C & G (East Side) Sidewalk (East Side)	118th Street SW	Amole Mesa Ave SW	So, Prop Line, Unit 7	/	/	/
		48' FF 6'	Perm Pvmt C & G (Both Sides) Sidewalk (Both Sides)	Colobel Avenue SW	Duerson Trail SW	118th Street SW	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30' 24' E-E	Temp Pvmt w/ SHOULDERS	118th Street SW	South PL of Unit 7	Dennis Chavez Blvd	/	/	/
		24' E-E	Temp Pvmt w/ SHOULDERS	118th Street SW	Amole Mesa Ave SW	Gibson Blvd SW	/	/	/
		24' E-E	Temp Pvmt w/ SHOULDERS	Gibson Blvd	118th Street SW	2300' E of 118th Street	/	/	/
			(1) TO BE MOVED TO UNIT 5						
			WATER						
		10"	Water Line	Colobel Ave SW	Duerson Trail SW Morrissey St.	118th Street SW	/	/	/
		6"	Water Line	Maness Lane SW	Cabral Trail SW	Duerson Trail SW	/	/	/
		6"	Water Line	Frazier Lane SW	Cabral Trail SW	Duerson Trail SW	/	/	/
		6"	Water Line	Cabral Trail SW	Maness Lane SW	Gentry Lane SW	/	/	/
		6"	Water Line	McMichael Lane SW	Cabral Trail SW	Duerson Trail SW	/	/	/
		6"	Water Line	Margerum Trail SW	Frazier Lane SW	Humphries Lane SW	/	/	/
		6"	Water Line	Humphries Lane SW	Margerum Trail SW	Duerson Trail SW	/	/	/
		4"	Water Line	Buford Way SW	Humphries Lane SW	Terminus	/	/	/
		18"	Water Line	118th Street SW	Cenote Road SW	Gibson Blvd SW Amole Mesa St.	/	/	/
		18"	Water Line	Gibson Blvd SW	118th Street SW	Delgado Drive SW	/	/	/
		20"	Water Line	Delgado Drive SW	Gibson Blvd SW	1950' North to Stub	/	/	/
		8"	Water Line	Duerson Trail SW	Gentry Lane SW	Maness Ave SW	/	/	/
		8"	Water Line	Gayle Lane SW	118th Street SW	Cabral Trail SW	/	/	/
		8"	Water Line	Duerson Trail SW	Maness Lane SW	Colobel Ave SW	/	/	/
		(1) 18"	WL	Colobel Ave	Morrissey St.	Mesa Arenoso	/	/	/
			STORM DRAIN						
		18"	Storm Drain	Maness Lane SW	Lot 1	Duerson Trail SW	/	/	/
		18"	Storm Drain	Duerson Trail SW	Manness Lane SW	Colobel Avenue SW	/	/	/
		18"	Storm Drain	Duerson Trail SW	Lot 8	Humphries Lane SW	/	/	/
		18", 24"	Storm Drain	Humphries Lane SW	Duerson Trail SW	Lot 2	/	/	/
		18" 24" 30"	Storm Drain				/	/	/
		36"	Storm Drain	118th Street SW	290' N of Cenote Rd	Dennis Chavez ROW	/	/	/
		18", 24"	Storm Drain	Colobel Ave SW	30' SAS & 60' Esmt	Duerson Trail SW	/	/	/
		54"	Storm Drain	Dennis Chavez ROW	118th Street SW	Rio Bravo Channel	/	/	/
		(1) 18"/78"	Storm Drain	Colobel	western most 30' wide SAS/SD esmt	Eastern 40' wide SD/SAS/W/ Esmt	/	/	/
			SAS						
		8"	SAS	Maness Lane SW	Cabral Trail SW	Duerson Trail SW	/	/	/
		12"	SAS	Gayle Lane SW	118th Street SW	Cabral Trail SW	/	/	/
		8"	SAS	Payton Trail SW Lot 35	McMichael Lane SW	Gentry Lane SW	/	/	/
		8"	SAS	Frazier Lane SW	Lot 16	Duerson Trail SW	/	/	/
		8"	SAS	Cabral Trail SW	Maness Lane SW	Gayle Lane SW	/	/	/
		12"	SAS	Gentry Lane SW	Cabral Trail SW	Payton Trail SW	/	/	/
		8"	SAS	McMichael Lane SW	Lot 19	Payton Trail SW	/	/	/
		8"	SAS	Margerum Trail SW	Lot 8	Humphries Lane SW	/	/	/
		8"	SAS	Humphries Lane SW	Margerum Trail SW	McKinnon Way	/	/	/
		8"	SAS	Buford Way SW	Humphries Lane SW	Terminus	/	/	/
		8"	SAS	McKinnon Way SW	Humphries Lane SW	McMichael Lane SW	/	/	/
		8"	SAS	Colobel Avenue SW	30' SAS & SD Esmt	Duerson Trail SW Morrissey St.	/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
8"	SAS	Duerson Trail SW	Humphres Lane SW	Maness Lane SW
12"	SAS	Payton Trail SW	30' SAS & WL Esmt	Gentry Lane SW
12"	SAS	Morrissey Street SW	Antler Tool Road SW	30' SAS & SD Esmt
12"	SAS	30' SAS & SD Esmt	Morrissey Street SW	East Prop Line of Park
12"	SAS	30' WL & SAS Esmt	Payton Trail SW	Antler Tool Road SW
12"	SAS	Antler Tool Road SW	Morrissey Street SW	30' SAS & WL Esmt
12"	SAS	Cabral Trail SW	Gayle Lane SW	Gentry Lane SW

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

- 1 Sidewalks to be deferred
- 2 Street Lights per DPM
- 3 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
- 4 Sanitary sewer to include manholes and service connections.
- 5 Grading & Drainage Certification per DPM including Perimeter walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial Guarantee is not required for this item
- 6 Stormdrain to include manholes, inlets, riprap and outfall.
- 7 Deferred to park construction
- 8 LOMR Required for Release of Financial Guaranty
- 9 118th Street ponds 2, 3 & 4 with Agreement & Covenant - Grading to be financially guaranteed
- 10 118th Street ponds 5 & 6 with Easement, Agreement & Covenant - Grading to be financially guaranteed
- 11 Temporary Drainage pond with Agreement & Covenant - Tract #4

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Gregory J. Krenik, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

[Signature]
6-7-04
SIGNATURE - date

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

[Signature] 6/16/04
DRB CHAIR - date

[Signature] 6/16/04
PARKS & GENERAL SERVICES - date

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

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

[Signature] 6/16/04
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	5-3-05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

<p style="text-align: center;">Supplemental form</p> <p>SUBDIVISION S</p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation V</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN P</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) L</p>	<p style="text-align: center;">Supplemental form</p> <p>ZONING & PLANNING Z</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>APPEAL / PROTEST of... A</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
--	--

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

APPLICANT INFORMATION:

NAME: <u>KB HOME New Mexico, Inc.</u>	PHONE: <u>353-5300</u>
ADDRESS: <u>6330 Riverside Plaza Lane NW, Suite 200</u>	FAX: <u>897-4479</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87120</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u> List all owners:	
AGENT (if any): <u>Mark Goodwin & Associates, PA</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>PO Box 90606</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>greg@goodwinengineers.com</u>

DESCRIPTION OF REQUEST: Final Plat Approval - Anderson Heights, Unit 1

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. Parcel 2-D, Tract B-1, PARCEL A Block: Unit:

Subdiv. / Addn. Lands of Rio Bravo Partners, Rosner Tracts, Anderson Heights

Current Zoning: RD/R-LT Proposed zoning: Same

Zone Atlas page(s): N-8, P-8 No. of existing lots: 3 No. of proposed lots: 146L, 10TR, 8P

Total area of site (acres): 248.2350 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.: 100805433214030142, 100805446922740130, 10080532644510142 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: 118th Street SW

Between: Gibson Blvd SW and Dennis Chavez Blvd SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1002739

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 2/18/04

SIGNATURE DATE 3-14-05

(Print) Gregory J. Krenik, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05DRB - 00429</u>	<u>FP</u>		\$ <u> </u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned				\$ <u> </u>
<input type="checkbox"/> AGIS copy has been sent				\$ <u> </u>
<input type="checkbox"/> Case history #s are listed				\$ <u> </u>
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ <u> </u>
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>3-23-05</u>			\$ <u>20.00</u>

Project #

1002739

FORM S(3): SUBDIVISION - [] MEETING (UNADVERTISED) () 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 *-ALREADY APPROVED w/ PRELIM PLAT*
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL **Your attendance is required.**

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes) **Your attendance is required.**

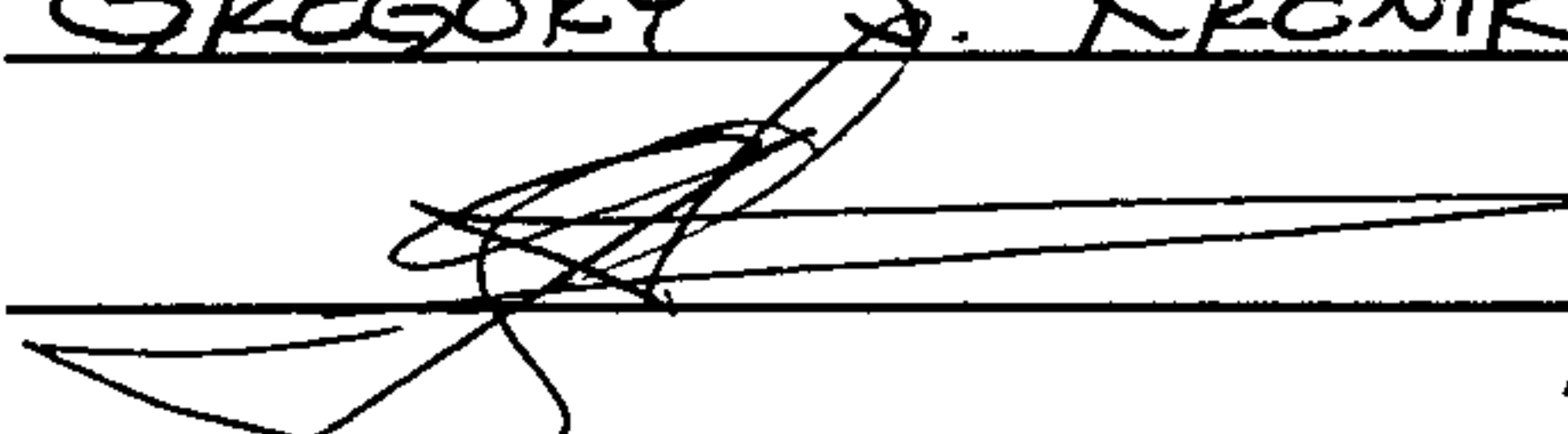
AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

GREGORY J. KRENK Applicant name (print)
 3-14-05
Applicant signature / date

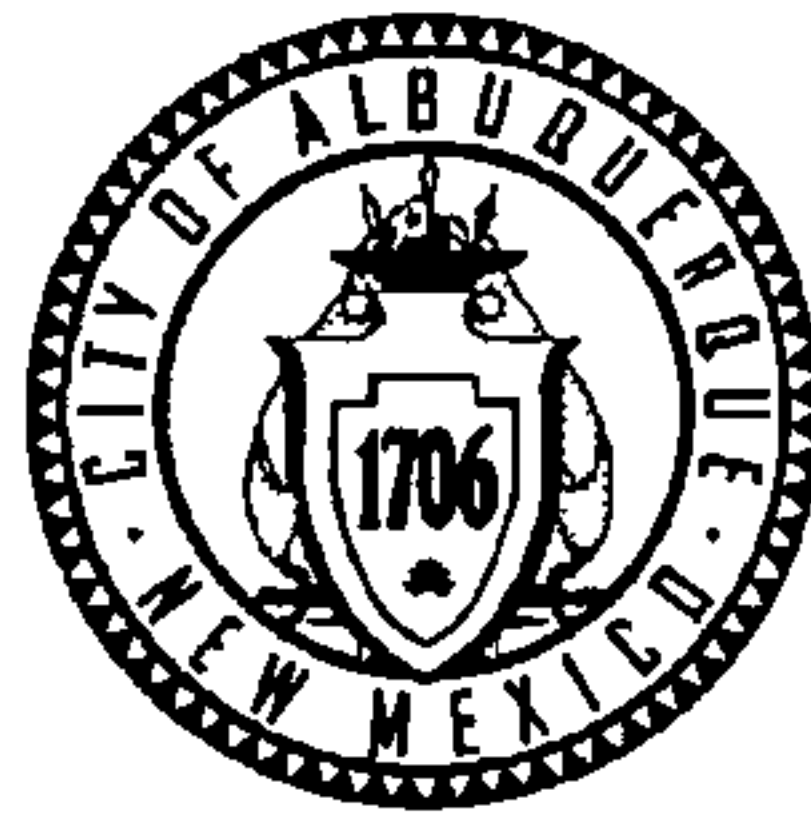
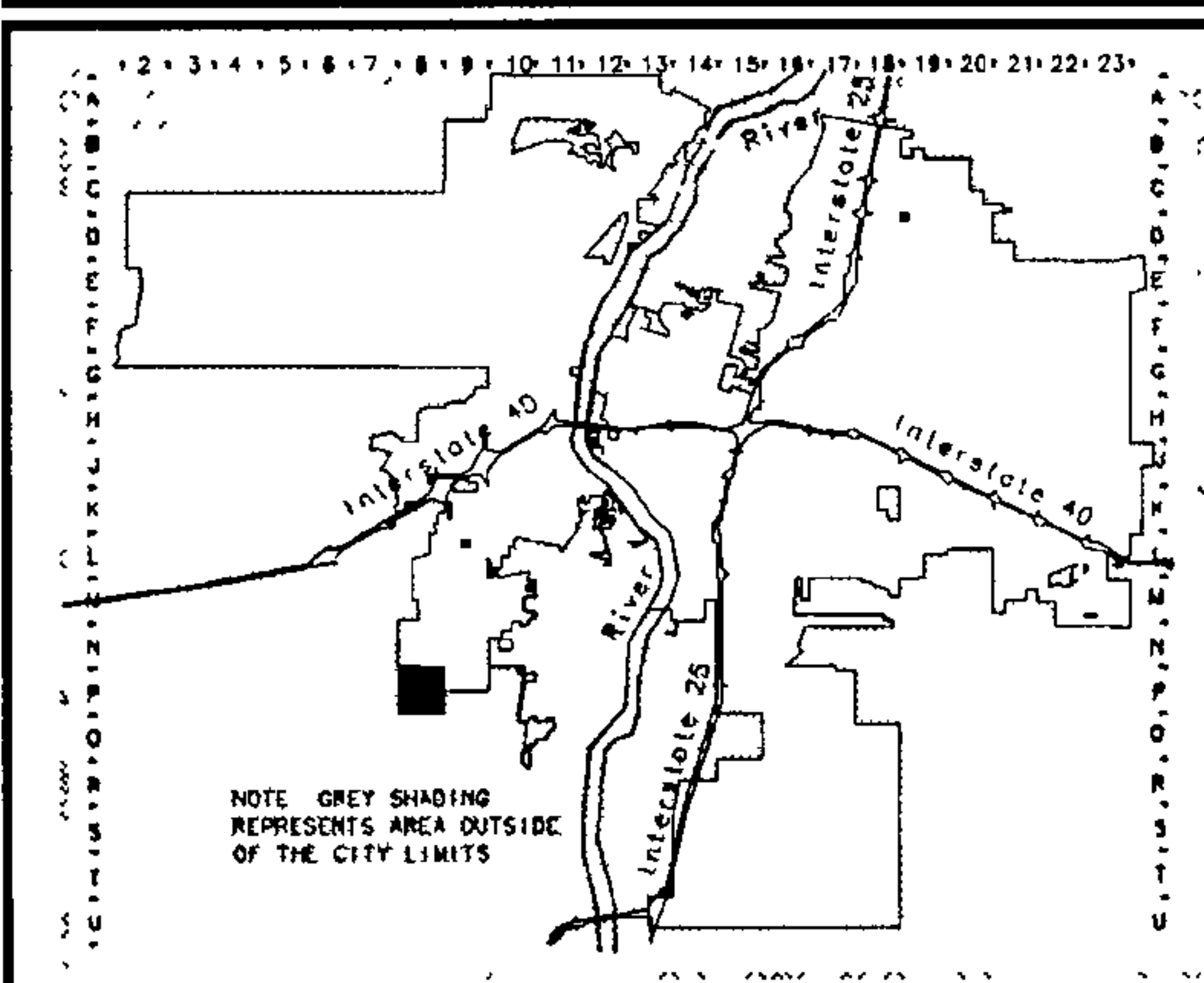
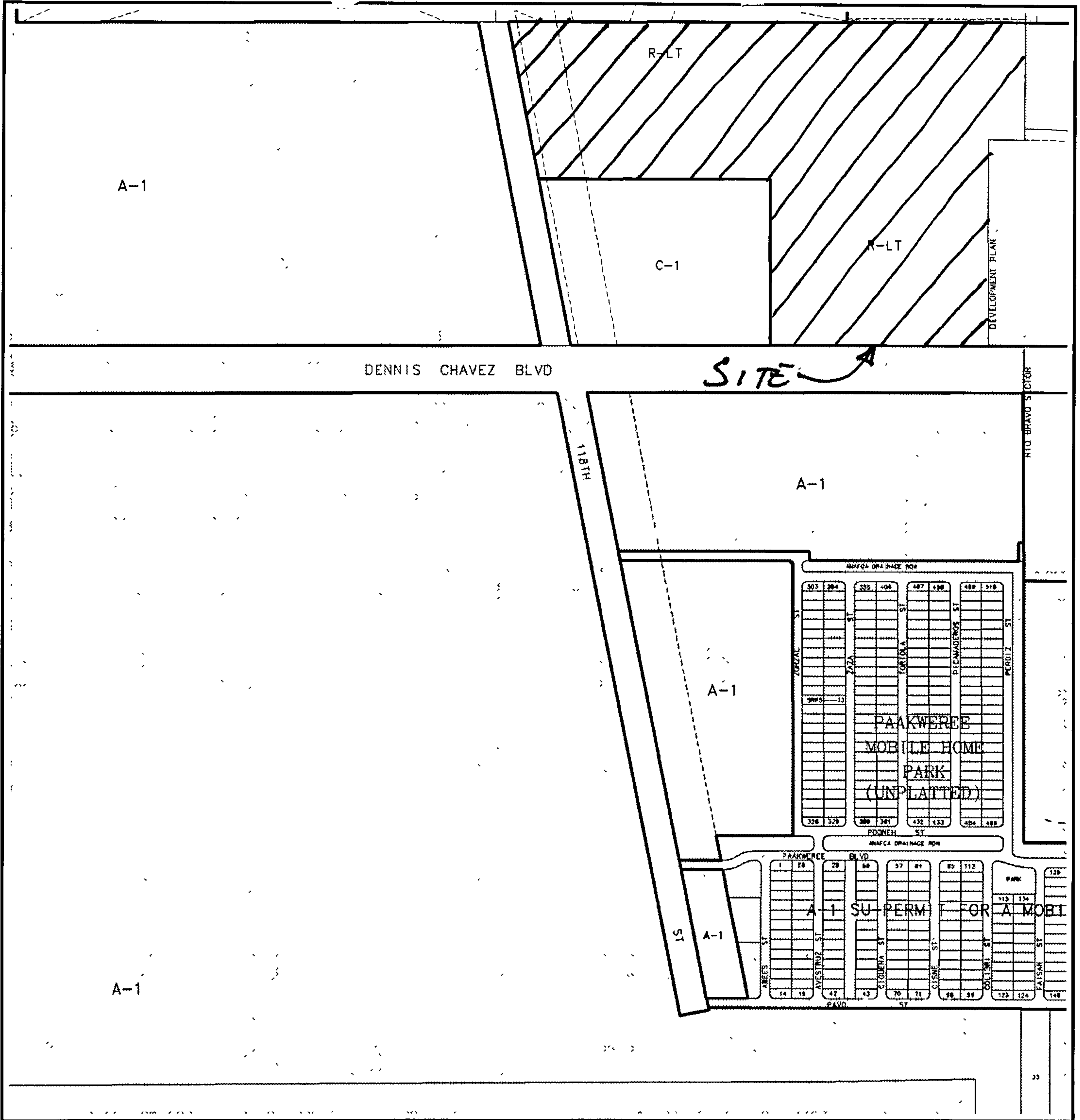


Form revised 3/03, 8/03 and 11/03

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

Application case numbers
05DRB - _____ - 00429
 _____ - _____ - _____
 _____ - _____ - _____

Planner signature / date
Project # 1002739



Albuquerque Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page

P-8-Z

Map Amended through November 01, 2003

NATURE SAVER™ FAX MEMO 01616		Date	# of pages
To	From		
Co/Dept	Co		
Phone #	Phone #		
Fax #	Fax #		

No. of Lots:
Nearest Major Streets

FIGURE 12

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

Anderson Heights, Unit 1

753981

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 4th day of March, 2005, 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 KB HOME New Mexico, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is 6330 Riverside Plaza Lane NW, Albuquerque, NM 87120 and whose telephone number is 353-5300, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.


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

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as ANDERSON HEIGHTS, Unit 1 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1st day of March 2007 ("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. 753981.

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 21.00
 2005034955
 6231002
 Page: 1 of 7
 03/14/2005 02:03P
 Bk-A93 Pg-4826

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

PAID RECEIPT

APPLICANT NAME KB Home New Mexico, Inc.
AGENT Mark Goodwin & Associates, PA
ADDRESS P.O. Box 90606
PROJECT & APP # 1002739 / 05 DRB 00429
PROJECT NAME Anderson Heights

\$ 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.

City Of Albuquerque
Treasury Division

3/15/2005 1:35PM LOC: ANNX
RECEIPT# 00038957 WSH# 007 TRANSH 0014
Account 441032 Fund 0110
Activity 3424000 TRSDDS
Trans Amt \$20.00
J24 Misc \$20.00
CH 20 \$20.00
CHANGE \$0.00



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 16, 2004

7. Project # 1002739

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

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

At the June 16, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 6/16/04 and approval of the grading plan engineer stamp dated 4/23/04 the preliminary plat was approved with the following condition of final plat:

The vacation of public easements shall be vacated through the AMAFCA Board as well.

The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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



OFFICIAL NOTICE OF DECISION

PAGE 2

3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

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

04DRB-00894 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HEIGHTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-D, LANDS OF RIO BRAVO PARTNERS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 119 acre(s). [REF: 04DRB00641, 00642-00645,00646,00647 & 0064848, 04DRB00818] (N-8/P-8)

At the June 16, 2004, Development Review Board meeting, the site plan for subdivision was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by July 1, 2004 in the manner described below.

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

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

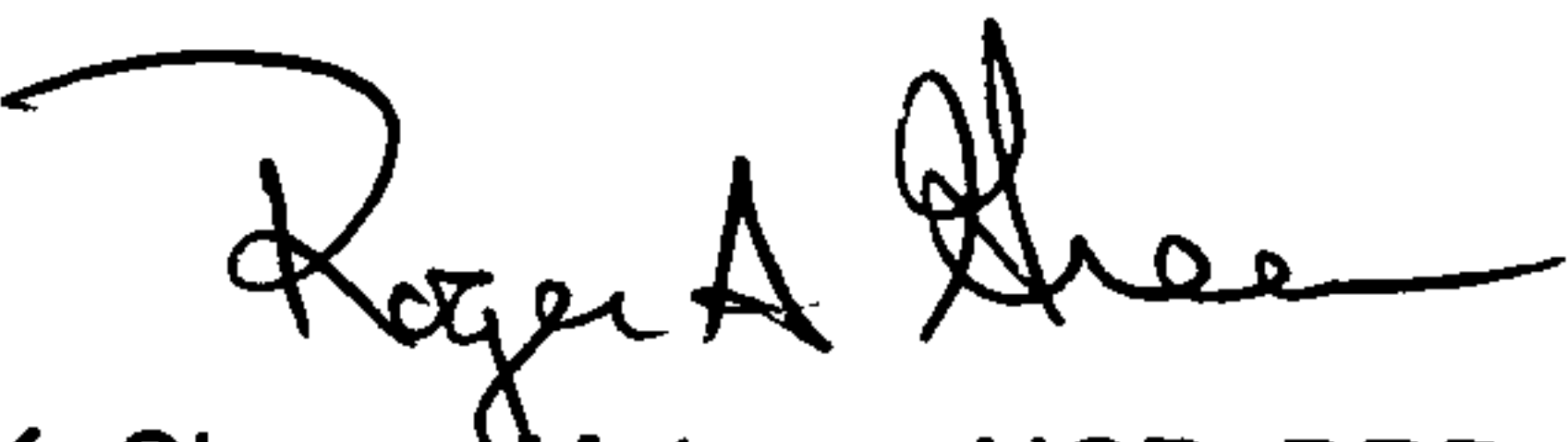
Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat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



OFFICIAL NOTICE OF DECISION

PAGE 3

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.)


for Sheran Matson, AICP, DRB Chair

cc: Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Anderson Heights LLC < P.O. Box 12317, 87195
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

#7



Completed 6/16/04
Bl

DRB CASE ACTION LOG (SITE PLAN SUB.)

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-00894 (SPS)

Project # 1002739

Project Name: ANDERSON HEIGHTS

Agent: Mark Goodwin & Associates

Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (~~FINAL PLATS~~) (MASTER DEVELOP. PLAN), was approved on 6/16/04 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): _____

- 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.**

Project Number

1002739

#7



DRB CASE ACTION LOG (SITE PLAN SUB.)

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.

Project Number 1002739

DRB Application No.: 04DRB-00894 (SPS)	Project # 1002739
Project Name: ANDERSON HEIGHTS	
Agent: Mark Goodwin & Associates	Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), ~~(FINAL PLATS)~~ (MASTER DEVELOP. PLAN), was approved on 2/16/04 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): _____

- 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.**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
June 16, 2004
Comments**

ITEM # 7

PROJECT # 1002739 APPLICATION # 04-00894

RE: Anderson Heights/SPS

The correct signature block must be on the original before DRB members can sign the plat.

The site plan title should read "Site Development Plan for Subdivision".

The language which says "all vacated or vacated or a portion vacated by this plat" must be removed as this is a site plan. Therefore all the notes referring to these easements should be removed.

The minimum lot width & square footage must be stated on the site plan under General Notes.



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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002739 AGENDA#: 7 DATE: 6.16.04

1. Name: Greg Herak Address: Mark Woodman & Assoc Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002739

AGENDA ITEM NO: 7

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage report dated 4-23-04 is on file for Preliminary Plat approval.

RESOLUTION: *signal I.L.*

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 16, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 9, 2004

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: Noon

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

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

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

2. **Project # 1001916**
04DRB-00743 Major-One Year SIA

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

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

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

4. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat Approval
04DRB-00639 Minor-Sidewalk Waiver
- TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [Deferred from 5/19 & 6/9/04] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**
5. **Project # 1002632**
04DRB-00760 Major-Bulk Land Variance
04DRB-00761 Minor-Prelim&Final Plat Approval
- TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES, (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area FOR R-LT, located on PARADISE BLVD. NW, between LYONS BLVD. NW and BLANDA COURT NW containing approximately 122 acre(s). [REF: 03EPC-00690, 03DRB-01306] [Deferred from 6/9/04] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**
6. **Project # 1002718**
04DRB-00758 Major-Preliminary Plat Approval
04DRB-00759 Minor-Temp Defer SDWK
- TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

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

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

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

Project # 1003112
04DRB-00839 Minor-SiteDev Plan
Subd/EPC
04DRB-00840 Minor-Subd Design
(DPM) Variance

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

8. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat
Approval
04DRB-00263 Minor-Temp Defer SDWK

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

9. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements
- BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04 & 5/26/04 & 6/9/04] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**
10. **Project # 1003445**
04DRB-00750 Major-Bulk Land Variance
04DRB-00751 Major-Vacation of Pub Right-of-Way
04DRB-00752 Major-Vacation of Public Easements
04DRB-00753 Minor-Prelim&Final Plat Approval
- ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE/R.J. SCHAEFER REALTY & INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B,C & D, ALBUQUERQUE WEST UNIT 1, zoned SJ-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12) **THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, 15-DAY APPEAL PERIOD AND NMU INC. SIGNATURE.**

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

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

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

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

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

04DRB-00634 Minor-Sidewalk Waiver

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

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

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

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

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

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002739 AGENDA#: 11 DATE: 6-9-04

1. Name: Greg Krenk Address: MGA Associates Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002739

AGENDA ITEM NO: 11

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 4-23-04 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the subject request.
No adverse comments.

RESOLUTION:

6-16-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 9, 2004

6/29/04

Outstanding issues:

- zoning - still needed
 - walls
 - plat showing Unit 1 only
- (since they are only requesting Unit 1 approval now)

SFS needed
for RT densities
on RD zoned
lots (per Ellen's
decision earlier 1/18th)



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 2, 2004

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order 9:00 A.M. Adjourned:
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 # 1002739**
04DRB-00641 Major-Preliminary Plat Approval
04DRB-00648 Minor-Temp Defer SDWK
04DRB-00647 Minor-Subd Design (DPM) Variance
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00642 Major-Vacation of Pub Right-of-Way
04DRB-00645 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [deferred from 5-19-04] [REF: 03DRB-00983, 04DRB-00179] (P-8) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

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

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Block(s) N/A, Tract(s) F, **THE TRAILS (TBKA 'THE RESERVE')**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE BLVD NW, between RAINBOW BLVD. NW and UNIVERSE BLVD. NW containing approximately 18 acre(s). [deferred from 5-19-04] [REF: 1002962, 03DRB-01528] (C-9) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

3. **Project # 1002796**
04DRB-00667 Major-Vacation of
Public Easements

TERRAMETRICS OF N. M. agent(s) for CITY OF ALBUQUERQUE, FIRE DEPT. request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION**, zoned SU-1 special use zone, for fire stationn/c, located on CHICO RD NE, between DALLAS ST. NE and CHARLESTON ST. NE containing approximately 1 acre(s). [REF: 04DRB-00326, 03DRB-02022 & 02024, 03EPC-01099 & 01100] (K-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

4. **Project # 1003468**
04DRB-00816 Minor-SiteDev Plan
BldPermit
04DRB-00817 Minor-Prelim&Final Plat
Approval

JLS ARCHITECTS, MC agent(s) for BMM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 3, Tract(s) 25, 26, A, **NO. ALBQ. ACRES, UNIT B**, zoned IP industrial park zone, located on VENICE AVE NE, between SAN MATEO BLVD NE and 1-25 NE containing approximately 2 acre(s). [REF: NA] (B-18) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

5. **Project # 1000418**
04DRB-00824 Minor-SiteDev Plan
Subd

LPDJ ARCHITECTS, LLC/LELAND GRAY agent(s) for VICTORY LOVE FELLOWSHIP CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1 BERUMAN - J.G. LANDS OF, **VICTORY LOVE FELLOWSHIP CHURCH &**, zoned SU-1 FOR CHURCH & REL. FAC, located on CENTRAL AVE NW, between COORS BLVD NW and UNSER BLVD NW [REF: 00128-00459, 02EPC-01952, 03EPC 01471] K-10) **DEFERRED AT AGENT'S REQUEST TO 6-16-04.**

6. **Project # 1000575**
04DRB-00813 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI
agent(s) for PRESBYTERIAN HEALTHCARE
SERVICES request(s) the above action(s) for all or a
portion of Tract(s) 7-9, **PRESBYTERIAN HOSPITAL
MAIN CAMPUS**, zoned SU-2/SU-1, located on LEAD
AV E NE, between SPRUCE ST NE and SYCAMORE
ST NE containing approximately 27 acre(s). [REF:
DRB-02-500-00035, EPC-01128-01561] (K-15) **THE
SITE PLAN FOR BUILDING PERMIT WAS
APPROVED WITH FINAL SIGN-OFF DELEGATED
TO PLANNING FOR EPC CASE PLANNER,
CARMEN MARRONE'S INITIALS AND
TRANSPORTATION FOR COMPACT SPACES TO
BE LABELED AND RADII 15 FOOT MINIMUM.**

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

7. **Project # 1003430**
04DRB-00721 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING INC agent(s) for
RONALD L. & JERI J. NASCI request(s) the above
action(s) for all or a portion of Lot(s) 14A, Block(s) 03,
CRYSTAL RIDGE, zoned R-LT, located on BARRETT
AV E NW, between LOREN AVE. NW and LA
CANADA DR. NW containing approximately 1 acre(s).
[deferred from 5-19-04] [REF: DRB 97-298, DRB 98-
410] (B-13) **DEFERRED AT AGENT'S REQUEST
TO 6-16-04.**

8. **Project # 1002739**
04DRB-00818 Minor-Subd Design
(DPM) Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HEIGHTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-D INCLUDE: TR B-1, ROSNER TRACTS UPC# 100805446922740130 & PARCEL A, ANDERSON HEIGHTS UPC# 100805326344510142, **LANDS OF RIO BRAVO PARTNERS**, zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: AX-29, Z-985, Z-986, DRB-95-440](N-8) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

9. **Project # 1002800**
04DRB-00783 Minor-Final Plat
Approval

MARK GOODWIN & ASSOC. agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, Tract(s) 1 TBKA QUIVERA ESTATES SUBD., **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, 3 DU/AC, located on SO. OF GLENDALE AVE NE, between WYOMING BLVD. NE and BARSTOW ST. NE containing approximately 14 acre(s). [REF: 03-01990, 03DRB-01992, 03DRB-01127, 03DRB-02152] (B-19) **THE FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

10. **Project # 1002821**
04DRB-00822 Minor-Final Plat
Approval

ADIL RIZVI agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Block(s) 14, Tract(s) 14,15,16 TRACT 3, UNIT 2, **NORTH ALBUQUERQUE ACRES, TALEA COURT**, zoned R-D residential and related uses zone, developing area, located on CORONADO AVE NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: SD-89-1, AX-92-114, Z-89-114, 03DRB-01189, 03DRB-01191, 03DRB-01192] (D-21) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR AFD APPROVAL OF CUL-DE-SAC DIMENSIONS.**

11. **Project # 1002856**
04DRB-00808 Major-Final Plat
Approval

MARK GOODWIN & ASSOC PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3, **MEADOWS @ ANDERSON HILLS**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH STREET SW and UNSER BLVD SW containing approximately 35 acre(s). [REF: AX-29, Z-985, Z-986, 03DRB-01194] (P-09) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR TRACT B SD/PUE CONFLICT, DXF AGIS, 2WR WATERLINE ACCEPTANCE AND PARKS FOR APPROVAL OF OPEN SPACE DEDICATION BY OPEN SPACE DIVISION AND MAINTENANCE LANGUAGE FOR TRACTS A, C, D-M.**

12. **Project # 1002857**
04DRB-00809 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A INCLUDE TRACT B, ARROWOOD RANCH DEV. UPC# 1009053098548020102 (ZONE ATLAS PAGE N-9), **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 03DRB01200,03DRB01202, 03DRB-01203,04DRB-232, 04DRB-0023, 03EPC-01204, 03EPC-01205] (P-9) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

13. **Project # 1002928**
04DRB-00718 Major-Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **THE TRAILS / TAOS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE and PASEO DEL NORTE containing approximately 20 acre(s). [deferred from 5-19-04] [REF: 1002928] (C-9) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

14. **Project # 1002929**
04DRB-00719 Major-Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **THE TRAILS @ SANTA FE**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE and RAINBOW containing approximately 17 acre(s). [deferred from 5-19-04] (C-09) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

15. **Project # 1003177**
04DRB-00014 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for THOMAS WILLIAMSON request(s) the above action(s) for all or a portion of Lot(s) 6-A-1, Block(s) 6 A PORTION OF LOT 6 A 1, **SECOND REPLAT OF MONTGOMERY HEIGHTS**, zoned R-1, located on DELAMAR AVE NE, between HAHN ARROYO and LAFAYETTE DR NE containing approximately 1 acre(s). [deferred from 1-21-04] [REF: Proj.#1000213, 04ZHE-00119] (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**
16. **Project # 1003183**
04DRB-00775 Minor-Prelim&Final Plat
Approval
- SOUTHWEST SURVEYS LTD agent(s) for ARTHUR & JOAN REEVES request(s) the above action(s) for all or a portion of Lot(s) 44-A, Block(s) 19, **NETHERWOOD PARK**, zoned R-3 residential zone, located on GIRARD BLVD NE, between VASSAR DR NE and CUTLER AVE NE containing approximately 1 acre(s). [deferred from 5-26-04] [REF: 04DRB-00025] (H-16) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

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

17. **Project # 1000984**
04DRB-00815 Minor-Sketch Plat or
Plan
- BRASHER & LORENZ agent(s) for CROWN LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) A INCLUDE: TR B, AVALON SUBD, UNIT 4 - UPC# 100905716139520402, **AVALON SUBD, UIT 4**, zoned SU-1 IP USES, located on BLUEWATER RD NW, between 90TH STREET NW and 94TH STREET NW containing approximately 26 acre(s). [REF: 03DRB-00383] (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

18. **Project # 1002134**
04DRB-00794 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOC. agent(s) for VISTA DEL NORTE DEV., LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, 3, 4&, U-6, **VISTA DEL NORTE**, zoned SU-1 special use zone, for IP, located on EL PUEBLO RD. NE, between EDITH BLVD. NE and JEFFERSON ST. NE containing approximately 30 acre(s). [REF: 1001150, Z-87-113, DRB-94-288, 02DRB-01196 THRU -01199] (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

19. **Project # 1003226**
04DRB-00806 Minor-Sketch Plat or
Plan

J C ENGINEERING LLC agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9-A, **V.E. BARRETT SUBD**, zoned C-2 community commercial zone, located on BRIDGE BLVD SW, between UNSER SW and TOWER SW containing approximately 6 acre(s). [REF: Z-72-114, Z-72-210, Z-71-125] (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

20. **Project # 1003460**
04DRB-00807 Minor-Sketch Plat or
Plan

JAMES R COPASS, JULIE NESON, LARRY MIERA agent(s) for JAMES R. COPASS/LARRY MIERA & JULIE NESON request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 37 INCL UPC# 102005944010819, **SNOW HEIGHTS SUBD**, zoned R-1 residential zone, located on ARVADA AVE NE, between EUBANK NE and WYOMING NE containing approximately 1 acre(s). [REF: NA] (H-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

21. **Project # 1003466**
04DRB-00812 Minor-Sketch Plat or
Plan

CARTESIAN SURVEYS agent(s) for H & S INC request(s) the above action(s) for all or a portion of Tract(s) A INCL: TR. B-1, EL CAMBIO PLAZA ADDN, UPC# 101405604944021002, ZONING SU-2, SU-1 FOR C-3, **EL CAMBIO PLAZA ADDN**, zoned SU-2 FOR C-2, located on BRIDGE BLVD SW, between 4TH STREET SW and EIGHTH ST SW containing approximately 3 acre(s). [REF: Z-85-116, Z-83-116] (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

22. **Project # 1003467**
04DRB-00814 Minor-Sketch Plat or Plan

NA agent(s) for CHARLES MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDN., #1**, zoned R-2 residential zone, located on RICE AVE NW, between INDIAN SCHOOL RD. NW and I-40 WEST containing approximately 1 acre(s). [REF: DRB-95-337, DRB-95-438] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

23. **Project # 1003469**
04DRB-00821 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25,26 & 27, Block(s) 2 UPC # 102006410844020407 (LT 26) & 102006410844020407 (LT 27), **N. ALBQ. ACRES, TRACT 3, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

24. **Project # 1003470**
04DRB-00825 Minor-Sketch Plat or Plan

WILSON & COMPANY INC agent(s) for ROBERT SAAD request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 2B INCLUDE FOLLOWING UPC#: 100906339709440114, & 100906338702440113, **KASSUBA-MONTEBEL LANDS**, zoned R-1 residential zone, located on ALBERICOQUE PL SW, between 81ST STREET SW and ATRISCO BLVD SW containing approximately 132 acre(s). [REF: DRB 97-274, Z-85-84, AX85-20] (D-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

25. Other Matters:

ADJOURNED: **11:50 A.M.**



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 10027³⁷~~92~~

AGENDA ITEM NO: 8

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

6-9-04

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

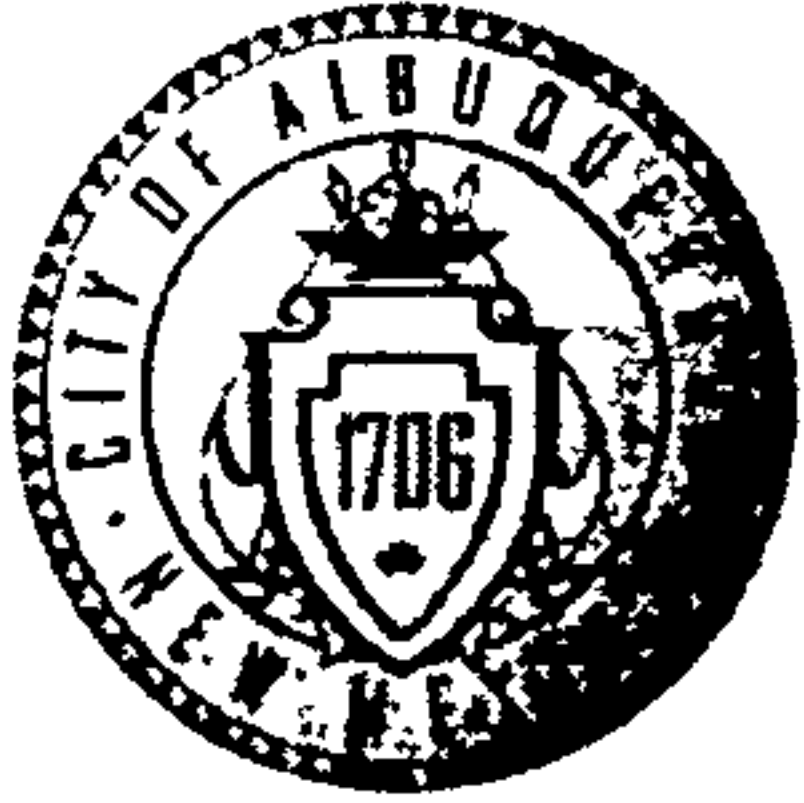
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 2, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 2, 2004

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order 9:00 A.M. Adjourned:
- 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 # 1002739**
 - 04DRB-00641 Major-Preliminary Plat Approval
 - 04DRB-00648 Minor-Temp Defer SDWK
 - 04DRB-00647 Minor-Subd Design (DPM) Variance
 - 04DRB-00646 Minor-Sidewalk Waiver
 - 04DRB-00642 Major-Vacation of Pub Right-of-Way
 - 04DRB-00645 Major-Vacation of Public Easements

