

#9



FINAL PLAT

DRB CASE ACTION LOG

REVISED 2/5/04

Complete 6/3/04
Completed

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.: <u>04DRB-00783</u>	Project # <u>1002800</u>
Project Name: <u>NORTH ALBUQUERQUE ACRES</u>	<u>UNIT 3</u>
Agent: <u>MARK GOODWIN & ASSOCIATES</u>	Phone No.: <u>828-2200</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/2/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

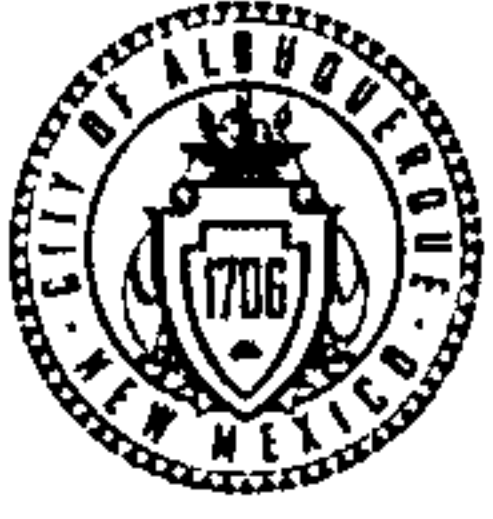
- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): _____
- _____
- _____
- _____

Project Number 1002800



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.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 17, 2010

Project# 1002800

10DRB-70077 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA 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, **QUIVERA ESTATES Unit(s) 3**, zoned RD, located on MODESTO AVE NE BETWEEN GLENDALE AVE NE AND WYOMING BLVD NE containing approximately 13.9766 acre(s). (B-19)

At the March 17, 2010 Development Review Board meeting, a two year extension to the four-year agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by April 1, 2010 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

A handwritten signature in black ink, appearing to read "Jack Cloud".

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates – P.O. Box 90606 – Albuquerque, NM 87199
Alpha Equities LLC – 5600 Eubank NE, Ste 160 – Albuquerque, NM 87111
Marilyn Maldonado
File

HEADING DATE 3-17-10 (ESIA)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

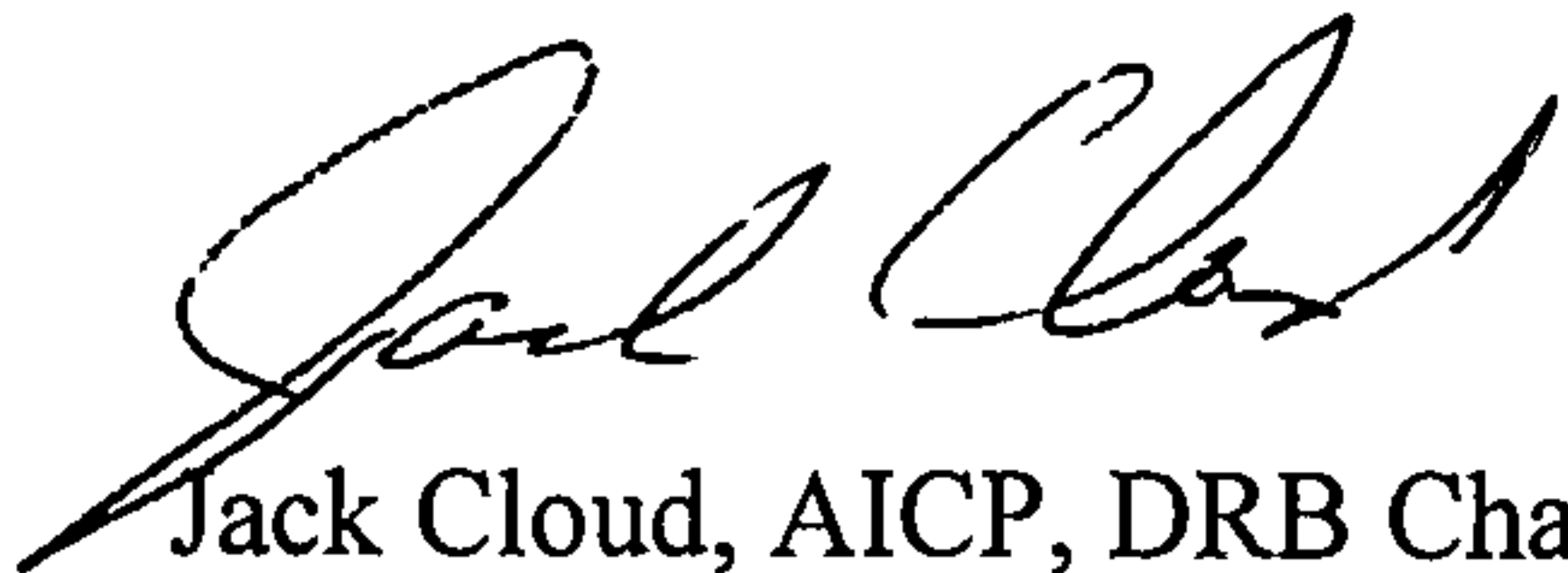
March 19, 2008

Project# 1002800

08DRB-70130 MINOR - TEMP DEFR SWDK CONST
08DRB-70131 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, Tract(s) 1, **QUIVERA ESTATES SUBDIVISION Unit(s) 3**, zoned RD, located on MODESTO AVE NE & GLENDALE AVE NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE containing approximately 13.9766 acre(s). (B-19)

At the March 19, 2008 Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit 'C' in the planning file. A two year extension to the four-year agreement for the deferral of sidewalks was approved.



Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, P.A. – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Alpha Equities, LLC – 5600 Eubank NE, Ste 160 – Albuquerque, NM 87111



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 19, 2008 9:00AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1000029**
08DRB-70094 VACATION OF PUBLIC EASEMENT
08DRB-70095 MAJOR - FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for ARBOLERA DE VIDA request(s) vacation of certain roadway and turn around easments, and platting of Tract(s) 2-A 2-D & 2-E, **ARBOLERA DE VIDA** zoned S-M1, located on the north side of BELLAMAH AVE NW BETWEEN 19TH ST NW AND MILL POND RD NW containing approximately 15.5243 acre(s). (H-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**
- 2. Project# 1007068**
08DRB-70090 VACATION OF PUBLIC RIGHT-OF-WAY
08DRB-70091 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for JAMES S SANDERS request(s) vacation of the abandoned acequia right-of-way adjoining Lot K, and platting of the abandoned acequia together with Lot K, **ALVARADO GARDENS Unit(s) 2**, zoned RA-2, located on the east side of TRELIS DR NW BETWEEN ORO VISTA RD NW AMD CASTANEDA RD NW containing approximately 0.3441 acre(s). (G-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT SIGN-OFF, MRGCD SIGN OFF AND TO RECORD.**

3. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION**, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) [Deferred from 2/20/08, 3/5/08 and 3/12/08] **DEFERRED TO 3/26/08 AT THE AGENTS' REQUEST.**

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

4. **Project# 1006819**
08DRB-70134 MINOR - EPC
APPROVED SDP FOR BUILDING
PERMIT
08DRB-70136 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DFA, LLC request(s) the above action(s) for all or a portion of Lot(s) 8, 9-A, 10-A & 11-A, Block(s).C, **SOUTH BROADWAY ACRES Unit(s) 1**, zoned SU-2 HM, located on BROADWAY BLVD SE BETWEEN WESMECO DR SE AND BETHEL DR SE containing approximately 4.43 acre(s). (M-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO THE CITY ENGINEER FOR 3 COPIES OF THE SITE PLAN. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA.**

5. **Project# 1004677**
08DRB-70101 EPC APPROVED SDP
FOR SUBDIVISION

C DAVID DAY, MOULE & POLYZOIDES ARCHITECTS agent(s) for JAY REMBE AND/OR HIS ASSIGNS request(s) the above action(s) for all or a portion of Tract(s) 129A, 131, 133A1, 133A2, 133B, 134, AND 135A, **ALBUQUERQUE LITTLE THEATER, CALVIN HORN, AND LAGUNA SUBDIVISION**, zoned SU-1/SU-1/ ALBUQUERQUE LITTLE THEATER & SU-2/SU-1 CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE SW containing approximately 3.86 acre(s). (J-13) [Deferred from 3/5/08] **DEFERRED TO 4/2/08 AT THE AGENT'S REQUEST.**

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

6. **Project# 1001115**
08DRB-70121 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHAVEZ PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LANDS OF PARKING COMPANY OF AMERICA**, zoned C-3, located on YALE BLVD SE BETWEEN RANDOLPH SE AND UNIVERSITY SE containing approximately 15.8726 acre(s). (M-15) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project# 1002800**
08DRB-70130 MINOR - TEMP DEFR
SWDK CONST
08DRB-70131 EXT OF SIA FOR TEMP
DEFR SDWK CONST

MARK GOODWIN A. & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, Tract(s) 1, **QUIVERA ESTATES SUBDIVISION Unit(s) 3**, zoned RD, located on MODESTO AVE NE & GLENDALE AVE NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE containing approximately 13.9766 acre(s). (B-19) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE. A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

8. **Project# 1004727**
08DRB-70135 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

GARCIA/KRAEMER & ASSOC. agent(s) for ELADIO F & ETNA L CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 84B, **LANDS OF BACA AND CHAVEZ**, zoned RA-2, located on GRIEGOS NW BETWEEN SAN ISIDRO AND RIO GRANDE containing approximately 0.7791 acre(s). (F-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR VERIFICATION OF ADEQUATE RIGHT-OF-WAY, INDICATION OF WALL, AGIS DXF AND A COPY OF THE RECORDED PLAT.**

9. **Project# 1005243**
08DRB-70133 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for BROADSTONE TOWNE CENTER LLC request(s) the above action(s) for all or a portion of **UNPLATTED LANDS WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.**, zoned SU-1/PRD & SU-1 FOR C-2 PERMISSIVE USES, located on GIBSON BLVD SE BETWEEN UNIVERSITY BLVD SE AND BUENA VISTA DR SE containing approximately 16.751 acre(s). (L-15) **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**

10. **Project# 1006882**
08DRB-70132 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BARELAS CDC agent(s) for VERA MONTOYA request(s) the above action(s) for all or a portion of Lot(s) 11 & 2, Block(s) 4, **SANTA FE ADDITION**, zoned SU-2 R-1, located on SANTA FE AVE SW BETWEEN 8TH ST SW AND 9TH ST SW containing approximately 0.254 acre(s). (K-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY RE-LOCATION, UTILITIES SIGNATURES, AGIS DXF AND A COPY OF THE RECORDED PLAT, AND TO TRANSPORTATION FOR VERIFICATION OF IMPROVEMENTS AND 20 FOOT RADIUS.**

11. **Project# 1007062**
08DRB-70127 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for
ARCHDIOCESE OF SANTA FE request(s) the above
action(s) for all or a portion of Tract(s) 50 - 52, **TBK**
TRACT A, SOUTH SAN JOSE PARISH, zoned SU-2/
MR, located on BROADWAY BLVD SE BETWEEN
ETHLYN AVE SE AND SAN JOSE AVE SE containing
approximately 6.8196 acre(s). (M-14) **THE**
PRELIMINARY/FINAL PLAT WAS APPROVED.

12. Approval of the Development Review Board Minutes for February 6, 2008.

Other Matters: PROJECT # 1006879 Application # 08-70046 Preliminary/Final Plat Approval:

PRECISION SURVEYS INC agent(s) for ANSELMO C'DE BACA request(s) the above action(s) for all
or a portion of Lot(s) 23 & 24 TBKA 23-A & 24-A, Block(s) 5, **BELMONT PLACE**, zoned R-1,
located on BELLROSE AVE NW BETWEEN 6TH AND PUBLIC AVE 5TH STREET NW containing
approximately 0.1627 acre(s). (G-14)

**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO
PLANNING FOR VERIFICATION OF GARAGE REMOVAL.**

ADJOURNED: 9:50

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002800

AGENDA ITEM NO: 7

SUBJECT:

SIA Extension

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED X 2 yr; 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
924-3986

DATE: March 19, 2008



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 2, 2004

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

21. **Project # 1003466**
04DRB-00812 Minor-Sketch Plat or Plan
- CARTESIAN SURVEYS agent(s) for H & S INC request(s) the above action(s) for all or a portion of Tract(s) A INCL: TR. B-1, EL CAMBIO PLAZA ADDN, UPC# 101405604944021002, ZONING SU-2, SU-1 FOR C-3, **EL CAMBIO PLAZA ADDN**, zoned SU-2 FOR C-2, located on BRIDGE BLVD SW, between 4TH STREET SW and EIGHTH ST SW containing approximately 3 acre(s). [REF: Z-85-116, Z-83-116] (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
22. **Project # 1003467**
04DRB-00814 Minor-Sketch Plat or Plan
- NA agent(s) for CHARLES MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDN., #1**, zoned R-2 residential zone, located on RICE AVE NW, between INDIAN SCHOOL RD. NW and I-40 WEST containing approximately 1 acre(s). [REF: DRB-95-337, DRB-95-438] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
23. **Project # 1003469**
04DRB-00821 Minor-Sketch Plat or Plan
- RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25,26 & 27, Block(s) 2 UPC # 102006410844020407 (LT 26) & 102006410844020407 (LT 27), **N. ALBQ. ACRES, TRACT 3, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

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

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

25. Other Matters:

ADJOURNED: 11:50 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
June 2, 2004
Comments**

ITEM # 9

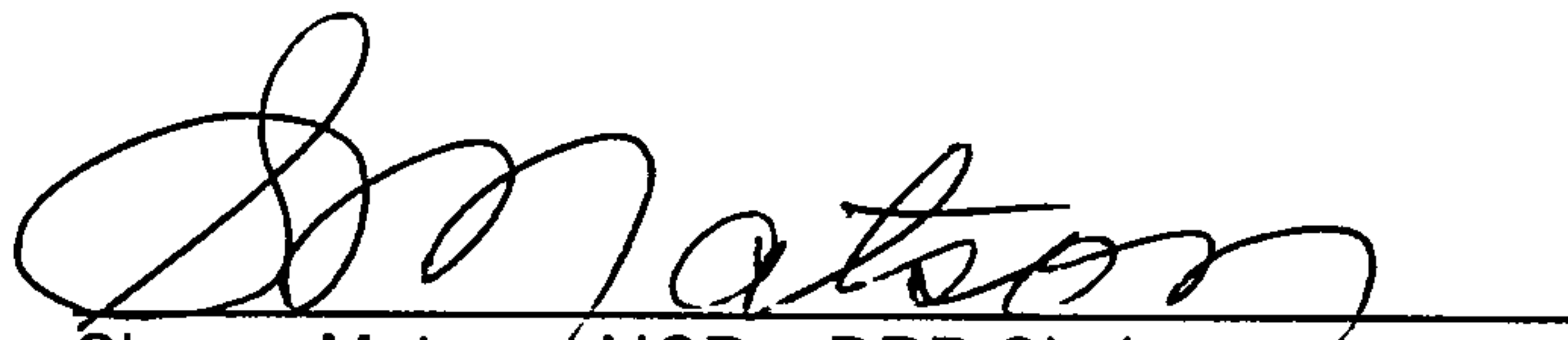
PROJECT # 1002800 APPLICATION # 04-00783

RE: Quivera Estates /final plat

Are there any changes since the preliminary plat was approved?

The perimeter wall design is approved as is the AGIS dxf file.

Planning must record this major subdivision plat.



Sheran Matson, AICP DRB Chair
924-3880 Fax 934-3864 smatson@cabq.gov



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002800

AGENDA ITEM NO: 9

SUBJECT:

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

ACTION REQUESTED:

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

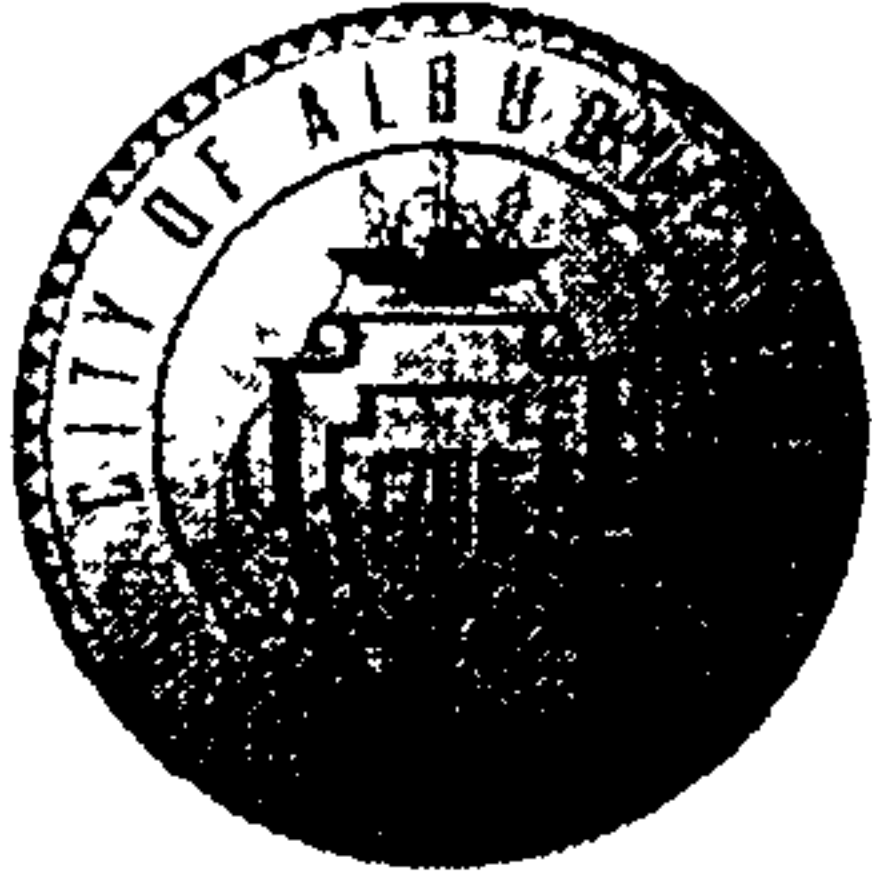
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) **(FP)** BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 2, 2004



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

Development Review Board Comments

Project Number: 1002800
Application Number: 04DRB-00783

DRB Date: 6/2/04
Item Number: 9

Subdivision: Quivers Estates
 Lots 10-23, Block 12, Tract 1, NAA, Unit 3

Request for:

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

Zoning: RD

Zone Page: B-19

New Lots (or units) : 42

Parks and Recreation Comments:

The park dedication requirement was paid on 1/20/04.

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

The detached open space requirement is being met on the lot.

Signed: CS

Christina Sandoval, (DMD)

Phone: 768-3808

#9



FINAL PLAT

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.

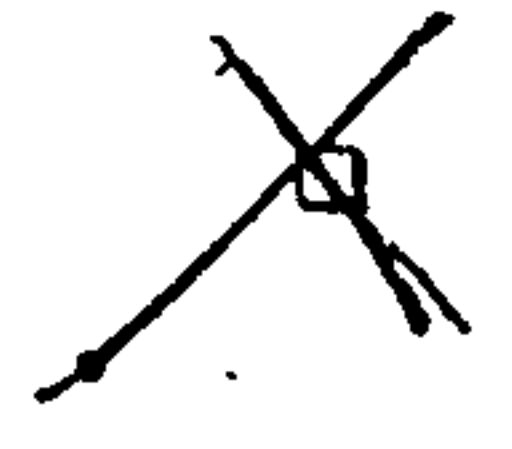
DRB Application No.: 04DRB-00783 Project # 1002800
 Project Name: NORTH ALBUQUERQUE ACRES, UNIT 3
 Agent: MARK GODWIN & ASSOCIATES Phone No.: 828-2200

Project Number

1002800

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 6/2/04 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.



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, PA. PHONE: 828-2200
 ADDRESS: P.O. Box 90606 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: _____

APPLICANT: Alpha Equities, LLC PHONE: 248-1688
 ADDRESS: 5600 Eubank NE, Suite 160 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Quivera Estates - Sidewalk Deferral Agreement, 2-year extension request.

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

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

Lot or Tract No. Lots 10-23 Block: 12 Unit: 3
 Subdiv/Addn/TBKA: Quivera Estates
 Existing Zoning: RD Proposed zoning: RD MRGCD Map No _____
 Zone Atlas page(s): B-19 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1002800
08DRB-70130, 08DRB-70131

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): 13.9766
 LOCATION OF PROPERTY BY STREETS: On or Near: Modesto Ave NE
 Between: Glendale Ave NE and Wyoming Blvd NE

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

SIGNATURE [Signature] DATE 2-25-10
 (Print) Gregory J. Krenik, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB - 70077</u>	<u>ESIA</u>	_____	<u>\$50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$70.00</u>

Hearing date March 17, 2010

[Signature] 3-5-10
 Planner signature / date

Project # 1002800

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

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

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
- ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

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

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

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

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

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

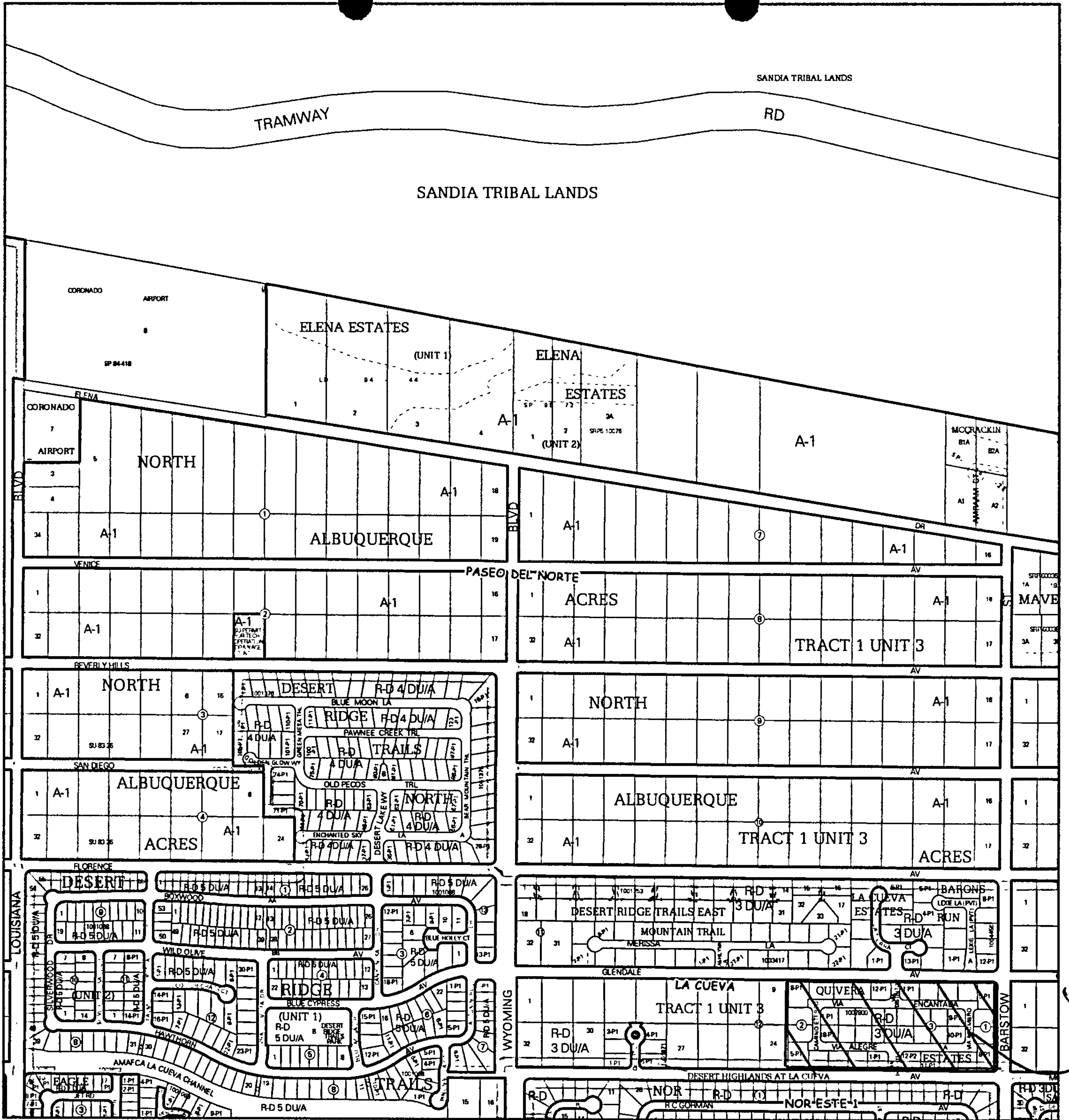
Gregory J. Krewik, PE
Applicant name (print)
[Signature]
Applicant signature / date



Form revised 4/07

[Signature] 3-5-10
Planner signature / date
Project # 1002800

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
10DRB - 2007



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

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-19-Z

Selected Symbols

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

0 750 1500 Feet

SITE



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

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

DMG

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

February 25, 2010

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

Re: Quivera Estates Subdivision; 1002800

Dear Mr. Cloud:

On behalf of our clients, Alpha Equities, LLC, and the requirements of the DPM we are submitting the following DRB application. We are requesting a 2-year extension of the Temporary Deferral of Sidewalk.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenik, PE
Senior Engineer

