Completed 2/28/05 CS

TRACT C

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00888 (FP)** Project # **1002743**

Project Name: **LA LUZ DEL OESTE**

Agent: Bordenave Designs Phone No.: 823-1344

Your request for (~~**SDP for SUB**~~), (**SDP for BP**), ~~(**FINAL PLATS**)~~, (**MASTER DEVELOP. PLAN**), was approved on 2/23/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ 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 1002743

19

TRACT C

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00888 (FP)** Project # **1002743**

Project Name: **LA LUZ DEL OESTE**

Agent: Bordenave Designs Phone No.: 823-1344

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 2/23/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ 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.** Okay
- ☒ **Copy of recorded plat for Planning.**

Project Number 1002743

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002743 **AGENDA ITEM NO: 19**

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:

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

ENGINEERING COMMENTS:

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

RESOLUTION: all signed

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: February 23, 2005

#19

2743

DXF Electronic Approval Form

DRB Project Case #: 1002743

Subdivision Name: LA LUZ DEL OESTE UNIT 4 LOTS C1 THRU C7

Surveyor: JEAN J BORDENAVE

Contact Person: JEAN J BORDENAVE

Contact Information: 823-1344

DXF Received: 2/23/2005 Hard Copy Received: 2/23/2005

Coordinate System: Ground rotated to NMSP Grid

Approved — Date: 2/23/05

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

AGIS Use Only

Copied cov **2743** to agiscov on **2/23/2005** Contact person notified on **2/23/2005**

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, January 4, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003172
05DRB-01845 Major-Two Year SIA

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)

Project # 1002247
05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

Project # 1002743
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

Project # 1003762
05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2 . . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004083 05DRB-01849 Major-Vacation of Pub Right-of-Way	RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)
Project # 1004456 05DRB-01817 Major-Preliminary Plat Approval 05DRB-01819 Minor-Temp Defer SDWK	BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-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, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 19, 2005.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)

Project # 1002247
05DRB-01815 Major-Vacation of Public Easements

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Project # 1002743
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

Project # 1003762
05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2 . . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 19, 2005.

TO SENDER
NOT KNOWN

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

UNITED STATES POSTAGE
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02 1A $ 00.37⁰
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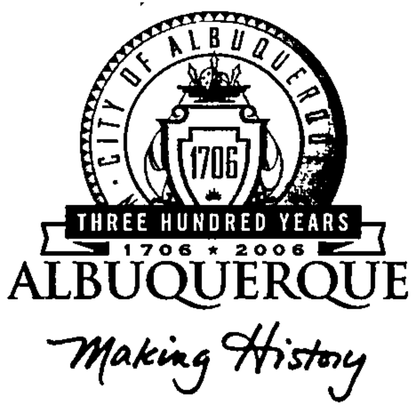

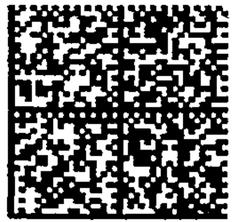

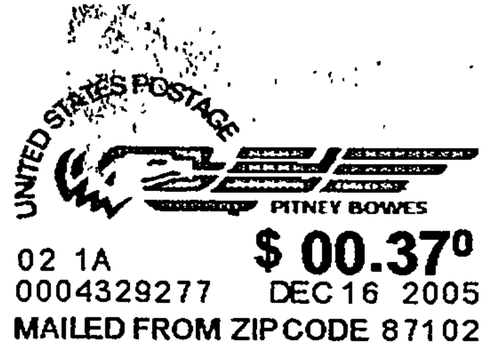

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101106125745020511

LYONS MICHAEL P
5116 VISTA DE LUZ NW
ALBUQUERQUE NM 87120

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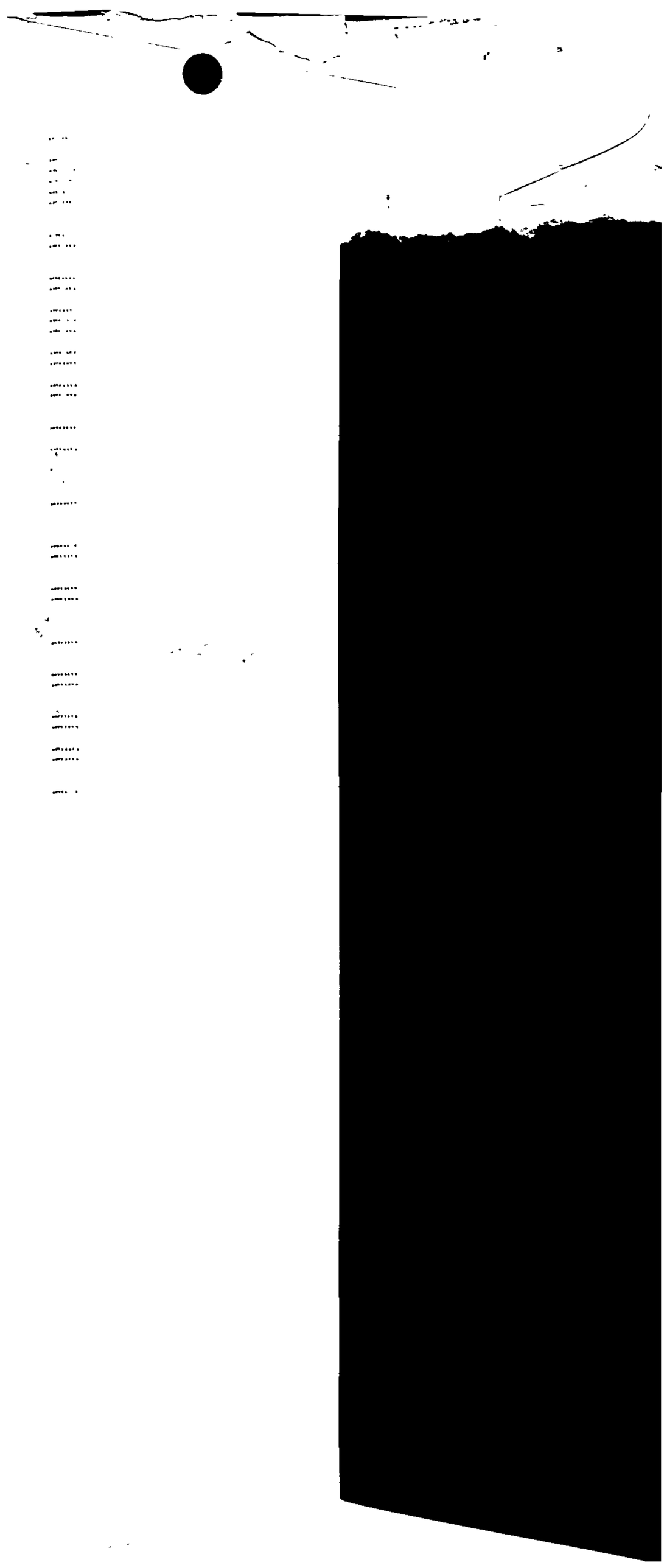
87120+1907-16 RO
87103/1293



DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 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 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: 1:30 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1001085**
   05DRB-00133 Major-Vacation of Public Easements

   ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 16 and 17, Block(s) B, Unit(s) 1, **ROSEWOOD SUBDIVISION,** zoned R-D, located on BLOSSOMWOOD PL NW between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: 03DRB00372, 01DRB00261] (J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1003905**
05DRB-00134 Major-Vacation of Public Easements

ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) B, Unit(s) 1, **SANDALWOOD SUBDIVISION,** zoned R-D, located on ALLWOOD NW NW, between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: DRB-95-287, SV-96-55, S-96-6] (J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003713**
05DRB-00147 Major-Vacation of Pub Right-of-Way
05DRB-00148 Minor-Prelim&Final Plat Approval
05DRB-00149 Minor-Sidewalk Variance

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. A SIDEWALK DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-00303 Minor-SiteDev Plan BldPermit

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] **[RUSSELL BRITO, EPC CASE PLANNER FOR MARY PISCITELLI]** (J-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR MINOR CORRECTIONS.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

9. **Project # 1003865**
05DRB-00304 Minor-SiteDev Plan BldPermit

DORMAN BREEN ARCHITECTS agent(s) for JAY PARKS request(s) the above action(s) for all or a portion of Lot(s) 22A, Block(s) 28, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND SELF STORAGE)** zoned SU-2 IP, located on OAKLAND AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan Subd/EPC
05DRB-00163 Minor-SiteDev Plan BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 2/9/05 & 2/16/05 & 2/23/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

05DRB-00160 Minor-Prelim&Final Plat Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] *[Deferred from 2/9/05 & 2/16/05 & 2/23/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

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

11. **Project # 1002928**
05DRB-00297 Major-Amnd Prelim Plat Approval
05DRB-00308 Major-Final Plat Approval

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS AT THE TRAILS,** zoned R-D, located on TREELINE AVE NW, between RAINBOW BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 19 acre(s).[REF: DRB04-00718] *[Deferred from 2/23/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

12. **Project # 1003417**
05DRB-00238 Minor-Amnd Prelim Plat Approval
05DRB-00237 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **MOUNTAIN TRAIL SUBDIVISION, UNIT 3**, zoned R-D, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671, 04DRB01056, 04DRB01057, 04DRB01058, 04DRB01232] (B-19) **AMENDED PRELIMINARY PLAT WAS APPROVED. AMENDED INFRASTRUCTURE LIST DATED 2/23/05 WAS APPROVED. FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

13. **Project # 1003759**
05DRB-00294 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, MRGCD MAP 31, (to be known as **LANDS OF KEN BALIZER,** zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB01702] (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

4. **Project # 1003703**
05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES)** zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] *[Deferred from 2/23/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

5. **Project # 1001031**
05DRB-00140 Major-Vacation of Public Easements

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F, **SANDIA SCIENCE AND TECHNOLOGY PARK,** zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 10 acre(s). [REF: 01DRB00788, 03DRB01848] (M-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00298 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F-1 & F-2, **SANDIA SCIENCE AND TECHNOLOGY PARK,** zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 11 acre(s). [REF: DRB 1001031, 01DRB00788, 05DRB00140] (M-21) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AIDS DXF AND THE 15-DAY APPEAL PERIOD.**

6. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub Right-of-Way
05DRB-00121 Major-Preliminary Plat Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05 & 2/23/05]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

7. **Project # 1003790**
05DRB-00085 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s).[REF:04DRB01790] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS ON THE REVISIONS OF THE SITE PLAN.**

05DRB-00165 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WS APPROVED WITH THE CONDITION: THE AMAFCA BOARD SHALL ALSO VACATE THIS EASEMENT AND THE DEVELOPER SHALL ENTER INTO A TURN-KEY AGREEMENT WITH AMAFCA FOR THE MAINTENANCE OF THE CHANNEL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

8. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04, 1/26/05 & 2/9/05 & 2/16/05 & 2/23/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

14. **Project # 1003761**
05DRB-00210 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

15. **Project # 1003420**
05DRB-00295 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR ESTATES LLC request(s) the above action(s) for all or a portion of Tract(s) B-2 UNIT 3, VOLCANO CLIFFS, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 5 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1000081**
05DRB-00305 Minor-Prelim&Final Plat Approval

TIERRA WEST agent(s) for RSF LAND & CATTLE CO LLC request(s) the above action(s) for all or a portion of Tract(s) B3D, **COTTONWOOD CORNERS,** zoned SU-1 IP, located on COORS BLVD BYPASS NW, between ELLISON DR NW and NM 528 NW containing approximately 6 acre(s).[REF: 00DRB00276, 04AA01343] (A-13/A-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NEW MEXICO UTILITIES SIGNATURE AND A COPY OF AN AMENDED SITE PLAN TO MAKE SURE IT MATCHES THE PLAT.**

17. **Project # 1002506**
05DRB-00306 Minor-Final Plat Approval

TIERRA WEST agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C,12A and 12B, PORTION OF BLACK RANCH, (to be known as **BLACK FARMS ESTATES, UNITS 1 & 2,** zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 67 acre(s). [REF: 04DRB00637, 03EPC00501] (C-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR AMAFCA'S SIGNATURES.**

18. **Project # 1002639**
05DRB-00307 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) A, **TREMENTINA SUBDIVISION,** zoned R-D, located on VIA CONTENTA NE, between WYOMING NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 03DRB-00717, 03DRB-00719, 03DRB-00720, 03DRB-00721, 03DRB-00722, 03DRB02026] *[Deferred from 2/23/05]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

19. **Project # 1002743**
04DRB-00888 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s).[REF:Z-03-01007, 03DRB00989]*[Final Plat was Indef Deferred for SIA 6/16/04] [Deferred from 2/9/05 & 2/16/05]* (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1001934**
05DRB-00292 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for WILLIAM RIORDAN & PATRICK NAPOLEONE request(s) the above action(s) for all or a portion of Tract(s) 4C-4G, **ALVARADO GARDENS, UNIT 1,** zoned RA-2, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 02DRB00697, 02DRB01863, 02DRB01866, 04DRB01471] (G-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

21. **Project # 1000795**
05DRB-00302 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for JOHN & NADINE MINER request(s) the above action(s) for all or a portion of Lot(s) 24, **ALVARADO GARDENS, UNIT 1,** zoned RA-2, located on MATTHEW AVE NW, between RIO GRANDE BLVD MW and 12TH ST NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003971**
05DRB-00293 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for LUBRICAR INC request(s) the above action(s) for all or a portion of Tract(s) A & B, **ROBERT H MOTT ADDITION,** zoned C-2, located on 4TH ST NW, between GENE AVE NW and GAVILAN PL NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003975**
05DRB-00301 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION (to be known as **ZUNI TOWNHOMES)** zoned 0-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s).[REF:ZA-78-377]K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003973**
05DRB-00299 Minor-Sketch Plat or Plan

ISAACSON AND ARFMAN agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of **TRACT 7**, **THE TRAILS UNIT 2,** zoned R-D, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE NW containing approximately 15 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1003974**
05DRB-00300 Minor-Sketch Plat or Plan

ISAACSON AND ARFMAN, P.A. agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of **TRACT 5, THE TRAILS UNIT 2,** zoned R-D, located on OAKRIDGE ST NW, between TREELINE NW and UNIVERSE BLVD NW containing approximately 6 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Approval of the Development Review Board Minutes for February 2, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 2, 2005 WERE APPROVED.**

ADJOURNED: 1:30 P.M.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 16, 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 Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 a.m. Adjourned: 11:45 a.m.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000126**
   05DRB-00099 Major-Two Year SIA
   05DRB-00100 Minor-Ext of SIA for Temp Defer SDWK

   CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 2, 3, 11, 12 and 13, **SAUVIGNON, UNIT 1,** zoned R-1, located on SAN ANTONIO NE, between SKY VALLEY WAY NE and LOWELL ST NE containing approximately 16 acre(s). [REF: 02DRB00032, 03DRB00016] (E-22) **THE TWO-YEAR SIA WAS WITHDRAWN AT THE AGENT'S REQUEST. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

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

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

3. **Project # 1000508**
05DRB-00093 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) B1A, **TOWNE PARK PLAZA,** zoned SU-1, C-1, located on EUBANK BLVD NE, between I-40 and CHICO RD NE containing approximately 18 acre(s). [REF: Z-98-114, DRB-90-289, 00EPC01182, 02DRB01528, 02DRB01529, 02AA01605] (K-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION OF FINAL PLAT: RELOCATED WATER LINE MUST BE IN PLACE PRIOR TO FINAL PLAT APPROVAL.**

4. **Project # 1002960**
05DRB-00108 Major-Vacation of Pub Right-of-Way
05DRB-00109 Major-Preliminary Plat Approval
05DRB-00110 Minor-Sidewalk Waiver
05DRB-00111 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) K, SUNDORO SOUTH, UNIT 1, (to be known as **SUNDORO SOUTH, UNIT 2,** zoned SU-2 FOR RLT, located on 98TH STREET NW, between LADERA DR NW and I-40 containing approximately 6 acre(s). [REF: 04DRB01006, 04DRB01007] (J-8/J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/16/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROPERTY SHALL BE EXCHANGED WITH NMDOT. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003285**
05DRB-00105 Major-Preliminary Plat Approval
05DRB-00106 Major-Vacation of Pub Right-of-Way
05DRB-00112 Minor-Sidewalk Waiver
05DRB-00107 Major-Vacation of Public Easements
05DRB-00113 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B-24 through B-28, TOWN OF ATRISCO GRANT UNIT 5 (to be known as **SUNDORO SOUTH, UNIT 6**) zoned SU-2 RLT, located on ENDEE RD NW, between 90TH STREET NW and 94TH STREET NW containing approximately 23 acre(s). [REF: 04DRB01689, 04DRB01690, 04DRB01691, 04DRB01692, 04DRB01693] [Listed under Project #1003606 in error] (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: SILICA AVENUE SHALL BE DEDICATED AS A 44-FOOT RIGHT-OF-WAY TO THE WESTERN BOUNDARY. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003360**
05DRB-00115 Major-Vacation of Public Easements
05DRB-00116 Minor-Prelim&Final Plat Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER,** zoned SU-1 special use zone, located on GLENRIO RD NW, between 56TH ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: ZA-77-179] (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD.**

7. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub Right-of-Way
05DRB-00121 Major-Preliminary Plat Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

8. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04, 1/26/05 & 2/9/05 & 2/16/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

9. **Project # 1001440**
05DRB-00026 Major-SiteDev Plan BldPermit

BOB BOGAN agent(s) for RICHARD RODRIGUEZ request(s) the above action(s) for all or a portion of Tract(s) D-3A, **COORS CENTRAL NORTH PLAZA,** zoned SU-I, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). *[Deferred from 2/2/05]* (K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CORRECT WATER AND SEWER SERVICE LINE SIZES AND SHOW METER LOCATION AND SIZE AND PLANNING FOR 15-DAY APPEAL PERIOD AND COMMENTS IN FILE.**

10. **Project # 1003790**
05DRB-00085 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s).[REF:04DRB01790] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00165 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

11. **Project # 1003929**
05DRB-00205 Minor-SiteDev Plan BldPermit

SANDERS AND ASSOCIATES ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 42, **ALAMEDA BUSINESS PARK,** zoned SU-2 FOR IP-EP USES, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223, PROJ-1000624] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS ON COMMENT SHEET AND TO PLANNING TO ADD ROOF LANGUAGE ON 2/11/05 LETTER ONTO SITE PLAN FOR BUILDING PERMIT AS A NOTE.**

12. **Project # 1002529**
05DRB-00212 Minor-SiteDev Plan Subd/EPC
05DRB-00213 Minor-SiteDev Plan BldPermit/EPC
05DRB-00214 Minor-Amnd Prelim Plat Approval

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, a partition of BLACK RANCH (to be known as **CAS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC01840, 04EPC01841, 04EPC01843, 04DRB01060, 04DRB01059, 04DRB01374] **[Makita Hill, EPC Case Planner]** (B-13/B-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION: A PUBLIC SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK NEEDS TO BE ADDED. THE AMENDED INFRASTRUCTURE LIST DATED 2/16/05 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

13. **Project # 1003646**
05DRB-00114 Minor-SiteDev Plan BldPermit

PAULA DAL SANTO request(s) the above action(s) for all or a portion of Lot(s) 1-B-5, Block(s) 1, **VIDAS SUBDIVISION,** zoned SU-1 C-3, located on PROSPECT NE, between SAN MATEO NE and WASHINGTON NE containing approximately 19 acre(s). [REF: 04EPC01336] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 2/2/05]* (H-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan Subd/EPC
05DRB-00163 Minor-SiteDev Plan BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 2/9/05 & 2/16/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00160 Minor-Prelim&Final Plat Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] *[Deferred from 2/9/05 & 2/16/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

15. **Project # 1003764**
05DRB-00208 Minor-SiteDev Plan BldPermit/EPC

SMPC ARCHITECTS agent(s) for HOPE EVANGELICAL FREE CHURCH request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **HOLIDAY PARK SUBDIVISION**, zoned SU-1 Church & Related, located on JUAN TABO BLVD NE, between MANITOBA ST NE and BAJA DR NE containing approximately 4.6 acre(s). **[Stephanie Shumsky, EPC Case Planner]** (F-22) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATIONS AND TRANSPORTATION DEVELOPMENT FOR PARKING BUMPERS, RESCIND TCL AND 3 COPIES OF SITE PLAN FOR BUILDING PERMIT.**

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

16. **Project # 1003874**
05DRB-00199 Minor-Subd Design (DPM)
Variance

ISAACSON & ARFMAN, PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-E, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB-01892, 04DRB-00717, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00126] (N-8) **A SUBDIVISION DESIGN VARIANCE FOR BLOCK LENGTH WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

17. **Project # 1003932**
05DRB-00215 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for TRICOR REFERENCE LABS request(s) the above action(s) for all or a portion of Tract(s) D-1-A, **GATEWAY SUBDIVISION,** zoned SU-2 FOR C-3, located on WOODWARD PL NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 10 acre(s). [REF: 02DRB01516] (J-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND CHECK FOR LINEOUT NOTE.**

18. **Project # 1000849**
05DRB-00211 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 61, 62 and 63, **BREEZE AT MOUNTAIN GATE,** zoned SU-1, PRD,C-1, SC, located on FOUR HILLS RD SE, between WENONAH AVE SE and SHAFFER CT SE containing approximately 1 acre(s). [REF: 03DRB-02074] (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003761**
05DRB-00210 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

20. **Project # 1002743**
04DRB-00888 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s).[REF:Z-03-01007, 03DRB00989]*[Final Plat was Indef Deferred for SIA 6/16/04] [Deferred from 2/9/05 & 2/16/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

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

21. **Project # 1003931**
05DRB-00209 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for THOMAS AND BETTS request(s) the above action(s) for all or a portion of Tract(s) A, **ATRISCO BUSINESS PARK, UNIT 1,** zoned SU-1 Planned Industrial Park, located on BLUEWATER RD NW, between AIRPORT DR NW and COORS BLVD NW containing approximately 40 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003928**
05DRB-00203 Minor-Sketch Plat or Plan

SURVEY'S SOUTHWEST agent(s) for JIM MOCHO request(s) the above action(s) for all or a portion of Lot(s) 16-D, **TOHATCHI ADDITION** and Lot(s) 12, Block(s) C, **J. M. MOORE REALTY CO'S 3RD ADDITION**, zoned R-1, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 2 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003930**
05DRB-00206 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LANDS OF BRACKSON A. COURSON,** zoned RD, located on 64TH ST NW, between MILNE RD NE and containing approximately 4 acre(s). [REF: 03DRB-02074] (G-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for January 26, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 26, 2004 WERE APPROVED.**

ADJOURNED: 11:45 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002743 **AGENDA ITEM NO: 20**

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:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 2-23-05 X; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 16, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

2/23/05

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002743 **AGENDA ITEM NO: 20**

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:

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

ENGINEERING COMMENTS:

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

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: February 16, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