 2. **Project # 1003403**
 - 04DRB-00635 Minor-Temp Defer SDWK
 - 04DRB-00632 Major-Preliminary Plat Approval
 - 04DRB-00633 Major-Vacation of Public Easements
- MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [deferred from 5-19-04] [REF: 03DRB-00983, 04DRB-00179] (P-8) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**
- ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Block(s) N/A, Tract(s) F, **THE TRAILS (TBKA 'THE RESERVE')**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE BLVD NW, between RAINBOW BLVD. NW and UNIVERSE BLVD. NW containing approximately 18 acre(s). [deferred from 5-19-04] [REF: 1002962, 03DRB-01528] (C-9) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

3. **Project # 1002796**
04DRB-00667 Major-Vacation of
Public Easements

TERRAMETRICS OF N. M. agent(s) for CITY OF ALBUQUERQUE, FIRE DEPT. request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION**, zoned SU-1 special use zone, for fire stationn/c, located on CHICO RD NE, between DALLAS ST. NE and CHARLESTON ST. NE containing approximately 1 acre(s). [REF: 04DRB-00326, 03DRB-02022 & 02024, 03EPC-01099 & 01100] (K-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

4. **Project # 1003468**
04DRB-00816 Minor-SiteDev Plan
BldPermit
04DRB-00817 Minor-Prelim&Final Plat
Approval

JLS ARCHITECTS, MC agent(s) for BMM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 3, Tract(s) 25, 26, A, **NO. ALBQ. ACRES, UNIT B**, zoned IP industrial park zone, located on VENICE AVE NE, between SAN MATEO BLVD NE and 1-25 NE containing approximately 2 acre(s). [REF: NA] (B-18) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

5. **Project # 1000418**
04DRB-00824 Minor-SiteDev Plan
Subd

LPDJ ARCHITECTS, LLC/LELAND GRAY agent(s) for VICTORY LOVE FELLOWSHIP CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1 BERUMAN - J.G. LANDS OF, **VICTORY LOVE FELLOWSHIP CHURCH &**, zoned SU-1 FOR CHURCH & REL. FAC, located on CENTRAL AVE NW, between COORS BLVD NW and UNSER BLVD NW [REF: 00128-00459, 02EPC-01952, 03EPC 01471] K-10) **DEFERRED AT AGENT'S REQUEST TO 6-16-04.**

6. **Project # 1000575**
04DRB-00813 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI
agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Tract(s) 7-9, **PRESBYTERIAN HOSPITAL MAIN CAMPUS**, zoned SU-2/SU-1, located on LEAD AV E NE, between SPRUCE ST NE and SYCAMORE ST NE containing approximately 27 acre(s). [REF: DRB-02-500-00035, EPC-01128-01561] (K-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER, CARMEN MARRONE'S INITIALS AND TRANSPORTATION FOR COMPACT SPACES TO BE LABELED AND RADII 15 FOOT MINIMUM.**

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

7. **Project # 1003430**
04DRB-00721 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 03, **CRYSTAL RIDGE**, zoned R-LT, located on BARRETT AV E NW, between LOREN AVE. NW and LA CANADA DR. NW containing approximately 1 acre(s). [deferred from 5-19-04] [REF: DRB 97-298, DRB 98-410] (B-13) **DEFERRED AT AGENT'S REQUEST TO 6-16-04.**

8. **Project # 1002739**
04DRB-00818 Minor-Subd Design
(DPM) Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HEIGHTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-D INCLUDE: TR B-1, ROSNER TRACTS UPC# 100805446922740130 & PARCEL A, ANDERSON HEIGHTS UPC# 100805326344510142, **LANDS OF RIO BRAVO PARTNERS**, zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: AX-29, Z-985,Z-986, DRB-95-440](N-8) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

9. **Project # 1002800**
04DRB-00783 Minor-Final Plat
Approval

MARK GOODWIN & ASSOC. agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, Tract(s) 1 TBKA QUIVERA ESTATES SUBD., **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, 3 DU/AC, located on SO. OF GLENDALE AVE NE, between WYOMING BLVD. NE and BARSTOW ST. NE containing approximately 14 acre(s). [REF: 03-01990, 03DRB-01992, 03DRB-01127, 03DRB-02152] (B-19) **THE FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

10. **Project # 1002821**
04DRB-00822 Minor-Final Plat
Approval

ADIL RIZVI agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Block(s) 14, Tract(s) 14,15,16 TRACT 3, UNIT 2, **NORTH ALBUQUERQUE ACRES, TALEA COURT**, zoned R-D residential and related uses zone, developing area, located on CORONADO AVE NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: SD-89-1, AX-92-114, Z-89-114, 03DRB-01189, 03DRB-01191, 03DRB-01192] (D-21) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR AFD APPROVAL OF CUL-DE-SAC DIMENSIONS.**

11. **Project # 1002856**
04DRB-00808 Major-Final Plat
Approval

MARK GOODWIN & ASSOC PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3, **MEADOWS @ ANDERSON HILLS**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH STREET SW and UNSER BLVD SW containing approximately 35 acre(s). [REF: AX-29, Z-985, Z-986, 03DRB-01194] (P-09) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR TRACT B SD/PUE CONFLICT, DXF AGIS, 2WR WATERLINE ACCEPTANCE AND PARKS FOR APPROVAL OF OPEN SPACE DEDICATION BY OPEN SPACE DIVISION AND MAINTENANCE LANGUAGE FOR TRACTS A, C, D-M.**

12. **Project # 1002857**
04DRB-00809 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A INCLUDE TRACT B, ARROWOOD RANCH DEV. UPC# 1009053098548020102 (ZONE ATLAS PAGE N-9), **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 03DRB01200,03DRB01202, 03DRB-01203,04DRB-232, 04DRB-0023, 03EPC-01204, 03EPC-01205] (P-9) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

13. **Project # 1002928**
04DRB-00718 Major-Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **THE TRAILS / TAOS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE and PASEO DEL NORTE containing approximately 20 acre(s). [deferred from 5-19-04] [REF: 1002928] (C-9) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

14. **Project # 1002929**
04DRB-00719 Major-Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **THE TRAILS @ SANTA FE**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE and RAINBOW containing approximately 17 acre(s). [deferred from 5-19-04] (C-09) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

15. **Project # 1003177**
04DRB-00014 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for THOMAS WILLIAMSON request(s) the above action(s) for all or a portion of Lot(s) 6-A-1, Block(s) 6 A PORTION OF LOT 6 A 1, **SECOND REPLAT OF MONTGOMERY HEIGHTS**, zoned R-1, located on DELAMAR AVE NE, between HAHN ARROYO and LAFAYETTE DR NE containing approximately 1 acre(s). [deferred from 1-21-04] [REF: Proj.#1000213, 04ZHE-00119] (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

16. **Project # 1003183**
04DRB-00775 Minor-Prelim&Final Plat
Approval

SOUTHWEST SURVEYS LTD agent(s) for ARTHUR & JOAN REEVES request(s) the above action(s) for all or a portion of Lot(s) 44-A, Block(s) 19, **NETHERWOOD PARK**, zoned R-3 residential zone, located on GIRARD BLVD NE, between VASSAR DR NE and CUTLER AVE NE containing approximately 1 acre(s). [deferred from 5-26-04] [REF: 04DRB-00025] (H-16) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

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

17. **Project # 1000984**
04DRB-00815 Minor-Sketch Plat or
Plan

BRASHER & LORENZ agent(s) for CROWN LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) A INCLUDE: TR B, AVALON SUBD, UNIT 4 - UPC# 100905716139520402, **AVALON SUBD, UIT 4**, zoned SU-1 IP USES, located on BLUEWATER RD NW, between 90TH STREET NW and 94TH STREET NW containing approximately 26 acre(s). [REF: 03DRB-00383] (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

18. **Project # 1002134**
04DRB-00794 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOC. agent(s) for VISTA DEL NORTE DEV., LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, 3, 4&, **U-6, VISTA DEL NORTE**, zoned SU-1 special use zone, for IP, located on EL PUEBLO RD. NE, between EDITH BLVD. NE and JEFFERSON ST. NE containing approximately 30 acre(s). [REF: 1001150, Z-87-113, DRB-94-288, 02DRB-01196 THRU -01199] (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

19. **Project # 1003226**
04DRB-00806 Minor-Sketch Plat or
Plan

J C ENGINEERING LLC agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9-A, **V.E. BARRETT SUBD**, zoned C-2 community commercial zone, located on BRIDGE BLVD SW, between UNSER SW and TOWER SW containing approximately 6 acre(s). [REF: Z-72-114, Z-72-210, Z-71-125] (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

20. **Project # 1003460**
04DRB-00807 Minor-Sketch Plat or
Plan

JAMES R COPASS, JULIE NESON, LARRY MIERA agent(s) for JAMES R. COPASS/LARRY MIERA & JULIE NESON request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 37 INCL UPC# 102005944010819, **SNOW HEIGHTS SUBD**, zoned R-1 residential zone, located on ARVADA AVE NE, between EUBANK NE and WYOMING NE containing approximately 1 acre(s). [REF: NA] (H-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

21. **Project # 1003466**
04DRB-00812 Minor-Sketch Plat or Plan

CARTESIAN SURVEYS agent(s) for H & S INC request(s) the above action(s) for all or a portion of Tract(s) A INCL: TR. B-1, EL CAMBIO PLAZA ADDN, UPC# 101405604944021002, ZONING SU-2, SU-1 FOR C-3, **EL CAMBIO PLAZA ADDN**, zoned SU-2 FOR C-2, located on BRIDGE BLVD SW, between 4TH STREET SW and EIGHTH ST SW containing approximately 3 acre(s). [REF: Z-85-116, Z-83-116] (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

22. **Project # 1003467**
04DRB-00814 Minor-Sketch Plat or Plan

NA agent(s) for CHARLES MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDN., #1**, zoned R-2 residential zone, located on RICE AVE NW, between INDIAN SCHOOL RD. NW and I-40 WEST containing approximately 1 acre(s). [REF: DRB-95-337, DRB-95-438] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

23. **Project # 1003469**
04DRB-00821 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25,26 & 27, Block(s) 2 UPC # 102006410844020407 (LT 26) & 102006410844020407 (LT 27), **N. ALBQ. ACRES, TRACT 3, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

24. **Project # 1003470**
04DRB-00825 Minor-Sketch Plat or Plan

WILSON & COMPANY INC agent(s) for ROBERT SAAD request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 2B INCLUDE FOLLOWING UPC#: 100906339709440114, & 100906338702440113, **KASSUBA-MONTEBEL LANDS**, zoned R-1 residential zone, located on ALBERICOQUE PL SW, between 81ST STREET SW and ATRISCO BLVD SW containing approximately 132 acre(s). [REF: DRB 97-274, Z-85-84, AX85-20] (D-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

25. Other Matters:

ADJOURNED: 11:50 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002739 AGENDA#: 1 DATE: 6-2-04

1. Name: Greg Krenik Address: _____ Zip: 87199

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002739

AGENDA ITEM NO: 1

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 4-23-04 is on file for Preliminary Plat approval.
Comments on the infrastructure list.
The Hydrology Section has no objection to the vacation request.

RESOLUTION:

6-9-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 2, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 19, 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 # 1000262**
04DRB-00628 Major-Two Year SIA
BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)
A 2-YEAR EXTENSION OF THE SIA WAS APPROVED.

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

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

3. **Project # 1003277**
04DRB-00629 Major-Vacation of Pub
Right-of-Way
04DRB-00630 Major-Vacation of Public
Easements
04DRB-00631 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.

- 04DRB-00677 Minor-SiteDev Plan
Subd/EPC
04DRB-00679 Minor-SiteDev Plan
BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES, **DESERT RIDGE OFFICE PARK** zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] [**Carmen Marrone, EPC Case Planner**] (C-20)

THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-19-04, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA.

4. **Project # 1002739**
04DRB-00641 Major-Preliminary Plat Approval
04DRB-00642 Major-Vacation of Pub Right-of-Way
04DRB-00645 Major-Vacation of Public Easements
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00647 Minor-Subd Design (DPM) Variance
04DRB-00648 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-D and A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, Developing Area, located on 118th ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] (Deferred from 5/19/04) (N-8/P-8)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.
5. **Project # 1003403**
04DRB-00632 Major-Preliminary Plat Approval
04DRB-00633 Major-Vacation of Public Easements
04DRB-00634 Minor-Sidewalk Waiver
04DRB-00635 Minor-Temp Defer SDWK
- ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/2/04.**
6. **Project # 1002051**
03DRB-02009 Major-Vacation of Public Easements
03DRB-02008 Major-Preliminary Plat
03DRB-02011 Minor-Temp Defer SDWK
03DRB-02010 Minor-Vacation of Private Easements
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) 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, 5/19/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**

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 98TH 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 & 5/19/04] (N-9)
DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.
8. **Project # 1002798**
04DRB-00592 Major-Vacation of Pub Right-of-Way
04DRB-00593 Minor-Vacation of Private Easements
- MARQUEZ SURVEYING agent(s) for WILLIAM HOLLER request(s) these action(s) for all or a portion of Tract(s) A, **RIMA ADDITION** and Tract(s) A, **CONRADO GARCIA ADDITION**, zoned SU-1, PRD located on CANDELARIA NW, between SAN ISIDRO NW and AVENIDA ENTRADA NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] [Deferred from 5-12-04] (G-13)
THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.
9. **Project # 1003087**
04DRB-00553 Major-Bulk Land Variance
04DRB-00554 Major-Vacation of Public Easements
04DRB-00555 Major-Vacation of Public Easements
04DRB-00556 Major-Preliminary Plat Approval
04DRB-00557 Minor-Sidewalk Waiver
04DRB-00558 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98TH ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] [Deferred from 5/5/04, 5-12-04, 5/19/04] (H-7, 8 & 9 & J-7 & 8)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.

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.

10. **Project # 1003428**
04DRB-00716 Minor-SiteDev Plan
BldPermit
- JOHN K. KLEE agent(s) for INTERSTATE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 54, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE and VISTA ALAMEDA NE, containing approximately 1 acre(s). [REF: DRB-98-223, 1000624 (Master Plan)] [Deferred from 5/19/04] (C-16)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.

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

11. **Project # 1002423**
04DRB-00702 Minor-Extension of
Preliminary Plat
- BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Rosner Tract, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 03DRB-00843] (N-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LISTED DATED 6/25/03.**
12. **Project # 1001932**
04DRB-00681 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOME NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Lot(s) 51, Block(s) 2, **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone / RD, located on AUSTIN AVE NW, between BURKETT AVE. NW and ANGEL DR. NW containing approximately 1 acre(s). [REF: 02DRB-00690, 02DRB-01578, 01579, 01580 & 01581, 03DRB-00220, 03DRB-00353] (H-9/H-10)
THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED-OFF BY THE BOARD.

13. **Project # 1002805**
04DRB-00712 Minor-Prelim&Final Plat
Approval
- WILSON & CO INC agent(s) for MOUNTAIN RUN PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) D, **ST. ANTHONY'S ORPHANAGE**, zoned C-2 (SC), located on 12TH ST NW, between INDIAN SCHOOL RD NW and I-40 containing approximately 14 acre(s). [REF: 04DRB-00138, Z-72-221, Z-72-221-1, ZA-84-456, ZA-90-226] (H-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AGIS DXF FILE, RELABEL 20-FOOT EASEMENT AS PUBLIC SANITARY SEWER EASEMENT, ADD BLANKET EASEMENT FOR WATER, SEWER, FIRE LINE EASEMENTS AND TRANSPORTATION DEVELOPMENT FOR RADIUS AT INDIAN SCHOOL AND 12TH STREET (30-FOOT). NEED TURNOUTS.**
14. **Project # 1002315**
04DRB-00713 Minor-Prelim&Final Plat
Approval
- BOHANNAN HUSTON agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-A & 2-A UNIT 2, **WILDERNESS SUBDIVISION @ HIGH DESERT**, zoned SU-2 special neighborhood zone, HD/R-R, located on WILDERNESS PL NE, between HIGH DESERT PL NE and WILDERNESS TRAIL NE containing approximately 1 acre(s). [REF: 03DRB-00539, 03DRB-01651] (F-23)
THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.

15. **Project # 1003430**
04DRB-00721 Minor-Prelim&Final Plat
Approval
- ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, **CRYSTAL RIDGE, UNIT 1**, zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [REF: DRB-97-298, DRB-98-410] (Deferred from 5-19-04) (B-13)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.
16. **Project # 1003111**
04DRB-00715 Major-Final Plat
Approval
- ISAACSON & ARFMAN, PA agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04) (E-11)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.
17. **Project # 1002928**
04DRB-00718 Major-Final Plat
Approval
- ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 20 acre(s). [Ref: 03DRB-01532, 01534, 01536, 01429] (Deferred from 5-19-04) (C-9)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.

18. **Project # 1002929**
04DRB-00719 Major-Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **SANTA FE @ THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW, containing approximately 17 acre(s). [Ref: 03DRB-01531, 01533, 01535, 01432] (Deferred from 5-19-04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

19. **Project # 1002455**
03DRB-01899 Minor-Final Plat
Approval

TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J. GROUP ADDITION**, zoned SU -1, C-1, located on SAN ANTONIO RD NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). [REF: Z-93-3, DRB-96-452, 03DRB-01654, 03DRB-01655] (Final Plat was indefinitely deferred 11-12-03) (E-18)

THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, FOR REMOVAL OF PUBLIC UTILITY FROM 25-FOOT EASEMENT ALONG SAN ANTONIO AND DEDICATE ELSEWHERE.

20. **Project # 1000325**
04DRB-00640 Minor-Ext of SIA for
Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) this action for all or a portion of Lot(s) 1-68, **SPANISH SUN**, zoned SU-1 PRD 15 DU/AC, located on SAN MATEO AVE NE, between MONTGOMERY BLVD NE and DOUGLAS MACARTHUR RD NE. [REF: Z-84-82, Z-84-82-1, Z-84-82-2, Z-84-82-3, Z-78-1651, DRB-99-219] [Deferred from 5/5/04] (G-17)

A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.

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

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] *[Deferred from 4/14/04] (Indefinitely deferred on 4-21-04)* (Deferred from 5-19-04) (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

22. **Project # 1002520**
04DRB-00705 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING, agent(s) for SCACCIA, LLC request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 4, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2, (to be known as **VILLA DE LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU / AC, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 03DRB-00356, Z-87-94] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003429**
04DRB-00717 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN, PA, agent(s) for CURB, INC., request(s) the above action(s) for all or a portion of Lot(s) 1, RIO BRAVO PARTNERS, **EL RANCHO GRANDE, UNIT 16**, zoned R-1, located on GIBSON BLVD SW between DELGADO DR SW and BLAKE RD SW containing approximately 120 acre(s). [Ref: DRB-95-440] (N-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for May 5, 2004. **THE MAY 5, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 11:25 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002739 AGENDA#: 4 DATE: 5.19.04

1. Name: Greg Krenik Address: _____ Zip: _____

2. Name: Beth Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 19, 2004

Project # 1002739

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

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-D and A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, Developing Area, located on 118th ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] (N-8/P-8)

- AMAFCA** No objection to requested actions. AMAFCA easements shown for vacation request will need to be approved for quitclaim/release by the Board of Directors. The drainage plan must adhere to the requirements of AMAFCA's Amole-Hubbell DMP, as amended with the Anderson Hills drainage report. A Turnkey Maintenance Agreement for the Powerline detention basins will also require approval by the Board of Directors. AMAFCA will require dedication of fee right-of-way for the Powerline detention basin corridor. A Letter of Map Revision for the FEMA floodplains should be added to the Infrastructure List.
- COG** No adverse comment. For information, this portion of Sen. Dennis Chavez Boulevard is identified on the Long Range Roadway System map as a limited access principal arterial with a minimum right-of-way of 156 feet. The Long Range Bikeway System map provides for a bicycle trail/path on this portion of this facility. In addition, 118th Street is shown as a transportation corridor on the Long Range Roadway System map and the Long Range Bikeway System map. The Addendum to the Long Range Roadway System map clarifies that 118th Street is anticipated to be a minor arterial. Minor arterials have a typical minimum right-of-way width of 86 feet. The Long Range Bikeway System map corridor designation indicates that provision for bicycles is expected to occur as part of the development of this facility.

Transit No comments received.

Zoning Enforcement No comments received.

Neighborhood Coord. No Association.

APS No comments received.

Police Department

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

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

PNM Electric & Gas Approved.

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 requests. An approved drainage report is required for Preliminary Plat approval.

Transportation Development

What is status of TIS? County and NMDOT requirements? This needs to be completed before platting actions. No objection to sidewalk waiver. Why isn't block 6 being deferred? Need more information with regards to sidewalk variance. Assuming that connections will be made within the parks? Defer to utilities and hydrology regarding vacation actions of easements. How will 86' vacation of public roadway easement align both north and south of Parcel "A"? Provide traffic distribution map to verify right-of-way widths and pavement sections. Stub street at Groundstone should connect to Morrissey. Blocks 23 and 24 are too long. Need more discussion with respect to Major Local criteria (ie 6' sidewalks and pedestrian access points).

Parks & Recreation

Based on the number of lots being created 5.31 acres of unencumbered parkland is required to be dedicated. A park dedication agreement is needed for the dedicated parks. The eastern park should be adjacent to the park in the Anderson Hills Subdivision. Morrissey St. should not bisect the park. Streets along the parks should be 38' wide to allow for on street parking. No objection to the sidewalk waiver if the developer is to develop the parks. 10' trail needs to be added to the infrastructure list for 118th St. Maintenance and beneficiary notes need to be added to tracts A, B, C, F, G, etc. (all tracts not deeded to the City).

Utilities Development

No objection to Vacation requests. Must provide a master utility plan to adequately review Preliminary Plat and infrastructure list. No objection to Sidewalk Deferral, or Waiver. Defer Sidewalk Variance to Parks and Transportation.

Planning Department

The perimeter wall submittals do not meet the submittal requirement of 11'x14" maximum size. They will be reviewed upon re-submittal.

The vacation exhibit is still not clear. One copy must be clear for the Planning file. Exactly what each vacation represents is not clear. In addition to labeling "vacate a portion", specifically what is being vacated should be labeled as well beside the portion being vacated.

When Anderson Heights came in for sketch plat review in February, the agent was asked to bring in proof of zoning because agent said the zoning was RLT. This current application states the zoning is RD. AGIS shows the western half as R-1 zoning and the eastern half as per the Rio Bravo Sector Plan. Planning still needs this zoning verification, including the wording in the sector plan and why the R-1 zoning is no longer the correct zoning. The plat submitted with this application says the zoning is R-1/RLT, but the lots appear to be smaller than R-1.

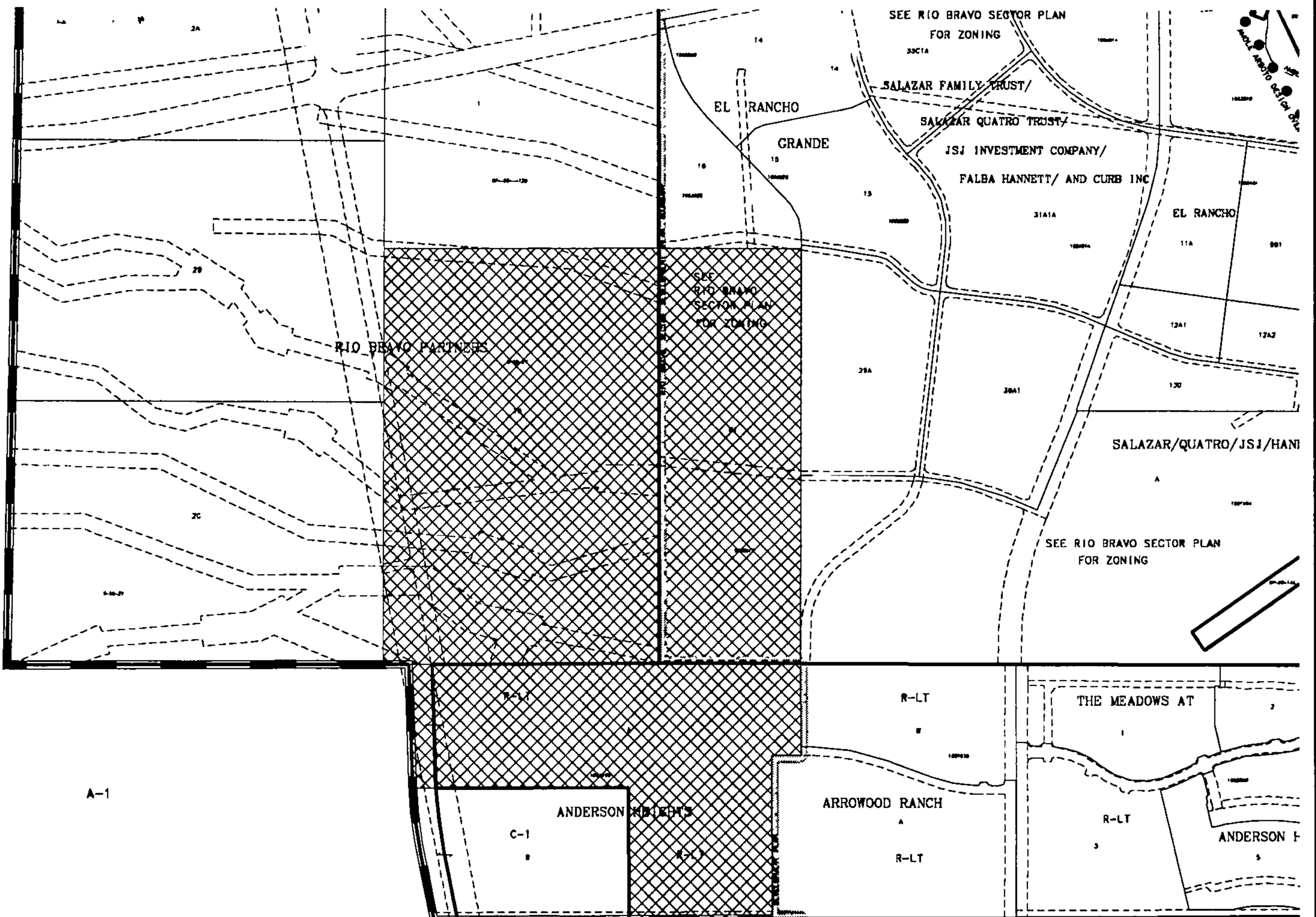
AGIS ownership on this property does not show Anderson Heights LLC as the owners. Please provide proof of ownership.

Please reduce the Sidewalk Exhibit down to 11" x 17" and put the waiver, deferral and variance on one exhibit. Either use different symbols such as crosshatching to identify each or use three colors. Six copies please. The huge sheets for each request are too large for our files.

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

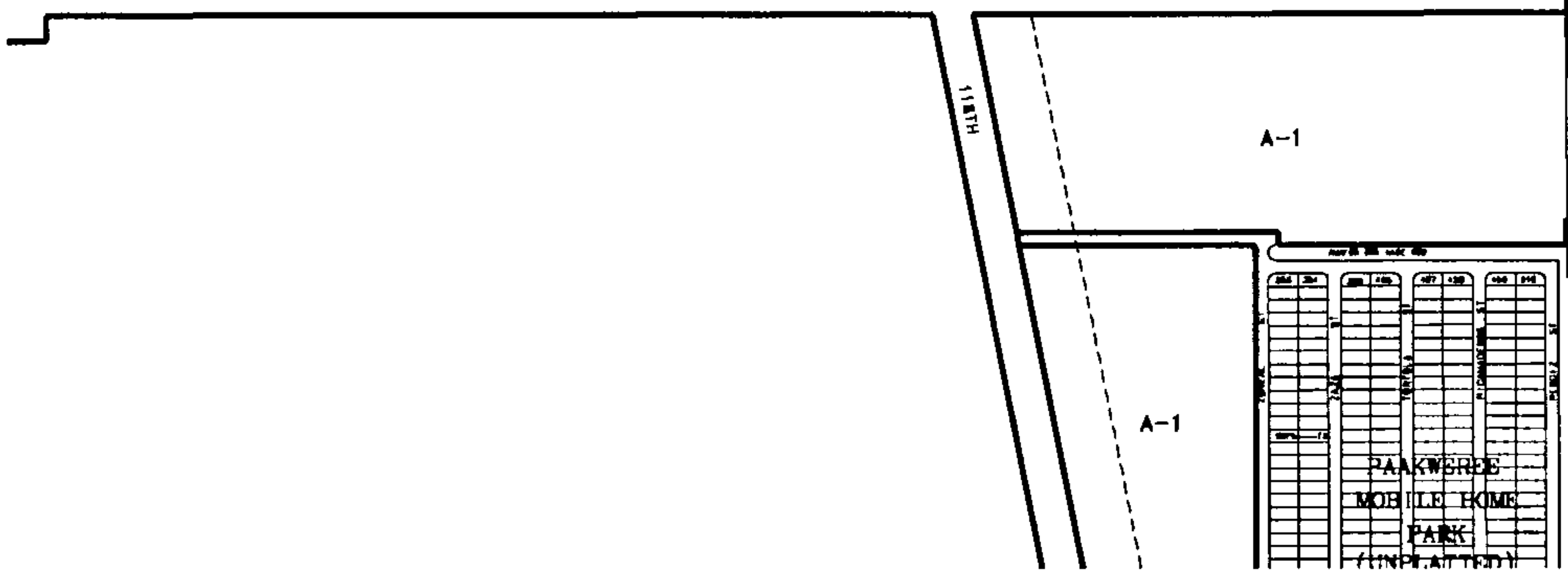
cc:Anderson Heights LLC, P.O. Box 12317, 87195

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



DENNIS CHAVEZ BLVD

DENNIS CHAVEZ BLVD



ZONING MAP



Scale 1" = 1213'

PROJECT NO.
1002739

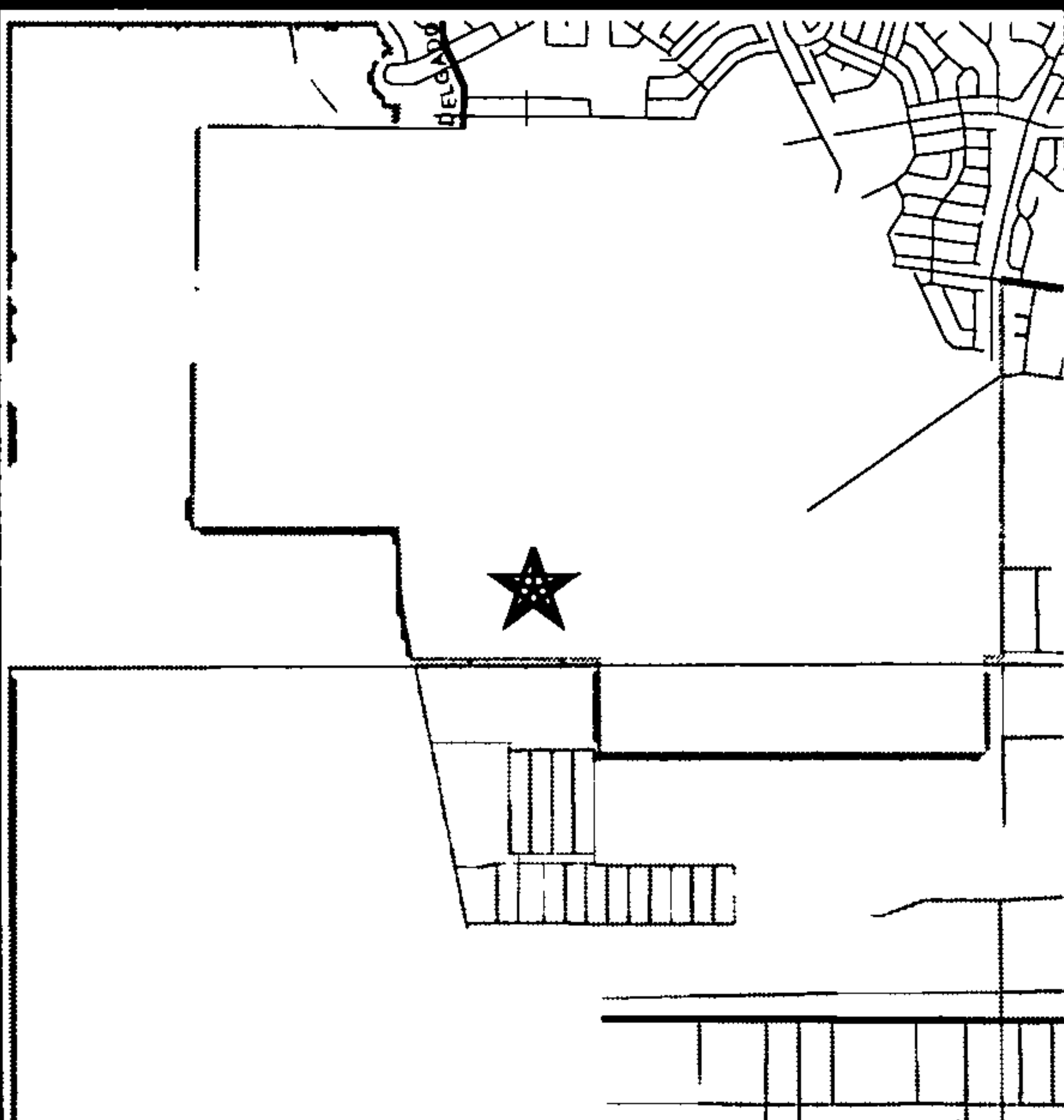
HEARING DATE
5-19-04

MAP NO.
P-8

ADDITIONAL CASE NUMBER(S)

04DRB-00641
04DRB-00642
04DRB-00645

04DRB-00646
04DRB-10647
04DRB-00648



Note: Shaded area indicates County

Not to Scale



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: 1002798

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

5-19-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: May 12, 2004

City of Albuquerque
Development Review Board
Hydrology Section

Speed Memo

Project no. 1002739

Agenda Item no. 4

Subject:

1. pre-plat
2. Vacation
3. ~~Water~~ SW waiver
4. DPM variance
5. SW Def.
- 6.

Comments:

drainage report not approved

Resolution:

defer to 6-2-04

Signed: Bradley L Bingham
City Engineer/ AMAFCA Designee

Date: 5/19/04



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

PAGE 2

Project # 1002739

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

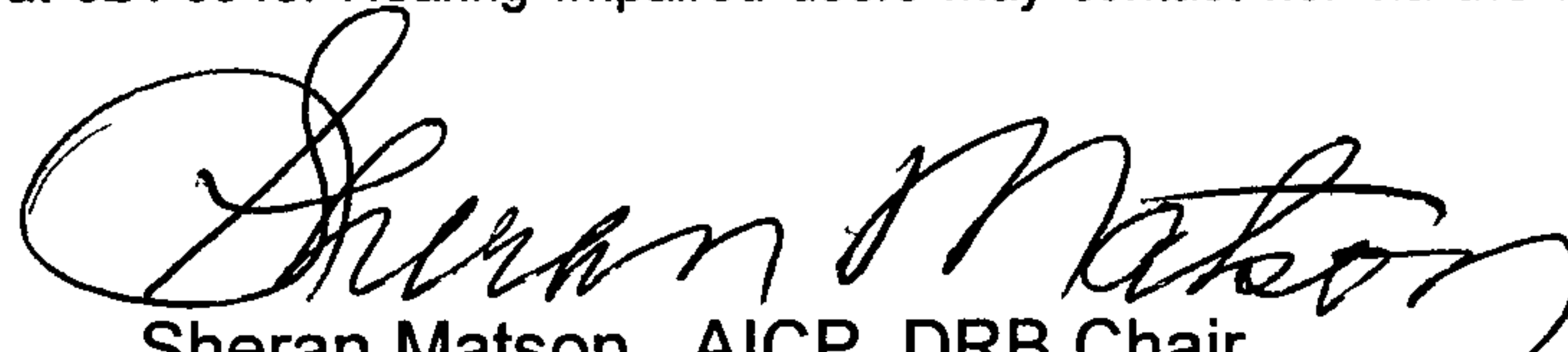
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Project # 1003403

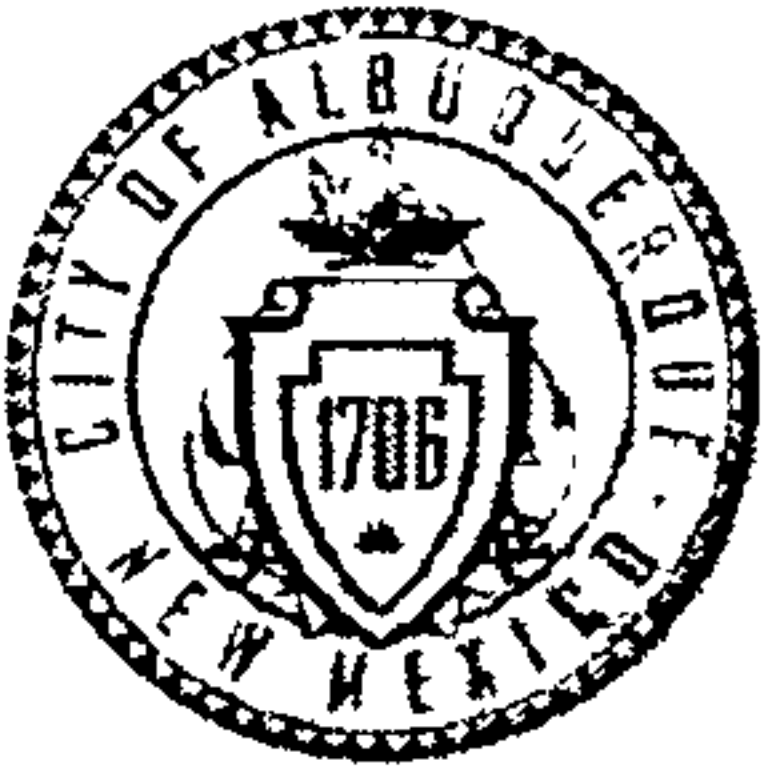
04DRB-00632 Major-Preliminary Plat Approval
04DRB-00633 Major-Vacation of Public Easements
04DRB-00634 Minor-Sidewalk Waiver
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (C-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 3, 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, May 19, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000262

04DRB-00628 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)

Project # 1002506

04DRB-00636 Major-Preliminary Plat Approval

04DRB-00639 Minor-Sidewalk Waiver

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

Project # 1003277

04DRB-00629 Major-Vacation of Pub Right-of-Way

04DRB-00630 Major-Vacation of Public Easements

04DRB-00631 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES**, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

SEE PAGE 2 . . .

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3

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

Meeting Date: MAY 19, 2004
Zone Atlas Page: N-8-Z & P-8-Z
Notification Radius: 100 Ft.