GJK/sr

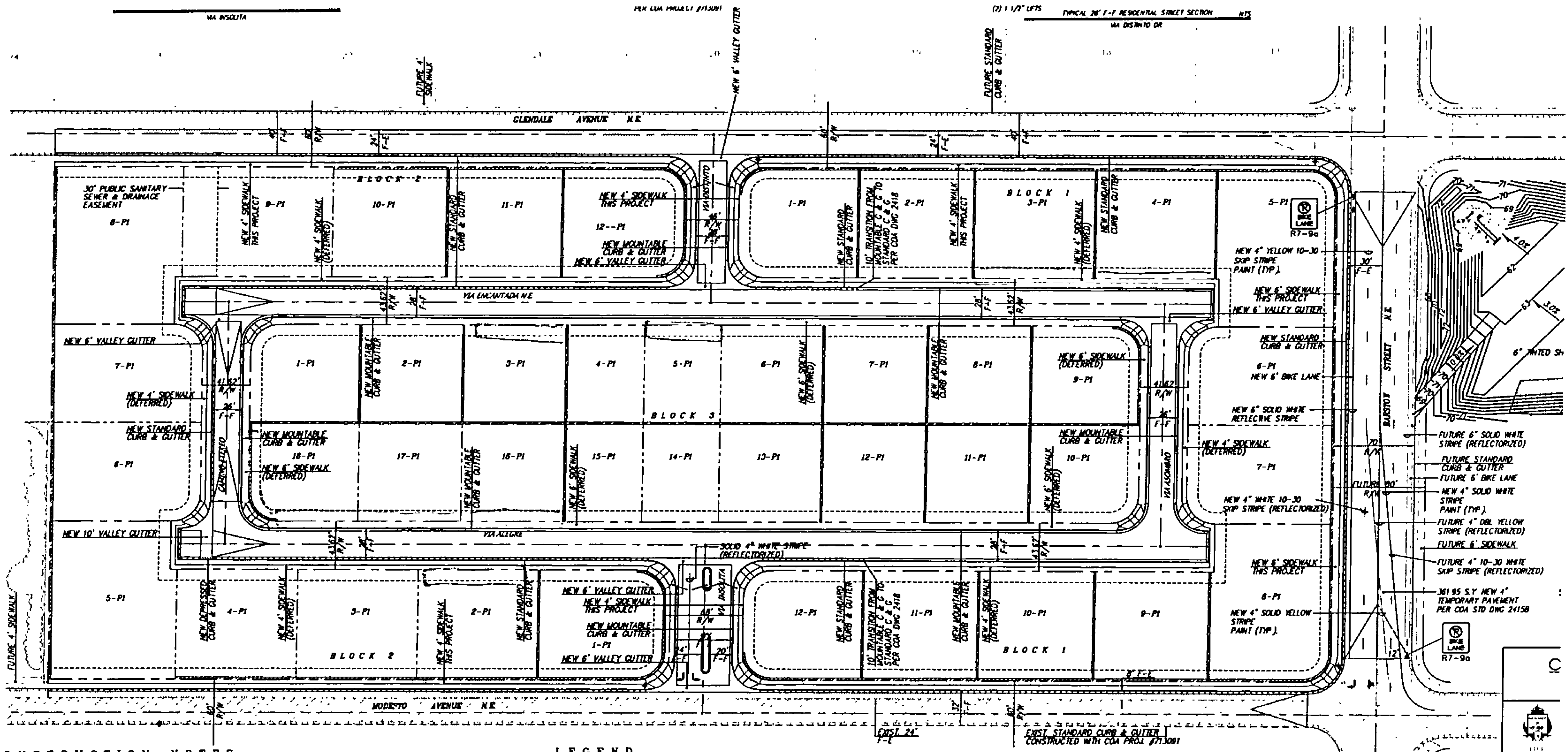
Attachments

MA 02450

PER COA PROJ # 711,091

(2) 1 1/2" LFTS

TYPICAL 20' F-F RESIDENTIAL STREET SECTION NTS
MA DISTRICT DR



CONSTRUCTION NOTES

LEGEND

EXIST. STANDARD CURB & GUTTER
CONSTRUCTED WITH COA PROJ # 711,091

Not in



City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/11/2008 Issued By: E08375

Permit Number: 2008 070 131 **Category Code 910**

Application Number: 08DRB-70131, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: MODESTO AVE NE & GLENDALE AVE NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE

Project Number: 1002800

Applicant

Alpha Equities Llc

5600 Eubank Ne Suite 180
Albuquerque NM 87111
248-1888

Agent / Contact

Mark Goodwin And Associates Pa
Susan Rasinski
P.O. Box 90606
Albuquerque NM 87199

susan.rasinski@comcast.net

Application Fees

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

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/11/2008 Issued By: E08375

Permit Number: 2008 070 130 **Category Code 910**

Application Number: 08DRB-70130, Minor - Temp Defr Swdk Const

Address:

Location Description: MODESTO AVE NE & GLENDALE AVE NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE

Project Number: 1002800

Applicant
Alpha Equities Llc

5600 Eubank Ne Suite 160
Albuquerque NM 87111
248-1688

Agent / Contact
Mark Goodwin And Associates Pa
Susan Rasinski
P.O. Box 90608
Albuquerque NM 87199

susan.rasinski@comcast.net

Application Fees

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



Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, P.A. PHONE: 828-2260
 ADDRESS: P.O. Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

APPLICANT: Alpha Equities, LLC PHONE: 248-1688
 ADDRESS: 5600 Eubank NE, Suite 110 FAX: 248-1705
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Quivira Estates - 2 Year Temporary Deferral of Sidewalk Construction

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

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

Lot or Tract No. lots 10-23, Tract 1 Block: 12 Unit: 3
 Subdiv/Addn/TBKA: Quivira Estates Subdivision
 Existing Zoning: RD Proposed zoning: same MRGCD Map No _____
 Zone Atlas page(s): B-19 UPC Code: 101906552103940117

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1002800, 03-01990, 03.DRB-01992, 03DRB-01127 & 02152

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 14 No. of proposed lots: 424, 1tr Total area of site (acres): 13.9766
 LOCATION OF PROPERTY BY STREETS: On or Near: Modesto Avenue NE & Glendale Avenue NE
 Between: Wyoming Blvd. NE and Conston St. NE
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE 3-6-08
 (Print) Gregory J. Kravik, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>08DRB - 70130</u></p> <p><u>08DRB - 70131</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Action</p> <p><u>JDS</u></p> <p><u>ESIA</u></p> <p><u>CMF</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0.00</u></p> <p>\$ <u>50.00</u></p> <p>\$ <u>20.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>70.00</u></p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------

Hearing date March 19, 2008

[Signature] 3/11/08
 Planner signature / date

Project # 1002800

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

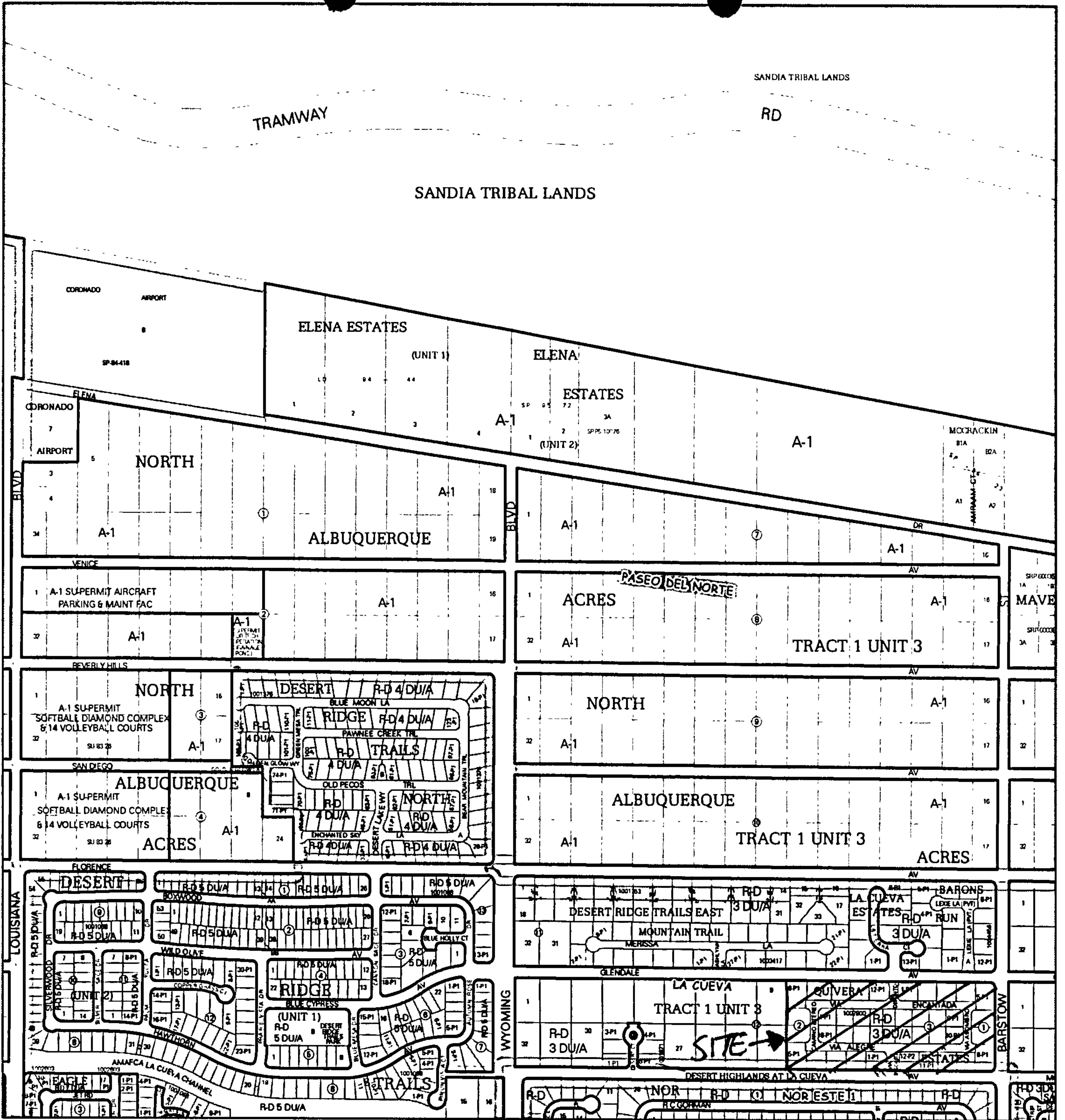
GREGORY J. KRENK
Applicant name (print)
3-6-08
Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
08DRB-20130
08DRB-20131

[Signature] 3/11/08
Planner signature / date
 Project # 1002800



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

Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-19-Z

Selected Symbols

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

0 750 1,500 Feet



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

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

March 6, 2008

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

Re: *Quivera Estates Subdivision*

Dear Mr. Cloud:

On behalf of our clients, Alpha Equities, LLC, and the requirements of the DPM we are submitting the following DRB application. We are requesting a 2-year extension of the Temporary Deferral of Sidewalk.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



*Gregory J. Krenik, PE
Vice President*

GJK/a

Attachments



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Surveys Southwest, Ltd PHONE: 998-0303
 ADDRESS: 333 Lomas Blvd NE FAX: 998-0306
 CITY: Alb STATE NM ZIP 87102 E-MAIL: _____

APPLICANT: Chavez Properties PHONE: 513-241-0429
 ADDRESS: 250 West Court Street / Suite 200E FAX: 513-241-0497
 CITY: CINCINNATI OH STATE OH ZIP 45202 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: Two tract Replat to separate disputed area

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

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

Lot or Tract No. Tract 1-A Block: N/A Unit: ✓
 Subdiv/Addn/TBKA: Lands of Parking Company of America
 Existing Zoning: C-3 Proposed zoning: ✓
 Zone Atlas page(s): M-15-Z UPC Code: 101505539027510201 MRGCD Map No ✓

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 15.8726

LOCATION OF PROPERTY BY STREETS: On or Near: Yale Blvd. SE
 Between: South of Randolph SE and East of University SE

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

SIGNATURE Dan Graney DATE 2.28.08
 (Print) Dan Graney Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>08DRB 70121</u>	<u>P&E</u>	<u>5(3)</u>	<u>\$ 285.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>MARCH 19, 2008</u>			Total <u>\$ 305.00</u>

Sandy Handley 03/07/08 Project # 1001115
 Planner signature / date

Claire

Date Site Plan Approved: MA 12/29/2003
 Date Preliminary Plat Approved: 12/31/03
 Date Preliminary Plat Expires: 12/31/04
 DRB Project No.: 1002800
 DRB Application No.: 03-01990

ORIGINAL

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

11 4-1-04
12 12-2-05

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

Lots 10-23, Block 12, Tract 1, Unit 3, North Albuquerque Acres
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		28' F-F Private	PAVING RES PVMT C & G BOTH SIDES 4' SIDEWALK (NORTH SIDE)* 6' SIDEWALK (SOUTH SIDE)*	VIA ENCANTADA	CAMINO ETEREO	VIA ASOMBRO	/	/	/
		28' F-F Private	RES PVMT C & G BOTH SIDES 4' SIDEWALK (SOUTH SIDE)* 6' SIDEWALK (NORTH SIDE)*	VIA ALEGRE	CAMINO ETEREO	VIA ASOMBRO	/	/	/
		28' F-F Private	RES PVMT C & G BOTH SIDES 4' SIDEWALK (EAST SIDE)* 6' SIDEWALK (WEST SIDE)*	VIA ASOMBRO	VIA ALEGRE	VIA ENCANTADA	/	/	/
		28' F-F Private	RES PVMT C & G BOTH SIDES 4' SIDEWALK (WEST SIDE)* 6' SIDEWALK (EAST SIDE)*	CAMINO ETEREO	VIA ALEGRE	VIA ENCANTADA	/	/	/
		28' F-F Private	RES PVMT C & G BOTH SIDES 4' SIDEWALK (BOTH SIDES)	VIA DISTINTO	VIA ENCANTADA	GLENDALE AVENUE	/	/	/
		50' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)	VIA INSOLITA	VIA ALEGRE	MODESTO AVENUE	/	/	/
		28' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ENCANTADA	CAMINO ETEREO	WEST TERMINUS	/	/	/
		28' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ENCANTADA	VIA ASOMBRO	EAST TERMINUS	/	/	/

Project name:

Quivera Estates

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ALEGRE	CAMINO ETEREO	WEST TERMINUS	/	/	/
		28' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ALEGRE	VIA ASOMBRO	EAST TERMINUS	/	/	/
		24' F-E	PERM PVMT C & G (SOUTH SIDE) 4' SIDEWALK (SOUTH SIDE)	GLENDALE AVE	WEST PROP LINE	BARSTOW ST	/	/	/
		24' F-E	PERM PVMT C & G (NORTH SIDE) 4' SIDEWALK (NORTH SIDE)	MODESTO AVE	WEST PROP LINE	BARSTOW ST	/	/	/
		30' F-F	ART PVMT C & G (WEST SIDE) 6' SIDEWALK (WEST SIDE)	BARSTOW ST	MODESTO AVE	GLENDALE AVE	/	/	/
SANITARY SEWER									
		8"	SANITARY SEWER GRAVITY LINE	VIA ENCANTADA	ENTIRE LENGTH		/	/	/
		8"	SANITARY SEWER GRAVITY LINE	VIA ALEGRE	ENTIRE LENGTH		/	/	/
		8"	SANITARY SEWER GRAVITY LINE	VIA ASOMBRO	ENTIRE LENGTH		/	/	/
		8"	SANITARY SEWER GRAVITY LINE	CAMINO ETEREO	ENTIRE LENGTH		/	/	/
		8"	SANITARY SEWER GRAVITY LINE	30' PUBLIC SAINITARY SEWER & DRAINAGE ESMT	ENTIRE LENGTH		/	/	/
		8"	SANITARY SEWER GRAVITY LINE	GLENDALE AVE	WYOMING BLVD	BARSTOW ST	/	/	/
		8"	SANITARY SEWER GRAVITY LINE**	MODESTO AVE	WEST PROP LINE	BARSTOW ST	/	/	/
WATER									
		6"	PVC WATERLINE	VIA ENCANTADA	ENTIRE LENGTH		/	/	/
		6"	PVC WATERLINE	VIA ALEGRE	ENTIRE LENGTH		/	/	/
		6"	PVC WATERLINE	VIA ASOMBRO	ENTIRE LENGTH		/	/	/
		6"	PVC WATERLINE	CAMINO ETEREO	ENTIRE LENGTH		/	/	/

ORIGINAL

Project name: Quivera Estates

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			WATER						
		6"	PVC WATERLINE	VIA DISTINTO	ENTIRE LENGTH		/	/	/
		6"	PVC WATERLINE	VIA INSOLITA	ENTIRE LENGTH		/	/	/
		8"	PVC WATERLINE	GLENDALE AVE	WYOMING BLVD	BARSTOW ST	/	/	/
		8"	PVC WATERLINE**	MODESTO AVE	WEST PROP LINE	BARSTOW ST	/	/	/
		12"	PVC WATERLINE	BARSTOW ST	GLENDALE AVE	MODESTO AVE	/	/	/
			STORM DRAIN						
		18-24"	RCP STORM DRAIN	INTERSECTION OF VIA ENCANTADO & CAMINO ETEREO			/	/	/
		36"	RCP STORM DRAIN	30' PUBLIC SANITARY SEWER & DRAINAGE EASMENT Lot 8, BK 2	ENTIRE LENGTH GLENDALE	VIA ENCANTADO	/	/	/
		75-96" 84"	RCP STORM DRAIN	GLENDALE AVE	WYOMING BLVD	BARSTOW ST	/	/	/
		2 ACRE	DESILTING POND WITH EASEMENT AND SLOPE PAVING	LOTS 1 & 2, BLOCK 17, TRACT 1, UNIT 3, North Albuquerque Acres			/	/	/

ORIGINAL

- GRADING & DRAINAGE CERTIFICATION REQUIRED PER DPM PRIOR TO RELEASE OF FINANCIAL GUARANTEE TO INCLUDE PRIVATE RETAIN WALLS AS PERMITTED BY THE APPROVED GRADING PLAN.
- 1 Water infrastructure to include valves, fittings, valveboxes and fire hydrants.
 - 2 Sanitary sewer to include manholes and service connections.
 - 3 Street lights per DPM
 - 4 * deferred
 - 5 ** constructed with COA project # 713091

AGENT / OWNER

Gregory J. Krenik, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

12-29-03
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

William J. [Signature] 12/31/03
DRB CHAIR - date

Christina Sandoval 12/31/03
PARKS & GENERAL SERVICES - date

[Signature] 12-31-03
TRANSPORTATION DEVELOPMENT - date

[Signature] 12/31/03
UTILITY DEVELOPMENT - date

Bruce J. [Signature] 12/31/03
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	4-1-04	<i>[Signature]</i>		<i>[Signature]</i>
2	12-2-03	<i>[Signature]</i>		<i>[Signature]</i>

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

Supplemental form **S**

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

SITE DEVELOPMENT PLAN

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

ZONING & PLANNING

Supplemental form **Z**

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

APPEAL / PROTEST of...

A

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

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

APPLICANT INFORMATION:

NAME: Alpha Equities, LLC PHONE: 922-9411
 ADDRESS: PO Box 10005 FAX: 922-9418
 CITY: Albuquerque STATE NM ZIP 87184 E-MAIL:
 Proprietary interest in site: Owner List all owners:
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: goodwinengrs@comcast.net

DESCRIPTION OF REQUEST: Final Plat Approval

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

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

Lot or Tract No. Lots 10-23, Tract 1 Block: 12 Unit: 3
 Subdiv. / Addn. North Albuquerque Acres QUIVERA ESTATES S/D
 Current Zoning: RD Proposed zoning: Same
 Zone Atlas page(s): B-19 No. of existing lots: 14 No. of proposed lots: 42L, 1 TR
 Total area of site (acres): 13.9766 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101906552103940117 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Modesto Avenue NE and Glendale Avenue NE
 Between: Wyoming Boulevard NE and Barstow Street NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): 03-01990 1002800
03DRB-01992 03DRB-01127 02152

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 07/16/2003

SIGNATURE

(Print) Gregory J. Kienik, PE DATE 5-19-04 _____
 Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>04DRB - 00783</u>	<u>FP</u>	<u>5(3)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	<u>not CMF</u>	_____	<u>\$ 20</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>JUNE 2nd 04</u>	_____	_____	Total <u>\$ 20⁰⁰</u>

Gregory J. Kienik 5/19/04
 Planner signature / date

Project # 1002800

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

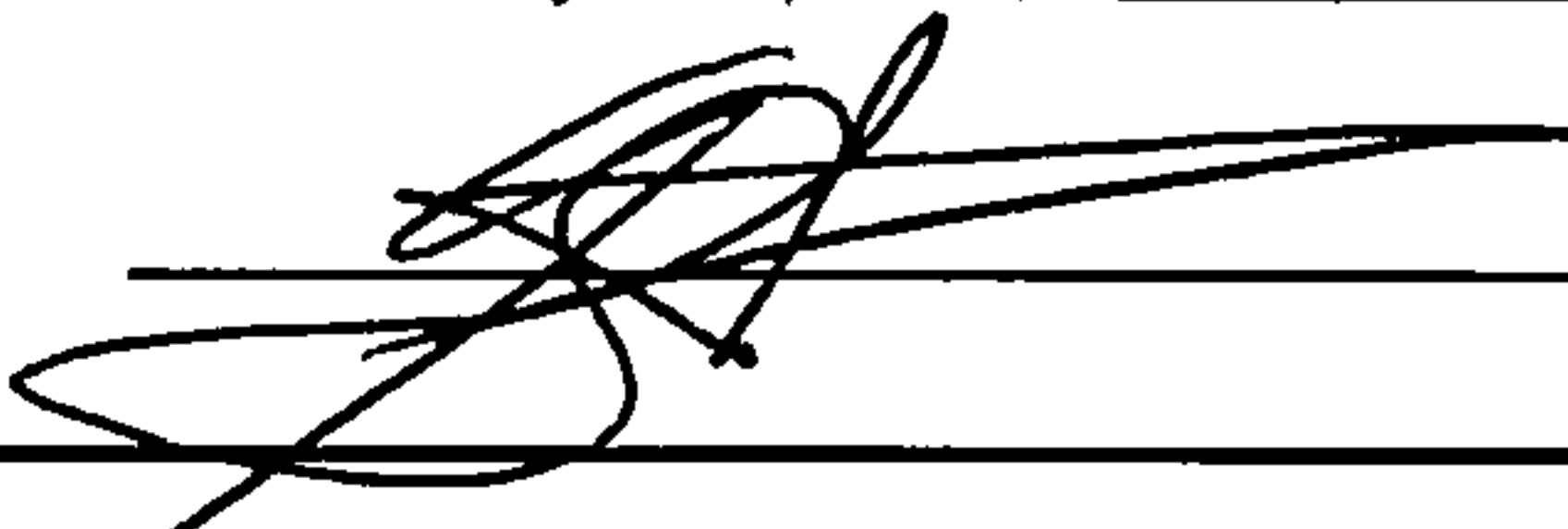
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

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

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

GREGORY J. KRENK

Applicant name (print)