5. **Project # 1003594**
05DRB-00086 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION, UNIT 1)** zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199, 04DRB01444, 04DRB01445, 04DRB01446, 04DRB01447, 05DRB00166] (B-8/B-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00166 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION, UNIT 1)** zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199, 04DRB01444, 04DRB01445, 04DRB01446, 04DRB01447, 05DRB00086] (B-8/B-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, ADJUSTMENT ON PLAT, QUIT CLAIM DEED AND TO FIX TRACT B AND TO PLANNING FOR 15-DAY APPEAL PERIOD.**

6. **Project # 1003471**
05DRB-00083 Major-Vacation of Pub Right-of-Way
05DRB-00084 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A,** zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1003790**
05DRB-00085 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s).[REF:04DRB01790] *[Deferred from 2/9/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] *[Deferred from 2/9/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

05DRB-00165 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] *[Deferred from 2/9/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

8. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION,** located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] *[Deferred from 12/1/04, 12/15/04, 1/12/05 & 2/9/05]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 9, 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 Development
David Flores, 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: 12:55 p.m.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003673**
   05DRB-00028 Major-Vacation of Pub Right-of-Way
   05DRB-00029 Major-Vacation of Public Easements

   RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). *[Deferred from 2/2/05]* (C-20) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS OF FINAL PLAT.**

2. **Project # 1003585**
05DRB-00087 Major-Vacation of Pub Right-of-Way
05DRB-00088 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**) zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17) **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.**

3. **Project # 1003585**
04DRB-01958 Major-Preliminary Plat Approval

RIO GRANDE ENGINEERING agent(s) for PHILLIP RABY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 and 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES,** zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 04DRB01168] *[Deferred from 1/12/05]* (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/04 THE PRELIMINARY PLAT WAS APPROVED.**

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

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04,9/8/04,10/6/04 & 11/3/04 & 1/12/05]* (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

9. **Project # 1003874**
05DRB-00032 Major-Preliminary Plat Approval
05DRB-00033 Major-Vacation of Public Easements
05DRB-00034 Minor-Sidewalk Waiver
05DRB-00035 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-A, 16-B, 16-C and 16-E, RIO BRAVO PARTNERS, (to be known as **EL RANCHO GRANDE, UNIT 16**) zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB01891, 04DRB01892, 04DRB00717) *[Deferred from 2/2/05]* (N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE APPLICANT MUST SUBMIT A SDV FOR BLOCK LENGTH. THE VACATION WAS APPROVED A SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-00126 Minor-SiteDev Plan Subd

ISAACSON AND ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 1, RIO BRAVO PARTNERS, to be known as **EL RANCHO GRANDE, UNIT 16,** zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF:04DRB01891,04DRB01892,04DRB00717,05DRB00032, 05DRB00033,05DRB00034, 05DRB00035] *[Deferred from 2/2/05]* (N-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002632**
04DRB-01991 Major-Preliminary Plat Approval
04DRB-01992 Major-Vacation of Pub Right-of-Way
04DRB-01993 Major-Vacation of Public Easements
04DRB-01994 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1,** zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] *[Deferred from 1/26/05 & 2/2/05]* (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: REPLAT TRACT 5 TO DEDICATE PUBLIC ROADWAY EASEMENT. 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.**

11. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04, 1/26/05 & 2/9/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

12. **Project # 1003688**
05DRB-00164 Minor- Amended SiteDev Plan BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for NEW MEXICO UTILITIES INC request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS,** zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between WOODMONT AVE NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 04EPC01832, 04EPC01833, 04DRB01463] **[Elvira Lopez, EPC Case Planner]** (C-9) **AN AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS BY ELVIRA LOPEZ.**

13. **Project # 1000816**
05DRB-00005 Minor-SiteDev Plan Bld/Permit/EPC

TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK,** zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] **[Chris Hyer, EPC Case Planner]** *[Deferred from 1/12/05, 1/19/05, 1/26/05 & 2/2/05]* (M-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE AND THREE COPIES OF THE SITE PLAN FOR BUILDING PERMIT.**

14. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan Subd/EPC
05DRB-00163 Minor-SiteDev Plan BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 2/9/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

05DRB-00160 Minor-Prelim&Final Plat Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] *[Deferred from 2/9/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

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

15. **Project # 1002134**
05DRB-00142 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, P.A. agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 AND U-6, **VISTA DEL NORTE SUBDIVISION,** zoned SU-1 FOR IP, located on EL PUEBLO RD NE AND LAS LOMITAS NE between EDITH BLVD NE and JEFFERSON BLVD NE containing approximately 31 acre(s). [REF: Z-87-113] (D-16) **TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1003696**
05DRB-00096 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] *[Deferred from 1/26/05 & 2/2/05]* (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

17. **Project # 1003685**
05DRB-00127 Major-Final Plat Approval
05DRB-00128- Minor-Subd Design (DPM) Variance

BOHANNAN HUSTON INC. agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST,** zoned R-LT, located on VENTANA RIDGE RD NW, between VENTANA WEST PARKWAY NW and containing approximately 30 acre(s). [REF: 04DRB01448, 04DRB01449, 04DRB01450, 04DRB01451, 04DRB01304,04DRB01814] *[Deferred from 2/2/05]* (B-8) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED FOR MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

18. **Project # 1002074**
05DRB-00157 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING INC agent(s) for KEN HIGHTOWER, SAUVIGNON HOME OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Tract(s) C, **SAUVIGNON SUBDIVISION, UNIT 2,** zoned R-D residential and related uses zone, developing area, located on BERINGER LN NE, between SAN ANTONIO NE and ACADEMY NE containing approximately 5 acre(s). [REF: S-99-140, 02AA01018, Project #1000126] (E-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL.**

19. **Project # 1003907**
05DRB-00136 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GERALD HAMILTON request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, UNIT 3,** zoned O-1, located on MONTANO RD NW, between WHITEMAN DR NW and PICTURE ROCK NW containing approximately 1 acre(s). [REF: DRB-98-361, V-98-97] (E-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECIPROCAL CROSS-LOT DRAINAGE EASEMENT.**

20. **Project # 1002743**
04DRB-00888 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s).[REF:Z-03-01007, 03DRB00989]*[Final Plat was Indef Deferred for SIA 6/16/04] [Deferred from 2/9/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

21. **Project # 1002584**
05DRB-00168 Minor-Prelim&Final Plat Approval

WILSON & COMPANY agent(s) for LOVELACE SANDIA request(s) the above action(s) for all or a portion of Tract(s) 1A and 2A, **ST. JOSEPH'S WEST MESA HOSPITAL**, PARADISE HEIGHTS, UNIT 1, zoned SU-1 FOR HOSPITAL, located on GOLF COURSE RD NW, between GOLF COURSE RD NW and MCMAHON BLVD NW containing approximately 21 acre(s). [REF: 04DRB01375,AA0300579,04EPC00696,04DRB01068, 04AA01458] (A-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO DEFINE ACCESS EASEMENT, RECORDING INFORMATION AND PARKING ISSUE AND TO PLANNING FOR AGIS DXF FILE AND NMU INC SIGNATURE.**

22. **Project # 1003913**
05DRB-00167 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for PETERSON - FOX, LLC request(s) the above action(s) for all or a portion of Tract(s) C-1 and C-2, **LAND OF TIJERAS PLACE IMPROVEMENT,** zoned C-2, located on SAN PEDRO SE, between CENTRAL AVE SE and ZUNI SE containing approximately 2 acre(s). (K-18) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

23. **Project # 1003904**
05DRB-00132 Minor-Sketch Plat or Plan

ANASTASIA WOLFE agent(s) for RANDY DURSRY request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) 4, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned RD, located on WYOMING NE, between ALAMEDA NE and WILSHIRE NE containing approximately 1 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. ADJOURNED: 12: 55 P.M.

Bordenave Designs

#20

February 9, 2005

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: Claire Senova
Re: La Luz del Oeste, Unit 4, Tract C
DRB Project #1002743

The subject project is No. 20 on today's DRB Agenda. Due to unforeseen circumstances I am asking that the case be deferred.

It is anticipated that the current situation will be resolved before this time next week. Therefore, I ask that the case be put on the DRB Agenda for February 16, 2005.

Thank you for your patience and assistance in this matter.

Sincerely,

Jean J (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002743 **AGENDA ITEM NO: 20**

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:

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

ENGINEERING COMMENTS:

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

RESOLUTION: 2-16-05

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 9, 2005

CITY OF ALBUQUERQUE

2/16/05

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002743 **AGENDA ITEM NO: 20**

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:

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

ENGINEERING COMMENTS:

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

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: February 9, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 16, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

Adjourned: 12:55 P.M.

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

1. **Project # 1002002**
   04DRB-00803 Major-Vacation of Public Easements
   04DRB-00805 Minor-Prelim&Final Plat Approval

   ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO,** zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743] (E-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/02 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. FINAL PLAT WAS INDEFINITELY DEFERRED.**

2. **Project # 1002397**
   04DRB-00798 Major-Vacation of Public Easements
   04DRB-00797 Minor-Vacation of Private Easements

   TIERRA WEST, LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF TAYLOR - MARTIN L.,** zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 04DRB-00762] (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
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MAILED FROM ZIP CODE 87102

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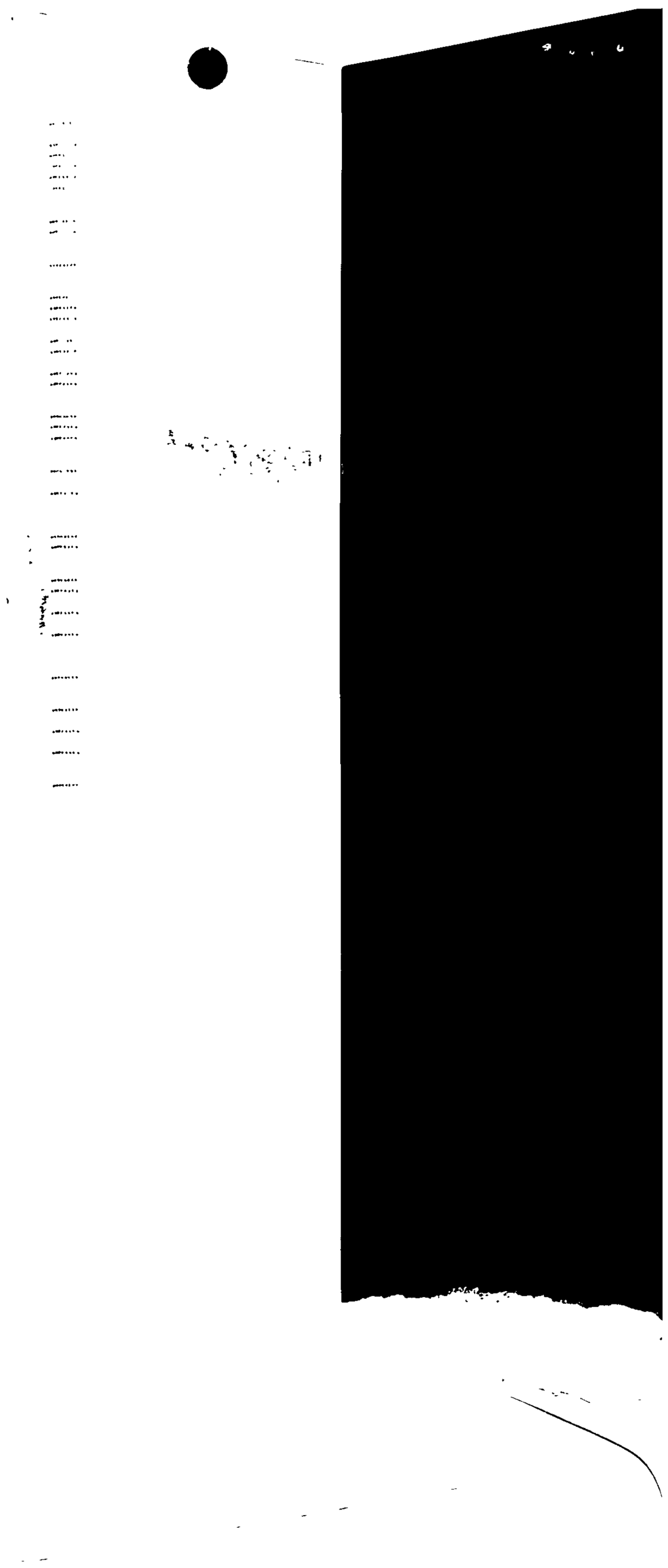

3. **Project # 1003236**
04DRB-00802 Major-Vacation of Public Easements
04DRB-00801 Major-Preliminary Plat Approval
04DRB-00799 Minor-SiteDev Plan Subd/EPC
04DRB-00800 Minor-SiteDev Plan BldPermit/EPC
04DRB-00804 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA,** zoned SU-1 special use zone, for PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150] *(Deferred from 6/16/04)* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

4. **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) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL PLAT DELEGATED TO PLANNING FOR AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD AND TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

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

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2,** zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **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) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/3/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE**

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) **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 CONDITION. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. 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) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

8. **Project # 1002792**
04DRB-00896 Minor-SiteDev Plan Subd
04DRB-00897 Minor-SiteDev Plan BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agent(s) for TRUST OF ALBERT & MARY BLACK (JOHN BLACK), request(s) the above action(s) for all or a portion of Tract(s) 14A &14B, **BLACK RANCH,** zoned SU-1 FOR C3 (Restaurant w/full service liquor) & SU-1 FOR 0-1, located on COORS BLVD NW, between SEVEN BAR LOOP NW and ALAMEDA BLVD NW containing approximately 10 acre(s). REF: 04DRB-00184, 03DRB-01945,03DRB-1946,03DRB-02884 ,03DRB017880,03EPC02037,03EPC02036, 03EPC02034, 0EPC02035, 3EPC01085, 03EPC01086, 0AA00222] **[Debbie Stover, EPC Case Planner]** *(Deferred from 6/16/04) (*B-14) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

9. **Project # 1003239**
04DRB-00900 Minor-SiteDev Plan BldPermit
04DRB-00899 Minor-SiteDev Plan Subd/EPC
04DRB-00947 Minor-Prelim&Final Plat Approval

BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT,** zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64th STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] **[Makita Hill, EPC Case Planner]** *(Deferred from 6/16/04)* (H-10 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

10. **Project # 1000418**
04DRB-00824 Minor-SiteDev Plan BldPermit

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 VICTORY LOVE FELLOWSHIP CHURCH (to be known as **LEGACY CHURCH,** zoned SU-1 FOR CHURCH & RELATED FACILITIES, located on CENTRAL AVE NW, between COORS BLVD NW and UNSER BLVD NW [REF: 00128-00459, 02EPC-01952, 03EPC 01471] *[Deferred from 6/2/04]* **[Makita Hill, EPC Case Planner]** K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. AN INFRASTRUCTURE LIST DATED 6/16/04 WAS APPROVED.**

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

11. **Project # 1002247**
04DRB-00890 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE, ST. PIUS X,** zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] *(Deferred from 6/16/04)* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

12. **Project # 1002404**
04DRB-00904 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) 1, **LADERA INDUSTRIAL CENTER,** zoned SU-1 FOR I-P, located on UNSER BLVD NW, between OLD OURAY RD NW and VISTA ORIENTE ST NW containing approximately 10 acre(s). [REF: Z-92-45, Z-81-49-1, DRB-99-102, 02EPC01948, 03EPC10192, 03EPC-01211, 03EPC01116,04DRB00673, 04DRB00672] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SPS LOT ACREAGE – AA SUBMITTED TO AMEND TO MATCH PLAT.**

13. **Project # 1002520**
04DRB-00893 Minor-Prelim&Final Plat Approval
04DRB-00895 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Tract(s) 2, Block(s) 4, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB00705] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/31/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

14. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final Plat Approval
04DRB-00892 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND SUBDIVISION)** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] *(Deferred from 6/16/04)* (C-20**) DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

15. **Project # 1002743**
04DRB-00888 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s).[REF:Z-03-01007, 03DRB00989] (F-11) WITH **THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/17/79 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

TRACT C

04DRB-00886 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB01544, 03DRB02083, 04DRB00399] (F-11) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD WITH THE FINDING THAT THE REPLAT DOES NOT REQUIRE A REVISED INFRASTRUCTURE LIST OR SUBDIVISION IMPROVEMENTS AGREEMENT.**

TRACT H

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, Indef. Deferred on 5/26/04) (E-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **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 & 6/2/04* [REF: DRB 97-298, DRB 98-410] (Deferred from 6/16/04) (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

18. **Project # 1003486**
04DRB-00887 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for SERGIO ROMAN request(s) the above action(s) for all or a portion of Lot(s) 3, 4 & 4A, Block(s) 1, **APODACA & SEDILLO ADDITION,** zoned SU-2 special neighborhood zone, R-1 & LCR, located on EIGHTH ST SW, between BELL AVE. SW and LEWIS SW containing approximately 1 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003475**
04DRB-00842 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for FELIX RABADI request(s) the above action(s) for an UNPLATTED PORTION of Tract(s) 7, **HORIZON LAND CORPORATION,** zoned SU-1 special use zone, PRD - FAR 0.5, located on the south side of PARADISE BLVD NW, between LYON BLVD NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: Z-94-83, DRB-94-120] *(Deferred from 6/16/04)* (B-10 & B-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

20. **Project # 1003488**
04DRB-00898 Minor-Sketch Plat or Plan

JEFF HENRY request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-3, **JOURNAL CENTER BUSINESS PARK,** zoned IP, located on JOURNAL CENTER BLVD NW, between PAN AMERICAN and I-25 FRONTAGE RD containing approximately 7 acre(s). [REF: DRB-94-324, DRB-94-563, V-94-97] (D-17 & D-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003487**
04DRB-00901 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORPORATION, agent(s) for PETERSON PROPERTIES REAL ESTATE SERVICES INC. request(s) the above action(s) for all or a portion of Tract(s) 8 - 15 **BELMONT ADDITION AND** Tract(s) 10, **HARWOOD ADDITION,** zoned C-2 community commercial zone & P, located on 4TH ST NW, between SAN CLEMENTE NW and FREEMAN ST NW containing approximately 2 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Other Matters:

Project # 1003403
04DRB-00634 Minor-Sidewalk Waiver

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) [On 6/9/04 the Preliminary Plat, Vacation of Public Easements and Temporary Deferral of Sidewalks was approved. The above request was omitted in error.] (C-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

ADJOURNED: 12:55 P.M.

#16

DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: **04DRB-00399 (FP)** Project # **1002743**

Project Name: **LA LUZ DEL OESTE UNIT 4**

Agent: Bordenave Designs Phone No.: 823-1347 Jack

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4/7/04 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.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1002743

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: 1002743 **AGENDA ITEM NO: 26**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 7, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

April 7, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:10 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1002224**
   04DRB-00335 Major-Vacation of Pub Right-of-Way

   ISAACSON & ARFMAN, P.A. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 8-A1-2-B-1, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH,** zoned CITY OF ALBUQUERQUE, OPEN SPACE, located on CITY OPEN SPACE, between ADOBE ROAD NW and MONTANO ROAD NW containing approximately 7 acre(s). [REF: 1002634, 03DRB-01172, 03EPC-00695, 02EPC-01482, 02DRB-01425] *[Deferred from 4/7/04]* (F-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

2. **Project # 1003167**
04DRB-00336 Major-Bulk Land Variance
04DRB-00337 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 18-22, **TOWN OF ATRISCO GRANT, UNIT 2,** zoned R-D/R-1, located on 86TH ST SW, between TOWER RD SW and EUCARIZ AVE SW containing approximately 25 acre(s).[REF:03DRB-02189] (L-9) **THE BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SAD 222 READJUSTMENT AND PLANNING FOR AGIS DXF FILE.**

3. **Project # 1003273**
04DRB-00338 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 5A - 13A, **VISTA,** zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3, V-85-44, 04DRB-00279] (K-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003293**
04DRB-00333 Major-Vacation of Public Easements

JEFF HENRY agent(s) for JEFFERSON ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) F-7, **ATRISCO BUSINESS PARK, UNIT 3,** zoned SU-1 special use zone, PLANNED INDUSTRIAL PARK, located on COORS BLVD NW, between LOS VOLCANOS NW and BLUEWATER NW containing approximately 3 acre(s). (J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] *[Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

6. **Project # 1003232**
04DRB-00254 Major-Vacation of Pub Right-of-Way
04DRB-00255Major-Vacation of Public Easements
04DRB-00253 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) the above action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION** AND Tract(s) A, **LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] *[Deferred from 3/24/04 & 4/7/04]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

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) the above 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] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

8. **Project # 1002856**
04DRB-00230 Major-Preliminary Plat Approval
04DRB-00231 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **THE MEADOWS @ ANDERSON HILLS,** zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 2W WATERLINE MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1002857**
04DRB-00232 Major-Preliminary Plat Approval
04DRB-00233 Minor-Sidewalk Variance

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 & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3,** zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s).[REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204,01205] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 2W WATERLINE MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002858**
04DRB-00234 Major-Preliminary Plat Approval
04DRB-00235 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G, H AND I, **MESA @ ANDERSON HILLS,** zoned SU-1/C-1 & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 03DRB-01206, 01207, 01208, 01209] *[Deferred from 3/17/04& 3/31/04]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 1W WATERLINE IN UNSER MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1000766**
04DRB-00306 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 3A, **TOWN OF ATRISCO GRANT, UNIT 2,** zoned RD (9DU/AC), located on TOWER SW, between UNSER SW and 75TH ST SW containing approximately 20 acre(s). [REF:DRB-97-202] *[Deferred from 3/31/04]* (L-10) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

12. **Project # 1003279**
04DRB-00294 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 13-P1, Block(s) 7, **VISTA SANDIA, UNIT 2,** zoned RD, located on EUCARIZ AVE SW, between 82ND ST SW and UNSER BLVD SW containing approximately 1 acre(s). *[Deferred from 3/31/04]* (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

13. **Project # 1002423**
04DRB-00302 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-1, ALBUQUERQUE SOUTH, UNIT 3, (to be known as **EL RANCHO GRANDE, UNIT 10,** zoned R-2, located on VALLEY VIEW SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] *[Deferred from 3/31/04]* (N-9) **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.