Project# 1002739
App# 04DRB-00641
App# 04DRB-00642
App# 04DRB-00645
App# 04DRB-00646
App# 04DRB-00647
App# 04DRB-00648

Cross Reference and Location: N/A

Applicant: ANDERSON HEIGHTS, LLC
Address: PO BOX 12317
ALBUQUERQUE NM 87195

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

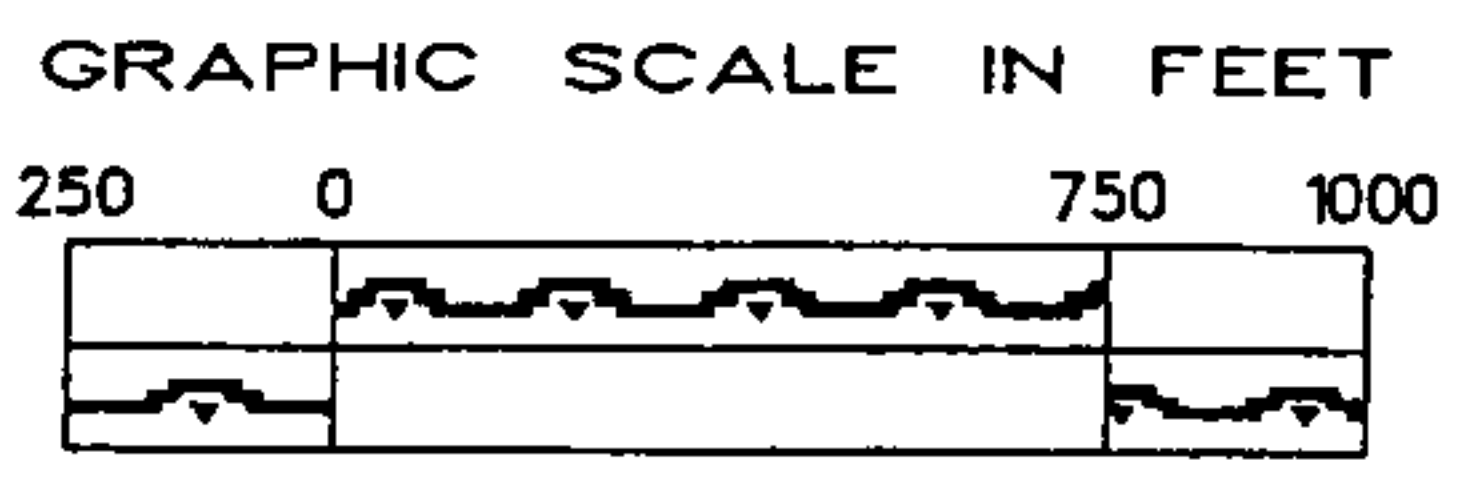
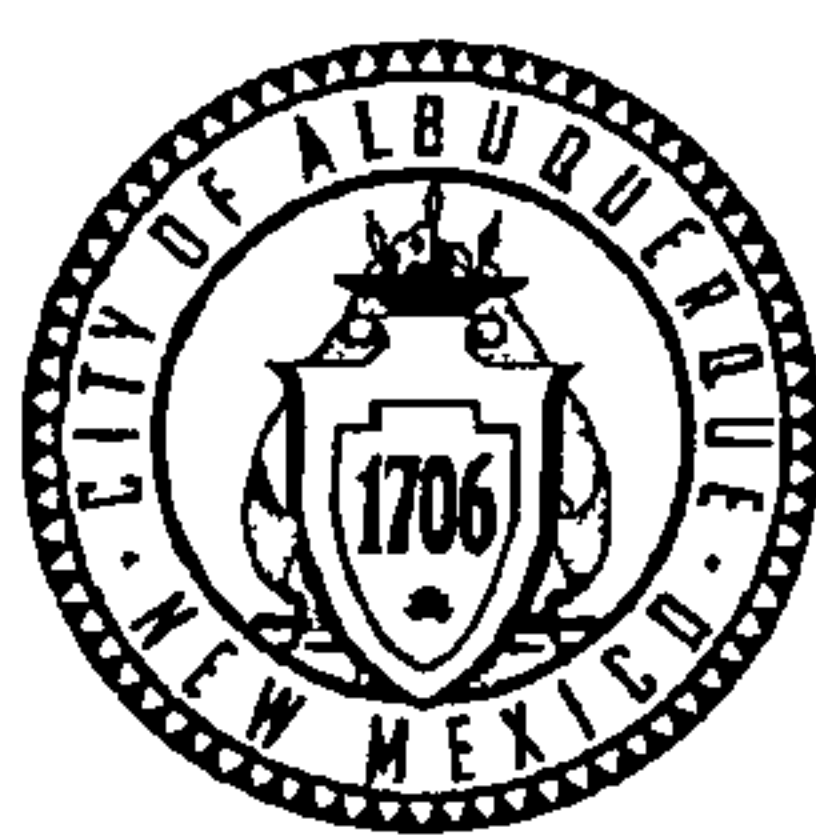
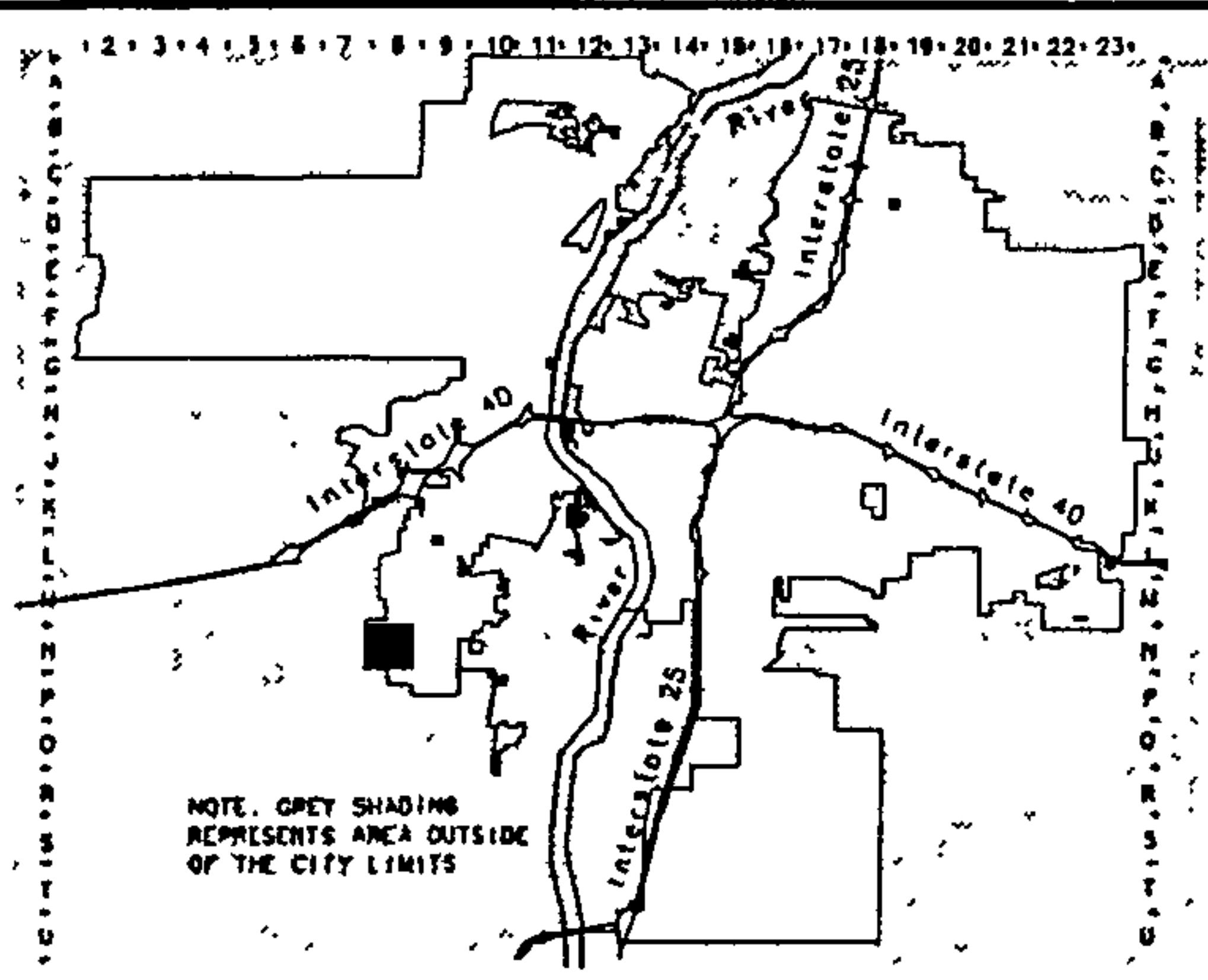
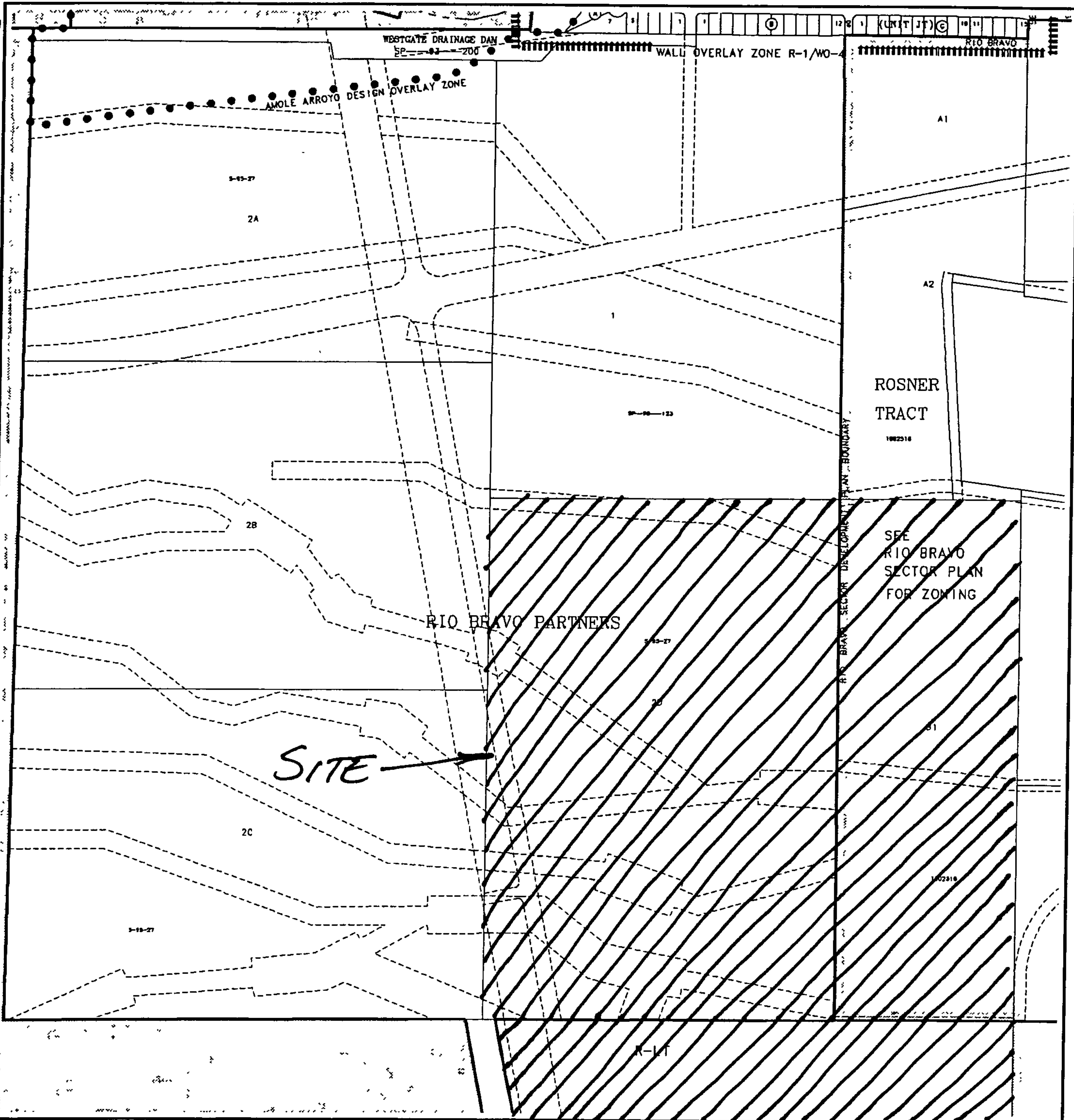
Special Instructions:

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

Date Mailed: APRIL 30, 2004

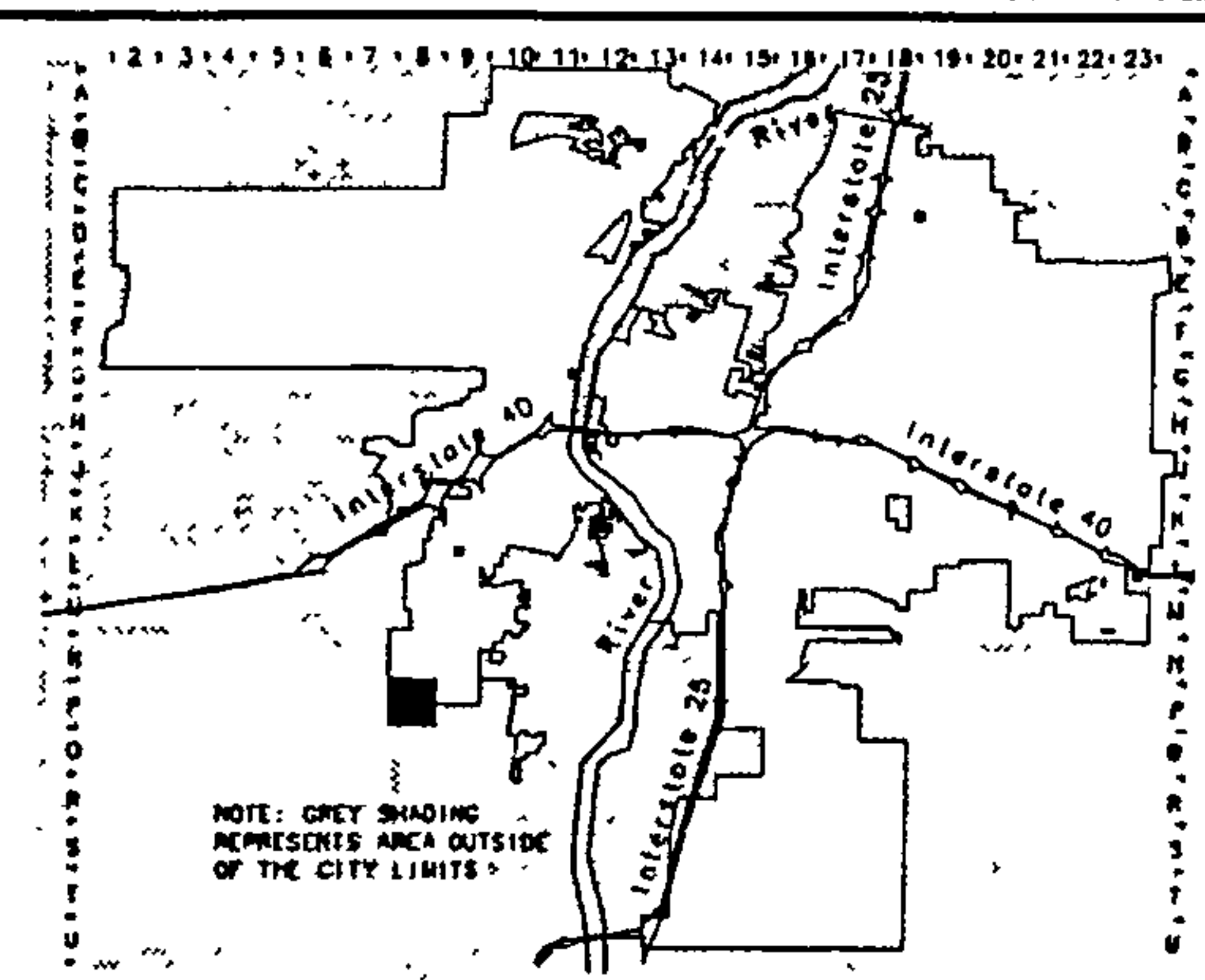
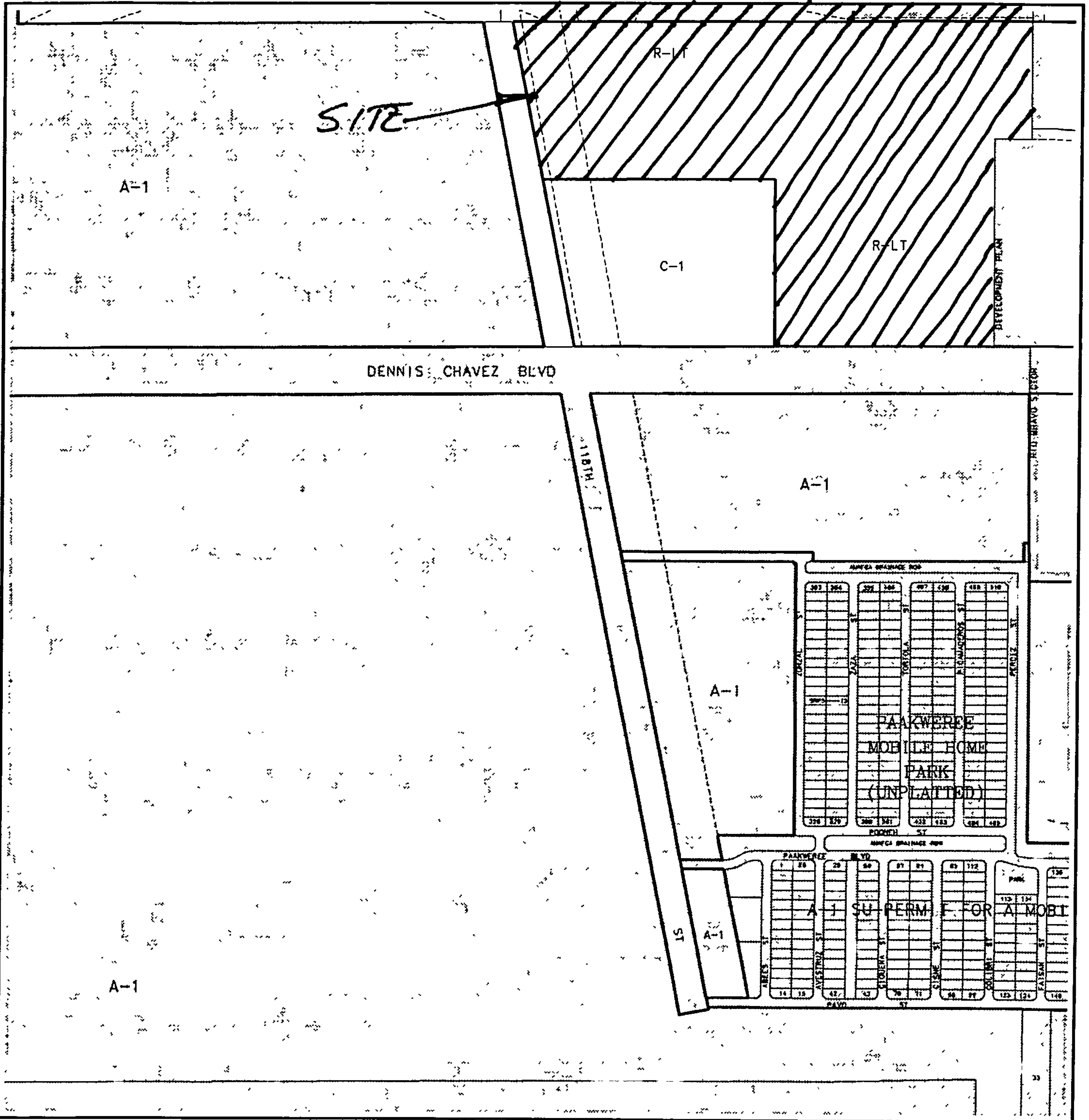
Signature: KYLE TSETHLIKAI

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100805449520040130	LEGAL: TR B -1 B ULK LAND PLAT FOR TRACT A-1, A-2 & B-1 RD LAND USE: PROPERTY ADDR: 00000 OWNER NAME: AVALON WEST INVESTMENTS LLC OWNER ADDR: 06301 INDIAN SCHOOL	RD NE ALBUQUERQUE NM	87110
100805433214030142	LEGAL: 2-D PLAT OF LANDS OF RIO BRAVO PARTNERS PARCELS 2A LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: ARROYO VISTA NEW MEXICO LLC OWNER ADDR: 01880 SANTA BARBARA	BL SAN LUIS OBICA	93401
100905428011040201	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
100805412209230143	LEGAL: 2-C PLAT OF LANDS OF RIO BRAVO PARTNERS PARCELS 2A LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: ARROYO VISTA NEW MEXICO LLC OWNER ADDR: 01880 SANTA BARBARA	BL SAN LUIS OBICA	93401
100805313033510144	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
100805345035010142	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
100905309548020102	LEGAL: TR B BUL K LAND PLAT OF TRACTS A, B, C, D, E, F, G, LAND USE: PROPERTY ADDR: 00000 OWNER NAME: BROOKSIDE HOLDINGS LLC OWNER ADDR: 00000	RENO NV	89511
100905307539020101	LEGAL: TR A BUL K LAND PLAT OF TRACTS A, B, C, D, E, F, G, LAND USE: PROPERTY ADDR: 00000 OWNER NAME: ANDERSON HILLS LLC OWNER ADDR: 04619 INSPIRATION	DR SE ALBUQUERQUE NM	87108
100805343032010143	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
100805344328740201	LEGAL: SE PORTION SEC 8 T9N R2E EXC NLY PORT LANDS OF LAND USE: PROPERTY ADDR: 00000 OWNER NAME: WESTLAND DEVELOPMENT CO INC OWNER ADDR: 00401 COORS	BL NW ALBUQUERQUE NM	87121
100805316016030101	LEGAL: SW PORTION SEC 8 T9N R2E LANDS OF WESTLAND LAND USE: PROPERTY ADDR: 00000 OWNER NAME: WESTLAND DEVELOPMENT CO INC OWNER ADDR: 00401 COORS	BL NW ALBUQUERQUE NM	87121



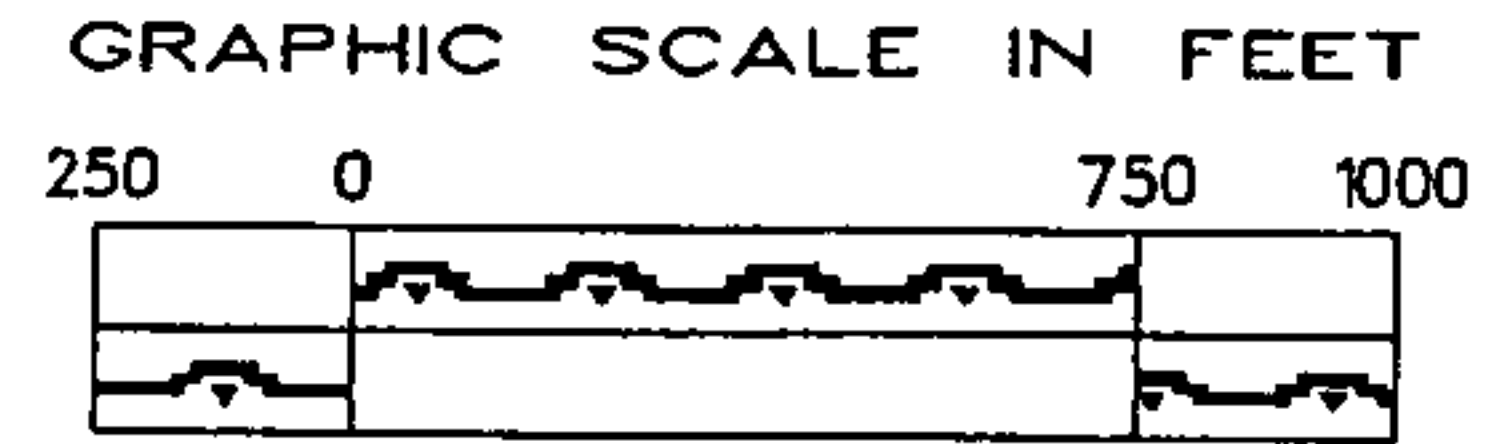
Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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Zone Atlas Page
N-8-Z
 Map Amended through November 01, 2003



Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

P-8-Z

Map Amended through November 01, 2003



5/19

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

PAGE 2

Project # 1002739

04DRB-00641 Major-Preliminary Plat Approval
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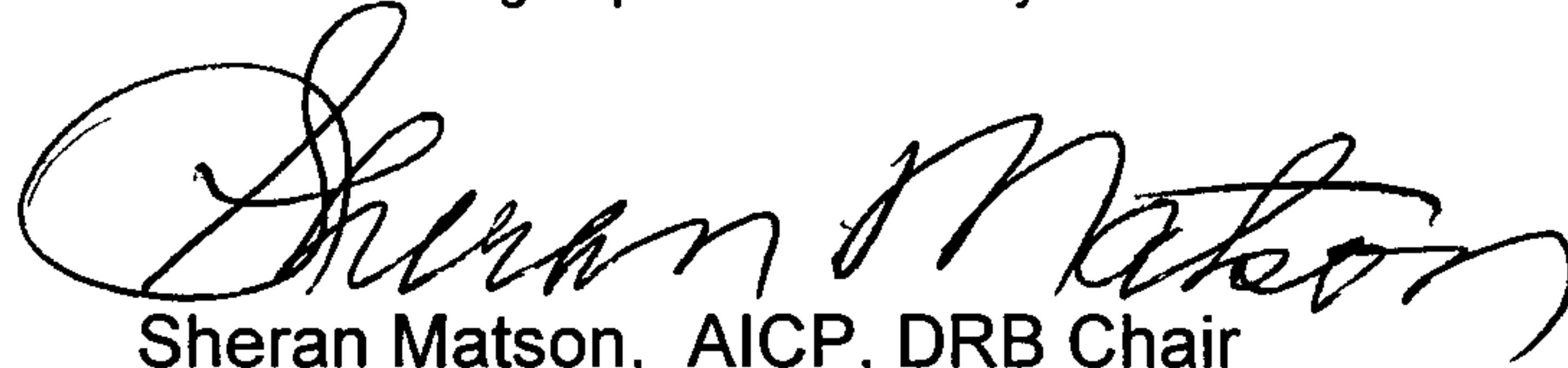
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Project # 1003403

04DRB-00632 Major-Preliminary Plat Approval
04DRB-00633 Major-Vacation of Public Easements
04DRB-00634 Minor-Sidewalk Waiver
04DRB-00635 Minor-Temp Defer SDWK

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 3, 2004.



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

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Project # 1000262

04DRB-00628 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)

Project # 1002506

04DRB-00636 Major-Preliminary Plat

Approval

04DRB-00639 Minor-Sidewalk Waiver

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

Project # 1003277

04DRB-00629 Major-Vacation of Pub

Right-of-Way

04DRB-00630 Major-Vacation of Public

Easements

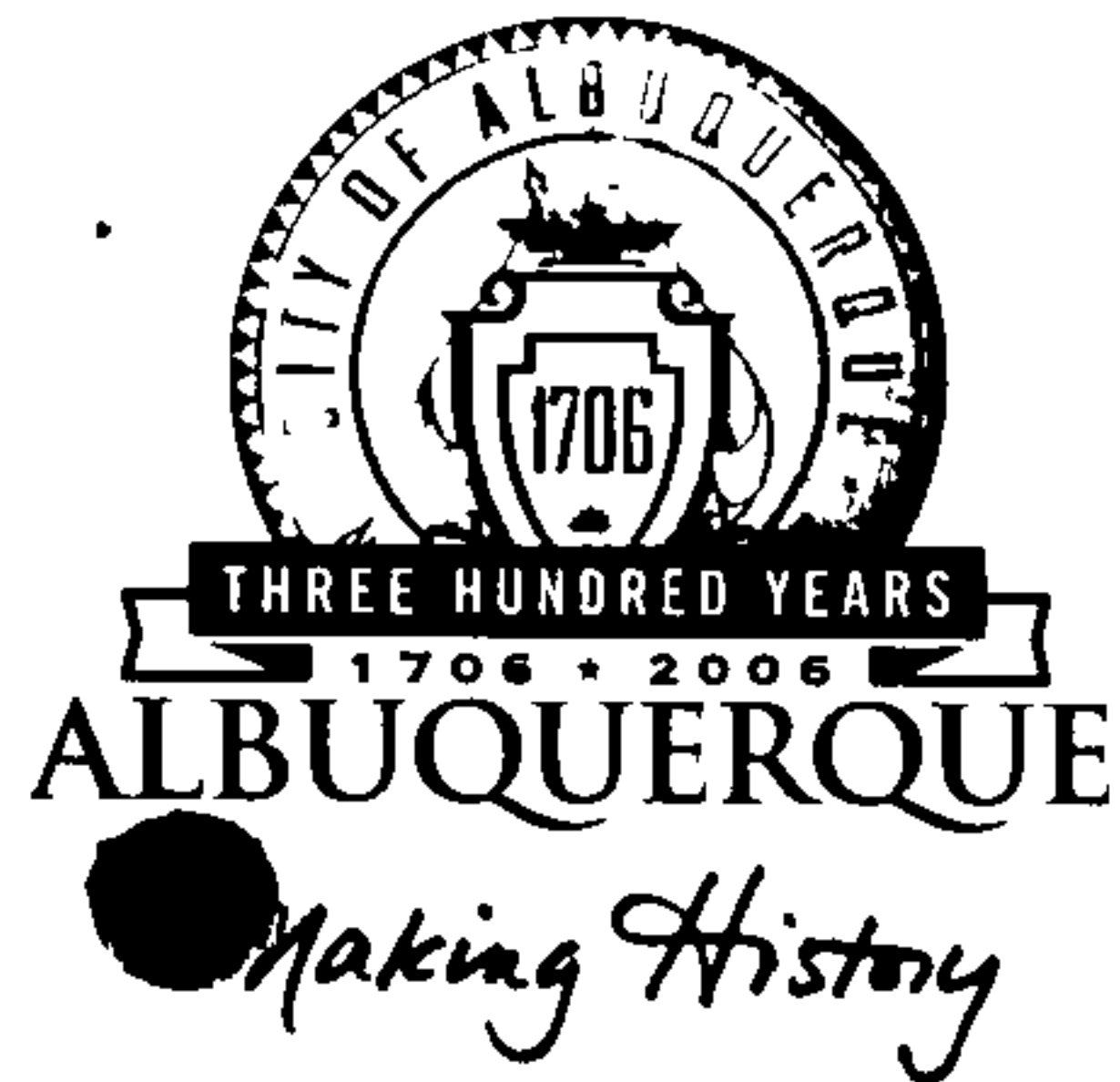
04DRB-00631 Minor-Prelim&Final Plat

Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

SEE PAGE 2 . . .

CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

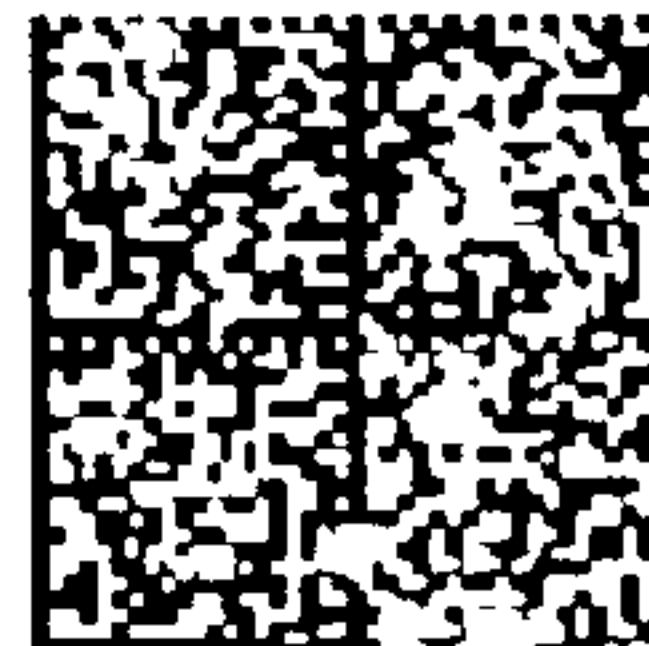
Albuquerque, NM 87103



FORWARD EX

100805433214030142

ARROYO VISTA NEW MEXICO LLC
1880 SANTA BARBARA BL
SAN LUIS OBICA 93401

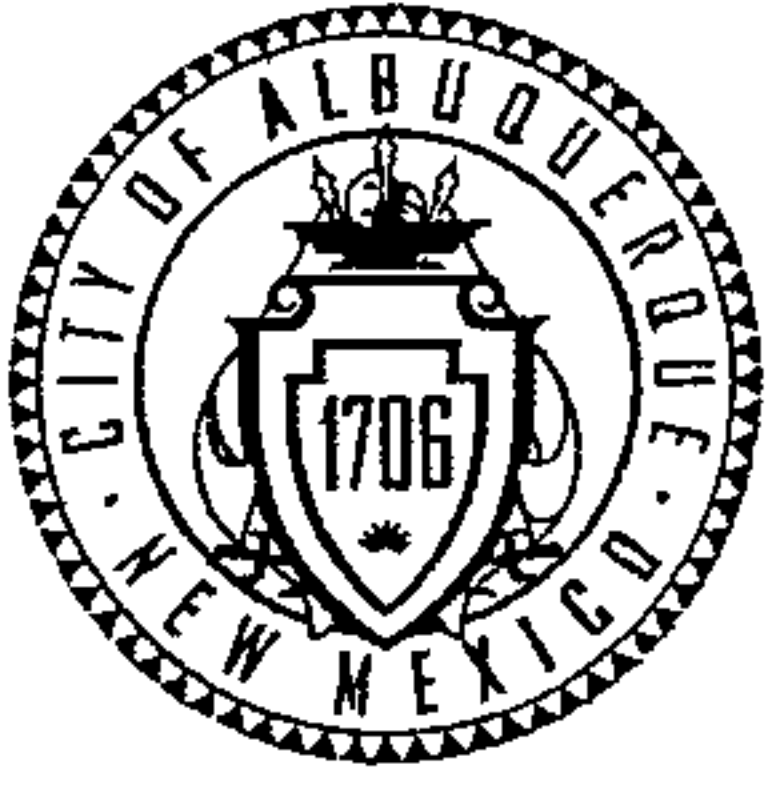


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MAILED FROM ZIP CODE 87102

DLB

WTT





5/19
PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002739

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

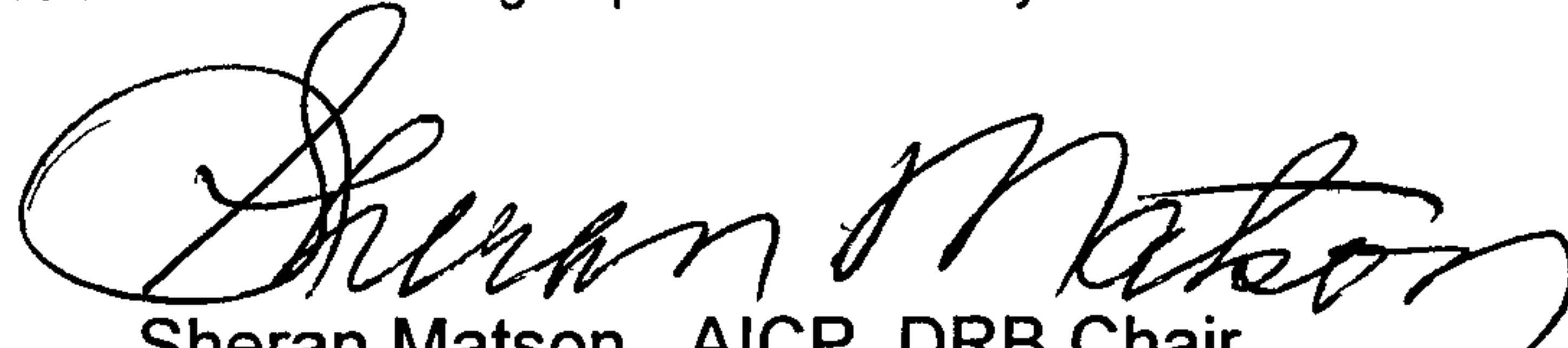
MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-D and A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, Developing Area, located on 118th ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] (N-8/P-8)

Project # 1003403

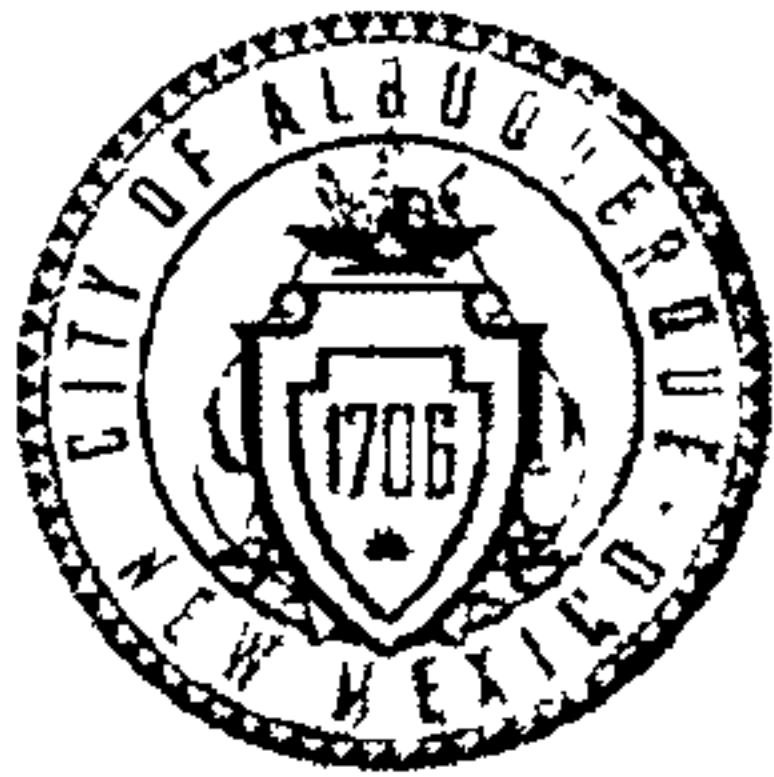
04DRB-00632 Major-Preliminary Plat Approval
04DRB-00633 Major-Vacation of Public Easements
04DRB-00634 Minor-Sidewalk Waiver
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (C-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 3, 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, May 19, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000262

04DRB-00628 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)

Project # 1002506

04DRB-00636 Major-Preliminary Plat Approval

04DRB-00639 Minor-Sidewalk Waiver

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

Project # 1003277

04DRB-00629 Major-Vacation of Pub Right-of-Way

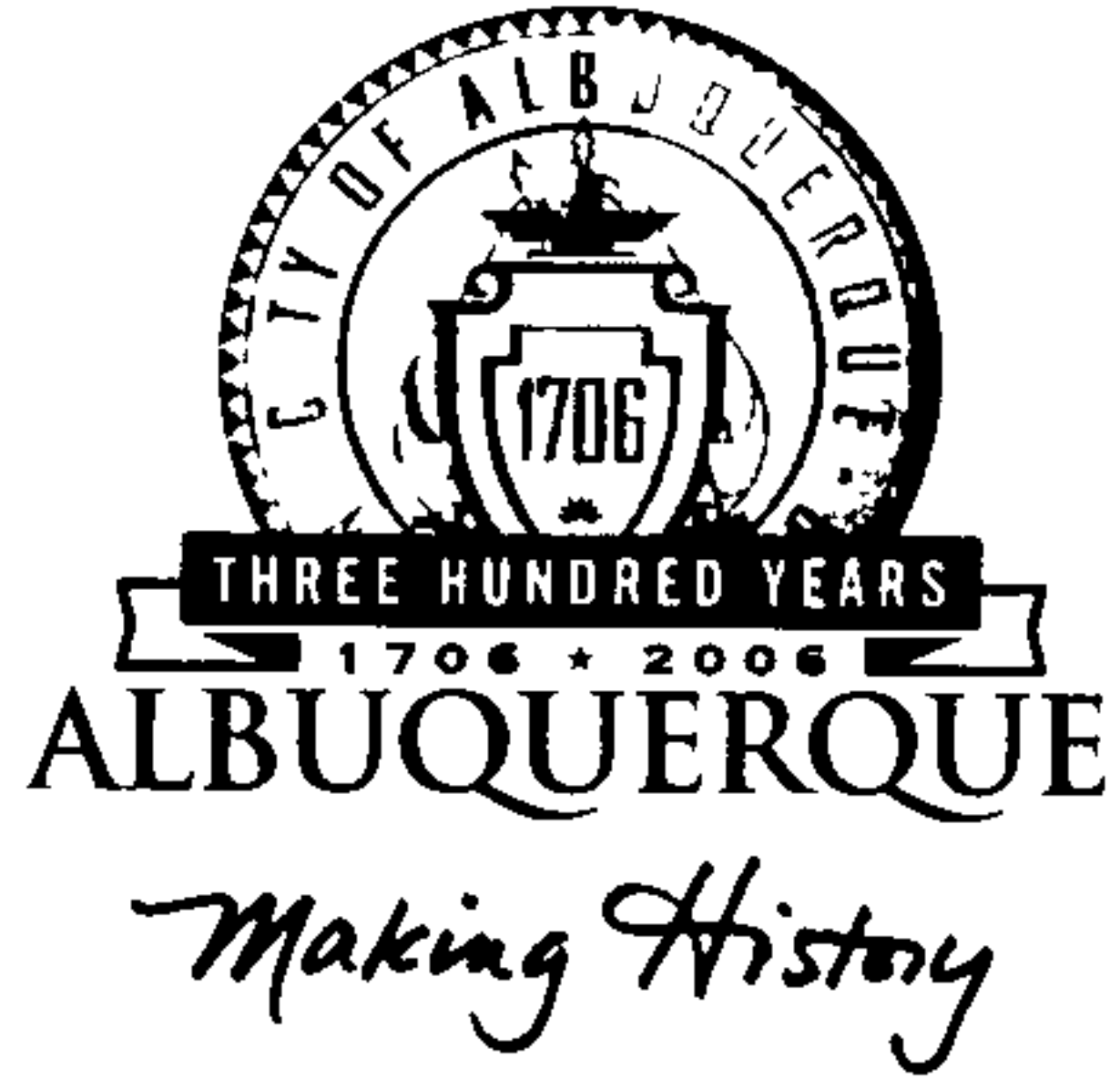
04DRB-00630 Major-Vacation of Public Easements

04DRB-00631 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES**, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST. NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

SEE PAGE 2 . . .

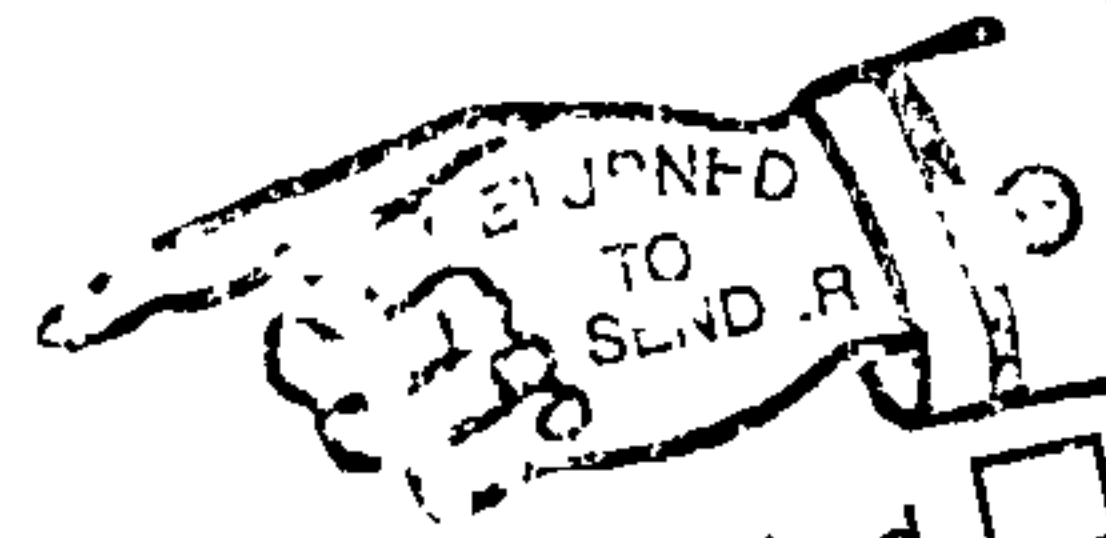
CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

Albuquerque, NM 87103

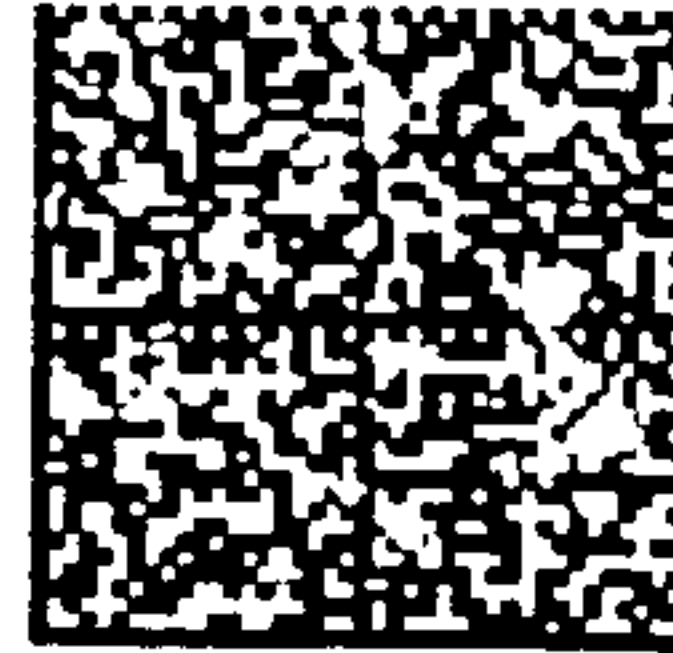


DELIVERY CANNOT BE COMPLETED FOR REASONS LISTED BELOW.

- Fwd Order Expired
- Attempted-Not Known
- Insufficient Address
- Incorrect Zip Code
- Deceased
- No Such Street
- No Such Number
- Refused
- Vacant

54 Rec'd Carr/Int 100805449520040130

AVALON WEST INVESTMENTS LLC
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110



02 1A \$ 00.37⁰
0004329277 APR 30 2004
MAILED FROM ZIP CODE 87102

DRB

87110+8102 27

- Current DRC
 - Project Number.