5-19-04
Applicant signature / date



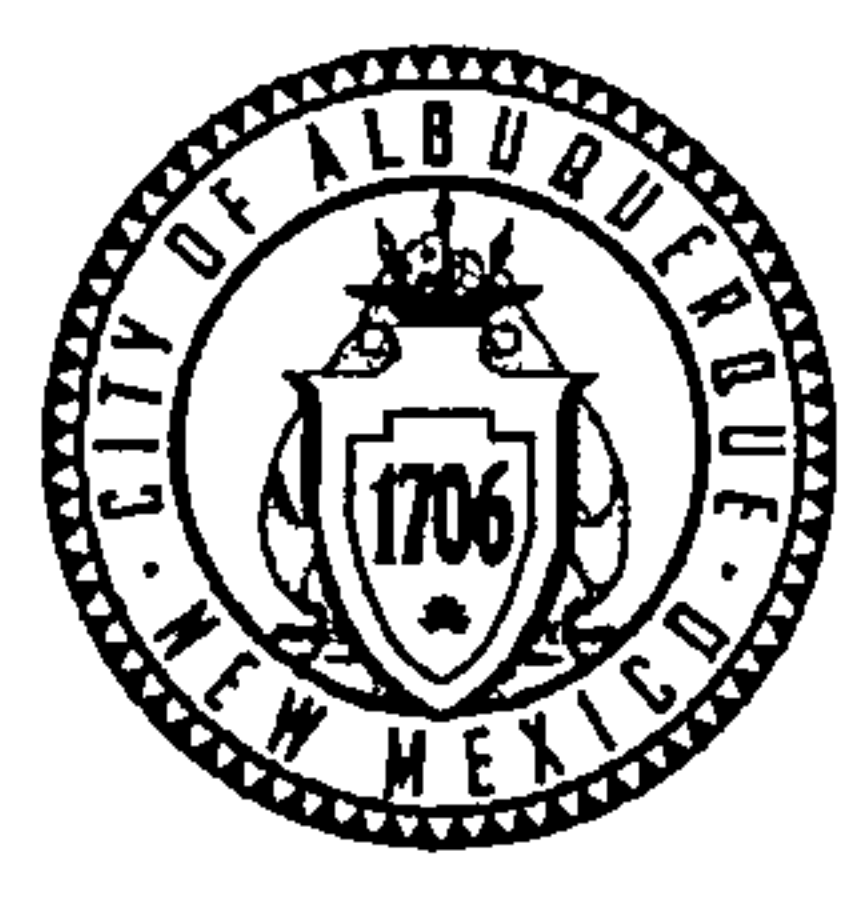
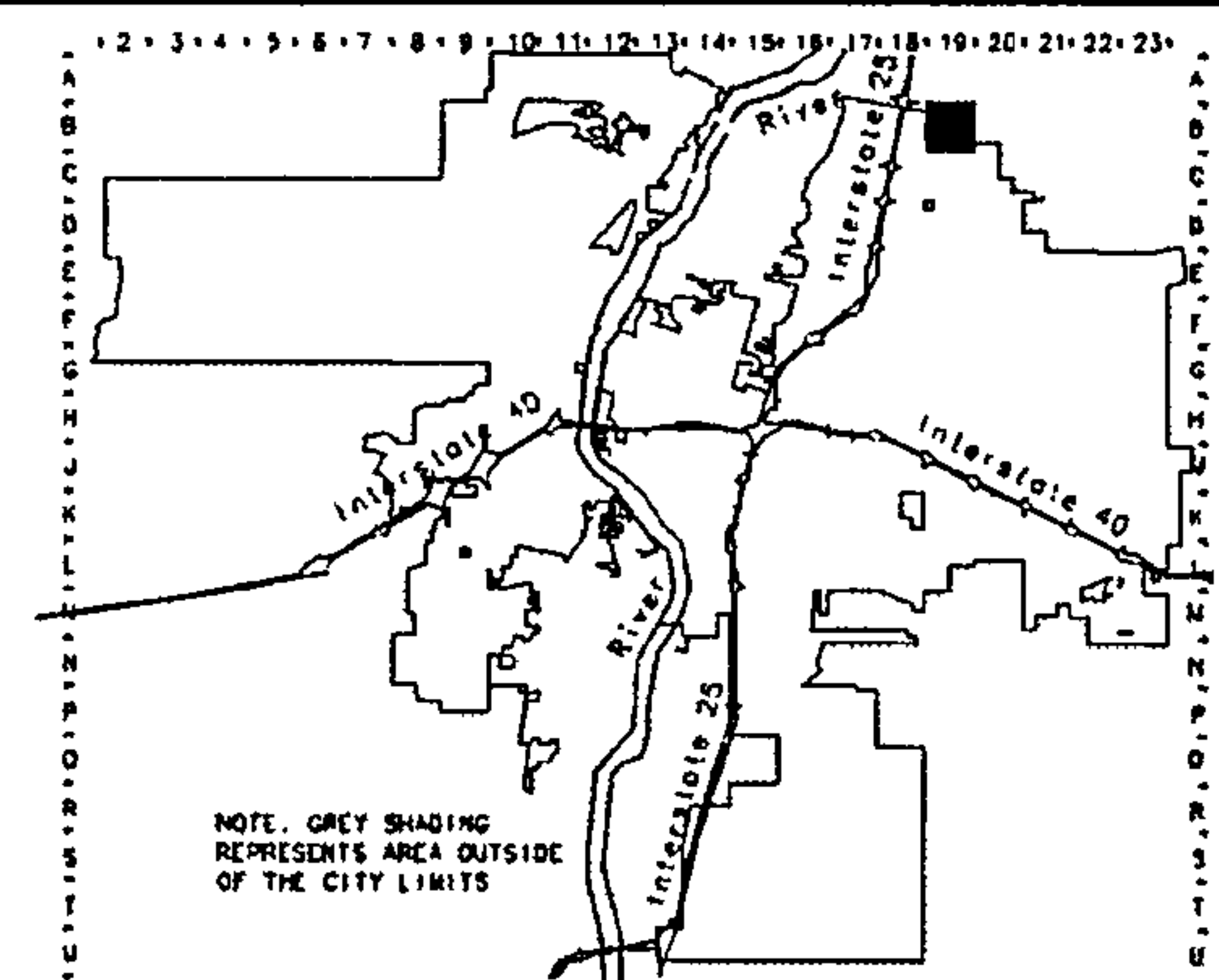
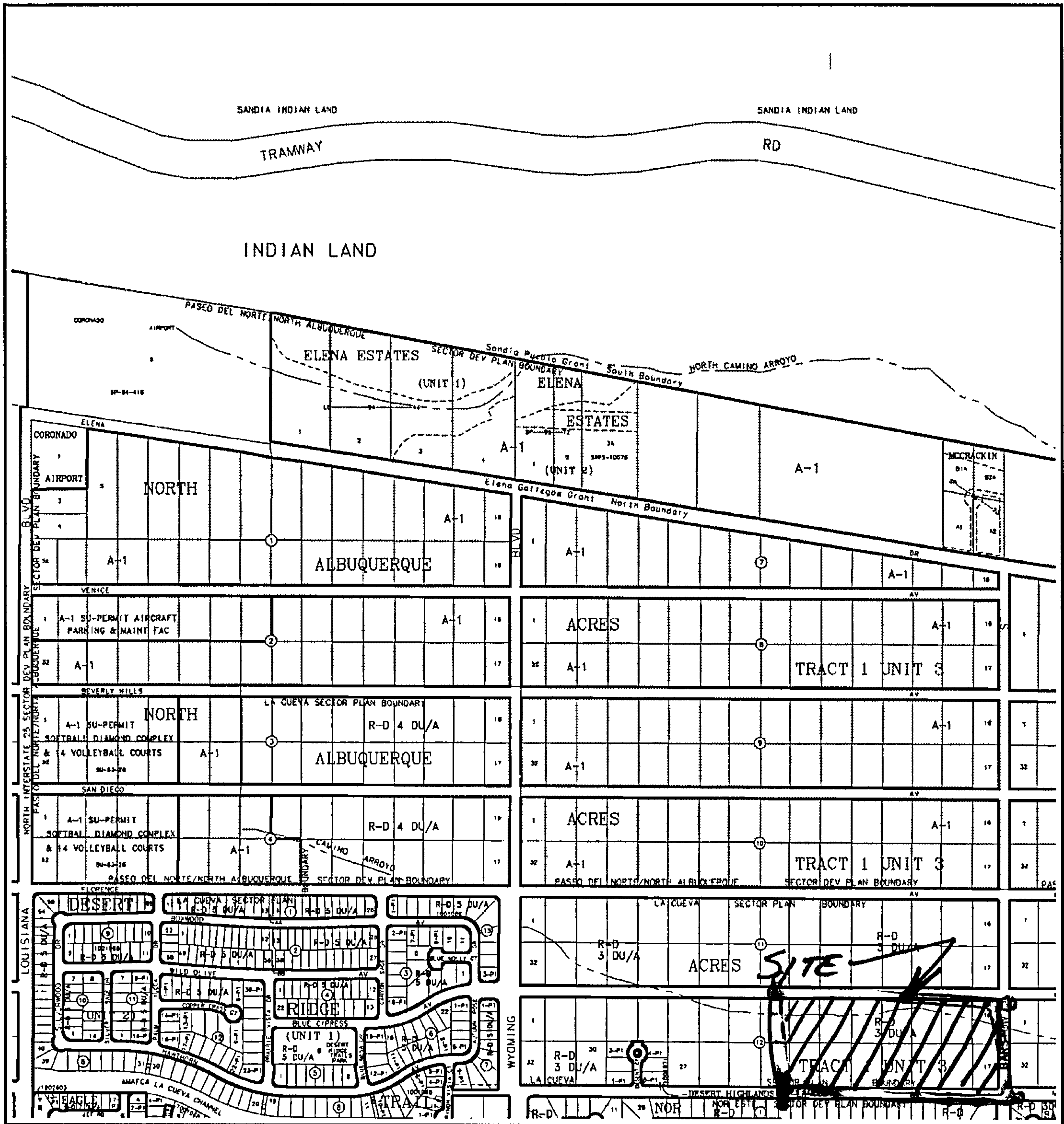
Form revised 3/03, 8/03 and 11/03

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

Application case numbers
04DRB - - 00783

Robert 5/19/04
Planner signature / date

Project # 1002800



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

Zone Atlas Page
B-19-Z
 Map Amended through November 01, 2003

29/04

No. of Lots:
Nearest Major Streets

FIGURE 12

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

Quivera Estates

729781

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 11th day of May, 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 Alpha Equities, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company, whose address is PO Box 10005, Albuquerque, NM 87184 and whose telephone number is 922-9411 is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

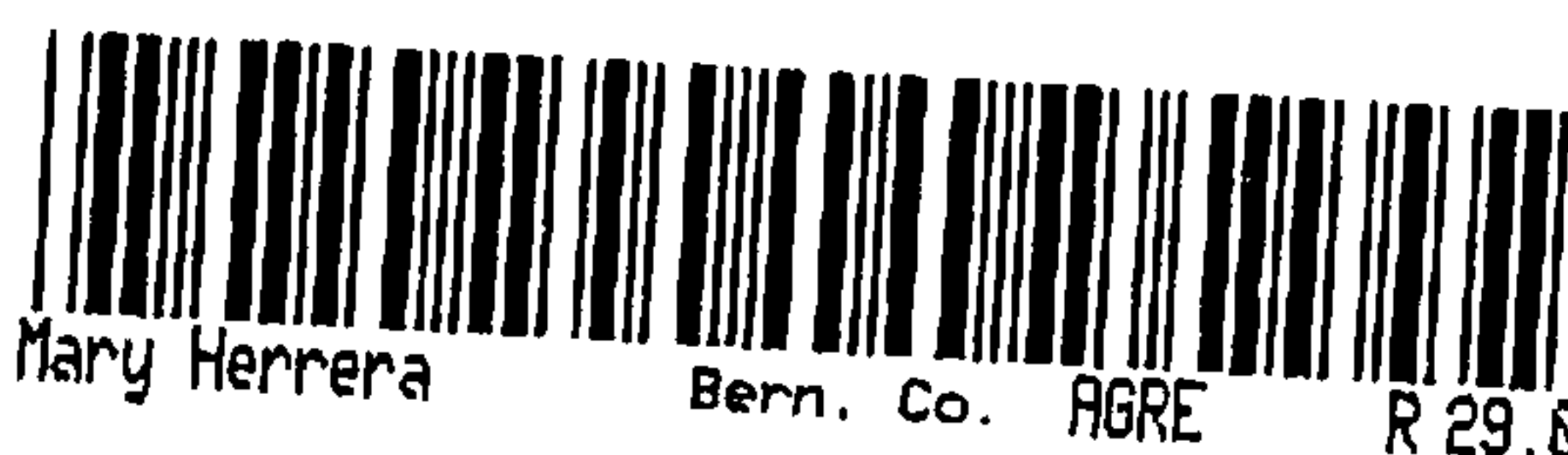
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 10-23, Block 12, NAA, recorded on September 10, 1931 in the records of the Bernalillo County Clerk at Book D, pages 121A through -- (the "Subdivision"). 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:] Alpha Equities, LLC ("Owner").

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

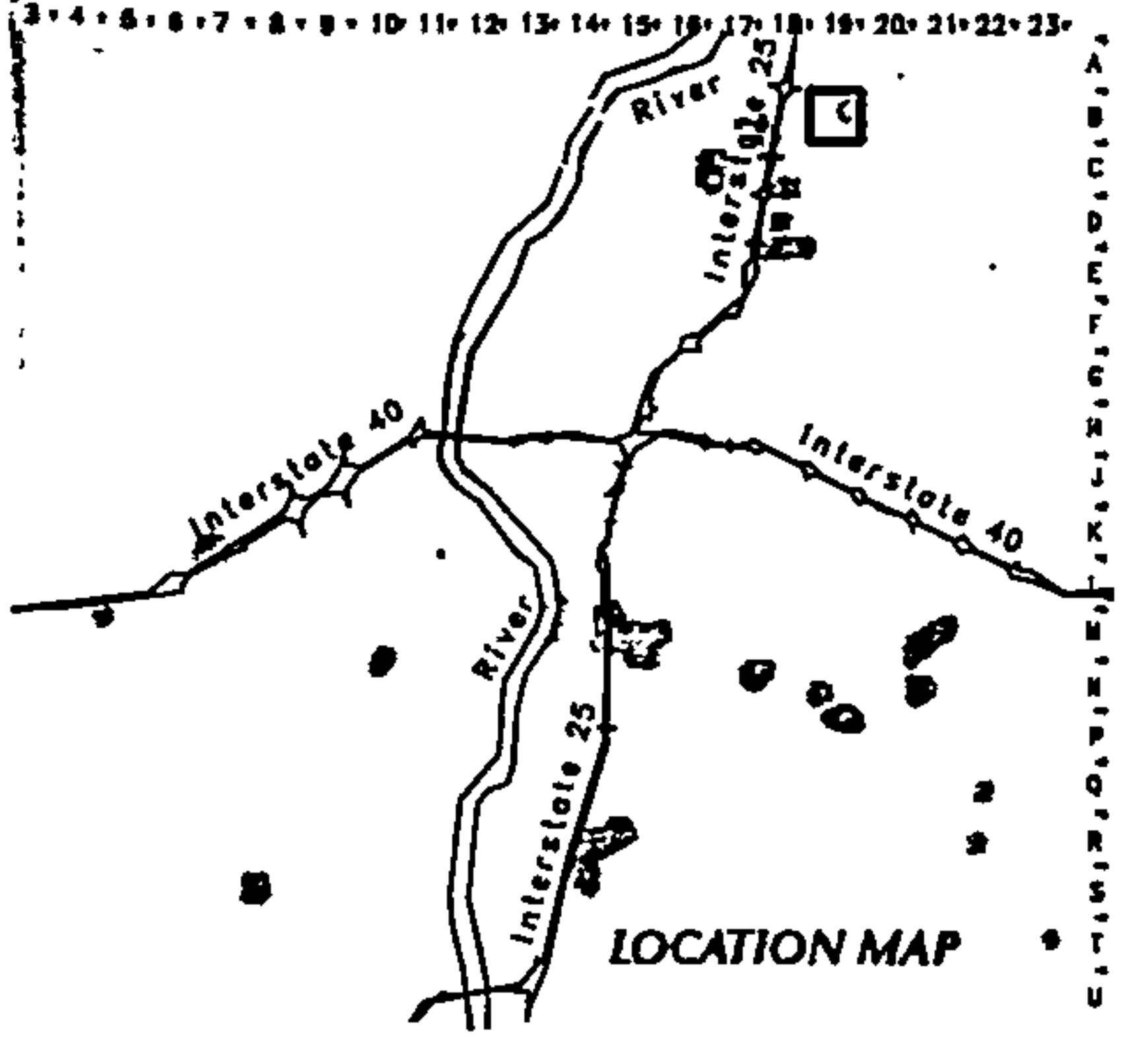
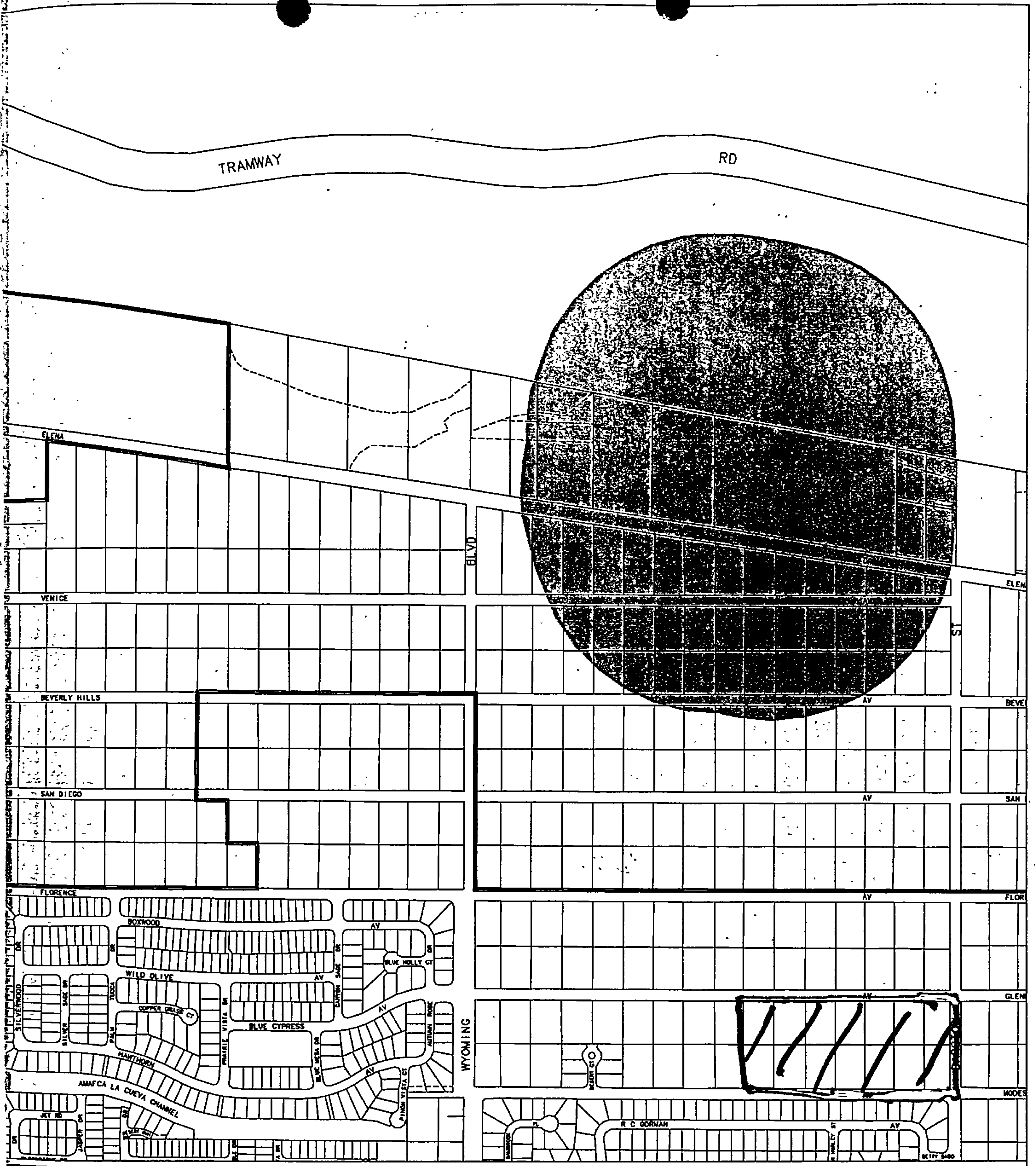
As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision,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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 20th day of February, 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. 729781.

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



2004066611
6686182
Page: 1 of 11
05/17/2004 01:25P
Bk-A77 Pg-6429



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

Scale is Approximately 1" = 750'

Source of data: City of Albuquerque Environmental Health Dept

— Municipal Limits

Special LANDFILL Map

B-19

August 22, 2003


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

PAID RECEIPT

APPLICANT NAME ALpha Equities, LLC
 AGENT MARK GOODWIN & ASSOC,
 ADDRESS P.O. BOX 90606 87184
 PROJECT & APP # 1002800 04DRB-00783
 PROJECT NAME Quivera Estates, S10.

\$ 20⁰⁰ 469099/4916000 Conflict Management Fee
 \$ _____ 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 20⁰⁰ TOTAL AMOUNT DUE

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

D. MARK GOODWIN AND ASSOCIATES, P.A. P.O. BOX 90606 ALBUQUERQUE, NM 87199-0606 (505) 828-2200		4250 <small>95-681/1070</small>
PAY TO THE ORDER OF <u>City of Albuquerque</u> <u>Twenty 20/100</u>	DATE <u>May 19, 2004</u>	\$ <u>20.00</u>
 BANK OF AMERICA Coronado Office 1-800-488-2265	***DUPLICATE*** City of Albuquerque Treasury Division	Security Features Details on Back
FOR <u>Quivera Estates final plat</u>	05/19/2004 2:21PM LOC/ANNX RECEIPT# 00023773 MS# 008 TRAMEN 0026 Account 469099 Fund 0110 City# 4916000 TRSDMH	MP
⑈004250⑈ ⑆107006813⑆ 283002007⑈	Trans Amt \$20.00	J24 Misc \$20.00 CK \$20.00 CHANGE \$0.00

APPROVAL
AGIS ELECTRONIC SUBMITTAL FORM

DRB Project Case #: 1002800

Subdivision Name: Quivera Estates Subdivision

Surveyor: Timothy Aldrich

Company/Agent: Aldrich Land Surveying


Contact Person: Richard Quintana

E-mail: 797-9539 (fax) Phone: 828-2200

DXF Received Date: 2/18/2004

Hard-Copy Date: 2/18/2004

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

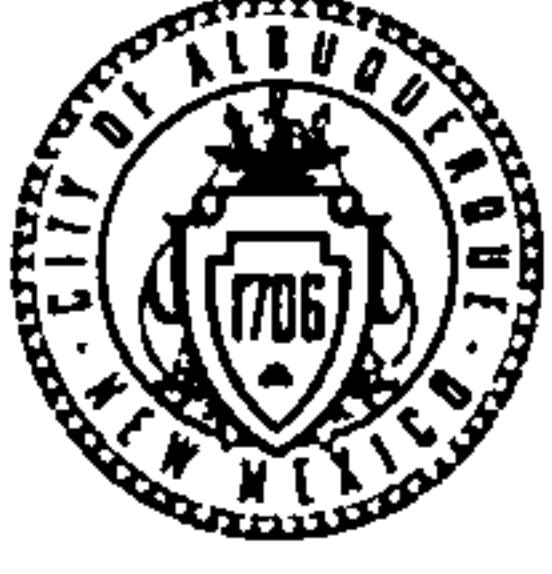

Approved

2/18/04
Date

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

AGIS Use Only

Copied cov2800 to agiscov on 2/18/2004. Contact person notified on 2/18/2004



**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 TRELIS 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. OF 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.



**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

03DRB-01692 Minor-SiteDev Plan Subd

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.**

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-01954 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 LAIS 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.**



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 17, 2003

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] (B-19)

AMAFCA

No objection to requested action. A water quality manhole upstream of the connection to the proposed Glendale storm drain will be required.

COG No adverse comment. For information, the Long Range Roadway System designates Barstow Street as a collector which requires 68 feet of right-of-way. The Long Range Bikeway System designates a bike lane on Barstow.

Transit

No comments received.

Zoning Enforcement

Reviewed, no comment

Neighborhood Coor.

Letters sent to Nor Este ® and North Albuquerque Acres ® Neighborhood Assns.

APS

No comments received.

Police Department

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

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

PNM Gas Approves.

PNM Electric PNM approves the Pre-Plat.

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division No Adverse Comment

City Engineer An approved drainage report is required for Preliminary Plat approval. No objection to sidewalk variance request.

Transportation List Beneficiaries and Maintenance of Tract "A". Sidewalk needs to be placed along interior. Street widths & right-of-way need to be adjusted to meet DPM criteria. Barstow requires Bike lanes (infrastructure list)

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 42 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

The R-D zone requires 2,400 square feet of open space for each dwelling unit. Provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself).

Parks & Recreation

Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

1. All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).
2. Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).
3. Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3).

**Note: This option is only applicable to land covered by a Sector Development Plan.*

Utilities Development

No objection to Preliminary Plat approval. Sidewalks are useful along all lot fronts, but defer to Transportation on Design Waiver. No objection to Sidewalk Deferral.

Planning Department

The perimeter wall submittal meets the administrative requirements. However, the plain split face wall is not acceptable from a design standpoint.

Planning does not support the request for a design variance from building sidewalk in front of the "island" of lots in the middle of the subdivision. It is not pedestrian friendly and could be a safety issue for children living in these homes. They would have to ride tricycles, scooters, etc in the street or at least cross the street to the sidewalk on the other side.

No objection to the temporary deferral of sidewalks or the platting action.

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

cc: Alpha Equities, LLC, PO Box 10005, 87184

Mark Goodwin and Associates, PO Box 90606, 87199



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, December 17, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

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)

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)

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)

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] (B-19)

SEE PAGE 2 . . .



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

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)

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)

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] (E-11)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 1, 2003.

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

Meeting Date: DECEMBER 17, 2003
Zone Atlas Page: B-19-Z
Notification Radius: 100 Ft.