14. **Project # 1003168**
04DRB-00475 Minor-SiteDev Plan BldPermit/EPC

ISAAC BENTON & ASSOCIATES AIA agent(s) for AL SOTO request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) 29, **PALISADES ADDITION,** zoned R-1, located on LOMA ALTA CT NW, between PALISADES DR NW and ATRISCO DR NW containing approximately 2 acre(s). [REF: 03EPC-02191] **[Elvira Lopez, EPC Case Planner]** (J-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATION SHEET FROM THE FIRE MARSHAL.**

15. **Project # 1003358**
04DRB-00478 Minor-SiteDev Plan BldPermit

KEN HOVEY agent(s) for COMMERCIAL ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract(s) 49, **CLIFFORD INDUSTRIAL PARK,** zoned SU-2 / M-1, located on WASHINGTON PL NE and ANAHEIM NE and containing approximately 3 acre(s). (C-17) **INDEFINITELY DEFERRED ON A NO SHOW.**

16. **Project # 1003296**
04DRB-00341 Minor-SiteDev Plan
BldPermit

DAVID PACHECO, agent(s) for VERNON DORRIS, request(s) the above action(s) for all or a portion of Tract(s) 11, **ALAMEDA BUSINESS PARK,** zoned SU-2, IP-EP, located on ALAMEDA BLVD NE between EDITH NE and JEFFERSON NE containing approximately 1 acre(s). [REF: DRB-98-223, V-99-9, 10001321, 1003114] *[Deferred from 3/24/04]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003299**
04DRB-00346 Minor-SiteDev Plan
BldPermit

STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 16A, Block(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 special neighborhood zone, M-1, located on SAN PEDRO DR NE, between PASEO DEL NORTE NE and HOLLY AVE. NE containing approximately 2 acre(s). [REF: DRB-96-67] *[Deferred from 3/24/04]* (C-18) **THE INFRASTRUCTURE LIST DATED 4/7/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR LANDFILL LANGUAGE ON SITE PLAN, MARCIA PINCUS SIGNATURE ON SITE PLAN, VERIFICATION THAT PLANNING COMMENTS HAVE BEEN ADDRESSED AND A VARIANCE PER NORTH I-25 LANDSCAPE SETBACK REQUIREMENT.**

18. **Project # 1002201**
04DRB-00395 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for LARRY H. MILLER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA,** zoned SU-2, SU-1 AUTO SALES SERV REP, located on ALAMEDA BLVD NE, between PAN AMERICAN FREEWAY NE and SAN PEDRO DR NE containing approximately 5 acre(s). [REF: Z-86-8, 03DRB-01382, 03EPC-02047, Project #1002848] **[Debbie Stover, EPC Case Planner]** *[Deferred from 3/31/04]* (C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

19. **Project # 1000542**
04DRB-00468 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 42, 43, 46, 47, 48, 50, 51, 55, 56, 57, 58, 60, 61, 62, 63 and 64, **CANYONS @ HIGH DESERT,** zoned SU-2 special neighborhood zone, located on CANYON BLUFF TR NE, between JUNIPER CANYON TR NE and CANYON EDGE TR NE [REF: 02DRB-01289] (F-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

20. **Project # 1003328**
04DRB-00422 Minor-Ext of SIA for Temp Defer SDWK

CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) 2A-1C-1A, **SOLTERRA AT HIGH DESERT, UNIT 1,** zoned SU-2/HD-RT, located on CORTADERIA ST NE, between IMPERATA ST NE and SPAIN RD NE containing approximately 9 acre(s). [REF: DRB-95-457] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

21. **Project # 1001557**
04DRB-00443 Minor-Final Plat Approval
04DRB-00541 Minor-Final Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for ASI ES, INC request(s) the above action(s) for all or a portion of Tract(s) A-1, **PUNO DE TIERRA ESTATES, UNIT 3 AND UNIT 4,** zoned R-LT, located on COORS BLVD SW, between ARENAL RD SW and EDUARDO RD SW containing approximately 13 acre(s). [REF: DRB-97-498] (M-10) **FINAL PLAT FOR UNIT 3 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TO ELIMINATE PUBLIC TRAIL RIGHT-OF-WAY IN UNIT 3 AND PLANNING FOR PHOTOS OF BUILT WALLS TO BE ID'D, AND A NEW AGIS DXF FILE FOR UNIT 3.**

THE FINAL PLAT FOR UNIT 4 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PHOTOS OF BUILT WALLS TO BE ID'D.

A CONDITION OF FINAL PLAT FOR UNITS 3 & 4 IS THAT THE PLATS BE RECORDED AT THE SAME TIME.

22. **Project # 1002339**
04DRB-00449 Minor-Vacation of Private Easements
04DRB-00450 Minor-Prelim&Final Plat Approval

HOLLY ARROYO & RICHARD TARANGO request(s) the above action(s) for all or a portion of Tract(s) 10-A-2, **ALVARADO GARDENS UNIT 2,** zoned RA-2, M7, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and TRELLIS DR NW containing approximately 1 acre(s). [REF:02DRB-01711, 02DRB-01958, 03DRB-00571, 03DRB-00769, 03DRB-01035] (G-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR THE BENEFICIARY OF EASEMENT SIGNATURE ON THE PLAT.**

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

SURV-TEK, INC. agent(s) for 1224 BELLAMAH, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION,** zoned S/M-1, located on BELLAMAH AVE. NW, between 12TH ST. and SAWMILL ROAD NW containing approximately 12 acre(s). [REF: 03ZHE 01596, DRB-95-360] *[Was indefinitely deferred on 1/21/04]* (J-13). **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/16/03 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

24. **Project # 1002531**
03DRB-01460 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for WAYNE A. MCFADDEN request(s) the above action(s) for all or a portion of Lot(s) 33 & 34, ALVARADO GARDENS, (to be known as **CIELO SU TIERRA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on GRANDE BLVD NW, between WILMA RD NW and VILLA DORO WAY NW containing approximately 3 acre(s). [REF: 03DRB-00604 SK, ZA-97-249] *[Final plat was indefinitely deferred for the SIA]* (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TRANSPORTATION DEVELOPMENT, THE WALL NEEDS TO BE MOVED TO NOT IMPEDED ACCESS.**

25. **Project # 1003229**
04DRB-00397 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for TOBY & DOROTHY DEVARGAS request(s) the above action(s) for all or a portion of Lot(s) 25, Block(s) NA, Tract(s) NA, **LINDA VISTA ADDITION,** zoned R-1 residential zone, located on HENDRIX AVE NW, between 4th ST NW and SANCHEZ AVE NW containing approximately 1 acre(s). [Project # changed from Project #1003322 now void*]* *[Deferred from 3/31/04]* (F-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

26. **Project # 1002743**
04DRB-00399 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(S) H, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 special use zone, PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE AVE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, Z-77-28] *[Deferred from 3/31/04]* (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

27. **Project # 1003355**
04DRB-00466 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING, INC. agent(s) for JOSEPH GREVEY request(s) the above action(s) for all or a portion of Lot(s) 162, 163, 164 & 165, **TOWN OF ATRISCO GRANT, AIRPORT UNIT,** zoned C-1 (SC) & C-2, located on COORS BLVD NW, between GLENRIO RD NW and FORTUNA RD NW containing approximately 14 acre(s). (J-10/J-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER CAME IN AND REQUEST DEFERRAL TO 4/14/04.**

28. Approval of the Development Review Board Minutes for March 24, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 24, 2004 WERE APPROVED.**

ADJOURNED: 11:10 A.M.

2743a

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1002743

Subdivision Name La Luz del Oeste, Unit 4, lots H1 thru H6

Surveyor Jake Bordenave

Company/Agent Jake Bordenave

Contact Person 11 Phone # 823-1344 email _____

X DXF Received Date: _____

X Hard-Copy Date: _____

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

Patricia M. Gott 4/06/04

Approved Date

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

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 31, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:50 A.M.

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

1. **Project # 1000269**
   04DRB-00312 Major-Two Year SIA

   TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, **RENAISSANCE CENTER,** zoned SU-1, C-2 USES, located on MERCANTILE AVE NE, and CULTURE AVE NE between MONTANO NE and COMMERCE NE containing approximately 5 acre(s). [REF: 03DRB-01269] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

2. **Project # 1000662**
04DRB-00310 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 3A3A3, **RENAISSANCE CENTER,** zoned SU-1 IP USES, located on MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 03DRB-00469] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

3. **Project # 1000874**
04DRB-00313 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) B1, C2, C3 and C4, **RENAISSANCE CENTER,** zoned SU-1 FOR C-2 PERMISSIVE USE, located on MONTANO RD NE, between ALEXANDER BLVD NE and PAN AMERICAN FWY NE containing approximately 10 acre(s). [REF: 03DRB-00444] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

4. **Project # 1001118**
04DRB-00309 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2-NM request(s) the above action(s) for all or a portion of Tract(s) 4A1 & 4A2, **RENAISSANCE CENTER,** zoned SU-1 IP USES, located on RENAISSANCE BLVD NE, between CULTURE AVE NE and ALEXANDER BLVD NE containing approximately 9 acre(s). [REF: 03AA-02065] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

5. **Project # 1000766**
04DRB-00306 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 3A, **TOWN OF ATRISCO GRANT, UNIT 2,** zoned RD (9DU/AC), located on TOWER SW, between UNSER SW and 75TH ST SW containing approximately 20 acre(s). [REF:DRB-97-202] *[Deferred from 3/31/04]* (L-10) **DEFERRED TO 4/7/04 ON A NO SHOW.**

6. **Project # 1003279**
04DRB-00294 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 13-P1, Block(s) 7, **VISTA SANDIA, UNIT 2,** zoned RD, located on EUCARIZ AVE SW, between 82ND ST SW and UNSER BLVD SW containing approximately 1 acre(s). *[Deferred from 3/31/04]* (L-10) **DEFERRED TO 4/7/04 ON A NO SHOW.**

7. **Project # 1002423**
04DRB-00302 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-1, ALBUQUERQUE SOUTH, UNIT 3, (to be known as **EL RANCHO GRANDE, UNIT 10,** zoned R-2, located on VALLEY VIEW SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] *[Deferred from 3/31/04]* (N-9) **DEFERRED TO 4/7/04 ON A NO SHOW.**

8. **Project # 1002856**
04DRB-00230 Major-Preliminary Plat Approval
04DRB-00231 Minor-Sidewalk Variance

MARK. GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **THE MEADOWS @ ANDERSON HILLS,** zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

9. **Project # 1002857**
04DRB-00232 Major-Preliminary Plat Approval
04DRB-00233 Minor-Sidewalk Variance

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 & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3,** zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s).[REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204,01205] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

10. **Project # 1002858**
04DRB-00234 Major-Preliminary Plat Approval
04DRB-00235 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G, H AND I, **MESA @ ANDERSON HILLS,** zoned SU-1/C-1 & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 03DRB-01206, 01207, 01208, 01209] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

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.

11. **Project # 1003010**
04DRB-00366 Minor-SiteDev Plan Subd/EPC
04DRB-00368 Minor-SiteDev Plan BldPermit/EPC

DEKKER PERICH SABATINI, agent(s) for ALBUQUERQUE LITTLE THEATER request(s) the above action(s) for all or a portion of Lot(s) 5, 6 & 7, Tract(s) 135-B, 136-A, 137 & 138, Block(s) 4, Unit(s) 2, **SECTION 18, T10N, R3E, NMPM Bernalillo Co., NM** *PLUS* **HUNING CASTLE ADDITION**, zoned SU-2 special neighborhood zone, SU-1, Abq. Little Theater, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 5 acre(s). [REF: 03EPC-01669, 03EPC-01670,.71 &, 03EPC-01704] **[Makita Hill, EPC Case Planner]** (J-13) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-00325 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for LARRY PARKER request(s) the above action(s) for all or a portion of Lot(s) 5, 6, & 7, Block(s) 4, Tract(s) 135B, 136A, 136B, 137 & 138, **HUNING CASTLE ADDITION,** zoned SU-2, SU-1, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 5 acre(s). [REF: 03EPC-01669, 01670, 01671, 03EPC-01704] *[Was indefinitely deferred for the site plan submittal]* (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1002201**
04DRB-00395 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for LARRY H. MILLER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA,** zoned SU-2, SU-1 AUTO SALES SERV REP, located on ALAMEDA BLVD NE, between PAN AMERICAN FREEWAY NE and SAN PEDRO DR NE containing approximately 5 acre(s). [REF: Z-86-8, 03DRB-01382, 03EPC-02047, Project #1002848] **[Debbie Stover, EPC Case Planner]** *[Deferred from 3/31/04]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

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

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER,** zoned IP industrial park zone, located on PASEO DEL NORTE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 04-DRB00028,01DRB-00863, 01DRB-00453, 01DRB-00454, 00DRB-00801, 00DRB-00733, 00DRB-01428,' 00DRB-01713] *[Deferred from 3/17/04]* (D-17) **THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-00028 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER,** zoned IP, located on PASEO DEL NORTE AVE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 1000560, SV-94-48, S-94-58] [HEARD UNDER PROJECT #1003184 IN ERROR] *[Deferred from 1/21/04 & 3/17/04]*] (D-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1000650**
04DRB-00277 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **LANDS OF LAMONICA & WENK,** zoned SU-1, C-1 PERMANENT USES, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: AX-88-7, Z-99-78, 03EPC-00905, 00907, 03DRB-01906] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 3/10/04 & 3/24/04]* (P-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/31/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/26/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR PERIMETER WALLS AND EPC CASE PLANNER'S INITIALS.**

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

15. **Project # 1003229**
04DRB-00397 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for TOBY & DOROTHY DEVARGAS request(s) the above action(s) for all or a portion of Lot(s) 25, **LINDA VISTA ADDITION,** zoned R-1 residential zone, located on HENDRIX AVE NW, between 4th ST NW and SANCHEZ AVE NW containing approximately 1 acre(s). [Project # changed from Project #1003322 now void*]* *[Deferred from 3/31/04]* (F-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

16. **Project # 1002743**
04DRB-00399 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 special use zone, PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE AVE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, Z-77-28] *[Deferred from 3/31/04]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

17. **Project # 1003308**
04DRB-00380 Minor-Prelim&Final Plat Approval

FRED FRENCH agent(s) for BROGDON LLC request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 3, 4, & 5, **FAIRGROUNDS ADDITION,** zoned C-3, located on the corner of ACOMA RD SE and CALIFORNIA SE, containing approximately 1 acre(s).(K-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION OF A 20-FOOT RADIUS AND PLANNING FOR A REAPPROVED AGIS DXF FILE.**

18. **Project # 1002645**
04DRB-00400 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES, request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-A, **SEVILLE SUBDIVISION, UNIT 8,** zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741, 03DRB-01465, 03DRB-01440, 01441] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR STORM DRAIN EASEMENTS, WATER AND SANITARY SEWER TO CITY OF ALBUQUERQUE, PUBLIC ACCESS MAINTAINED BY HOME OWNERS ASSOCIATION AND PLANNING FOR PERIMETER WALL DESIGN.**

19. **Project # 1002506**
04DRB-00360 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 12A & 12B, **BLACK RANCH,** zoned RA-1, located on CORRALES MAIN CANAL, between COORS BLVD NW and RIVERFRONTE DR NW containing approximately 43 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217] *[Deferred from 3/24/04]* (C-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

20. **Project # 1001087**
04DRB-00004 Minor- Amended Preliminary Plat & Final Plat Approval

HALE & SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, **MAJOR ACRES SUBDIVISION,** zoned SU-2,R-T, located on 12th ST NW, between CANDELARIA RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: 1002231, 02ZHE-01435, 01DRB-002688, 01DRB-01891] [Final Plat was indefinitely deferred on 3/31/04] (G-14) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 3/31/04 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

21. **Project # 1003258**
04DRB-00205 Minor-Prelim&Final Plat Approval

PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8,** zoned R-T residential zone, located on 55TH ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] *[Deferred from 2/25/04, 3/10/04 & 3/24/04]* (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING FOR AGIS DXF FILE.**

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

22. **Project # 1003303**
04DRB-00361 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 349A, **TOWN OF ATRISCO GRANT, UNIT 8,** zoned RD-Office, located on LADERA DR NW, between 72ND ST NW and OURAY BLVD NW containing approximately 3 acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003304**
04DRB-00362 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) C, Section 10, **MARIPOSA SQUARE, UNIT 8,** zoned RD-Office, located on 72ND ST SW, between LADERA DR SW and MIAMI RD SW containing approximately 3 acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for March 17, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 17, 2004 WERE APPROVED.**

ADJOURNED: 10:50 A.M.

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002743

Application Number: 04DRB-00399

DRB Date: 3/31/04

Item Number: 16

Subdivision:

Tract H, La Luz Del Oeste, Unit 4

Zoning: SU-1 for PRD

Zone Page: F-11

New Lots (or units) : 5

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [x] 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 5 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB-00205 **(P&F)** Project # **1003258**

Project Name: **Town of Atrisco Grant Unit 8**

Agent: Philip Turner Phone No.: 379-4301

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PARKS / CIP: Park dedication Fee.
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ 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 1003258

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: 1002743 **AGENDA ITEM NO: 16**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

4-1-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 31, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
March 31, 2004 Comments

ITEM # 16

PROJECT # 1002743 **APPLICATION # 04-00399**

RE: La Luz del Oeste, Unit 4/final plat

No objection to approval. However, AGIS dxf file approval is required prior to Planning signing the final plat.

Applicant may file the plat. Please be sure to provide Planning with a recorded copy of the plat to close the file.

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 31, 2003, 09:00 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 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 # 1000844**
   03DRB-01996 Major-Two Year SIA

   MARK GOODWIN & ASSOCIATES agent(s) for D.R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 1-7 and 27-32, Tract(s) 2, Block(s) 6, **EAGLE POINTE SUBDIVISION, UNIT 3,** zoned R-D, located on LOUISIANA BLVD NE, between CORONA AVE NE and WILSHIRE NE containing approximately 10 acre(s). [REF: 01DRB-01712](C-19)
   A 2-YEAR EXTENSION OF THE SIA WAS APPROVED.

2. **Project # 1000875**
   03DRB-02004 Major-Vacation of Public Easements
   03DRB-02005 Minor-Vacation of Private Easements

   COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC, request(s) the above action(s) for all or a portion of Tract(s) F, **FINELAND DEVELOPMENT,** zoned SU-1 for R-2, located on MCMAHON BLVD NW, between TUSCANY DR NW and UNSER BLVD NW containing approximately 11 acre(s). [REF: 03DRB-01684] (A-11)
   THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

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

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

4. **Project # 1002518**
03DRB-02014 Major-Vacation of Pub Right-of-Way
03DRB-02015 Major-Vacation of Public Easements
03DRB-02016 Minor-Amnd Prelim Plat Approval

COMMUNITY SCIENCES CORPORATION agent(s) for THOMAS & MARGARET KRYFKO, TEDDY & BARBARA POLK & GWENDOLYN VANDAMME request(s) the above action(s) for all or a portion of Lot(s) 41, **ALVARADO GARDENS, UNIT 3,** zoned RA-2, located on DECKER AVE. NW, between GLENWOOD ROAD NW and TRELLIS DR. NW containing approximately 1 acre(s). (G-12)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE AMENDED FINAL PLAT WAS APPROVED.

5. **Project # 1003113**
03DRB-01995 Major-Vacation of Public Easements

DARRELL RATCHNER request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 6, **REBONITO SUBDIVISION,** zoned R-1, located on WELLS DR. NE, between INDIAN SCHOOL RD. NE and HAINES NE containing approximately 1 acre(s). [REF: DRB-94932, V-87-71] (J-23)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

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

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for, **LA CUENTISTA SUBDIVISION,** zoned R-1, located on KIMMICK DRIVE NW, between URRACA STREET NW and CAMINO DE PAZ containing approximately 50 acre(s). [REF: 1000922, DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725] (C-10)
DEFERRED AT THE AGENT'S REQUEST TO 1-7-04

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

MARK GOODWIN & ASSOC agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Lot(s) 1 & 2-11, Block(s) 11, **N ABQ ACRES TR 1 UNIT 3,** zoned R-D 3du/Acre, located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 12 acre(s). [REF: 03DRB-01884] (B-19)
WITH THE APPROVAL OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND THE GRADING PLAN ENGINEER STAMP DATED 10/30/03 THE PRELIMINARY PLAT WAS APPROVED. CONDITION: FLORENCE PRELIMINARY WALL DESIGN IS APPROVED BEFORE FINAL PLAT APPROVAL.

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

BOHANNAN HUSTON, INC./ DENISH-KLINE & agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D TBKA TAOS @ THE TRAILS, **THE TRAILS, POR. 0F TR. 4, BLACK RANCH,** zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD. NW and UNIVERSE BLVD. NW containing approximately 20 acre(s). [REF: 1002928] (C-09)
DEFERRED AT THE AGENT'S REQUEST TO 1-7-04

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

DENISH - KLINE agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C < aka Santa Fe @ The Trails >, **THE TRAILS,** zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). (C-9)
DEFERRED AT THE AGENT'S REQUEST TO 1-7-04

10. **Project # 1003111**
03DRB-02079 Minor-SiteDev Plan BldPermit/EPC
03DRB-01987 Minor-Vacation of Private Easements
03DRB-01988 Minor-Temp Defer SDWK
03DRB-01986 Major-Preliminary Plat Approval
03DRB-01989 Minor-Sidewalk Waiver

ISAACSON AND ARFMAN, P.A. agent(s) for THE STROSNIDER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **WINDMILL MANOR PLACE,** zoned SU-1 for PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57 (EPC SP)] (E-11)
THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF TO PLANNING FOR EPC CASE PLANNER INITIALS. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A TEMPORARY DEFERRAL OF SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11-21-03 AND THE INFRASTRUCTURE LIST DATED 12-31-03. THE PRELIMINARY PLAT WAS APPROVED.

10 B.
Project #1002800
03DRB-02152 Minor-Subd Design (DPM) Variance
03-01990 Major-Preliminary Plat
03-01992 Minor-Temporary Deferral SDWK

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, Tract(s) 1, **NORTH ALBUQUERQUE ACRES,** zoned RD 3 du/ac, located on MODESTO AVE. NE, between GLENDALE AVE. and WYOMING BLVD. NE containing approximately 14 acre(s). (B-19)
THE PRELIMINARY PLAT WAS APPROVED WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-29-03. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

11. **Project # 1003009**
    03DRB-02149 Minor-SiteDev Plan BldPermit/EPC

    TIERRA WEST LLC agent(s) for SANDIA FOOD GROUP request(s) the above action(s) for all or a portion of Lot(s) 2, **JEFFERSON COMMONS II,** zoned IP, located on PAN AMERICAN FRWY NE, between OFFICE BLVD. NE and JEFFERSON ST. NE containing approximately 3 acre(s). [REF: Z-97-20, DRB-97-366] (F-17)
    THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES AND TRANSPORTATION TO REVISE UTILITY MASTER PLAN AND CHANGE DIMENSIONS FOR THE PARKING SPACES WITH AN UPDATED LANDSCAPING PLAN.

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

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

    SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION,** zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD. NW, between EAGLE RANCH RD. NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: 03DRB 00916, Z-98-17, Z-84-122, S-98-25] (C-13)
    DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.

13. **Project # 1001932**
03DRB-02108 Minor-Final Plat Approval

MARK GOODWIN & ASSOC. agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of Tract(s) F, **WEST RIDGE S/D , UNIT 3,** zoned SU-1 special use zone, RD (6-10 DU/AC), located on UNSER BLVD NW, between OLD OURAY RD. NW and NEW OURAY RD. NW containing approximately 14 acre(s). [REF: 02DRB-01578& 79, 02DRB-01580& 81, 03DRB-00220, 03DRB-00353, 03DRB-00577] (H-09)
THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PARKS FOR CASH-IN-LIEU OF PARK DEDICATION FEE AND DETACHED OPEN SPACE TABLE.