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Anderson Heights, Unit 1
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Parcel 2-D, Lands of Rio Bravo Partners, Tract B-1, Rosner Tracts and Parcel A, Anderson Heights
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted 06/07/2004
 Date Site Plan Approved NA
 Date Preliminary Plat Approved 6/16/04
 Date Preliminary Plat Expires 6/16/05
 DRB Project No. 1002739
 DRB Application No. 04 - 00641

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT 1									
PAVING									
<input type="text"/>	<input type="text"/>	32' FF (Private)	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Maness Lane SW	Cabral Trail SW	Duerson Trail SW	/	/	/
<input type="text"/>	<input type="text"/>	32' FF (Private)	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Frazier Lane SW	Cabral Trail SW	Duerson Trail SW	/	/	/
<input type="text"/>	<input type="text"/>	40' FF (Private)	Res Pvmt C & G (Both Sides) 6' Sidewalk (West Side) (1) 6' Sidewalk (East Side) (7)	Cabral Trail SW	Lot 19, Block 16	Lot 18, Block 16	/	/	/
<input type="text"/>	<input type="text"/>	32' FF (Private)	Res Pvmt C & G (Both Sides) 6' Sidewalk (Both Sides) (1)	Cabral Trail SW	Lot 19, Block 16	McMicheal Lane SW	/	/	/
<input type="text"/>	<input type="text"/>	32' FF (Private)	Res Pvmt C & G (Both Sides) 6' Sidewalk (Both Sides) (1)	Cabral Trail SW	Lot 18, Block 16	Frazier Lane SW	/	/	/
<input type="text"/>	<input type="text"/>	32' FF (Private)	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Margerum Trail SW	Frazier Lane SW	Buford Way SW	/	/	/
<input type="text"/>	<input type="text"/>	36' FF (Private)	Res Pvmt C & G (Both Sides) 4' Sidewalk (East Side) (1) 4' Sidewalk (West Side) (7)	Margerum Trail SW	North Side of Park	Humphries Lane SW	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	32' FF (Private) 4'	Res Pvmt C & G (Both Sides) Sidewalk (Both Sides) (1)	Cabral Trail SW	McMichael Lane SW	Gentry Lane Sw	/	/	/
<input type="text"/>	<input type="text"/>	32' FF (Private) 4'	Res Pvmt C & G (Both Sides) Sidewalk (Both Sides) (1)	Cabral Trail SW	Frazier Lane SW	Manness Lane SW	/	/	/
<input type="text"/>	<input type="text"/>	32' FF (Private) 4'	Res Pvmt C & G (Both Sides) Sidewalk (Both Sides) (1)	Humphries Lane SW	Margerum Trail SW	Duerson Trail SW	/	/	/
<input type="text"/>	<input type="text"/>	32' FF (Private) 4'	Res Pvmt C & G (Both Sides) Sidewalk (Both Sides) (1)	Buford Way SW	Humphries Lane SW	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	32' FF (Private) 6'	Res Pvmt C & G (Both Sides) Sidewalk (Both Sides) (1)	Duerson Trail SW	Humphries Lane SW	Colobel Avenue SW	/	/	/
<input type="text"/>	<input type="text"/>	32' FF (Private) 4'	Res Pvmt C & G (Both Sides) Sidewalk (Both Sides) (1)	Duerson Trail SW	Humphries Lane SW	McMichael Lane SW	/	/	/
<input type="text"/>	<input type="text"/>	32' FF (Private) 4'	Res Pvmt C & G (Both Sides) Sidewalk (Both Sides) (1)	McMichael Lane SW	Cabral Trail SW	Duerson Trail SW	/	/	/
<input type="text"/>	<input type="text"/>	48' FF (Private) 6'	Perm Pvmt C & G (Both Sides) Sidewalk (Both Sides)	Gayle Lane SW	Cabral Trail SW	118th Street SW	/	/	/
<input type="text"/>	<input type="text"/>	48' FF (Private) 6'	Perm Pvmt C & G (Both Sides) Sidewalk (Both Sides)	Gayle Lane SW	Cabral Trail SW	118th Street SW	/	/	/
<input type="text"/>	<input type="text"/>	30' FF 6'	Art Pvmt C & G (Both Sides) Med C & G (East Side) Sidewalk (East Side)	118th Street SW	Amole Mesa Ave SW	So, Prop Line, Unit 7	/	/	/
<input type="text"/>	<input type="text"/>	48' FF 6'	Perm Pvmt C & G (Both Sides) Sidewalk (Both Sides)	Colobel Avenue SW	Duerson Trail SW	118th Street SW	/	/	/

Project name:

Anderson Heights

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
8"	SAS	Duerson Trail SW	Humphries Lane SW	Maness Lane SW
12"	SAS	Payton Trail SW	30' SAS & WL Esmt	Gentry Lane SW
12"	SAS	Morrissey Street SW	Antler Tool Road SW	30' SAS & SD Esmt
12"	SAS	30' SAS & SD Esmt	Morrissey Street SW	East Prop Line of Park
12"	SAS	30' WL & SAS Esmt	Payton Trail SW	Antler Tool Road SW
12"	SAS	Antler Tool Road SW	Morrissey Street SW	30' SAS & WL Esmt
12"	SAS	Cabral Trail SW	Gayle Lane SW	Gentry Lane SW

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

- 1 Sidewalks to be deferred
- 2 Street Lights per DPM
- 3 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
- 4 Sanitary sewer to include manholes and service connections.
- 5 Grading & Drainage Certification per DPM including Perimeter walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial Guarantee is not required for this item
- 6 Stormdrain to include manholes, inlets, riprap and outfall.
- 7 Deferred to park construction
- 8 LOMR Required for Release of Financial Guaranty
- 9 118th Street ponds 2, 3 & 4 with Agreement & Covenant - Grading to be financially guaranteed
- 10 118th Street ponds 5 & 6 with Easement, Agreement & Covenant - Grading to be financially guaranteed
- 11 Temporary Drainage pond with Agreement & Covenant - Tract 4

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Gregory J. Krenik, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

[Signature]
SIGNATURE - date 6-7-04

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

[Signature] DRB CHAIR - date
[Signature] Christina Sandoval 6/16/04
PARKS & GENERAL SERVICES - date

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

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

[Signature] 6/16/04
CITY ENGINEER - date

AMAFCA - date
_____- date
_____- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

___ Major Subdivision action

___ Minor Subdivision action

___ Vacation **V**

___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **(P)**

... for Subdivision Purposes

___ ... for Building Permit

___ IP Master Development Plan

___ Cert. of Appropriateness (LUCC) **L**

ZONING & PLANNING Supplemental form **Z**

___ Annexation

___ County Submittal

___ EPC Submittal

___ Zone Map Amendment (Establish or Change Zoning)

___ Sector Plan (Phase I, II, III)

___ Amendment to Sector, Area, Facility or Comprehensive Plan

___ Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: Anderson Heights, LLC PHONE: 822-5562

ADDRESS: PO Box 12317 FAX: 822-6301

CITY: Albuquerque STATE NM ZIP 87195 E-MAIL: _____

Proprietary interest in site: Owner List all owners:

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

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: goodwinengrs@comcast.net

DESCRIPTION OF REQUEST: Anderson Heights: Site Plan for Subdivision

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. Parcel 2-D Block: _____ Unit: _____

Subdiv. / Addn. Lands of Rio Bravo Partners

Current Zoning: RD Proposed zoning: Same

Zone Atlas page(s): N-8 & P-8 No. of existing lots: 1 No. of proposed lots: 615 & 13 Tracts

Total area of site (acres): 118.6195 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. 100805433214030142 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 118th Street SW

Between: Dennis Chavez Boulevard and Gibson Boulevard

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1002739

04DRB-00641, 42-645, 46, 47 & 48 & 04DRB-00818

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 02/18/2004

SIGNATURE [Signature] DATE 6-8-04

(Print) Gregory J. Krenik, PE ___ Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB-00894</u>	<u>SPS</u>	<u>(3)</u>	<u>\$ 385</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CONFL. MGMT</u>	<u>FEE</u>	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>6/16/04</u>	_____	_____	<u>\$ 405.00</u>
<u>B. Berkert</u> <u>6/08/04</u>	Project # <u>1002739</u>	_____	_____	_____

Planner signature / date

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- ? *N/A* Copy of the document delegating approval authority to the DRB ?
- N/A* Infrastructure List, if relevant to the site plan *- SUBMITTED W/ PRELIM PLAT*
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development) *ON SITE PLAN*
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

GREGORY J. KRENK

Applicant name (print)

6-8-04

Applicant signature / date



Form revised September 2001

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

Application case numbers
04DRB - 00894

Baderbert 6-8-04

Planner signature / date

Project # 1002739



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199

(505) 828-2200

FAX 797-9539

e-mail: goodwinengrs@comcast.net

June 7, 2004

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

Re: Anderson Heights (DRB 1002739)

Dear Ms. Matson:

Our client is in the process of obtaining preliminary plat approval for the referenced project. As part of the requirements of preliminary plat, a clarification of zoning for Parcel 2D was required. After meeting with Ellen Concini of Zoning (see attached letter) it was determined that the parcel should be zoned R-D. As part of the R-D requirements, a site plan and landscape plan is required to be able to plat the lot sizes our client needs.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.



Gregory J. Krenik, PE
Vice President

GJK/bg

Attachment



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ZONING ENFORCEMENT

Plaza del Sol Building, Suite 720

600 2nd Street NW

Albuquerque, New Mexico 87102

Telephone (505) 924-3850 • Telecopies (505) 924-3847

June 7, 2004

Gregory J. Krenik, PE
Vice President
D. Mark Goodwin & Associates, P.A.
P.O. Box 90606
Albuquerque, New Mexico 87199

Re: Anderson Heights

Dear Mr. Krenik:

This letter will certify that according to the map on file in this office on this date the referenced property, legally described as Tracts 2A, 2B, 2C, and 2D, Lands of Rio Bravo Partners, Albuquerque, Bernalillo County, New Mexico is zoned as follows. The portions of Tracts 2A, 2B and 2D that are west of 118th Street, and Tract 2C are zoned R-1 Residential. The remaining portions of Tracts 2A and 2B, and Tract 2D that are east of 118th Street are zoned R-D Residential and Related Uses, Developing Area.

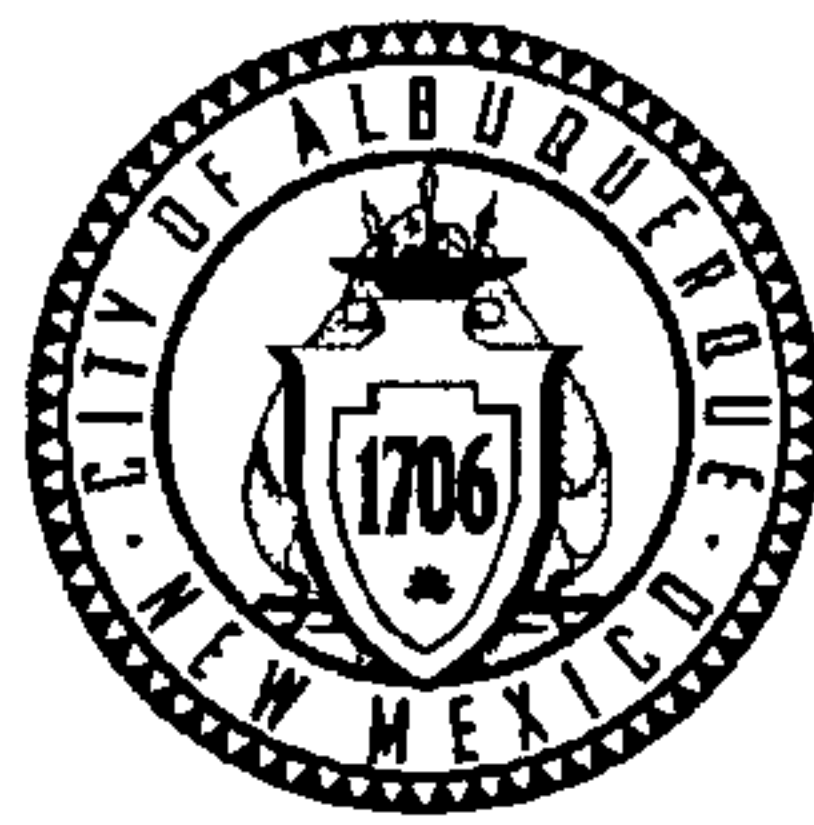
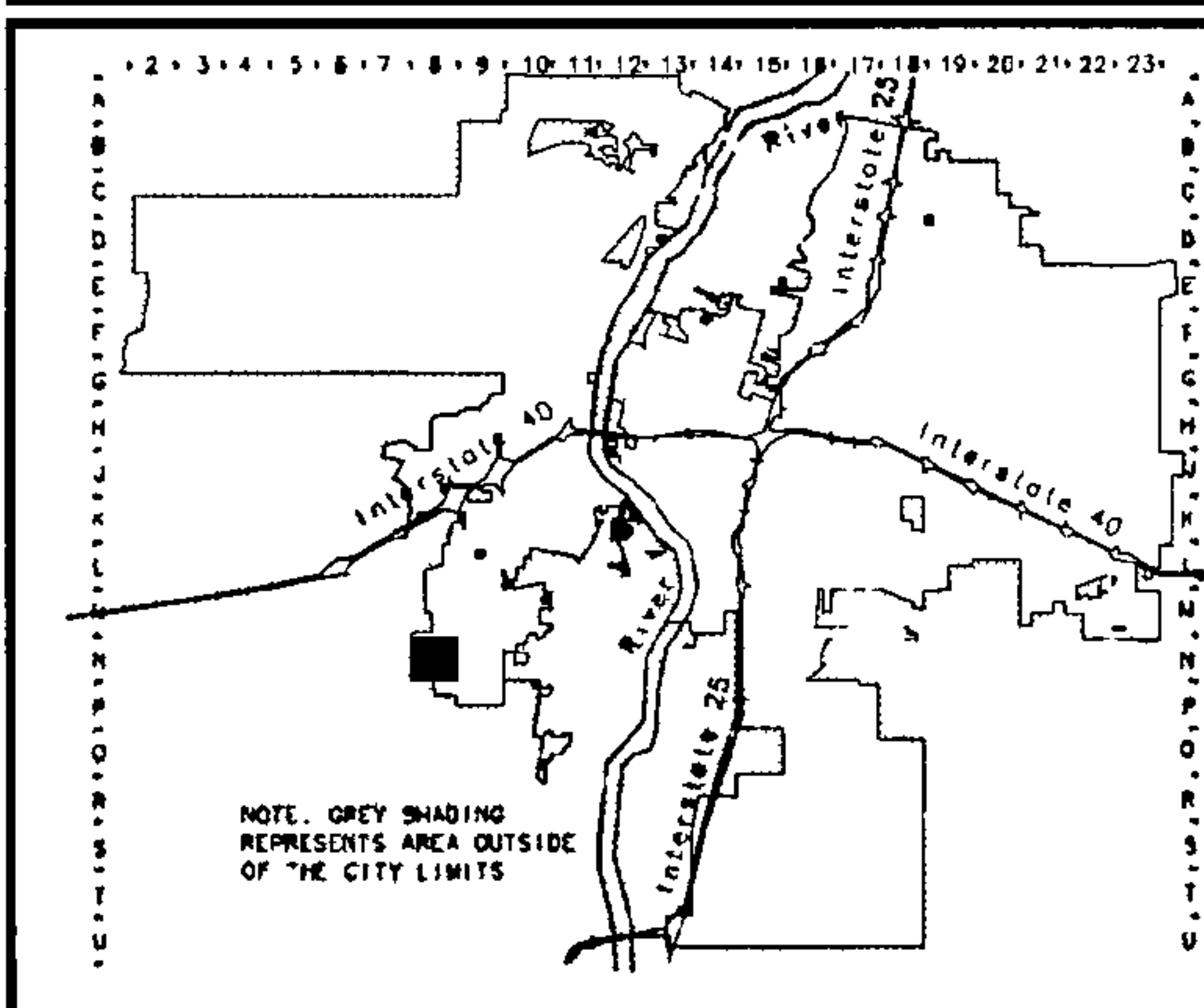
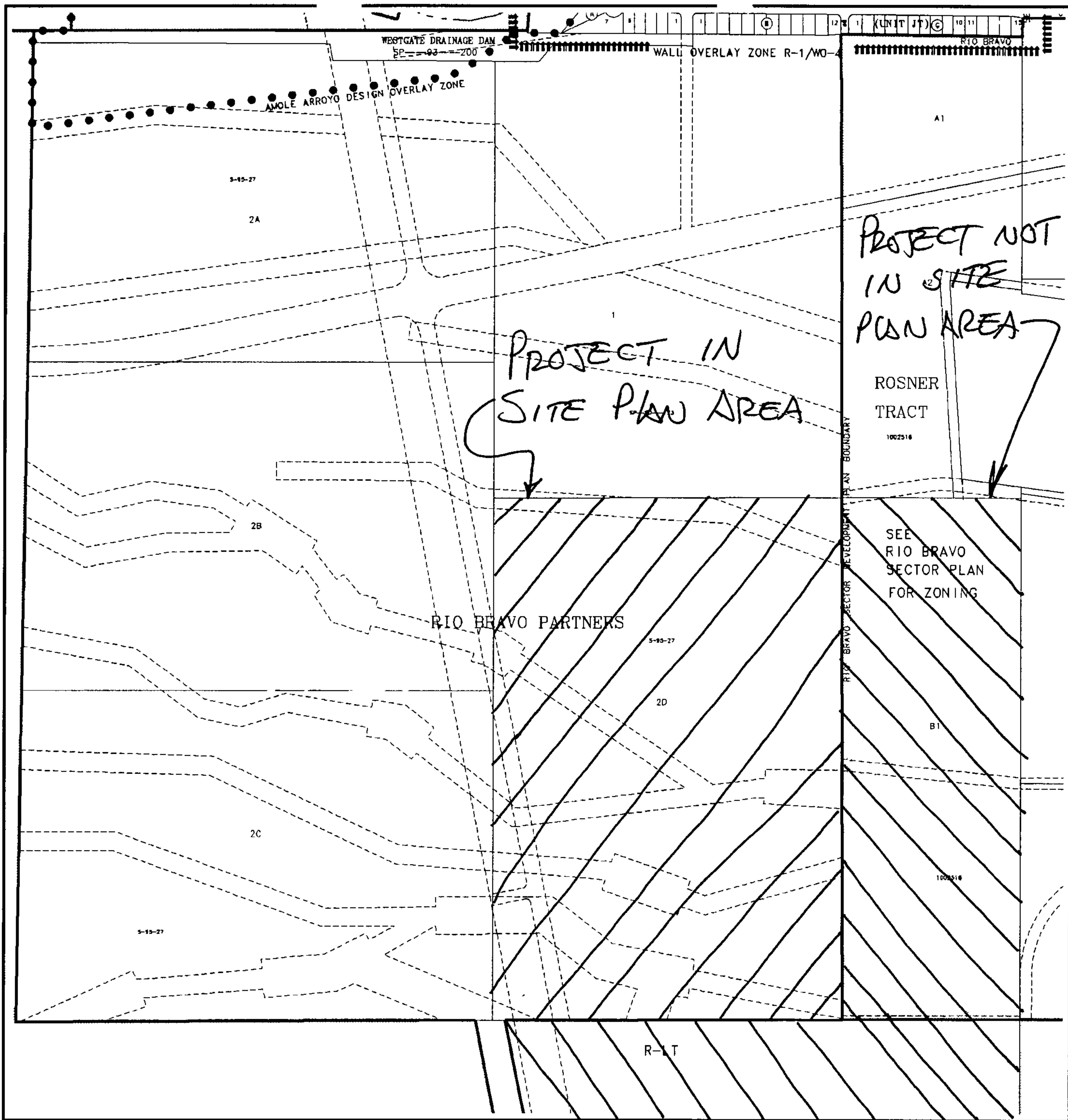
This determination is based upon the Comprehensive City Zoning Code, Section 14-16-4-9(C), Official Zoning Map, providing "Wherever the zone map does not name the zoning of an area within the city the area is zoned R-1, except if it is in the Developing Area it is R-D." Review of the Index to Comprehensive Plan Areas confirms that 118th Street is the western boundary of Developing Area in this vicinity.

If you have any questions regarding this matter, please feel free to call me at 924-3850.

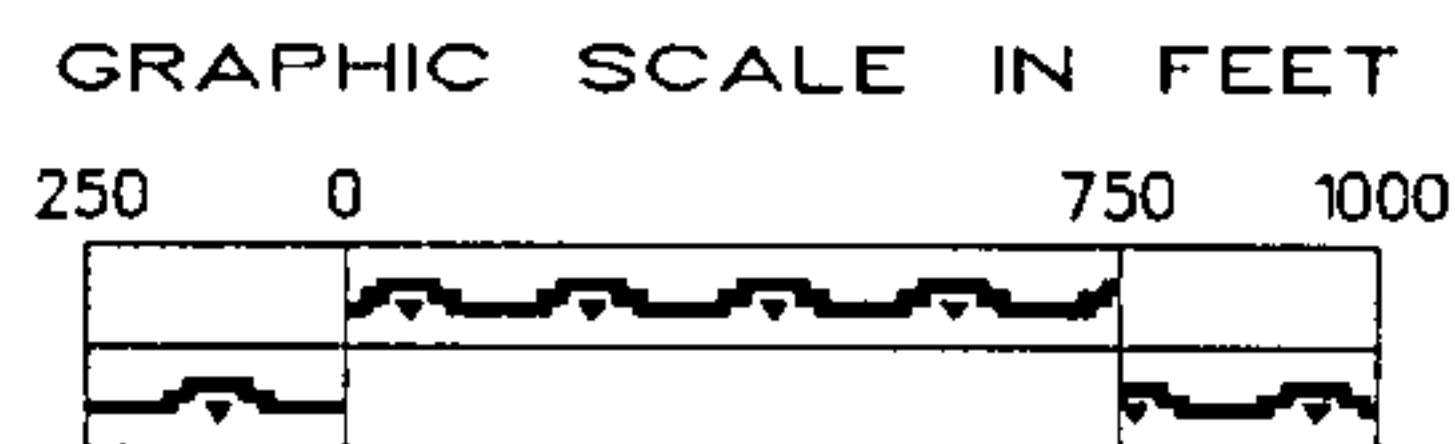
Sincerely,

Ellen Concini
Zoning Enforcement Manager

Copy via fax: 797-9539



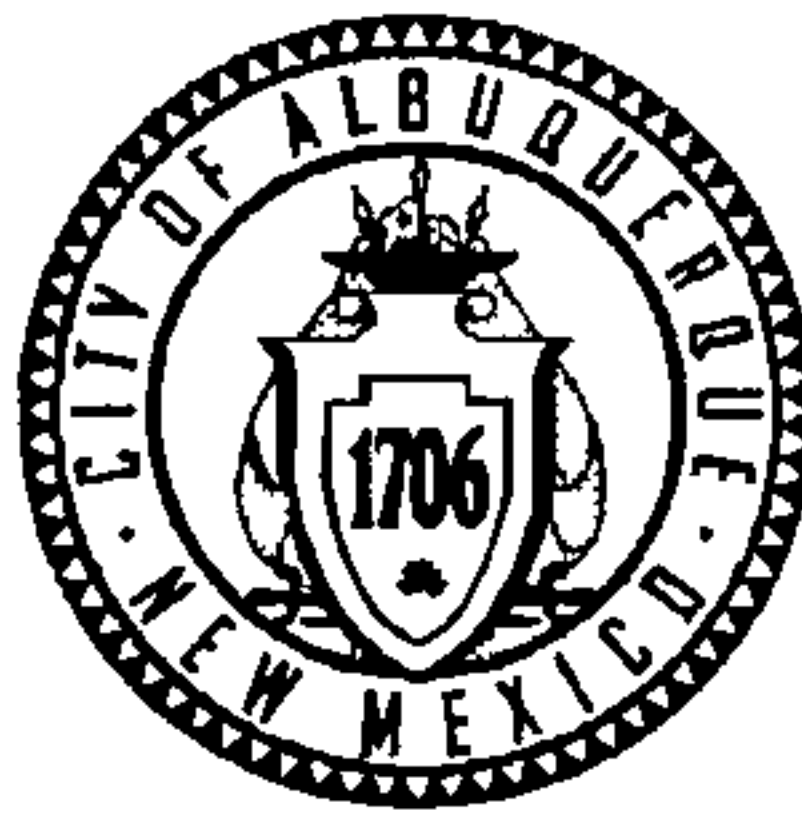
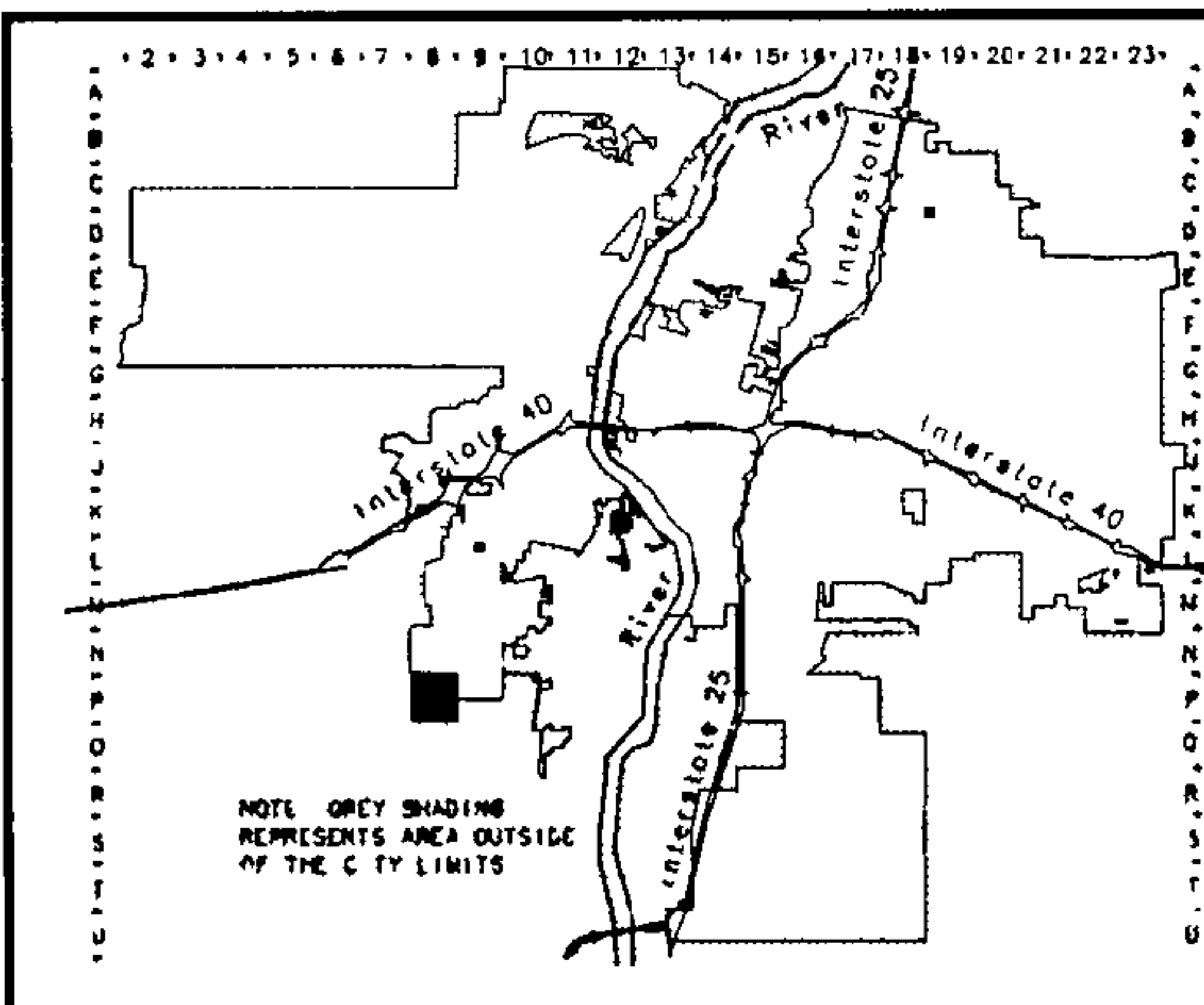
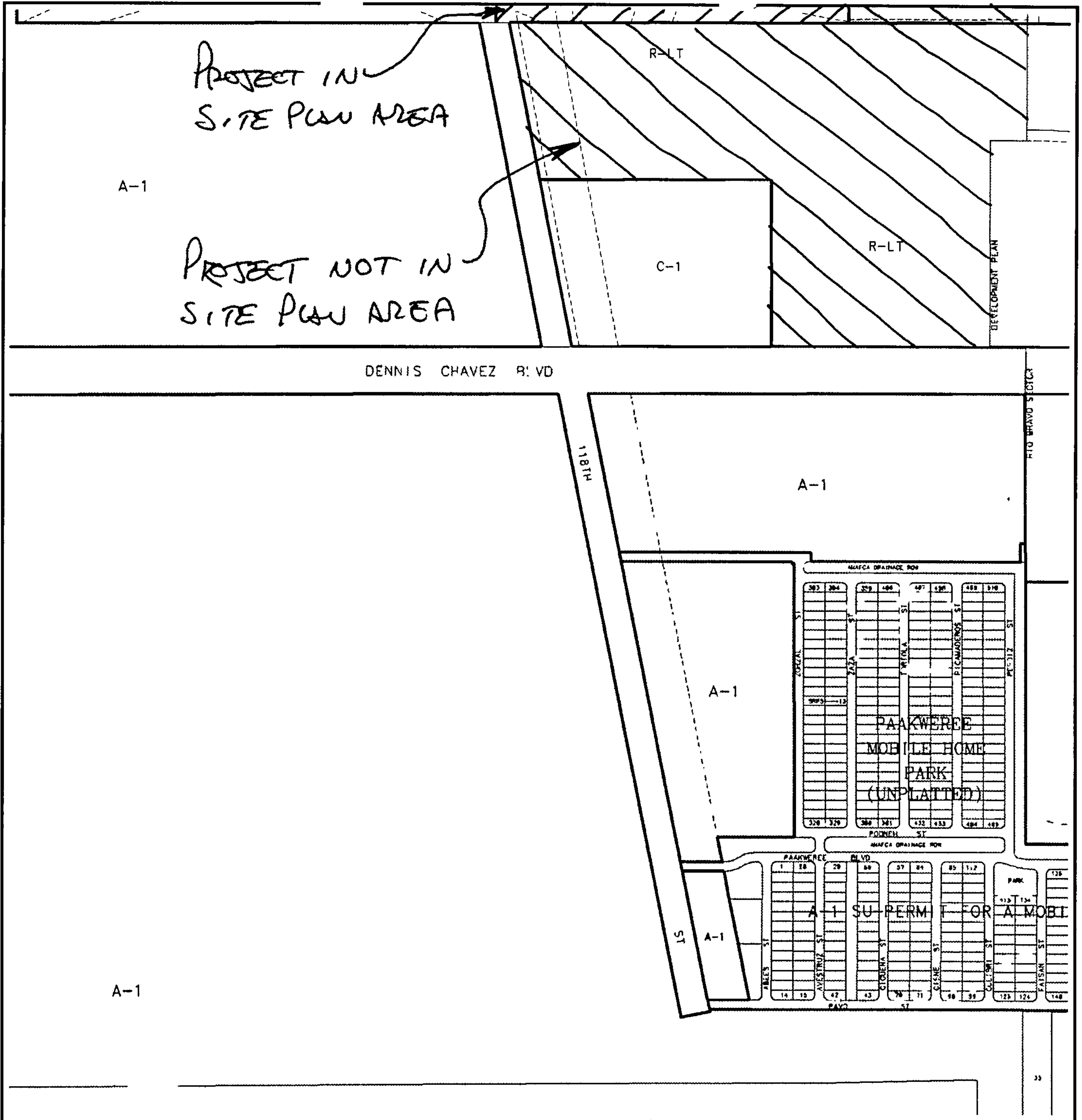
Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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Zone Atlas Page

N-8-Z

Map Amended through November 01, 2003



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
P-8-Z
 Map Amended through November 01, 2003

COOK/wilson
land development

8910 adams street NE
albuquerque, nm 87113

505.822.5562
505.822.6301 fax
cookwilson1@aol.com

June 4, 2004

City of Albuquerque

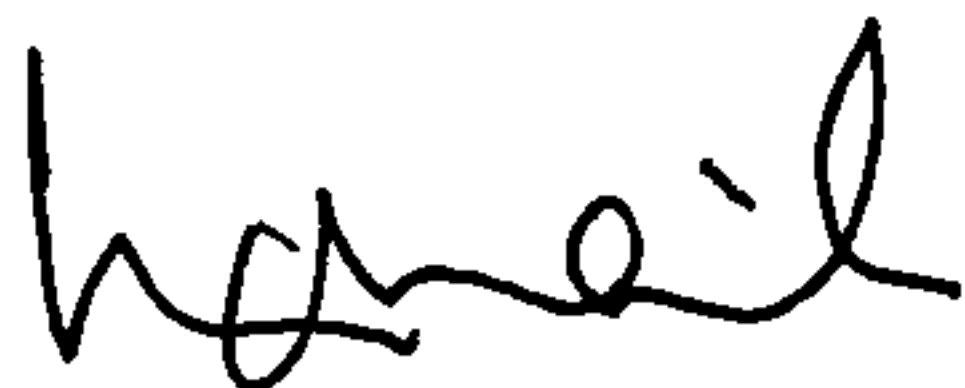
Re: Parcel 2-D, Lands of Rio Bravo Partners
Anderson Heights

To Whom It May Concern:

Please be advised that Mark Goodwin and Associates is hereby authorized to act on behalf of Anderson Heights LLC for the site plan submittal for the above-referenced project.

Please feel free to contact the office if you have any questions or concerns. Thank you.

Sincerely,



Rex Wilson
Managing Member

ANDERSON HEIGHTS, LLC



extraordinary

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

PAID RECEIPT

APPLICANT NAME ANDERSON HEIGHTS, LLC
AGENT Mark Goodwin & Assoc.
ADDRESS PO Box 12317 87195
PROJECT & APP # 1002739 1-040RB-00897
PROJECT NAME ANDERSON HGTS.

\$ 20⁰⁰ 469099/4916000 Conflict Management Fee
\$ 385⁰⁰ 441006/4983000 **DRB** Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ 405⁰⁰ 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
\$ 405⁰⁰ TOTAL AMOUNT DUE

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

THIS DOCUMENT HAS A COLORED BACKGROUND AND IS ALTERATION RESISTANT

ANDERSON HEIGHTS LLC
8910 ADAMS NE
ALBUQUERQUE, NM 87113

FIRST STATE BANK
95-145
1070
1007
6/7/2004
\$405.00
DOLLARS

PAY TO THE ORDER OF City of Albuquerque
Four Hundred Five and 00/100

City of Albuquerque
TREASURY DIVISION

06/08/2004
X
RECEIVED 00023837
AUTHORIZED SIGNATURE

MEMO

CK
CHANGE

⑈001007⑈ \$785.00
⑈001007⑈ \$405.00
⑈001452⑈ 002279266⑈

\$0.00

Thank You

Thank You

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 1576
CONNECTION TEL 97979539
SUBADDRESS
CONNECTION ID
ST. TIME 06/11 14:53
USAGE T 00'39
PGS. 2
RESULT OK

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

TO: Greg Krenik FAX # 97-9539

PAGES (INCLUDING COVER SHEET) 2

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

#1002739

COMMENTS:

Comments on SPS Planning
only.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
June 16, 2004
Comments**

ITEM # 7

PROJECT # 1002739 APPLICATION # 04-00894

RE: Anderson Heights/SPS

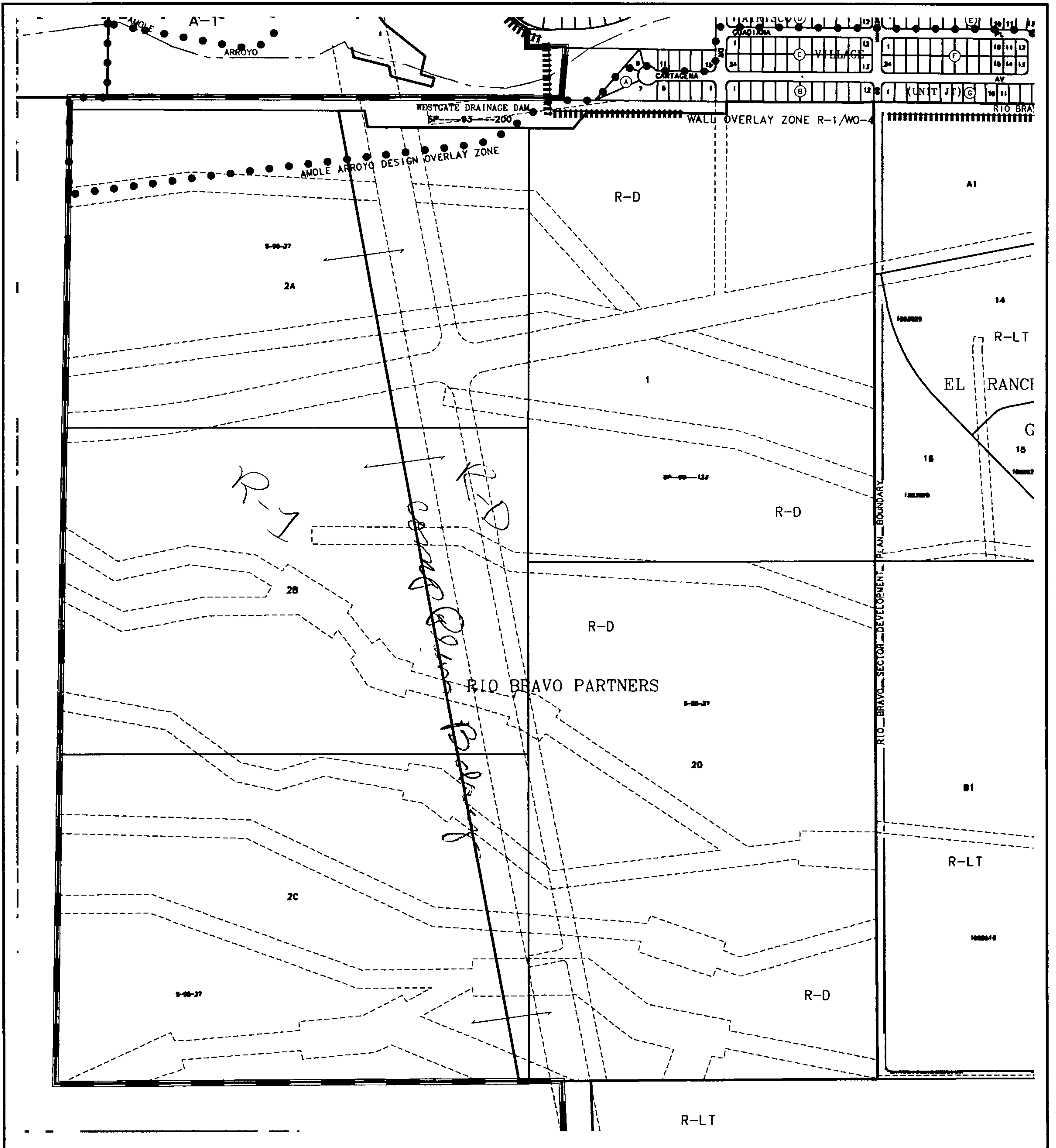
The correct signature block must be on the original before DRB members can sign the plat.

The site plan title should read "Site Development Plan for Subdivision".

The language which says "all vacated or vacated or a portion vacated by this plat" must be removed as this is a site plan. Therefore all the notes referring to these easements should be removed.

The minimum lot width & square footage must be stated on the site plan under General Notes.


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



Sketch Map Portion of N-8
Rio Bravo Partners



Map Scale: 1" = 700'

Map Printed June 15, 2004

CITY OF
Albuquerque

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

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

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

APPLICANT INFORMATION:

NAME: Anderson Heights, LLC PHONE: 822-5562
 ADDRESS: PO Box 12317 FAX: 822-6301
 CITY: Albuquerque STATE NM ZIP 87195 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: goodwinengrs@comcast.net

DESCRIPTION OF REQUEST: Major Subdivision: Anderson Heights; Variance to DPM Standards

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. Parcel 2-D Tract B-1 Parcel A Block: _____ Unit: _____
 Subdiv. / Addn. Lands of Rio Bravo Partners Rosner Tracts Anderson Heights
 Current Zoning: RD Proposed zoning: Same
 Zone Atlas page(s): N-8 & P-8 No. of existing lots: 3 No. of proposed lots: 1361 & 46 Tracts
 Total area of site (acres): 248.2350 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. 100805433214030142, 100805446922740130, 100805326344510142 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 118th Street SW
 Between: Dennis Chavez Boulevard and Gibson Boulevard

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1002793

DRB 95-440 2985 2986 AX 29
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 02/18/2004

SIGNATURE _____ DATE 5-25-04
 (Print) Gregory J. Krenik, PE ___ Applicant Agent

FOR OFFICIAL USE ONLY

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

<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 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 checked="" 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>04 DRB - 00818</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>6-2-04</u></p>	<p>Action</p> <p><u>SDV</u></p> <p><u>CMF</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>V</u></p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ <u>20.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total \$ <u>20.00</u></p>
---	--	---	---	--

Barbara 5/25/04
 Planner signature / date

Project # 1002793

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.