Project# 1002800
App# 03DRB-01990
App# 03DRB-01991
App# 03DRB-01992

Cross Reference and Location: N/A

Applicant: ALPHA EQUITIES, LLC
Address: PO BOX 10005
ALBUQUERQUE NM 87184

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

Special Instructions:

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

Date Mailed: NOVEMBER 26, 2003

Signature: KYLE TSEHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-19	1019065	424-017	401-10	✓ MP 1019065 520-069 402 15 ✓
		440-017	11	✓ MP 521-069 14 ✓
		450-017	12	✓ MP 1020065 010-069 302 01 ✓
		473-017	13	✓ 024-069 02 ✓
		489-017	14	✓ MP 010-017 301 01 ✓
		506-017	15	✓ MP 024-017 02 ✓
		521-017	16	✓ MP 024-038 31 ✓
		521-039	17	✓ MP 010-038 32 ✓
		520-039	18	✓ MP 1019064 388-519 103 34 ✓
		489-039	19	✓ MP 394-519 35 ✓
		473-039	20	✓ MP 400-519 36 ✓
		450-039	21	✓ MP 400-519 37 ✓
		440-039	22	✓ MP 412-519 38 ✓
		424-039	23	✓ MP 418-519 39 ✓
		424-069	402-10	✓ 424-519 40 ✓
		440-069	11	✓ 430-519 41 ✓
		450-069	12	✓ MP 430-519 42 ✓
		437-069	13	✓ MP 442-519 43 ✓
		489-069	14	✓ 448-519 44 ✓

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page 2 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-19	1019064	454-519	103-45	✓
		460-519	46	✓
		473-519	47	✓
		480-519	48	✓
		486-519	49	✓
		492-519	50	✓
		498-519	51	✓
		507-519	52	✓
		516-519	53	✓
		515-508	54	✓
		515-500	55	✓
		501-505	112-09	✓
		472-503	10	✓
		485-503	11	✓
		480-503	12	✓
		472-503	13	✓
		465-503	14	✓
		453-503	113-19	✓
		450-503	20	✓
				1019064 443-503 113 21 ✓
				434-503 22 ✓
				429-503 23 ✓
				422-503 24 ✓
				415-503 25 ✓
				408-503 26 ✓
				401-503 27 ✓
				391-503 28 ✓
				1020064 010-515 205 32 ✓
				124-515 31 ✓



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01019065		***	THIS UPC CODE HAS NO MASTER RECORD ON FILE	
0101906542401740110		LEGAL: 023	012N ORTH ALBUQ ACRES TR 1 UNIT 3	
LAND USE:		PROPERTY ADDR: 00000	MODESTO	
		OWNER NAME: SPRADLIN RONALD G & HELMICK TI		PL NE
		OWNER ADDR: 08900	HELMICK	
ALBUQUERQUE NM	87122			
0101906544001740111		LEGAL: 022	012N ORTH ALBUQ ACRES TR 1 UNIT 3	
LAND USE:		PROPERTY ADDR: 00000	MODESTO	
		OWNER NAME: SPRADLIN RONALD G & HELMICK TI		PL NE
		OWNER ADDR: 08900	HELMICK	
ALBUQUERQUE NM	87122			
0101906545601740112		LEGAL: 021	012N ORTH ALBUQ ACRES TR 1 UNIT 3	
LAND USE:		PROPERTY ADDR: 00000	MODESTO	
		OWNER NAME: SPRADLIN RONALD G & HELMICK TI		PL NE
		OWNER ADDR: 08900	HELMICK	
ALBUQUERQUE NM	87122			
0101906547301740113		LEGAL: 020	012N ORTH ALBUQ ACRES TR 1 UNIT 3	
LAND USE:		PROPERTY ADDR: 00000	MODESTO	
		OWNER NAME: SPRADLIN RONALD G & TIMOTHY M		PL NE
		OWNER ADDR: 08900	HELMICK	
ALBUQUERQUE NM	87122			
0101906548901740114		LEGAL: 019	012N ORTH ALBUQ ACRES TR 1 UNIT 3	
LAND USE:		PROPERTY ADDR: 00000	MODESTO	
		OWNER NAME: SPRADLIN RONALD G &		
		OWNER ADDR: 00000		
ALBUQUERQUE NM	87154			
0101906550601740115		LEGAL: 018	012N ORTH ALBUQ ACRES TR 1 UNIT 3	
LAND USE:		PROPERTY ADDR: 00000	MODESTO	
		OWNER NAME: SPRADLIN RONALD G & TIMOTHY M		PL NE
		OWNER ADDR: 08900	HELMICK	
ALBUQUERQUE NM	87122			
0101906552101740116		LEGAL: 017	012N ORTH ALBUQ ACRES TR 1 UNIT 3	
LAND USE:		PROPERTY ADDR: 00000	MODESTO	
		OWNER NAME: SPRADLIN RONALD G & TIMOTHY M		PL NE
		OWNER ADDR: 08900	HELMICK	
ALBUQUERQUE NM	87122			
0101906552103940117		LEGAL: 016	012N ORTH ALBUQ ACRES TR 1 UNIT 3	
LAND USE:		PROPERTY ADDR: 00000	GLENDAL	
		OWNER NAME: SPRADLIN RONALD G & TIMOTHY M		PL NE
		OWNER ADDR: 08900	HELMICK	
ALBUQUERQUE NM	87122			
0101906550603940118		LEGAL: 015	012N ORTH ALBUQ ACRES TR 1 UNIT 3	

LAND USE: PROPERTY ADDR: 00000 GLENDALE
 OWNER NAME: SPRADLIN RONALD G & TIMOTHY M
 OWNER ADDR: 08900 HELMICK PL NE

ALBUQUERQUE NM 87122
 0101906548903940119 LEGAL: 014 012N ORTH ALBUQ ACRES TR 1 UNIT 3
 LAND USE: PROPERTY ADDR: 00000 GLENDALE
 OWNER NAME: SPRADLIN RONALD G & TIMOTHY M
 OWNER ADDR: 00000

ALBUQUERQUE NM 87154
 0101906547303940120 LEGAL: 013 012N ORTH ALBUQ ACRES TR 1 UNIT 3
 LAND USE: PROPERTY ADDR: 00000 GLENDALE
 OWNER NAME: SPRADLIN RONALD G & HELMICK TI
 OWNER ADDR: 00000

ALBUQUERQUE NM 87154
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 2
 0101906545603940121 LEGAL: 012 012N ORTH ALBUQ ACRES TR 1 UNIT 3
 LAND USE: PROPERTY ADDR: 00000 GLENDALE
 OWNER NAME: SPRADLIN RONALD G & HELMICK TI
 OWNER ADDR: 00000

ALBUQUERQUE NM 87154
 0101906544003940122 LEGAL: 011 012N ORTH ALBUQ ACRES TR 1 UNIT 3
 LAND USE: PROPERTY ADDR: 00000 GLENDALE
 OWNER NAME: SPRADLIN RONALD G & HELMICK TI
 OWNER ADDR: 00000

ALBUQUERQUE NM 87154
 0101906542403940123 LEGAL: 010 012N ORTH ALBUQ ACRES TR 1 UNIT 3
 LAND USE: PROPERTY ADDR: 00000 GLENDALE
 OWNER NAME: SPRADLIN RONALD G & HELMICK TI
 OWNER ADDR: 00000

ALBUQUERQUE NM 87154
 0101906542406940210 LEGAL: 023 011N ORTH ALBUQ ACRES TR 1 UNIT 3
 LAND USE: PROPERTY ADDR: 00000 GLENDALE
 OWNER NAME: BACA JOSE E & AUGUSTINA
 OWNER ADDR: 00000

BELEN NM 87002
 0101906544006940211 LEGAL: 022 011N ORTH ALBUQ ACRES TR 1 UNIT 3
 LAND USE: PROPERTY ADDR: 00000 GLENDALE
 OWNER NAME: GROFF RICHARD K
 OWNER ADDR: 01696 RUSTY RD NW

ALBUQUERQUE NM 87114
 0101906545606940212 LEGAL: 021 011N ORTH ALBUQ ACRES TR 1 UNIT 3
 LAND USE: PROPERTY ADDR: 00000 GLENDALE
 OWNER NAME: DOUGHTY ENTERPRISES INC
 OWNER ADDR: 07009 PROSPECT AV NE

ALBUQUERQUE NM 87110
 0101906543706940213 LEGAL: 020 011N ORTH ALBUQ ACRES TR 1 UNIT 3
 LAND USE: PROPERTY ADDR: 00000 GLENDALE
 OWNER NAME: DOUGHTY ENTERPRISES INC
 OWNER ADDR: 07009 PROSPECT AV NE

ALBUQUERQUE NM 87110

ALBUQUERQUE NM 87122
 0101906439451910335 LEGAL: LT 3 5 BL K 1 AMENDED CORRECTED PLAT FOR NOR ESTE
 ES LAND USE:
 PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: SHEARER CHARLES K JR
 OWNER ADDR: 07817 R.C. GORMAN AV NE

ALBUQUERQUE NM 87122
 0101906440051910336 LEGAL: LT 3 6 BL K 1 AMENDED CORRECTED PLAT FOR NOR ESTE
 ES LAND USE:
 PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: PERKINS SCOTT F & KELLY J
 OWNER ADDR: 07821 GORMAN AV NE

ALBUQUERQUE NM 87122
 0101906440651910337 LEGAL: LT 3 7 BL K 1 AMENDED CORRECTED PLAT FOR NOR ESTE
 ES LAND USE:
 PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: KIRKMAN EUGENE M & VIRGINIA F
 OWNER ADDR: 07901 R C GORMAN AV NE

ALBUQUERQUE NM 87122
 0101906441251910338 LEGAL: LT 3 8 BL K 1 AMENDED CORRECTED PLAT FOR NOR ESTE
 ES LAND USE:
 PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: HARPER-SLABOSZEWICZ VICTOR J &
 OWNER ADDR: 07905 R C GORMAN NE

ALBUQUERQUE NM 87122
 0101906441851910339 LEGAL: LT 3 9 BL K 1 AMENDED CORRECTED PLAT FOR NOR ESTE
 ES LAND USE:
 PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: SPANGLER JOHN P & NANCY G
 OWNER ADDR: 07909 R C GORMAN AV NE

ALBUQUERQUE NM 87122
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 4

ALBUQUERQUE NM 87122
 0101906442451910340 LEGAL: LT 4 0 BL K 1 AMENDED CORRECTED PLAT FOR NOR ESTE
 ES LAND USE:
 PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: EVANS CHARLES E & SANDRA J
 OWNER ADDR: 07915 R C GORMAN AV NE

ALBUQUERQUE NM 87122
 0101906443051910341 LEGAL: LT 4 1 BL K 1 AMENDED CORRECTED PLAT FOR NOR ESTE
 ES LAND USE:
 PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: ROYBAL BENJAMIN C & HABERER CO
 OWNER ADDR: 08101 R C GORMAN AV NE

ALBUQUERQUE NM 87122
 0101906443651910342 LEGAL: LT 4 2 BL K 1 AMENDED CORRECTED PLAT FOR NOR ESTE
 ES LAND USE:
 PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: CRAWFORD ROY P & VICKIE H
 OWNER ADDR: 08105 R C GORMAN NE

ALBUQUERQUE NM 87122
 0101906444251910343 LEGAL: LT 4 3 BL K 1 AMENDED CORRECTED PLAT FOR NOR ESTE
 ES LAND USE:
 PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: HERRON MARIANNE L &
 OWNER ADDR: 08109 R C GORMAN AV NE

ALBUQUERQUE NM 87122
 0101906444851910344 LEGAL: LT 4 4 BL K 1 AMENDED CORRECTED PLAT FOR NOR ESTE
 ES LAND USE:
 PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: HARMONY DAVID W & JANET

ALBUQUERQUE NM	OWNER ADDR: 08115	R C GORMAN	AV NE
0101906445451910345	87122		
ES LAND USE:	LEGAL: LT 4 5 BL K 1	AMENDED CORRECTED PLAT FOR NOR ESTE	
	PROPERTY ADDR: 00000	R C GORMAN	
	OWNER NAME: BARNETT E HOWARD &		
	OWNER ADDR: 08201	R C GORMAN	AV NE
ALBUQUERQUE NM	87122		
0101906446051910346	LEGAL: LT 4 6 BL K 1	AMENDED CORRECTED PLAT FOR NOR ESTE	
ES LAND USE:	PROPERTY ADDR: 00000	R C GORMAN	
	OWNER NAME: FANG GRACE LIN		
	OWNER ADDR: 07908	EAGLE ROCK	NE
ALBUQUERQUE NM	87122		
0101906447351910347	LEGAL: LT 4 7 BL K 1	AMENDED CORRECTED PLAT FOR NOR ESTE	
ES LAND USE:	PROPERTY ADDR: 00000	R C GORMAN	
	OWNER NAME: PRONCHICK DAVID M &		
	OWNER ADDR: 08209	RC GORMAN	AV NE
ALBUQUERQUE NM	87122		
0101906448051910348	LEGAL: LT 4 8 BL K 1	AMENDED CORRECTED PLAT FOR NOR ESTE	
ES LAND USE:	PROPERTY ADDR: 00000	R C GORMAN	
	OWNER NAME: CHILDRESS CAROLYN K & BRENT E		
	OWNER ADDR: 08215	R C GORMAN	AV NE
ALBUQUERQUE NM	87122		
0101906448651910349	LEGAL: LT 4 9 BL K 1	AMENDED CORRECTED PLAT FOR NOR ESTE	
ES LAND USE:	PROPERTY ADDR: 00000	R C GORMAN	
	OWNER NAME: HUANG DANHONG & NI LEIHUA		
	OWNER ADDR: 08217	R C GORMAN	AV NE
ALBUQUERQUE NM	87122		
0101906449251910350	LEGAL: LT 5 0 BL K 1	AMENDED CORRECTED PLAT FOR NOR ESTE	
ES LAND USE:	PROPERTY ADDR: 00000	R C GORMAN	
	OWNER NAME: RICHARDSON HARRY & ELAINE		
	OWNER ADDR: 08301	R C GORMAN	AV NE
ALBUQUERQUE NM	87122		
1	R E C O R D S W I T H L A B E L S		PAGE
5			
0101906449851910351	LEGAL: LT 5 1 BL K 1	AMENDED CORRECTED PLAT FOR NOR ESTE	
ES LAND USE:	PROPERTY ADDR: 00000	R C GORMAN	
	OWNER NAME: SMITH JOHN R & DEBBIE KAY		
	OWNER ADDR: 08305	R C GORMAN	AV NE
ALBUQUERQUE NM	87113		
0101906450751910352	LEGAL: LT 5 2 BL K 1	AMENDED CORRECTED PLAT FOR NOR ESTE	
ES LAND USE:	PROPERTY ADDR: 00000	R C GORMAN	
	OWNER NAME: BUELL REED P & BARBARA A		
	OWNER ADDR: 08309	RC GORMAN	AV NE
ALBUQUERQUE NM	87122		
0101906451651910353	LEGAL: LOT 53 B LK 1	AMENDED CORRECTED PLAT FOR NOR	
ESTE E LAND USE:	PROPERTY ADDR: 00000	R C GORMAN	
	OWNER NAME: PIRCHER HANS & MAXINE		
	OWNER ADDR: 08315	R C GORMAN	AV NE
ALBUQUERQUE NM	87122		
0101906451550810354	LEGAL: LT 5 4 BL K 1	AMENDED CORRECTED PLAT FOR NOR ESTE	
ES LAND USE:	PROPERTY ADDR: 00000	EAGLE ROCK	

ALBUQUERQUE NM 87122
 0101906451550010355
 ES LAND USE:

OWNER NAME: SCHWARTZ VERNON & ANA MARIA
 OWNER ADDR: 08328 EAGLE ROCK AV NE

LEGAL: LT 5 5 BL K 1 AMENDED CORRECTED PLAT FOR NOR ESTE

PROPERTY ADDR: 00000 EAGLE ROCK
 OWNER NAME: MAXON STUART B & DONNA LYNN
 OWNER ADDR: 08324 EAGLE ROCK AV NE

ALBUQUERQUE NM 87122
 0101906450150511209
 EST LAND USE:

LEGAL: LT 6 BLK 3 AMENDED CORRECTED PLAT FOR NOR ESTE

PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: HEWITT PAUL E & BARBARA A
 OWNER ADDR: 08304 R C GORMAN NE

ALBUQUERQUE NM 87122
 0101906449250311210
 EST LAND USE:

LEGAL: LT 5 BLK 3 AMENDED CORRECTED PLAT FOR NOR ESTE

PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: SIARZA ANGELES & NICANOR
 OWNER ADDR: 08300 R.C. GORMAN AV NE

ALBUQUERQUE NM 87122
 0101906448550311211
 EST LAND USE:

LEGAL: LT 4 BLK 3 AMENDED CORRECTED PLAT FOR NOR ESTE

PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: TURNER ROBERT M
 OWNER ADDR: 00955 WATERFALL LN

DURANGO CO 81301
 0101906448050311212
 EST LAND USE:

LEGAL: LT 3 BLK 3 AMENDED CORRECTED PLAT FOR NOR ESTE

PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: GRANADOS DANIEL EDWARD &
 OWNER ADDR: 08212 R C GORMAN AV NE

ALBUQUERQUE NM 87122
 0101906447250311213
 EST LAND USE:

LEGAL: LT 2 BLK 3 AMENDED CORRECTED PLAT FOR NOR ESTE

PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: SANDWEISS DANIEL & NAOMI J
 OWNER ADDR: 08208 R C GORMAN AV NE

ALBUQUERQUE NM 87122
 0101906446550311214
 EST LAND USE:

LEGAL: LT 1 BLK 3 AMENDED CORRECTED PLAT FOR NOR ESTE

PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: ORTIZ PHILIP & CINDI
 OWNER ADDR: 08204 R C GORMAN AV NE

ALBUQUERQUE NM 87122
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0101906445350311319
 ES LAND USE:

LEGAL: LT 1 8 BL K 2 AMENDED CORRECTED PLAT FOR NOR ESTE

PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: SATCHES JACQUELINE A & ROBERT
 OWNER ADDR: 08112 R C GORMAN AV

ALBUQUERQUE NM 87122
 0101906445050311320
 ES LAND USE:

LEGAL: LT 1 7 BL K 2 AMENDED CORRECTED PLAT FOR NOR ESTE

PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: LENZ RICHARD C & MICHELLE L
 OWNER ADDR: 08108 R C GORMAN AV NE

ALBUQUERQUE NM 87122
 0101906444350311321
 ES LAND USE:

LEGAL: LT 1 6 BL K 2 AMENDED CORRECTED PLAT FOR NOR ESTE

PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: FISH DENNIS P & SHARON K
 OWNER ADDR: 12909 TIERRA MONTANOSA CT NE
 ALBUQUERQUE NM 87112
 0101906443650311322 LEGAL: LT 1 5 BL K 2 AMENDED CORRECTED PLAT FOR NOR ESTE
 ES LAND USE:

PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: ZHAO JUNN
 OWNER ADDR: 08100 R C GORMAN NE
 ALBUQUERQUE NM 87122
 0101906442950311323 LEGAL: LT 1 4 BL K 2 AMENDED CORRECTED PLAT FOR NOR ESTE
 ES LAND USE:

PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: PANGAN ELIEZER R &
 OWNER ADDR: 07912 R C GORMAN AV NE
 ALBUQUERQUE NM 87122
 0101906442250311324 LEGAL: LT 1 3 BL K 2 AMENDED CORRECTED PLAT FOR NOR ESTE
 ES LAND USE:

PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: CHARBENEAU PAUL & ADRIENNE
 OWNER ADDR: 07908 R C GORMAN AV NE
 ALBUQUERQUE NM 87122
 0101906441550311325 LEGAL: LT 1 2 BL K 2 AMENDED CORRECTED PLAT FOR NOR ESTE
 ES LAND USE:

PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: AVERY LAWRENCE G & LYNN H
 OWNER ADDR: 00503 YORK WARWICK DR
 YORKTOWN VA 23692
 0101906440850311326 LEGAL: LT 1 1 BL K 2 AMENDED CORRECTED PLAT FOR NOR ESTE
 ES LAND USE:

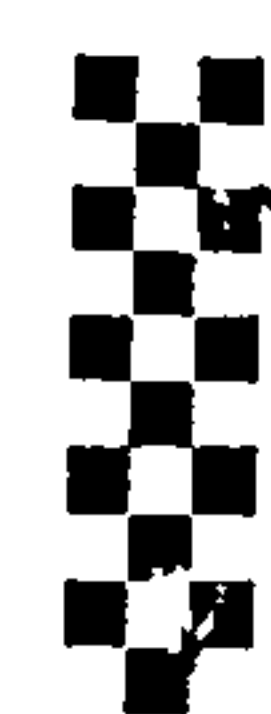
PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: BROWN STEVE C & KIMBERLY D
 OWNER ADDR: 07900 R C GORMAN AV NE
 ALBUQUERQUE NM 87122
 0101906440150311327 LEGAL: LT 1 0 BL K 2 AMENDED CORRECTED PLAT FOR NOR ESTE
 ES LAND USE:

PROPERTY ADDR: 00000 R C GORMAN
 OWNER NAME: VIHSTADT MICHAEL R & JULIE
 OWNER ADDR: 07820 R C GORMAN AV NE
 ALBUQUERQUE NM 87122
 0101906439150311328 LEGAL: LT 9 BLK 2 AMENDED CORRECTED PLAT FOR NOR ESTE
 EST LAND USE:

PROPERTY ADDR: 00000 RC GORMAN
 OWNER NAME: ESPARZA LISA MARIE &
 OWNER ADDR: 07816 RC GORMAN NE
 ALBUQUERQUE NM 87122
 0102006401051520532 LEGAL: 001 001N ORTH ALBUQ ACRES UN3 TR3
 LAND USE:

PROPERTY ADDR: 00000 MODESTO
 OWNER NAME: GIRAUDO GEORGE & CATERINA D
 OWNER ADDR: 01124 GOFF BL SW
 ALBUQUERQUE NM 87105
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 7
 0102006402451520531 LEGAL: 002 001N ORTH ALBUQ ACRES UN3 TR3
 LAND USE:

PROPERTY ADDR: 00000 MODESTO
 OWNER NAME: GIRAUDO GEORGE & CATERINA D
 OWNER ADDR: 01124 GOFF BL SW
 ALBUQUERQUE NM 87105



City of Albuquerque

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

Date: November 14, 2003

TO CONTACT NAME: Beth Gonzalez
 COMPANY/AGENCY: Mark Gonzalez & Assoc.
 ADDRESS/ZIP: PO Box 90606 87199
 PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 11-14-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Quivera Estates

zone map page(s) B-19

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

Nor Este
 Neighborhood Association
 Contacts: Paul Shunwald
1700 Rio Guadalupe NE
275-7313 (w) 87122
Joe Yardumian
1801 R.C. Dorman Avenue
797-1851 (w) 87122-2748

North Albuquerque Acres
 Neighborhood Association
 Contacts: Bonnie Harley
11021 Signal Ave NE
856-0051 (w+w) 87122
Jackie McDowell
7820 Beverly Hills Ave NE
828-2430 (w) 87122

See reverse side for additional Neighborhood Association Information: YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalana R. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

.....
 Attention: Both contacts per neighborhood association need to be notified.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 11-14-03 Time Entered: 1:30 pm OCNC Rep. Initials: DC

Project# 1002800

ALPHA EQUITIES, LLC
PO BOX 10005
ALBUQUERQUE NM 87184

MARK GOODWIN & ASSOCIATES
PO BOX 90606
ALBUQUERQUE NM 87199

PAUL GRUNWALD
Nor Este Neigh. Assoc.
7700 RIO GUADALUPE NE
ALBUQUERQUE NM 87122

JOE YARDUMIAN
Nor Este Neigh. Assoc.
1801 R.C. GORMAN AVE NE
ALBUQUERQUE NM 87122-2748

BONNIE HARLEY
North Albuquerque Acres Neigh. Assoc.
11021 SIGNAL AVE NE
ALBUQUERQUE NM 87122

JACKIE McDOWELL
North Albuquerque Acres Neigh. Assoc.
7820 BEVERLY HILLS AVE NE
ALBUQUERQUE NM 87122

101906542401740110

101906547301740113

101906548901740114

SPRADLIN RONALD G & HELMICK T
8900 HELMICK PL NE
ALBUQUERQUE NM 87122

SPRADLIN RONALD G & TIMOTHY M
8900 HELMICK PL NE
ALBUQUERQUE NM 87122

SPRADLIN RONALD G &
PO BOX 20688
ALBUQUERQUE NM 87154

101906542406940210

101906544006940211

101906545606940212

BACA JOSE E & AUGUSTINA
PO BOX 422
BELEN NM 87002

GROFF RICHARD K
1696 RUSTY RD NW
ALBUQUERQUE NM 87114

DOUGHTY ENTERPRISES INC
7009 PROSPECT AV NE
ALBUQUERQUE NM 87110

101906548906940214

101906550606940215

102006501006930201

FRASER ANNA E
2911 CAMBRIDGE
ODESSA TX 79761

AL-SAUD FAISAL
PO BOX 14822
ALBUQUERQUE NM 87191

JARAMILLO RUPERT G & INELDA R
7112 PAN AMERICAN NE
ALBUQUERQUE NM 87109

102006501001730101

102006502401730102

102006502403830131

SMITH MICHAEL M & JANET C
7717 R C GORMAN NE
ALBUQUERQUE NM 87122

SCHELL DANIEL M & CHERYL A
8361 MODESTO AV NE
ALBUQUERQUE NM 87120

WORDEN JUDE A & MARIE T CO-TR
10910 SANTA MONICA NE
ALBUQUERQUE NM 87122

101906438851910334

101906439451910335

101906440051910336

KUHR BRYAN S & THERESA L
7815 R C GORMAN AV NE
ALBUQUERQUE NM 87122

SHEARER CHARLES K JR
7817 R.C. GORMAN AV NE
ALBUQUERQUE NM 87122

PERKINS SCOTT F & KELLY J
7821 GORMAN AV NE
ALBUQUERQUE NM 87122

101906440651910337

101906441251910338

101906441851910339

KIRKMAN EUGENE M & VIRGINIA F
7901 R C GORMAN AV NE
ALBUQUERQUE NM 87122

HARPER-SLABOSZEWICZ VICTOR J
7905 R C GORMAN NE
ALBUQUERQUE NM 87122

SPANGLER JOHN P & NANCY G
7909 R C GORMAN AV NE
ALBUQUERQUE NM 87122

101906442451910340

101906443051910341

101906443651910342

EVANS CHARLES E & SANDRA J
7915 R C GORMAN AV NE
ALBUQUERQUE NM 87122

ROYBAL BENJAMIN C & HABERER C
8101 R C GORMAN AV NE
ALBUQUERQUE NM 87122

CRAWFORD ROY P & VICKIE H
8105 R C GORMAN NE
ALBUQUERQUE NM 87122

101906444251910343

101906444851910344

101906445451910345

HERRON MARIANNE L &
8109 R C GORMAN AV NE
ALBUQUERQUE NM 87122

HARMONY DAVID W & JANET
8115 R C GORMAN AV NE
ALBUQUERQUE NM 87122

BARNETT E HOWARD &
8201 R C GORMAN AV NE
ALBUQUERQUE NM 87122

101906446051910346

FANG GRACE LIN
7908 EAGLE ROCK NE
ALBUQUERQUE NM 87122

101906448651910349

HUANG DANHONG & NI LEIHUA
8217 R C GORMAN AV NE
ALBUQUERQUE NM 87122

101906450751910352

BUELL REED P & BARBARA A
8309 RC GORMAN AV NE
ALBUQUERQUE NM 87122

101906451550010355

MAXON STUART B & DONNA LYNN
8324 EAGLE ROCK AV NE
ALBUQUERQUE NM 87122

101906448550311211

TURNER ROBERT M
955 WATERFALL LN
DURANGO CO 81301

101906446550311214

ORTIZ PHILIP & CINDI
8204 R C GORMAN AV NE
ALBUQUERQUE NM 87122

101906444350311321

FISH DENNIS P & SHARON K
12909 TIERRA MONTANOSA CT NE
ALBUQUERQUE NM 87112

101906442250311324

CHARBENEAU PAUL & ADRIENNE
7908 R C GORMAN AV NE
ALBUQUERQUE NM 87122

101906440150311327

VIHSTADT MICHAEL R & JULIE
7820 R C GORMAN AV NE
ALBUQUERQUE NM 87122

101906447351910347

PRONCHICK DAVID M &
8209 RC GORMAN AV NE
ALBUQUERQUE NM 87122

101906449251910350

RICHARDSON HARRY & ELAINE
8301 R C GORMAN AV NE
ALBUQUERQUE NM 87122

101906451651910353

PIRCHER HANS & MAXINE
8315 R C GORMAN AV NE
ALBUQUERQUE NM 87122

101906450150511209

HEWITT PAUL E & BARBARA A
8304 R C GORMAN NE
ALBUQUERQUE NM 87122

101906448050311212

GRANADOS DANIEL EDWARD &
8212 R C GORMAN AV NE
ALBUQUERQUE NM 87122

101906445350311319

SATCHES JACQUELINE A & ROBERT
8112 R C GORMAN AV
ALBUQUERQUE NM 87122

101906443650311322

ZHAO JUNN
8100 R C GORMAN NE
ALBUQUERQUE NM 87122

101906441550311325

AVERY LAWRENCE G & LYNN H
503 YORK WARWICK DR
YORKTOWN VA 23692

101906439150311328

ESPARZA LISA MARIE &
7816 RC GORMAN NE
ALBUQUERQUE NM 87122

101906448051910348

CHILDRESS CAROLYN K & BRENT E
8215 R C GORMAN AV NE
ALBUQUERQUE NM 87122

101906449851910351

SMITH JOHN R & DEBBIE KAY
8305 R C GORMAN AV NE
ALBUQUERQUE NM 87113

101906451550810354

SCHWARTZ VERNON & ANA MARIA
8328 EAGLE ROCK AV NE
ALBUQUERQUE NM 87122

101906449250311210

SIARZA ANGELES & NICANOR
8300 R.C. GORMAN AV NE
ALBUQUERQUE NM 87122

101906447250311213

SANDWEISS DANIEL & NAOMI J
8208 R C GORMAN AV NE
ALBUQUERQUE NM 87122

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LENZ RICHARD C & MICHELLE L
8108 R C GORMAN AV NE
ALBUQUERQUE NM 87122