14. **Project # 1001523**
03DRB-02109 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for UNSER & 98TH STREET PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER,** zoned SU-1 special use zone, for Light Industrial, located on UNSER BLVD NW, between LADERA DR. NW and 98TH STREET NW containing approximately 120 acre(s). [REF: 02DRB-00518, 02DRB-00621, SP 4 S/D] (H-09)
THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA SIGNATURE AND MINOR CORRECTIONS ON PLAT.

15. **Project # 1000716**
03DRB-02110 Minor-Ext of SIA for Temp Defer SDWK
03DRB-02111 Minor-Extension of Preliminary Plat

LARRY READ & ASSOCIATES, INC. agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES,** zoned R-D residential and related uses zone, developing area, located on ALEXANDRIA AVE. NE, between EUBANK BLVD. NE and HOLBROOK NE containing approximately 1 acre(s). (D-20)
A ONE-YEAR EXTENSION TO THE SIA FOR A TEMPORARY DEFERRAL SIDEWALK WAS APPROVED. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

16. **Project # 1002743**
03DRB-02083 Minor-Prelim Plat Approval

BORDENAVE DESIGNS agent(s) for OVENWEST CORP request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE,** zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: Z-77-28, 03DRB-00989] (F-11)
NO ACTION TAKEN. PRELIMINARY PLAT PREVIOUSLY APPROVED.

17. **Project # 1002771**
03DRB-02147 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for GERTRUDE ZACHARY SCHMIDT request(s) the above action(s) for all or a portion of Lot(s) 13-24, Block(s) 36, **NM TOWN CO. ORIGINAL TOWNSITE,** zoned SU-3 special center zone, located on, between and containing approximately 2 acre(s). [REF: 03DRB-01036 VAC., DRB-98-253, ZA-98-342, ZA-95-36] (K-14)
THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR SKETCH SHOWING CROSS SECTIONS OF STREETS. RIGHT-OF-WAY SHOULD BE 10 FEET FROM THE FACE OF THE CURB.

18. This project heard as Item 10 B.

19. **Project # 1002992**
03DRB-02138 Minor-Prelim Plat Approval

WAYJOHN SURVEYING INC. agent(s) for WEST EIGHT LTD. request(s) the above action(s) for all or a portion of Lot(s) 1- 3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND,** zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD. SW and CENTRAL AVE. SW containing approximately 2 acre(s). [REF: 03DRB-01623] (K-09)
DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.

20. **Project # 1003026**
03DRB-02099 Minor-Prelim&Final Plat Approval

ABQ. ENGINEERING agent(s) for INFILL SOLUTIONS (JAY REMBE) request(s) the above action(s) for all or a portion of Lot(s) POR. 2&3, **ALVARADO GARDENS SUBDIVISION,** zoned R-LT residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD. NW containing approximately 1 acre(s). [REF: 03DRB-01712] (G-12)
WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND THE GRADING PLAN ENGINEER STAMP DATED 10-20-03 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING, AND UTILITIES FOR AGIS APPROVAL OF DXF FILE AND TRANSPORTATION FOR CLEAR SIGHT TRIANGLE. CONDITION OF FINAL PLAT: PUBLIC WATER AND SEWER EASEMENTS WILL BE SEPARATE FROM PUE. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.

21. **Project # 1003156**
03DRB-02153 Minor-Prelim&Final Plat Approval

C/O ROBBIN WOODALL agent(s) for RALPH & MARY LUCERO request(s) the above action(s) for all or a portion of Lot(s) 5-A, **LAURELWOOD S/D,** zoned R-D residential and related uses zone, developing area, located on SHERWOOD DR. NW, between LAURELWOOD PARKWAY NW and LAURELWOOD AVE. NW containing approximately 1 acre(s). [REF: Z-84-28, DRB-94-576, SP-94-207] (H-10)
THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.

22. **Project # 1003155**
03DRB-02148 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Lot(s) 35- 37, Block(s) F, **EL RANCHO GRANDE,** zoned R-LT residential zone, located on AMOLE VISTA ST SW, between CAMINO SAN MARTIN, SW and EL RANCHO DR. SW containing approximately 1 acre(s). [REF: 1001347] (M-09)
THE PRELIMINARY AND FINAL PLATS WERE APPROVED.

23. **Project # 1003152**
03DRB-02139 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for WILLIAM & EDNA MCIVER request(s) the above action(s) for all or a portion of Lot(s) 5& 6, Block(s) 17, **MONTEREY HILLS ADDITION,** zoned R-1 residential zone, located on SANTA CLARA AVE SE, between WELLESLEY AVE. SE and HYDER AVE. SE containing approximately 1 acre(s). [REF: ZA-75-127] (L-16)
THE PRELIMINARY AND FINAL PLAT WERE APPROVED.

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

24. **Project # 1003153**
03DRB-02140 Minor-Sketch Plat or Plan

GEORGE J. MARQUEZ SURVEYING agent(s) for LOE KORTE request(s) the above action(s) for all or a portion of Lot(s) 8-A, **WEST ALBUQUERQUE BUSINESS ADDITION,** zoned C-2 community commercial zone, located on CENTRAL AVE NW, between 50TH ST. NW and 52ND ST. NW containing approximately 1 acre(s). [REF: DRB-95-408 & 495, ZA-95-199, Z-84-87] (K-11)
THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.

25. **Project # 1002629**
03DRB-02124 Minor-Sketch Plat or Plan

LYLE C LOSACK agent(s) for BRENDAN T O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, **DAVIDSON EDITION,** zoned DI-2 for RT, located on 10TH ST NW, between CANDELARIA NW and containing approximately 1 acre(s). [REF: 03DRB-00683, 03DRB-01413] (G-14)
THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.

26. Other Matters:

Adjourned: 12:20 P.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
12/31/03 Comments

ITEM # 16

PROJECT # 1002743 **APPLICATION # 03-02083**

RE: La Luz del Oeste/Final Plat

No objection to approval of final plat.

AGIS dxf approval is required before Planning signs the final plat.

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

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: 1002743 **AGENDA ITEM NO: 16**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 5-17-79 is on file for ~~Preliminary~~ FINAL Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 31, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

#26

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03DRB-02083 (P&F)	Project # 1002743
Project Name: LA LUZ DEL OESTE	EPC Application No.:
Agent: Bordenave Designs	Phone No.: 823-1344

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on _____ 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.**
  - ☐ **Copy of final plat AND a DXF File for AGIS is required** OK
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1002743

2743

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002743 Subdivision Name La Luz del Oeste, Unit 4

Surveyor_____ Company_____

Contact person Jake Bordenave Phone # 823-1344 email_____

Patricia M-Gst _____ 11/13/03

Approved *Not Approved Date

X DXF RECEIVED 11/10/03 DATE
X HARD-COPY RECEIVED 11/10/03 DATE
X DISCLOSURE STATEMENT

ground dist and bearing, NAD27

***Not Approved for one or more of the following reasons:**

File Format and naming

1) ____ Format is not DXF file in ASCII format
2) ____ No hard copy of the final plat submitted
3) ____ <DRB Project #>.dxf not used as a standard naming convention

Coordinate System

4) ____ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
5) ____ Submittal does not specify if coordinates are based on ground or grid distances
6) ____ Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
7) ____ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

8) X Submittal is not ~~single drawing in model space~~ showing only parcel and easement lines
9) ____ Digital submittal does not match final plat
10) X Parcel lines are not in one separate layer
11) X Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
12) ____ All other easement lines are not in a third separate layer

Comments:

AGIS Use Only: Copied cov 1376 to agiscov on 11/13/03 Client Notified 11/13/03

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 12/09/03
Date Site Plan Approved: 1978
Date Preliminary Plat Approved: 12/17/03
Date Preliminary Plat Expires: 12/17/04
DRB Project No.: 1002743
DRB Application No.: 03DRB-02083

ORIGINAL

INFRASTRUCTURE LIST

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

LOTS H1 THRU H6, LA LUZ DEL OESTE, UNIT 4
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT H, LA LUZ DEL OESTE, UNIT 4
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
			6"	PRIVATE SAS	COMMON AREA	EXIST STUB @ MH#3	DEAD END 310' SOUTH	/	/	/
****			22'	PRIVATE ASPHALT STREET	ACCESS ESMT	WIND RD	CUL DE SAC 400' NORTH	/	/	/
			54'x20	PRIVATE ASPHALT PARKING	ACCESS ESMT	ADJACENT TO STREET		/	/	/
			-	CUL DE SAC	END OF ACCESS ESMT	-	-	/	/	/
								/	/	/
								/	/	/
								/	/	/
								/	/	/
								/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 Engineer Certification req'd for release of SIA and Financial guarantees.

2

3

****

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
J.J. BORDENAVE NAME (print)	Glenn Mahan 12/17/03 DRB CHAIR - date	Christina Sandoval 12/17/03 PARKS & GENERAL SERVICES - date
BORDENAVE DESIGNS FIRM	12-17-03 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
12/16/03 SIGNATURE - date	Robert Green 12/17/03 UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:	Brad S. Bing 12/17/03 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
December 17, 2003
Comments

Item # 26

Project # 1002743 **Application # 03DRB-02083**

RE: La Luz del Oeste/minor plat

No objection to the platting action. Please be sure Planning receives a recorded copy of the plat. AGIS dxf is approved.

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

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: 1002743 **AGENDA ITEM NO: 26**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan is required for Preliminary Plat approval.

RESOLUTION:

APPROVED x signed I.L. w/ conditions; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 17, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1002743 **Item No.** 26 **Zone Atlas** F-11

DATE ON AGENDA 12-17-03

INFRASTRUCTURE REQUIRED ( )YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT (X)PRELIMINARY PLAT (X)FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
(1)	ADD TURN-AROUND TO INFRA. LIST
(2)	IS MID BLOCK AREA TO BE PAVED? INFRA. LIST
(3)	PROVIDE TURN TEMPLATE (B-40) MOVEMENTS FOR TURN AROUND
(4)	PROVIDE COPY OF TRAFFIC DISTRIBUTION LAYOUT MAP

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

_____

_____

_____

_____

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002743

Application Number: 03DRB-02083

DRB Date: 12/17/03

Item Number: 26

Subdivision:

Tract H, La Luz Del Oeste

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [x] Preliminary Plat
- [x] 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: SU-1 for PRD

Zone Page: F-11

New Lots (or units) : 0

Parks and Recreation Comments:

This request is subject to the Park Dedication and Development Ordinance.

Before approval of the final plat the park dedication fee must be paid.

How many units will you be developing with this phase?

Signed: _____

Christina Sandoval, (DMD) Phone: 768-3808

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 17, 2003 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

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

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

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

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

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

03DRB-01692 Minor-SiteDev Plan Subd

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

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

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

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

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

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

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

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

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

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

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

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

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

03DRB-02079 Minor-SiteDev Plan BldPermit/EPC

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

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

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

10. **Project # 1000922**
03DRB-01953 Major-Preliminary Plat Approval
03DRB-0l954 Minor-Temp Defer SDWK

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

03DRB-02084 Minor-Prelim&Final Plat Approval

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

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

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

16. **Project # 1000901**
03DRB-02080 Minor-SiteDev Plan BldPermit/EPC
03DRB-02081 Minor-Amnd SiteDev Plan Subd

CONSENSUS PLANNING, INC. agent(s) for BOSQUE PREPARATORY SCHOOL request(s) the above action(s) for all or a portion of Lot(s) 4A, **BOSQUE PREPARATORY SCHOOL,** zoned SU-1 for School & Related Facilities, located on LEARNING ROAD NW, between COORS BLVD. NW and RIO GRANDE BOSQUE containing approximately 23 acre(s). [REF: 03EPC 01666] **[JUANITA VIGIL, EPC CASE PLANNER]** (F-12) **THE SITE PLAN FOR BUILDING PERMIT AND THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES FOR FIRE FLOW REQUIREMENTS.**

17. **Project # 1002874**
03DRB-02069 Minor-SiteDev Plan BldPermit/EPC

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY request(s) the above action(s) for all or a portion of Tract(s) S2A1, **ATRISCO BUSINESS PARK,** zoned IP industrial park zone, located on LOS VOLCANES RD NW, between UNSER BLVD. NW and COORS BLVD. NW containing approximately 1 acre(s). [REF:03EPC-01326, DRB-98-413, DRB-95-242 SV-95-31,Z-92-57] **[RUSSELL BRITO, EPC CASE PLANNER FOR SIMON SHIMA]** (J-9/J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDED EASEMENT AND WIDTH OF EASEMENT 15-FOOT MINIMUM.**

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

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

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

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

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

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

DRB TOOK A 30 MINUTE LUNCH BREAK

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

21. **Project # 1000849**
03DRB-02074 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 1-5, **BREEZE @ MOUNTAIN GATE,** zoned SU-1 PRD, located on FOUR HILLS ROAD SE, between WENONAH AVE. SE and LANIER DRIVE SE containing approximately 1 acre(s). (L-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES TO PROVIDE AS-BUILT DRAWINGS SHOWING LOCATIONS OF ALL METER BOXES AND SEWER STUBS.**

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

MARK GOODWIN & ASSOCIATES. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS,** zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139][deferred from 12-17-03] (F10 – F11) **DEFERRED AT THE AGENT'S REQUEST TO 1-7-04.**

23. **Project # 1001409**
03DRB-02032 Minor-Extension of Preliminary Plat

MUKUND C. PATEL request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block 1, Unit 1, **CANDLELIGHT FOOTHILLS,** zoned R-1, located on LOMAS BLVD. NE, between MONTE LARGO DR. NE and SUMMIT HILLS DR. NE containing approximately 2 acre(s). (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ISAACSON & ARFMAN PA agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M, N & P, **FRANKLIN PLAZA,** zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and SKYLINE NE containing approximately 9 acre(s). [REF: Z-88-53] [deferred from 12-17-03](L-22) **DEFERRED AT AGENT'S REQUEST TO 1-7-04.**

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

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

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

33. **Project # 1003121**
03DRB-02029 Minor-Sketch Plat or Plan

ZXOLT PALCZA agent(s) for STEWART INGHAM request(s) the above action(s) for all or a portion of Lot(s) 19, **MRGCD MAP 36,** zoned R-1, located on LOS TOMASES NW, between LOS POBLANOS NW and MENAUL NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

34. **Project # 1003123**
03DRB-02044 Minor-Sketch Plat or Plan

JERRY MILLER agent(s) for KPM LLC request(s) the above action(s) for all or a portion of Tract(s) 77B1, **MRGCD MAP 37,** zoned S-MI, located on 5TH ST NW, between HAYNES NW and ASPEN NW containing approximately 2 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

35. **Project # 1003131**
03DRB-02068 Minor-Sketch Plat or Plan

BILLY W. BACA request(s) the above action(s) for all or a portion of Lot(s) B & C, **HUNING CASTLE ADDITION,** zoned R-T residential zone, located on SAN PATRICIO & ALCALDE AVE SW, between LEAD AVE. SW and COAL AVE. SW containing approximately 1 acre(s). [REF: Z-72-203] (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

36. Approval of the Development Review Board Minutes for December 3, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

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

ONE STOP SHOP ••• FRONT COUNTER

City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Oven West

AGENT BORDENAVE DESIGNS

ADDRESS

PROJECT NO. 100 2743

APPLICATION NO.

$ 565. 441006 / 4983000 (DRB Cases)

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

$ _____ 441018 / 4971000 (Notification)

$ 565. Total amount due

BORDENAVE DESIGNS
PO BOX 91194
ALBUQUERQUE, NM 87199-1194
PH. 505-823-1344

2997

95-219-1070

DATE 12/09/03

PAY TO THE ORDER OF CITY OF ALBUQUERQUE $ 565.00

five hundred sixty five & 00/100 DOLLARS

Security features included. Details on back.

NORWEST BANK NEW MEXICO, N.A. 0113
ALBUQUERQUE, NM 87103-1081

FOR

MP

⑈002997⑈ ⑆107002192⑆ 1097512990⑈ XXDUPLICATE

Counterreceipt doc

12/09/2003 12:32PM

X

RECEIPT# 0007659 TSR# 002 TRAN# 0011

Account 441006 Fund 0110

Activity 498300 TRIP

Trans Amt $565.00

J24 Misc 10/28/02 $565.00

CA $565.00

CHANGE $0.00

2743

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002743 Subdivision Name La Luz del Oeste, Unit 4

Surveyor Jake Bordenave Company _____

Contact person Jake Bordenave Phone # 823-1344 email _____

Patricia M-Gpt _____ 11/13/03

Approved *Not Approved Date

X DXF RECEIVED 11/10/03 DATE – brought new 11/10/03
X HARD-COPY RECEIVED 11/10/03 DATE
X DISCLOSURE STATEMENT

ground dist and bearing NAD27

***Not Approved for one or more of the following reasons:**

File Format and naming

1) ____ Format is not DXF file in ASCII format
2) ____ No hard copy of the final plat submitted
3) ____ <DRB Project #>.dxf not used as a standard naming convention

Coordinate System

4) ____ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
5) ____ Submittal does not specify if coordinates are based on ground or grid distances
6) ____ Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
7) ____ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

8) X Submittal is not ~~single drawing in model space~~ showing only parcel and easement lines
9) ____ Digital submittal does not match final plat
10) X Parcel lines are not in one separate layer
11) X Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
12) ____ All other easement lines are not in a third separate layer

Comments:

_____

_____

_____

AGIS Use Only: Copied cov 1376 to agiscov on 11/13/03 Client Notified 11/13/03

Completed 11-07

DRB CASE ACTION LOG

REVISED 3/20/2003

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.: **03-01544 (P&F)** Project # **1002743**

Project Name: **LA LLUZ DEL OESTE** EPC Application No.:

Agent: Bordenave Designs Phone No.: 823-1944

Your request for ~~(SDP for SUB), (SDP for BP),~~ (FINAL PLATS) ~~(MASTER DEVELOP. PLAN),~~ was approved on 9/28/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

X TRANSPORTATION: Note Beneficiaries on the plat, Document
- ☐ The Home owners Association rules, etc. OKAY
- ☐ 11-7-05 SW
- ☐
- ☐

X UTILITIES: -label new easements "granted by this plat"
- ☐ - add public waterline easement on TRACT N
- ☐ - DFX File
- ☐
- ☐

☐ 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.**

☐ **Copy of final plat AND a DXF File for AGIS is required.**

☐ **Copy of recorded plat for Planning.**

Project Number 1002743

11/07/03
Completed still need DxF. but ok SAM

APPLICATION NO. 03DRB-01544 (PWF)	PROJECT NO. 1002743
PROJECT NAME LA LUZ DEL OESTE	
EPC APPLICATION NO.	
APPLICANT / AGENT BORDENAVE DESIGNS	PHONE NO. 823-1344
ZONE ATLAS PAGE E&F-11	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

(Return form with plat / site plan)

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 24, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:55 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1002322**
   03DRB-00420 Major - Preliminary Plat Plat Approval and Major - Final Plat Approval

   MULE BARN ENTERPRISE agent(s) for ACME REAL ESTATE FUND LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIG. SITE OF WESTLAND,** zoned SU-2 special neighborhood zone- IP, located on the westside of 90th ST SW, between CENTRAL AVE SW and SUNSET GARDENS RD SW containing approximately 9 acre(s). [REF: 02DRB-01666 SK, 03DRB-00420 PP, 03DRB-00349 PUFF] **[NO NEW SUBMITTAL]** (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/24/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/22/03 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

2. **Project # 1002933**
   03DRB-01443 Major-Vacation of Public Easements
   03DRB-01446 Minor- Preliminary & Final Plat Approval
   03DRB-01444 Minor-Sidewalk Waiver

   JEFF MORTENSEN & ASSOCIATES INC., agent(s) for HOECH REAL ESTATE CORPORATION, request(s) the above action(s) for all or a portion of Block(s) 18, Lot(s) 28, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 (to be known as **VINYARD ESTATES, UNIT IV-B**, zoned RD (5 DU/A), containing approximately 2 acre(s). (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/24/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/28/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAN WAS INDEFINITELY DEFERRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1002934**
03DRB-01445 Major-Vacation of Pub Right-of-Way

DE LA TORRE ARCHITECTS, agent(s) for FOURTH STREET & MENAUL INC., request(s) the above action(s) for all or a portion of Block(s) O, Tract(s) 1A, **WALGREEN ADDITION**, zoned C-2 (SC), containing approximately 11 acre(s). *[Deferred from 9/24/03]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

4. **Project # 1002935**
03DRB-01447 Major-Bulk Land Variance
03DRB-01449 Major-Vacation of Pub Right-of-Way
03DRB-01450 Major-Preliminary Plat Approval
03DRB-01451 Minor-SiteDev Plan Subd
03DRB-01452 Minor-Temp Defer SDWK
03DRB-01453 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC., agent(s) for WESTLAND DEVELOPMENT CO., INC, request(s) the above action(s) for all or a portion of Tract(s) A, PARKWAY SUBDIVISION AND PARCEL 1 OF WESTLAND NORTH, (to be known as **SUNDORO UNITS 1, 2, 3 & 4**) zoned SU-2/R-LT AND R-D, containing approximately 55 acre(s). [REF: 03DRB-00736 (SK) *[Deferred from 9/24/03].* (J-9/8 & H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

5. **Project #1002201**
03DRB-01270 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA,** zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] *[Deferred from 8/20/03, 8/27/03, 9/10/03, 9/24/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

Project #1002201
03DRB-01150 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS,** zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] *[Deferred from 7/23/03, 8/13/03, 8/27/03, 9/10/03, 9/24/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

Project #1002201
03DRB-01382 Minor-SiteDev Plan BldPermit

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS,** zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] [*Deferred from 8/27/03, 9/10/03, 9/24/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

6. **Project # 1001523**
03DRB-01361 Major-Vacation of Public Easements
03DRB-01360 Major-Preliminary Plat Approval
03DRB-01362 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER,** zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [*Deferred from 9/10/03, 9/17/03, 9/24/03]* (H-10) **THE TEMPORARY DEFERRAL OF SIDEWALKS WAS WITHDRAWN. DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

Project # 1001523
03DRB-01458 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER,** zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] *[Deferred from 9/10/03, 9/17/03, 9/24/03]* **[RUSSELL BRITO, EPC CASE PLANNER]** (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

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

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

7. **Project # 1002716**
03DRB-01549 Minor-SiteDev Plan Subd/EPC
03DRB-01550 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) X-1-B, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A,** zoned SU-1 for O-1 incidental uses & Bank, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE ROW NE containing approximately 3 acre(s). [REF: 03EPC-00936 (SPS), 03EPC-00922 (SBP) *[Deferred from 9/24/03]* **[CARMEN MARRONE, EPC CASE PLANNER]** (D-19) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

8. **Project # 1002964**
03DRB-01548 Minor-SiteDev Plan BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21, **RICHFIELD PARK,** zoned IP, located on ADAMS NE, containing approximately 2 acre(s). [REF: Z-82-66, DRB-94-339] *[Deferred from 9/24/03]* (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

9. **Project # 1002593**
03DRB-01546 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP request(s) the above action(s) for **VISTA DE ARENAL, UNIT II**, TRACT 29C, VENTANA RANCH, zoned R-LT residential zone, located on LAS VENTANAS RD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 03DRB-01376 (PP)] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002738**
03DRB-01519 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for FRANCES MUNOZ request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) M, **EASTERN ADDITION,** zoned SU-2 special neighborhood zone, NCR, located on DAN AV SE, between JOHN ST. SE and BROADWAY BLVD. SE containing approximately 1 acre(s). [REF: 03DRB-00980 SK, Z-76-81] (L-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. **Project # 1002743**
03DRB-01544 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for OVENWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) ALL, **LA LUZ DEL OESTE,** zoned SU-1 special use zone, PRD, located on SOUTH SIDE OF DELLYNE AVE NW, between COORS BLVD NW and VISTA DE LUZ NW containing approximately 16 acre(s). [REF: Z-77-28-1, 03DRB-00989 SK] (F-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR: LABEL NEW EASEMENTS "GRANTED BY THIS PLAT", ADD PUBLIC WATERLINE EASEMENT ON TRACT N AND CHECK FOR AGIS DXF FILE, AND TRANSPORTATION DEVELOPMENT FOR: NOTE BENEFICIARIES ON THE PLAT, DOCUMENT THE HOMEOWNER'S ASSOCIATION RULES ETC.**

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

12. **Project # 1001087**
03DRB-01547 Minor-Sketch Plat or Plan

STEVE HALE. agent(s) for HALE & SUN CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 2 & 3 W.1/3, **MAJOR ACRES SUBDIVISION,** zoned SU-2 special neighborhood zone, R-T, located on 12TH ST & MAJOR ST NW, between MATTHEW AVE NW and CANDELARIA RD NW containing approximately 7 acre(s). [REF: (1002231) 02ZHE-01435, (1001087) 01DRB- 00268 SK, 01DRB-01891 SECTOR PLAN] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for September 10, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:55 A.M.