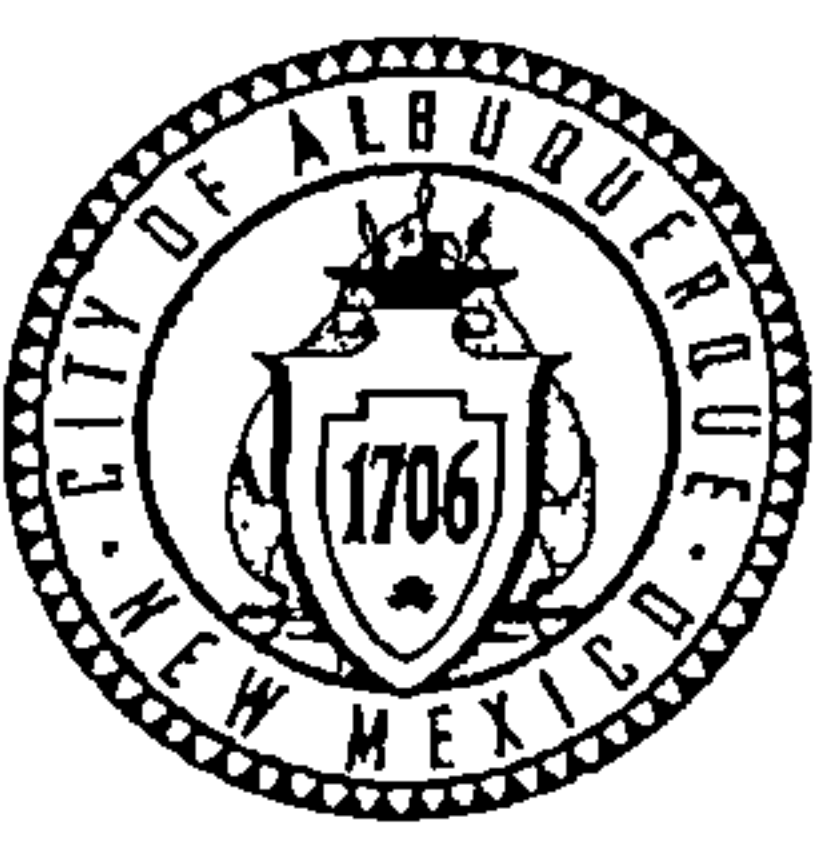
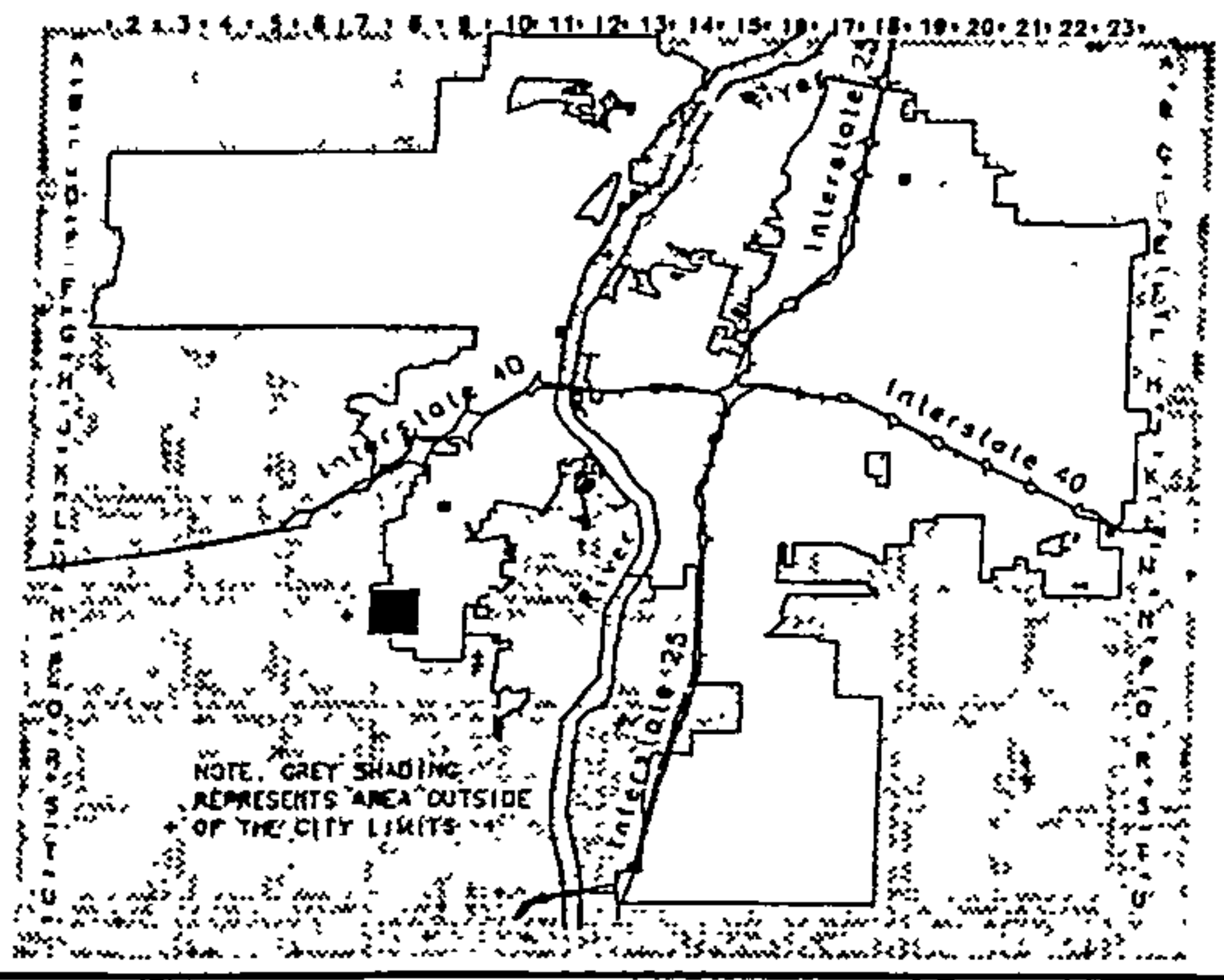
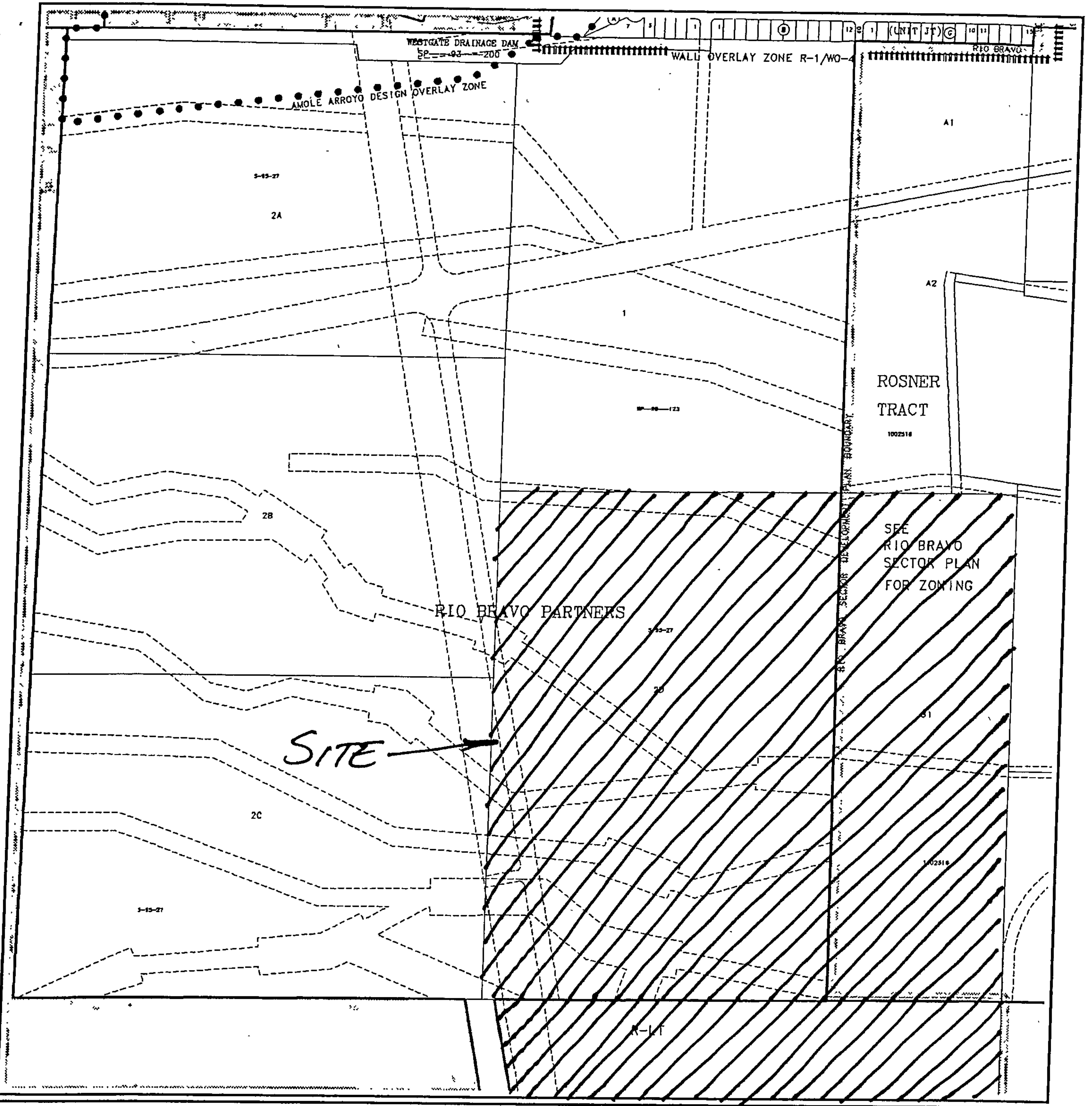
Gregory J. Krenik, PE
 Applicant name (print)
5-25-04
 Applicant signature / date



Form revised April 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
04DRB-_____ - 00818
 _____ - _____
 _____ - _____

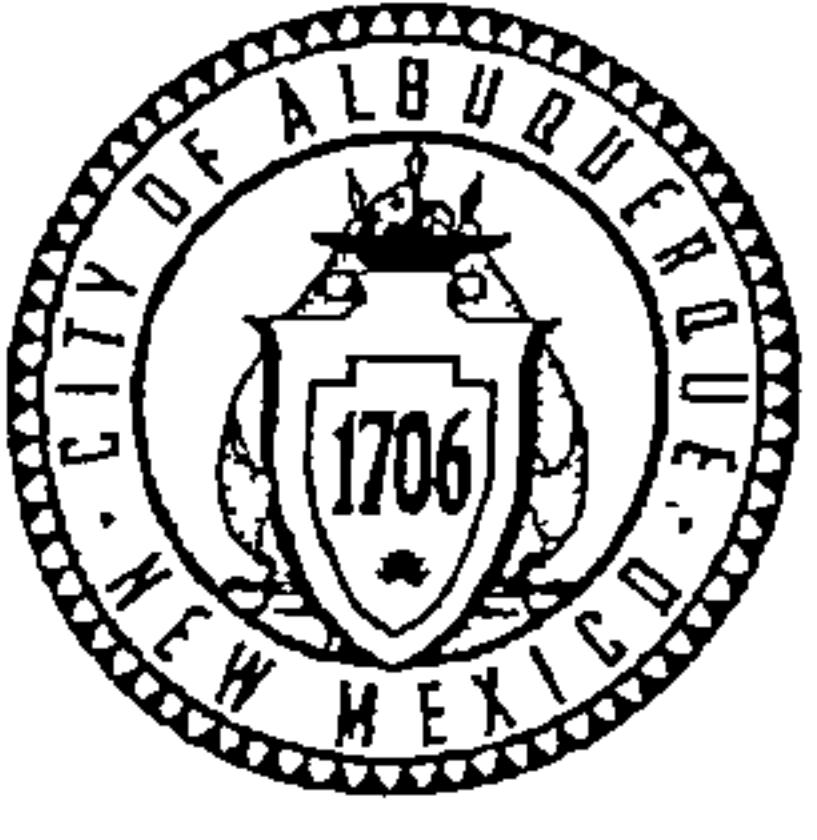
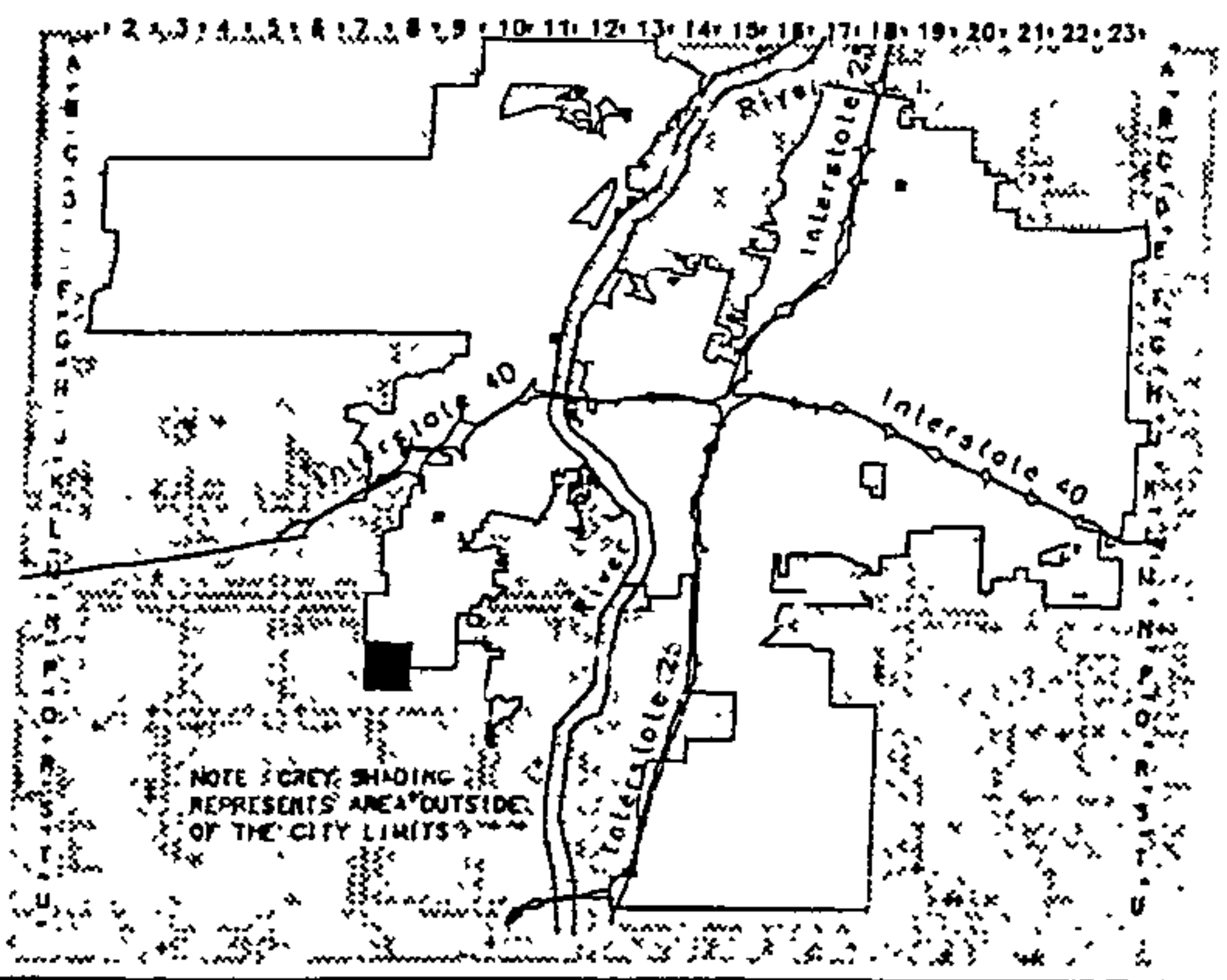
[Signature] 5-25-04
 Planner signature / date
Project # 1002793



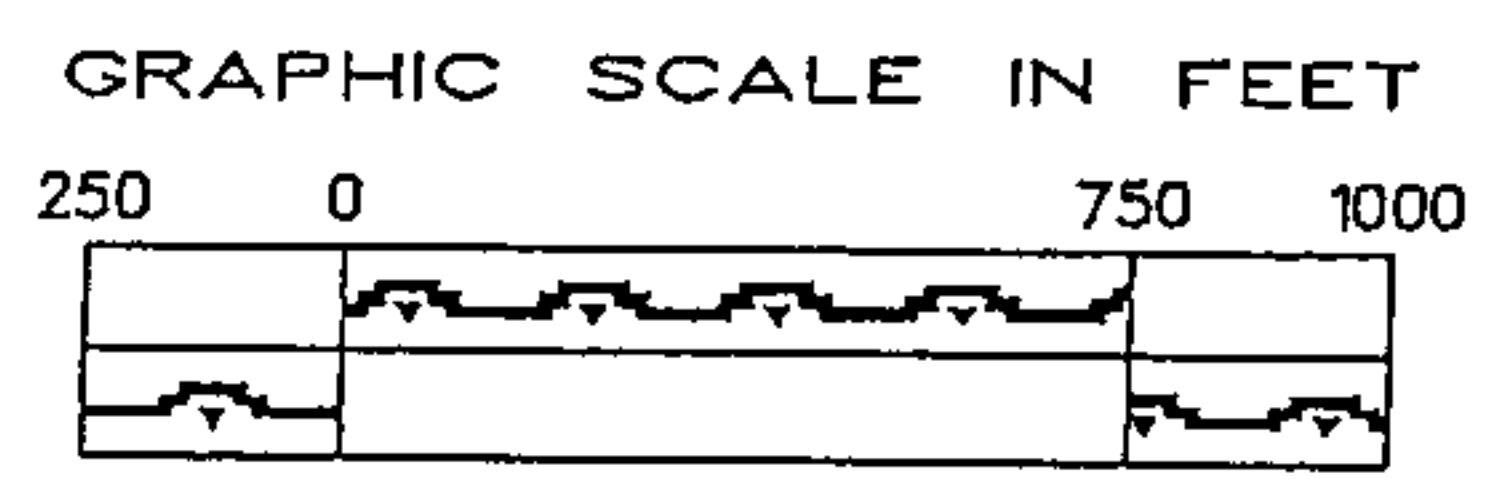
Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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Zone Atlas Page
N-8-Z

Map Amended through November 01, 2003



A G I S
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
P-8-Z
 Map Amended through November 01, 2003



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

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

May 24, 2004

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

Re: Anderson Heights (1002739)

Dear Ms. Matson:

After meeting with Wilfred Gallegos on Friday, May 21, 2004 to go over his preliminary plat comments for the above referenced project, I am requesting a variance for blocks 23 and 24. The variance is to let the blocks be the length we show on the plat. Traffic flow, drainage and utilities show that keeping the blocks as is will not adversely affect anything.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.



Gregory J. Krenik, PE
Vice President

GJK/bs

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

PAID RECEIPT

APPLICANT NAME Anderson Heights
AGENT Manik Goodwin & Assoc
ADDRESS P.O. Box 90606
PROJECT & APP # ~~100~~ 100 2793 / 04 DRB 00818
PROJECT NAME Anderson Heights

\$ 20.00 469099/4916000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20.00 TOTAL AMOUNT DUE

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


D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199-0606
(505) 828-2200

4255
95-681/1070

DATE May 24, 2004

PAY TO THE ORDER OF City of Albuquerque \$ 20.00

Twenty dollars ^{no}/₁₀₀ City of Albuquerque DOLLARS

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

FOR Anderson Hgts variance

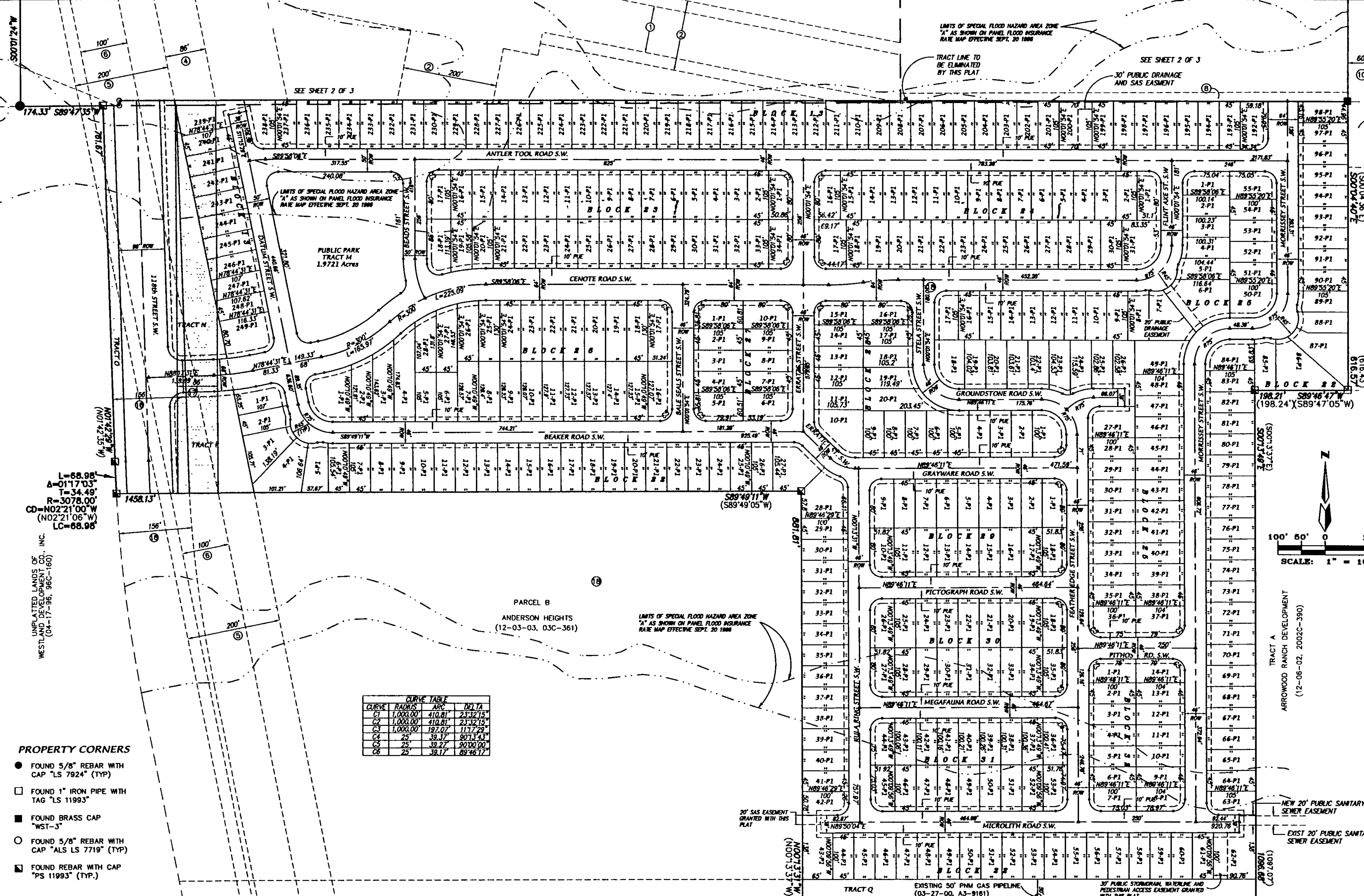
05/25/2004 11:25AM
X RECEIPT # 00073254
Susan Rosinski
MP

⑈004255⑈ ⑆107006813⑆ 283007003⑈ 4916000 TRSEJA

J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00

Thank You

PRELIMINARY PLAT FOR
ANDERSON HEIGHTS
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 5 AND 8
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2004



- EASEMENTS**
- ① 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 98C-160) VACATED BY THIS PLAT
 - ② 100' OR 200' AMAFCA DRAINAGE DRAINAGE (07-19-90, 90C-163) VACATED BY THIS PLAT
 - ③ EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104)
 - ④ EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
 - ⑤ EXISTING 20' PUBLIC WATERLINE EASEMENT (02-07-03, BK.A50 - PG.485) VACATED BY THIS PLAT
 - ⑥ EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
 - ⑦ EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)
 - ⑧ EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)
 - ⑨ EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-458)
 - ⑩ EXISTING 156' PUBLIC ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT (12-30-03, 03C-361) PORTIONS VACATED BY THIS PLAT
 - ⑪ EXISTING 86' PUBLIC ACCESS (12-30-03, 03C-361) VACATED BY THIS PLAT
 - ⑫ EXISTING C.O.A. BLANKET PUBLIC DRAINAGE EASEMENT (12-30-03, 03C-361) VACATED BY THIS PLAT

CURVE TABLE

CURVE	RADIUS	ARC	DELTA
C1	1,000.00	410.81	23°32'15"
C2	1,000.00	410.81	23°32'15"
C3	1,000.00	187.07	117°27'29"
C4	25	38.37	90°13'43"
C5	25	39.27	90°10'00"
C6	25	39.17	89°46'17"

- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
 - FOUND 1" IRON PIPE WITH TAG "LS 11993"
 - FOUND BRASS CAP "WST-3"
 - FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
 - FOUND REBAR WITH CAP "PS 11993" (TYP).

OWNERS
 ANDERSON HEIGHTS, LLC
 P.O. BOX 12317
 ALBUQUERQUE, N.M. 87195
 (505) 822-5562

ENGINEERS
 D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90806
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

SURVEYOR
 ALDRICH LAND SURVEY
 P.O. BOX 30701
 ALBUQUERQUE, N.M. 87190-0701
 (505) 884-1990

SITE BENCHMARK
 ACS MONUMENT
 "3-P10"
 ELEVATION=4935.735
 (SLD 1929)

- NOTES**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#11993
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" "PS#7719"
 - BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
 - ALL DISTANCES SHALL 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.

- LEGEND**
- 1-P1 LOT NUMBER
 - BLOCK # BLOCK NUMBER
 - ▲ CENTER LINE MONUMENT
 - ROW RIGHT-OF-WAY
 - NEW UNIT LINES
 - VACATION

VARIANCE EXHIBIT

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

Major Subdivision action
 Minor Subdivision action

V

Vacation
 Variance (Non-Zoning)

SITE DEVELOPMENT PLAN Supplemental form **P**

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

ZONING & PLANNING Supplemental form **Z**

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

APPEAL / PROTEST of... Supplemental form **A**

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

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

APPLICANT INFORMATION:

NAME: Anderson Heights, LLC PHONE: 822-5562
 ADDRESS: PO Box 12317 FAX: 822-6301
 CITY: Albuquerque STATE NM ZIP 87195 E-MAIL:
 Proprietary interest in site: Owner List all owners:
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: goodwinengrs@comcast.net

DESCRIPTION OF REQUEST: Major Subdivision; Anderson Heights; Preliminary Plat Approval; Vacation of Public Right of Way; Vacation of Public Easement; Sidewalk Waiver; Sidewalk Design Variance and Temporary Deferral of Sidewalk Construction

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

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

Lot or Tract No. Parcel 2-D Tract B-1 Parcel A Block: Unit:
 Subdiv. / Addn. Lands of Rio Bravo Partners Rosner Tracts Anderson Heights
 Current Zoning: RD Proposed zoning: Same
 Zone Atlas page(s): N-8 & P-8 No. of existing lots: 3 No. of proposed lots: 1361 & 46 Tracts
 Total area of site (acres): 248.2350 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. 100805433214030142, 100805446922740130, 100805326344510142 MRGCD Map No.
 LOCATION OF PROPERTY BY STREETS: On or Near: 118th Street SW
 Between: Dennis Chavez Boulevard and Gibson Boulevard

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1002739 1002793

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 02/18/2004

SIGNATURE [Signature] DATE 4-21-04
 (Print) Gregory J. Kronik, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 00641</u>	<u>RP</u>	<u>3(2)</u>	<u>\$ 3500.00</u>
<input type="checkbox"/> All fees have been collected	<u>04DRB - 00642</u>	<u>VRW</u>	<u>✓</u>	<u>\$ 180.00</u>
<input type="checkbox"/> All case #s are assigned	<u>04DRB - 00645</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 300.00</u>
<input type="checkbox"/> AGIS copy has been sent	<u>04DRB - 00646</u>	<u>SW</u>	<u>✓</u>	<u>\$ 0</u>
<input type="checkbox"/> Case history #s are listed	<u>04DRB - 00647</u>	<u>SDV</u>	<u>✓</u>	<u>\$ 0</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	<u>04DRB - 00648</u>	<u>TDS</u>	<u>✓</u>	<u>\$ 20.00</u>
<input type="checkbox"/> F.H.D.P. density bonus		<u>CMF</u>		<u>\$ 4120.00</u>
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>5-19-04</u>			

Clare Senora 4/23/04
 Planner signature / date

Project # 1002739

Advertisement Fee

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

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

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

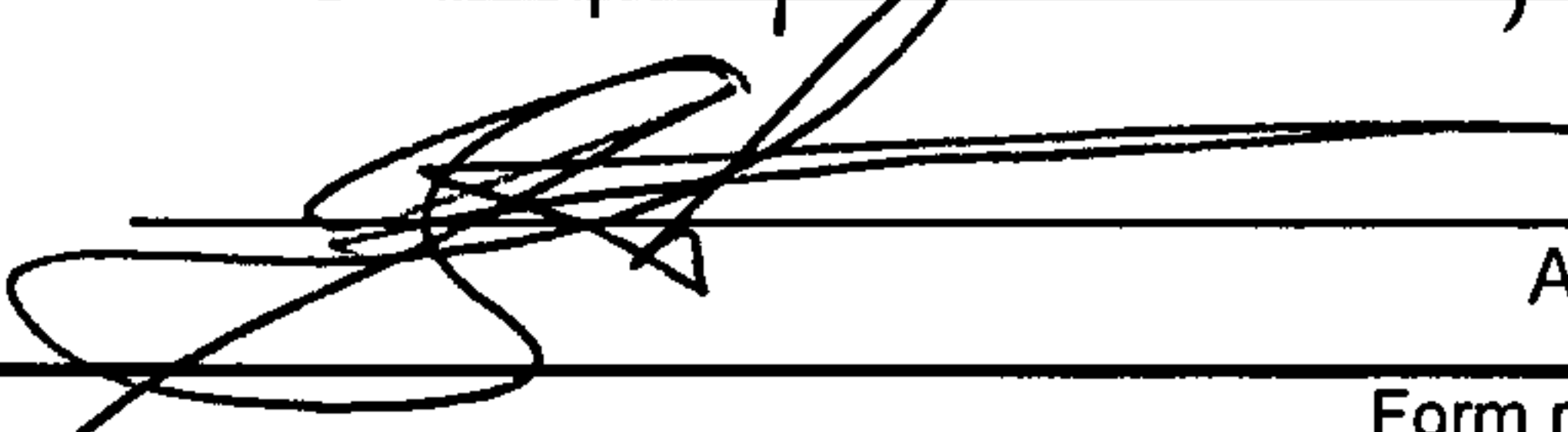
- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
 - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
 - Zone Atlas map with the entire property(ies)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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (Temporary sidewalk deferral uses FORM-V)

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

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

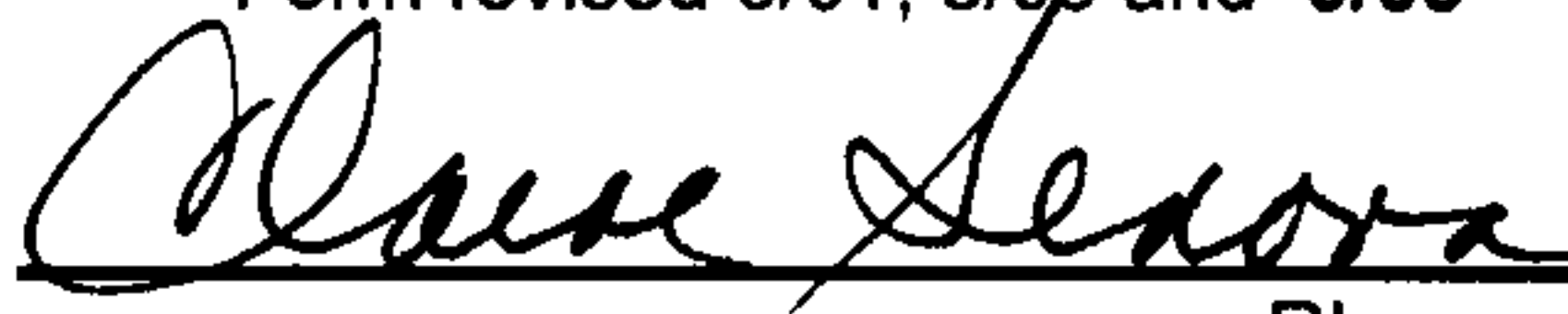
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

GREGORY J. KRENK, PE
 Applicant name (print)

 Applicant signature / date
 4-21-04



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

Application case numbers
 04DRB - 00641

Form revised 9/01, 8/02 and 9/03

 Planner signature / date
 4/23/04
Project # 1002739

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.

GREGORY J. KRENK, PE
Applicant name (print)

[Signature]
Applicant signature / date



Form revised April 2003

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>04DRB</u> - <u>00642</u> VRW	<u>Oliver Senora</u> 4/23/04 Planner signature / date
<input checked="" type="checkbox"/> Fees collected		<u>04DRB</u> - <u>00645</u> NPE	
<input checked="" type="checkbox"/> Case #s assigned		<u>04DRB</u> - <u>00646</u> SW	
<input checked="" type="checkbox"/> Related #s listed		<u>04DRB</u> - <u>00647</u> SDV	
		<u>04DRB</u> - <u>0064</u> TDSW	

Project # 1002739



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

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

April 16, 2004

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

Re: Anderson Heights

Dear Ms. Matson:

On behalf of my client, Anderson Hills, LLC, I am requesting the following:

1. Preliminary plat approval to subdivide three existing tracts into 1361 residential lots and 46 tracts. The tracts will be landscape tracts and parks.
2. Approval of a Sidewalk Waiver that will eliminate sidewalks on one side of the stub streets.
3. Approval of a Sidewalk Design Variance along the parks. The intent along the parks is to allow flexibility in the park design to allow for a serpentine sidewalk that may be partly within the right of way and partly within the park areas. The final design within the public park is to be determined at DRC.
4. Approval of a Temporary deferral of sidewalk construction for all the interior sidewalks that are adjacent to the residential lots. The sidewalks will be constructed in conjunction with the construction of each individual home at a later date.
5. Approval to vacate drainage and waterline easements which will no longer be required.
6. Approval to vacate right of way which is being relocated and dedicated.

Please call if I can be of any further assistance or if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenik, P.E.
Vice President

GJK/bg

f:\a03080-anderson heights\drb letter

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

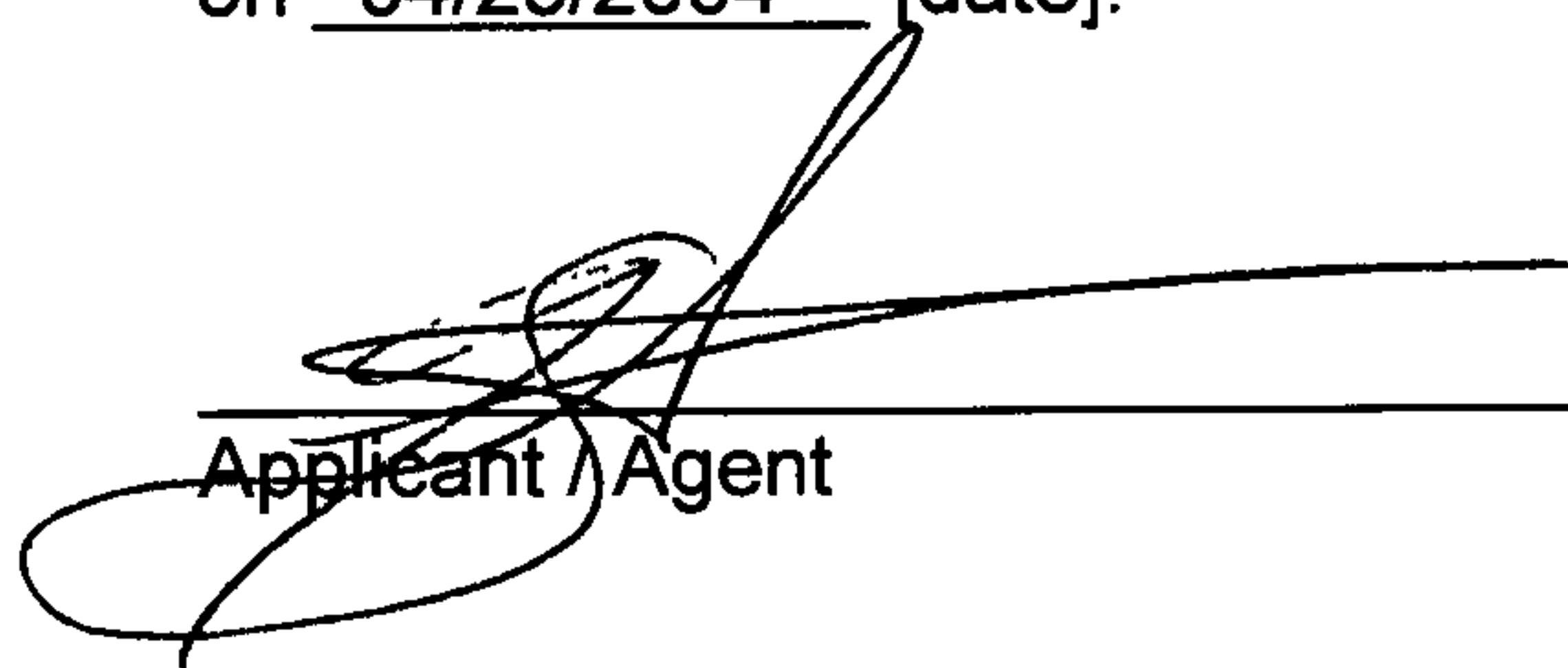
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Anderson Heights
AGIS MAP #: N-8 & P-8
LEGAL DESCRIPTION: Parcel 2-D, Lands of Rio Bravo Partners
Tract B-1, Rosner Tracts
Parcel A, Anderson Heights

X

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 04/23/2004 [date].



Applicant / Agent

04/23/2004
Date

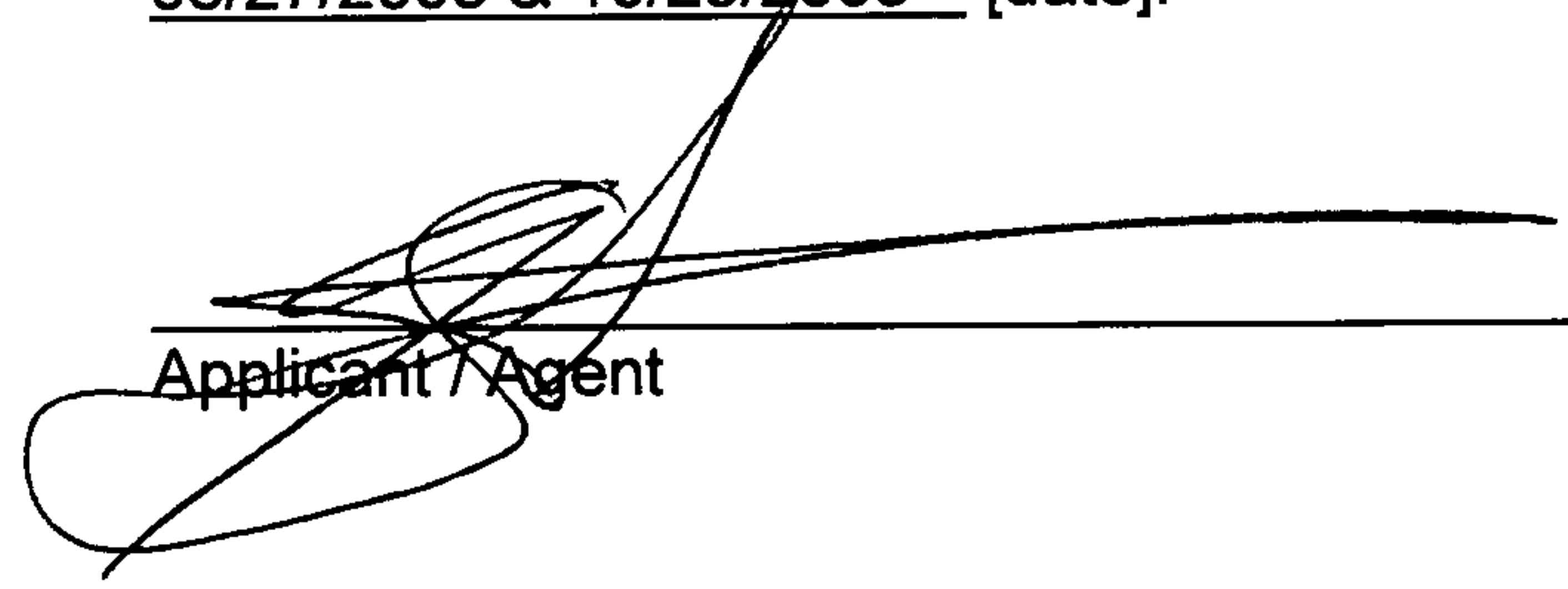
Hydrology Division Representative

Date

X

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was revised from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 08/27/2003 & 10/23/2003 [date].



Applicant / Agent

04/15/2004
Date

Utility Division Representative

Date

DRB# 1002739

CITY OF ALBUQUERQU

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

APPLICANT: Anderson Heights, LLC Date of Request: 04/15/2004 Zone Atlas Page(s): N-8 & P-8
Legal Description -
Current Zoning: RD Lot or Tract # Parcel 2D Tract B-1, Parcel A Block# _____
Parcel Size (acres/sq.ft.) 248.2350 acres Subdivision Name Anderson Heights

REQUESTED CITY ACTION(S):

Annexation () Sector Plan () Site Development Plan: Building Permit ()
Comp. Plan () Zone Change () a) Subdivision () Access Permit ()
Amendment () Conditional Use () b) Build'g Purposes () Other (X) Prelim Plat
c) Amendment ()

PROPOSED DEVELOPMENT:

No Construction/Development ()
New Construction (X)
Expansion of Existing Development ()

GENERAL DESCRIPTION OF ACTION:

of Units - 1361
Building Size - _____ (sq.ft.)