101906442950311323

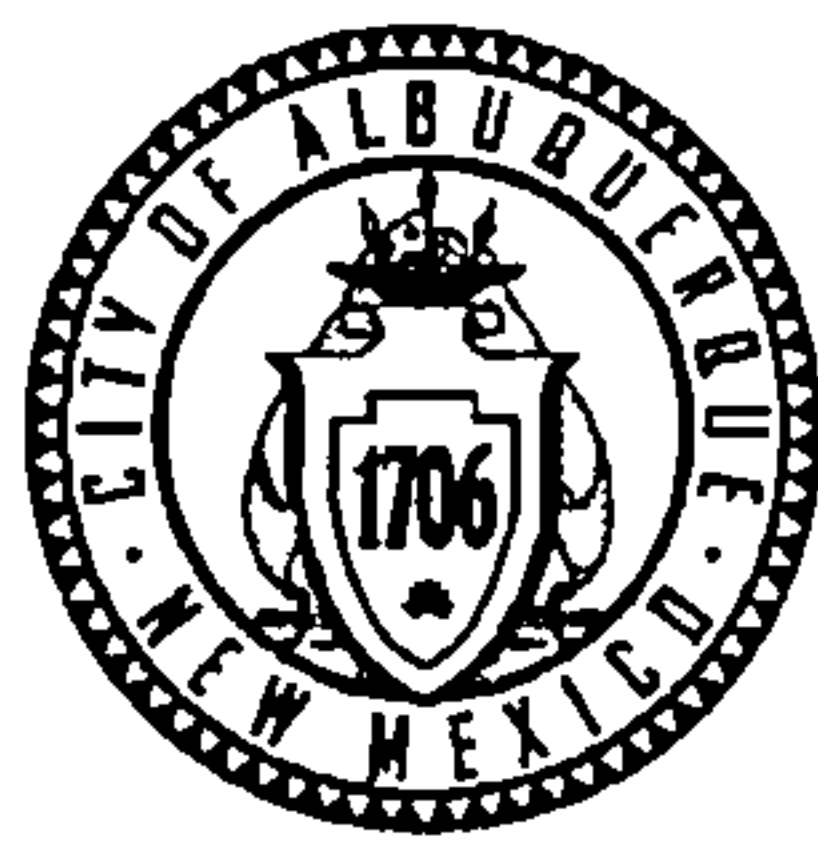
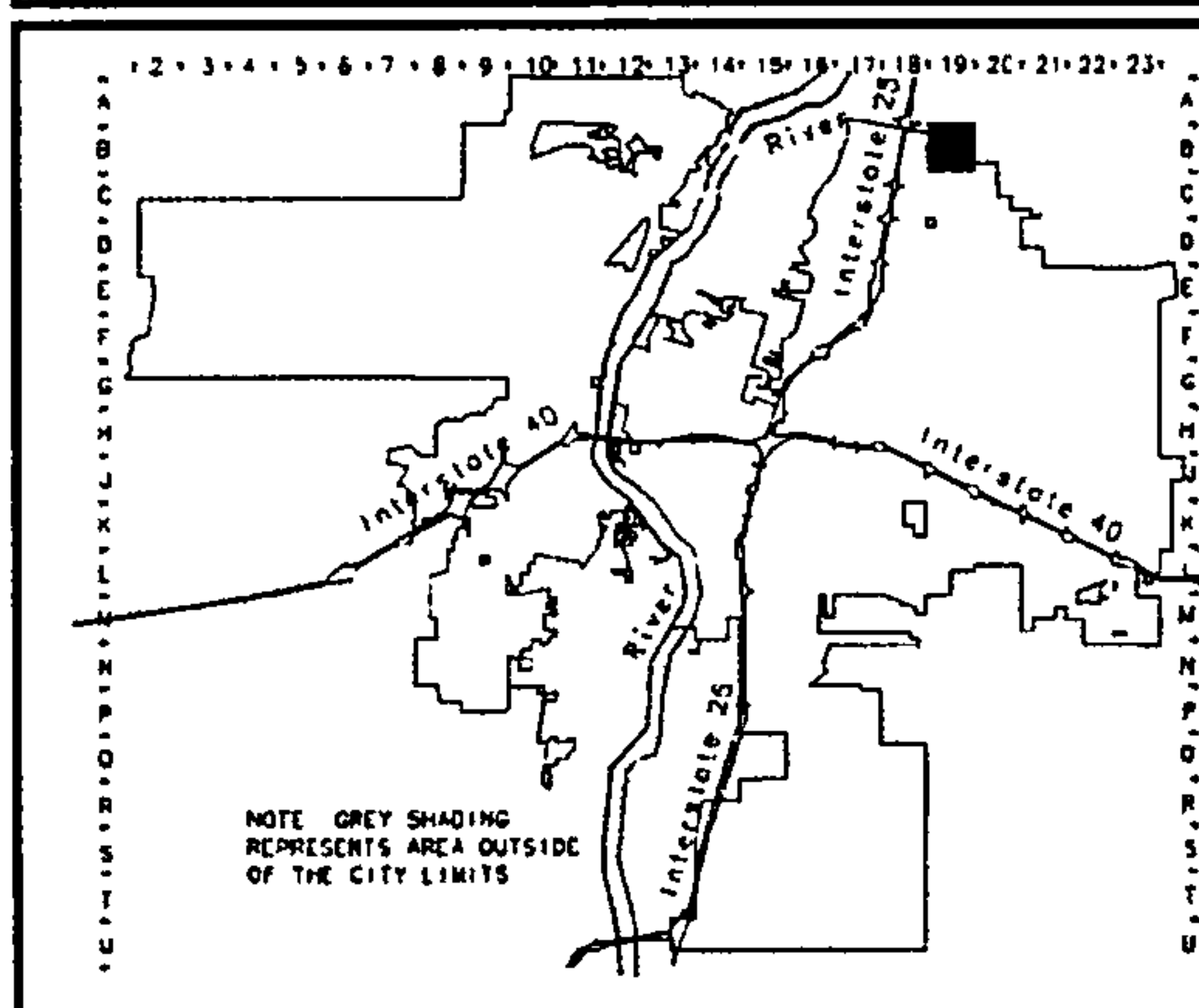
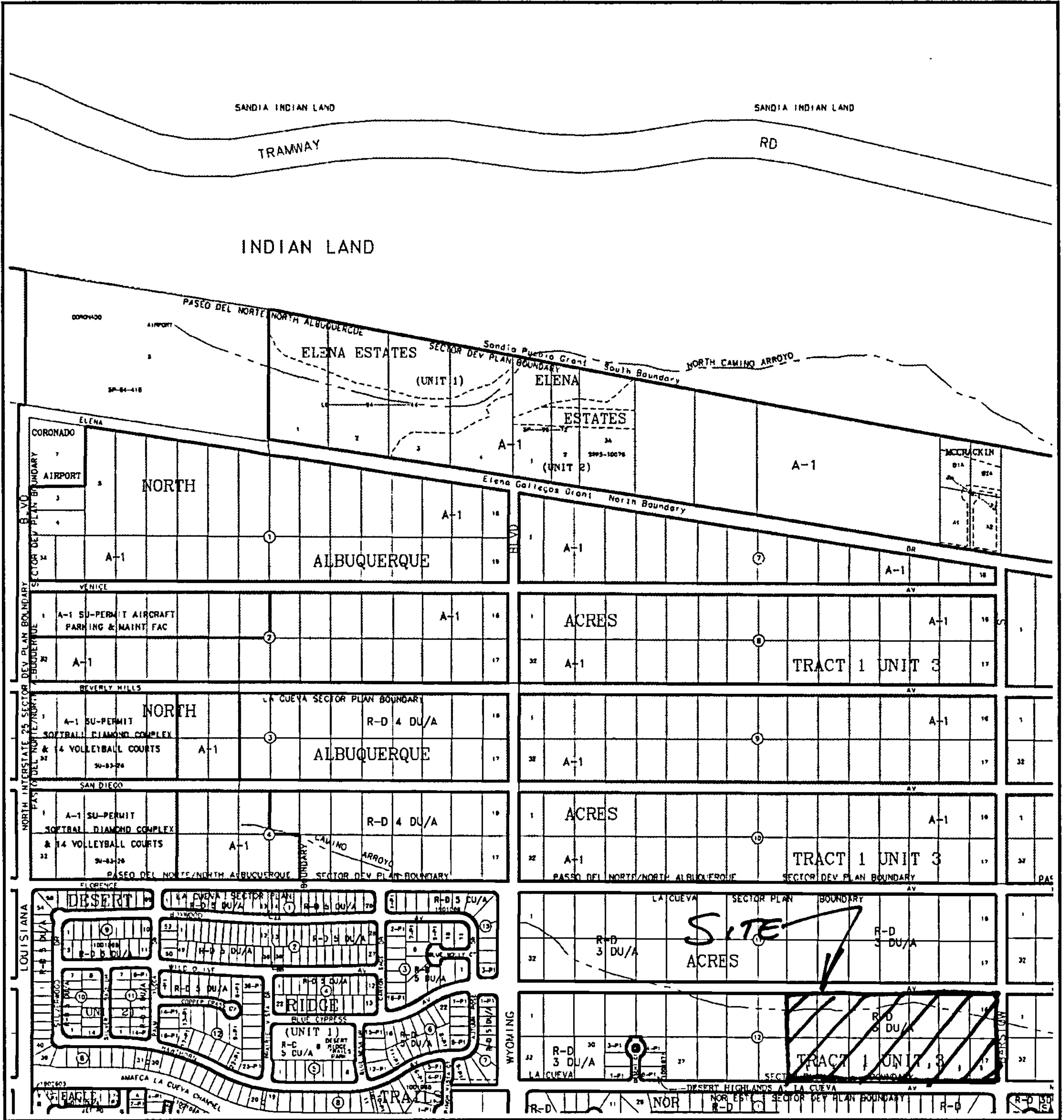
PANGAN ELIEZER R &
7912 R C GORMAN AV NE
ALBUQUERQUE NM 87122

101906440850311326

BROWN STEVE C & KIMBERLY D
7900 R C GORMAN AV NE
ALBUQUERQUE NM 87122

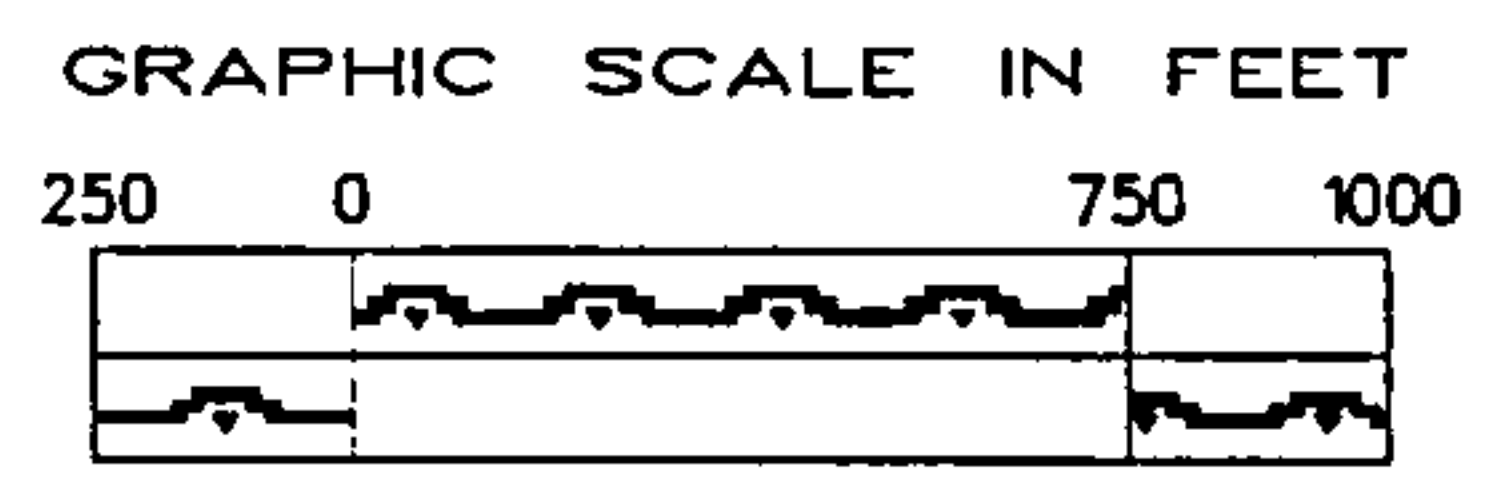
102006401051520532

GIRAUDO GEORGE & CATERINA D
1124 GOFF BL SW
ALBUQUERQUE NM 87105



Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

B-19-Z

Map Amended through November 01, 2003

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

- VACATION OF PUBLIC RIGHT-OF-WAY**
 - VACATION OF PUBLIC EASEMENT**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
 - SIDEWALK DESIGN VARIANCE**
 - SIDEWALK WAIVER**
 - Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- VACATION OF PRIVATE EASEMENT**
 - The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

GREGORY J. KRENIK

 Applicant name (print)

 Applicant signature / date



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

Application case numbers
 03 DRB - 01990
 - 01991
 - 01992

Form revised April 2002

 Planner signature / date
 Project # 1002800

Current DRC
Project Number: _____

FIGURE 12

Clair

12/29/2003

INFRASTRUCTURE LIST

Date Site Plan Approved: MA
Date Preliminary Plat Approved: 12/31/03
Date Preliminary Plat Expires: 12/31/04

DRB Project No.: 1002800
DRB Application No.: 03-01990

ORIGINAL

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

4-1-04

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

Lots 10-23, Block 12, Tract 1, Unit 3, North Albuquerque Acres
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F Private	PAVING RES PVMT C & G BOTH SIDES 4' SIDEWALK (NORTH SIDE)* 6' SIDEWALK (SOUTH SIDE)*	VIA ENCANTADA	CAMINO ETEREO	VIA ASOMBRO	/	/	/
		28' F-F Private	RES PVMT C & G BOTH SIDES 4' SIDEWALK (SOUTH SIDE)* 6' SIDEWALK (NORTH SIDE)*	VIA ALEGRE	CAMINO ETEREO	VIA ASOMBRO	/	/	/
		28' F-F Private	RES PVMT C & G BOTH SIDES 4' SIDEWALK (EAST SIDE)* 6' SIDEWALK (WEST SIDE)*	VIA ASOMBRO	VIA ALEGRE	VIA ENCANTADA	/	/	/
		28' F-F Private	RES PVMT C & G BOTH SIDES 4' SIDEWALK (WEST SIDE)* 6' SIDEWALK (EAST SIDE)*	CAMINO ETEREO	VIA ALEGRE	VIA ENCANTADA	/	/	/
		28' F-F Private	RES PVMT C & G BOTH SIDES 4' SIDEWALK (BOTH SIDES)	VIA DISTINTO	VIA ENCANTADA	GLENDALE AVENUE	/	/	/
		50' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)	VIA INSOLITA	VIA ALEGRE	MODESTO AVENUE	/	/	/
		28' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ENCANTADA	CAMINO ETEREO	WEST TERMINUS	/	/	/
		28' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ENCANTADA	VIA ASOMBRO	EAST TERMINUS	/	/	/

* * * * *	* SIA	COA DRC	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
Sequence #	Project #	Project #								
			28' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ALEGRE	CAMINO ETEREO	WEST TERMINUS	/	/	/
			28' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ALEGRE	VIA ASOMBRO	EAST TERMINUS	/	/	/
			24' F-E	PERM PVMT C & G (SOUTH SIDE) 4' SIDEWALK (SOUTH SIDE)	GLENDALE AVE	WEST PROP LINE	BARSTOW ST	/	/	/
			8' F-E	PERM PVMT C & G (NORTH SIDE) 4' SIDEWALK (NORTH SIDE)	MODESTO AVE	WEST PROP LINE	BARSTOW ST	/	/	/
			30' F-F	ART PVMT C & G (WEST SIDE) 6' SIDEWALK (WEST SIDE)	BARSTOW ST	MODESTO AVE	GLENDALE AVE	/	/	/
SANITARY SEWER										
			8"	SANITARY SEWER GRAVITY LINE	VIA ENCANTADA	ENTIRE LENGTH		/	/	/
			8"	SANITARY SEWER GRAVITY LINE	VIA ALEGRE	ENTIRE LENGTH		/	/	/
			8"	SANITARY SEWER GRAVITY LINE	VIA ASOMBRO	ENTIRE LENGTH		/	/	/
			8"	SANITARY SEWER GRAVITY LINE	CAMINO ETEREO	ENTIRE LENGTH		/	/	/
			8"	SANITARY SEWER GRAVITY LINE	30' PUBLIC SAINITARY SEWER & DRAINAGE ESMT	ENTIRE LENGTH		/	/	/
			8"	SANITARY SEWER GRAVITY LINE	GLENDALE AVE	WYOMING BLVD	BARSTOW ST	/	/	/
			8"	SANITARY SEWER GRAVITY LINE**	MODESTO AVE	WEST PROP LINE	BARSTOW ST	/	/	/
WATER										
			6"	PVC WATERLINE	VIA ENCANTADA	ENTIRE LENGTH		/	/	/
			6"	PVC WATERLINE	VIA ALEGRE	ENTIRE LENGTH		/	/	/
			6"	PVC WATERLINE	VIA ASOMBRO	ENTIRE LENGTH		/	/	/
			6"	PVC WATERLINE	CAMINO ETEREO	ENTIRE LENGTH		/	/	/

ORIGINAL

Project name: Quivera Estates

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			WATER						
<input type="text"/>	<input type="text"/>	6"	PVC WATERLINE	VIA DISTINTO	ENTIRE LENGTH		/	/	/
<input type="text"/>	<input type="text"/>	6"	PVC WATERLINE	VIA INSOLITA	ENTIRE LENGTH		/	/	/
<input type="text"/>	<input type="text"/>	8"	PVC WATERLINE	GLENDALE AVE	WYOMING BLVD	BARSTOW ST	/	/	/
<input type="text"/>	<input type="text"/>	8"	PVC WATERLINE**	MODESTO AVE	WEST PROP LINE	BARSTOW ST	/	/	/
<input type="text"/>	<input type="text"/>	12"	PVC WATERLINE	BARSTOW ST	GLENDALE AVE	MODESTO AVE	/	/	/
			STORM DRAIN						
<input type="text"/>	<input type="text"/>	18-24"	RCP STORM DRAIN	INTERSECTION OF VIA ENCANTADO & CAMINO ETEREO			/	/	/
<input type="text"/>	<input type="text"/>	36"	RCP STORM DRAIN	30' PUBLIC SANITARY SEWER & DRAINAGE EASEMENT	ENTIRE LENGTH GLENDALE	VIA ENCANTADO	/	/	/
				LOT 8, BLK 2					
<input type="text"/>	<input type="text"/>	84"	RCP STORM DRAIN	GLENDALE AVE	WYOMING BLVD	BARSTOW ST	/	/	/
<input type="text"/>	<input type="text"/>	2 ACRE	DESILTING POND WITH EASEMENT AND SLOPE PAVING	LOTS 1 & 2, BLOCK 17, TRACT 1, UNIT 3, North Albuquerque Acres			/	/	/

ORIGINAL

- GRADING & DRAINAGE CERTIFICATION REQUIRED PER DPM (PRIOR TO RELEASE OF FINANCIAL GUARANTEE) TO INCLUDE PRIVATE RETAINMENT WALLS AS PERMITTED ON THE APPROVED GRADING PLAN.
- 1 Water infrastructure to include valves, fittings, valveboxes and fire hydrants.
 - 2 Sanitary sewer to include manholes and service connections.
 - 3 Street lights per DPM
 - 4 * deferred
 - 5 ** constructed with COA project # 713091

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Gregory J. Krenik, PE
NAME (print)

[Signature] 12/31/03 / *[Signature]* 12/31/03
DRB CHAIR - date PARKS & GENERAL SERVICES - date

MARK GOODWIN & ASSOCIATES
FIRM

[Signature] 12-29-03
SIGNATURE - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:

[Signature] 12-31-03
TRANSPORTATION DEVELOPMENT - date AMAFCA - date
[Signature] 12/31/03
UTILITY DEVELOPMENT - date - date
[Signature] 12/31/03
CITY ENGINEER - date - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER
1	4-1-04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

ORIGINAL

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

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

Lots 10-23, Block 12, Tract 1, Unit 3, North Albuquerque Acres
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F Private	PAVING RES PVMT C & G BOTH SIDES 4' SIDEWALK (NORTH SIDE)* 6' SIDEWALK (SOUTH SIDE)*	VIA ENCANTADA	CAMINO ETEREO	VIA ASOMBRÓ	/	/	/
		28' F-F Private	RES PVMT C & G BOTH SIDES 4' SIDEWALK (SOUTH SIDE)* 6' SIDEWALK (NORTH SIDE)*	VIA ALEGRE	CAMINO ETEREO	VIA ASOMBRO	/	/	/
		28' F-F Private	RES PVMT C & G BOTH SIDES 4' SIDEWALK (EAST SIDE)* 6' SIDEWALK (WEST SIDE)*	VIA ASOMBRO	VIA ALEGRE	VIA ENCANTADA	/	/	/
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		28' F-F Private	RES PVMT C & G BOTH SIDES 4' SIDEWALK (BOTH SIDES)	VIA DISTINTO	VIA ENCANTADA	GLENDALE AVENUE	/	/	/
		50' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)	VIA INSOLITA	VIA ALEGRE	MODESTO AVENUE	/	/	/
		28' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ENCANTADA	CAMINO ETEREO	WEST TERMINUS	/	/	/
		28' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ENCANTADA	VIA ASOMBRO	EAST TERMINUS	/	/	/

Project name:

Quivera Estates

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	28' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ALEGRE	CAMINO ETEREO	WEST TERMINUS	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ALEGRE	VIA ASOMBRO	EAST TERMINUS	/	/	/
<input type="text"/>	<input type="text"/>	24' F-E	PERM PVMT C & G (SOUTH SIDE) 4' SIDEWALK (SOUTH SIDE)	GLENDALE AVE	WEST PROP LINE	BARSTOW ST	/	/	/
<input type="text"/>	<input type="text"/>	12' F-E	PERM PVMT C & G (NORTH SIDE) 4' SIDEWALK (NORTH SIDE)	MODESTO AVE	WEST PROP LINE	BARSTOW ST	/	/	/
<input type="text"/>	<input type="text"/>	30' F-F	ART PVMT C & G (WEST SIDE) 6' SIDEWALK (WEST SIDE)	BARSTOW ST	MODESTO AVE	GLENDALE AVE	/	/	/
SANITARY SEWER									
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWER GRAVITY LINE	VIA ENCANTADA	ENTIRE LENGTH		/	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWER GRAVITY LINE	VIA ALEGRE	ENTIRE LENGTH		/	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWER GRAVITY LINE	VIA ASOMBRO	ENTIRE LENGTH		/	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWER GRAVITY LINE	CAMINO ETEREO	ENTIRE LENGTH		/	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWER GRAVITY LINE	30' PUBLIC SAINITARY SEWER & DRAINAGE ESMT	ENTIRE LENGTH		/	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWER GRAVITY LINE	GLENDALE AVE	WYOMING BLVD	BARSTOW ST	/	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWER GRAVITY LINE**	MODESTO AVE	WEST PROP LINE	BARSTOW ST	/	/	/
WATER									
<input type="text"/>	<input type="text"/>	6"	PVC WATERLINE	VIA ENCANTADA	ENTIRE LENGTH		/	/	/
<input type="text"/>	<input type="text"/>	6"	PVC WATERLINE	VIA ALEGRE	ENTIRE LENGTH		/	/	/
<input type="text"/>	<input type="text"/>	6"	PVC WATERLINE	VIA ASOMBRO	ENTIRE LENGTH		/	/	/
<input type="text"/>	<input type="text"/>	6"	PVC WATERLINE	CAMINO ETEREO	ENTIRE LENGTH		/	/	/

ORIGINAL

GRADING & DRAINAGE CERTIFICATION REQUIRED PER DPM (PRIOR TO RELEASE OF FINANCIAL GUARANTEE) TO INCLUDE PRIVATE RETAINMENT WALLS AS PERMITTED ON THE APPROVED GRADING PLAN.

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- 4 * deferred
- 5 ** constructed with COA project # 713091

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	-------------------------------------------

Gregory J. Krenik, PE
NAME (print)

[Signature] 12/31/03 DRB CHAIR - date
[Signature] 12/31/03 PARKS & GENERAL SERVICES - date

MARK GOODWIN & ASSOCIATES
FIRM

[Signature] 12-29-03
SIGNATURE - date
 MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:

[Signature] 12-31-03 TRANSPORTATION DEVELOPMENT - date
[Signature] 12/31/03 UTILITY DEVELOPMENT - date
[Signature] 12/31/03 CITY ENGINEER - date
 _____ AMAFCA - date
 _____ - date
 _____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

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

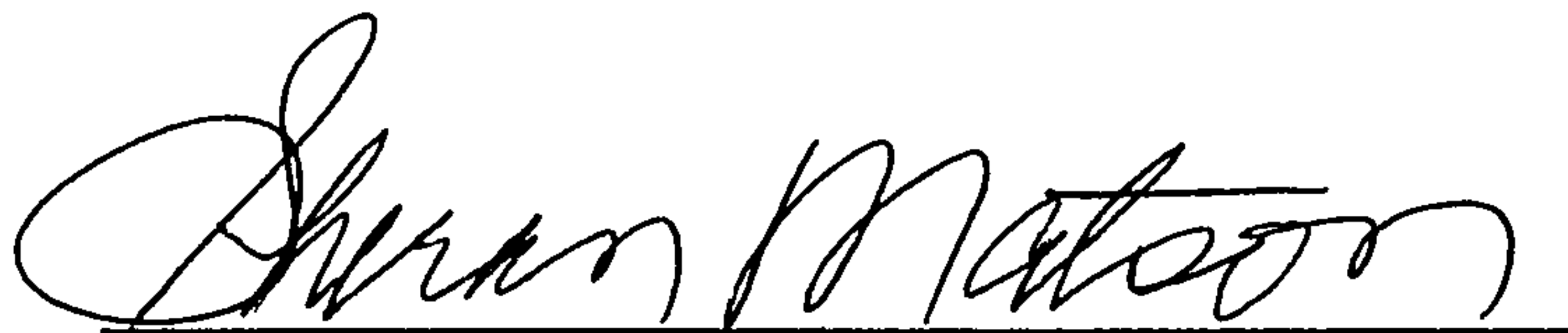
ITEM # 18/10B

PROJECT # 1002800

APPLICATION # 03-02152

RE: Lots 10-23, Tract 1, NAA/subd. design variance

What is the difference between this application& the one that was withdrawn?



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

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & PLANNING

Z

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

APPEAL / PROTEST of...

A

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

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

APPLICANT INFORMATION:

NAME: Alpha Equities, LLC

ADDRESS: PO Box 10005

CITY: Albuquerque

Proprietary interest in site: Owner

AGENT (if any): Mark Goodwin & Associates, PA

ADDRESS: PO Box 90606

CITY: Albuquerque

STATE NM

ZIP 87184

PHONE: 922-9411

FAX: 922-9418

E-MAIL:

STATE NM

ZIP 87199

PHONE: (505) 828-2200

FAX: (505) 797-9539

E-MAIL: goodwinengrs@comcast.net

DESCRIPTION OF REQUEST: Variance from minimum standards of the DPM

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

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

Lot or Tract No. Lots 10-23, Tract 1

Block: 12

Unit: 3

Subdiv. / Addn. North Albuquerque Acres

Current Zoning: R-D 30u

Proposed zoning: Same

Zone Atlas page(s): B-19

No. of existing lots: 14

No. of proposed lots: 42L, 1 Tr

Total area of site (acres): 13.9766

Density if applicable: dwellings per gross acre: _____

dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.)

Within 1000FT of a landfill? No

UPC No. 101906552103940117

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Modesto Avenue NE and Glendale Avenue NE

Between: Wyoming Boulevard NE

and Barstow Street NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1002800

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 07/16/03

SIGNATURE

(Print) Gregory J. Krenik, PE

DATE 12/23/03

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

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

Application case numbers

03 DRB - 02152

Action

VDPM

S.F.

✓

Fees

\$ 0

\$ _____

\$ _____

\$ _____

\$ _____

Hearing date Dec 31, 2003

Total \$ 0

Gregory J. Krenik
Planner signature / date

Project #

1002800

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the variance or waiver.
- Any original and/or related file numbers are listed on the cover application

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the deferral or extension
- Any original and/or related file numbers are listed on the cover application

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

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

GREGORY J. KREUK
Applicant name (print)

[Signature]
Applicant signature / date

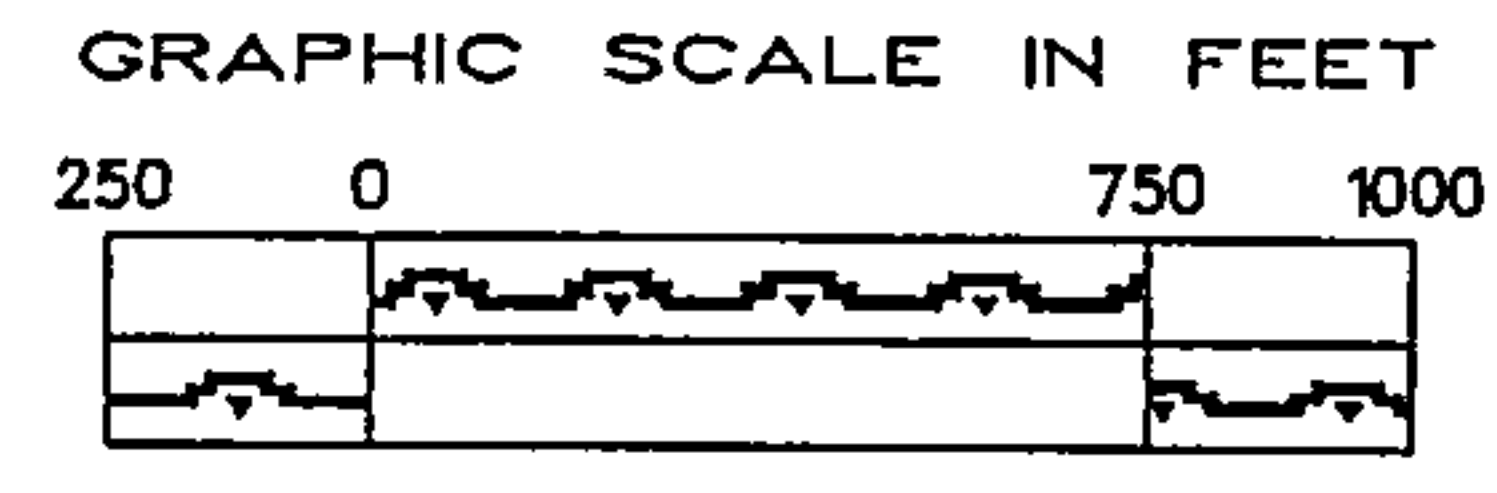
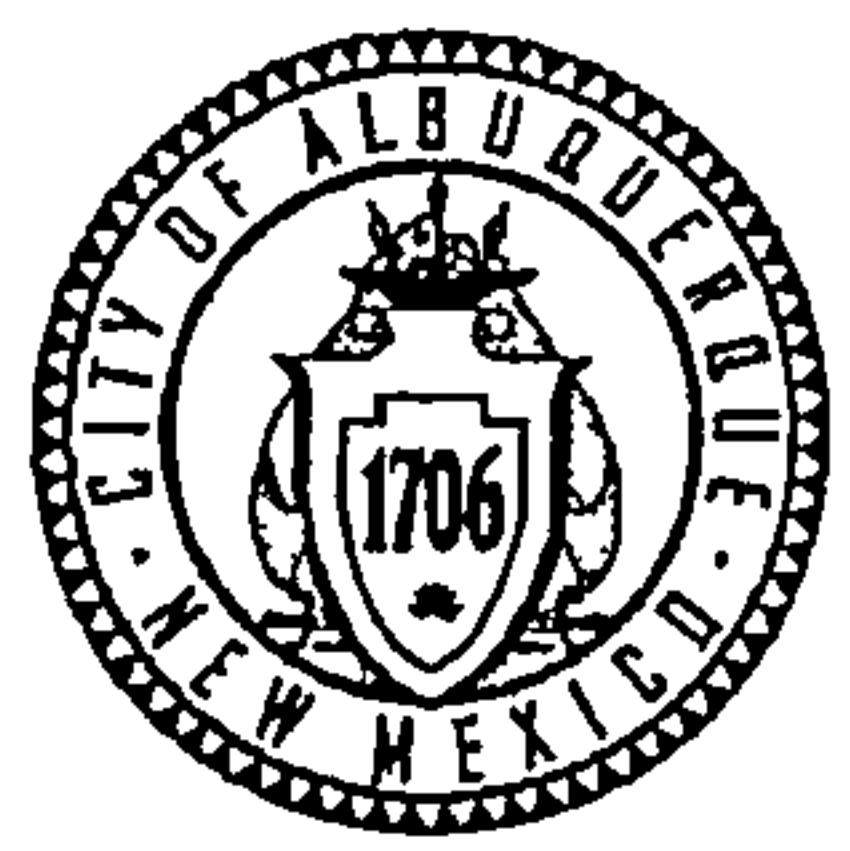
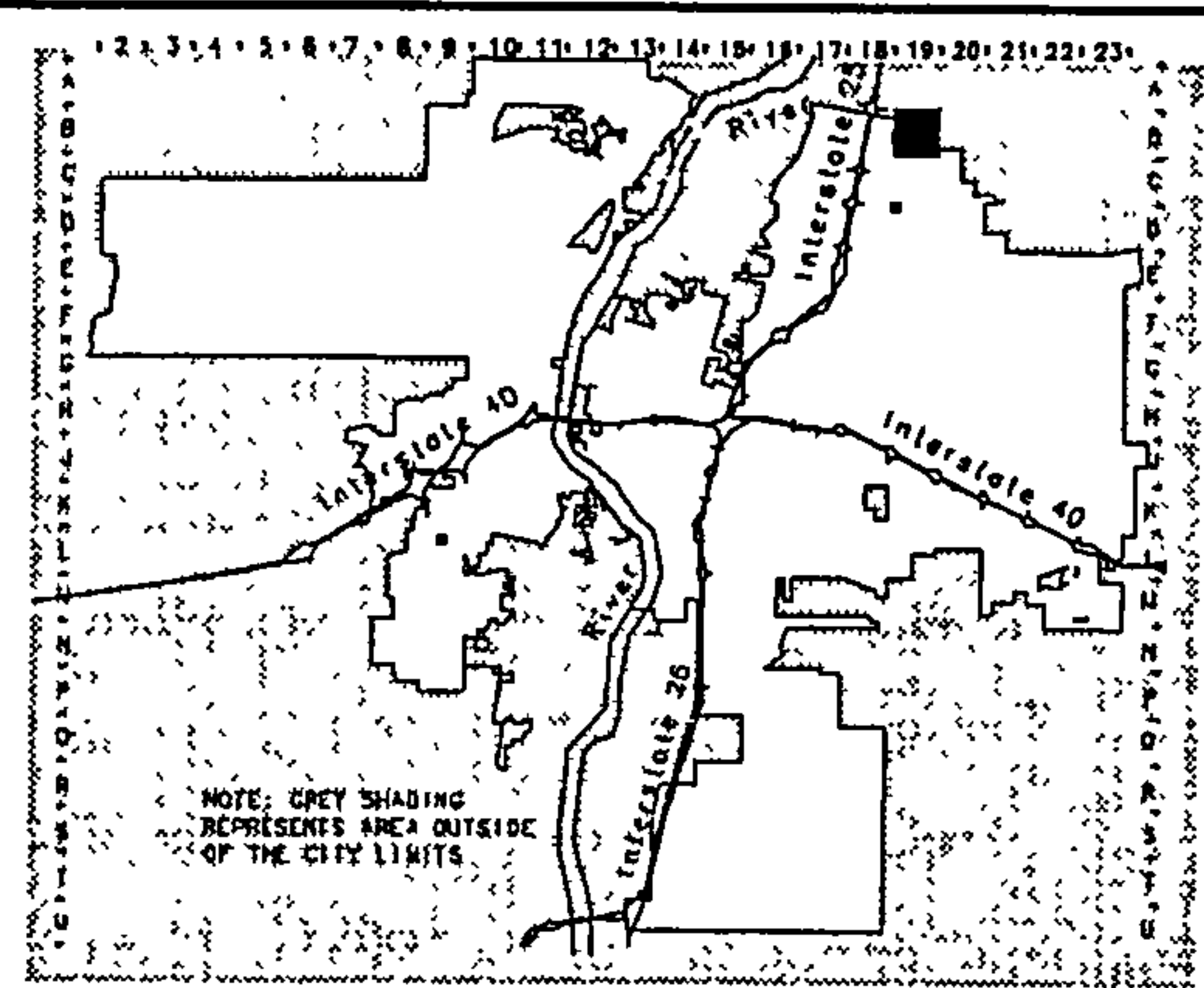
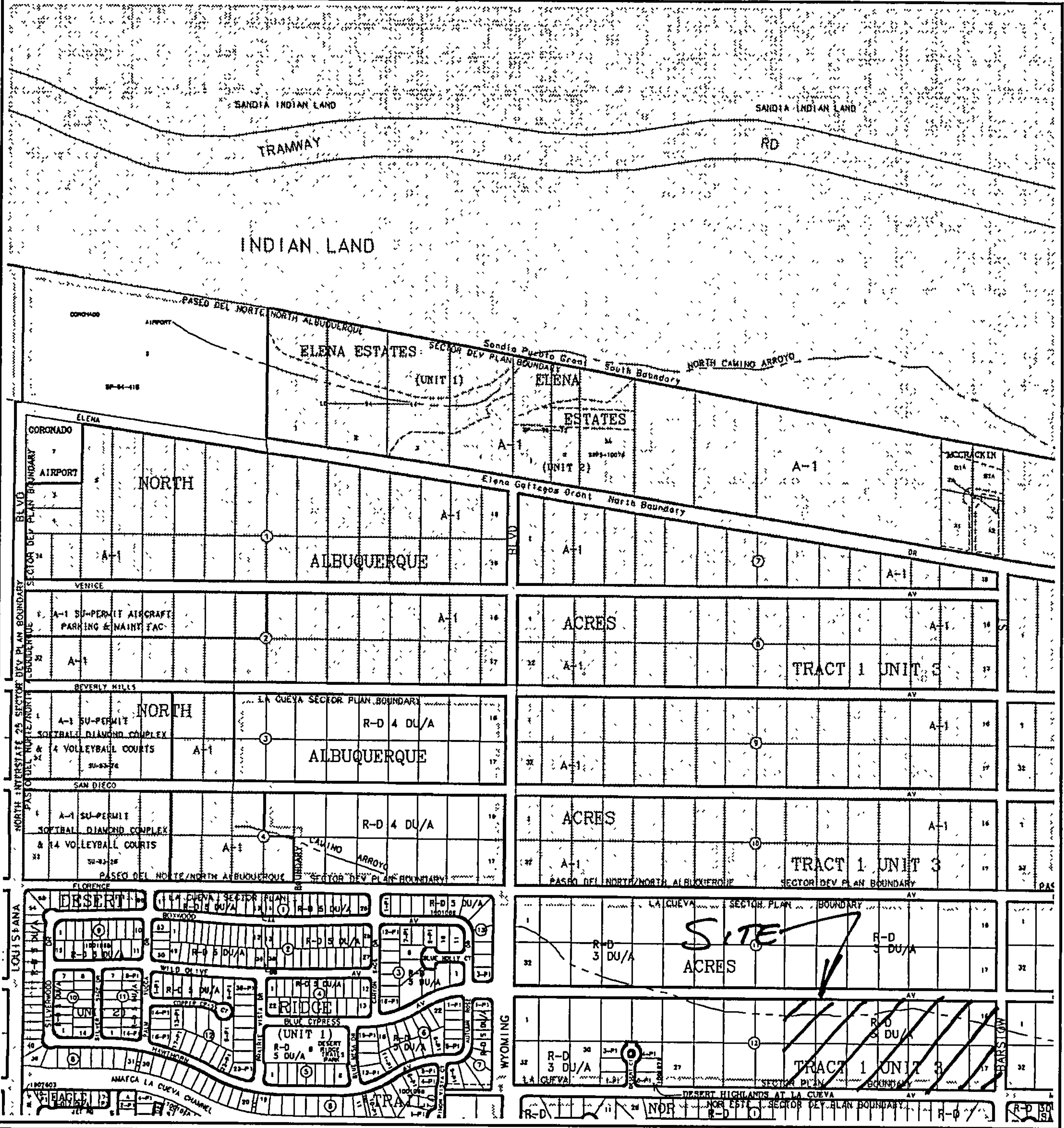


Form revised 4/03 and October 2003

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

Application case numbers
03003 - _____ - 02152
 _____ - _____ - _____
 _____ - _____ - _____

[Signature] 12/23/03
 Planner signature / date
Project # 1002800



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

Zone Atlas Page
B-19-Z
 Map Amended through November 01, 2003



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

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

December 22, 2003

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

Re: Quivera Estates ~ 1002800

Dear Ms. Matson:

The owner of the above referenced project wishes to subdivide 14 North Albuquerque Acres lots into 42 single family home lots and 1 tract. The property is zoned RD-3 DU/A. The owner would like to request a variance from the minimum standards of the DPM by constructing the sidewalk at the back of the curb around the center block and thus reducing the right of way width by five feet.. The roads are private with gates. With this submittal the owner formally requests that the previous request for DPM design variance be withdrawn (03DRB-01991).

Please feel free to call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenik, P.E.
Vice President

GJK/bg

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002800 AGENDA#: 6. DATE: 12-17-03

1. Name: J YARDUMIAN Address: 7801 PC GORMAN Zip: 87122

2. Name: JAY ROWLAND Address: 7729 R.C. Lane Zip: 87122

3. Name: Scott Ashcraft Address: 6308 Dorado Bch Zip: 87111

4. Name: Greg Krenick Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

12/17/03

Deferred:

Zwks

Grading plan

P. walls?

~~1002850~~

#1002850

12/17/03

Peet

Modesto busy.
Sidewalks needed along
street.

Wilfred

Some of lots already developed.
CIP or SADI to happen.



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: 1002800

AGENDA ITEM NO: 14

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.
 Development projects with land area of 1 acres, or more, are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.

RESOLUTION:

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

discussed

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: July 16, 2003

**DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE**

REVIEW COMMENTS

By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

**DEVELOPMENT & BUILDING SERVICES DIVISION
PUBLIC WORKS DEPARTMENT**

PHONE 924-3989 Roger Green
PHONE 924-3988 Nancy Musinski

D.R.B. CASE NO.: 1002800

DATE: 7/16/03 ITEM NO.: 14

ZONE ATLAS PAGE: B-19

LOCATION: W. side of Barstow
between Glendale + Modesto

REQUEST FOR: Sketch Plat

COMMENTS:

- 1.) Need to request water/sewer availability.
- 2.) The City is building Modesto (proj. No. 7130.91)
So why is access from Glendale?
- 3.) ^{4ER/5E} Zone boundary is Barstow. Your project is in
4ER (west side of Barstow). Master plan calls
for a 12-inch 4ER line extension in
Barstow.
- 4.) Northern lots are in floodplain - G+D plan?

SIGNED: _____

Nancy Musinski

DATE: _____

7/14/03

CITY OF ALBUQUERQUE
Planning Department
Development Review Board
July 16, 2003 Comments

ITEM # 14

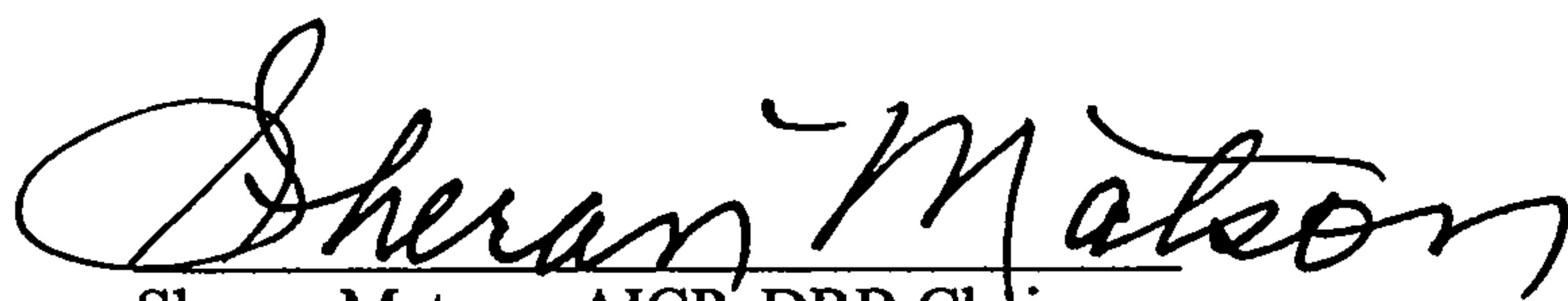
PROJECT # 1002800

APPLICATION # 03DRB-01127

RE: Quivera Estates

The property lies within the LaCueva Sector Plan boundaries. Be sure to follow the requirements of that plan.

The dimensions are not complete on the sketch plat. Be sure the lots meet minimum requirements.



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



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: 1002800

AGENDA ITEM NO: 10B

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is ^{on file} required for Preliminary Plat approval. 12-29-03
 The Hydrology Section has no objection to the variance request.

RESOLUTION: signal I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: December 31, 2003

LETTER OF TRANSMITTAL



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

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

DATE 12-24-03	JOB NO.
ATTENTION	
RE: QUINANA ESTATES	
1602800	

TO SHERAN MATSON
DRB CHAIR

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

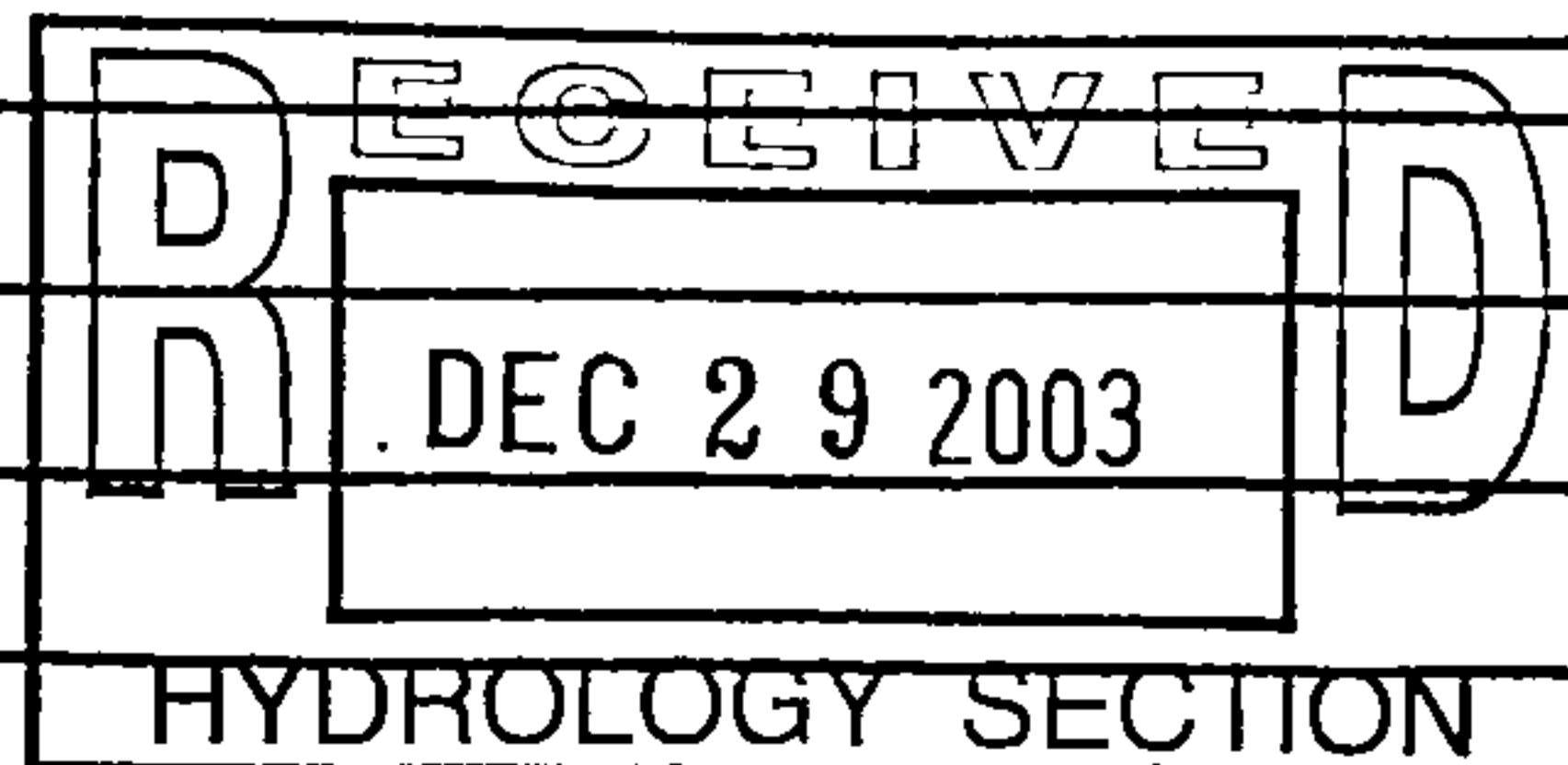
- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1			REUSED INFRA LIST PER TRANSPORTATION