DRB CASE ACTION LOG

REVISED 3/20/2003

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.: **03-01544 (P&F)**	Project # **1002743**
Project Name: **LA LLUZ DEL OESTE**	EPC Application No.:
Agent: Bordenave Designs	Phone No.: 823-1944

Your request for ~~(SDP for SUB), (SDP for BP),~~ (FINAL PLATS) ~~(MASTER DEVELOP. PLAN)~~, was approved on 9/24/09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: Note Beneficiaries on the plat, Document the Home owners Association rules, etc.
- ☐
- ☐
- ☐
- ☐

☒ UTILITIES: -label new easements "granted by this plat"
- ☐ - add public waterline easement on TRACT N
- ☐ - DXF File
- ☐
- ☐

☐ 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.**
- ☒ **Copy of final plat AND a DXF File for AGIS is required.**
- ☒ **Copy of recorded plat for Planning.**

Project Number 1002743

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

Development Review Board Comments

Project Number: 1002743	**DRB Date:** 9/24/03
Application Number: 03DRB-01544	**Item Number:** 11

Subdivision:

All lots, La Luz Del Oeste

Zoning: Su-1, PRD

Zone Page: F-11

New Lots (or units) : 0

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [x] Preliminary Plat
- [x] 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 the new residential lots/units will be required. Please provide me with the number of units for this development. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: CS

Christina Sandoval, (PRD) Phone: 768-5328

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
September 24, 2003 Comments

ITEM # 11

PROJECT # 1002743 **APPLICATION # 03DRB-1002743** 1544

RE: La Luz del Oeste/Prelim & Final

No objection to the requested platting actions.

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

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: 1002743 **AGENDA ITEM NO: 11**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION: P. P.

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: September 24, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1002743 **Item No. 11** **Zone Atlas F-11**

DATE ON AGENDA 9-24-03

INFRASTRUCTURE REQUIRED (?)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT (x)PRELIMINARY PLAT (x)FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION AMENDM.

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
☐	How do all parcels obtain access?

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

_____

_____

_____

_____

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

Richard W. Dineen
04/09/03 02:02 PM

To: Fred J. Aguirre/PWD/CABQ@COA, Sheran A. Matson/PLN/CABQ@COA
cc:
Subject: La Luz del Oeste

FYI
I met this morning with Tim McNaney, Charles Price, H Barker, and Ray Graham's representatives whose name presently escaped my memory regarding development of remaining phases of the subdivision located west of Coors across from La Luz.
Several issues were raised that I want you to be aware of.

Issue one concerns expiration of the vacant portion of the SDP as to whether the Site Development Plan must be re approved by the Planning Commission. It was determined and subsequently verified several weeks ago with Zoning Code Services that since over half of the subdivision is built the remaining vacant portion does not have to be reviewed.

Issue two concerns the lot being designated to be essentially the townhouse and patio areas and the parking on the lot being confined to the two car garage. This would appear to be a defacto variance approved by the EPC when the Site Development Plan was approved and since that plan is still in effect the parking requirement is met. It was approved this way on the first phase. See F-11. In my opinion this is also allowed. This needs to be verified with Ellen Concini.

Issue three concerns the subdivision and other requirements related specifically to hydrology. I suggested that since the plan is to do a land conveyance to the developer(McNaney) and then for him to submit a second plat with the specific townhouse lots that more rigorous drainage requirements and other requirements could kick in. Also, McNaney wants to do a bulk land variance for the first plat submittal postponing some infrastructure until the submittal of the second plat. I told them to seek advice from you Fred on this and also to submit for Sketch Plat R & C to get answers to this and other questions regarding the subdivision.
Charles Price may be contacting you for further discussion re this matter. Please call me if you have questions re the meeting.

No new SDP required.
Update grading & drainage plan
to reflect revised limits
of disturbance.
Each tract to
be platted separately
w/ infrastructure
delineated.

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: 1002743 **AGENDA ITEM NO: 22**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION: discussed

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 25, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB-1002743 Item No. 22 Zone Atlas F-11

DATE ON AGENDA 6-25-03

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(x)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
☐	A TIS may be required.
☐	The standard street improvements are required on an infrastructure list.
☐	The streets need to meet the requirements of the DPM.
☐	A traffic distribution layout is needed.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

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

Development Review Board Comments

Project Number: 1002743
Application Number: 03DRB-00989

DRB Date: 6/25/03
Item Number: 22

Subdivision:
La Luz Del Oeste-Unit 4

Request for:
- [x] 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: SU-1 PRD

Zone Page: F-11

New Lots (or units) : 5

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

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

Signed: CS

Christina Sandoval, (PRD) Phone: 768-5328

CITY OF ALBUQUERQUE
Planning Department
Development Review Board
June 25, 2003 Comments

Item : 22

Project # 1002743 **Application # 03DRB-00989**

Project Name: La Luz del Oeste, Unit 4

Comments to be given at the meeting after discussion with agent.

Sheran Matson

Sheran Matson, AICP DRB Chairperson
924-3880 Fax 924-3864

No. of Lots: 7
Nearest Major Streets
Coors & Dellyne

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 14th day of February, 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 Harvest Homes LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] LLC, whose address is 1015 Texas NW Suite 210 ABQ 87102 and whose telephone number is 505-338-2256, 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:] Tract C-1 La Luz del Oeste, Unit 4, recorded on Nov. 12, 2003 in the records of the Bernalillo County Clerk at Book 2003C, pages 342 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:] HARVEST HOMES LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Lots C-1 thru C-7, La Luz del Oeste, Unit 4 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 9th day of Dec., 2005 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 676383.

10th
2nd

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

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Mary Herrera Bern. Co. AGRE R 23.00 Bk-A92 Pg-2501

002/002
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the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25% of Actual Construction Cost
Excavation And Sidewalk Ordinance, Street Restoration Fees	As required per City-approved estimate. (Figure 7)

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by BASELINE FIELD SERVICES, and construction surveying of the private Improvements shall be performed by BASELINE FIELD SERVICES. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by BORDENAVE DESIGNS, and inspection of the private Improvements shall be performed by BORDENAVE DESIGNS, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

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shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by VICTOR CORP., and field testing of the private Improvements shall be performed by VICTOR CORP., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: LOAN RESERVE LETTER #2055
Amount: $ 31,621.46 Name of Financial Institution or Surety
Date City first able to call Guaranty: DEC. 10, 2005
[Construction Completion Deadline]: DEC. 10, 2005 ~~20~~
If Guaranty other than a Bond, last day City able to call Guaranty is:
FEB. 10, 2006
Additional information:

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

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8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

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11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

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

SUBDIVIDER:

By [Signature]: Lowell Williams
Name: Lowell Williams
Title: MANAGING MEMBER - HARVEST HOMES
Dated: 2/1/05

CITY OF ALBUQUERQUE

City Engineer
Dated: 2-14-05

OK 2/4/05

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 1st day of February, 20 05 by [name of person:] Lowell Williams, [title or capacity, for instance, "President" or "Owner":] Managing Member of [Subdivider:] Harvest Homes LLC

Notary Public

My Commission Expires:
October 29, 2007

CITY'S NOTARY

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

This instrument was acknowledged before me on 14th day of, February, 20 05 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

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Project Number:________________

FIGURE 12

ORIGINAL

Date Submitted: 06/08/04
Date Site Plan Approved:
Date Preliminary Plat Approved: 06/16/04
Date Preliminary Plat Expires: 06/16/05
DRB Project No.: 1002745
DRB Application No.: 04-00886

INFRASTRUCTURE LIST

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

△1 Revised 7/20/04

LOTS C-1 THRU C-7, LA LUZ DEL OESTE, UNIT 4
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT C, LA LUZ DEL OESTE, UNIT 4
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
		△1 Delete (is existing) ~~4"~~	~~PRIVATE SAS~~	~~COMMON AREA~~	~~EXIST. STUB~~	~~DEAD END~~ ~~350'~~ ~~[illegible]~~ NORTH	/	/	/
B-1	674383	22'	PRIVATE STREET	ACCESS ESMT	MILL RD	CUL DE SAC 400' SOUTH	/	/ ****	/
↓	↓	2-36'x20'	PRIVATE ASPHALT PARKING	ACCESS ESMT	ADJACENT TO STREET		/	/	/
		-	MODIFIED HAMMER HEAD ~~CUL DE SAC~~ INCL 3-"NO PARKING" SIGNS	END OF ACCESS ESMT	-	-	/	/	/
							/	/	/
							/	/	/
							/	/	/
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ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

Mary Herrera Bern. Co. AGRE R 23.00
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NOTES

1 ENGINEER'S CERTIFACATION OF GRADING & DRAINAGE PLAN REQ'D FOR RELEASE OF SIA TO FINANCIAL GUARANTY

2

3

3

****

AGENT / OWNER

J.J. BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

[signature] 06/08/03
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

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

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

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

_____
AMAFCA - date

Roger A Green 6/16/04
UTILITY DEVELOPMENT - date

_____ - date

Bud J. Biles 6/16/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	7/20/04	[signature]	Roger A Green	

PAGE ___ OF ___

FINANCIAL GUARANTY AMOUNT

07/20/2004

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 676383, La Luz del Oeste, Unit 4 lots C-1 - C-7, Phase/Unit #:

Requested By: **Jake Bordenave, PE w/ Bordenave Designs**

Approved estimate amount:		$17,658.11
Contingency Amount:	20.00%	$3,531.62
Subtotal:		$21,189.73
NMGRT	6.025%	$1,276.68
Subtotal:		$22,466.41
Engineering Fee	6.60%	$1,482.78
Testing Fee	6.00%	$1,347.98
Subotal:		$25,297.17
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$31,621.46**

APPROVAL: DATE:

07-20-2004

Notes: 20% contingency, plans not approved. Certification for grading & drainage required prior to release of financial guaranty.

FIRST STATE BANK

December 6, 2004

Mr. James Lewis
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2055

RE: Loan Reserve for HARVEST HOMES, L.L.C.
City of Albuquerque, Project ID# 676383
Project Name: LA LUZ DEL OESTE, UNIT 4 LOTS C-1-C-7
Loan Reserve Amount: THIRTY ONE THOUSAND SIX HUNDRED TWENTY ONE AND 46/100, ($31,621.46)

Dear Mr. Lewis:

This is to advise the City of Albuquerque ("City") that, at the request of HARVEST HOMES, L.L.C.("Borrower"), First State Bank N.M., ("Financial Institution") in Albuquerque, New Mexico, commits the sum of THIRTY ONE THOUSAND SIX HUNDRED TWENTY ONE AND 46/100, ($31,621.46)("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires HARVEST HOMES, L.L.C., ("Subdivider") to provide for the installation of the improvements which must be constructed at LA LUZ DEL OESTE, UNIT 4 LOTS C-1-C-7, Project No.676383 (``Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on February 16 2005 in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. A92 at pages 2501 to 2501, ("Agreement").

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve.

PO Box 3686, Albuquerque, NM 87190 T 505 241 7500
PO Box 797, Taos, NM 87571 T 505 758 6600
PO Box 5394, Santa Fe, NM 87502 T 505 982 6000

#19

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

PAID RECEIPT

APPLICANT NAME B Harvest Homes

AGENT Bordenave Designs

ADDRESS PO Box 91194 Alb NM 87199

PROJECT & APP # 1002743 04DRB 00888

PROJECT NAME Lots C1-C7 La Luz Del Oeste, Unit 4

$ _____ 441032/3424000 Conflict Management Fee

$ 100.00 441006/4983000 DRB Actions 2 deferrals

$ _____ 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

$ 100.00 TOTAL AMOUNT DUE

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

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

2/23/2005 9:46AM LOC: ANNX
RECEIPT# 00035671 WS# 006 TRANS# 0013
Account 441006 Fund 0110
Activity 4983000 TRSB
Trans Amt $100.00
J24 Misc $100.00
CA $100.00
CHANGE $0.00
Thank You

Bordenave Designs

February 14, 2005

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: Claire Senova
Re: La Luz del Oeste, Unit 4, Tract C
DRB Project #1002743

The subject project is No. 20 on today's DRB Agenda. Due to unforeseen circumstances I am asking that the case be deferred.

It is anticipated that the current situation will be resolved before this time next week. Therefore, I ask that the case be put on the DRB Agenda for February 23, 2005.

Thank you for your patience and assistance in this matter.

Sincerely,

Jean J(Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com

BORDENAVE DESIGNS

FAX

Date: 02/15/05

Number of pages including cover sheet: 2

To:

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Attn: CLAIRE SENOVA

Phone: (505)924-3946
Fax phone: (505)924-3864
CC:

From:

Jean J. (Jake) Bordenave

Phone: (505)823-1344
Fax phone: (505)821-9105

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

DRB DEFERRAL LETTER ATTACHED

THANKS, JAKE

Current DRC

Project Number:_____

FIGURE 12

Claire

Date Submitted: 06/08/04
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 06/16/04
Date Preliminary Plat Expires: 06/16/05
DRB Project No.: 1002743
DRB Application No.: 04-00884

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

LOTS C-1 THRU C-7, LA LUZ DEL OESTE, UNIT 4

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

⚠ Revised 7/20/04

TRACT C, LA LUZ DEL OESTE, UNIT 4

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 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
		⚠ Delete (is existing)							
		~~4"~~	~~PRIVATE SAS~~	~~COMMON AREA~~	~~EXIST. STUB~~	~~DEAD END 350' NORTH~~	/	/	/
		22'	PRIVATE STREET	ACCESS ESMT	MILL RD	CUL DE SAC 400' SOUTH	/	/ ****	/ ****
		2-36'x20'	PRIVATE ASPHALT PARKING	ACCESS ESMT	ADJACENT TO STREET		/	/	/
		-	MODIFIED HAMMER HEAD ~~CUL DE SAC~~ INCL 3-"NO PARKING" SIGNS	END OF ACCESS ESMT	-	-	/	/	/
							/	/	/
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							/	/	/
							/	/	/

revised 07/01/01

Final Plat
Only - Way
Indef deferred
for SIA

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 ENGINEER'S CERTIFACATION OF GRADING & DRAINAGE PLAN REQ FOR RELEASE OF SIA TO FINANCIAL GUARATY

2

3

AGENT / OWNER

J.J. BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

06/08/03
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sherman Matson 6/16/04
DRB CHAIR - date

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

6-16-04
TRANSPORTATION DEVELOPMENT - date

_____
AMAFCA - date

Roger A Green 6/16/04
UTILITY DEVELOPMENT - date

_____ - date

Brad J. Bilan 6/16/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	7/20/04		Roger A Green	

Current DRC

Project Number:_____

FIGURE 12

Claire

Date Submitted: 06/08/04
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 06/16/04
Date Preliminary Plat Expires: 06/16/05
DRB Project No.: 1002743
DRB Application No. 04-00884

#15 ORIGINAL

INFRASTRUCTURE LIST

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

LOTS C-1 THRU C-7, LA LUZ DEL OESTE, UNIT 4.
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT C, LA LUZ DEL OESTE, UNIT 4
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
		4"	PRIVATE SAS	COMMON AREA	EXIST. STUB	DEAD END 350' ~~NORTH~~ NORTH	/	/	/
		22'	PRIVATE STREET	ACCESS ESMT	MILL RD	CUL DE SAC 400' SOUTH	/	/	/
		2-36'x20'	PRIVATE ASPHALT PARKING	ACCESS ESMT	ADJACENT TO STREET		/	/	/
		-	~~CUL DE SAC~~ MODIFIED HAMMER HEAD INCL 3-"NO PARKING" SIGNS	END OF ACCESS ESMT	-	-	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 ENGINEER'S CERTIFACATION OF GRADING & DRAINAGE PLAN REQ FOR RELEASE OF SIA TO FINANCIAL GUARATY

2

****

AGENT / OWNER

J.J. BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

[signature] 06/08/03
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

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

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

Roger A Green 6/16/04
UTILITY DEVELOPMENT - date

Brad J. Bilon 6/16/04
CITY ENGINEER - date

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

_____
AMAFCA - date

_____
_____ - date

_____
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☐ Major Subdivision action		☐ Annexation & Zone Establishment	
☒ Minor Subdivision action		☐ Sector Plan (Phase I, II, III)	
☐ Vacation	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Variance (Non-Zoning)		☐ Zone Change	
SITE DEVELOPMENT PLAN	**P**	☐ Text Amendment	
☐ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan			
☐ 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: Harvest Homes LLC. PHONE: 338-2286
ADDRESS: 1015 Tijeras NW, Suite 210 FAX: 944-1232
CITY: Albuquerque STATE NM ZIP87102 E-MAIL: ____
Proprietary interest in site: Owner
AGENT (if any): Bordenave Designs PHONE: 823.1344
ADDRESS: P.O. Box 91194 FAX: ____
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: ____

DESCRIPTION OF REQUEST: preliminary and final plat for a 6 lot 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. ~~4~~ C Block: - Unit: 4

Subdiv. / Addn. La Luz Del Oeste

Current Zoning: SU1-PRD Proposed zoning: SU1-PRD

Zone Atlas page(s): F-11 No. of **existing** lots: 1 No. of **proposed** lots: 6

Total area of site (acres): 1.6076 Density if applicable: dwellings per gross acre: 3.3 dwellings per net acre: 3.3

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. 101106130546010110 41 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd. NW
Between: Western Trails NW and Dellyne NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 03DRB-00989

03Z-01007

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

SIGNATURE _____ DATE 06/07/04

(Print) Jake Bordenave ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☐ All checklists are complete	04DRB - ____ - 00888	P1F	$(3)	$ 565.00
☐ All fees have been collected	____ - ____ - ____	CMF	____	$ 20.00
☐ All case #s are assigned	____ - ____ - ____	____	____	$ ____
☐ AGIS copy has been sent	____ - ____ - ____	____	____	$ ____
☐ Case history #s are listed	____ - ____ - ____	____	____	$ ____
☐ Site is within 1000ft of a landfill				Total
☐ F.H.D.P. density bonus	Hearing date 6-16-04			$ 585.00
☐ F.H.D.P. fee rebate				

6-8-04
Planner signature / date

Project # 1002743

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDENCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

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

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

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

☐ **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.

JEAN J (JAKE) BORDENAVE
Applicant name (print)

Applicant signature / date 06/07/04

Form revised February 2003

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

Application case numbers
04DRB-00888
_____-_____-_____
_____-_____-_____

Planner signature / date

Project # 1002743

CITY OF
Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through July 10, 2003

Bordenave Designs

June 7, 2004

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: Tract C, La Luz del Oeste, Unit 4

The subject site has been in the design and construction stages for the last twenty five years. It is the desire of the Owner to now complete the project. The unit was recently platted to form 9 tracts and provide for traffic circulation and utility easements.

This plat is intended to provide the final internal configuration of 7 lots and required easements for building and sales purposes. Lot configurations and access easements are per the Site Development Plan approved in the late 70"s.

Sincerely,

Jean J(Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com

C

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

PAID RECEIPT

APPLICANT NAME Harvest Homes LLC

AGENT Bordenave Designs

ADDRESS POBox 91194 87199

PROJECT & APP # ~~1002743~~ 1002743/04DRB-00888

PROJECT NAME La Luz Del Oeste

$ 20.00 **469099/4916000 Conflict Management Fee**

$ 565.00 **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

$ 585.00 **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

06/08/2004 10:03AM LOC: ANN
X
RECEIPT# 00023807 WS# 006 TRANS# 0011
Account 441006 Fund 0110
Activity [illegible] TRSEJA
Trans Amt $585.00
J24 Misc $565.00
CK $585.00
CHANGE $0.00

Thank You

Counterreceipt.doc - 12/29/03

City Of Albuquerque
Treasury Division

06/08/2004 10:03AM LOC: ANN
X
RECEIPT# 00023806 WS# 006 TRANS# 0011
Account 469099 Fund 0110
Activity 4916000 TRSEJA
Trans Amt $585.00
J2[illegible] Misc $20.00

Thank You

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☐ Major Subdivision action		☐ Annexation & Zone Establishment	
☒ Minor Subdivision action		☐ Sector Plan (Phase I, II, III)	
☐ Vacation	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Variance (Non-Zoning)		☐ Zone Change	
SITE DEVELOPMENT PLAN	**P**	☐ Text Amendment	
☐ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan			
☐ 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: HARVEST HOMES L.L.C. PHONE: 338-2286
ADDRESS: 1015 TIJERAS NW, SUITE 210 FAX: 944-1232
CITY: ALBUQUERQUE STATE NM ZIP87102 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BORDENAVE DESIGNS PHONE: 823-1344
ADDRESS: PO BOX 91194 FAX: 821-9105
CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: jakebordenave@mindspring.com

DESCRIPTION OF REQUEST: FINAL PLAT SIGNATURES

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. H Block: - Unit: 4

Subdiv. / Addn. LA LUZ DEL OESTE

Current Zoning: SU-PRD Proposed zoning: SU-PRD

Zone Atlas page(s): F11 No. of **existing** lots: 1 No. of **proposed** lots: 6

Total area of site (acres): 1.8194 Density if applicable: dwellings per gross acre: 3.3 dwellings per net acre: 3.3

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. 101106113054601011O MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD
Between: WESTERN TRAILS and DELYNNE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002743, Z-77-28 SP(BP & SUB) 03DRB-00989, 03DRB-01544

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 12/31/03

SIGNATURE _____ DATE 03/23/04

(Print) JEAN J.(JAKE) BORDENAVE ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03

~~☐ INTERNAL ROUTING~~

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	04DRB - ____ - 00399	EP	$(3)	$ 0
☑ All fees have been collected	____ - ____ - ____			$
☑ All case #s are assigned	____ - ____ - ____	CM FEE		$ 20.00
☑ AGIS copy has been sent	____ - ____ - ____			$
☑ Case history #s are listed	____ - ____ - ____			$
☒ ~~N/A~~ Site is within 1000ft of a landfill				Total
☐ ~~F.H.D.P. density~~ bonus	Hearing date March 31st 04			$ 20.00
☐ ~~F.H.D.P. fee~~ rebate				

3/23/04

Planner signature / date

Project # 1002743

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDENCE IS REQUIRED.**

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☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

- ☐ Preliminary Plat reduced to 8.5" x 11"
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- ☐ 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.
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- ☑ 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)
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- ☐ 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.