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

Applicant or Representative: _____ Date: _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: Yes () No () Borderline ()

PWD. Dev. & bldg. Services Div., Transportation Development Div. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

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.**

TRAFFIC ENGINEER

DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: Yes () No () Borderline ()

Environmental Health Dept. Air Quality Div. 3rd Floor/Rm. 3023 City/County Bldg. 768-2600

Thresholds Met? Yes () No () Mitigating reasons for not requiring AQIA: Previously studied: ()

Notes:

IF AN AQIA IS REQUIRED: a scoping meeting 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 and update or new AQIA.**

ENVIRONMENTAL HEALTH

DATE

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 ___/___/___
- FINALIZED ___/___/___

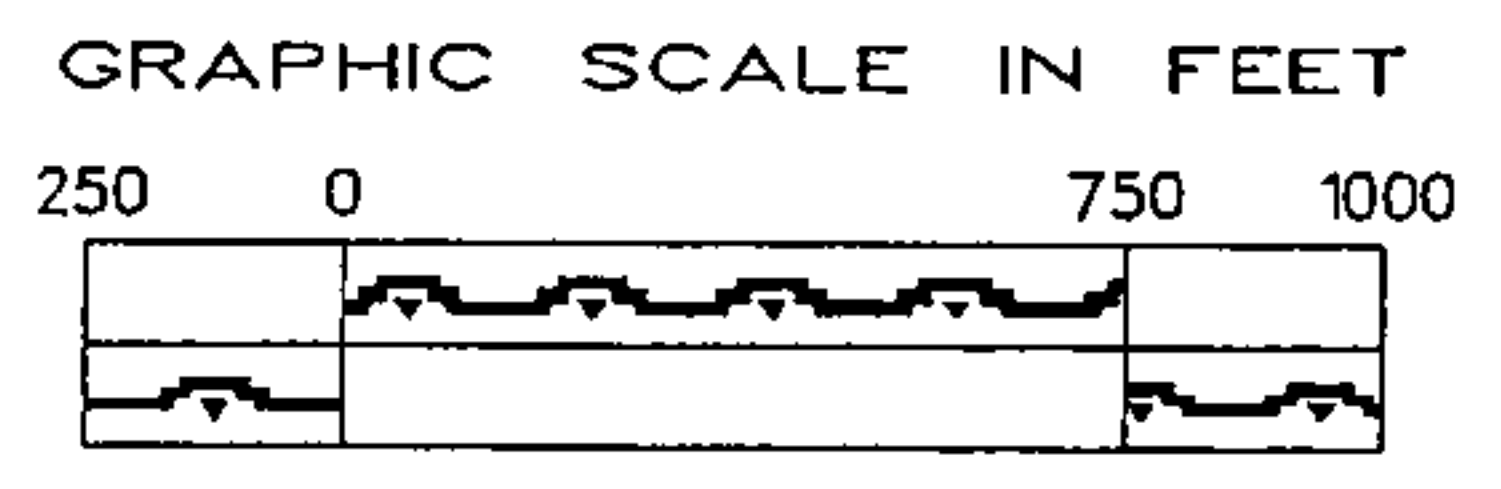
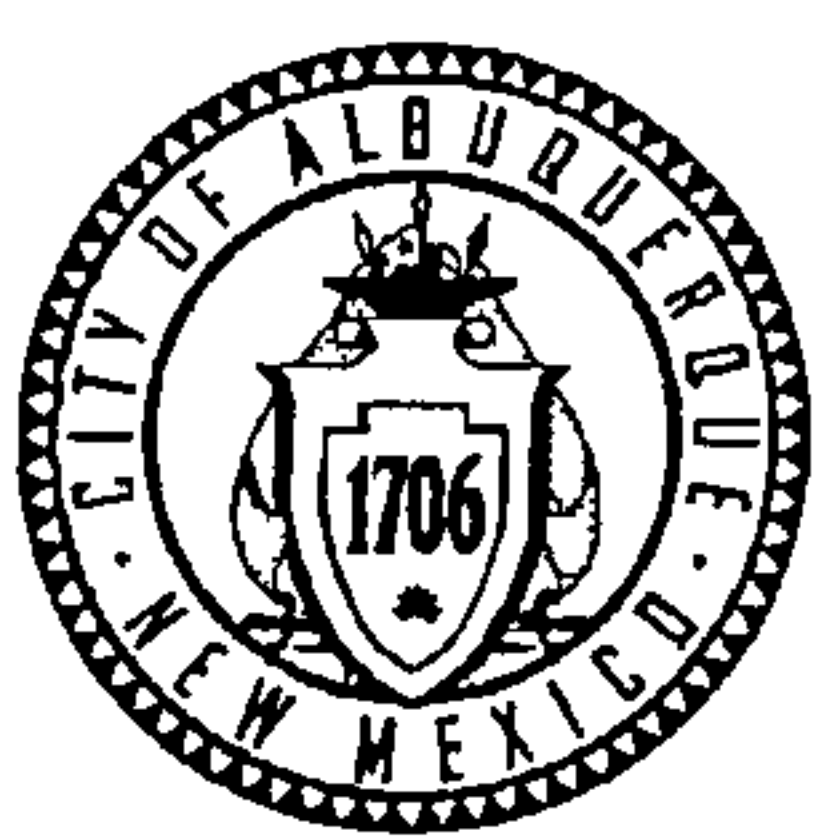
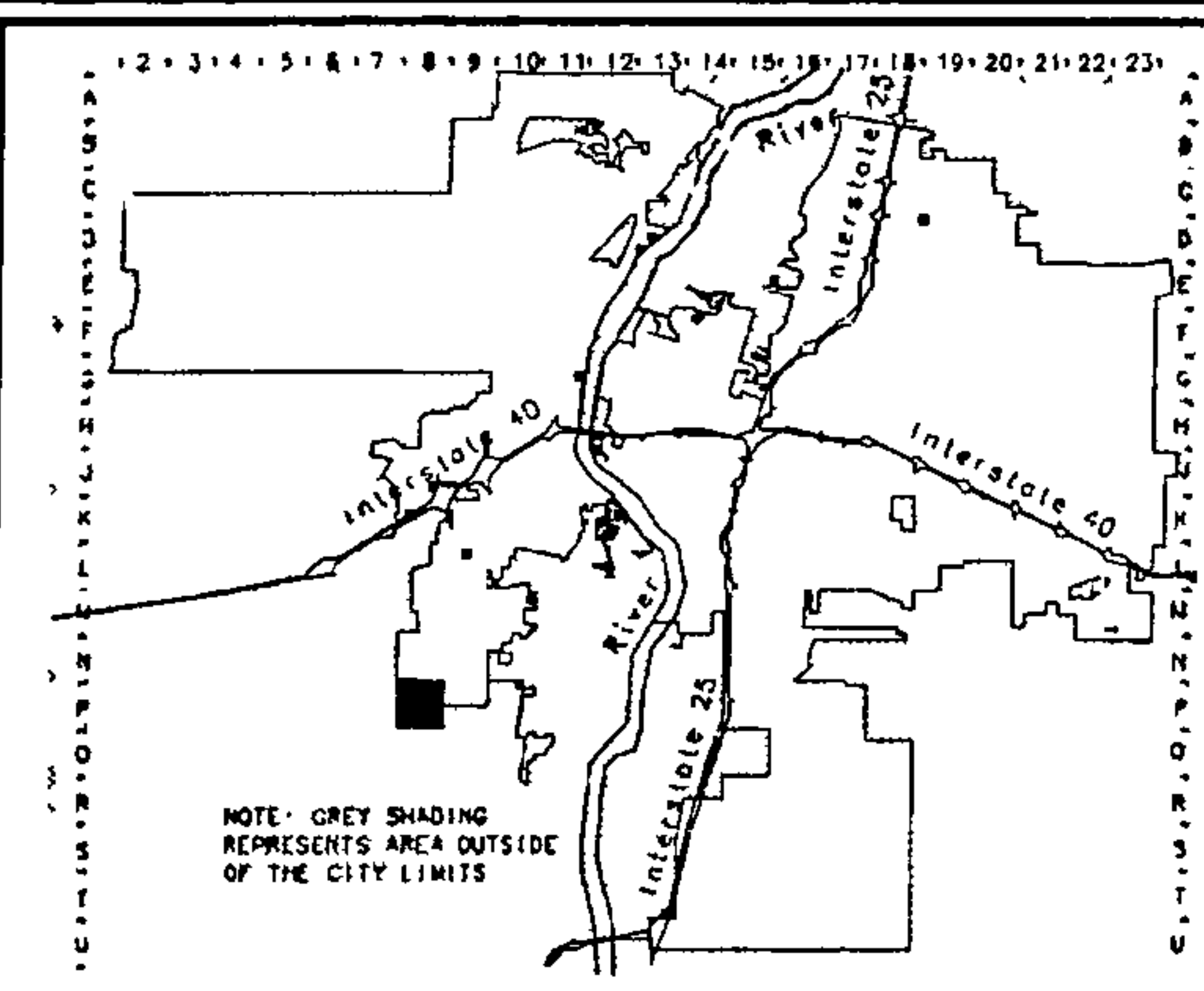
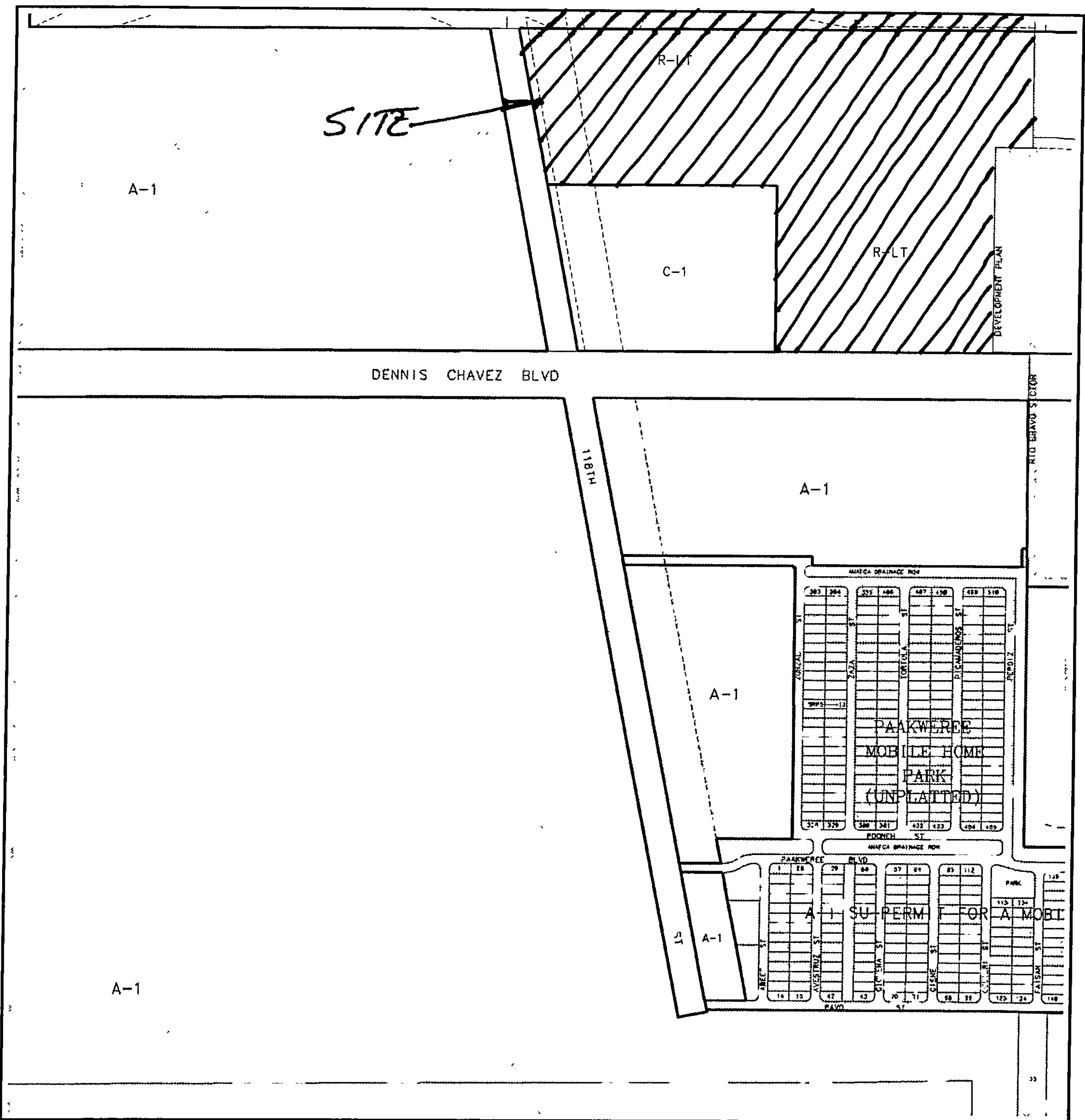
TRAFFIC ENGINEER

DATE

AQIA - SUBMITTED ___/___/___
- FINALIZED ___/___/___

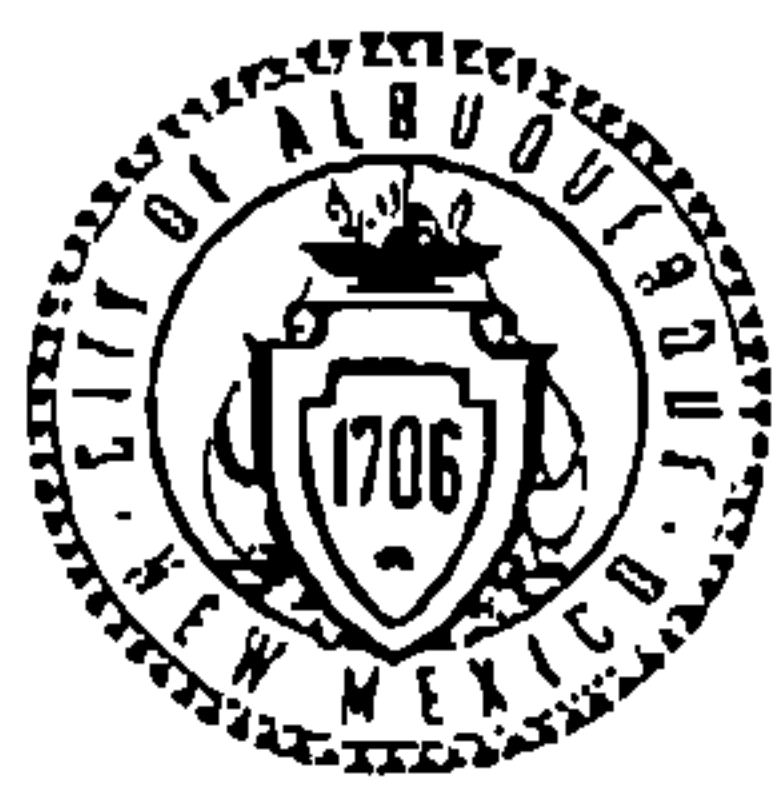
ENVIRONMENTAL HEALTH

DATE



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
© Copyright 2003

Zone Atlas Page
P-8-Z
Map Amended through November 01, 2003



City of Albuquerque

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

Date: April 19, 2004

Planning Department
 Plaza Del Sol Building
 600 Second St. NW
 Second Floor (924-3860)

This letter will serve to notify you that on April 19, 2004 (date)

TO CONTACT NAME: Beth Gonzalez
 COMPANY/AGENCY: Mark Woodman & Assoc.
 ADDRESS/ZIP: PO Box 90606 / 87199
 PHONE/FAX #: 828-2200 / 797-9539

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Parcel 2-0, Tract B-1, Parcel A, Lands of Rio Bravo Partners, Rosner Tracts, Anderson Heights.
 zone map page(s) N-8-8.

Our records indicate that as of 4-19-04 (date) there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina S. Carmona
 OFFICE OF NEIGHBORHOOD COORDINATION



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

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

May 24, 2004

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

2739
~~2793~~

Re: **Anderson Heights (1002739)**

Dear Ms. Matson:

I am requesting a change for the above project. Since the Traffic Study approval is lagging behind all the other approvals I am requesting preliminary plat approval for only Unit 1. Per Transportation, we can plat less than 150 lots with Unit 1 without approval of the Traffic Study. The plat map will show all 9 units for reference to grading, the vacations, overall view and utilities. The infrastructure list will only have Unit 1 shown.

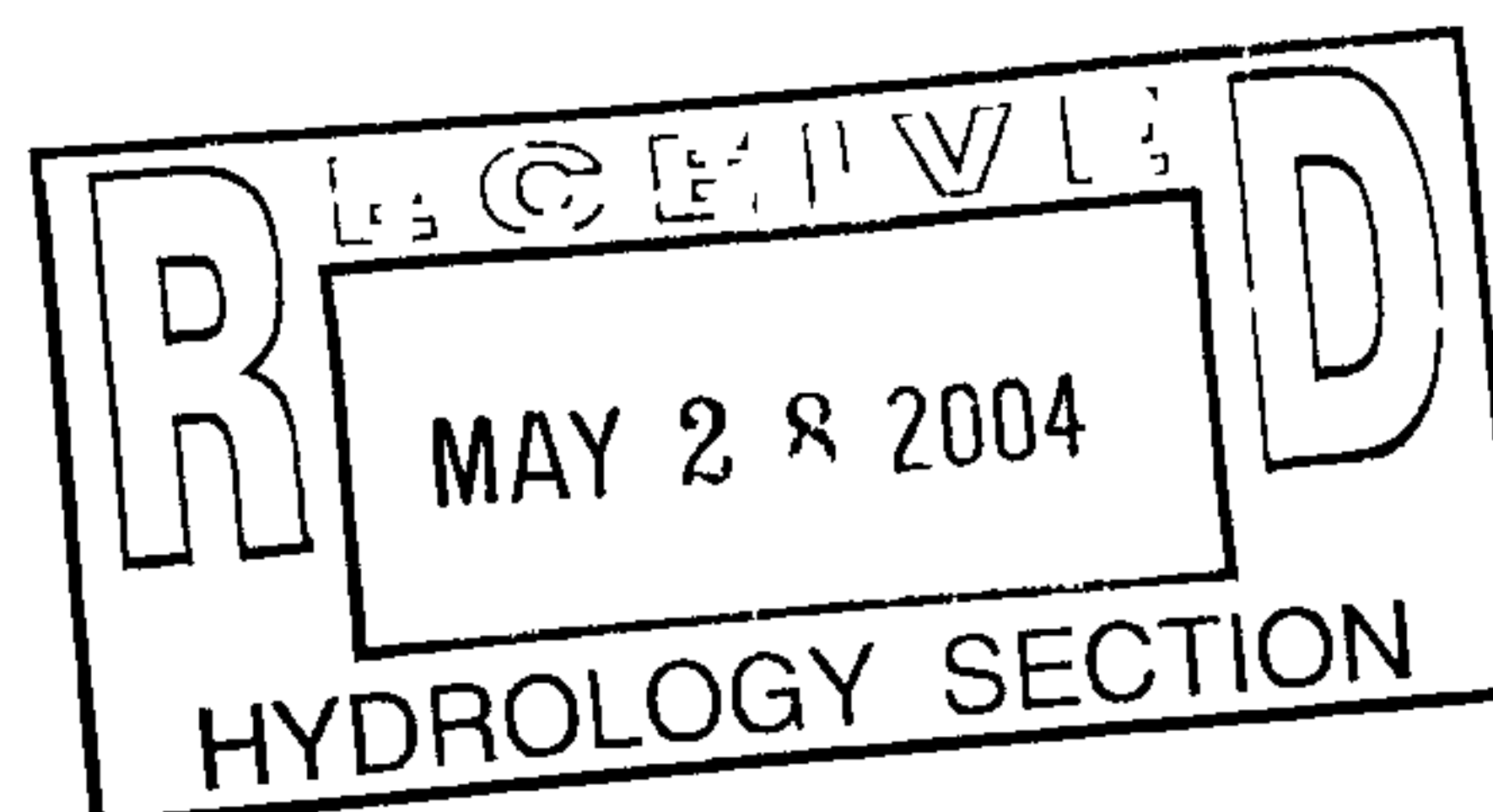
Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.


Gregory J. Krenik, PE
Vice President

GJK/bs



Croy & Fide
1002739



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

4 March 2002

Cliff Spirock
Community Sciences Corporation
PO Box 1328
Corrales NM 87048

Dear Mr. Spirock,

As requested, this letter is to confirm the consensus that was reached between representatives of the Planning Department, yourself and your clients regarding the development process for approximately 415 acres located on the southwest mesa (Parcels 2A, 2B, 2C, E2D, Lands of Rio Bravo Partners). The discussions took place informally with Planning Department representatives and then formally as a Pre-Application Discussion with additional representatives from the Public Works and Parks and Recreation Departments (PA-02-012). The subject area is currently zoned R-1 and R-D for medium density, single-family residential development. Your client intends to develop the entire acreage as single-family housing as allowed by the zoning.

A new or amended/expanded sector development plan for the subject site is not warranted because there are adequate design guidelines and requirements in the existing Area Plans for the type of development proposed. If followed and adhered to diligently, the *West Side Strategic Plan* and the *Southwest Area Plan* contain design guidelines, requirements and suggestions that can help your client develop both quality home sites and cohesive and integrated neighborhoods.

We also discussed the creation of a "master plan", not for adoption by the City, but rather to be used to guide the development and also as a marketing tool to show prospective buyers and residents that there has been thoughtful planning to maximize amenities, create cohesive and integrated neighborhoods and to ensure the long term viability of the development. The unadopted "master plan" for the Ventana Ranch development, west of Paradise Hills is a good example of this type of plan for wholly or mostly residential development.

Meetings with the Public Works Department, Transportation Development Services and Utility Development Divisions are recommended to discuss vehicular access to the site and to obtain water and sewer availability statements. The City's Parks and Recreation Department may also be a resource to help plan potential locations of parks and trails. Thank you for your interest in planning for future growth in the City that will enhance the quality of the built environment and the quality of life for its residents.

Sincerely,

Russell Brito
Senior Planner
Planning Department

xc: William Allen, Mel Famie LLC, PO Box 2758, Corrales NM 87048
Victor Chavez, PE, Director, Planning Department

Mel Famie LLC
Post Office Box 2758
Corrales, New Mexico 87048

Hand Delivered

Mr. Russell Brito
Senior Planner
Planning Department
City of Albuquerque

February 26, 2002

RE: Pre-Application #02-012 , Rio Bravo West

Dear Mr. Brito:

The Pre-Application for Rio Bravo West (414 acre site west of the existing Rio Bravo Sector Plan and north of Denis Chavez Blvd.) was held on February 2, 2002 and we were provided with a copy of the Summary of that meeting.

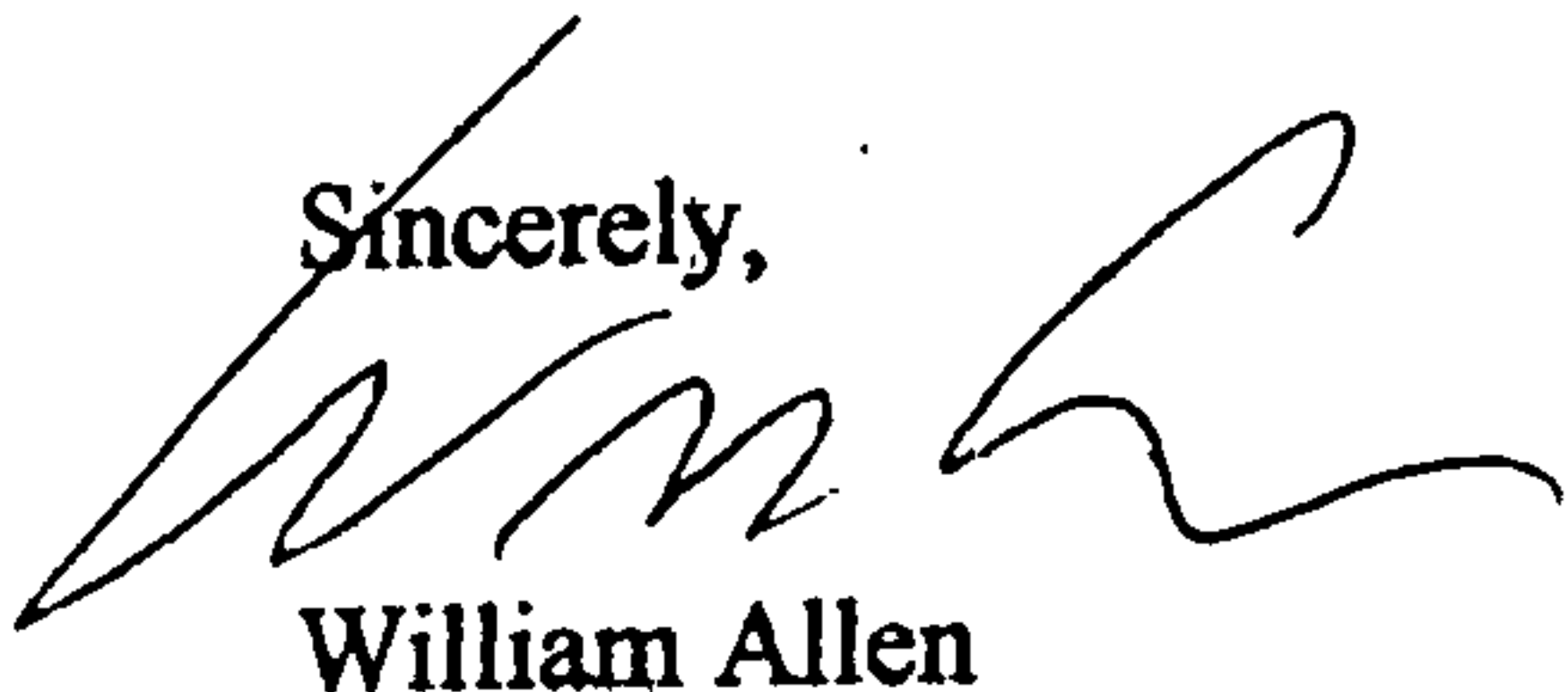
As I confirmed with you last week, it was determined by the Department that there would be no requirement for a Sector Development Plan for the project, as proposed. It was also determined that a master plan, an advisory document prepared by the developer, would provide adequate guidance, in conjunction with the existing Westside Strategic Plan and Southwest Area Plan, for the proposed development.

Additionally, in our discussion last week, you indicated that those items normally included in a Site Plan for Subdivision would be representative of those items beneficial for inclusion in our master plan (i.e. roadway alignments, open space, parks, and neighborhood entries).

It is our intent to now proceed with preparing our master plan for the project. We will begin by scheduling meetings with various City Departments as recommended in the Pre-Application.

As our plans progress, we will share them with you and the Department. Thank you for your attention to our project.

Sincerely,



William Allen

xc: ~~Mr. Patrick Smith, President, WestPac Investments, Inc.~~
✓ Mr. Cliff Spirock, Community Sciences Corp.

PRE-APPLICATION DISCUSSION

NOTE: PRE APPLICATION DISCUSSIONS ARE PROVIDED TO ASSIST APPLICANTS IN ACQUIRING INFORMATION ON PROCESS AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED WITHIN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE COMPREHENSIVE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

P-A# 02-012 APPLICANT Community Sciences Corp., agent for WestPac Investments Inc. and Mel Famie Development L.L.C. TEL. # CSC 897-0000 M. Adams 440-9298 W. Allen 440-7262

RECEIVED BY K. Tse-Hlikai DATE 1-24-02

APPOINTMENT TIME & DATE: 1:30pm & 2:15pm, Feb. 6, 2002
Appointment requests received by Monday will be scheduled for Wednesday of the same week, if times are available. Requests received after Monday will be scheduled for the following Wednesday. Please contact the Planning Department at 924-3860 for more information.

1. **BRIEFLY DESCRIBE REQUEST:** (What do you plan to develop on this site?) See attached.

2. **RESPOND TO THE FOLLOWING QUESTIONS:**

Size of Site: 414 AC Sponsors
110 AC Others
524 AC Possible Existing Zoning: R-1 West of 118th
R-D East of 118th Proposed Zoning: None

Previous Zone Change or Site Plan Approval Case #s for this site: Z-985 (1960, in question) AX-29
DRB-95-440 (1996) current plat

Applicable Area or Sector Development Plans: Immediately west of Rio Bravo SDP (SDP-78-4-1)
WSSP: Rio Bravo, Gun Club, Westland South and Bridge
Westgate Community Service Areas

Residential: Type and # of Units Proposed: Sponsor's 414 AC: 850 *DU, R-1 under 9% slope, 520 DU, R-D with plan = 1470. *975 if Cluster Community
Curb, Inc. 110 AC: 550 DU or as approved by their proposal.

Commercial: Estimated Building Square Footage: None # of Employees: _____

3. **LOCATION OF REQUEST:** Provide a legal description of property and indicate location using surrounding streets. Indicate significant landmarks or notable features in the vicinity. **Include Zone atlas number.** Atlas N-8-2 Recorded Plat "Lands of Rio Bravo Partners", Parcels 2A, 2B, 2C, E2D, Recorded April 17, 1996. SP-960-119-13390433 (Talos), DRB 95440, being 414.9 acres on 118th Street S.W., between Rio Bravo (Dennis Chavez Boulevard) and Gibson Boulevard extended.

4. **WHAT QUESTIONS OR CONCERNS TO YOU HAVE REGARDING THIS REQUEST:**

See attached.

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Russell Brito Others Bob Paulsen & Joel Wooldridge, Adva
 Transportation: Tony Loyd Others _____
 Utilities: Jack McDonough Others _____
 Others: Adrienne Candelaria, Parks & Rec; Don Newton, OCNC

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- Zone Map Amendment: EPC Approval City Council Approval
- Sector Dev. Plan Amendment: EPC Approval City Council Approval
- Site Dev. Plan for Subdivision: EPC Approval DRB Approval
- Site Dev. Plan for Bldg Permit: EPC Approval DRB Approval
- Annexation: [EPC Review with City Council Approval]
- OTHER Sector Plan? "Master Plan"

3. SUMMARY OF PRT DISCUSSION

- 414 acre site on the SW mesa currently in the City limits, zoned R-1 and R-2
- Proposed to be developed with residential uses and necessary parkland
- Sector Plan?

Not necessary because: existence of Rank II Plans: WSSP and SWAP;
 proposed development is wholly residential; a "master plan" (similar to Ventana Ranch) provides adequate guidance

Beneficial because: ensures comprehensive, cohesive development;
 may allow for creation of activity nodes; site plan review by EPC and/or DRB allows public input

- Open Space: R-D requires extraordinary provision of open space - dedicat of 9% slope areas may fulfill this requirement; trail connections via powerline easements

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.
 [PRT DISCUSSIONS ARE INFORMATIONAL & NON-BINDING]

Russell Brito 6 Feb 02
 PRT CHAIRMAN / DATE

[Signature]
 APPLICANT OR AGENT / DATE

- Water utilities: SE portion of site may be served by the 2W line/zone
- Traffic Impact Studies: No zone changes required or desired;
REVISED 01/01
 T.I.S. threshold is 150 homes in the City or 25 homes for a County T.I.S. if County roads are being used to access the site
- Applicant should meet with City Pub. Wrks. Transp. Planning and County Pub. Wrks. to discuss roadway access and timelines
- Water and Sewer Availability Statement will be necessary

PO Box 1328
Corrales, NM 87048

January 15, 2002

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

Attention: Mr. Victor Chavez, PE
Planning Director

Subject: Scheduled Meeting on January 18, 2002, 9:30 a.m.

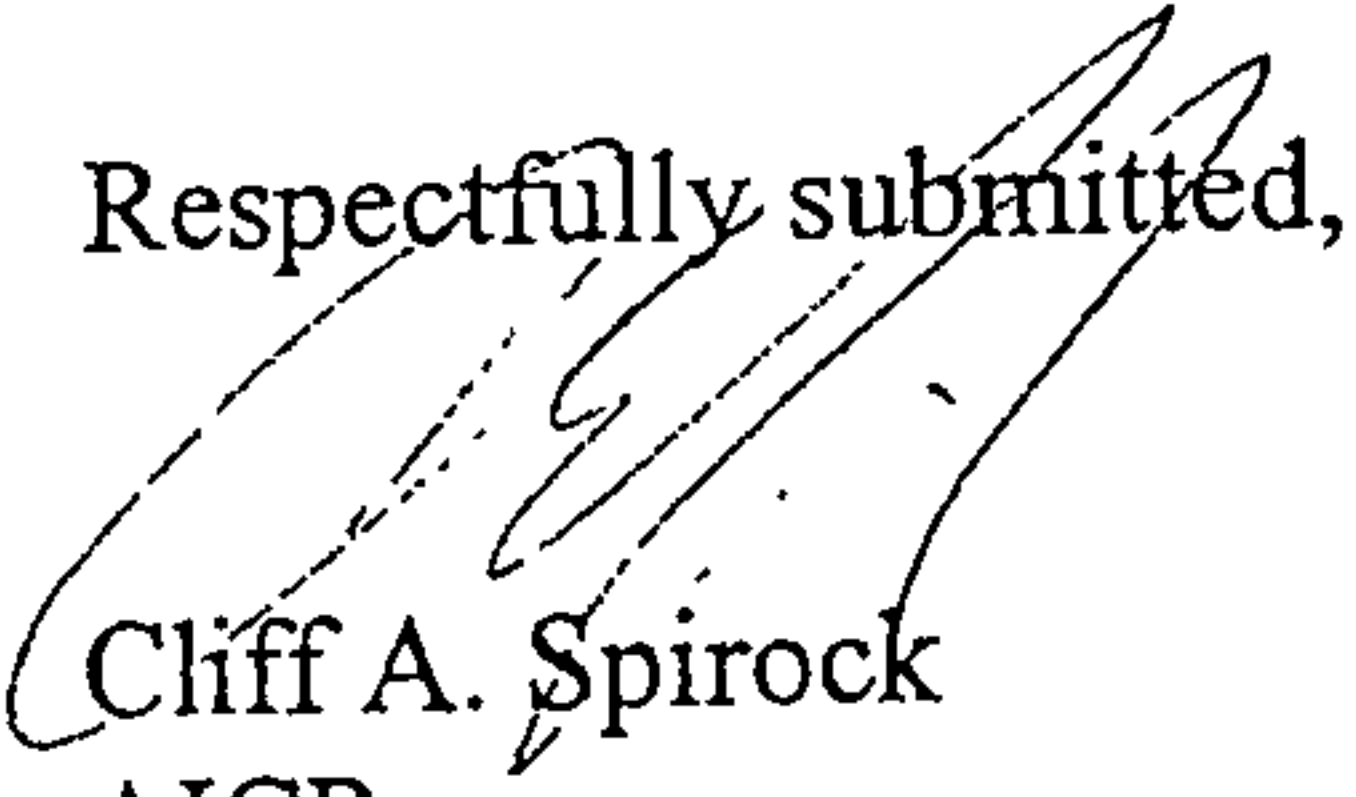
Dear Mr. ^{Vic}Chavez:

Thank you for the courtesy of an early meeting in the year 2002 regarding one of our projects. As mentioned to you by E-mail, I would like to have an early discussion with you before applying for any specific City process for the development of properties in the southwest mesa, immediately west of the approved Rio Bravo Sector Plan.

The attached draft Pre-Application Discussion, with attachments, identifies some of our concerns. I am unwilling to tender the application with the Senior Planner for this area (Mr. Russell Brito) until I have given you the courtesy of our intentions and solicit your advice. Having authored a majority of the private-sector Sector Plans adopted by the City, I am well aware of the cost and political sensitivity. The most recent amendments to the Rio Bravo SDP went smoothly without any adverse citizen testimony. The Westgate Heights Association specifically encouraged the plan and recommended approval.

I will look forward to our meeting and your advice.

Respectfully submitted,


Cliff A. Spirock
AICP

CAS/dsm

cc: Mel Famie L.L.C.
Curb, Inc., attention Mr. Charles Haeglin
Westland Development Corp., Attention Mr. Leroy Chavez, P.E.

DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

E-APPLICATION DISCUSSION

NOTE: PRE APPLICATION DISCUSSIONS ARE PROVIDED TO ASSIST APPLICANTS IN ACQUIRING INFORMATION ON PROCESS AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED WITHIN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE COMPREHENSIVE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

P-A# _____ APPLICANT Community Sciences Corp., agent for WestPac Investments Inc. and Mel Famie Development L.L.C. TEL. # CSC 897-0000 M. Adams 440-9298 W. Allen 440-7262

RECEIVED BY _____ DATE _____

APPOINTMENT TIME & DATE:

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4. WHAT QUESTIONS OR CONCERNS TO YOU HAVE REGARDING THIS REQUEST:

See attached.

BRIEF DESCRIPTION OF REQUEST

Community Sciences Corporation (CSC) has been retained as agent and is prepared to proceed with development entitlements on approximately 414 acres, immediately west of the Rio Bravo Sector Plan. An adjacent owner, Curb, Inc., owns 110 acres, which may become a consideration. Accordingly, CSC will transmit any advice to Curb, Inc. which involves their 110 acres.

It has previously been implied that this land area requires a Sector Development Plan. A portion of the property west of 118th Street is within the Semi-Urban designation of the Comprehensive Plan. The portion east of 118th Street, is within the Developing Urban portions of the Comprehensive Plan. The properties have been annexed and zoned. On the official Zone Atlas Page (N-8-Z), there is no indication of existing zoning, other than residential use. Section 14-16-4-9 of the Zoning Code indicates that those undesignated areas within the developing urban are R-D (Residential-Developing), and those portions within the semi-urban designation are R-1 (Residential).

The area is also governed by the Southwest Area Plan. The Southwest Area Plan designates areas west of 118th Street to be limited to a general gross density of 3 DU/ac and those east of 118th Street at 5 DU/ac. Also, the Southwest Area Plan limits growth on the natural slopes of 9% or greater, recommends minimal realignment or development of water courses and contains provisions for the desire of public or private open space (9% or greater). There are provision for increasing densities to 3.5 DU/ac utilizing "cluster development" concepts.

The properties are subject to the Amole-Hubble Drainage Master Plan recently approved by A.M.A.F.C.A.

The properties are within 4 community designations of the Westside Strategic Plan (WSSP): Gun Club Community, Bridge-Westgate Community, Westland South Community and the Rio Bravo Community. That Plan also implies "planned communities" distinctions for the areas west of 118th Street. However, the Planned Communities Criteria published by the City of Albuquerque indicates that these procedures apply only to areas within the City of Albuquerque Comprehensive Plan designated as Reserve or Rural.

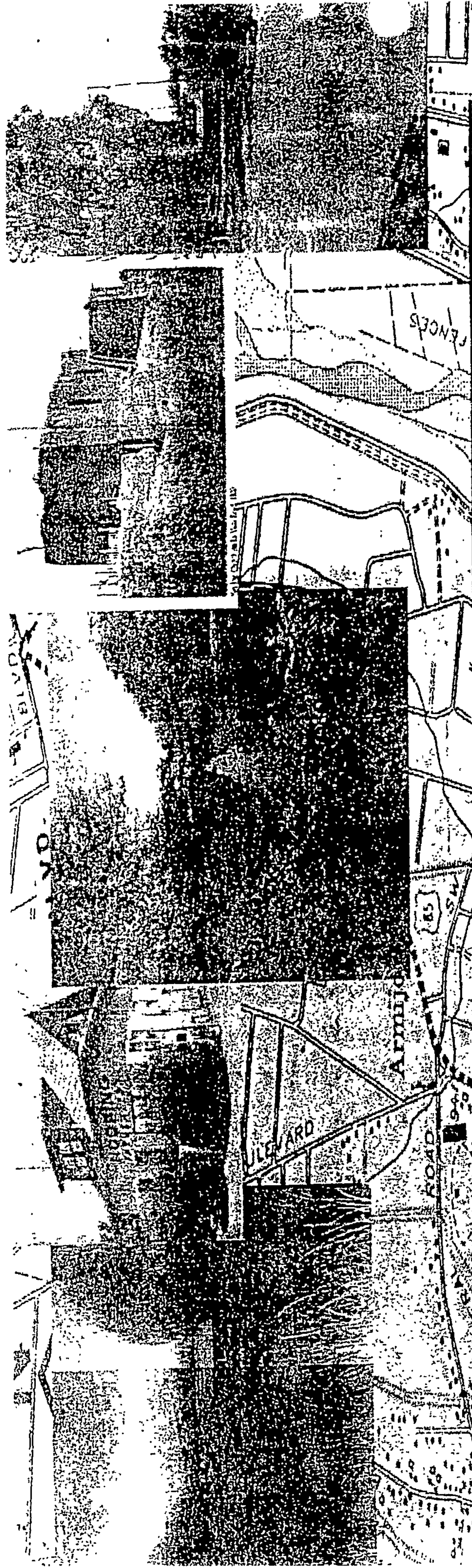
The properties have been subdivided and platted into six large lots. That plat also contains many temporary drainage easements granted to the benefit of A.M.A.F.C.A., together with future right of way easements for the major arterial of Gibson Boulevard and the minor arterial of 118th Street. These roadway easements are adjacent to power line easements benefiting Qwest and PNM, and contain high voltage transmission lines west of 118th Street.

The proposed development includes:

- Approximately 850 DU within the R-1 zone, up to the limits of the 9% slope line, on the applicant's property. (975 if Clustered Community)
- Approximately 620 DU within the R-D zone, on the applicant's property.
- Approximately 550 DU or as approved by the process for 110 acres, lands of Curb, Inc. (zoned R-D).
- The realignment and adjustment of certain principle drainage features to eliminate easements and direct storm water to the Secate Blanco channel system proposed by the Rio Bravo SDP and the drainage plan.
- Retention of certain natural arroyos with minimal improvements within the areas west of 118th Street.
- The creation of a landscape and maintenance trust or similar vehicle for the interim ownership of lands above the 9% slope, for future conveyance to the public.
- Working with the Open Space Advisory Board and the County of Bernalillo for an Open Space disposition plan

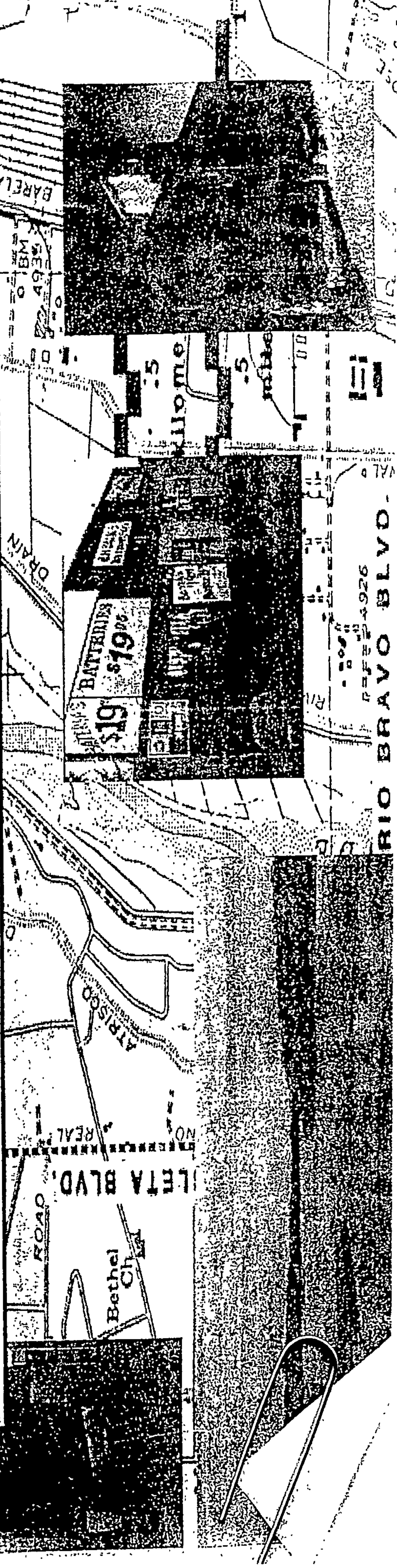
- Working with the City of Albuquerque Parks and Recreation Department for recreational-use parklands within the developed area.
- Subdivision plat submittals within a near-term time horizon, depending on the appropriate process.
- Preparation of a landscaping plan and site plan for subdivision purposes, to be approved by the Planning Director, to allow lot widths of approximately 45 feet within the R-D zone.
- Funding necessary infrastructure through private means, CIP programming (if available) and potentially a PID, SAD or other multi-owner participation in necessary improvements.

An important issue is the extension of city utilities within water zone number 3W, which are intended to be negotiated and constructed by this developer (and others) pursuant to a negotiated agreement with the City of Albuquerque and County of Bernalillo.



SOUTHWEST AREA PLAN

DAFT February 14, 2000



For these reasons, a maximum density of one dwelling unit per net acre is recommended even if maintained with centralized community systems or municipal sewer services. Due to the soil type, there should be no higher than one dwelling unit per $1 \frac{1}{4}$ acre for individual wells and liquid waste disposal systems for most of the southwest valley in Residential Area 2 until a permanent solution to the ground water contamination is identified and implemented.

Residential Area 5

This area is located south of Central Avenue, east of 118th Street, west of the Rio Grande between Rio Bravo and Bridge, otherwise west of the Arenal Main Canal, and north of Rio Bravo Boulevard, and contains the highest proposed densities for the

* plan area. Up to nine dwelling units per net acre could be accommodated without significant adverse impact on the environment or existing neighborhoods. However, the portion west of Coors Boulevard lies within the identified soil deposition area for sediment unslope. Indi- *
cations of high nitrate concentrations have been identified between the 3500 foot elevation line and Coors Boulevard due to their potential to further increase the existing high nitrate concentrations.

The residential densities, identified on the following map, are used as a basis to design the sewer lines for the plan area. This is important because the availability of sewer lines should not precipitate an increase in density beyond those identified on the map.

PAUL W.



VOLUME IV THE PLAN

EXECUTIVE SUMMARY

The Southwest Area Plan covers 115 square miles, 15.5 of which are within the Albuquerque municipal limits. The remainder are generally in the southwest quadrant of Bernalillo County. The plan area boundaries are Central Avenue and Interstate 40 to the north, the Rio Puerco on the west, the Isleta Pueblo Boundary on the south and Interstate 25 south of Woodward Road and the Rio Grande north of Woodward Road on the east.

The plan establishes a framework for growth and development between now and when the area's population doubles and the employment triples. Although the Middle Rio Grande Council of Governments has forecast 2010 as the year this will occur, it is possible it will take significantly longer for the plan area's population to reach 115,000 and employment to reach 35,000.

The plan area's existing conditions, the goals and issues identified by a citizens' committee, the applicable goals and policies of the Albuquerque/Bernalillo County Comprehensive Plan, analysis of three land use alternates and comments received at public meetings and a public hearing on the preferred land use alternate assisted in the development of this final volume of the Southwest Area Plan. Most of this information was published in Volumes I, II and III of the Southwest Area Plan. Economic and transportation network analyses of the preferred alternate helped to direct the development of the final plan. Volume IV, which is this volume, includes brief summaries of Volumes I, II and III in Appendix A.

The plan area's present population is generally younger, less educated, more inclined to own a home and stay there longer, bilingual in English and Spanish, somewhat more likely to be unemployed; and if employed, to work outside the plan area than the rest of the population in the metropolitan area. In 1980 seventy percent of the residents were of Spanish origin. The population is largely descendant from farmers and ranchers who worked the land of the South Valley for generations. It is this closeness to the land which attracted many newer residents to the South Valley decades ago and still acts as a magnet to those desiring a more rural lifestyle.

The rural character of the South Valley emerged as one of the prevalent themes throughout the development of the Southwest Area Plan. Residents are beginning to realize the South Valley is changing as new people move into the area. They want this growth planned to maintain the less intense lifestyle and, at the same time, allow economic opportunities for landowners and residents. The Southwest Area Plan is a plan for the people of the area. It is intended to address those goals and issues which residents and landowners articulated in Volume II while providing a positive influence on the metropolitan area as a whole, through planned, phased growth and subsequent wiser investment in public infrastructure, and acknowledgement of physical and cultural resources.

A shallow water table in the South Valley and highly erodible, porous soils on the mesa slopes have played a major role in the development of land use, transportation and drainage policies. Groundwater presently contains contamination from various sources which raises public health and safety

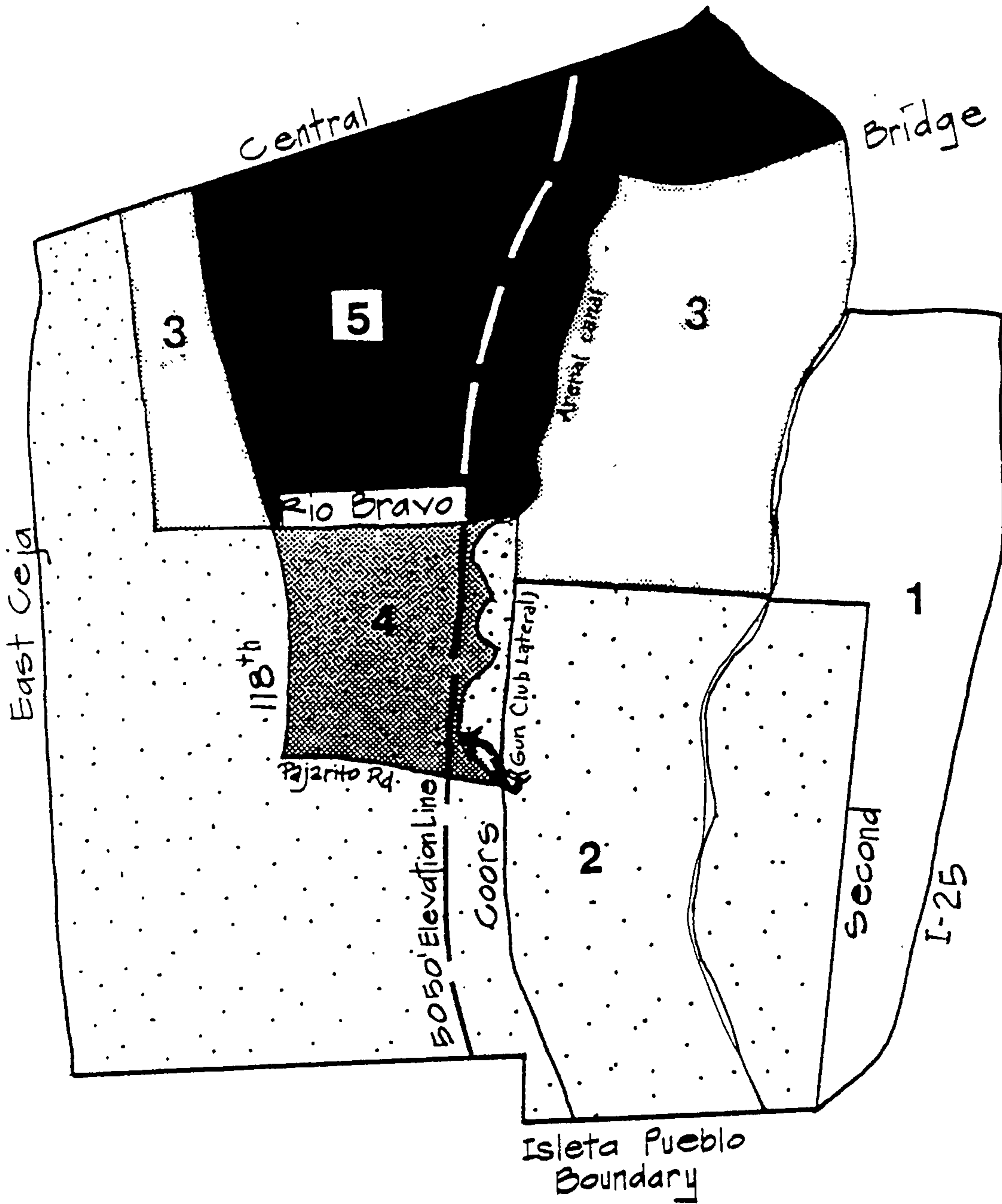
concerns. The erodible, porous soils on the mesa slopes west of Coors Boulevard require special treatment before, during and after development to keep them in place and prevent large amounts of deposition from occurring in the area just west of Coors Boulevard. The plan creates interim development standards in the South Valley and one mile west of Coors until a solution is found and implemented for the water quality problems. If the solution is to provide City water and sewer, alternatives need to be identified which will allow the area to remain at a lower level of development and still allow provision of such services to be cost-effective. The plan also mandates limited, controlled development of the mesa escarpment and slopes west of Coors Boulevard to help stabilize the fragile soils. Soil erosion structures built in harmony with the environment are also important to soil stabilization and protection of the lower lying areas.






Residential densities in the plan include a maximum of one dwelling unit per net acre in the valley generally south of a line drawn westward along existing lot lines from the Los Padillas Drain to Coors Boulevard, east of the Gun Club Lateral, west of Second Street, and north of the Isleta Pueblo; and south of Pajarito Road and west of 118th Street south of Rio Bravo Boulevard on the mesa slopes. A limited, lower density is also proposed for the upper mesa slopes north of Pajarito Road to protect the fragile environment. Densities up to three dwelling units per net acre are proposed for the mesa slopes east of the area just described, north of Rio Bravo Boulevard and south of Central Avenue. Similar densities are proposed south of Bridge Boulevard, east of the Arenal Main Canal and Coors Boulevard, north of a line drawn westward along existing lot lines from the Los Padillas Drain to Coors Boulevard, and west of the Rio Grande. Densities up to six dwelling units per net acre are proposed for the area bounded by Rio Bravo on the north, 118th Street on the west, Pajarito Road on the south and the Gun Club Lateral on the east. ~~Densities up to nine dwelling units per acre are proposed for the area south of Central Avenue, east of 118th Street, north of Rio Bravo Boulevard and west of the Arenal Main Canal.~~ The South Valley north of Bridge Boulevard is also included in this area. In addition, higher densities (up to thirty dwelling units per net acre) are proposed within the Westgate Urban Center boundaries and in specific locations south of Central Avenue in the northern portion of the plan area.

Planned communities which would contain a mix of land uses and initially provide their own infrastructure are proposed within the timeframe of the plan for the Southwest Mesa. The costs of extending municipal services and infrastructure and the desire to maintain orderly, planned growth out from the existing urban service area provide the basis for proposing these semi-self sufficient communities.

Appropriately scaled commercial and office uses are generally encouraged at major intersections north of Pajarito Road where appropriate. Neighborhood commercial and office uses are appropriate in the historic village centers. The Westgate Urban Center would have the highest intensity commercial and office uses. Additional strip commercial and spot zones are discouraged.

A major industrial corridor is planned generally east of Second Street, south of Woodward Road, north and east of Interstate 25. A sector development plan for the area is an important element to realization of the industrial



-  Minimum Population
 -  Very Low Density
Up to 1 du/net ac
 -  Low Density
Up to 3 du/net ac
 -  Medium Density
Up to 6 du/net ac
 -  Medium High Density
Up to 9 du/net ac
- Between Coors Bl and the 5050' elevation line, densities should not exceed 1 du/c if individual liquid waste disposal systems and on-site wells are used.



Residential Areas
Map 3

Note: See Table 2, following,
for density exceptions

TABLE 2. RESIDENTIAL AREA DENSITIES AND IMPLEMENTATION

RESIDENTIAL AREA	MAXIMUM DENSITIES W/ON-SITE WELLS AND INDIVIDUAL LIQUID WASTE DISPOSAL SYSTEMS	MAXIMUM DENSITIES W/MAINTAINED CENTRALIZED COMMUNITY OR MUNICIPAL WATER AND SEWER SYSTEMS
RA-2 outside SCS* Zone 3	1 du**/net acre 1 du/1-1/4 net acre (between Rio Bravo Blvd. & Prosperity Rd.) (See Map 1)	1 du/net acre
RA-2 inside SCS Zone 3	1 du/2 net acres	1 du/2 net acres at least until Implementation Step below is completed
RA-3	1 du/net acre	3 du/net acre & 20 du/net acre***
RA-4	1 du/3/4 acre (state standard)	6 du/net acre
* RA-5	1 du/net acre (Coors to 5050' elevation)	9 du/net acre 30 du/net acre***
	1 du/3/4 acre (state standard)	
	1 du/net acre (Coors to 5050' elevation)	

* Soil Conservation Service

** dwelling unit

*** Up to 20 du/net acre where so indicated by the West Route 66 Sector Development Plan, except up to 30 du/net acre in Westgate Urban Center provided adequate roadway access and City water and sewer services are available, and the development is not detrimental to air quality.

IMPLEMENTATION:

In Fiscal Year 1

The City Planner and County Zoning Administrator will jointly develop the appropriate zoning code text amendments, design overlay zone, grading policy and other measures necessary to implement the proposed limited development on the Southwest Mesa Escarpment within Residential Area 2 and Soil Conservation Service Zone 3.

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

PAID RECEIPT

APPLICANT NAME Anderson Heights
AGENT MGA
ADDRESS _____
PROJECT & APP # 1002739
PROJECT NAME Anderson Heights

\$ _____ 469099/4916000 Conflict Management Fee
\$ 110.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 110.00 TOTAL AMOUNT DUE

Deferral Fee

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

THIS DOCUMENT HAS A COLORED BACKGROUND AND IS ALTERATION RESISTANT

ANDERSON HEIGHTS LLC
8910 ADAMS NE
ALBUQUERQUE, NM 87113

FIRST STATE BANK

1008

PAY TO THE ORDER OF City of Albuquerque

One Hundred Ten and 00/100

**110.00

City of Albuquerque

DOLLARS

MEMO

Anderson Heights Deferral

AUTHORIZED SIGNATURE

⑈001008⑈ ⑆107001452⑆ 002279266⑈

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

PAID RECEIPT

APPLICANT NAME

Anderson Heights LLC

AGENT

Mark Goodwin + Assoc

ADDRESS

100 ~~2793~~ 2739

PROJECT & APP #

PROJECT NAME

\$ 20⁰⁰ 469099/4916000 Conflict Management Fee

\$ 4,025⁰⁰ 441006/4983000 DRB Actions

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

\$ 75⁰⁰ 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

\$ 4,120⁰⁰ TOTAL AMOUNT DUE

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

LOC: ANN
 RECEIPT# 00024777 WS# 007 TRANSH 0025
 Account 441006 Fund 0110
 Activity 4983000 TRSLJS
 Trans Amt \$4,120.00
 J24 Misc \$4,025.00

Thank You

04/23/2004 12:36PM
 X
 RECEIPT# 00024778 WS# 007 TRANSH 0025
 Account 441018 Fund 0110
 Activity 4971000
 Trans Amt \$4,120.00
 J24 Misc TRSLJS
 CK
 CHANGE \$75.00
 \$4,120.00
 City Of Albuquerque
 Treasury Division
 Counterreceipt.doc 12/29/03
 LOC: ANN

City Of Albuquerque
 Treasury Division

04/23/2004 12:36PM LOC: ANN
 X
 RECEIPT# 00024776 WS# 007 TRANSH 0025
 Account 469099 Fund 0110
 Activity 4916000 TRSLJS
 Trans Amt \$4,120.00
 J24 Misc \$20.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from May 4 To May 19

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.

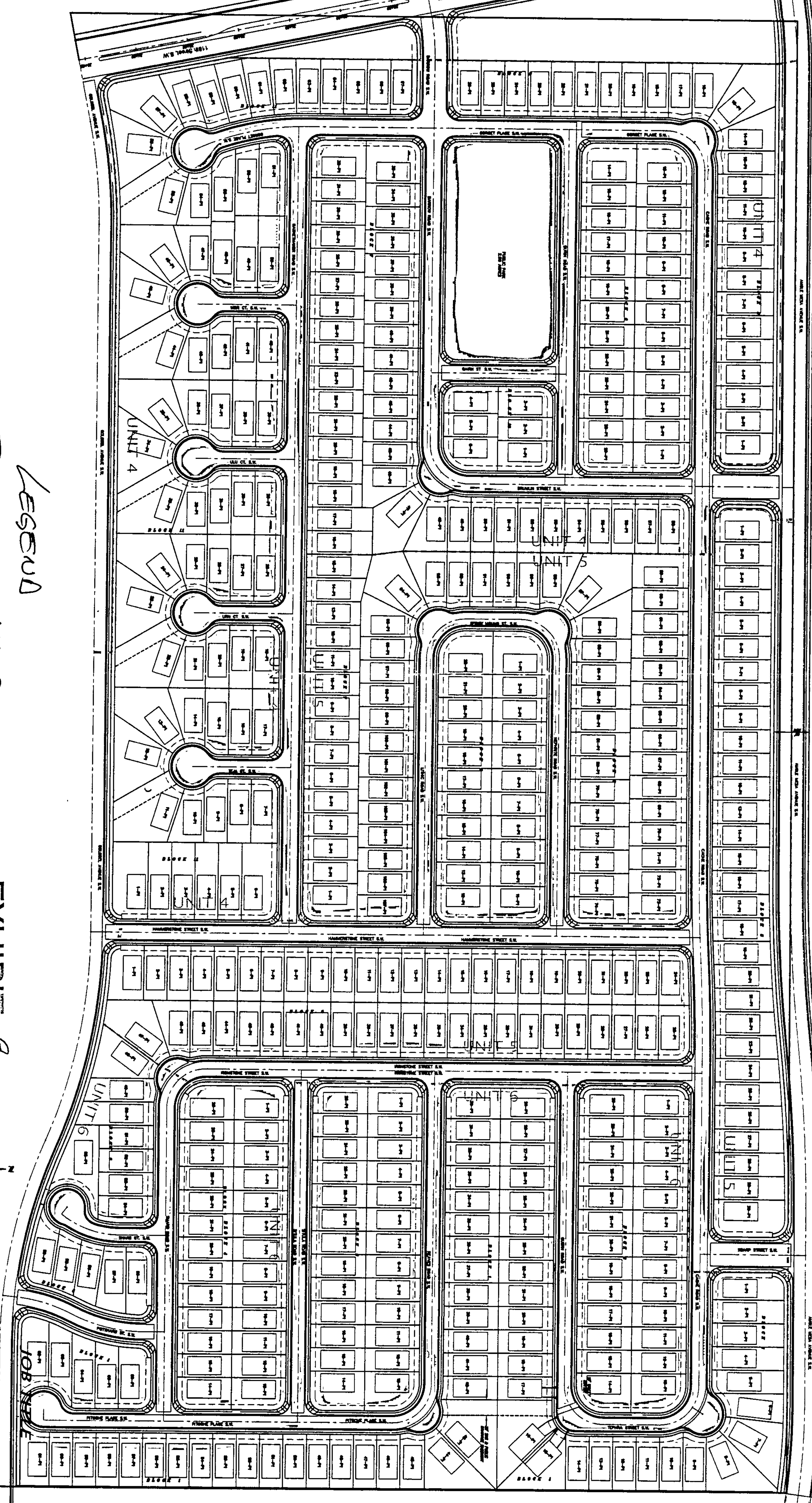
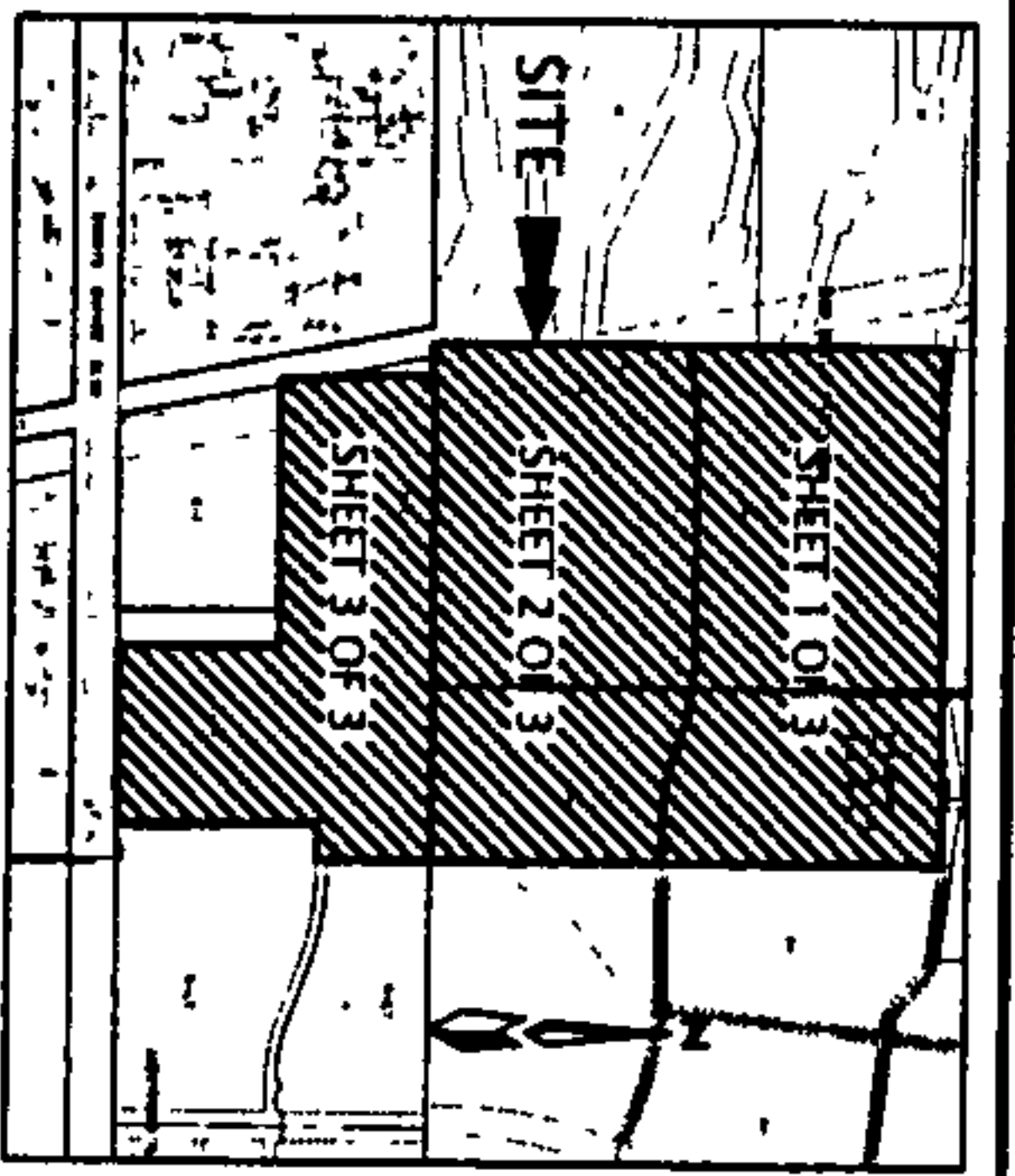
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Rebecca Dair
(Applicant or Agent)

4-23-04
(Date)

I issued 4 signs for this application, 4-23-04, Leslie Duranceaux
(Date) (Staff Member)

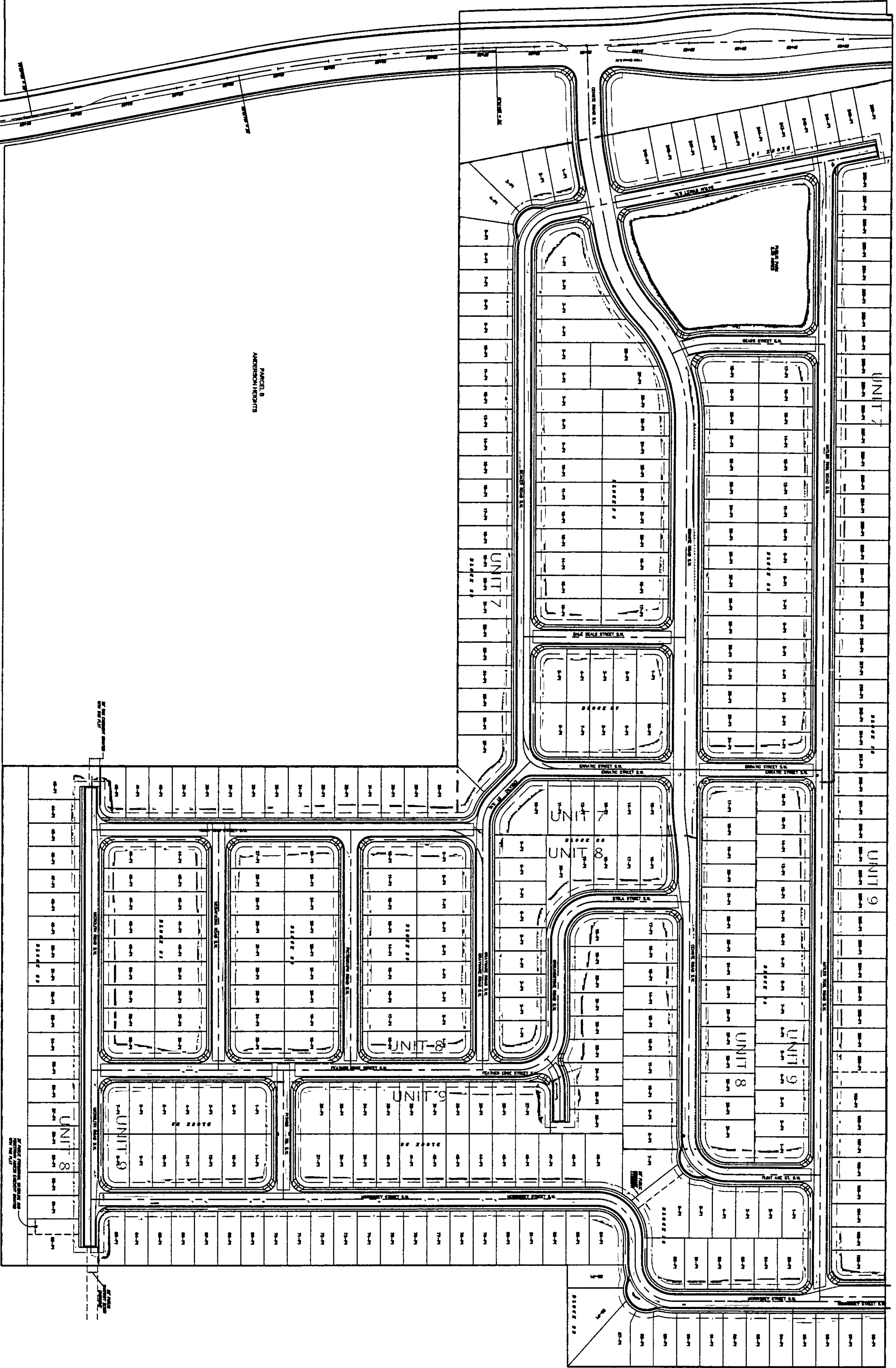
DRB PROJECT NUMBER: 1002739



- LEGEND
- SOAK WATER
 - TEMP SOAK DEFERRAL
 - SOAK VARIANCE

EXHIBIT C
 Date 6/16/04
 #1002739

UNPLATTED LANDS OF WESTLAND
DEVELOPMENT CO., INC (04-17-88)
SEC. 100



SHEET 3 OF 3

ANDERSON HEIGHTS
TEMPORARY SIDEWALK DEFERRAL
dmg
DANK COLEMAN & ASSOCIATES, P.A.
1111 W. CALLETA, SUITE 200
DALLAS, TEXAS 75241
(972) 242-7700

DRB ACTIONS

PROJECT NAME & NUMBER Anderson Neights #1002739

LOCATION 118th Between Dennis Chauey + Gilson, Sk

Hearing Date

2/18/04

Action Requested

Sketch

Action Taken & Date

Told Jalm M. to bring proof of zoning per Annexation for west portion + R B S D P for east portion

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
2/18/04 Comments**

ITEM# 9

PROJECT# 1002739

APPLICATION# 04-00179

RE: Anderson Heights/sketch

Perimeter walls are required.

Proof of re-zoning per Rio Bravo Plan is required as AGIS does not state zoning.

Plat should read "Minimum" not "Typical" lot size & area.



Sheran Matson, AICP DRB Chair

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



City of Albuquerque
CITY OF ALBUQUERQUE, NEW MEXICO 87103
P.O. BOX 7299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002739

AGENDA ITEM NO: 9

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved Drainage Management Plan (DMP) for the entire basin is required for preliminary plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 18, 2004



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1002739

Item No. 9

Zone Atlas NB & PB

DATE ON AGENDA 2-18-04

INFRASTRUCTURE REQUIRED (X) YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
①	STANDARD STREET IMPROVEMENTS ARE REQUIRED
②	NEED A TRAFFIC DISTRIBUTION LAYOUT
③	ACCESS TO PARCEL B NEEDS TO BE CONSIDERED WITH ENTRANCES FROM 118 th
④	NEED TO LOOK @ REVERSE CURVE ON 118 th & AVOIDANCE OF POWER POLES
⑤	SOME INTERNAL BLOCK LENGTHS EXCEED 600'

If you have any questions or comments please call Wilfred Gallegos at 924-3981. Meeting notes:



F

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

Development Review Board Comments

Project Number: 1002739
Application Number: 04DRB-00179

DRB Date: 2/18/04
Item Number: 9

Subdivision: Anderson Heights Subdivision
Lots 2D, B-1 and Parcel 1, lands of Rio Bravo, Rosner Tracts

Zoning: RD

Zone Page: N & P 8

New Lots (or units) : 1362

Request for:

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

Parks and Recreation Comments:

Per the Park Dedication & Development Ordinance the required park dedication is 5.315 acres.

You show a dedication of 11.2 acres within the 4 parks.

Can the 4.5 acre park be moved to connect with the existing park in Anderson Heights to expand that park?

The Property is zoned RD the requiring 2400 sq/ft of detached open space or a dedication, Open Space will have to approve any dedications of detached open space.

Trails will need to be built on Denis Chavez and 118th St.

Signed: CS
Christina Sandoval, (DMD)

Phone: 768-3808

DEVELOPMENT REVIEW BOARD
UTILITY DEVELOPMENT
Standard Comment Sheet

DRB- 1002739 Item No. 9 Zone Atlas N/P-08

DATE ON AGENDA 02/18/04

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE:

TYPE OF APPROVAL REQUESTED: () ANNEXATION
(X) SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
() SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
() SITE PLAN FOR BUILDING PERMIT

No. Comment

1. Need to request an updated Water/Sewer Availability.
2. All pad elevations must be lower than elevation 5255 msl.
3. The top of pressure zone 2W water line must be extended from Westgate and looped to the bottom of zone 2W line.

If you have any questions or comments please call Roger Green at 924-3989.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT, DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

Copy Circ. BP —
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FA —

RECEIVED
JUN 24 2003

June 20, 2003

WESTLAND DEVELOPMENT CO., INC. 6/24/03

Westland Development Co.
401 Coors Blvd. NW
Albuquerque, NM 87121

CERTIFICATE OF ZONING

Annexation & Establishment of Zoning	Date of Final Action: June 9, 2003
Council Bill: O-03-101	Enactment # 33-2003
File: 02EPC-00315 / 02EPC-00314	Project # 1001765
LEGAL DESCRIPTION: for a certain tract of land consisting of unplatted lands of Westland Dev Co., Inc. located within the Town of Arisco Land Grant within the NE/4 of Projected Section 8, T9N, R2E, NMPM, Bernalillo County, New Mexico; the 12-acre portion of the property located at the intersection of Dennis Chavez Boulevard and 118 th Street be zoned C-1 and the remaining 93-acre portion of the property be zoned R-LT. The Environmental Planning Commission recommends denial of an amendment to the Rio Bravo Sector Development Plan to expand the Plan boundary thereby including the property. (P-8) Simon Shima, Staff Planner	

The City Council approved your request to annex and amend the zone map as it applies to the above-cited property. The possible appeal period having expired, the property status is now changed as follows:

**R-LT (80.63 acres) &
C-1 ZONING (20 acres at Dennis Chavez Blvd. & 118th Street)
(see attached ordinance and map)**

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,

Victor J. Chavez
for Victor J. Chavez
Planning Director

Certificate of Zoning
Council Bill O-03-101
Page 2

cc: Toma Alliance Group of New Mexico LLC, 4300 Paakweree Blvd. SW, Albuquerque, NM 87121
Consensus Planning Inc., 924 Park Avenue SW, Albuquerque, NM 87102
Thomas Salazar, 1016 Summit Dr. NE, Albuquerque, NM 87106
Zoning Enforcement
AGIS
File

1 and C-1 as shown in the attached map titled Proposed Annexation-Project
2 1001765 with Staff Recommended Zoning.

3 Section 4. FINDINGS ACCEPTED. The following zone map amendment
4 findings recommended by the Environmental Planning Commission shall be
5 adopted by the Council:

6 (A) Currently, the property is vacant and zoned A-1 under the County
7 Zoning Code. The requested zoning is C-1 for the 20-acre portion of the
8 property located at the northeast corner of Dennis Chavez Boulevard and
9 the 118th Street right-of-way, and R-LT for the remaining 80 – acres.

10 (B) The Established and Developing Urban Areas Policy (i) states that
11 employment and service uses shall be located to complement residential
12 areas. A 20-acre C-1 zoned area is appropriate as part of the overall 100.63-
13 acre development area. The area zoned C-1 shall be configured in to have
14 equal frontage on Dennis Chavez Boulevard and 118th Street.

15 (C) The Comprehensive Plan Established and Developing Urban Areas
16 Policy (j) states that new commercial development should generally be
17 located in existing commercially zoned areas. The intersection of Dennis
18 Chavez Boulevard and 118th Street is an appropriate location for 20-acres
19 of C-1 zoning.

20 (D) The R-LT zone, as requested, is consistent with the Rio Bravo Sector
21 Development Plan. The R-LT residential zone, though intended for the
22 Established and Central Urban Areas of the Comprehensive Plan under the
23 Zoning Code, is designed for uses permissive in the R-1 zone, and
24 townhouses.

25 (E) The recommended zone categories for the 100.63-acre property are
26 consistent with the Comprehensive Plan, West Side Strategic Plan and Rio
27 Bravo Development Plan Policies.

28 (F) The applicant and all subsequent owners of the property shall be
29 responsible for all infrastructure costs in accordance with all applicable
30 City Ordinances and Policies.

31 Section 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
32 clause, word or phrase of this ordinance is for any reason held to be invalid or
33 unenforceable by any court of competent jurisdiction, such decision shall not

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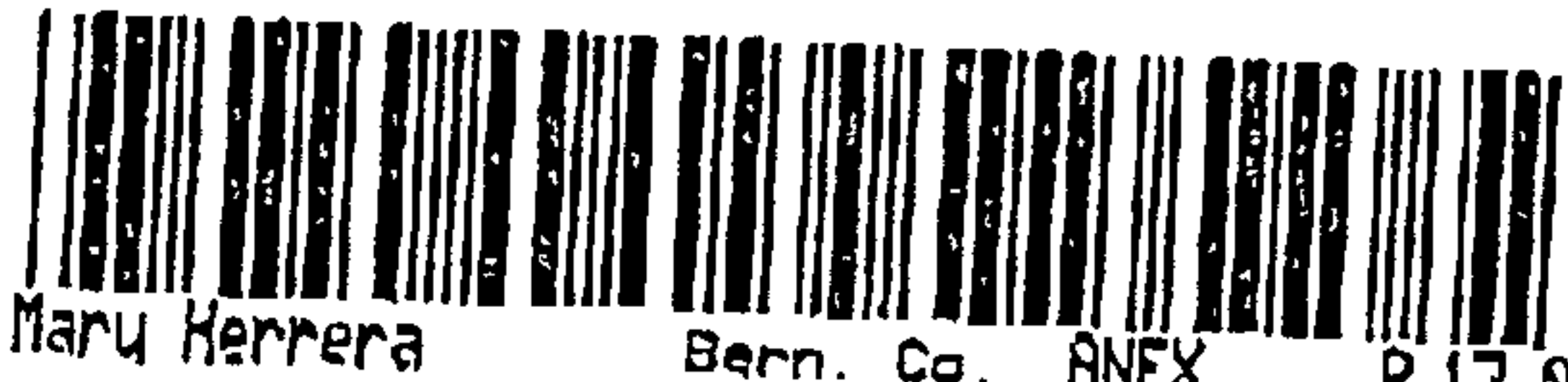
1 affect the validity of the remaining provisions of this ordinance. The Council
 2 hereby declares that it would have passed this ordinance and each section,
 3 paragraph, sentence, clause, word or phrase thereof irrespective of any
 4 provisions being declared unconstitutional or otherwise invalid.

5 Section 6. EFFECTIVE DATE AND PUBLICATION. This ordinance shall
 6 take effect five days after publication by title and general summary and when a
 7 plat of the territory hereby annexed is filed in the office of the County Clerk.
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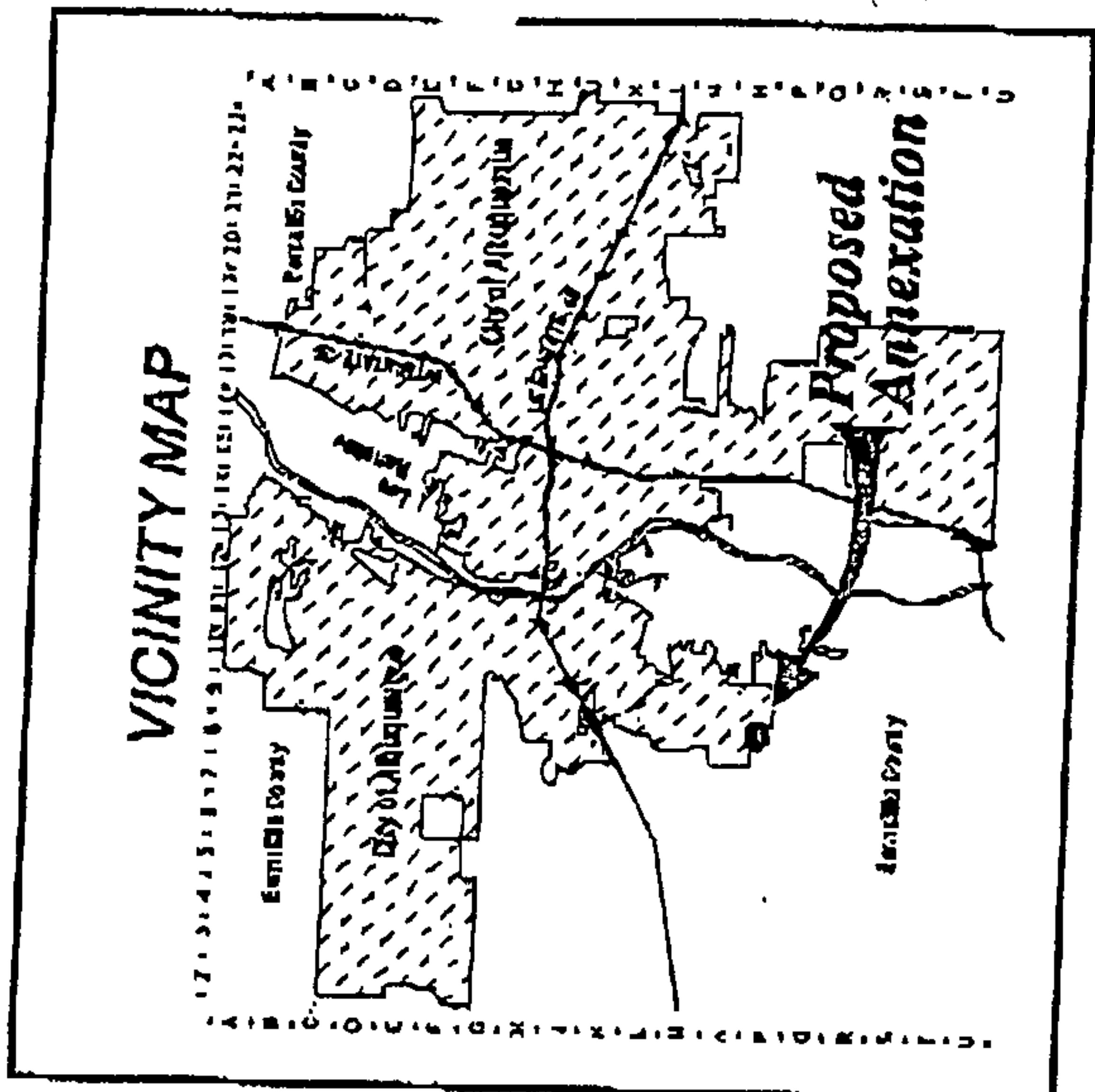




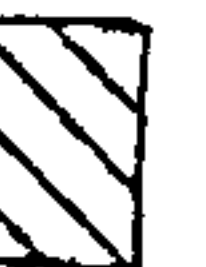



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 Page: 3 of 5
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 Bk-A58 Pg-1736

Proposed Annexation - Project 1001765 With Staff Recommended Zoning

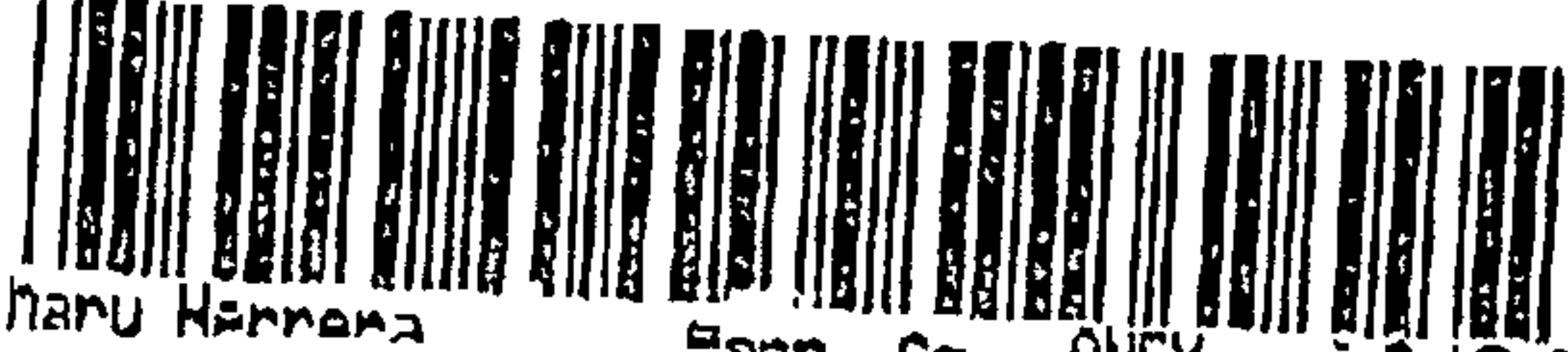


Map not to Scale



-  Existing City of Albuquerque Jurisdiction
-  Proposed Annexation 100.63 Acres
-  Proposed R-LT Zoning - 89.13 Acres
-  Proposed C-1 Zoning - 11.5 Acres
-  Proposed Annexation Boundary
-  Existing City of Albuquerque Municipal Limits

Map Printed March 07, 2003



2003101958
 5884976
 Page: 4 of 5
 05/16/2003 08:25A

ALBUQUERQUE
Annexation
 COMMUNITY DEVELOPMENT
 © Copyright 2003

1 PASSED AND ADOPTED THIS 9th DAY OF JUNE, 2003
2 BY A VOTE OF: 6 FOR 0 AGAINST.

3
4 Yes: 6

5 Excused: E. Griego, V. Griego, Mayer
6

7
8

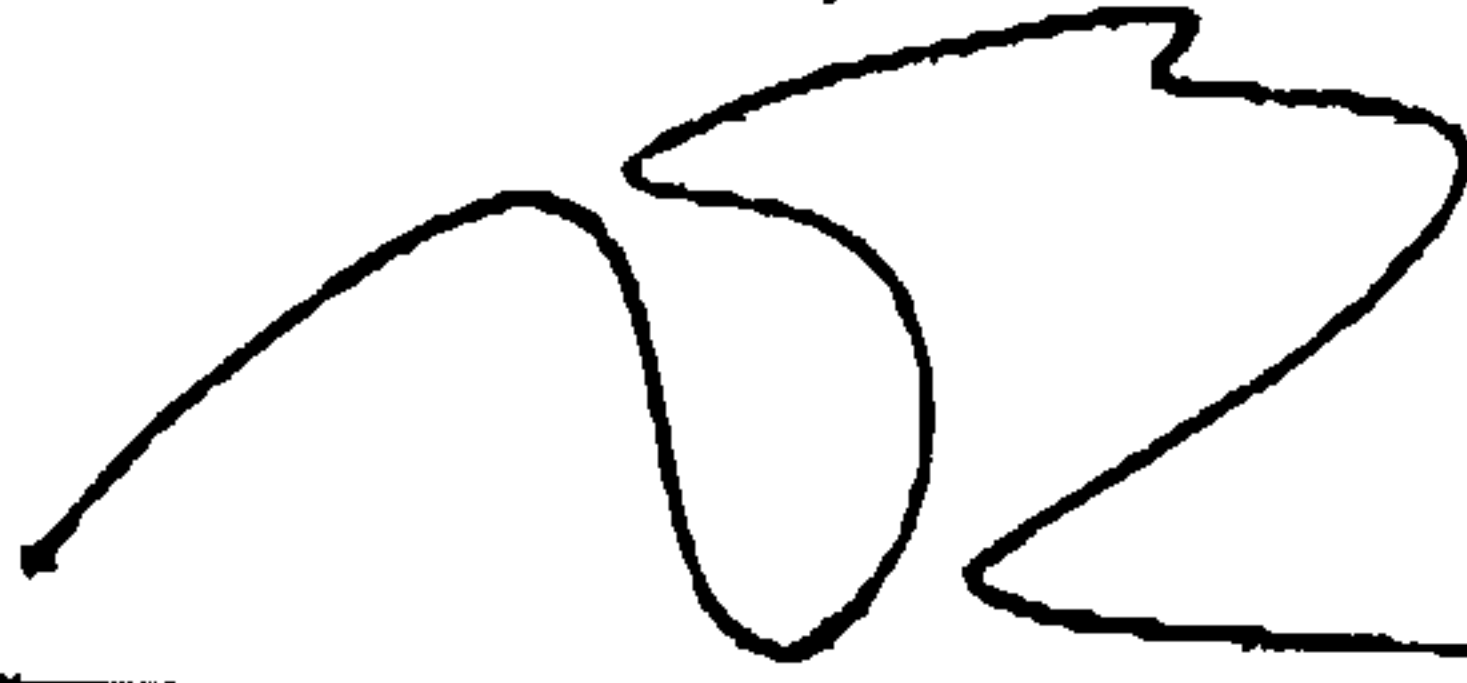
9
10 Vincent E. Griego

11 Vincent E. Griego, President
12 City Council

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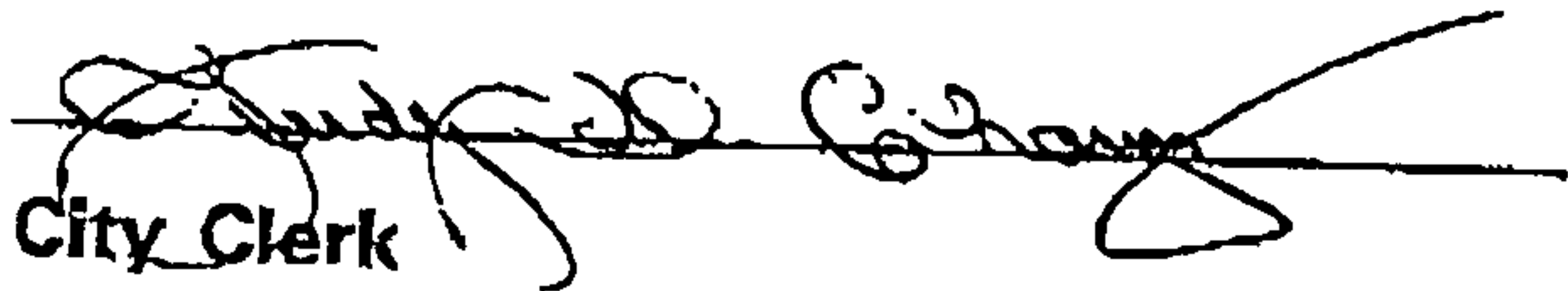
16 APPROVED THIS 12th DAY OF June, 2003

17
18 Bill No. O-03-101

19
20 

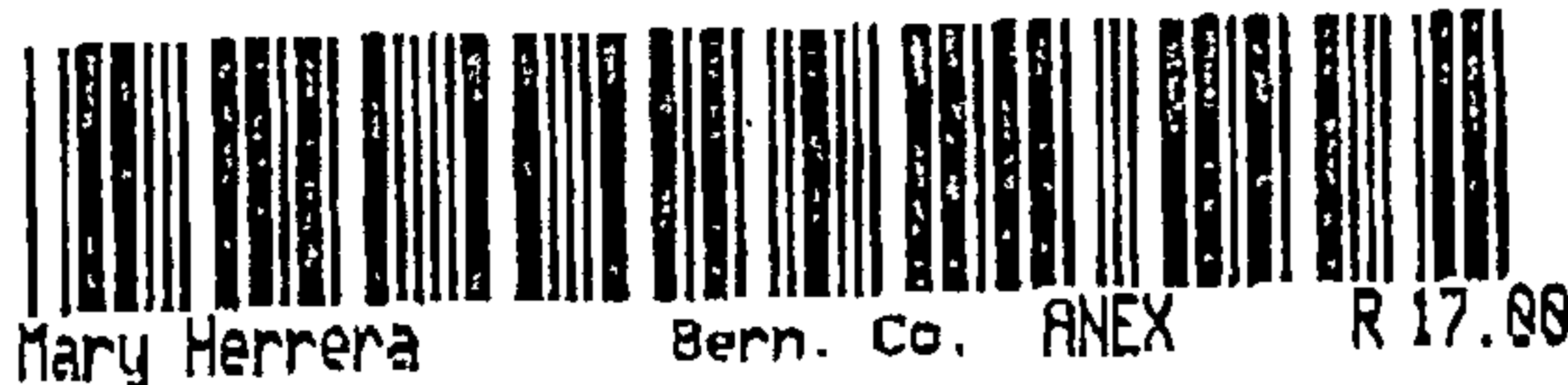
21 Martin Chávez, Mayor
22 City of Albuquerque

23
24 ATTEST:

25
26 
27 City Clerk

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28
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Mary Herrera

Bern. Co. ANEX

R 17.00

2003101958
5884976
Page: 5 of 5
06/16/2003 09:25A
Bk-A58 Pg-1736



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: 1002739

AGENDA ITEM NO: 21

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.
 Development projects with land area of 1 acres, or more, are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN
 SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)
 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)
 FOR:

discussed

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: June 25, 2003



F

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

Development Review Board Comments

Project Number: 1002739
Application Number: 03DRB-00983

DRB Date: 6/25/03
Item Number: 21

Subdivision:

Tract 2-D, Rio Bravo Partners, Town of Atrisco Grant

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: R-1

Zone Page: N-8

New Lots (or units) : 611

Parks and Recreation Comments:


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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 611 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

The dedication requirement for this project is 2.38 acres, you show over 4 acres in park land.

Please meet with me to discuss a dedication agreement and to coordinate the location with three other developments in the area.

Signed: 

 Christina Sandoval, (PRD)

Phone: 768-5328

CITY OF ALBUQUERQUE
Planning Department
Development Review Board
June 25, 2003 Comments

Item : 21

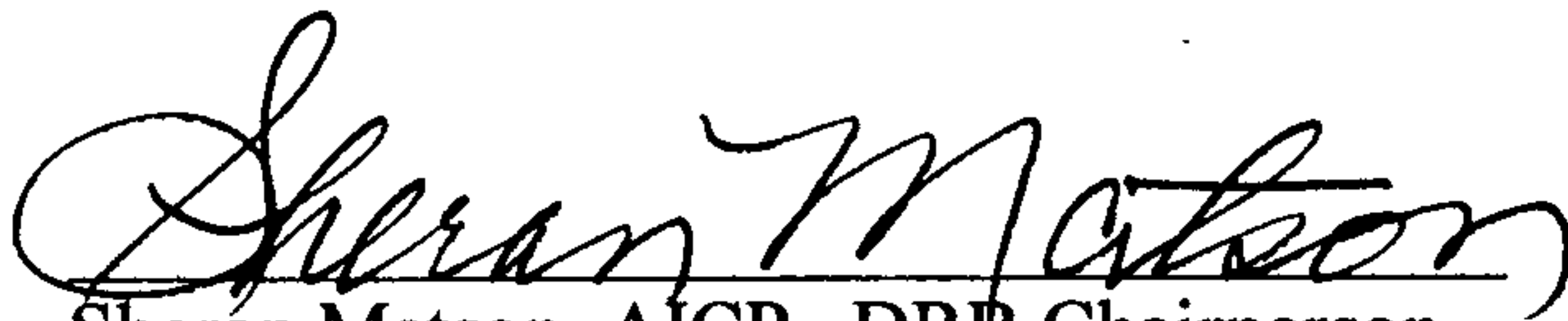
Project # 1002739

Application # 03DRB-00983

Project Name: Rio Bravo Partners, Town of Atrisco Grant

The Rio Bravo Sector Development Plan, within which this property lies, does not have R-1 zoning. What is the zoning for this property?

Actually, property is just to the west of SDP boundaries.



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



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & PLANNING

Z

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

APPEAL / PROTEST of...

A

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

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

APPLICANT INFORMATION:

NAME: Anderson Heights, LLC

ADDRESS: PO Box 12317

CITY: Albuquerque

STATE NM

ZIP 87195

PHONE: 822-5562

FAX: 822-6301

E-MAIL:

Proprietary interest in site: Owner

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

ADDRESS: PO Box 90606

CITY: Albuquerque

STATE NM

ZIP 87199

PHONE: (505) 828-2200

FAX: (505) 797-9539

E-MAIL: goodwinengrs@comcast.net

DESCRIPTION OF REQUEST: Sketch Plat

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. 2-D B-1 Parcel A Block: _____ Unit: _____

Subdiv. / Addn. Lands of Rio Bravo Rosner Tracts Anderson Heights

Current Zoning: RD

Proposed zoning: RD

Zone Atlas page(s): N8 & P8

No. of existing lots: 3

No. of proposed lots: 1362

Total area of site (acres): 248.2350 Density if applicable: dwellings per gross acre: _____

dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.)

Within 1000FT of a landfill? No

UPC No. 100805433214030142, 100805446922740130, 100805326344510142

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 118th

Between: Dennis Chavez Boulevard

and Gibson Boulevard

CASE HISTORY:

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

z 985 / z 986 / 576-19(MP) DRB-99-80 1002516

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

SIGNATURE

John MacKenzie

DATE 2/9/04

(Print) John M. MacKenzie, PE

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

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

Application case numbers

04DRB - 00179

Action

SK

S.F.

5(3)

Fees

\$0

Hearing date

2/18/04

Total

\$0

Al Bittner

2/9/04

Planner signature / date

Project #

1002739

- 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

** site is vacant - no additional sketch provided.*

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

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

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

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

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

JOHN MACKENZIE Applicant name (print)
John Mackenzie 2/9/04 Applicant signature / date

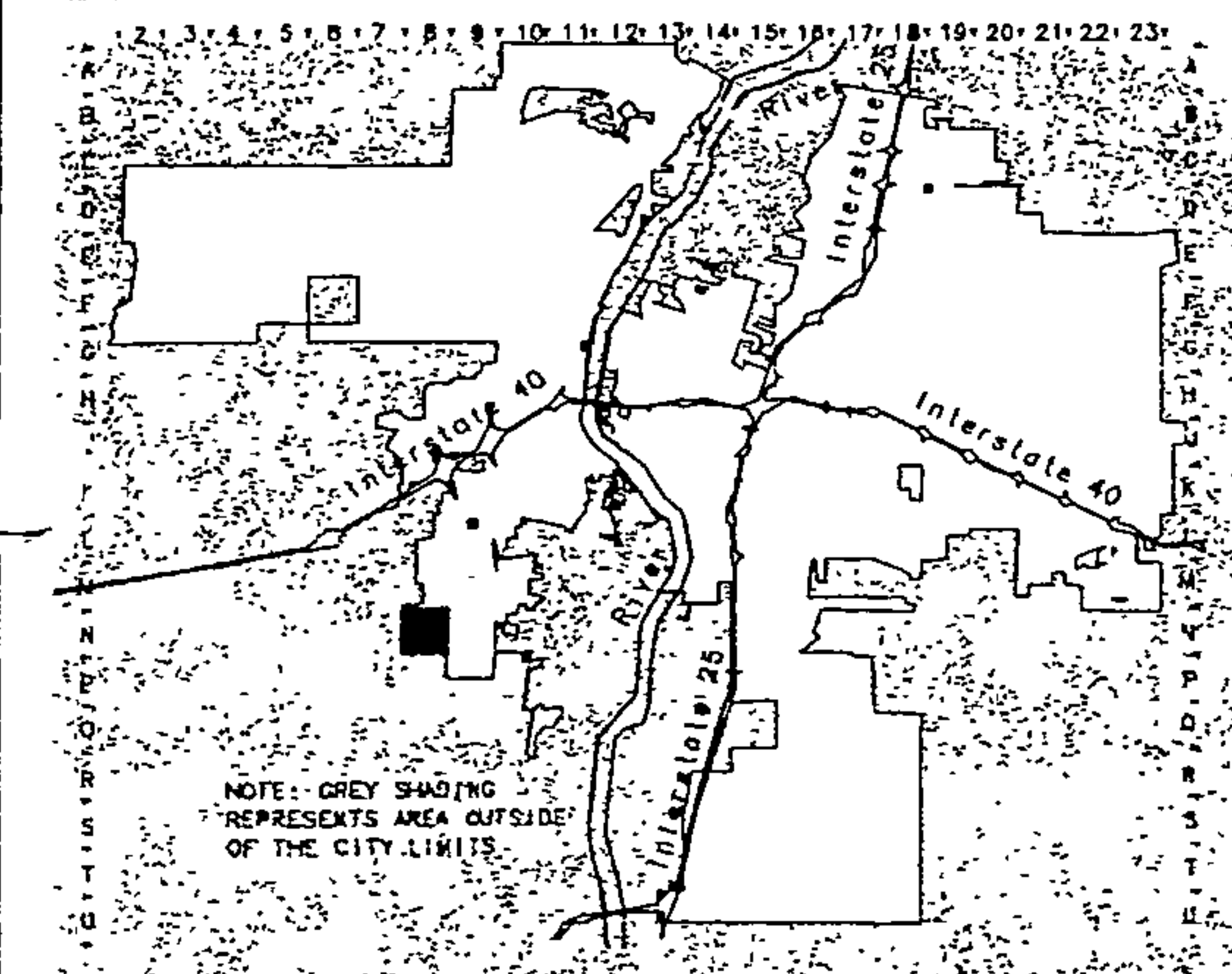


Form revised 3/03, 8/03 and 11/03

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 04DRB - 00179

[Signature] 2/9/04
 Planner signature / date

Project # 1002139



CITY OF
Albuquerque

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

© Copyright 2003



Zone Atlas Page


N-8-Z

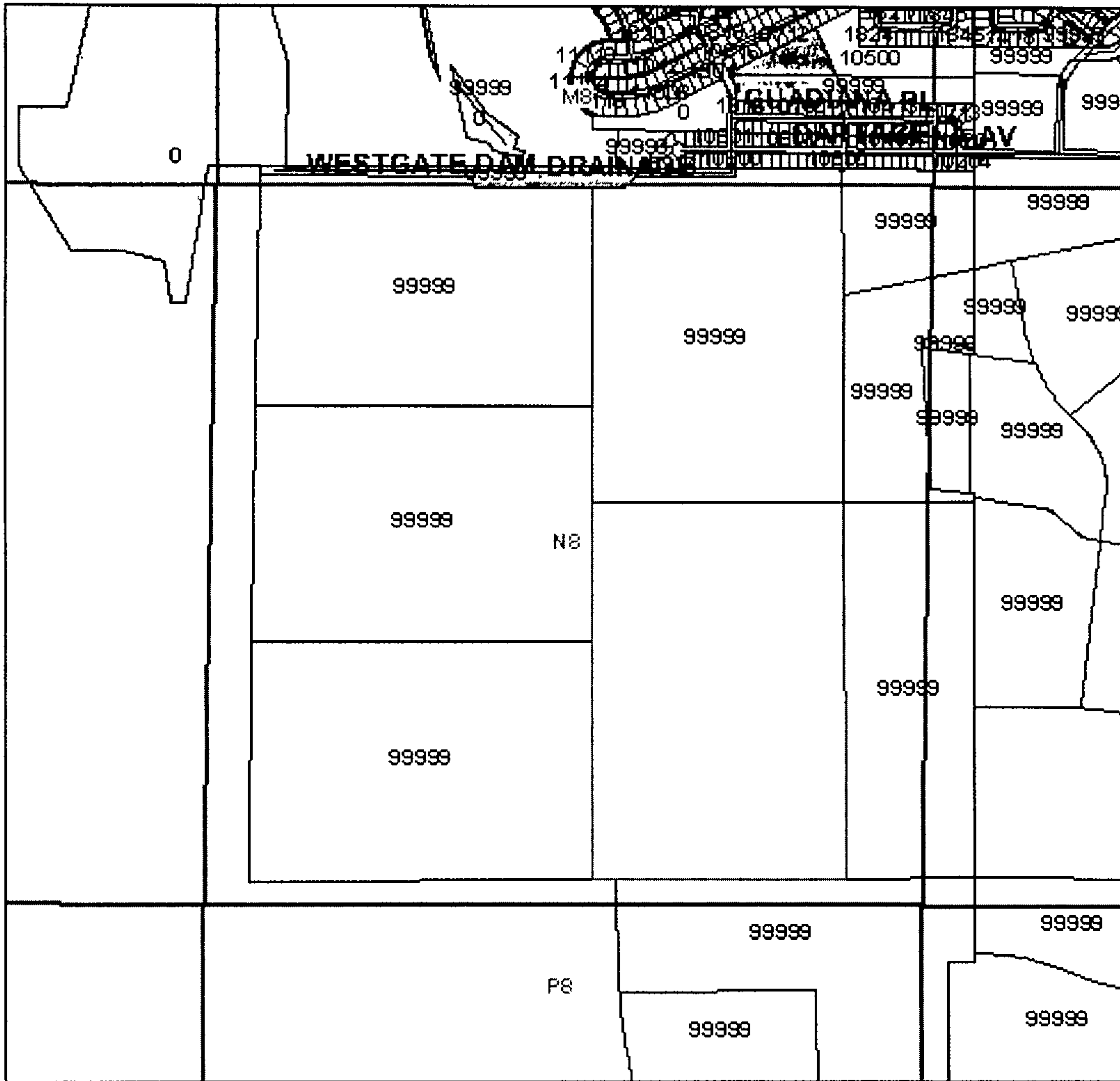
Map Amended through January 22, 2003

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Zoom In Id Address Id ZM Pan Zoom Out

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- 
- NBR BOUNDARY
- COMMUNITY PLAN
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS
- ZIP CODES
- COUNCIL DISTRICT
- FLOOD ZONES (dis)
- PARCELS Zoom Fur
- CONTROL STATION
- SENATE DIST.
- REPRESENTATIVE I
- COUNTY COMMISSI
- PARCEL ADDRESS
- CRIMINAL ACTIVIT
- PUBLIC FACILITIES
- LAND USE
- 1960 CITY LIMITS



ReDraw Screen

SHOW LOCATION M

SHOW 1999 AERIAI

GENERALIZED LAND USE


- Single Family Residential
- Multi Family Residential
- Commercial
- Parking & Structures
- Industrial
- Flood Control
- Public & Institutional
- Parks & Recreation
- Agriculture
- Vacant Land

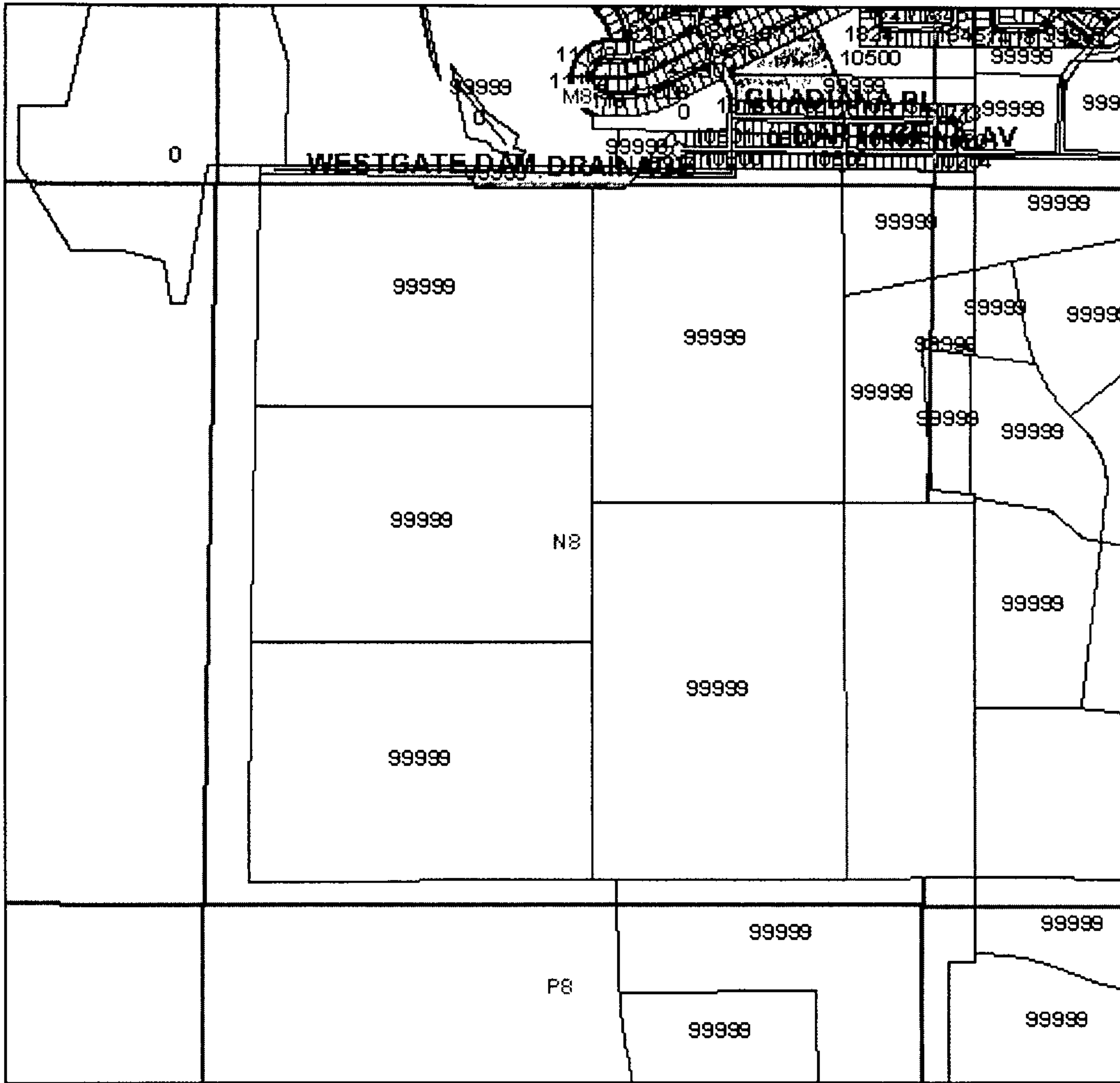
Selected Address: 99999 118TH ST SW
Zoning: R-1 Lot/Block/Subd: 2D , 0000 , RIO BRAVO PARTNERS
Council District/Name: ONE , GOMEZ County Commission: 2 Rep District/Sen District: 12 , 11
Nbr Assoc: Nothing Selected Voter Pct: 54
High Sch District: RIO GRANDE Mid Sch District: HARRISON Elem Sch District: NAVAJO
ZoneMap Page: N8 Jurisdiction: CITY
Police Beat: 158/WESTSIDE
Flood Zone: ZONE X
Comm Plan Area: SOUTHWEST MESA
UPC #: 100805433214030142
Owner Name: ARROYO VISTA NEW MEXICO LLC
Owner Street Address: 1880 SANTA BARBARA BLVD
Owner City/State/Zip: SAN LUIS OBISPO / CA / 93401 CA
 Note: Accuracy for Owner info cannot be guaranteed correct.
 Please check with the Bernalillo County Assessor for official data.

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Zoom In Id Address Id ZM Pan Zoom Out

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- 
- NBR BOUNDARY
- COMMUNITY PLAN
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS
- ZIP CODES
- COUNCIL DISTRICT
- FLOOD ZONES (dis)
- PARCELS Zoom Fur
- CONTROL STATION
- SENATE DIST.
- REPRESENTATIVE I
- COUNTY COMMISS
- PARCEL ADDRESS
- CRIMINAL ACTIVIT
- PUBLIC FACILITIES
- LAND USE
- 1960 CITY LIMITS



SHOW LOCATION M

SHOW 1999 AERIAI

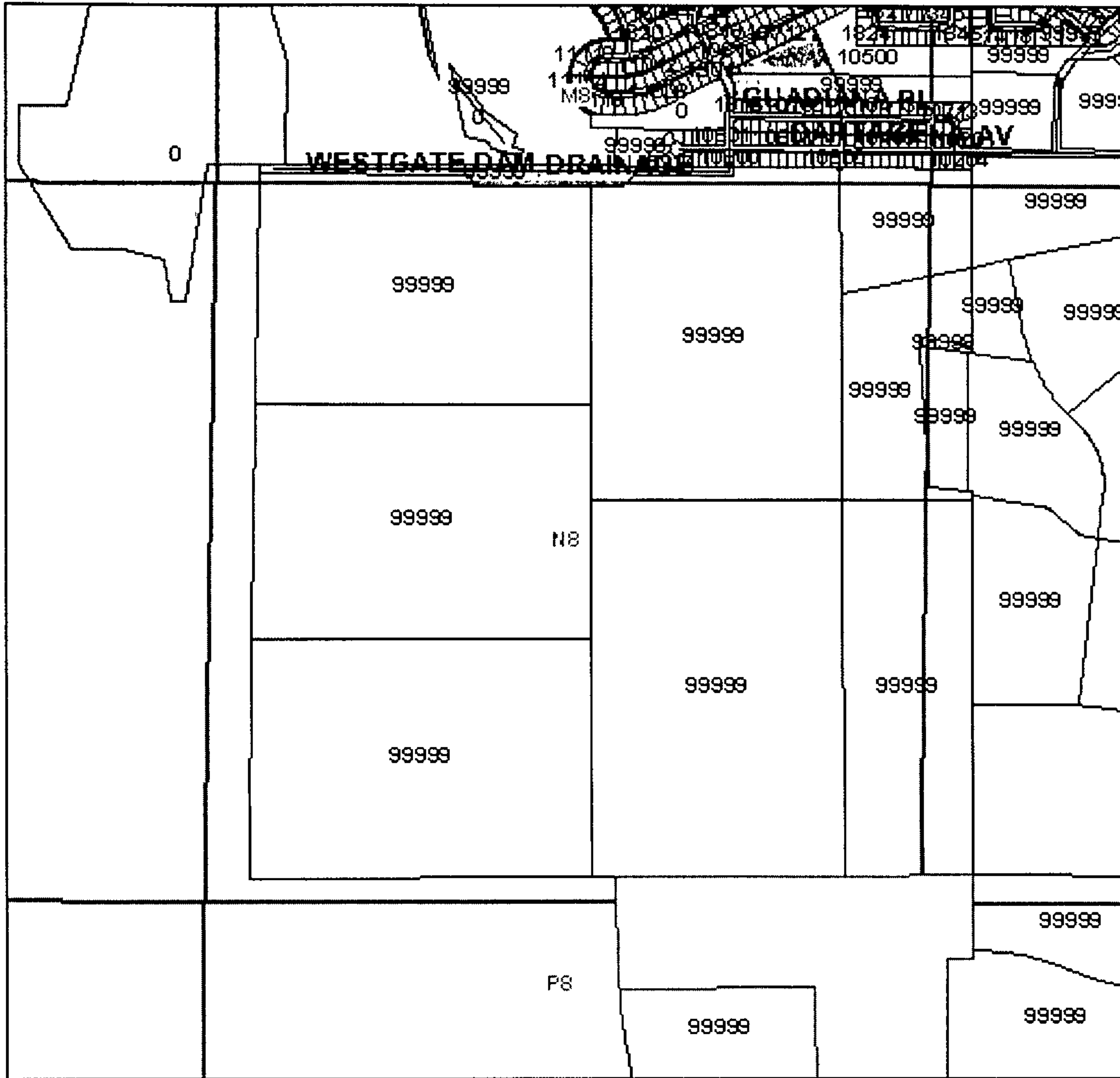
GENERALIZED LAND USE

- Single Family Residential
- Multi Family Residential
- Commercial
- Parking & Structures
- Industrial
- Flood Control
- Public & Institutional
- Parks & Recreation
- Agriculture
- Vacant Land


Selected Address: 99999 BLAKE RD SW
Zoning: SEE RIO BRAVO SECTOR PLAN **Lot/Block/Subd: B1 , 0000 , ROSNER TRACT**
Council District/Name: ONE , GOMEZ **County Commission: 2** **Rep District/Sen District: 12 , 11**
Nbr Assoc: Nothing Selected
Voter Pct: 54
High Sch District: RIO GRANDE **Mid Sch District: HARRISON** **Elem Sch District: NAVAJO**
ZoneMap Page: N8 **Jurisdiction: CITY**
Police Beat: 158/WESTSIDE
Flood Zone: ZONE A
Comm Plan Area: SOUTHWEST MESA
UPC #: 100805446922740130
Owner Name: CURB INC
Owner Street Address: 6301 INDIAN SCHOOL RD
Owner City/State/Zip: ALBUQUERQUE / NM / 87110 NM
 Note: Accuracy for Owner info cannot be guaranteed correct.
 Please check with the Bernalillo County Assessor for official data.

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Zoom In Id Address Id ZM Pan Zoom Out



LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- 
- NBR BOUNDARY
- COMMUNITY PLAN I
- WATER LINES
- SEWER LINES
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- LOT NUMBERS
- ZIP CODES
- COUNCIL DISTRICT
- FLOOD ZONES (dis
- PARCELS Zoom Fur
- CONTROL STATION
- SENATE DIST.
- REPRESENTATIVE I
- COUNTY COMMISS
- PARCEL ADDRESS
- CRIMINAL ACTIVIT
- PUBLIC FACILITIES
- LAND USE
- 1960 CITY LIMITS

ReDraw Screen

SHOW LOCATION M

SHOW 1999 AERIAI

GENERALIZED LAND USE

- Single Family Residential
- Multi Family Residential
- Commercial
- Parking & Structures
- Industrial
- Flood Control
- Public & Institutional
- Parks & Recreation
- Agriculture
- Vacant Land

Selected Address: 99999 DENNIS CHAVEZ BLVD SW

Zoning: R-LT Lot/Block/Subd: A , 0000 , ANDERSON HEIGHTS

Council District/Name: ONE , GOMEZ County Commission: 2

Rep District/Sen District: 12 , 11

Nbr Assoc: Nothing Selected

Voter Pct: 54

High Sch District: RIO GRANDE Mid Sch District: HARRISON

Elem Sch District: NAVAJO

ZoneMap Page: P8 Jurisdiction: CITY

Police Beat: Nothing Selected/WESTSIDE

Flood Zone: ZONE X

Comm Plan Area: SOUTHWEST MESA

UPC #: 100805326344510142

Owner Name: WESTLAND DEVELOPMENT CO INC

Owner Street Address: 401 COORS BLVD

Owner City/State/Zip: ALBUQUERQUE / NM / 87121 NM

Note: Accuracy for Owner info cannot be guaranteed correct.

Please check with the Bernalillo County Assessor for official data.



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

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

February 9, 2004

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

Re: Anderson Heights Subdivision

Dear Ms. Matson:

Enclosed herewith is a Sketch Plat of the referenced project, for your review. The property is currently vacant land that is to be developed into a single family residential project. Please see the attached drawing for the proper legal description.

Sanitary sewer is to drain to an interceptor stubbed out from the Anderson Hills Subdivision east of the site. Public water service from the city 2W zone will be looped through the site from the north.

Principal access to and from the site will be via 118th Street to the north where it connects to Gibson Blvd. Gibson is presently being extended to the west as a result of subdivision development by others. Any portion not extended by others will be finished by this project (temporary). The middle section of the project will consist of private streets with private access.

The site will drain to a detention pond located along the eastern boundary, just NW of the Anderson Hills Subdivision. Flows approaching the site from the west will be collected in the ponds along the power line running parallel to 118th Street. Various drainage easements now running through the site will have to be vacated with the platting action.

Zoning is R-D.

Several parks are proposed within the site, one of which will be private.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, PE
Vice President

JMM/bm

Enclosures

f:\a03080 anderson heights\sketch plat ltr



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

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

APPLICANT INFORMATION:

NAME: Westpac Investments, Inc. PHONE: 828-2200
 ADDRESS: P.O. Box 90606 FAX: 797-9539
 CITY: Albuquerque, STATE NM ZIP 87199 E-MAIL:
 Proprietary interest in site:
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: dmg@swcp.com

DESCRIPTION OF REQUEST: Sketch Plat Approval for a Major Subdivision : Rio Bravo West Phase I

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 Parcel 2-D, Rio Bravo Partners, Block: _____ Unit: _____
 Subdiv. / Addn. Town of Atrisco Grant
 Current Zoning: R-D Sam Proposed zoning: no change
 Zone Atlas page(s): N-8 No. of existing lots: 1 No. of proposed lots: 611
 Total area of site (acres): 108.1127 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? no
 UPC No. 100805433214030142 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd. SW
 Between: Coors Blvd SW and 118th St. SW

CASE HISTORY:

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

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

SIGNATURE Mark Goodwin 6/16/03 DATE
 (Print) Mark Goodwin, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 00983</u>	<u>Sketch</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>JUNE 25th '03</u>			Total \$ <u>0</u>
<input type="checkbox"/> F.H.D.P. fee rebate	<u>Mark Goodwin</u> <u>6/16/03</u>	Project # <u>1002739</u>		

Planner signature / date

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

Mark Godwin, PE Applicant name (print)
Mark Godwin 6/16/03 Applicant signature / date

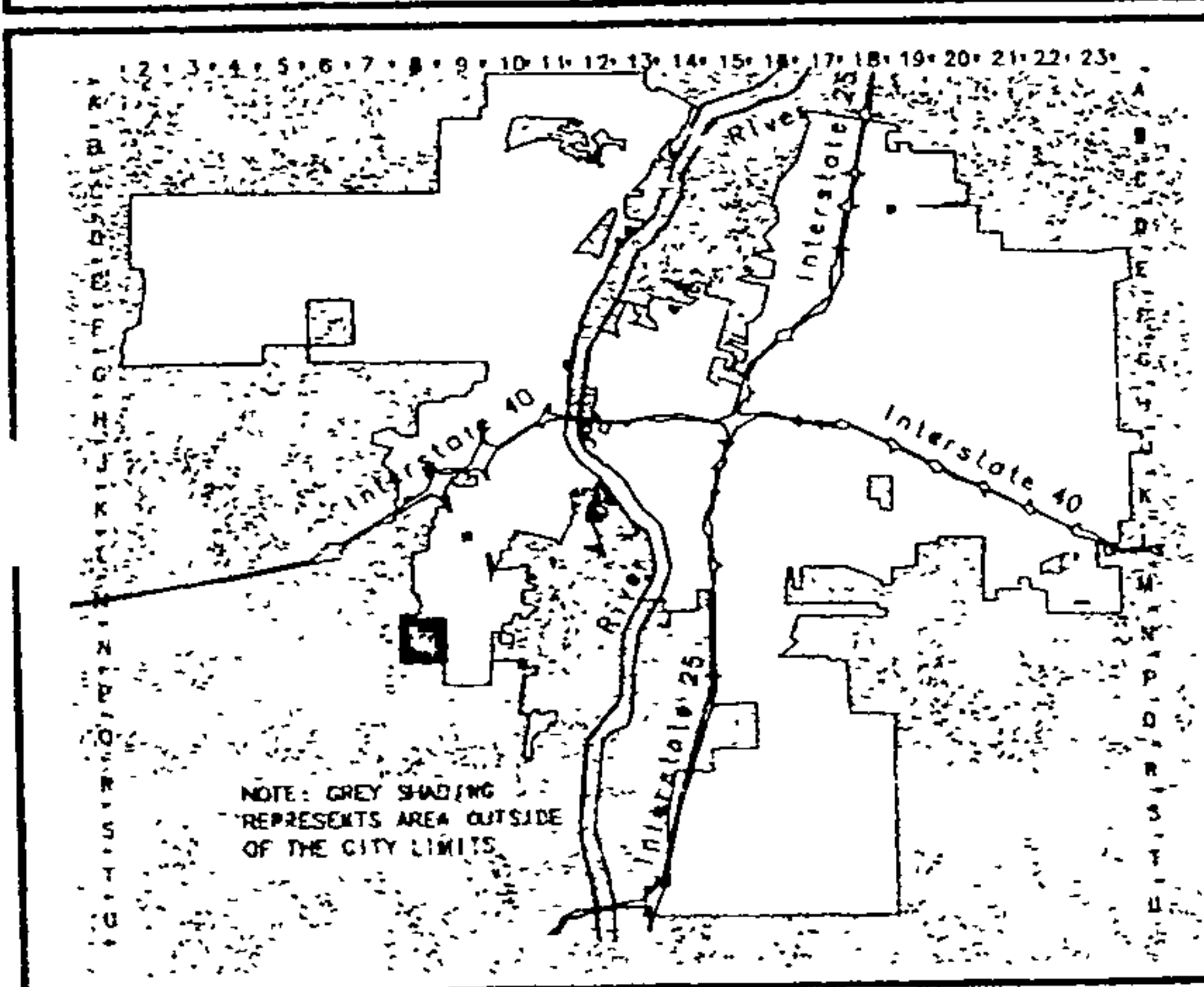
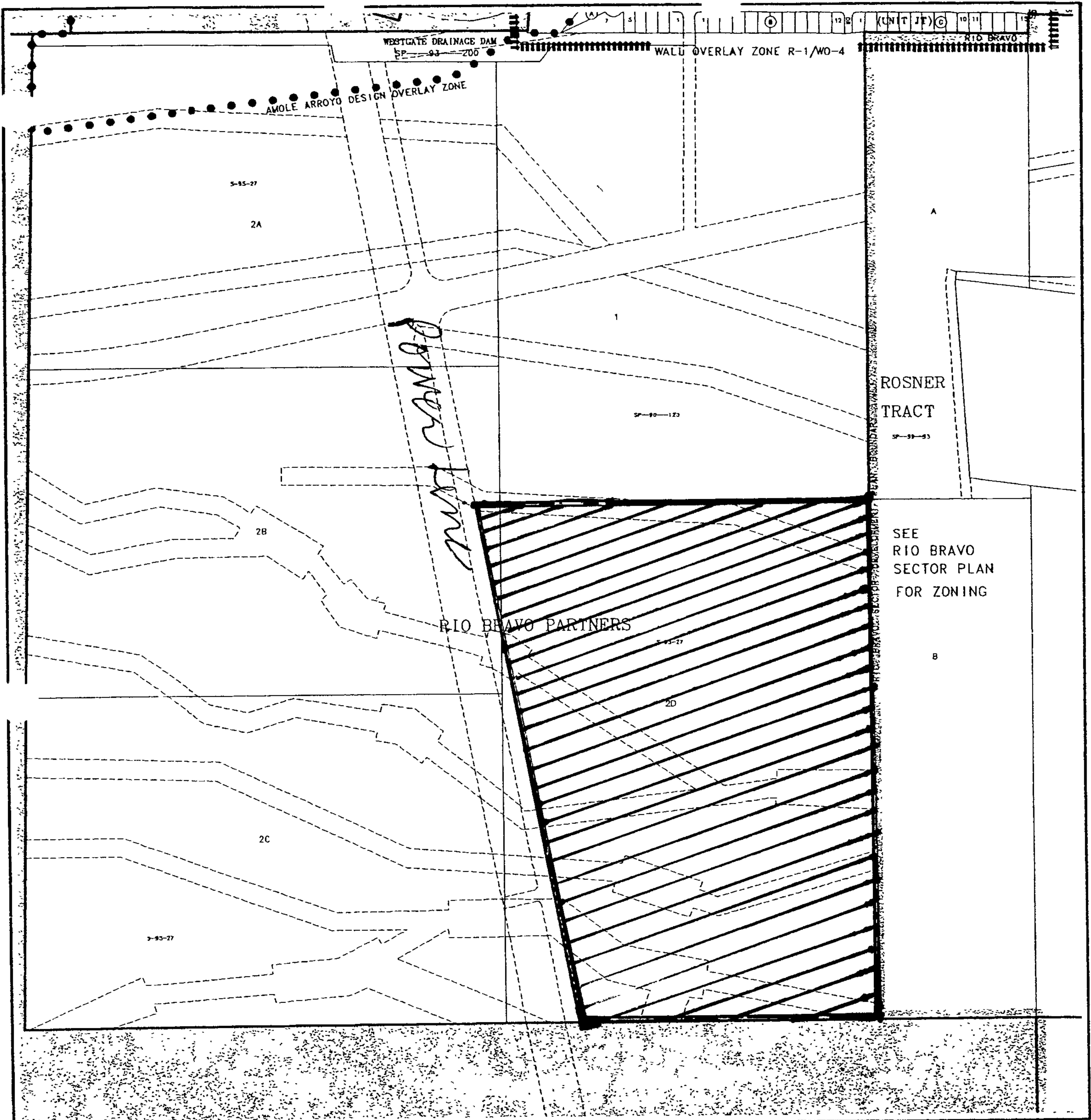


Form revised MARCH 2003

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

Application case numbers
03DRB- 00983

Robert 6/16/03 Planner signature / date
Project # 1002739



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

N-8-Z

Map Amended through January 22, 2003



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

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

May 22, 2003

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

Re: Rio Bravo West Phase I

Dear Ms. Matson:

Per the requirements of the DPM, we hereby submit a Sketch Plat for your review. The property is currently vacant land and would be developed into a single family residential project.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

A handwritten signature in black ink, appearing to read 'Mark Goodwin'. The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Mark Goodwin, PE
President

DMG/bm