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____
TO BE HEARD WED. 12-31



COPY TO _____

SIGNED: GREGORY J. BRENIK

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ALEGRE	CAMINO ETEREO	WEST TERMINUS	/	/	/
		28' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ALEGRE	VIA ASOMBRO	EAST TERMINUS	/	/	/
		24' F-E	PERM PVMT C & G (SOUTH SIDE) 4' SIDEWALK (SOUTH SIDE)	GLENDALE AVE	WEST PROP LINE	BARSTOW ST	/	/	/
		12' F-E	PERM PVMT C & G (NORTH SIDE) 4' SIDEWALK (NORTH SIDE)	MODESTO AVE	WEST PROP LINE	BARSTOW ST	/	/	/
		30' F-F	ART PVMT C & G (WEST SIDE) 6' SIDEWALK (WEST SIDE)	BARSTOW ST	MODESTO AVE	GLENDALE AVE	/	/	/
SANITARY SEWER									
		8"	SANITARY SEWER GRAVITY LINE	VIA ENCANTADA	ENTIRE LENGTH		/	/	/
		8"	SANITARY SEWER GRAVITY LINE	VIA ALEGRE	ENTIRE LENGTH		/	/	/
		8"	SANITARY SEWER GRAVITY LINE	VIA ASOMBRO	ENTIRE LENGTH		/	/	/
		8"	SANITARY SEWER GRAVITY LINE	CAMINO ETEREO	ENTIRE LENGTH		/	/	/
		8"	SANITARY SEWER GRAVITY LINE	30' PUBLIC SAINITARY SEWER & DRAINAGE ESMT	ENTIRE LENGTH		/	/	/
		8"	SANITARY SEWER GRAVITY LINE	GLENDALE AVE	WYOMING BLVD	BARSTOW ST	/	/	/
		8"	SANITARY SEWER GRAVITY LINE**	MODESTO AVE	WEST PROP LINE	BARSTOW ST	/	/	/
WATER									
		6"	PVC WATERLINE	VIA ENCANTADA	ENTIRE LENGTH		/	/	/
		6"	PVC WATERLINE	VIA ALEGRE	ENTIRE LENGTH		/	/	/
		6"	PVC WATERLINE	VIA ASOMBRO	ENTIRE LENGTH		/	/	/
		6"	PVC WATERLINE	CAMINO ETEREO	ENTIRE LENGTH		/	/	/

Project name: Quivera Estates

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
WATER									
<input type="text"/>	<input type="text"/>	6"	PVC WATERLINE	VIA DISTINTO	ENTIRE LENGTH		/	/	/
<input type="text"/>	<input type="text"/>	6"	PVC WATERLINE	VIA INSOLITA	ENTIRE LENGTH		/	/	/
<input type="text"/>	<input type="text"/>	8"	PVC WATERLINE	GLENDALE AVE	WYOMING BLVD	BARSTOW ST	/	/	/
<input type="text"/>	<input type="text"/>	8"	PVC WATERLINE**	MODESTO AVE	WEST PROP LINE	BARSTOW ST	/	/	/
<input type="text"/>	<input type="text"/>	12"	PVC WATERLINE	BARSTOW ST	GLENDALE AVE	MODESTO AVE	/	/	/
STORM DRAIN									
<input type="text"/>	<input type="text"/>	18-24"	RCP STORM DRAIN	INTERSECTION OF VIA ENCANTADO & CAMINO ETEREO			/	/	/
<input type="text"/>	<input type="text"/>	36"	RCP STORM DRAIN	30' PUBLIC SANITARY SEWER & DRAINAGE EASMENT		ENTIRE LENGTH	/	/	/
<input type="text"/>	<input type="text"/>	84"	RCP STORM DRAIN	GLENDALE AVE	WYOMING BLVD	BARSTOW ST	/	/	/
<input type="text"/>	<input type="text"/>	2 ACRE	DESILTING POND	LOTS 1 & 2, BLOCK 17, TRACT 1, UNIT 3, North Albuquerque Acres			/	/	/

- 1 Water infrastructure to include valves, fittings, valveboxes and fire hydrants.
- 2 Sanitary sewer to include manholes and service connections.
- 3 Street lights per DPM
- 4 * deferred
- 5 ** constructed with COA project # 713091

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Gregory J. Krenik, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

[Signature]
12-29-03
SIGNATURE - date
MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION:

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

INFRASTRUCTURE LIST

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1002800
DRB Application No.: _____

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

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

Lots 10-23, Block 12, Tract 1, Unit 3, North Albuquerque Acres
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F Private	PAVING RES PVMT C & G BOTH SIDES 4' SIDEWALK (NORTH SIDE)* 6' SIDEWALK (SOUTH SIDE)*	VIA ENCANTADA	CAMINO ETEREO	VIA ASOMBRO	/	/	/
		28' F-F Private	RES PVMT C & G BOTH SIDES 4' SIDEWALK (SOUTH SIDE)* 6' SIDEWALK (NORTH SIDE)*	VIA ALEGRE	CAMINO ETEREO	VIA ASOMBRO	/	/	/
		28' F-F Private	RES PVMT C & G BOTH SIDES 4' SIDEWALK (EAST SIDE)* 6' SIDEWALK (WEST SIDE)*	VIA ASOMBRO	VIA ALEGRE	VIA ENCANTADA	/	/	/
		28' F-F Private	RES PVMT C & G BOTH SIDES 4' SIDEWALK (WEST SIDE)* 6' SIDEWALK (EAST SIDE)*	CAMINO ETEREO	VIA ALEGRE	VIA ENCANTADA	/	/	/
		28' F-F Private	RES PVMT C & G BOTH SIDES 4' SIDEWALK (BOTH SIDES)	VIA DISTINTO	VIA ENCANTADA	GLENDALE AVENUE	/	/	/
		50' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)	VIA INSOLITA	VIA ALEGRE	MODESTO AVENUE	/	/	/
		28' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ENCANTADA	CAMINO ETEREO	WEST TERMINUS	/	/	/
		28' F-F Private	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ENCANTADA	VIA ASOMBRO	EAST TERMINUS	/	/	/



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002800

AGENDA ITEM NO: 6

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ¹²⁻³¹⁻⁰³ ; 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

INFRASTRUCTURE LIST

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

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

Lots 10-23, Block 12, Tract 1, Unit 3, North Albuquerque Acres
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	PAVING RES PVMT C & G BOTH SIDES 4' SIDEWALK (NORTH SIDE)*	VIA ENCANTADA	CAMINO ETEREO	VIA ASOMBRO	/	/	/
		28' F-F	RES PVMT C & G BOTH SIDES 4' SIDEWALK (SOUTH SIDE)*	VIA ALEGRE	CAMINO ETEREO	VIA ASOMBRO	/	/	/
		28' F-F	RES PVMT C & G BOTH SIDES 4' SIDEWALK (EAST SIDE)*	VIA ASOMBRO	VIA ALEGRE	VIA ENCANTADA	/	/	/
		28' F-F	RES PVMT C & G BOTH SIDES 4' SIDEWALK (WEST SIDE)*	CAMINO ETEREO	VIA ALEGRE	VIA ENCANTADA	/	/	/
		28' F-F	RES PVMT C & G BOTH SIDES 4' SIDEWALK (BOTH SIDES)	VIA DISTINTO	VIA ENCANTADA	GLENDALE AVENUE	/	/	/
		50' F-F	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)	VIA INSOLITA	VIA ALEGRE	MODESTO AVENUE	/	/	/
		25' F-F	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ENCANTADA	CAMINO ETEREO	WEST TERMINUS	/	/	/
		25' F-F	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ENCANTADA	VIA ASOMBRO	EAST TERMINUS	/	/	/

Project name:

Quivera Estates

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		25' F-F	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ALEGRE	CAMINO ETEREO	WEST TERMINUS	/	/	/
		25' F-F	RES PVMT C & G (BOTH SIDES) 4' SIDEWALK (BOTH SIDES)*	VIA ALEGRE	VIA ASOMBRO	EAST TERMINUS	/	/	/
		24' F-E	PERM PVMT C & G (SOUTH SIDE) 4' SIDEWALK (SOUTH SIDE)	GLENDALE AVE	WEST PROP LINE	BARSTOW ST	/	/	/
		12' F-E	PERM PVMT C & G (NORTH SIDE) 4' SIDEWALK (NORTH SIDE)	MODESTO AVE	WEST PROP LINE	BARSTOW ST	/	/	/
		24' F-E	ART PVMT C & G (WEST SIDE) 6' SIDEWALK (WEST SIDE)	BARSTOW ST	MODESTO AVE	GLENDALE AVE	/	/	/
SANITARY SEWER									
		8"	SANITARY SEWER GRAVITY LINE	VIA ENCANTADA	ENTIRE LENGTH		/	/	/
		8"	SANITARY SEWER GRAVITY LINE	VIA ALEGRE	ENTIRE LENGTH		/	/	/
		8"	SANITARY SEWER GRAVITY LINE	VIA ASOMBRO	ENTIRE LENGTH		/	/	/
		8"	SANITARY SEWER GRAVITY LINE	CAMINO ETEREO	ENTIRE LENGTH		/	/	/
		8"	SANITARY SEWER GRAVITY LINE	30' PUBLIC SAINITARY SEWER & DRAINAGE ESMT	ENTIRE LENGTH		/	/	/
		8"	SANITARY SEWER GRAVITY LINE	GLENDALE AVE	WYOMING BLVD	BARSTOW ST	/	/	/
		8"	SANITARY SEWER GRAVITY LINE**	MODESTO AVE	WEST PROP LINE	BARSTOW ST	/	/	/
WATER									
		6"	PVC WATERLINE	VIA ENCANTADA	ENTIRE LENGTH		/	/	/
		6"	PVC WATERLINE	VIA ALEGRE	ENTIRE LENGTH		/	/	/
		6"	PVC WATERLINE	VIA ASOMBRO	ENTIRE LENGTH		/	/	/
		6"	PVC WATERLINE	CAMINO ETEREO	ENTIRE LENGTH		/	/	/

Project name:

Quivera Estates

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
WATER									
<input type="text"/>	<input type="text"/>	6"	PVC WATERLINE	VIA DISTINTO	ENTIRE LENGTH		/	/	/
<input type="text"/>	<input type="text"/>	6"	PVC WATERLINE	VIA INSOLITA	ENTIRE LENGTH		/	/	/
<input type="text"/>	<input type="text"/>	8"	PVC WATERLINE	GLENDALE AVE	WYOMING BLVD	BARSTOW ST	/	/	/
<input type="text"/>	<input type="text"/>	8"	PVC WATERLINE**	MODESTO AVE	WEST PROP LINE	BARSTOW ST	/	/	/
<input type="text"/>	<input type="text"/>	8"	PVC WATERLINE	BARSTOW ST	GLENDALE AVE	MODESTO AVE	/	/	/
STORM DRAIN									
<input type="text"/>	<input type="text"/>	18-24"	RCP STORM DRAIN	INTERSECTION OF VIA ENCANTADO & CAMINO ETEREO			/	/	/
<input type="text"/>	<input type="text"/>	36"	RCP STORM DRAIN	30' PUBLIC SANITARY SEWER & DRAINAGE EASMENT	ENTIRE LENGTH		/	/	/
<input type="text"/>	<input type="text"/>	84"	RCP STORM DRAIN	GLENDALE AVE	WYOMING BLVD	BARSTOW ST	/	/	/
<input type="text"/>	<input type="text"/>	2 ACRE	DESILTING POND	LOTS 1 & 2, BLOCK 17, TRACT 1, UNIT 3, North Albuquerque Acres			/	/	/


- 1 Water infrastructure to include valves, fittings, valveboxes and fire hydrants.
- 2 Sanitary sewer to include manholes and service connections.
- 3 Street lights per DPM
- 4 * deferred
- 5 ** constructed with COA project # 713091

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Gregory J. Krenik, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM


SIGNATURE - date
MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION:

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

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: <u>Alpha Equities, LLC</u>	PHONE: <u>922-9411</u>
ADDRESS: <u>P.O. Box 10005</u>	FAX: <u>922-9418</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87184</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin & Associates</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>P.O. Box 90606</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>dmg@swcp.com</u>

DESCRIPTION OF REQUEST: Preliminary Plat, Variance from minimum standards of the DPM and Temporary Deferral of Sidewalk Construction

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

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

Lot or Tract No. Lots 10-23, Tract 1 Block: 12 Unit: 3

Subdiv. / Addn. Norht Albuquerque Acres Quivera Estates

Current Zoning: R-D Proposed zoning: Same

Zone Atlas page(s): B-19 No. of existing lots: 14 No. of proposed lots: 42 L, 1 Tr

Total area of site (acres): 13.9766 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No

UPC No. 101906552103940117 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Modesto Avenue NE and Glendale Avenue NE
 Between: Wyoming Boulevard NE and Barstow Street NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1002800

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 7-16-03

SIGNATURE _____ DATE 11-20-03

(Print) Gregory J. Krenik, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>01990</u>	<u>PP</u>		\$ <u>1970.-</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>01991</u>	<u>SV/SW</u>		\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	<u>01992</u>	<u>TDSW</u>		\$ <u>50.-</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill <u>No</u>		<u>Notice</u>		\$ <u>75.-</u>
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>Dec 17 2003</u>			Total \$ <u>2095</u>

JM 11/21/03
 Planner signature / date

Project # 1002800

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

A Bulk Land Variance requires application on **FORM-V** in addition to application for subdivision on **FORM-S-3**.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule) $565 + (15 \times 43) + (95 \times 8) = 565 + 645 + 760 = 1970$
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

Design Elevations + cross sections of perimeter walls.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

GREGORY J. KREVIK

Applicant name (print)

11-20-03

Applicant signature / date



Form revised April 2003

Checklists complete Application case numbers

Fees collected

Case #s assigned

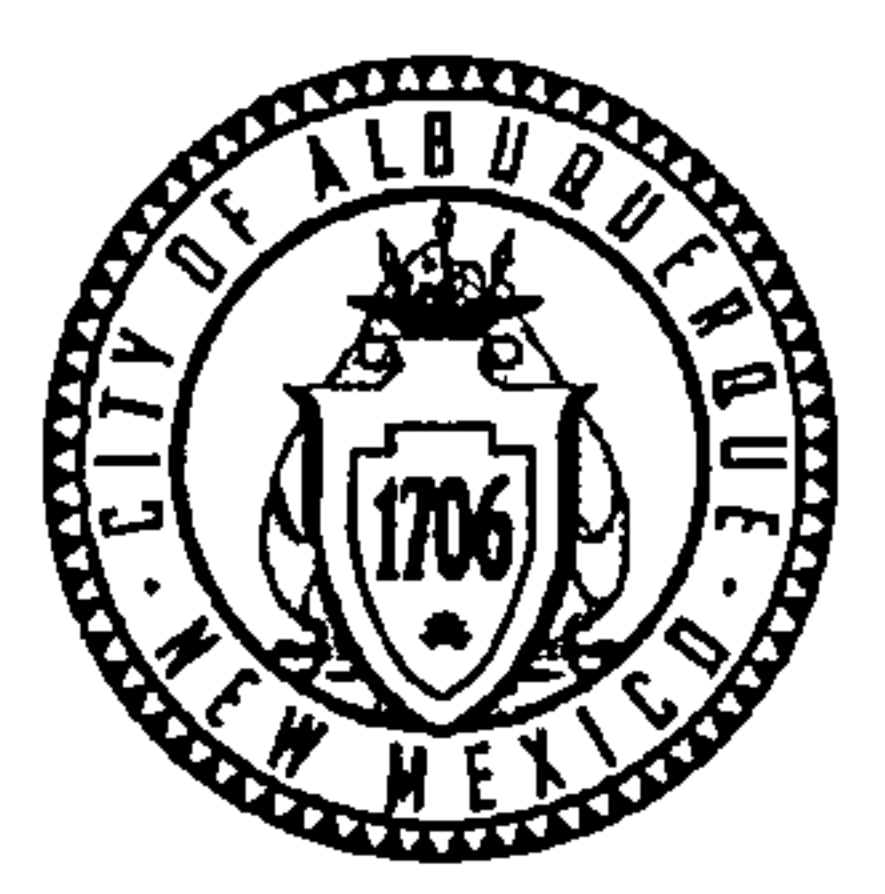
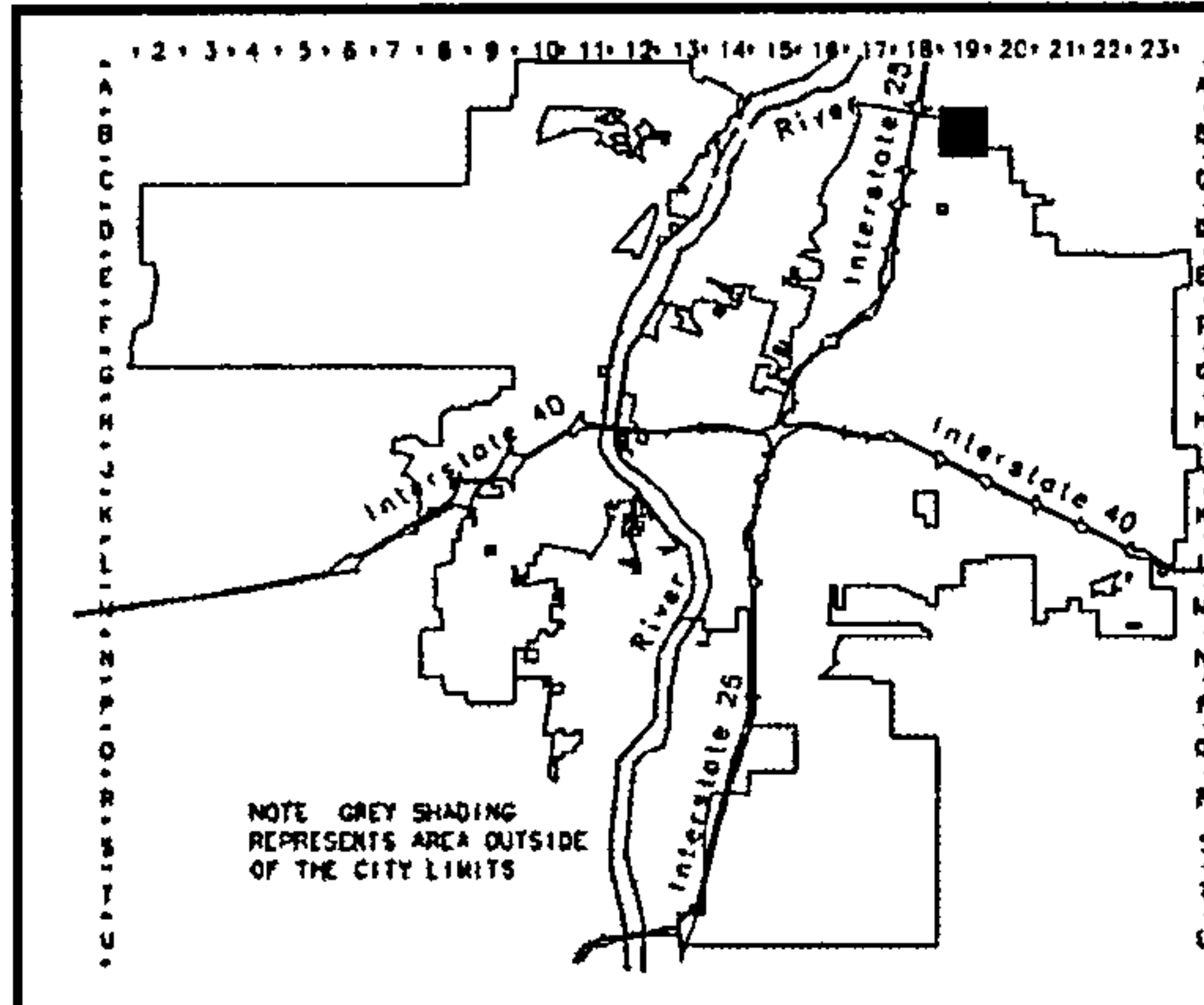
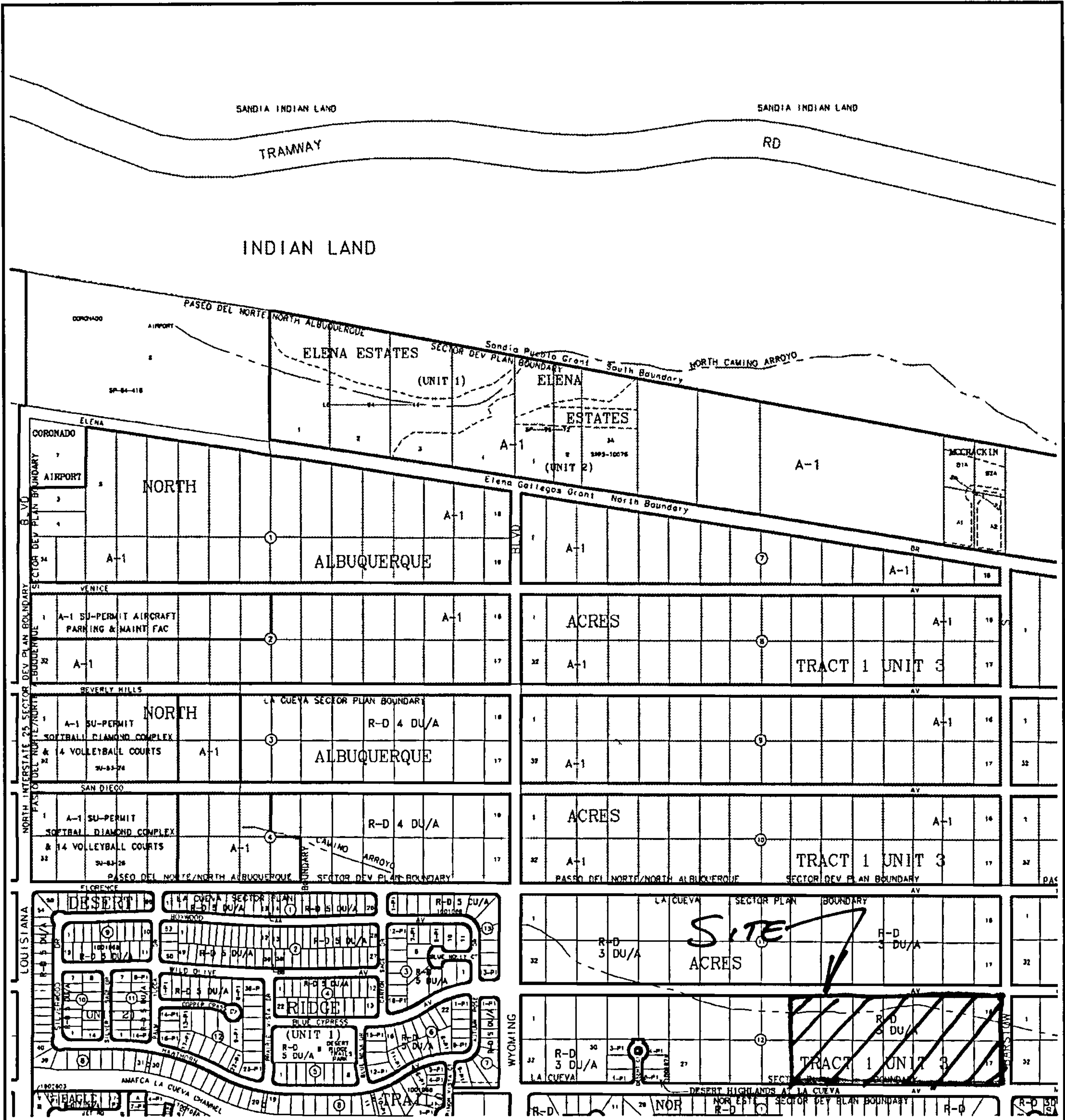
Related #s listed

3 DRB - 01990
 - 01991
 - 01992

Project #

Planner signature / date

11/21/2003
1002800



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

Zone Atlas Page
B-19-Z
 Map Amended through November 01, 2003



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

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

November 14, 2003

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

Re: Quivera Estates - 1002800

Dear Ms. Matson:

The owner of the above referenced project wishes to subdivide 14 North Albuquerque Acres lots into 42 Single Family Home lots and 1 Tract. The property is zoned RD-3 DU/A. Also, the owner would like to defer temporarily the construction of sidewalks and requests a variance from the minimum standards of the DPM by eliminating the sidewalk around the center block. The roads are private with gates.

Please feel free to call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenik, PE
Vice President

GJK/bg



City of Albuquerque

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

Date: November 14, 2003

TO CONTACT NAME: Beth Gonzalez
COMPANY/AGENCY: Mark Gonzalez & Assoc.
ADDRESS/ZIP: PO Box 90606 87199
PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 11-14-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Quivera Estates

zone map page(s) B-19

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

Nor Este
Neighborhood Association
Contacts: Paul Brunwald
1700 Rio Guadalupe NE
275-7313 (h) 87122
Joe Yardumian
1801 R.C. Gorman Avenue
797-1851 (h) 87122-2748

North Albuquerque Acres
Neighborhood Association
Contacts: Bonnie Harley
11021 Signal Ave NE
856-0051 (h+w) 87122
Jackie McDonnell
7820 Beverly Hills Ave NE
828-2430 (h) 87122

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Dalana R. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 11-14-03 Time Entered: 1:30 pm OCNC Rep. Initials: DC



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

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

November 20, 2003

*Ms. Bonnie Harley
North Albuquerque Acres N.A.
11021 Signal Ave NE
Albuquerque, NM 87122*

*Ms. Jackie McDowell
North Albuquerque Acres N.A.
7820 Beverly Hills Ave NE
Albuquerque, NM 87122*

Re: Quivera Estates

Dear Ms. Harley and Ms. McDowell:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard is December 17, 2003. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

*Susan Rasinski
Executive Assistant*

GJK/sr

Enclosure



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

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

November 20, 2003

Mr. Paul Grunwald
Nor Este Neighborhood Association
7700 Rio Guadalupe NE
Albuquerque, NM 87122

Mr Joe Yardumian
Nor Este Neighborhood Association
7801 R.C. Gorman Avenue ME
Albuquerque, NM 87122-2748

Re: Quivera Estates

Dear Mr. Grunwald and Mr. Yardumian:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard is December 17, 2003. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

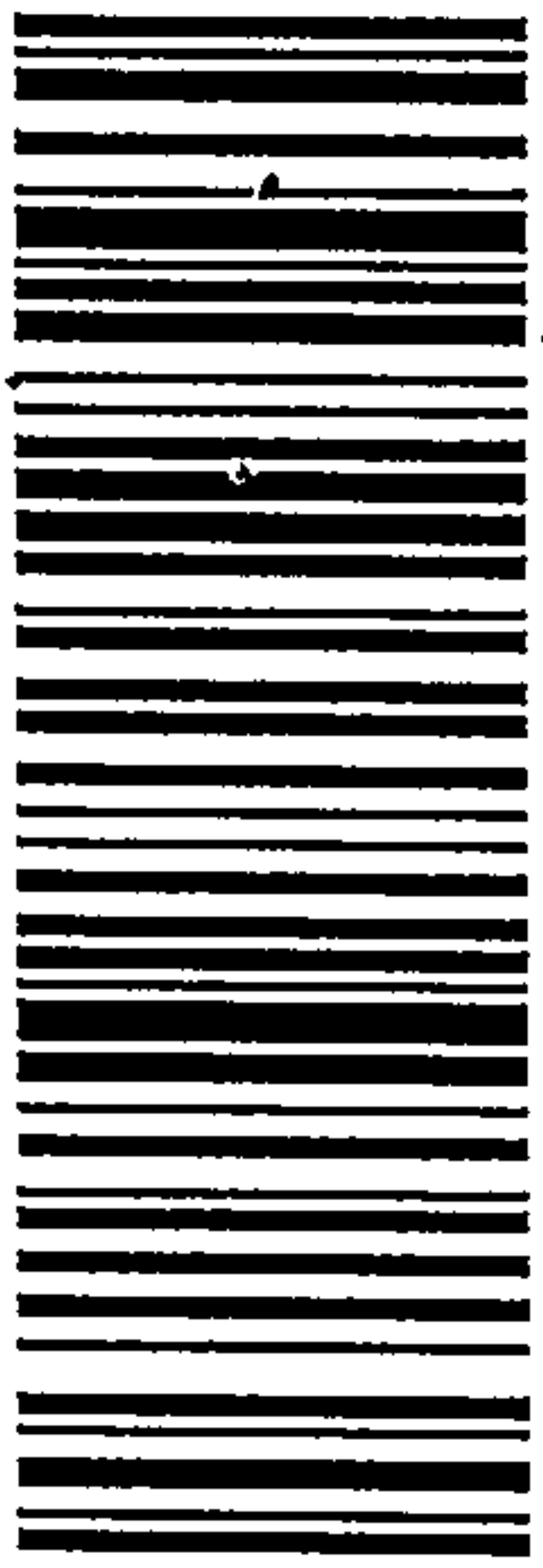
Susan Rasinski
Executive Assistant

GJK/sr

Enclosure

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

CERTIFIED MAIL



7002 0860 0003 3144 2747
7002 0860 0003 3144 2747

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

OFFICIAL USE

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

Sent To
Paul Grunwald
Street, Apt. No.;
or PO Box No. *7700 Rio Guadalupe NE*
City, State, ZIP+4 *Costa 87122*

PS Form 3800, April 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Paul Grunwald
NO1 Este NA
7700 Rio Guadalupe NE
Albuquerque NM 87122

Quivira CWK

2. Article Number
(Transfer from service label) **7002 0860 0003 3144 2747**

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

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

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

4. Restricted Delivery? (Extra Fee) Yes

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

CERTIFIED MAIL



7002 0860 0003 3144 2730
7002 0860 0003 3144 2730

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

OFFICIAL USE

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

Sent To
Joe Yordumian
Street, Apt. No.;
or PO Box No. *7801 RC Gorman NE*
City, State, ZIP+4 *Costa 87122*

PS Form 3800, April 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Joe Yordumian
NO1 Este NA
7801 RC Gorman NE
Albuquerque NM 87122

Quivira Estates GK#

2. Article Number
(Transfer from service label) **7002 0860 0003 3144 2730**

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

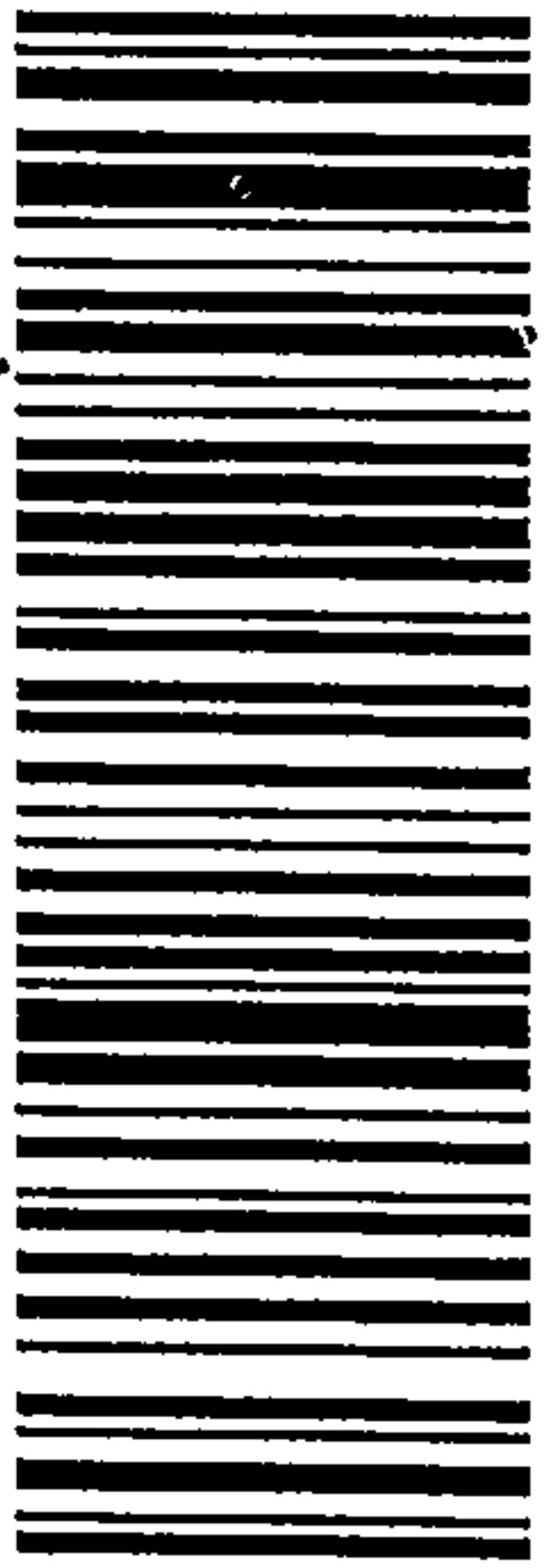
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

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

4. Restricted Delivery? (Extra Fee) Yes

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

CERTIFIED MAIL



7002 0860 0003 3144 2716
7002 0860 0003 3144 2716

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

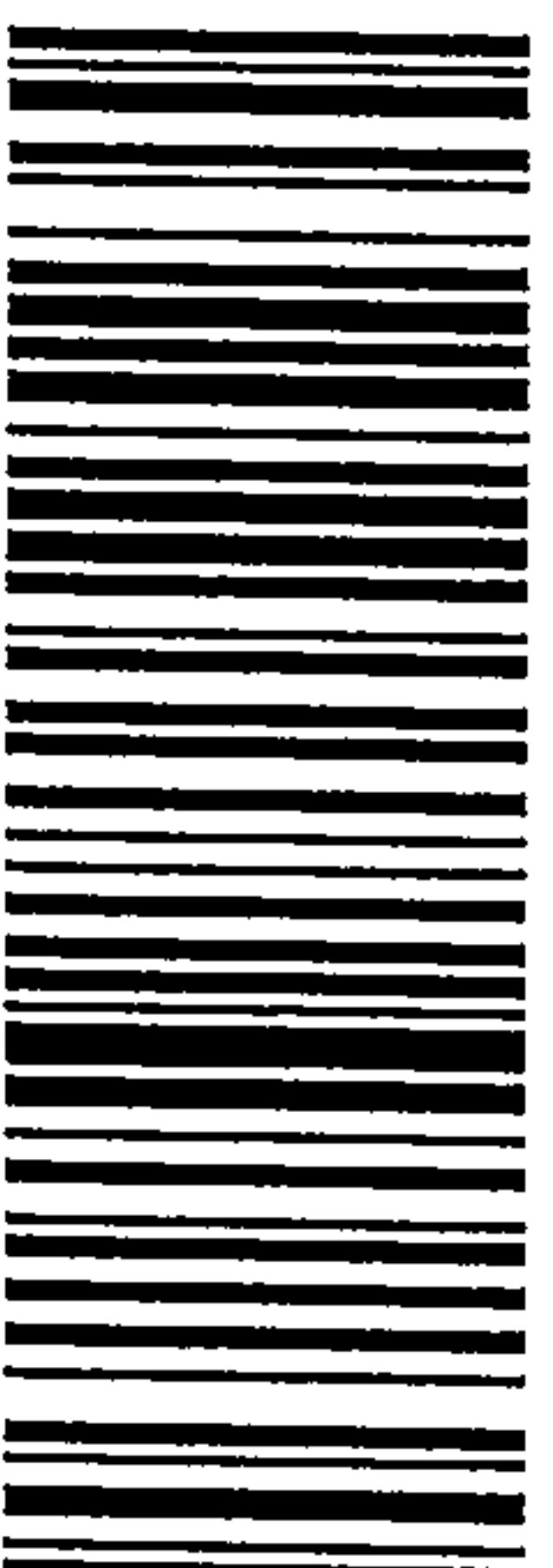
OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	
Sent To <i>Jackie McDowell</i>		
Street, Apt. No., or PO Box No. <i>7820 Beverly Hills NE</i>		
City, State, ZIP+4 <i>Allegu 87122</i>		
PS Form 3800, April 2002 See Reverse for Instructions		

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
1. Article Addressed to: <i>Jackie McDowell</i> <i>N. ABO Acres NA</i> <i>7820 Beverly Hills NA</i> <i>Allegu NY 87122</i> <i>Quivera Estates GJK</i>		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label) <i>7002 0860 0003 3144 2716</i>			
PS Form 3811, August 2001 Domestic Return Receipt		102595-02-M-1540	

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

CERTIFIED MAIL



7002 0860 0003 3144 2723
7002 0860 0003 3144 2723

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

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	
Sent To <i>Bonnie Harley</i>		
Street, Apt. No., or PO Box No. <i>11021 Signal NE</i>		
City, State, ZIP+4 <i>Allegu NY 87122</i>		
PS Form 3800, April 2002 See Reverse for Instructions		

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
1. Article Addressed to: <i>Bonnie Harley</i> <i>North ABO Acres NA</i> <i>11021 Signal NE</i> <i>Allegu, NY 87122</i> <i>Quivera Estates GJK</i>		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label) <i>7002 0860 0003 3144 2723</i>			
PS Form 3811, August 2001 Domestic Return Receipt		102595-02-M-1540	

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Alpha Equities, LLC Date of request: 11/14/03 Zone atlas page(s): B-19

CURRENT: Zoning R-D

Legal Description - Lot or Tract # Lots 10-23, ^{Tract 1} Block # Block 12, Unit 3

Parcel Size (acres / sq.ft.) 13.976690

Subdivision Name North Albuquerque Acres

REQUESTED CITY ACTION(S):

- | | | | | | | |
|------------|-----|-----------------|-----|------------------------|-----------------|-------|
| Annexation | [] | Sector Plan | [] | Site Development Plan: | Building Permit | [] |
| Comp. Plan | | Zone Change | [] | a) Subdivision | Access Permit | [] |
| Amendment | [] | Conditional Use | [] | b) Build'g Purposes | Other | [X] |
| | | | | c) Amendment | | |

Preliminary Plat

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

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

of units - 42
Building Size - 6365 (sq. ft.)

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

Applicant or Representative Margie Duff Date 11/21/03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [] NO [X] Mitigating reasons for not requiring TIS: Previously studied: []

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] 11-21-03
TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

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

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

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

Alpha Equities

AGENT

MG + ASSOC

ADDRESS

PROJECT NO.

100 2800

APPLICATION NO.

\$ 2020.- 441006 / 4983000 (DRB Cases)

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

\$ 75.- 441018 / 4971000 (Notification)

\$ 2095.- Total amount due

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199-0606
(505) 828-2200

4104
95-681/1070

DATE 11-21-03

PAY TO THE ORDER OF City of Albuquerque \$ 50.-
Fifty No/100 DOLLARS

BANKWEST Coronado Office
1-800-488-7265

FOR Quivera Swan Pardini

004104 107006813 283007003*

RECEIPT# 00015757 WSH# 006 TRANSH# 0011
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt \$2,095.00
J24 Misc \$75.00
CR \$2,045.00
TR \$50.00

11/21/2003 11:47AM LOC: ANN

DUPLICATE
City of Albuquerque
Treasury Division

ALPHA EQUITIES, LLC
501 - 3RD STREET SW PH 505-248-1688
ALBUQUERQUE, NM 87102

1941
95-101/1070

DATE 11/17/03

PAY TO THE ORDER OF City of Albuq. \$ 2,045.-
two thousand forty five & No/100 DOLLARS

Los Alamos NATIONAL BANK
10000 Los Alamos Blvd NE Albuquerque, NM 87112

FOR Quivera [Signature]

004104 107006813 283007003*

DUPLICATE
City of Albuquerque
Treasury Division

11/21/2003 11:47AM LOC: ANN
X
RECEIPT# 00015756 WSH# 0002 TRANSH# 0011
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$2,095.00
J24 Misc \$2,020.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Dec 2 2003 To Dec 17 2003

5. REMOVAL

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

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

Margie DeLo
(Applicant or Agent)

11/21/03
(Date)

I issued 4 signs for this application, 11/21/03, [Signature]
(Date) (Staff Member)

03DRB - 01990
01991
01992

DRB PROJECT NUMBER: 1002800



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

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

APPLICANT INFORMATION:

NAME: <u>Ashwater Homes, LLC</u>	PHONE: <u>922-9411</u>
ADDRESS: <u>PO Box 10005</u>	FAX: <u>922-922-9418</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87184</u>	E-MAIL: _____
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin & Associates, PA</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>PO Box 90606</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: _____

DESCRIPTION OF REQUEST: Sketch Plat for comments - Quivera Estates

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

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

Lot or Tract No. Lots 10-23, Tract 1 Block: 12 Unit: 3

Subdiv. / Addn. North Albuquerque Acres

Current Zoning: R-D Proposed zoning: same

Zone Atlas page(s): B-19 No. of existing lots: 14 No. of proposed lots: 42

Total area of site (acres): 14.0036 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? no

UPC No. 101906552103940117 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Barstow Street W. 26. NE MODESTO AV.
Between: Florence Avenue NE and Glendale Avenue NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB-99-143
SV-97-27

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

SIGNATURE _____ DATE 7/7/03

(Print) Mark Goodwin, PE For Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 0127</u>	<u>Sketch</u>	<u>5(3)</u>	<u>\$ 05</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>JULY 16th '03</u>			Total \$ <u>05</u>
<input type="checkbox"/> F.H.D.P. fee rebate				
<u>Bobbert 7/8/03</u>		Project # <u>1002800</u>		
Planner signature / date				

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

GREGORY S. KRENIK

Applicant name (print)

[Handwritten Signature]

7-7-03
Applicant signature / date

Form revised February 2003

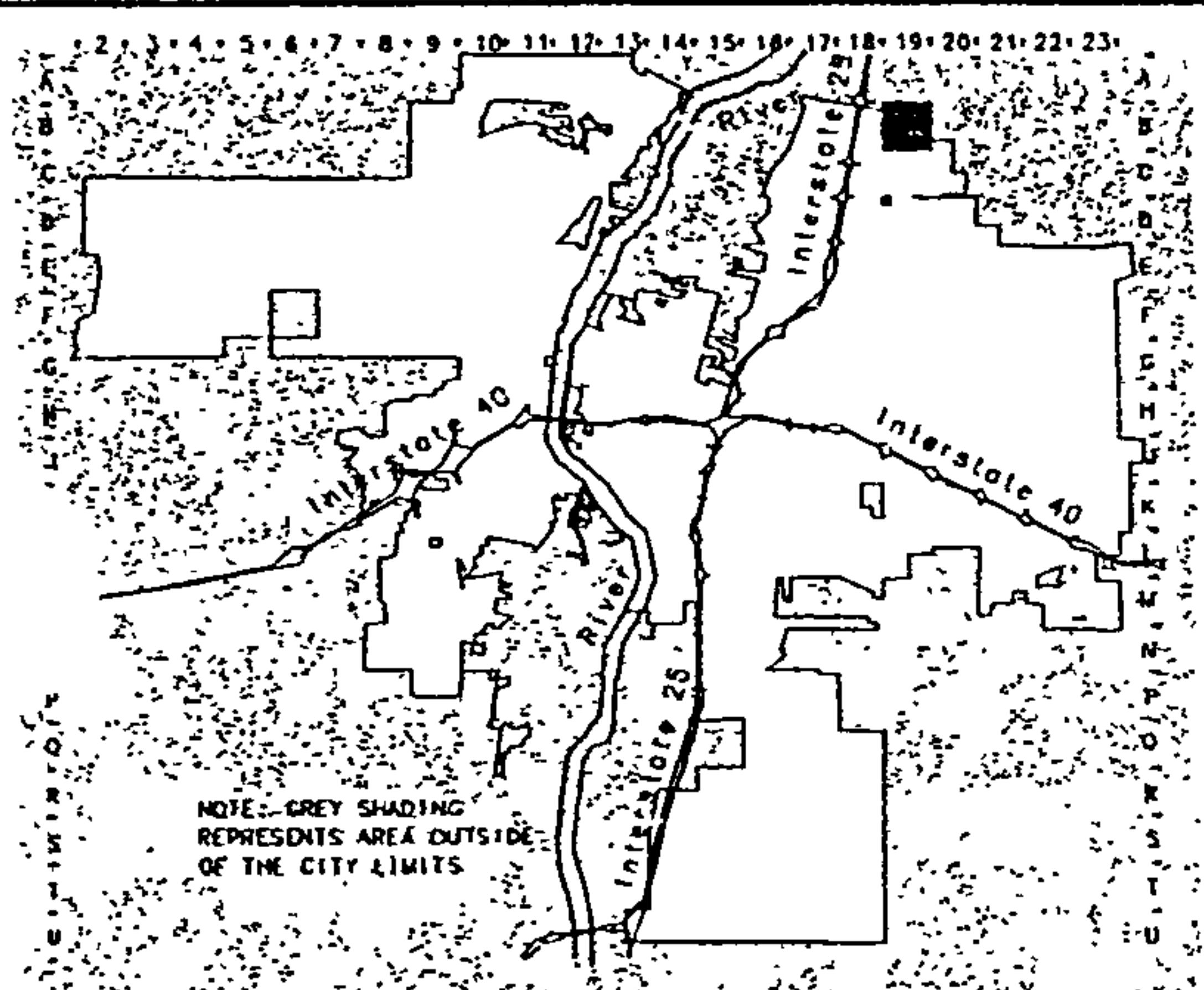
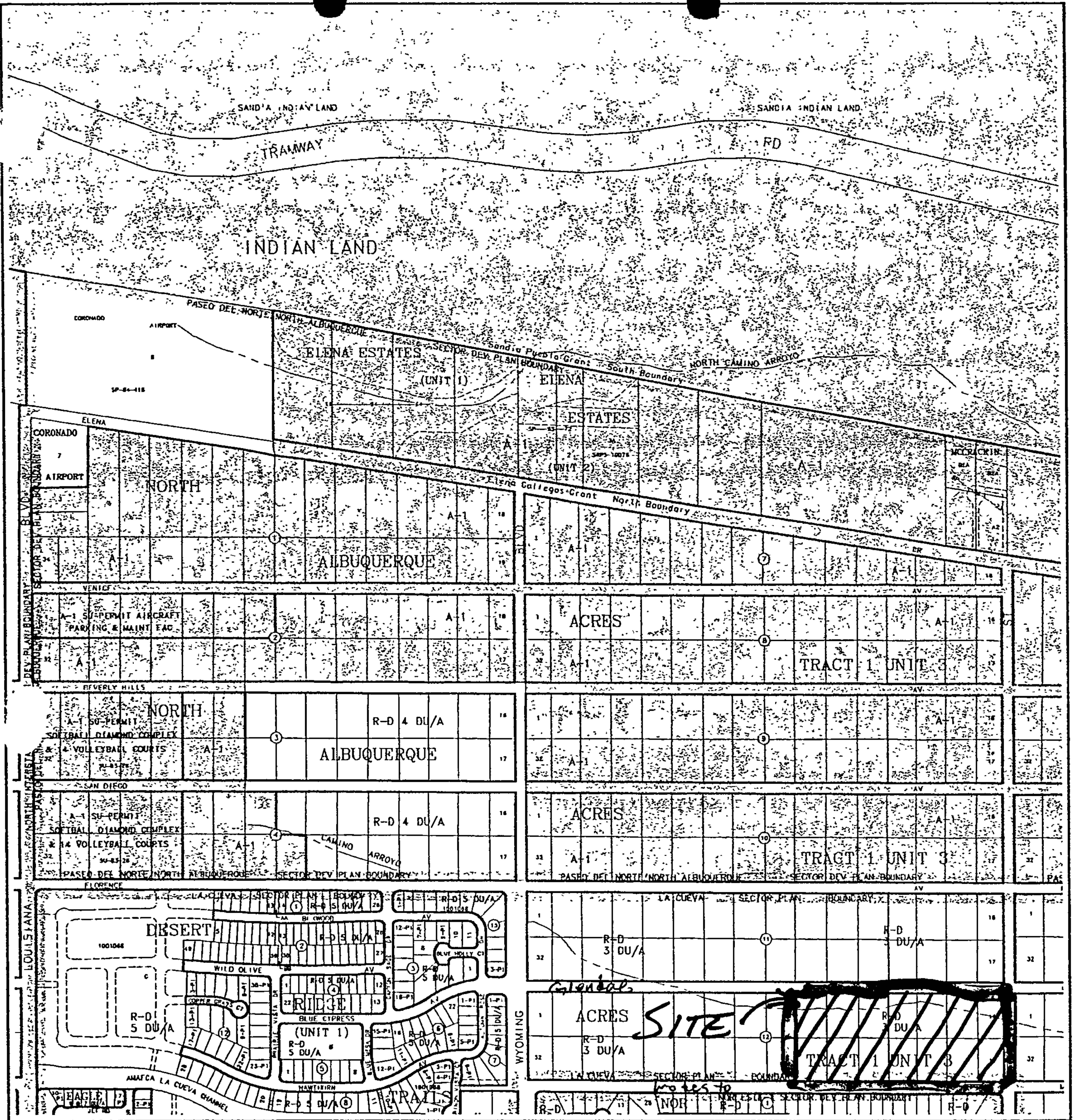


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
03DRB - -01127

B. Aerkent 7/8/03
Planner signature / date

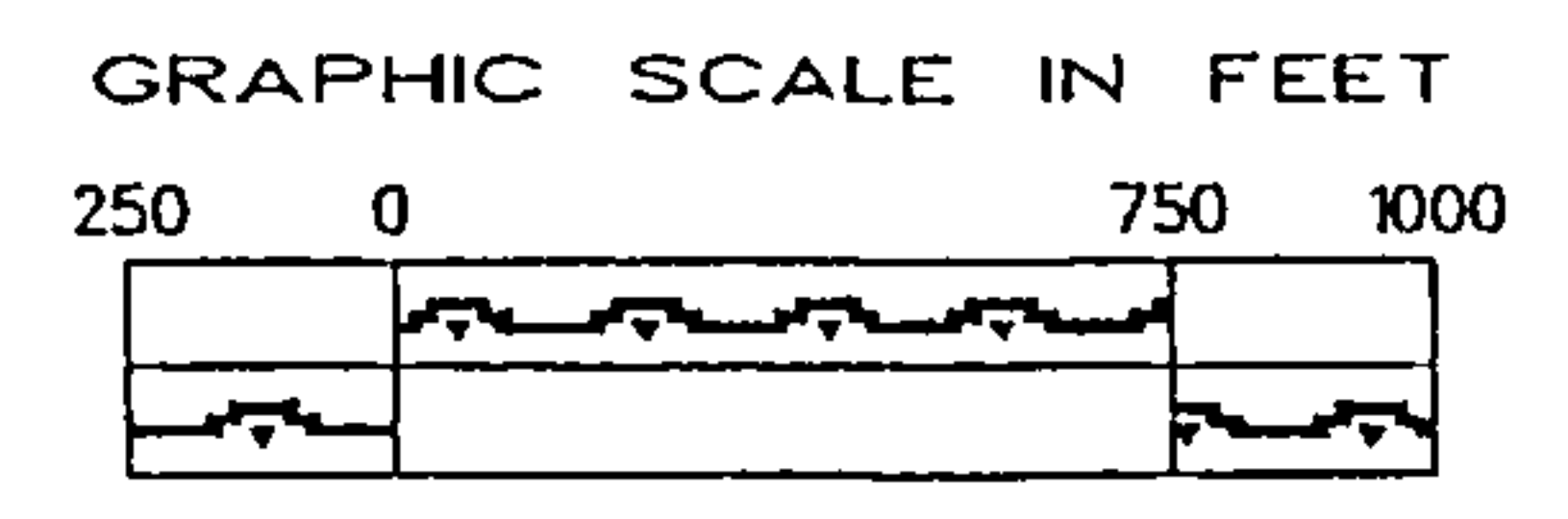
Project # 1002800



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

B-19-Z

Map Amended through January 21, 2003



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

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

July 8, 2003

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

Re: Lots 10-23, Block 12, Tract 1, Unit 3, North Albuquerque Acres (Quivera Estates)

Dear Ms. Matson:

Per the requirements of the DPM, we hereby submit a Sketch Plat for your review. The property is currently vacant land consisting of 14 NAA lots. We would be subdividing these lots into 42 lots as a single family residential project.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Greg Krenik, PE
Vice President

GJK/sr

attachment

DELISSA

PRIVATE RIGHT-OF-WAY

Item# 7
Project# 1002800
Hearing Date: Mar. 19, 2008

LA TIERRA

ALEXIE

GLENDALE

VIA ENCANTADA

VIA ALEGRE

CAMINO ETEREO

VIA ASOMBRO

BARSTOW

MODESTO