JEAN J. (JAKE) BORDENAVE
Applicant name (print)

(03/23/04)
Applicant signature / date

Form revised February 2003

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

Application case numbers
04DRB - ____ - 00399
____ - ____ - ____
____ - ____ - ____

3/23/04
Planner signature / date

Project # 1002743

CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through July 10, 2003

No. of Lots: 6
Nearest Major Streets
Coors Blvd & Dellyne Ave

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 12th day of March, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Harvest Homes L.L.C. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] L.L.C., whose address is 1015 Tijeras NW Suite 210, Alb, NM, 87102 and whose telephone number is 505-338-2286, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract H, La Luz Del Oeste, Unit 4, recorded on Nov. 12, 2003 in the records of the Bernalillo County Clerk at Book 2003C, pages 342 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:] Harvest Homes L.L.C. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Lots H-1 thru H-6, La Luz Del Oeste, Unit 4 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 15th day of December, 2004 ("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. 676381.

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

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the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25% of Actual Construction Cost
Excavation And Sidewalk Ordinance, Street Restoration Fees	As required per City-approved estimate. (Figure 7)

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by BASELINE FIELD SERVICES, INC and construction surveying of the private Improvements shall be performed by BASELINE FIELD SERVICES INC. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by BORDENAVE DESIGNS, and inspection of the private Improvements shall be performed by BORDENAVE DESIGNS, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

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shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Assoc, and field testing of the private Improvements shall be performed by Vinyard & Assoc., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: 1ST STATE BANK, LOAN RESERVE LETTER # 1931
Amount: $ 43,205 33 Name of Financial Institution or Surety
Date City first able to call Guaranty: December 15, 2004
[Construction Completion Deadline]: December 15 2004
If Guaranty other than a Bond, last day City able to call Guaranty is:
February 15, 2005
Additional information:

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

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8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

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11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

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

SUBDIVIDER:

By [Signature]: Lowell Williams
Name: LOWELL A. WILLIAMS
Title: OWNER-MANAGING MEMBER
Dated: 2/26/04

CITY OF ALBUQUERQUE

City Engineer
Dated: 3-12-04

KJC 3/12/04

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 26th day of February, 20 04 by [name of person:] Lowell A. Williams, [title or capacity, for instance, "President" or "Owner":] Managing Member- Owner of [Subdivider:] La Luz de Oeste Subd. LLC

Notary Public

My Commission Expires:
October 27 2007

CITY'S NOTARY

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

This instrument was acknowledged before me on 12th day of March, 20 04 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

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Project Number:_____

FIGURE 12

Date Submitted: 12/09/03
Date Site Plan Approved: 1978
Date Preliminary Plat Approved: 12/17/03
Date Preliminary Plat Expires: 12/17/04
DRB Project No.: 1002743
DRB Application No.: 03DRB-02083

ORIGINAL

INFRASTRUCTURE LIST

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

LOTS H1 THRU H6, LA LUZ DEL OESTE, UNIT 4
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT H, LA LUZ DEL OESTE, UNIT 4
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
		6"	PRIVATE SAS	COMMON AREA	EXIST STUB @ MH#3	DEAD END 310' SOUTH	1	1	1 ****
		22'	PRIVATE ASPHALT STREET	ACCESS ESMT	WIND RD	CUL DE SAC 400' NORTH	1	1	1
		54'x20	PRIVATE ASPHALT PARKING	ACCESS ESMT	ADJACENT TO STREET		1	1	1
		- ⚠	CUL DE SAC INCLUDING 3 NO PARKING SIGNS	END OF ACCESS ESMT	-	-	1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1

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ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

Engineer Certification req'd for release of SIA and Financial guarantees.

AGENT / OWNER

J.J. BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

12/16/03
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

12/17/03
DRB CHAIR - date

Christina Sandoval 12/17/03
PARKS & GENERAL SERVICES - date

12-17-03
TRANSPORTATION DEVELOPMENT - date

_____
AMAFCA - date

12/17/03
UTILITY DEVELOPMENT - date

_____ - date

12/17/03
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	12-30-03			

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FINANCIAL GUARANTY AMOUNT

01/16/2004

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 676381, La Luz del Oeste Subdivision, Unit 4, Phase/Unit #:

Requested By: **Jake Bordenave, PE w/ Bordenave Designs**

Approved estimate amount:		$24,175.23
Contingency Amount:	20.00%	$4,835.05
Subtotal:		$29,010.28
NMGRT	5.8125%	$1,686.22
Subtotal:		$30,696.50
Engineering Fee	6.60%	$2,025.97
Testing Fee	6.00%	$1,841.79
Subotal:		$34,564.26
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$43,205.33**

APPROVAL: DATE:

1-16-2004

Notes: 20% contingency, plans not approved. Certification for grading & drainage prior to release of financial guaranty.

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FIRST STATE BANK

February 17, 2004

Mr. Jay J. Czar
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 1931

RE: Loan Reserve for Harvest Home, L.L.C.
City of Albuquerque, Project ID# 676381
Project Name: La Luz del Oeste Subdivision, Unit 4
Loan Reserve Amount: Forty Three Thousand, Two Hundred Five & 33/100 Dollars, ($43,205.33)

Dear Mr. Czar:

This is to advise the City of Albuquerque ("City") that, at the request of Harvest Homes, L.L.C.("Borrower"), First State Bank N.M., ("Financial Institution") in Albuqueruqe, New Mexico, commits the sum of Forty Three Thousand, Two Hundred Five & 33/100 Dollars, ($43,205.33)("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Harvest Homes, L.L.C., ("Subdivider") to provide for the installation of the improvements which must be constructed at La Luz del Oeste Subdivision, Unit 4, Project No.676381 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 3/15/04 in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. A74 at pages 3484 to 3489, ("Agreement").

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve.

The Authorization to Reduce will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Reduce, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the Loan Reserve, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the Loan Reserve established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the Loan Reserve as provided in Section 4 herein.

3. Draw on Reserve. If by December 15, 2004, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between December 15, 2004, and February 15, 2005, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This Loan Reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or

C. Expiration of the date February 15, 2005; or

D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,

Bill Dolan/GB

V. William Dolan Jr.,
Executive Vice President

ACCEPTED:

City of Albuquerque
By: _____
Chief Administrative Officer
Or authorized designee

3/8/04

Title: City Engineer
Dated: 3-22-04

KJE. 3/22/04

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

PAID RECEIPT

APPLICANT NAME HARVEST HOMES LLC.

AGENT BORDENAVE DESIGNS

ADDRESS P.O. Box 91194

PROJECT & APP # 1002743 / 04DRB-00399

PROJECT NAME LA LUZ DEL OESTE, UNIT #4

$ 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.**

3025

BORDENAVE DESIGNS
PO BOX 91194
ALBUQUERQUE, NM 87199-1194
PH. 505-823-1344

95-219-1070

DATE 03/23/04

PAY TO THE ORDER OF CITY OF ALBUQUERQUE $ 20.00

twenty & 00/100 ***DUPLICATE*** DOLLARS

Security features included. Details on back.

Treasury Division

NORWEST BANK NEW MEXICO, N.A. 0113
ALBUQUERQUE, NM 87103-1081

FOR _____

⑈003025⑈ ⑆107002192⑆ 10975 2990⑈

03/23/2004 11:09AM LOC: ANN
X
REC# 000[illegible]
Activity 4916000 Fund 0110
Trans Amt $20.00
J24 Misc $20.00
CK $20.00
CHANGE $0.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

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

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

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

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

APPLICANT INFORMATION:

NAME: Wanuast Corp PHONE: 898-5600
ADDRESS: One Wind NW FAX: 898-5602
CITY: Albuquerque STATE NM ZIP 87120 E-MAIL:
Proprietary interest in site:
AGENT (if any): Bordenave Designs PHONE: ~~898~~ 823-1344
ADDRESS: PO Box 91194 FAX: 821-9105
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: jakebordenave@mindspring.com

DESCRIPTION OF REQUEST: preliminary & final

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. H Block: Unit: Unit 4
Subdiv. / Addn. La Luz del Oeste
Current Zoning: SU RD Proposed zoning: SU PRD
Zone Atlas page(s): ~~C-11~~ F-11 No. of **existing** lots: 1 No. of **proposed** lots: 6
Total area of site (acres): 1.8194 Density if applicable: dwellings per gross acre: 3.3 dwellings per net acre: 3.3
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101106130546010110 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd NW
Between: Western Trails NW and Dallyna NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 03DRB-00989
1002743 Z-77-28 SP (BP + SUB)

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

SIGNATURE DATE 12/09/03
(Print) Jake Bordenave ___ Applicant __X__ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, **7/03**

☐ **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 NO
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
03 DRB - ___ - 02083	P/F	$3	$ 565.-
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total
Hearing date Dec 17 2003			$ 565.-

JM 12/9/03
Planner signature / date

Project # 1002743

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

YOUR ATTENDANCE IS REQUIRED.

☐ **SKETCH PLAT REVIEW AND COMMENT**

__ 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.
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__ Letter briefly describing, explaining, and justifying the request
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☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
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__ 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.
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✓ 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.

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

R. Bradley Brunner
Applicant name (print)

12/9/03
Applicant signature / date

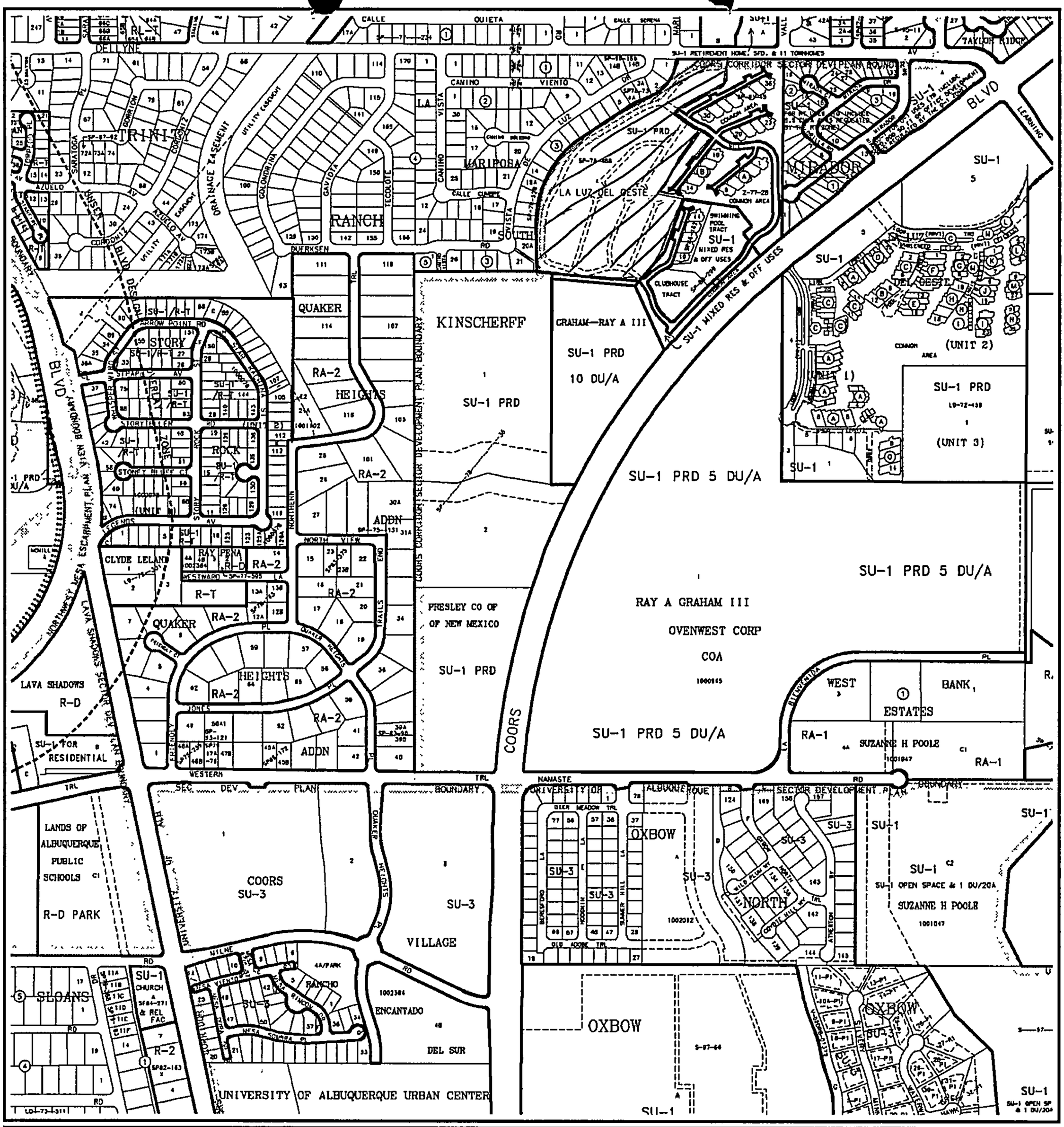
Form revised 3/03, 8/03 and **11/03**

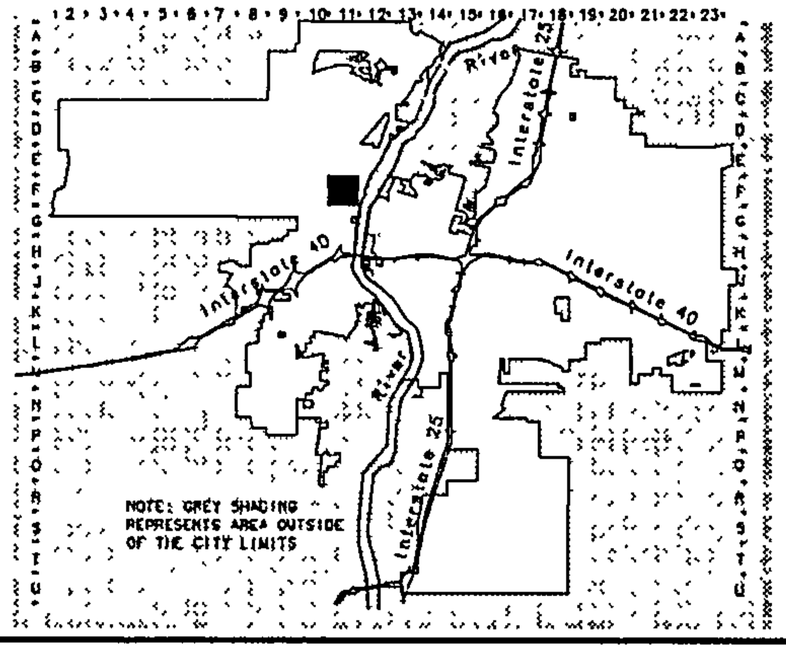
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB - _____ - 02083
_____ - _____ - _____
_____ - _____ - _____

12/9/03
Planner signature / date

Project # 1002743





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 2003

Zone Atlas Page

F-11-Z

Map Amended through December 01, 2003

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 12/09/03
Date Site Plan Approved: 1978
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1002743
DRB Application No.: 03DRB-02083

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

LOTS H1 THRU H6, LA LUZ DEL OESTE, UNIT 4
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT H, LA LUZ DEL OESTE, UNIT 4
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
		6"	PRIVATE SAS	COMMON AREA	EXIST STUB @ MH #3	DEAD END 310' SOUTH	/	/	/
****									
		22'	PRIVATE ASPHALT STREET	ACCESS ESMT	WIND RD	CUL DE SAC 400' NORTH	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

p.2
(505) 821-9105
Dec 09 2003 1:59PM Bordenave Designs

Dec 09 2003 1:59PM Bordenave Designs (505) 821-9105 P.3

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1

2

3

AGENT / OWNER

J.J. BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

12/16/03
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - 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 — Supplemental form **Z**
- ☐ Annexation & Zone Establishment
- ☐ Sector Plan (Phase I, II, III)
- ☐ Amendment to Sector, Area, Facility or Comprehensive Plan
- ☐ Zone Change
- ☐ Text Amendment

APPEAL / PROTEST of... — **A**
- ☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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: OVENWEST CORP. PHONE: (505) 898-5600
ADDRESS: ONE WIND NW FAX: (505) 895-5602
CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: ____
Proprietary interest in site: OWNER

AGENT (if any): BORDENAVE DESIGNS PHONE: (505) 823-1344
ADDRESS: P O BOX 91194 FAX: (505) 821-9105
CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: jakebordenave@mindspring.com

DESCRIPTION OF REQUEST: PRELIM & FINAL 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. - Block: - Unit: 4

Subdiv. / Addn. LA LUZ DEL OESTE

Current Zoning: SU-I PRD Proposed zoning: SAME

Zone Atlas page(s): F-11 No. of **existing** lots: 2 No. of **proposed** lots: 9

Total area of site (acres): 15.85 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

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. 101106130546010110 MRGCD Map No. -

LOCATION OF PROPERTY BY STREETS: On or Near: DELLYNE AV. NW.
Between: COORS BLVD. N.W. and VISTA DE LUZ NW.

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z-77-28-1, PROJ. NO. 1002743, APPL. NO. 03DRB-00989 SK

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 2003

SIGNATURE _____ DATE 09/12/03

(Print) JEAN J(JAKE) BORDENAVE ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03

INTERNAL ROUTING

- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- ☒ N/A Site is within 1000ft of a landfill
- ☐ ~~F.H.D.P. density bonus~~
- ☐ ~~F.H.D.R. fee rebate~~

Application case numbers	Action	S.F.	Fees
03DRB - ____ - 01544	P & FP.	53	$ 775.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 775.00

Hearing date Sept. 24th '03

B Bordenave 9/15/03
Planner signature / date

Project # 1002743

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDENCE IS REQUIRED.**

- ☐ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- ☐ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
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☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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- ☐ Copy of the Official D.R.B. Notice of approval
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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.
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- ☐ N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ☒ Fee (see schedule) $475.00
- ☒ Any original and/or related file numbers are listed on the cover application
- ☑ infrastructure list if required **(verify with DRB Engineer)** RLB **NO INTERNAL ROUTING**
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☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**

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

Applicant name (print)

JEAN J. (JAKE) BORDENAVE

Applicant signature / date

Form revised February 2003

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

Application case numbers
03DRB - _____ - 01544
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date 9/15/03

Project # 1002743

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☐ Major Subdivision action		☐ Annexation & Zone Establishment	
☒ Minor Subdivision action		☐ Sector Plan (Phase I, II, III)	
☐ Vacation	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Variance (Non-Zoning)		☐ Zone Change	
		☐ Text Amendment	
SITE DEVELOPMENT PLAN	**P**		
		APPEAL / PROTEST of...	**A**
☐ ...for Subdivision Purposes		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ ...for Building Permit			
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

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FOR OFFICIAL USE ONLY Form revised 9/01, 3/03

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Hearing date Sept. 24th '03

B Bordenave 9/15/03
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☐ **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.

Jean J. (Jake) Bordenave
Applicant name (print)

Jean J. (Jake) Bordenave
Applicant signature / date

Form revised February 2003

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

Application case numbers
03DRB - ____ - 01544
____ - ____ - ____
____ - ____ - ____

RLB 9/15/03
Planner signature / date

Project # 1002743

CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET

Zone Atlas Page

F-11-Z

Map Amended through July 10, 2003

Bordenave Designs

September 9, 2003

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: La Luz del Oeste, Unit 4

The subject site has been in the design and construction stages for the last twenty five years. It is the desire of the Owner to now complete the project. To accomplish this it would be very helpful to subdivide the property into several smaller parcels based on building groups defined in the original Site Development Plan.

The site was presented to the DRB in Sketch Plat form to determine the best method to accomplish a plat that will both address the board members concerns and satisfy the needs of the Owner. The sketch plat was reviewed by the DRB on June 25, 2003. The attached plat was prepared based on comments of the DRB and other City staff.

In the past, plats were prepared after all construction for each building group was complete. Now it is the desire of the Owner to prepare a plat based on the building groups and then replat each area for the actual buildings. It is with this in mind that the attached document is submitted for your review and approval.

Sincerely,

Jean J (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com

ONE STOP SHOP ••• FRONT COUNTER

City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME OVEN WEST CORP.

AGENT BORDEN AVE DESIGNS,

ADDRESS PO Box 91194 87199

PROJECT NO. 1002743

APPLICATION NO. 03DRB-01544

$ 775.00 441006 / 4983000 (DRB Cases)

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

$ _____ 441018 / 4971000 (Notification)

$ 775.00 **Total amount due**

2957

BORDENAVE DESIGNS
PO BOX 91194
ALBUQUERQUE, NM 87199-1194
PH. 505-823-1344

95-219-1070

DATE 09/15/03

PAY TO THE ORDER OF CITY OF ALBUQUERQUE $ 775.00

seven hundred seventy five & 00/100 DOLLARS

Security features included. Details on back.

NORWEST BANK NEW MEXICO, N.A. 0113
ALBUQUERQUE, NM 87103-1081

FOR _____

"002957" :107002192: 1097512990"

COUPLAND GATEWAY MP
Treasury Division

RECEIPT# 0001450 LOW 008 TRANS# 0023
Account 441006 Fund 1110
Activity 4983000
Amt Pd $775.00
$775.00

counterreceipt doc

10/28/02

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
☐ Major Subdivision action	
☒ Minor Subdivision action	
☐ Vacation	**V**
☐ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
☐ ...for Subdivision Purposes	
☐ ...for Building Permit	
☐ IP Master Development Plan	
☐ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING	**Z**
☐ Annexation & Zone Establishment	
☐ Sector Plan (Phase I, II, III)	
☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Zone Change	
☐ Text Amendment	
APPEAL / PROTEST of...	**A**
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	

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: OVENWEST CORP. PHONE: (505) 898-5600
ADDRESS: ONE WIND NW FAX: (505) 895-5602
CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: ____
Proprietary interest in site: OWNER

AGENT (if any): BORDENAVE DESIGNS PHONE: (505) 823-1344
ADDRESS: P O BOX 91194 FAX: (505) 821-9105
CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: jakebordenave@mindspring.com

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW

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

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

Lot or Tract No. - Block: - Unit: 4

Subdiv. / Addn. LA LUZ DEL OESTE – Unit 4

Current Zoning: SU-I PRD Proposed zoning: SAME

Zone Atlas page(s): F-11 No. of **existing** lots: 1 No. of **proposed** lots: 5

Total area of site (acres): 15.88 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

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. 101106130546010110 MRGCD Map No. -

LOCATION OF PROPERTY BY STREETS: On or Near: DELLYNE
Between: COORS and VISTA DE LUZ

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-77-28-1

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒. Date of review: 1978

SIGNATURE _____ DATE 06/16/03

(Print) JEAN J(JAKE) BORDENAVE ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	03DRB - - 00989	SK	$3	$ 0
☑ 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				Total
☐ F.H.D.P. fee rebate	Hearing date JUNE 25 2003			$ 0

6/17/03
Planner signature / date

Project # 1002743

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

☒ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDENCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

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

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year.

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

JEAN J. (JAKE) BERDENAVE
Applicant name (print)

6/17/03
Applicant signature / date

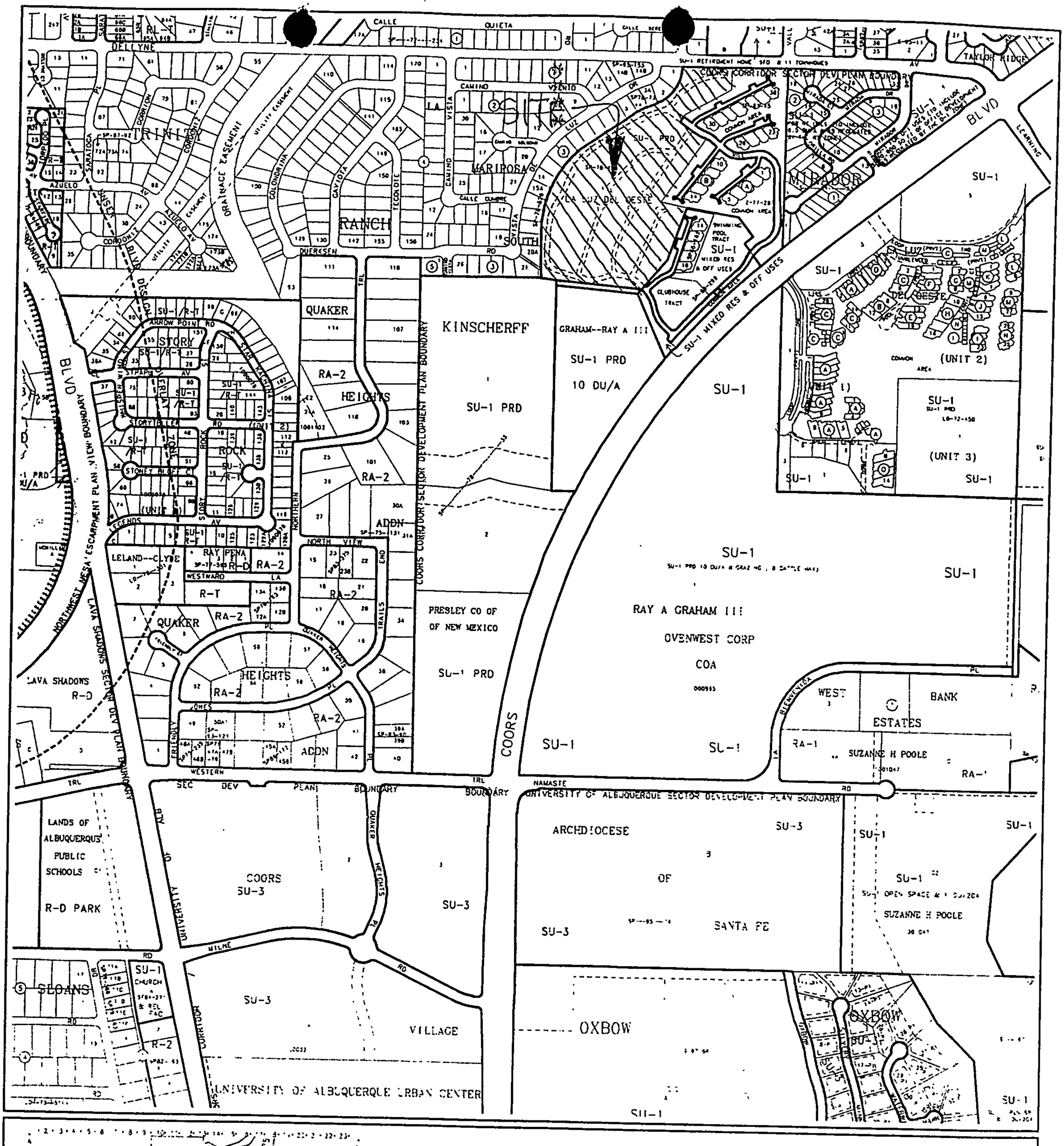
Form revised February 2003

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

Application case numbers
03DRB- - 00989
- -
- -

6/17/03
Planner signature / date

Project # 1002743


CALLE QUIETA
DELLYNE
TRINITY
SARATOGA
AZUELO
COMPLEJO
CORRION
CORONADO
COMONIZ
BLVD
DRAINAGE EASEMENT
UTILITY EASEMENT
COLONDRINA
GAVIOTA
TECOLOTE
LA VISTA
CAMINO VIENTO
CALLE LUZ
MARIPOSA DR
RANCH
SOUTH
QUERKSEN RD
CALLE CLARINETE
SU-1 RETIREMENT HOME SFD & 11 TOWNHOUSES
COORS CORRIDOR SECTOR DEVELOPMENT PLAN BOUND
TAYLOR RIDGE
LEARNING
SU-1 PRD
LA LUZ DEL OESTE
SWIMMING POOL TRACT
SU-1 MIXED RES & OFF USES
CLUBHOUSE TRACT
MIRADOR
SU-1
(UNIT 2)
(UNIT 3)
SU-1 PRD 10 DU/A
QUAKER
KINSCHERFF
GRAHAM--RAY A III
RA-2
HEIGHTS
ROCK
STORY
ARROW POINT RD
STONEY BLUFF CT
LEGENDS AV
ADDN
NORTHERN
NORTH VIEW
LELAND--CLYDE
RAY PENA
R-D
R-T
WESTWARD LA
QUAKER HEIGHTS
FRIENDLY
JONES
WESTERN
TRAILS
PRESLEY CO OF OF NEW MEXICO
SU-1 PRD
RAY A GRAHAM III
OVENWEST CORP
COA
NORTHWEST MESA ESCARPMENT PLAN 'VIEW' BOUNDARY
LAVA SHADOWS
SEC DEV PLAN BOUNDARY
TRL
LANDS OF ALBUQUERQUE PUBLIC SCHOOLS
R-D PARK
COORS
SU-3
UNIVERSITY
MILNE RD
SLOANS
SU-1 CHURCH & REL FAC
R-2
VILLAGE
UNIVERSITY OF ALBUQUERQUE URBAN CENTER
NAMASTE RD
UNIVERSITY OF ALBUQUERQUE SECTOR DEVELOPMENT PLAN BOUNDARY
ARCHDIOCESE OF SANTA FE
SU-3
SU-1
SU-1 OPEN SPACE
SUZANNE H POOLE
OXBOW
WEST BANK ESTATES
RA-1
SUZANNE H POOLE
RIENZI VISTA
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS
Interstate 25
Rio Grande River
CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
©Copyright 2003
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
F-11-Z
Map Amended through January 21, 2003

Bordenave Designs

June 16, 2003

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: La Luz del Oeste, Unit 4 SKETCH PLAT REVIEW & COMMENT

The subject site has been in the design and construction stages for the last twenty five years. It is the desire of the Owner to now complete the project. To accomplish this it would be very helpful to subdivide the property into several smaller parcels based on building groups defined in the original Site Development Plan.

The site is presented to the DRB in Sketch Plat form to determine the best method to accomplish a plat that will both address the board members concerns and satisfy the needs of the Owner. The plat shows both previously constructed infrastructure (water, sanitary sewer and streets) and proposed streets. The water and sanitary sewer lines shown on the plat are public facilities. All streets (existing and proposed) are private facilities.

In the past, plats were prepared after all construction for each building group was complete. Now it is the desire of the Owner to prepare a plat based on the building groups and then replat each area for the actual buildings. It is also requested by the Owner that the Board discuss the best time and method to prepare the follow up plat showing the individual residential units.

Sincerely,

Jean J(Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
(505) 823-1344

Bordenave Designs

December 9, 2003

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: Tract H, La Luz del Oeste, Unit 4

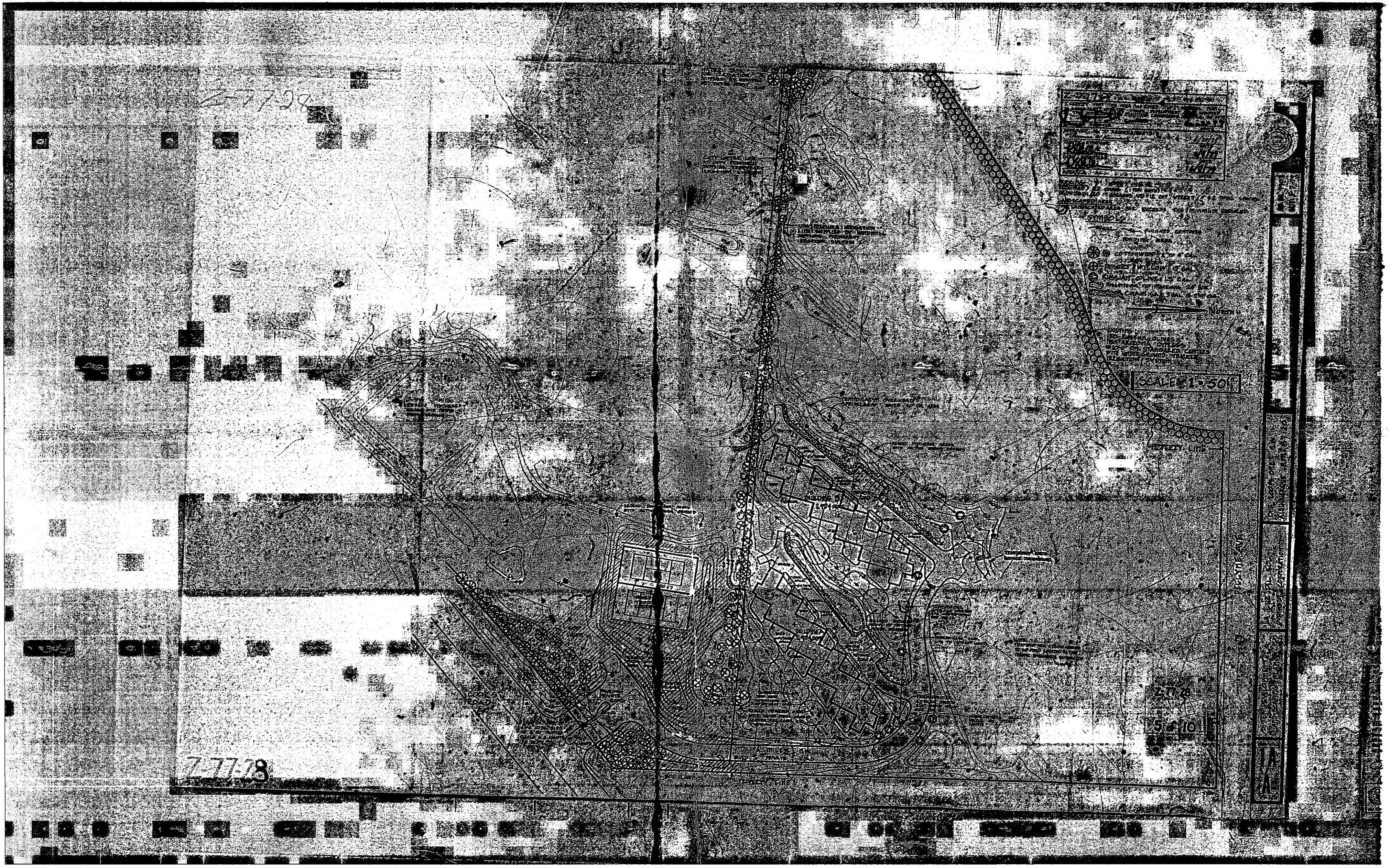
The subject site has been in the design and construction stages for the last twenty five years. It is the desire of the Owner to now complete the project. The unit was recently platted to form 9 tracts and provide for traffic circulation and utility easements.

This plat is intended to provide the final internal configuration of lots and easements for building and sales purposes. Lot configurations and easements are per the Site Development Plan approved in the late 70"s.

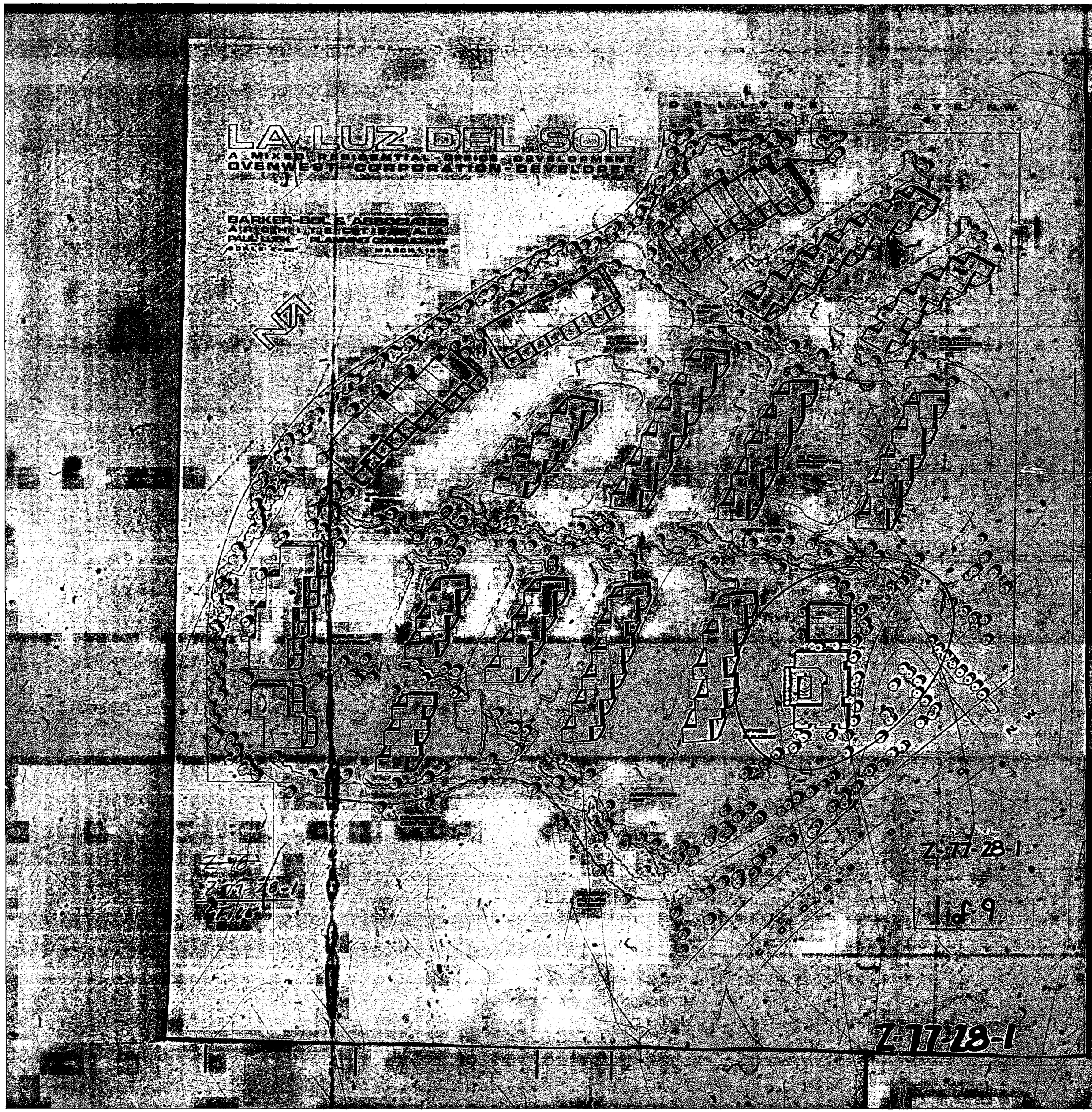
Sincerely,

Jean J(Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com



SCALE 1"=50'
NORTH
SYMBOLS
PROPERTY LINE
Z-77-28
5 of 10



CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

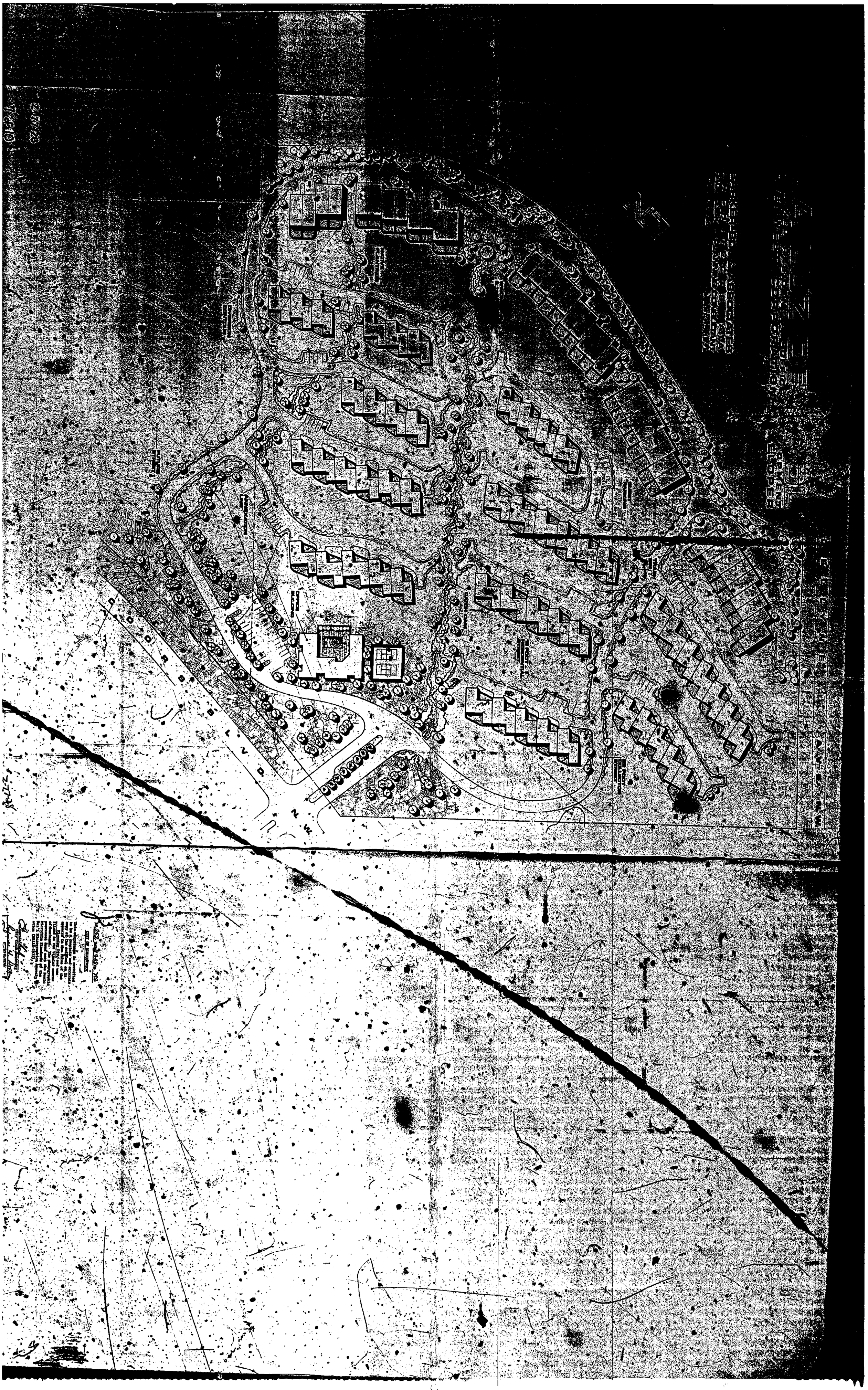
R# 252 Date 8-3-88 Op. 713

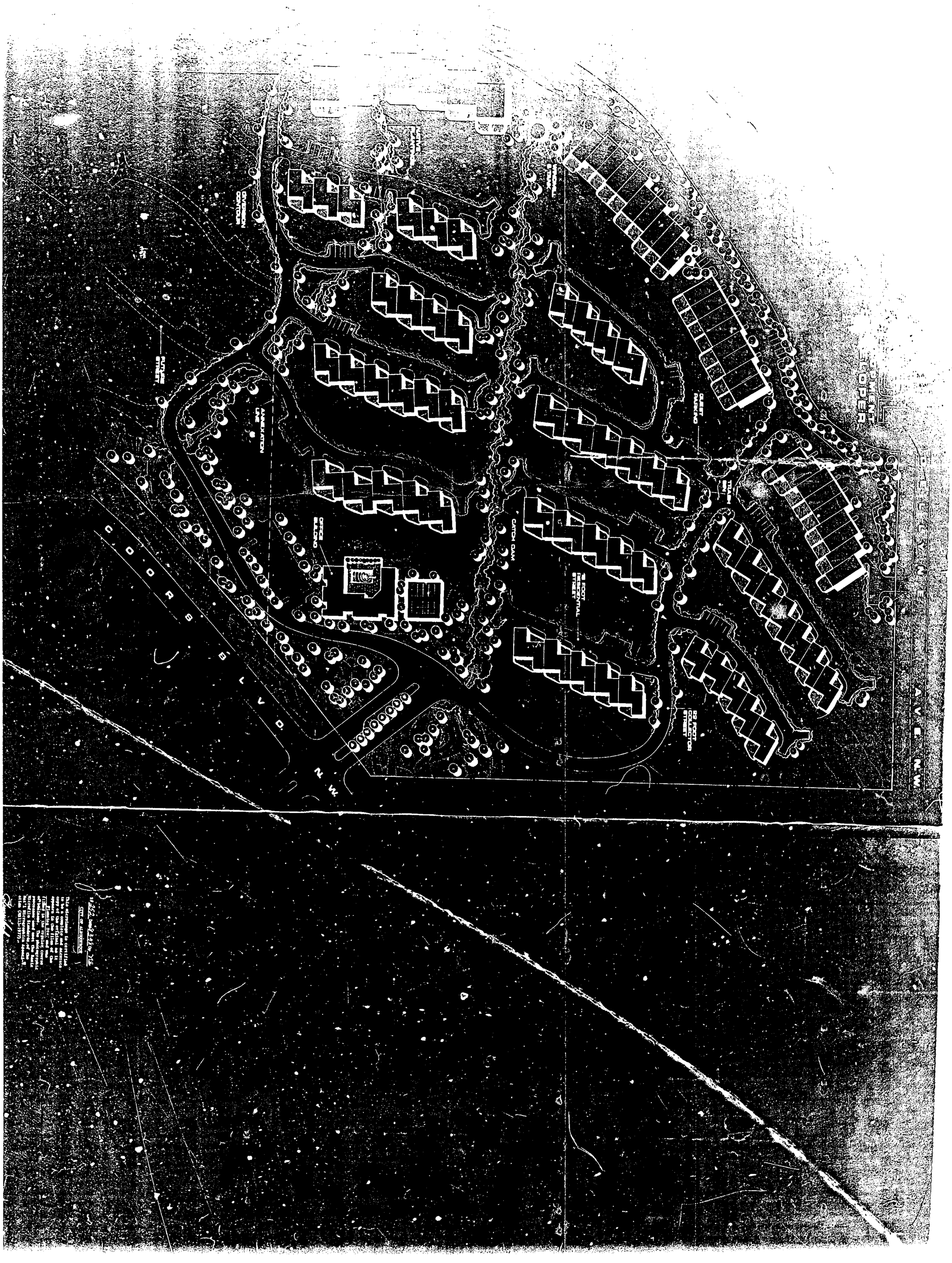
CITY OF ALBUQUERQUE

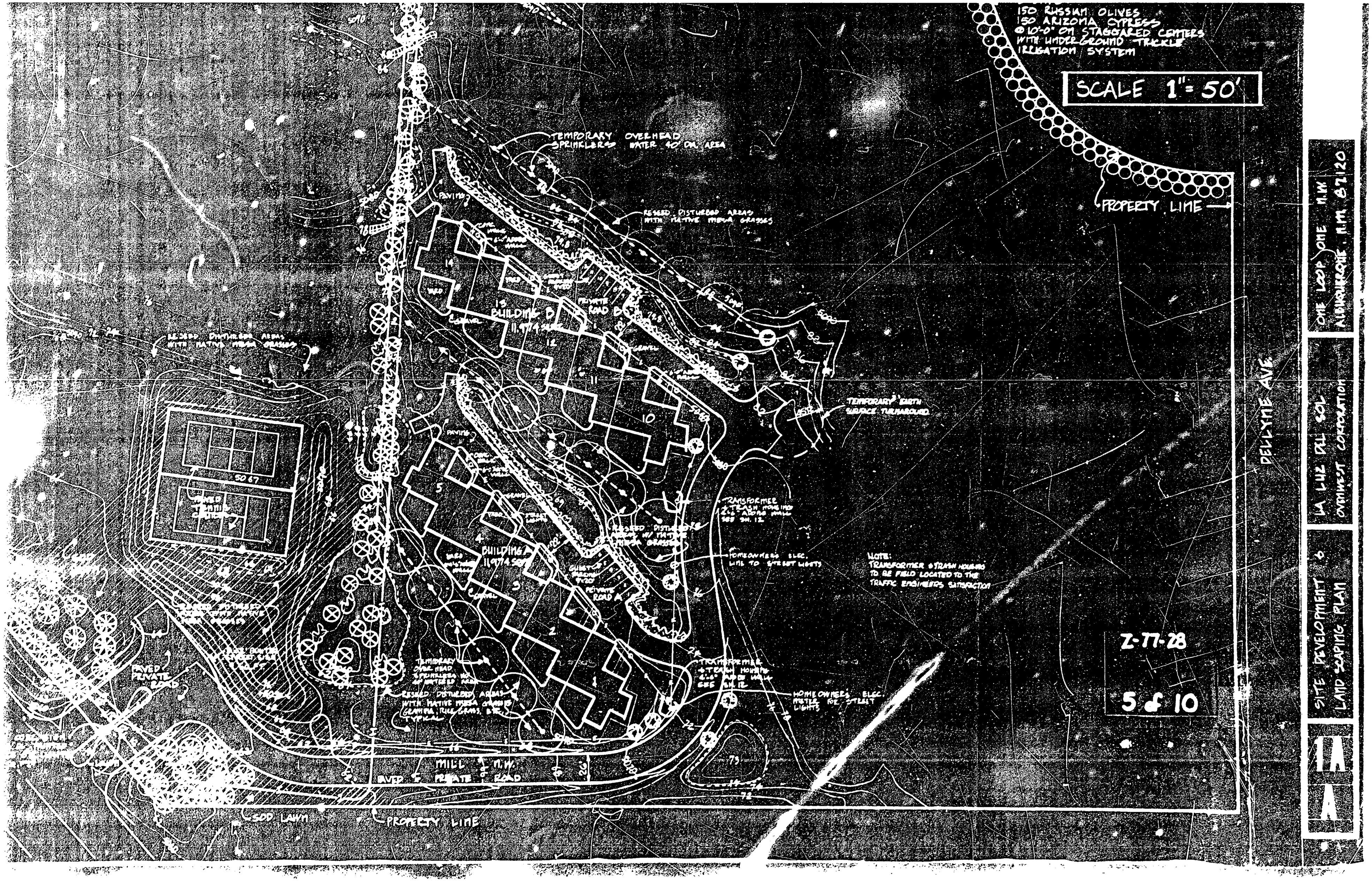
This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the Planning Div. and was filmed in the regular course of business. The photographic processes used meet the Basic Microfilm Standards of the Nat'l Micrographics Association (MS115-1977).

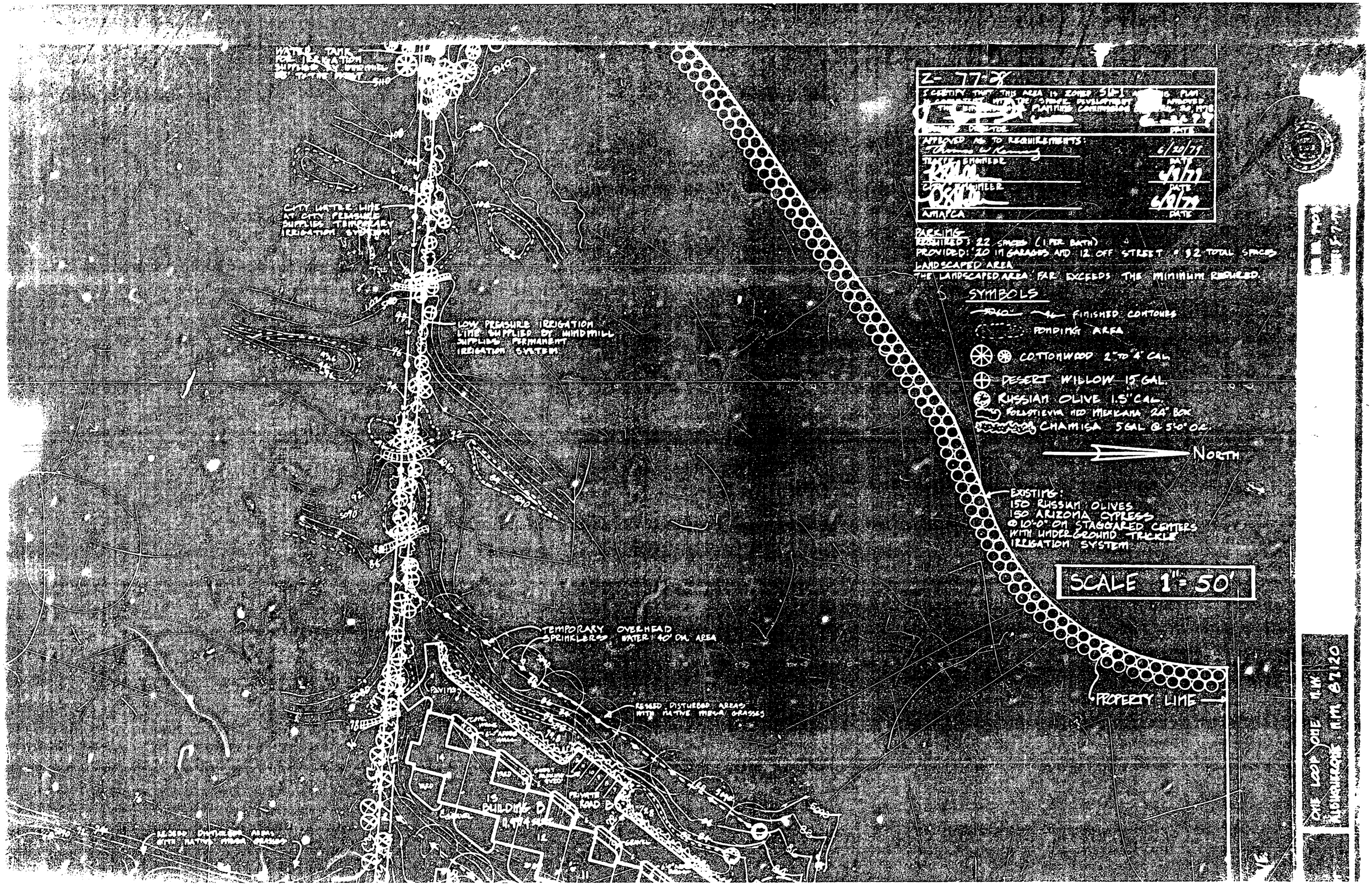
City Clerk Recorder

OFFICIAL SEAL
SUSAN R. GOMEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 2-11-88




DEVELOPER
AVE. N.W.
CATCH DAM
CORB BLVD. N.W.


150 RUSSIAN OLIVES
150 ARIZONA CYPRESS
@ 10'-0" ON STAGGARED CENTERS
WITH UNDERGROUND TRICKLE
IRRIGATION SYSTEM
SCALE 1" = 50'
PROPERTY LINE
TEMPORARY OVERHEAD
SPRINKLERS WATER 40' DIA. AREA
RESEED DISTURBED AREAS
WITH NATIVE MESA GRASSES
BUILDING B
BUILDING A
PRIVATE ROAD B
PRIVATE ROAD A
TEMPORARY EARTH
SURFACE TURNAROUND
TRANSFORMER
& TRASH HOUSING
HOMEOWNERS ELEC.
LINE TO STREET LIGHTS
NOTE:
TRANSFORMER & TRASH HOUSING
TO BE FIELD LOCATED TO THE
TRAFFIC ENGINEERS SATISFACTION
HOMEOWNERS ELEC.
METER FOR STREET
LIGHTS
MILL N.W.
PRIVATE ROAD
SOD LAWN
PROPERTY LINE
DELLYME AVE.
Z-77-28
5 of 10
SITE DEVELOPMENT &
LAND SCAPING PLAN
LA LUZ DEL SOL
OVERWEST CORPORATION
ONE LOOP ONE N.W.
ALBUQUERQUE, N.M. 87120



Z-77-28
APPROVED AS TO REQUIREMENTS:
6/20/79
DATE
6/9/79
DATE
6/9/79
DATE
PARKING
REQUIRED: 22 SPACES (1 PER BATH)
PROVIDED: 20 IN GARAGES AND 12 OFF STREET = 32 TOTAL SPACES
LANDSCAPED AREA
THE LANDSCAPED AREA FAR EXCEEDS THE MINIMUM REQUIRED.
SYMBOLS
FINISHED CONTOURS
PONDING AREA
COTTONWOOD 2" TO 4" CAL.
DESERT WILLOW 15 GAL.
RUSSIAN OLIVE 1.5" CAL.
FORESTIEVIA NEO MEXICANA 24" BOX
CHAMISA 5 GAL @ 5'-0" O.C.
NORTH
EXISTING:
150 RUSSIAN OLIVES
150 ARIZONA CYPRESS
@ 10'-0" ON STAGGARED CENTERS
WITH UNDERGROUND TRICKLE
IRRIGATION SYSTEM
SCALE 1" = 50'
PROPERTY LINE
CITY WATER LINE
AT CITY PRESSURE
SUPPLIES TEMPORARY
IRRIGATION SYSTEM
LOW PRESSURE IRRIGATION
LINE SUPPLIED BY WINDMILL
SUPPLIES PERMANENT
IRRIGATION SYSTEM
TEMPORARY OVERHEAD
SPRINKLERS WATER 40' DIA. AREA
RESEED DISTURBED AREAS
WITH NATIVE MESA GRASSES
BUILDING B
ROAD B
ONE LOOP ONE N.W.
N.M. 87120

HUNTINGTON HARBOUR

OVERALL SOUTHWEST CORPORATION

ONE LOOP ONE I.W.
ALBUQUERQUE, N.M.

SITE DEVELOPMENT
LANDSCAPING PLAN

1A
2 of 2

SCALE 1" = 50'

PROPERTY LINE

SOD LAWN

PROPERTY LINE

PHASE II
BOUNDARY OF AREA TO BE COMPLETED

I CERTIFY THAT THIS PLAN IS LOTO SCALE AND THAT IT IS CORRECT IN THE EFFECT IT DESIGNATES. APPROVED BY THE ENVIRONMENTAL DESIGN CONTROL BOARD

DATE

APPROVED AS TO RECREATION

Thomas W. Kennedy 1/28/80

DIRECTOR OF RECREATION DATE

Richard Shaller 1/31/80

DIRECTOR OF PUBLIC WORKS DATE

R. Shaller 1/31/80

ARCHITECT DATE

DATE 1-24-80

NO. OF SHEETS ONE

SHEET NO. 1 OF 1 SHEETS

DATE 1-24-80

NO. OF SHEETS ONE

SHEET NO. 1 OF 1 SHEETS

DATA

REQUIRED: 22 PARKING SPACES PER EACH

PROVIDED: 24 GARAGE AND 2 OFF STREET / 26 TOTAL SPACES

LANDSCAPED AREA

TOTAL LANDSCAPED AREA 25% EXCEPT THE MINIMUM REQUIRED

NOTES:

PARKING AREA

EXISTING TREES

150 EUCALYPTUS TREES

50 ARIZONA CYPRESS TREES

100 CAJEPUT TREES

WITH GROUND COVER

IRRIGATION SYSTEM

PROPOSED TREES

LEAST WILLOW 15 GAL

OLEANDER 5 GAL

PITTOSPORUM 5 GAL

TAMA 5 GAL

NORTH

SCALE 1" = 50'

PROPERTY LINE

SETBACK OF BUILDING FROM PROPERTY LINE

SP 07-31-1253

ANNEXATION PLAT
LAND OF
RAY GRAHAM III

STATEMENT & AFFIDAVIT OF OWNER

DESCRIPTION

LA LUZ DEL OESTE
UNIT - 4
FILED: SEPT. 15, 1978 - VOL. C-14, FOLIO 4

VINICITY MAP (F-11-Z)

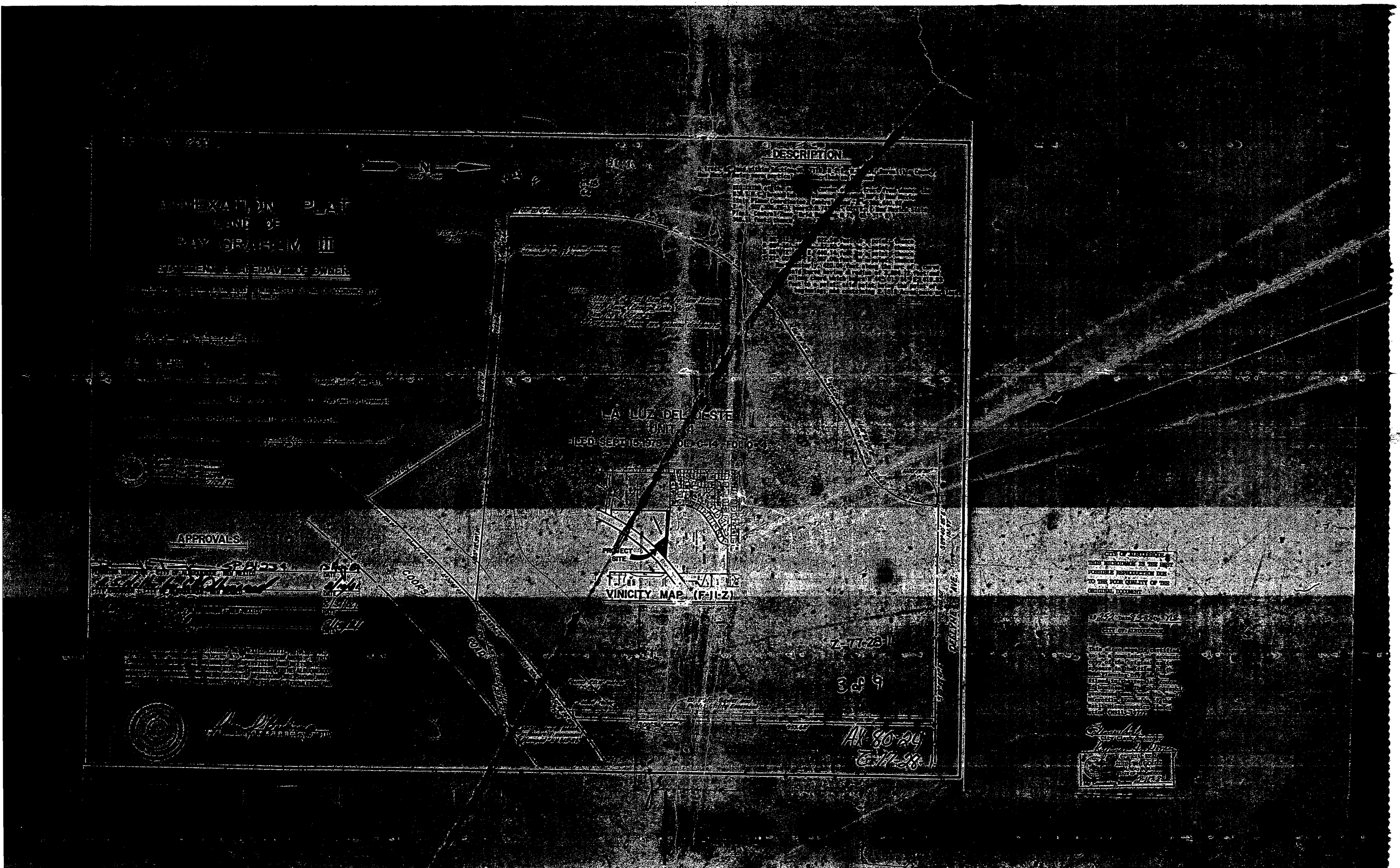
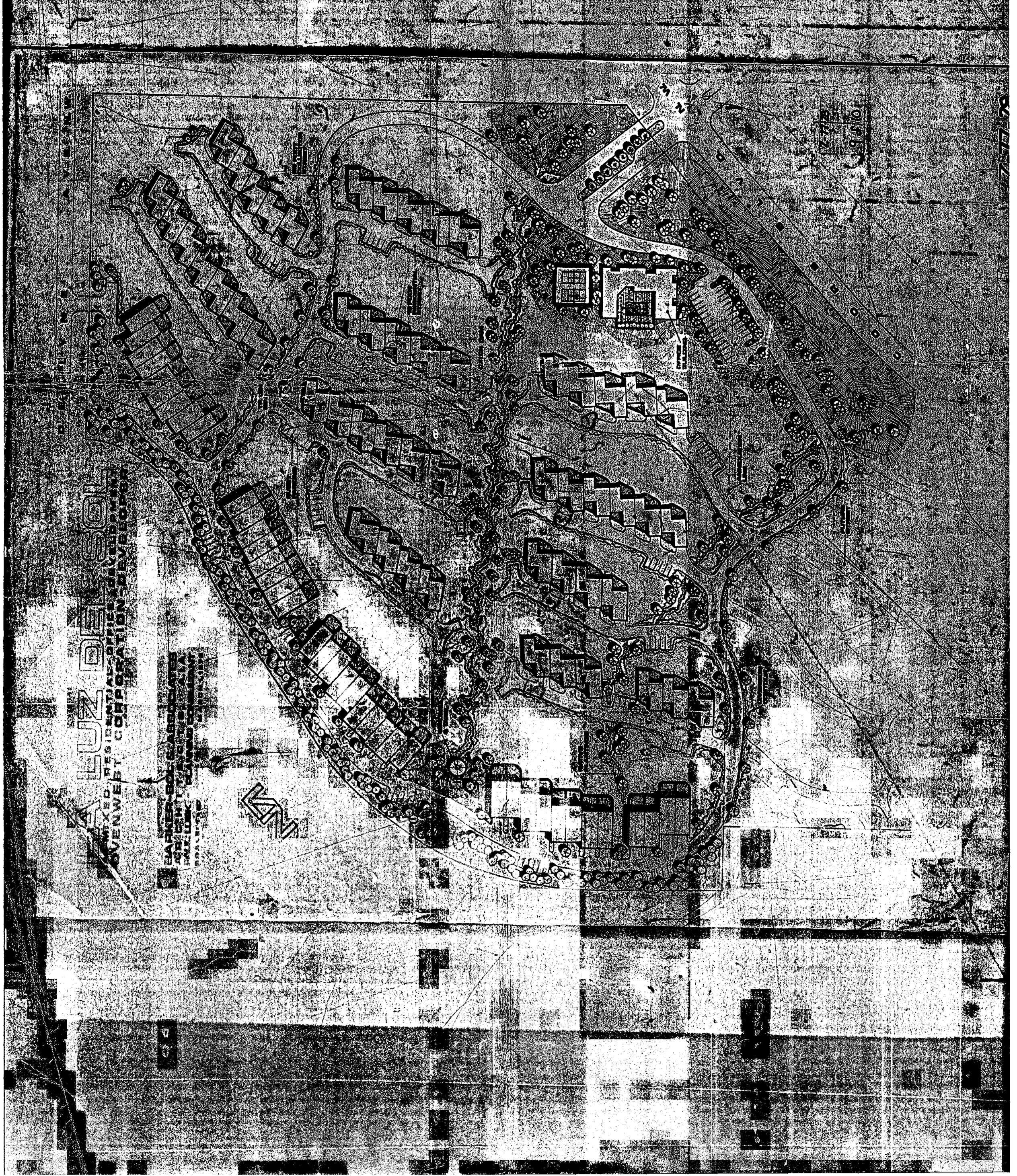
APPROVALS

Z-77-28-1

Z of 9

PRINTED
AUG 13 1981

Z-77-28-1



DESCRIPTION
LA LUZ DEL OESTE
UNIT 4
APPROVALS
PROJECT SITE
VINICITY MAP (F-11-Z)
COORS
Z-77-28-11
3 of 9
AX-80-29
CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT