

2819

### DXF Electronic Approval Form

DRB Project Case #: 1002819

Subdivision Name: ALBUQUERQUE SOUTH UNIT 3 TRACTS E5A1 & E5A2

Surveyor: WILLIAM GOSS

Contact Person: SARAH AMATO

Contact Information: 417-4855

DXF Received: 3/24/2010

Hard Copy Received: 3/24/2010

Coordinate System: NMSP Grid (NAD 83)

  
Approved

03-24-2010  
Date

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

---

---

---

---

---

---

---

---

**AGIS Use Only**  
Copied fc 2819 to agiscov on 3/24/2010 Contact person notified on 3/24/2010

 **PRECISION**  
SURVEYS, INC.

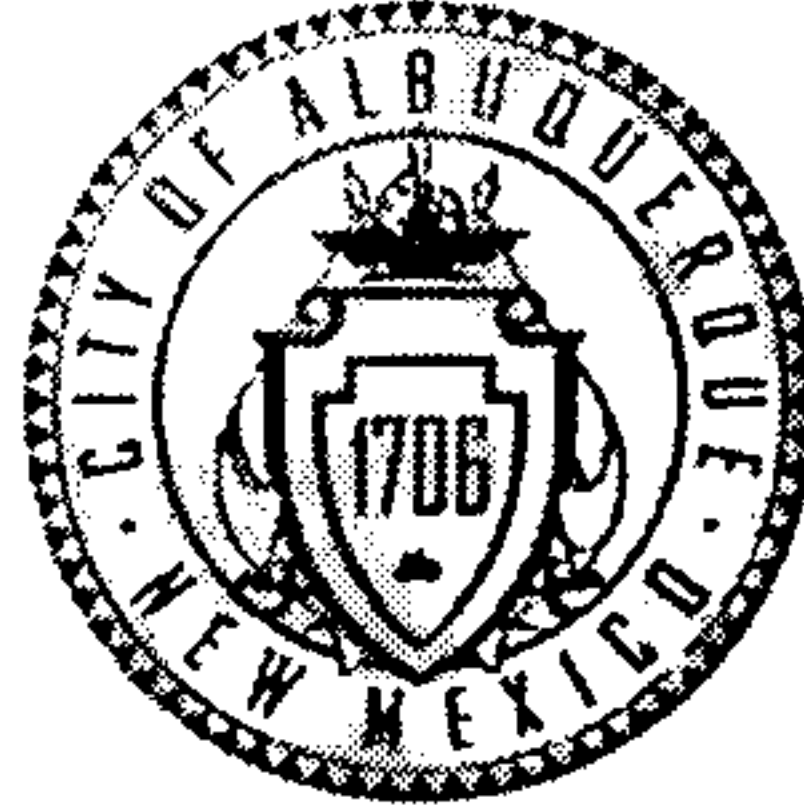
THIS ALSO CAME IN UNDER  
PROJECT NO. 1002535.  
SARA GIBSON TO VERIFY PROJECT  
NUMBER.

4/2/2010



**Professional Land Surveying Services**

ALBUQUERQUE: 505.856.5700  
LOS ALAMOS: 505.661.4262



**DEVELOPMENT REVIEW BOARD**  
**Action Sheet**

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

April 22, 2008 9:00 AM  
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# 1007081**  
09DRB-70118 VACATION OF PUBLIC  
RIGHT OF WAY  
CRIS DIGREGORY agent(s) for PULLMAN INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **WILLIS PLACE SW** adjacent to Tract C, **SHELL SUBDIVISION NUMBER ONE** located on WILLIS PL SW east of RIO GRANDE BLVD SW (south of CENTRAL AVE SW). (J-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.**
  
2. ~~Project# 1002819~~  
09DRB-70124 VACATION OF PUBLIC  
EASEMENT  
G.P.S. LLC agent(s) for 98TH ST LLC request(s) the referenced/ above action(s) for all or a portion of a Blanket Drainage Easement plus a PNM and MST & T Easement on Tract(s) E-5-A, **ALBUQUERQUE SOUTH, UNIT 3** zoned C-2, located on the northeast corner of GIBSON BLVD SW and 98TH ST SW containing approximately 3.9 acre(s). (M-9) **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.**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 22, 2009

**Project# 1002819**  
09DRB-70124 VACATION OF PUBLIC EASEMENT

G.P.S. LLC agent(s) for 98TH ST LLC request(s) the referenced/ above action(s) for all or a portion of a Blanket Drainage Easement plus a PNM and MST & T Easement on Tract(s) E-5-A, **ALBUQUERQUE SOUTH, UNIT 3** zoned C-2, located on the northeast corner of GIBSON BLVD SW and 98TH ST SW containing approximately 3.9 acre(s). (M-9)

At the April 22, 2009 Development Review Board meeting, 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.

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

### CONDITIONS:

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

If you wish to appeal this decision, you must do so by May 7, 2009 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.

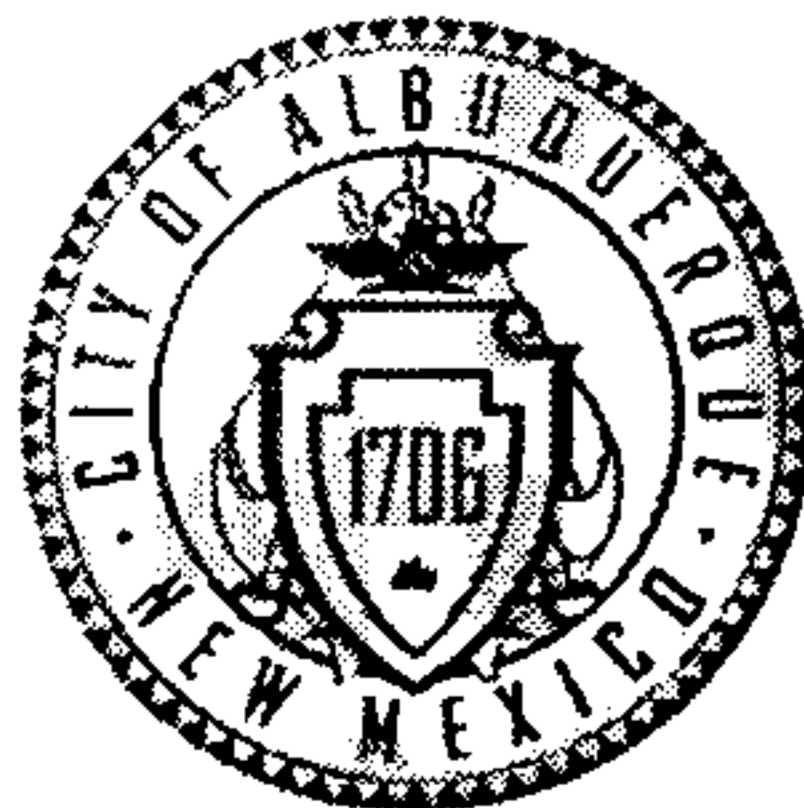
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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



Jack Cloud, AICP, DRB Chair

Cc: G.P.S LLC – 333 Lomas Blvd NE – Albuquerque, NM 87102  
Cc: 98<sup>th</sup> Street LLC – 2009 Eubank NE – Albuquerque, NM 87112  
Marilyn Maldonado  
Scott Howell  
File



**DEVELOPMENT REVIEW BOARD  
AGENDA**

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

April 22, 2008 9:00 AM  
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**

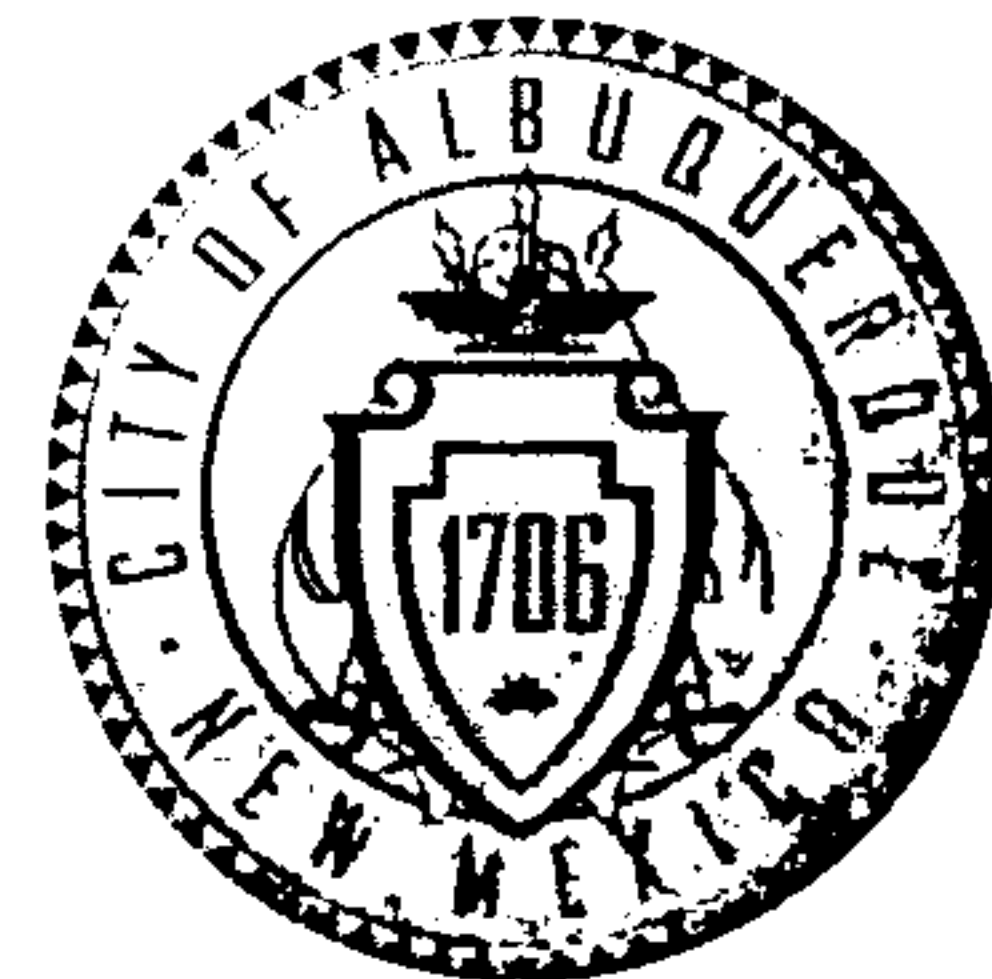
1. **Project# 1007081**  
09DRB-70118 VACATION OF PUBLIC  
RIGHT OF WAY

CRIS DIGREGORY agent(s) for PULLMAN INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **WILLIS PLACE SW** adjacent to Tract C, **SHELL SUBDIVISION NUMBER ONE** located on WILLIS PL SW east of RIO GRANDE BLVD SW (south of CENTRAL AVE SW). (J-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.**

2. **~~Project# 1002819~~**  
09DRB-70124 VACATION OF PUBLIC  
EASEMENT

G.P.S. LLC agent(s) for 98TH ST LLC request(s) the referenced/ above action(s) for all or a portion of a Blanket Drainage Easement plus a PNM and MST & T Easement on Tract(s) E-5-A, **ALBUQUERQUE SOUTH, UNIT 3** zoned C-2, located on the northeast corner of GIBSON BLVD SW and 98TH ST SW containing approximately 3.9 acre(s). (M-9) **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.**

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002819**

**AGENDA ITEM NO: 2**

**SUBJECT:**

Vacation

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.

Albuquerque

NM 87103

**RESOLUTION:**

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

www.cabq.gov

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

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

FOR:

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

**DATE:** April 22, 2009

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002819 AGENDA# 2 DATE: 4/22/09

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_





Item# 2  
Project# 1002819  
Hearing Date: Apr. 22, 2009



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

April 22, 2009

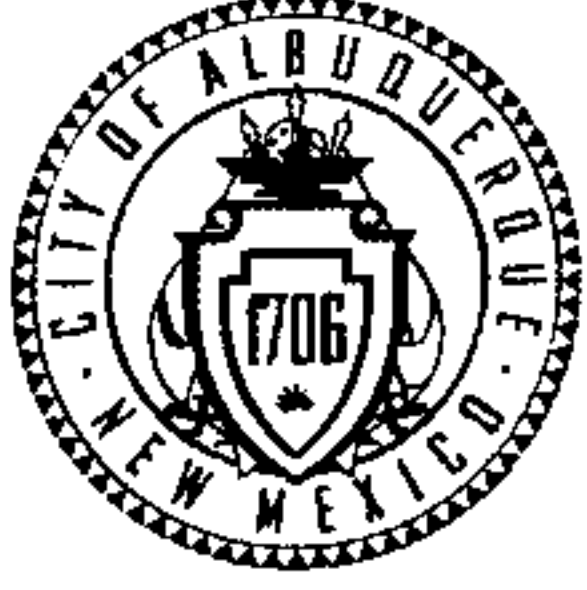
**Project# 1002819**  
 09DRB-70124 VACATION OF PUBLIC EASEMENT

G.P.S. LLC agent(s) for 98TH ST LLC request(s) the referenced/ above action(s) for all or a portion of a Blanket Drainage Easement plus a PNM and MST & T Easement on Tract(s) E-5-A, **ALBUQUERQUE SOUTH, UNIT 3** zoned C-2, located on the northeast corner of GIBSON BLVD SW and 98TH ST SW containing approximately 3.9 acre(s). (M-9)

|  |
|--|
| <b>AMAFCA</b><br>No comment.   |
| <b>COG</b><br>Gibson Bd has been identified as an ITS Corridor. Please contact DMD at 291 6220 for implementation schedule and project details.<br><br>The 2030 MTP lists MPO Project ID #473.0 "98 <sup>th</sup> St Extension (SW ABQ Stage I)" as a privately-funded project to construct a new 4-lane roadway with bike lanes from Blake Rd to north of 86 <sup>th</sup> St. Since this project is privately funded there is no programming information available.<br><br>The MTP also lists MPO Project ID #476.0 "Gibson Bd West Extension" as a privately-funded project to construct a new 2-lane roadway with bike lanes and trail from 118 <sup>th</sup> St to 98th St. Since this project is privately funded there is no programming information available.<br><br>The functional classification of Gibson Bd is that of urban local road. Likewise the functional classification of 98 <sup>th</sup> St in the subject area is urban local road. Above Sage Rd, 98 <sup>th</sup> St has a functional classification of urban minor arterial. City may wish to consider upgrading the functional classification of these roads as development in the area is permitted. |
| <b>TRANSIT</b><br>No comments.   |
| <b>ZONING ENFORCEMENT</b><br>No comments.  |
| <b>NEIGHBORHOOD COORDINATION</b><br>No comments.   |
| <b>APS</b><br>This will have no adverse impacts to the APS district.   |
| <b>POLICE DEPARTMENT</b><br>See file for information comments  |
| <b>FIRE DEPARTMENT</b><br>No comments.   |
| <b>PNM ELECTRIC &amp; GAS</b><br>Approved  |
| <b>COMCAST</b><br>No comments.   |

|  |
|--|
| <b>QWEST</b><br>See file for informational comments.   |
| <b>ENVIRONMENTAL HEALTH</b><br>No comments.  |
| <b>M.R.G.C.D</b><br>No Adverse Comments.   |
| <b>OPEN SPACE DIVISION</b><br>Open Space has no adverse comments   |
| <b>CITY ENGINEER</b><br>The Hydrology section has no objection to the vacation request.  |
| <b>TRANSPORTATION DEVELOPMENT</b><br>No adverse comments.  |
| <b>PARKS AND RECREATION</b><br>Defer to Hydrology.   |
| <b>ABCWUA</b><br><b>No objection to Vacation request.</b>  |
| <b>PLANNING DEPARTMENT</b><br>Refer to comments from City Engineer/ Hydology, PNM, Quest and any public hearing comments regarding proposed vacation(s). |

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



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 25, 2009

**Project# 1002819**

09DRB-70082 MAJOR – 6 MONTH EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT

LONGFORD HOMES request(s) the referenced/ above action(s) for all or a portion of Tract(s) E-6-A-1, **ALBUQUERQUE SOUTH Unit(s) 3** (TBK as Diamond Mesa Subdivision), zoned SU-1 FOR R-2 & R-T, located on the east side of 98TH ST SW between GIBSON BLVD SW and BLAKE RD SW containing approximately 26.5621 acre(s). (N-9)

At the March 25, 2009 Development Review Board meeting, a six month extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by April 9, 2009, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

  
Jack Cloud, AICP, DRB Chair

Cc: G.P.S. LLC – 333 Lomas Blvd NE – Albuquerque, NM 87102

Cc: 98<sup>th</sup> Street LLC – 2009 Eubank NE – Albuquerque, NM 87112

Marilyn Maldonado

File

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002819 AGENDA# 3 DATE: 3/25/09

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1002819

AGENDA ITEM NO: 3

SUBJECT:

SIA EXTENSION – 6 MONTHS

ENGINEERING COMMENTS:

No objection.

RESOLUTION:

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

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: MARCH 25, 2009



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

March 25, 2009

**Project# 1002819**

09DRB-70082 MAJOR – 6 MONTH EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

LONGFORD HOMES request(s) the referenced/ above action(s) for all or a portion of Tract(s) E-6-A-1, **ALBUQUERQUE SOUTH Unit(s) 3** (TBK as Diamond Mesa Subdivision), zoned SU-1 FOR R-2 & R-T, located on the east side of 98TH ST SW between GIBSON BLVD SW and BLAKE RD SW containing approximately 26.5621 acre(s). (N-9)

|   |
|---|
| <b>AMAFCA</b><br>No comment.  |
| <b>COG</b><br>No comment  |
| <b>TRANSIT</b><br>Project # 1002819<br>09DRB-70082<br>MAJOR-6 MONTH EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT<br>Adjacent and nearby routes      None<br>Adjacent bus stops                  None<br>Site plan requirements            None.<br>Large site TDM suggestions      None.<br>Other information                  None. |
| <b>ZONING ENFORCEMENT</b><br>Weeds and Litter clean up.   |
| <b>NEIGHBORHOOD COORDINATION</b><br>Letters sent to: <b>Western Skies NA (R)</b>  |
| <b>APS</b><br>No comment  |
| <b>POLICE DEPARTMENT</b><br>No comment  |
| <b>FIRE DEPARTMENT</b><br>No comment  |
| <b>PNM ELECTRIC &amp; GAS</b><br>No comment   |
| <b>COMCAST</b><br>No comment  |
| <b>QWEST</b><br>No comment  |
| <b>ENVIRONMENTAL HEALTH</b><br>No comment   |

|  |
|--|
| <b>M.R.G.C.D</b><br>No Adverse Comments.   |
| <b>OPEN SPACE DIVISION</b><br>Open Space has no adverse comments   |
| <b>CITY ENGINEER</b><br>No objection to the extension request.   |
| <b>TRANSPORTATION DEVELOPMENT</b><br>No objection.   |
| <b>PARKS AND RECREATION</b><br>No objection.   |
| <b>ABCWUA</b><br>No objection to Extension request.  |
| <b>PLANNING DEPARTMENT</b><br>Refer to comments from affected agencies and any public hearing comments regarding proposed extension. |

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



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

**Meeting Date:** April 22, 2009  
**Zone Atlas Page:** M-9  
**Notification Radius:** 100 Ft.

**Project# 1002819**  
**App# 09DRB-70124**

**Cross Reference and Location:** GIBSON BLVD NW AND 98<sup>TH</sup> ST SW

**Applicant:** 98<sup>TH</sup> STREET LLC  
2009 EUBANK NE  
ALBUQUERQUE, NM 87112

**Agent:** GPS LLC  
333 LOMAS BLVD NE  
ALBUQUERQUE, NM 87102

**Special Instructions:**

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

**Date Mailed:** APRIL 3, 2009  
**Signature:** ERIN TREMLIN

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation *DRAINAGE EASEMENT & PNM & MST&T EASEMENT*
- 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...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

### APPLICANT INFORMATION:

Professional/Agent (if any): UPS LLC PHONE: 417-4855  
 ADDRESS: 333 LUMAS BLVD NE FAX: 948-6305  
 CITY: ALBU STATE NM ZIP: 87102 E-MAIL:

APPLICANT: 98<sup>th</sup> STREET LLC PHONE: 505-441-3434  
 ADDRESS: 2009 LUBANK NE FAX:  
 CITY: ALBU STATE NM ZIP: 87112 E-MAIL:

Proprietary interest in site: OWNER List all owners: N/A

DESCRIPTION OF REQUEST: REQUESTING TO VACATE A DRAINAGE EASEMENT AND A PNM & MST&T EASEMENT

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 E-5-A Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: ALBUQUERQUE SOUTH, UNIT 3  
 Existing Zoning: C-2 Proposed zoning: N/A  
 Zone Atlas page(s): M-9-Z UPC Code: 1-009-055-285-025-3211A GCD Map No N/A

### 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 09-70102 Proj # 1002819

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill?  NO  
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 3.9385 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: GIBSON BLVD SW  
 Between: 98<sup>th</sup> STREET SW and

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team  Date of review: 3-18-09

SIGNATURE Sheila Gibson DATE 3-26-09  
 (Print) SHEILA GIBSON Applicant:  Agent:

### FOR OFFICIAL USE ONLY

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

| Application case numbers | Action     | S.F. | Fees            |
|--------------------------|------------|------|-----------------|
| <u>09DRB-70.24</u>       | <u>VPE</u> |      | <u>\$ 40.00</u> |
|                          | <u>ADV</u> |      | <u>\$ 75.00</u> |
|                          | <u>CMF</u> |      | <u>\$ 25.00</u> |
|                          |            |      | \$              |
|                          |            |      | \$              |

Hearing date April 23, 2009

Total  
\$ 140.00

Sheila Gibson  
 3-27-09  
 Planner signature / date

Project # 1002819

Form revised 4/07

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) 2**  
 **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.

SARAH GIBSON  
Sarah Gibson 3.26.09  
 Applicant name (print)  
 Applicant signature / date



Form revised 4/07

- Checklists complete  
 Fees collected  
 Case #s assigned  
 Related #s listed
- Application case numbers  
 09DRB- \_\_\_\_\_ - 20124

[Signature] 3.27.09  
 Planner signature / date  
 Project # 1002819

| R<br>e<br>c | UPC<br>CODE                    | OWNER  | OWNER<br>ADDRES<br>S                    | OW<br>NER<br>CITY       | OW<br>NER<br>STA<br>TE | OW<br>NER<br>ZI<br>PC<br>ODE | PR<br>OP<br>ER<br>TY<br>CL<br>AS<br>S | TA<br>X<br>DI<br>ST<br>RI<br>CT | LEGAL   | AC<br>RE<br>S           |
|-------------|--------------------------------|--|---|-------------------------|------------------------|------------------------------|---------------------------------------|---------------------------------|---|-------------------------|
| 1           | 10090<br>55296<br>06142<br>929 | DOMINGUEZ ARTURO E   | 1827 SHA<br>DOWCAS<br>T DR SW           | ALB<br>UQU<br>ERQ<br>UE | N<br>M                 | 87<br>12<br>1                | R                                     | A1<br>A                         | LT 29-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I<br>UNIT 1-BCONT .1020 AC   | 0.1<br>020<br>167<br>4  |
| 2           | 10090<br>55380<br>03040<br>125 | SOUTHBAY INVESTMENT<br>S LLC                                       | 3916 JUA<br>N TABO N<br>E               | ALB<br>UQU<br>ERQ<br>UE | N<br>M                 | 87<br>11<br>1                | V                                     | A1<br>A                         | TR 12-B-<br>1 BULK LAND PLAT FOR EL RANCHO GRAN<br>DE 1 PARCELS5-A AND 12-B-<br>1 CONT 10.9992 AC   | 10.<br>997<br>003<br>09 |
| 3           | 10090<br>55279<br>10840<br>324 | SECRETARY OF HUD %<br>SOUTHWEST ALLIANCE<br>OF ASSET MANAGERS      | 5040 ADD<br>ISON CIR<br>SUITE 40<br>0   | ADDI<br>SON             | T<br>X                 | 75<br>00<br>1                | R                                     | A1<br>A                         | LOT 12 BLOCK 1 PLAT FOR SILVERADO SU<br>BDIVISION UNIT 1CONT .1242 AC   | 0.1<br>249<br>292<br>8  |
| 4           | 10090<br>55210<br>02532<br>124 | BINDRA RUPINDER S & G<br>URPREET K TRUSTEES<br>BINDRA FAMILY TRUST | 550 SOUT<br>H HILL ST<br>SUITE 16<br>49 | LOS<br>ANG<br>ELE<br>S  | C<br>A                 | 90<br>01<br>3                | V                                     | A1<br>A                         | TR E-<br>4 BULK LAND PLAT FOR ALBUQUERQUE S<br>OUTH UNITTHREE TRACTS E-1 THRU E-<br>6 CONT 27.8173 AC   | 27.<br>994<br>795<br>75 |
| 5           | 10090<br>54390<br>50010<br>101 | GIBSON-STAMPEDE LLC  | PO BOX 1<br>1591                        | ALB<br>UQU<br>ERQ<br>UE | N<br>M                 | 87<br>19<br>2                | V                                     | A1<br>A                         | TR 5-<br>A BULK LAND PLAT FOR EL RANCHO GRA<br>NDE 1 PARCELS 5-AAND 12-B-<br>1 CONT 13.5230 AC  | 13.<br>513<br>681<br>19 |
| 6           | 10090<br>54318<br>42810<br>344 | LONGFORD AT DIAMOND<br>MESA INC                                    | 3077 E W<br>ARM SPR<br>INGS RD          | LAS<br>VEG<br>AS        | N<br>V                 | 89<br>12<br>0                | V                                     | A1<br>A                         | TR E-6-A-<br>1 BULK LAND PLAT FOR ALBUQUERQUE S<br>OUTH UNITTHREE TRACT E-6-A-<br>1 CONT 26.5621 AC   | 27.<br>352<br>172<br>19 |
| 7           | 10090<br>55311<br>02942<br>921 | ATSHISON JEFFREY S C/<br>O ARMANDO BELTRAN &<br>PAULA              | 13405 DE<br>ER TRAIL<br>CT NE           | ALB<br>UQU<br>ERQ<br>UE | N<br>M                 | 87<br>11<br>1                | R                                     | A1<br>A                         | LT 21-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I<br>UNIT 1-BCONT .1020 AC   | 0.1<br>020<br>205<br>5  |
| 8           | 10090<br>55287<br>08242<br>934 | LINARES TRINIDAD   | 1805 SHA<br>DOWCAS<br>T AVE S<br>W      | ALB<br>UQU<br>ERQ<br>UE | N<br>M                 | 87<br>12<br>1                | R                                     | A1<br>A                         | LT 34-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I<br>UNIT 1-BCONT .1020 AC   | 0.1<br>020<br>227<br>5  |
| 9           | 10090<br>55300<br>05342<br>927 | LOPEZ JAMIE M  | 1835 SHA<br>DOWCAS<br>T DR SW           | ALB<br>UQU<br>ERQ<br>UE | N<br>M                 | 87<br>12<br>1                | R                                     | A1<br>A                         | LT 27-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I<br>UNIT 1-BCONT .1020 AC   | 0.1<br>020<br>197<br>5  |
| 10          | 10090<br>55309<br>03342<br>922 | ROCHA M ARTURO   | 1855 SHA<br>DOWCAS<br>T AVE S<br>W      | ALB<br>UQU<br>ERQ<br>UE | N<br>M                 | 87<br>12<br>1                | R                                     | A1<br>A                         | LT 22-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I<br>UNIT 1-BCONT .1020 AC   | 0.1<br>020<br>182<br>8  |
| 11          | 10090<br>55285<br>02532<br>110 | 98TH STREET LLC  | 2009 EUB<br>ANK NE                      | ALB<br>UQU<br>ERQ<br>UE | N<br>M                 | 87<br>11<br>2                | V                                     | A1<br>A                         | TR E-5-<br>A BULK LAND PLAT FOR ALBUQUERQUE S<br>OUTH UNITTHREE TRACT E-5-A AND E-6-<br>A CONT 5.6714 AC  | 5.6<br>713<br>577<br>1  |
| 12          | 10090<br>55318<br>01742<br>918 | CHAVEZ COSME C & RO<br>SA I  | 1871 SHA<br>DOWCAS<br>T DR SW           | ALB<br>UQU<br>ERQ<br>UE | N<br>M                 | 87<br>12<br>1                | R                                     | A1<br>A                         | LT 18-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I<br>UNIT 1-BCONT .1450 AC   | 0.1<br>449<br>962<br>8  |
| 13          | 10090<br>54215<br>40520<br>404 | 98TH STREET LLC  | 2009 EUB<br>ANK NE                      | ALB<br>UQU<br>ERQ<br>UE | N<br>M                 | 87<br>11<br>2                | V                                     | A1<br>A                         | TR 34D1A BULK LAND PLAT TRACT 31A-1-<br>A LANDS OF SALAZARFAMILY TRUST, SAL<br>AZAR QUATRO TRUST, JSJ INVESTMENTC<br>OMPANY AND FALBA HANNETT AND TRAC<br>TS 4-A-1, 32H-1-A | 25.<br>212<br>249<br>71 |
| 14          | 10090<br>55308<br>03742<br>923 | MARES THOMAS & JOLE<br>NE  | 1851 SHA<br>DOWCAS<br>T DR SW           | ALB<br>UQU<br>ERQ<br>UE | N<br>M                 | 87<br>12<br>1                | R                                     | A1<br>A                         | LT 23-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I<br>UNIT 1-BCONT .1020 AC   | 0.1<br>020<br>161<br>2  |

|    |                                |  |                                     |                         |        |               |   |         |  |                        |
|----|--------------------------------|--|-------------------------------------|-------------------------|--------|---------------|---|---------|--|------------------------|
| 15 | 10090<br>55306<br>04142<br>924 | CAMPOS JOYLENE HOP<br>E  | 1847 SHA<br>DOWCAS<br>T DR SW       | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>12<br>1 | R | A1<br>A | LT 24-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I<br>UNIT 1-BCONT .1159 AC  | 0.1<br>159<br>326<br>6 |
| 16 | 10090<br>55304<br>04642<br>925 | CAMPOS JOSHUA S  | 1843 SHA<br>DOWCAS<br>T DR SW       | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>12<br>1 | R | A1<br>A | LT 25-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I<br>UNIT 1-BCONT .1020 AC  | 0.1<br>020<br>155<br>9 |
| 17 | 10090<br>55284<br>08742<br>935 | MARQUEZ ROSA M   | 1801 SHA<br>DOWCAS<br>T DR SW       | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>12<br>1 | R | A1<br>A | LT 35-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I<br>UNIT 1-BCONT .1554 AC  | 0.1<br>574<br>557<br>6 |
| 18 | 10090<br>55288<br>07842<br>933 | ARZOLA FRANCISCO ES<br>PINOZA  | 1809 SHA<br>DOWCAS<br>T DR SW       | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>12<br>1 | R | A1<br>A | LT 33-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I<br>UNIT 1-BCONT .1020 AC  | 0.1<br>020<br>167<br>1 |
| 19 | 10090<br>55294<br>06642<br>930 | MONTOYA STEHPANIE A<br>& GENE S  | 1823 SHA<br>DOWCAS<br>T DR SW       | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>12<br>1 | R | A1<br>A | LT 30-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I<br>UNIT 1-BCONT .1159 AC  | 0.1<br>159<br>274<br>3 |
| 20 | 10090<br>55282<br>10240<br>323 | ARAGON SELENE M  | 1739 SILV<br>ER SKY D<br>R SW       | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>12<br>1 | R | A1<br>A | LOT 11 BLOCK 1 PLAT FOR SILVERADO SU<br>BDIVISION UNIT 1CONT .1433 AC  | 0.1<br>467<br>865<br>9 |
| 21 | 10090<br>55313<br>02542<br>920 | MARTIN CYNTHIA   | 5401 OVE<br>RLOOK D<br>R NE         | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>11<br>1 | R | A1<br>A | LT 20-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I<br>UNIT 1-BCONT .1020 AC  | 0.1<br>020<br>218<br>9 |
| 22 | 10090<br>55292<br>07042<br>931 | BAKER MARIA L & GUY  | 1819 SHA<br>DOWCAS<br>T DR SW       | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>12<br>1 | R | A1<br>A | LT 31-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I<br>UNIT 1-BCONT .1020 AC  | 0.1<br>020<br>159<br>6 |
| 23 | 10090<br>55315<br>02142<br>919 | CASTILLO LUIS EFREN  | 1867 SHA<br>DOWCAS<br>T DR SW       | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>12<br>1 | R | A1<br>A | LT 19-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I<br>UNIT 1-BCONT .1020 AC  | 0.1<br>020<br>185<br>9 |
| 24 | 10090<br>55252<br>12830<br>129 | GARCIA FABIAN R & ANN<br>ETTE L % CABRERA LUIS<br>M & MARIA ESTHER VAZ<br>QUEZ | 1720 SAU<br>ZA DR S<br>W            | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>12<br>1 | R | A1<br>A | LT 29 BLK K PLAT FOR EL RANCHO GRAND<br>E UNIT 8A BEING AREPLAT OF ALBUQUER<br>QUE SOUTH UNIT THREE TRACT D1ACON<br>T .1362 AC | 0.1<br>377<br>512<br>6 |
| 25 | 10090<br>55249<br>13330<br>128 | ROSE JEFFORY J & SAR<br>A A  | 1716 SAU<br>ZA DR S<br>W            | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>12<br>1 | R | A1<br>A | LT 28 BLK K PLAT FOR EL RANCHO GRAND<br>E UNIT 8A BEING AREPLAT OF ALBUQUER<br>QUE SOUTH UNIT THREE TRACT D1ACON<br>T .1153 AC | 0.1<br>174<br>530<br>1 |
| 26 | 10090<br>55234<br>11330<br>135 | BRADY JANINE R   | 9620 ATR<br>ISCO RA<br>NCH RD<br>SW | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>12<br>1 | R | A1<br>A | LT 35 BLK K PLAT FOR EL RANCHO GRAND<br>E UNIT 8A BEING AREPLAT OF ALBUQUER<br>QUE SOUTH UNIT THREE TRACT D1ACON<br>T .1180 AC | 0.1<br>167<br>441<br>6 |
| 27 | 10090<br>55239<br>11330<br>134 | MOLINAR YVET A & LUZ<br>ALBA CHAVEZ  | 9616 ATR<br>ISCO RA<br>NCH SW       | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>12<br>1 | R | A1<br>A | LT 34 BLK K PLAT FOR EL RANCHO GRAND<br>E UNIT 8A BEING AREPLAT OF ALBUQUER<br>QUE SOUTH UNIT THREE TRACT D1ACON<br>T .1158 AC | 0.1<br>143<br>926<br>5 |
| 28 | 10090<br>55243<br>11430<br>133 | POTHONG MANIT  | 9612 ATR<br>ISCO RA<br>NCH RD<br>SW | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>12<br>1 | R | A1<br>A | LT 33 BLK K PLAT FOR EL RANCHO GRAND<br>E UNIT 8A BEING AREPLAT OF ALBUQUER<br>QUE SOUTH UNIT THREE TRACT D1ACON<br>T .1140 AC | 0.1<br>109<br>335<br>2 |
| 29 | 10090<br>55248<br>11530<br>132 | LOVATO BERTHA M  | 9608 ATR<br>ISCO RA<br>NCH RD<br>SW | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>12<br>1 | R | A1<br>A | LT 32 BLK K PLAT FOR EL RANCHO GRAND<br>E UNIT 8A BEING AREPLAT OF ALBUQUER<br>QUE SOUTH UNIT THREE TRACT D1ACON<br>T .1121 AC | 0.1<br>101<br>913<br>7 |
| 30 | 10090<br>55252<br>11630<br>131 | GALLEGOS JAMES J & L<br>YDIA R   | PO BOX 8<br>04                      | ALC<br>ALD<br>E         | N<br>M | 87<br>51<br>1 | R | A1<br>A | LT 31 BLK K PLAT FOR EL RANCHO GRAND<br>E UNIT 8A BEING AREPLAT OF ALBUQUER<br>QUE SOUTH UNIT THREE TRACT D1ACON<br>T .1335 AC | 0.1<br>303<br>795<br>7 |
| 31 | 10090<br>55259                 | SALGADO JEFF E   | 9600 ATR<br>ISCO RA                 | ALB<br>UQU              | N<br>M | 87<br>12      | R | A1<br>A | LT 30 BLK K PLAT FOR EL RANCHO GRAND<br>E UNIT 8A BEING AREPLAT OF ALBUQUER  | 0.1<br>473             |

|        |                                |   |                               |                         |        |               |   |         |  |                        |
|--------|--------------------------------|---|-------------------------------|-------------------------|--------|---------------|---|---------|--|------------------------|
|        | 11830<br>130                   |   | NCH RD<br>SW                  | ERQ<br>UE               |        | 1             |   |         | QUE SOUTH UNIT THREE TRACT D1ACON<br>T .1446 AC  | 008<br>3               |
| 3<br>2 | 10090<br>55302<br>05042<br>926 | MARQUEZ RAMONA  | 1839 SHA<br>DOWCAS<br>T DR SW | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>12<br>1 | R | A1<br>A | LT 26-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I<br>UNIT 1-BCONT .1020 AC                                    | 0.1<br>020<br>222<br>4 |
| 3<br>3 | 10090<br>55288<br>10240<br>322 | JURADO MIREYA   | 1743 SILV<br>ER SKY R<br>D SW | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>12<br>1 | R | A1<br>A | LOT 10 BLOCK 1 PLAT FOR SILVERADO SU<br>BDIVISION UNIT 1CONT .1490 AC                                      | 0.1<br>454<br>675<br>5 |
| 3<br>4 | 10090<br>54350<br>42410<br>302 | YOO JAMES J & HEE Y &<br>YOO KYUNG KENNY & B<br>ERNADETTE R | 1306 BRO<br>ADWAY B<br>LVD SE | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>10<br>2 | V | A1<br>A | PARCEL 5B CORRECTION PLAT NO 2 COR<br>RECTION PLATBULK LAND PLAT FOR EL R<br>ANCHO GRANDE I CONT 5.1987 AC | 5.2<br>159<br>161<br>9 |
| 3<br>5 | 10090<br>55290<br>07442<br>932 | HERNANDEZ ISAAC & MA<br>YRA COTA                            | 1815 SHA<br>DOWCAS<br>T DR SW | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>12<br>1 | R | A1<br>A | LT 32-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I<br>UNIT 1-BCONT .1020 AC                                    | 0.1<br>020<br>154<br>7 |
| 3<br>6 | 10090<br>55298<br>05742<br>928 | AZPEITIA MELISSA  | 1831 SHA<br>DOWCAS<br>T DR SW | ALB<br>UQU<br>ERQ<br>UE | N<br>M | 87<br>12<br>1 | R | A1<br>A | LT 28-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I<br>UNIT 1-BCONT .1020 AC                                    | 0.1<br>020<br>227<br>3 |

OR CURRENT RESIDENT  
100905528502532110  
98TH STREET LLC  
2009 EUBANK NE  
ALBUQUERQUE, NM 87112

OR CURRENT RESIDENT  
100905531102942921  
ATSHISON JEFFREY S C/O ARMANDO  
BELTRAN & PAULA  
13405 DEER TRAIL CT NE  
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT  
100905521002532124  
BINDRA RUPINDER S & GURPREET K  
TRUSTEES BINDRA FAMILY TRUST  
550 SOUTH HILL ST SUITE 1649  
LOS ANGELES, CA 90013

OR CURRENT RESIDENT  
100905530604142924  
CAMPOS JOYLENE HOPE  
1847 SHADOWCAST DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905529606142929  
DOMINGUEZ ARTURO E  
1827 SHADOWCAST DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905439050010101  
GIBSON-STAMPEDE LLC  
PO BOX 11591  
ALBUQUERQUE, NM 87192

OR CURRENT RESIDENT  
100905528708242934  
LINARES TRINIDAD  
1805 SHADOWCAST AVE SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905524811530132  
LOVATO BERTHA M  
9608 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905528408742935  
MARQUEZ ROSA M  
1801 SHADOWCAST DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905529406642930  
MONTROYA STEHPANIE A & GENE S  
1823 SHADOWCAST DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905528210240323  
ARAGON SELENE M  
1739 SILVER SKY DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905529805742928  
AZPEITIA MELISSA  
1831 SHADOWCAST DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905523411330135  
BRADY JANINE R  
9620 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905531502142919  
CASTILLO LUIS EFREN  
1867 SHADOWCAST DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905525211630131  
GALLEGOS JAMES J & LYDIA R  
PO BOX 804  
ALCALDE, NM 87511

OR CURRENT RESIDENT  
100905529007442932  
HERNANDEZ ISAAC & MAYRA COTA  
1815 SHADOWCAST DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905431842810344  
LONGFORD AT DIAMOND MESA INC  
3077 E WARM SPRINGS RD  
LAS VEGAS, NV 89120

OR CURRENT RESIDENT  
100905530803742923  
MARES THOMAS & JOLENE  
1851 SHADOWCAST DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905531302542920  
MARTIN CYNTHIA  
5401 OVERLOOK DR NE  
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT  
100905524311430133  
POTHONG MANIT  
9612 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905528807842933  
ARZOLA FRANCISCO ESPINOZA  
1809 SHADOWCAST DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905529207042931  
BAKER MARIA L & GUY  
1819 SHADOWCAST DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905530404642925  
CAMPOS JOSHUA S  
1843 SHADOWCAST DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905531801742918  
CHAVEZ COSME C & ROSA I  
1871 SHADOWCAST DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905525212830129  
GARCIA FABIAN R & ANNETTE L %  
CABRERA LUIS M & MARIA ESTHER  
VAZQUEZ  
1720 SAUZA DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905528810240322  
JURADO MIREYA  
1743 SILVER SKY RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905530005342927  
LOPEZ JAMIE M  
1835 SHADOWCAST DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905530205042926  
MARQUEZ RAMONA  
1839 SHADOWCAST DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905523911330134  
MOLINAR YVVET A & LUZALBA  
CHAVEZ  
9616 ATRISCO RANCH SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905530903342922  
ROCHA M ARTURO  
1855 SHADOWCAST AVE SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905524913330128  
ROSE JEFFORY J & SARA A  
1716 SAUZA DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905525911830130  
SALGADO JEFF E  
9600 ATRISCO RANCH RD SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905527910840324  
SECRETARY OF HUD % SOUTHWEST  
ALLIANCE OF ASSET MANAGERS  
5040 ADDISON CIR SUITE 400  
ADDISON, TX 75001

OR CURRENT RESIDENT  
100905538003040125  
SOUTHBAY INVESTMENTS LLC  
3916 JUAN TABO NE  
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT  
100905435042410302  
YOO JAMES J & HEE Y & YOO KYUNG  
KENNY & BERNADETTE R  
1306 BROADWAY BLVD SE  
ALBUQUERQUE, NM 87102

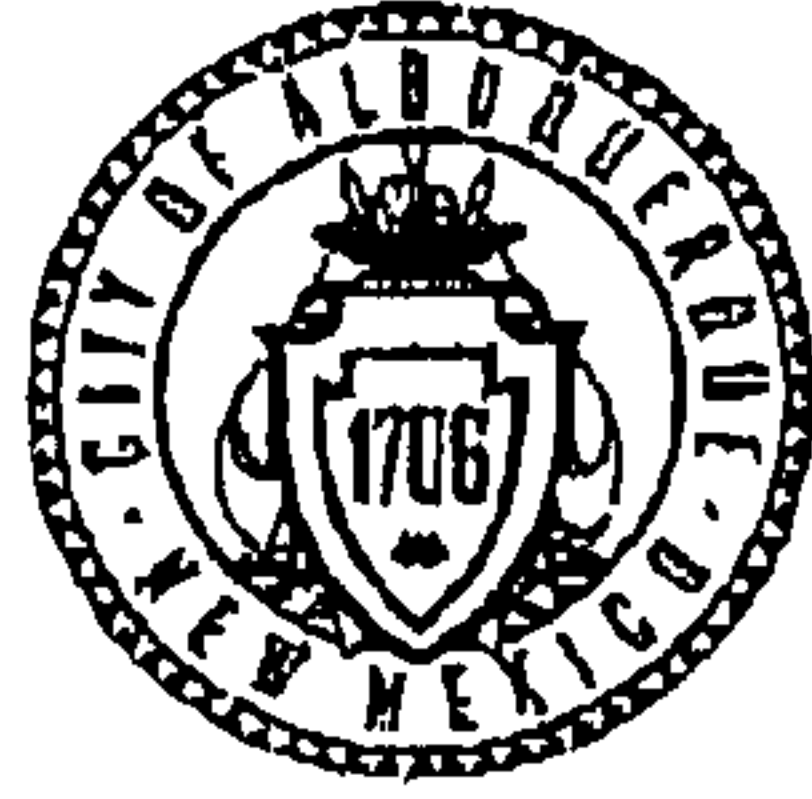
Project# 1002819  
GPS LLC  
333 LOMAS BLVD NE  
ALBUQUERQUE, NM 87102

Project# 1002819  
98<sup>TH</sup> STREET LLC  
2009 EUBANK NE  
ALBUQUERQUE, NM 87112

Project# 1002819  
MATTHEW ARCHULETA  
Westgate Heights NA  
1628 SUMMERFIELD SW  
ALBUQUERQUE, NM 87121

Project# 1002819  
LIBBY MCINTOSH  
Westgate Heights NA  
1316 LANDRONES CT SW  
ALBUQUERQUE, NM 87121





City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 19, 2009

Sarah Gibson
G.P.S., LLC
333 Lomas Boulevard NE/87102
Phone: 505-998-0303/Fax: 505-998-0305

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

Dear Sarah:

Thank you for your inquiry of March 19, 2009 requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at (DRB SUBMITTAL) - TRACT E-5-A, ALBUQUERQUE SOUTH, UNIT 3, LOCATED ON GIBSON BOULEVARD SW BETWEEN 98TH STREET SW ZONE map M-9.

Our records indicate that the Neighborhood and/or Homeowner Associations affected by this proposal and the contact names are as follows:

WESTGATE HEIGHTS N.A. (WGH) "R"

Matthew Archuleta

1628 Summerfield SW/87121 836-7251 (h)

Libby McIntosh

1316 Ladrones Ct. SW/87121 831-5189 (h)

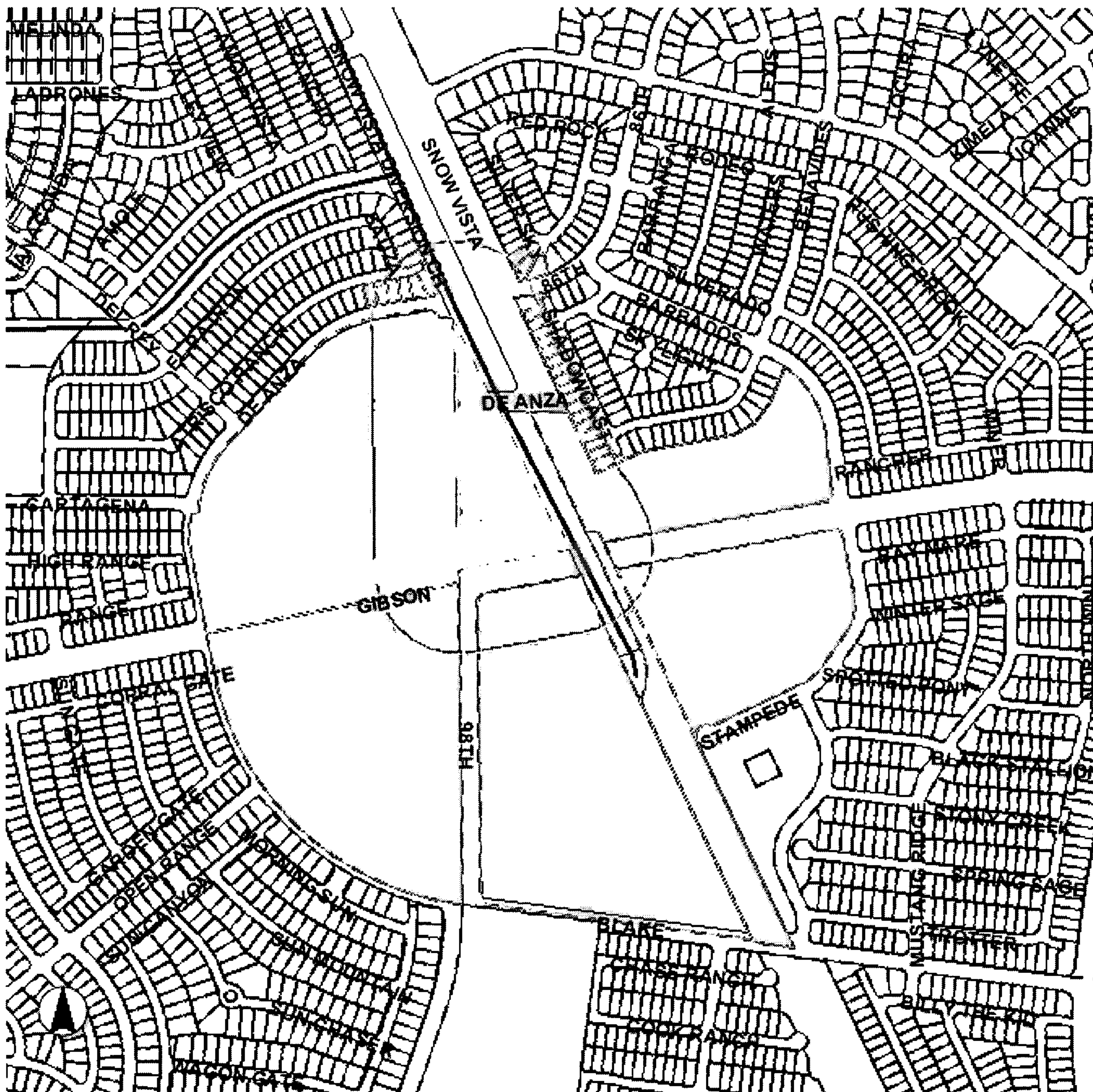
Please note that according to O-92 you are required to notify each of these contact persons by certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred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

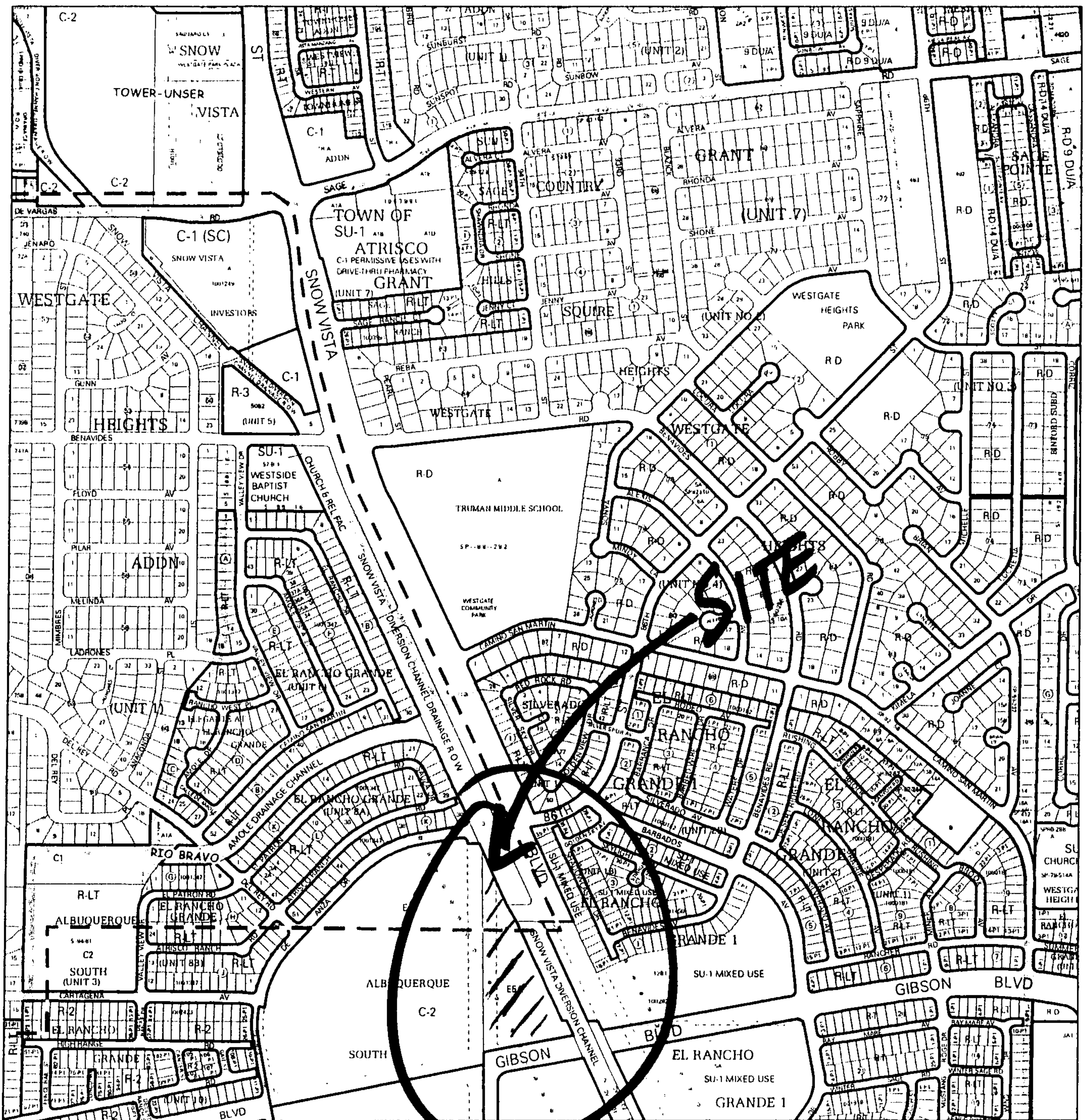
Sincerely,

Stephani J. Winklepleck

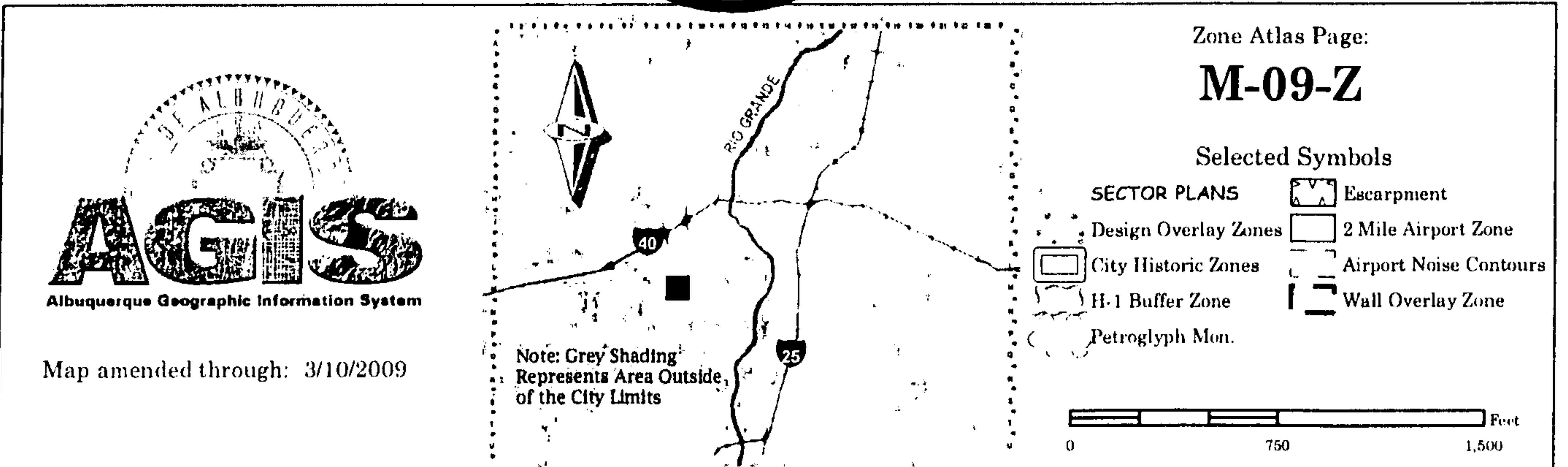
Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.





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



# **G.P.S. LLC**

**333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 417-4855 \* Fax 998-0305**

March 26, 2009

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

REF: VACATION ACTION – TRACT E-5-A, ALBUQUERQUE SOUTH, UNIT 3

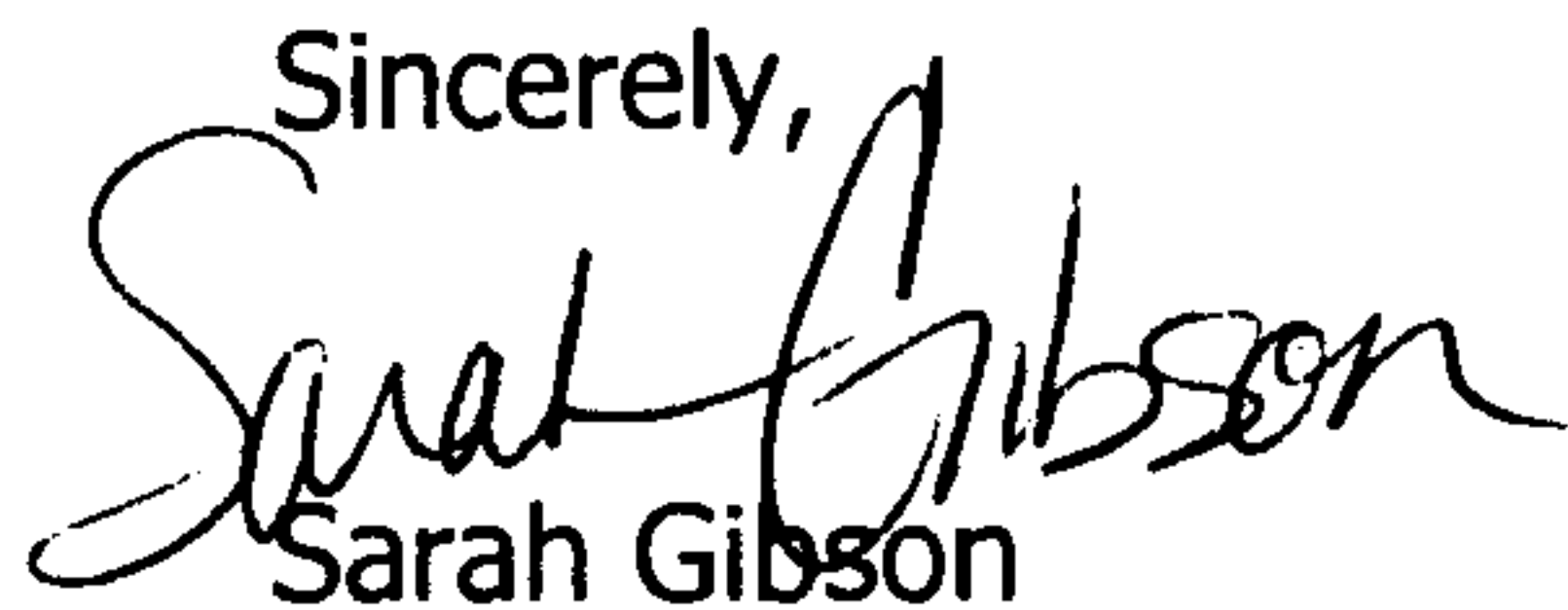
Dear Board Members:

This letter will serve as a request for a vacation action to vacate a blanket drainage easement and a 10' PNM & MST&T easement for the above referenced property.

The plat was heard as a sketch plat (project #1002819) at the March 18, 2009 DRB hearing for the vacation request and divide the property into two tracts with no adverse comments to the vacation request.

The owner is working with PNM (purchasing proposed Tract E-5-A-1 for a future substation site) to divide the property into two tracts and address the comments received at the sketch hearing to facilitate final plat approval.

If you have any questions please feel free to contact me.

Sincerely,  
  
Sarah Gibson

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
August 6, 2008  
DRB Comments**

**ITEM # 15**

**PROJECT # 1004575**

**APPLICATION # 08-70288**

**RE: Tract E-6-A-1, Albuquerque South Unit 3**

The site development plan approved by EPC will need to be amended (likely could be done administratively). The parking lot should be revised to provide looped access (connect the aisles at the end).

  
\_\_\_\_\_  
Jack Cloud AICP, DRB Chairman  
924-3880/ jcloud@cabq.gov

13. **Project# 1007204**  
08DRB-70296 MINOR - FINAL PLAT  
APPROVAL

BOHANNAN HUSTON INC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A, 3A, 3B, 4B, & TRACT 6 VE BARRETT SUBD & TRACTS 4A1, 5B1, 5B2, LANDS OF WEFCO PARTNERS, zoned SU-1 FOR C-2/01 & C-2, located on SW CORNER OF CENTRAL AVE & UNSER SW BETWEEN BRIDGE SW AND 86TH ST SW containing approximately 50 acre(s). (K-9 & K-10) [Deferred from 7/9/08] **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ECC&R's AND TO RECORD AND TO ABCWUA FOR TEMPORARY EASEMENT ROUTED AND SIGNED AND FOR WATER AND SEWER DEDICATION MADE TO ABCWUA.**

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

14. **Project# 1001934**  
08DRB-70337 SKETCH PLAT REVIEW  
AND COMMENT

JULIANN NARAJO request(s) the above action(s) for all or a portion of Lot(s) 34, **ALVARADO GARDENS Unit(s) 1**, located on RIO GRANDE BLVD NW BETWEEN VILLA DORA NW AND CONTRERAS NW containing approximately 1.42 acre(s). (G-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

15. **Project# 1002819**  
08DRB-70338 SKETCH PLAT REVIEW  
AND COMMENT

SURV-TEK INC agent(s) for LONG FORD HOMES OR NM request(s) the above action(s) for all or a portion of Tract(s) E-6-A-1, **ALBUQUERQUE SOUTH UNIT 3 (TBK DIAMOND MESA)** zoned SU-1, located on 98TH ST SW BETWEEN GIBSON BLVD SW AND BLAKE RD SW containing approximately 26.56 acre(s). (N-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

16. **Project# 1002962**  
08DRB-70339 SKETCH PLAT REVIEW  
AND COMMENT

SURV-TEK INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for all or a portion of Tract(s) B, **CANTANA AT THE TRAILS Unit 2**, zoned SU-2 UR 36 & SU-1 FOR PARK, located on UNIVERSE BLVD NW BETWEEN OAKRIDGE ST NW AND TREELINE AVE NW **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

17. **Project# 1007400**  
08DRB-70344 SKETCH PLAT REVIEW  
AND COMMENT

DWIGHT W. TINKER request(s) the above action(s) for all or a portion of Lot(s) 10-12, Block(s) 12, **ALBRIGHT - MOORE ADDITION FIELD 2-26-1921**, zoned S-R, located on TOMASES NW BETWEEN KINLEY AND BELLAMAH NW containing approximately 1.245 acre(s). (J-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

18. **Project# 1007402**  
08DRB-70345 SKETCH PLAT REVIEW  
AND COMMENT

NEW MEXICO QUALITY CONSULTANTS agent(s) for  
TOM CDEBACA request(s) the above action(s) for all or a  
portion of Lot(s) 7, **PALMS ADDITION**, zoned C-2,  
located on CENTRAL AVE SW BETWEEN 59TH ST SW  
AND 61ST SW containing approximately .4593 acre(s).  
(K-11) **THE ABOVE ITEM WAS REVIEWED AND  
COMMENTS GIVEN.**

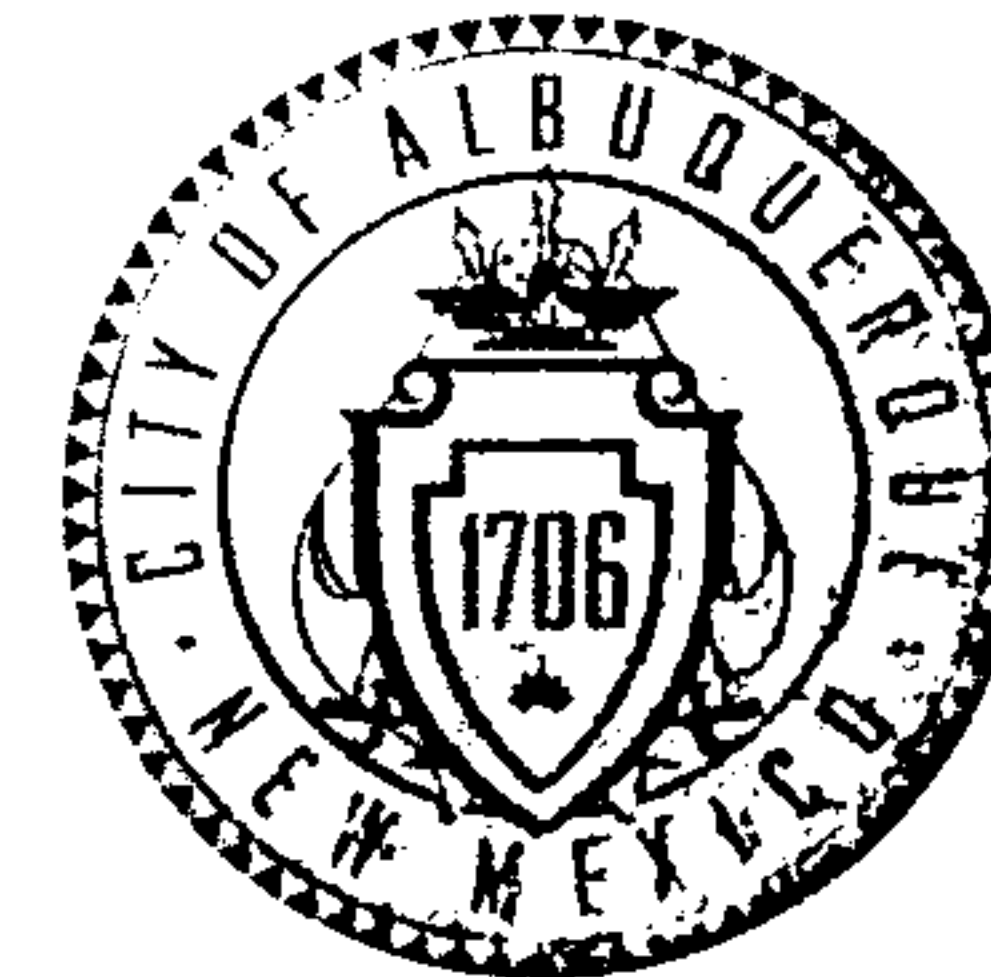
19. Approval of the Development Review Board Minutes for :

March 12, 2008  
March 19, 2008  
March 26, 2008  
April 2, 2008  
April 8, 2008  
April 16, 2008  
April 23, 2008  
April 30, 2008  
May 7, 2008  
May 14, 2008  
May 21, 2008  
May 28, 2008  
June 4, 2008  
June 11, 2008

Other Matters: None

ADJOURNED: 10:30

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002819**

**AGENDA ITEM NO: 10**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

NM 87103

**RESOLUTION:**

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

www.cabq.gov

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

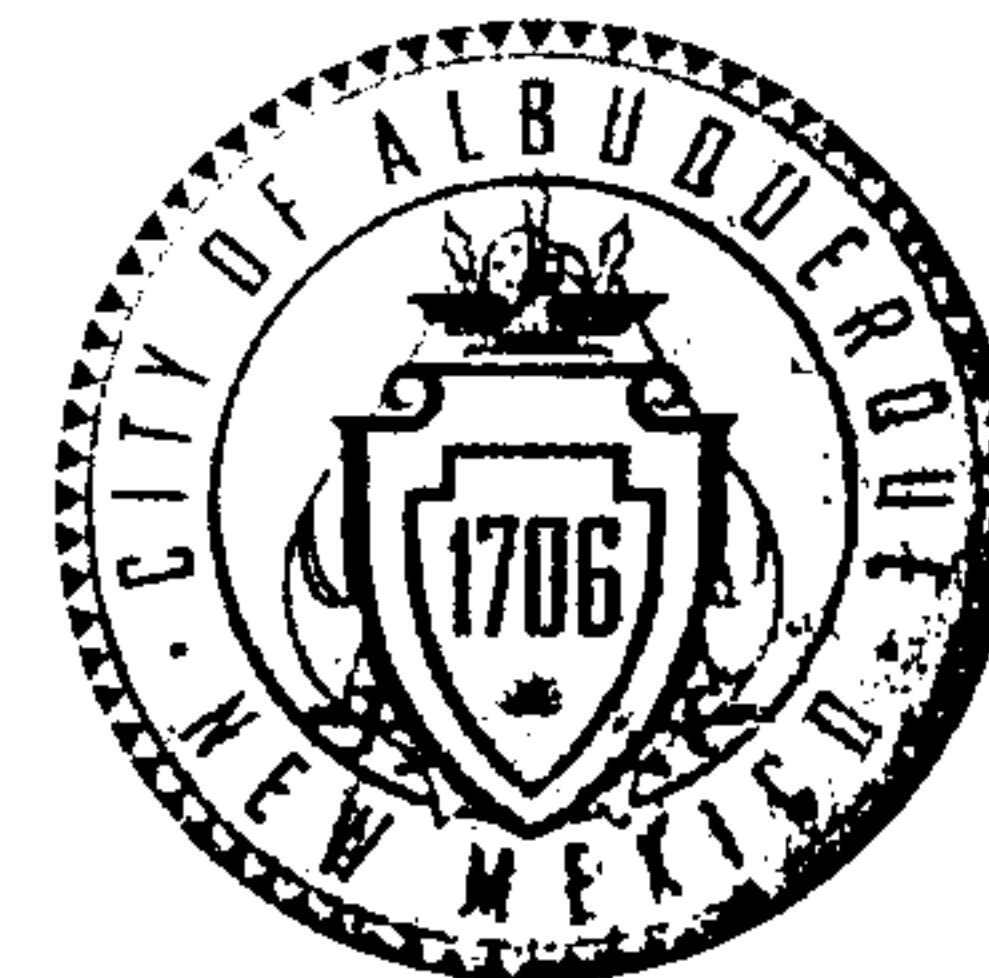
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

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

**DATE:** March 18, 2009





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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002819**

**AGENDA ITEM NO: 3**

**SUBJECT:**

SIA Extension

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to the extension request.

NM 87103

**RESOLUTION:**

www.cabq.gov

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  
924-3986

**DATE:** March 25, 2009

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

**Meeting Date:** March 25, 2009  
**Zone Atlas Page:** N-9  
**Notification Radius:** 100 Ft.

**Project# 1002819**  
**App# 09DRB-70082**

**Cross Reference and Location:** 98<sup>TH</sup> ST BETWEEN GIBSON BLVD AND BLAKE

**Applicant:** LONGFORD HOMES  
7023 TREE LINE AVE  
ALBUQUERQUE, NM 87114

**Agent:**

**Special Instructions:**

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

**Date Mailed:** MARCH 6, 2009  
**Signature:** ERIN TREMLIN

| R<br>e<br>c | UPC                            | OWNER  | OWNADD                                  | OW<br>NCIT<br>Y         | OW<br>NS<br>TA<br>TE | OW<br>NZI<br>PCO<br>DE | PR<br>OP<br>CL<br>AS<br>S | TA<br>X<br>DI<br>ST | LEGALDESC   | AC<br>RE<br>S           | OB<br>JE<br>CT<br>ID |
|-------------|--------------------------------|--|---|-------------------------|----------------------|------------------------|---------------------------|---------------------|---|-------------------------|----------------------|
| 1           | 10090<br>54390<br>50010<br>101 | GIBSON-<br>STAMPEDE LLC  | PO BOX 1<br>1591                        | ALB<br>UQU<br>ERQ<br>UE | NM                   | 871<br>92              | V                         | A1<br>A             | TR 5-<br>A BULK LAND PLAT FOR EL RANCHO<br>GRANDE 1 PARCELS 5-AAND 12-B-<br>1 CONT 13.5230 AC                                     | 13.<br>513<br>681<br>19 | 20<br>26<br>83       |
| 2           | 10090<br>54318<br>42810<br>344 | LONGFORD AT DIAMO<br>ND MESA INC                                       | 3077 E W<br>ARM SPR<br>INGS RD          | LAS<br>VEG<br>AS        | NV                   | 891<br>20              | V                         | A1<br>A             | TR E-6-A-<br>1 BULK LAND PLAT FOR ALBUQUERQ<br>UE SOUTH UNITTHREE TRACT E-6-A-<br>1 CONT 26.5621 AC                               | 27.<br>352<br>172<br>19 | 20<br>45<br>13       |
| 3           | 10090<br>54363<br>35212<br>910 | VANTAGE BUILDERS I<br>NC   | PO BOX 1<br>443                         | COR<br>RAL<br>ES        | NM                   | 870<br>48              | V                         | A1<br>A             | LT 2-<br>P1 BLK 1 PLAT FOR EL RANCHO GRA<br>NDE I UNIT 9-B SUBDCONT .1033 AC  | 0.1<br>032<br>432<br>9  | 23<br>08<br>66       |
| 4           | 10090<br>54368<br>35212<br>911 | VANTAGE BUILDERS I<br>NC   | PO BOX 1<br>443                         | COR<br>RAL<br>ES        | NM                   | 870<br>48              | V                         | A1<br>A             | LT 1-<br>P1 BLK 1 PLAT FOR EL RANCHO GRA<br>NDE I UNIT 9-B SUBDCONT .1107 AC  | 0.1<br>107<br>404<br>4  | 23<br>08<br>65       |
| 5           | 10090<br>54379<br>35012<br>868 | VANTAGE BUILDERS I<br>NC   | PO BOX 1<br>443                         | COR<br>RAL<br>ES        | NM                   | 870<br>48              | V                         | A1<br>A             | LT 1-<br>P1 BLK 2 PLAT FOR EL RANCHO GRA<br>NDE I UNIT 9-B SUBDCONT .1124 AC  | 0.1<br>131<br>516<br>3  | 23<br>08<br>64       |
| 6           | 10090<br>54383<br>34912<br>867 | VANTAGE BUILDERS I<br>NC   | PO BOX 1<br>443                         | COR<br>RAL<br>ES        | NM                   | 870<br>48              | V                         | A1<br>A             | LT 2-<br>P1 BLK 2 PLAT FOR EL RANCHO GRA<br>NDE I UNIT 9-B SUBDCONT .1033 AC  | 0.1<br>032<br>364<br>9  | 23<br>08<br>63       |
| 7           | 10090<br>54336<br>35612<br>904 | VANTAGE BUILDERS I<br>NC   | PO BOX 1<br>443                         | COR<br>RAL<br>ES        | NM                   | 870<br>48              | V                         | A1<br>A             | LT 8-<br>P1 BLK 1 PLAT FOR EL RANCHO GRA<br>NDE I UNIT 9-B SUBDCONT .1033 AC  | 0.1<br>032<br>429<br>7  | 22<br>65<br>37       |
| 8           | 10090<br>54340<br>35512<br>905 | VANTAGE BUILDERS I<br>NC   | PO BOX 1<br>443                         | COR<br>RAL<br>ES        | NM                   | 870<br>48              | V                         | A1<br>A             | LT 7-<br>P1 BLK 1 PLAT FOR EL RANCHO GRA<br>NDE I UNIT 9-B SUBDCONT .1033 AC  | 0.1<br>032<br>329<br>4  | 22<br>65<br>36       |
| 9           | 10090<br>54345<br>35412<br>906 | VANTAGE BUILDERS I<br>NC   | PO BOX 1<br>443                         | COR<br>RAL<br>ES        | NM                   | 870<br>48              | V                         | A1<br>A             | LT 6-<br>P1 BLK 1 PLAT FOR EL RANCHO GRA<br>NDE I UNIT 9-B SUBDCONT .1033 AC  | 0.1<br>032<br>396<br>1  | 22<br>65<br>35       |
| 10          | 10090<br>54349<br>35412<br>907 | VANTAGE BUILDERS I<br>NC   | PO BOX 1<br>443                         | COR<br>RAL<br>ES        | NM                   | 870<br>48              | V                         | A1<br>A             | LT 5-<br>P1 BLK 1 PLAT FOR EL RANCHO GRA<br>NDE I UNIT 9-B SUBDCONT .1033 AC  | 0.1<br>032<br>419       | 22<br>65<br>34       |
| 11          | 10090<br>54353<br>35312<br>908 | VANTAGE BUILDERS I<br>NC   | PO BOX 1<br>443                         | COR<br>RAL<br>ES        | NM                   | 870<br>48              | V                         | A1<br>A             | LT 4-<br>P1 BLK 1 PLAT FOR EL RANCHO GRA<br>NDE I UNIT 9-B SUBDCONT .1033 AC  | 0.1<br>032<br>372<br>8  | 22<br>65<br>33       |
| 12          | 10090<br>55285<br>02532<br>110 | 98TH STREET LLC  | 2009 EUB<br>ANK NE                      | ALB<br>UQU<br>ERQ<br>UE | NM                   | 871<br>12              | V                         | A1<br>A             | TR E-5-<br>A BULK LAND PLAT FOR ALBUQUERQ<br>UE SOUTH UNITTHREE TRACT E-5-<br>A AND E-6-A CONT 5.6714 AC                          | 5.6<br>713<br>577<br>1  | 21<br>49<br>51       |
| 13          | 10090<br>55210<br>02532<br>124 | BINDRA RUPINDER S<br>& GURPREET K TRUST<br>EES BINDRA FAMILY T<br>RUST | 550 SOUT<br>H HILL ST<br>SUITE 16<br>49 | LOS<br>ANG<br>ELE<br>S  | CA                   | 900<br>13              | V                         | A1<br>A             | TR E-<br>4 BULK LAND PLAT FOR ALBUQUERQ<br>UE SOUTH UNITTHREE TRACTS E-<br>1 THRU E-6 CONT 27.8173 AC                             | 27.<br>994<br>795<br>75 | 19<br>98<br>49       |
| 14          | 10090<br>54350<br>42410<br>302 | YOO JAMES J & HEE Y<br>& YOO KYUNG KENNY<br>& BERNADETTE R             | 1306 BRO<br>ADWAY B<br>LVD SE           | ALB<br>UQU<br>ERQ<br>UE | NM                   | 871<br>02              | V                         | A1<br>A             | PARCEL 5B CORRECTION PLAT NO 2<br>CORRECTION PLATBULK LAND PLAT<br>FOR EL RANCHO GRANDE I CONT 5.<br>1987 AC                      | 5.2<br>159<br>161<br>9  | 23<br>80<br>08       |
| 15          | 10090<br>54279<br>31220<br>104 | YOO JAMES J & HEE Y<br>& YOO KYUNG KENNY<br>& BERNADETTE R             | 1306 BRO<br>ADWAY B<br>LVD SE           | ALB<br>UQU<br>ERQ<br>UE | NM                   | 871<br>02              | V                         | A1<br>A             | TR 11-<br>A BULK LAND PLAT FOR EL RANCHO<br>GRANDE ITRACTS 8-A, 9-B-1, 9-B-<br>2, 11-A, 12-A-1, 12-A-2 & 13-<br>DCONTS 15.8438 AC | 15.<br>856<br>491<br>88 | 19<br>53<br>92       |

|    |                                |                            |                          |             |    |           |   |         |   |                         |                |
|----|--------------------------------|----------------------------|--------------------------|-------------|----|-----------|---|---------|---|-------------------------|----------------|
| 16 | 10090<br>55380<br>03040<br>125 | SOUTHBAY INVESTMENTS LLC   | 3916 JUAN TABONE         | ALBUQUERQUE | NM | 871<br>11 | V | A1<br>A | TR 12-B-<br>1 BULK LAND PLAT FOR EL RANCHO GRANDE 1 PARCELS5-A AND 12-B-1 CONT 10.9992 AC | 10.<br>997<br>003<br>09 | 18<br>84<br>15 |
| 17 | 10090<br>54358<br>35312<br>909 | VANTAGE BUILDERS INC       | PO BOX 1443              | CORRALES    | NM | 870<br>48 | V | A1<br>A | LT 3-<br>P1 BLK 1 PLAT FOR EL RANCHO GRANDE I UNIT 9-B SUBDCONT .1033 AC                  | 0.1<br>032<br>459<br>1  | 23<br>12<br>83 |
| 18 | 10090<br>54247<br>36122<br>309 | GRIJALVA FAMILY TRUST      | 2504 MOUNTAIN GATE LN SW | ALBUQUERQUE | NM | 871<br>21 | R | A1<br>A | LT 23-<br>P1 PLAT FOR SUNGATE ESTATES SUBDIVISION UNIT 1CONT .1488 AC                     | 0.1<br>486<br>876<br>2  | 23<br>56<br>09 |
| 19 | 10090<br>54247<br>36822<br>308 | BARRON VICTOR M & BLANCA M | 6347 FRIENDS AVE         | WHITTIER    | CA | 906<br>01 | R | A1<br>A | LT 22-<br>P1 PLAT FOR SUNGATE ESTATES SUBDIVISION UNIT 1CONT .1924 AC                     | 0.1<br>936<br>377<br>5  | 24<br>03<br>73 |
| 20 | 10090<br>54344<br>34013<br>016 | VANTAGE BUILDERS INC       | PO BOX 1443              | CORRALES    | NM | 870<br>48 | V | A1<br>A | LT 5-<br>P1 BLK 3 PLAT FOR EL RANCHO GRANDE I UNIT 9-B SUBDCONT .1033 AC                  | 0.1<br>032<br>476<br>4  | 23<br>75<br>19 |
| 21 | 10090<br>54340<br>34113<br>017 | VANTAGE BUILDERS INC       | PO BOX 1443              | CORRALES    | NM | 870<br>48 | V | A1<br>A | LT 4-<br>P1 BLK 3 PLAT FOR EL RANCHO GRANDE I UNIT 9-B SUBDCONT .1033 AC                  | 0.1<br>032<br>476<br>4  | 23<br>75<br>20 |
| 22 | 10090<br>54377<br>33612<br>861 | VANTAGE BUILDERS INC       | PO BOX 1443              | CORRALES    | NM | 870<br>48 | V | A1<br>A | LT 1-<br>P1 BLK 4 PLAT FOR EL RANCHO GRANDE I UNIT 9-B SUBDCONT .1196 AC                  | 0.1<br>195<br>010<br>2  | 22<br>62<br>34 |
| 23 | 10090<br>54382<br>36612<br>862 | VANTAGE BUILDERS INC       | PO BOX 3450              | CORRALES    | NM | 870<br>48 | R | A1<br>A | LT 2-<br>P1 BLK 4 PLAT FOR EL RANCHO GRANDE I UNIT 9-B SUBDCONT .1033 AC                  | 0.1<br>032<br>394<br>6  | 22<br>62<br>33 |
| 24 | 10090<br>54348<br>34013<br>015 | VANTAGE BUILDERS INC       | PO BOX 1443              | CORRALES    | NM | 870<br>48 | V | A1<br>A | LT 6-<br>P1 BLK 3 PLAT FOR EL RANCHO GRANDE I UNIT 9-B SUBDCONT .1033 AC                  | 0.1<br>032<br>501<br>9  | 22<br>37<br>25 |
| 25 | 10090<br>54352<br>33913<br>014 | VANTAGE BUILDERS INC       | PO BOX 1443              | CORRALES    | NM | 870<br>48 | V | A1<br>A | LT 7-<br>P1 BLK 3 PLAT FOR EL RANCHO GRANDE I UNIT 9-B SUBDCONT .1033 AC                  | 0.1<br>032<br>536<br>7  | 22<br>37<br>24 |
| 26 | 10090<br>54387<br>33512<br>863 | VANTAGE BUILDERS INC       | PO BOX 3450              | CORRALES    | NM | 870<br>48 | R | A1<br>A | LT 3-<br>P1 BLK 4 PLAT FOR EL RANCHO GRANDE I UNIT 9-B SUBDCONT .1033 AC                  | 0.1<br>032<br>400<br>2  | 23<br>53<br>12 |
| 27 | 10090<br>54247<br>36122<br>309 | GRIJALVA FAMILY TRUST      | 2504 MOUNTAIN GATE LN SW | ALBUQUERQUE | NM | 871<br>21 | R | A1<br>A | LT 23-<br>P1 PLAT FOR SUNGATE ESTATES SUBDIVISION UNIT 1CONT .1488 AC                     | 0.1<br>486<br>876<br>2  | 23<br>56<br>09 |
| 28 | 10090<br>54344<br>34013<br>016 | VANTAGE BUILDERS INC       | PO BOX 1443              | CORRALES    | NM | 870<br>48 | V | A1<br>A | LT 5-<br>P1 BLK 3 PLAT FOR EL RANCHO GRANDE I UNIT 9-B SUBDCONT .1033 AC                  | 0.1<br>032<br>476<br>4  | 23<br>75<br>19 |
| 29 | 10090<br>54340<br>34113<br>017 | VANTAGE BUILDERS INC       | PO BOX 1443              | CORRALES    | NM | 870<br>48 | V | A1<br>A | LT 4-<br>P1 BLK 3 PLAT FOR EL RANCHO GRANDE I UNIT 9-B SUBDCONT .1033 AC                  | 0.1<br>032<br>476<br>4  | 23<br>75<br>20 |
| 30 | 10090<br>54335<br>34113<br>018 | VANTAGE BUILDERS INC       | PO BOX 1443              | CORRALES    | NM | 870<br>48 | V | A1<br>A | LT 3-<br>P1 BLK 3 PLAT FOR EL RANCHO GRANDE I UNIT 9-B SUBDCONT .1033 AC                  | 0.1<br>032<br>532<br>3  | 23<br>75<br>21 |
| 31 | 10090<br>54330<br>34213<br>019 | VANTAGE BUILDERS INC       | PO BOX 1443              | CORRALES    | NM | 870<br>48 | V | A1<br>A | LT 2-<br>P1 BLK 3 PLAT FOR EL RANCHO GRANDE I UNIT 9-B SUBDCONT .1033 AC                  | 0.1<br>032<br>458<br>1  | 23<br>75<br>22 |
| 32 | 10090<br>54324                 | VANTAGE BUILDERS INC       | PO BOX 1443              | CORRAL      | NM | 870<br>48 | V | A1<br>A | LT 1-<br>P1 BLK 3 PLAT FOR EL RANCHO GRANDE I UNIT 9-B SUBDCONT .1033 AC                  | 0.1<br>144              | 23<br>75       |

|             |                                |  |                                |                         |    |           |   |         |  |  |                        |                |
|-------------|--------------------------------|--|--------------------------------|-------------------------|----|-----------|---|---------|--|--|------------------------|----------------|
|             | 34213<br>020                   |  |                                | ES                      |    |           |   |         |  | NDE I UNIT 9-B SUBDCONT .1149 AC   | 481<br>2               | 23             |
| 3<br>3<br>3 | 10090<br>54350<br>42410<br>302 | YOO JAMES J & HEE Y<br>& YOO KYUNG KENNY<br>& BERNADETTE R | 1306 BRO<br>ADWAY B<br>LVD SE  | ALB<br>UQU<br>ERQ<br>UE | NM | 871<br>02 | V | A1<br>A |  | PARCEL 5B CORRECTION PLAT NO 2<br>CORRECTION PLATBULK LAND PLAT<br>FOR EL RANCHO GRANDE I CONT 5.<br>1987 AC | 5.2<br>159<br>161<br>9 | 23<br>80<br>08 |
| 3<br>4      | 10090<br>54429<br>29812<br>816 | AMAFCA   | 2600 PRO<br>SPECT A<br>VE NE   | ALB<br>UQU<br>ERQ<br>UE | NM | 871<br>07 | V | A1<br>A |  | TR A PLAT FOR EL RANCHO GRANDE<br>I UNIT 9-B SUBDCONT 6.9787 AC  | 6.9<br>761<br>326<br>8 | 23<br>95<br>14 |
| 3<br>5      | 10090<br>54389<br>34912<br>866 | VANTAGE BUILDERS I<br>NC                                   | PO BOX 1<br>443                | COR<br>RAL<br>ES        | NM | 870<br>48 | V | A1<br>A |  | LT 3-<br>P1 BLK 2 PLAT FOR EL RANCHO GRA<br>NDE I UNIT 9-B SUBDCONT .1368 AC                                 | 0.1<br>365<br>616<br>5 | 23<br>95<br>15 |
| 3<br>6      | 10090<br>54332<br>35612<br>903 | VANTAGE BUILDERS I<br>NC                                   | PO BOX 1<br>443                | COR<br>RAL<br>ES        | NM | 870<br>48 | V | A1<br>A |  | LT 9-<br>P1 BLK 1 PLAT FOR EL RANCHO GRA<br>NDE I UNIT 9-B SUBDCONT .1033 AC                                 | 0.1<br>032<br>375<br>5 | 24<br>02<br>86 |
| 3<br>7      | 10090<br>54327<br>35712<br>902 | VANTAGE BUILDERS I<br>NC                                   | PO BOX 1<br>443                | COR<br>RAL<br>ES        | NM | 870<br>48 | V | A1<br>A |  | LT 10-<br>P1 BLK 1 PLAT FOR EL RANCHO GRA<br>NDE I UNIT 9-B SUBDCONT .1033 AC                                | 0.1<br>032<br>487<br>6 | 24<br>02<br>87 |
| 3<br>8      | 10090<br>54323<br>35712<br>901 | VANTAGE BUILDERS I<br>NC                                   | PO BOX 1<br>443                | COR<br>RAL<br>ES        | NM | 870<br>48 | V | A1<br>A |  | LT 11-<br>P1 BLK 1 PLAT FOR EL RANCHO GRA<br>NDE I UNIT 9-B SUBDCONT .1103 AC                                | 0.1<br>035<br>092<br>2 | 24<br>02<br>88 |
| 3<br>9      | 10090<br>54250<br>35722<br>307 | D R HORTON INC   | 4400 ALA<br>MEDA BL<br>VD NE B | ALB<br>UQU<br>ERQ<br>UE | NM | 871<br>13 | V | A1<br>A |  | TR Y PLAT FOR SUNGATE ESTATES<br>SUBDIVISION UNIT 1CONT .0471 AC   | 0.0<br>489<br>816<br>9 | 24<br>03<br>72 |
| 4<br>0      | 10090<br>54247<br>36822<br>308 | BARRON VICTOR M &<br>BLANCA M                              | 6347 FRI<br>ENDS AV<br>E       | WHI<br>TTIE<br>R        | CA | 906<br>01 | R | A1<br>A |  | LT 22-<br>P1 PLAT FOR SUNGATE ESTATES SU<br>BDIVISION UNIT 1CONT .1924 AC                                    | 0.1<br>936<br>377<br>5 | 24<br>03<br>73 |
| 4<br>1      | 10090<br>54396<br>39410<br>301 | CITY OF ALBUQUERQ<br>UE                                    | P O BOX<br>1293                | ALB<br>UQU<br>ERQ<br>UE | NM | 871<br>03 | V | A1<br>A |  | TR B PLAT FOR EL RANCHO GRANDE<br>I UNIT 5ASUBDIVISION CONT 5.0514<br>AC                                     | 5.0<br>587<br>661<br>3 | 24<br>11<br>28 |

OR CURRENT RESIDENT  
100905528502532110  
98TH STREET LLC  
2009 EUBANK NE  
ALBUQUERQUE, NM 87112

OR CURRENT RESIDENT  
100905521002532124  
BINDRA RUPINDER S & GURPREET K  
TRUSTEES BINDRA FAMILY TRUST  
550 SOUTH HILL ST SUITE 1649  
LOS ANGELES, CA 90013

OR CURRENT RESIDENT  
100905424736122309  
GRIJALVA FAMILY TRUST  
2504 MOUNTAIN GATE LN SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905436335212910  
VANTAGE BUILDERS INC  
PO BOX 1443  
CORRALES, NM 87048

Project# 1002819  
LINDA DOHN  
2783 BUTCH CASSIDY DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905442929812816  
AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
100905425035722307  
D R HORTON INC  
4400 ALAMEDA BLVD NE B  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
100905431842810344  
LONGFORD AT DIAMOND MESA INC  
3077 E WARM SPRINGS RD  
LAS VEGAS, NV 89120

OR CURRENT RESIDENT  
100905435042410302  
YOO JAMES J & HEE Y & YOO KYUNG  
KENNY & BERNADETTE R  
1306 BROADWAY BLVD SE  
ALBUQUERQUE, NM 87102

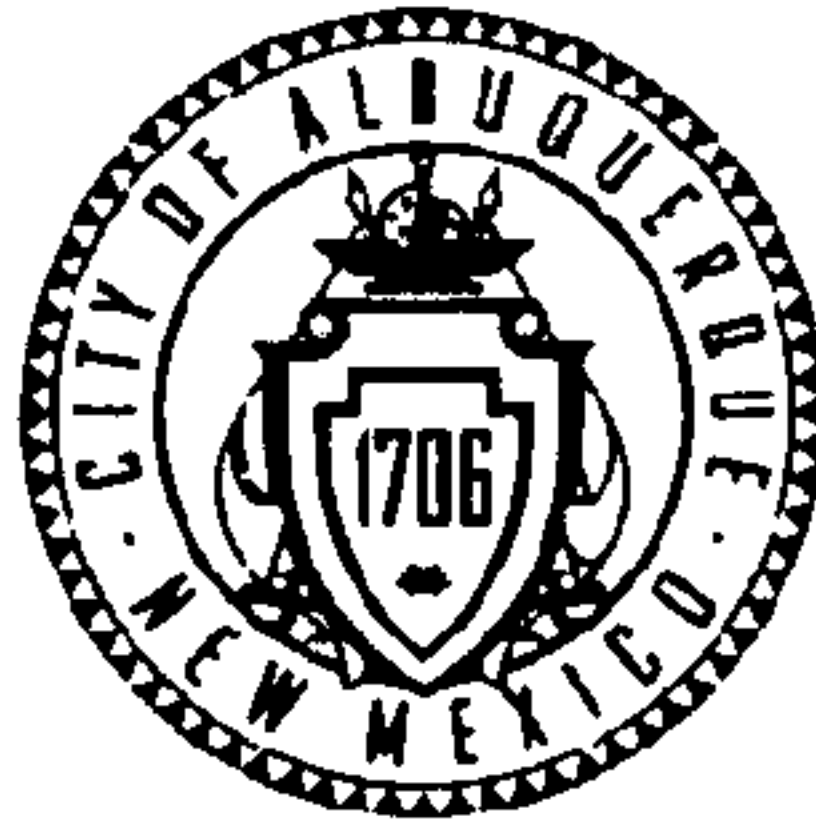
Project# 1002819  
FLOYD MCCLELEN  
2819 BUTCH CASSIDY DR SW  
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT  
100905424736822308  
BARRON VICTOR M & BLANCA M  
6347 FRIENDS AVE  
WHITTIER, CA 90601

OR CURRENT RESIDENT  
100905439050010101  
GIBSON-STAMPEDE LLC  
PO BOX 11591  
ALBUQUERQUE, NM 87192

OR CURRENT RESIDENT  
100905538003040125  
SOUTHBAY INVESTMENTS LLC  
3916 JUAN TABO NE  
ALBUQUERQUE, NM 87111

Project# 1002819  
LONGFORD HOMES  
7023 TREE LINE AVE  
ALBUQUERQUE, NM 87114



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

February 25, 2009

Rick Beltramo  
Longford Homes  
7023 Tree Line Avenue NW/87114  
Phone: 505-620-5322/Fax: 505-761-9911

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

Dear Rick:

Thank you for your inquiry of February 25, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT E-6-A-1, UNIT 3, ALBUQUERQUE SOUTH, LOCATED ON 98<sup>TH</sup> STREET SW BETWEEN GIBSON BOULEVARD SW AND BLAKE STREET SW** zone map **M-N-9**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

**WESTERN SKIES N. A. (WSK) "R"**

Linda Dohn

2783 Butch Cassidy Dr. SW/87121 873-4181 (h)

Floyd McClelen

2819 Butch Cassidy Dr. SW/87121 873-7259 (h)

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

Sincerely,

*Stephani Winklepleck*

Stephani I. Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT TO BOTH  
CONTACTS OF EACH  
NEIGHBORHOOD AND/OR  
HOMEOWNER ASSOCIATION.**

planningrnaform(12/06/07)



CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

February 26, 2009

Ms. Linda Dohn  
2783 Butch Cassidy Dr. SW  
Albuquerque, New Mexico, 87121

Re: Extension of Subdivision Improvements Agreements  
Diamond Mesa

Dear Ms. Neil:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the WESTERN SKIES WEST N.A. (WSK) "R".

This letter notifies you, as an agent of WESTERN SKIES N.A that Longford Homes is seeking approval of a 6-month extension of the Subdivision Improvements Agreement (SIA) from the City of Albuquerque Development Review Board.

Enclosed is a copy of the zone atlas page showing the location of Diamond Mesa. Please call me at 761-9911 if you have any questions or need information as to the date, time and location of the DRB public hearing.

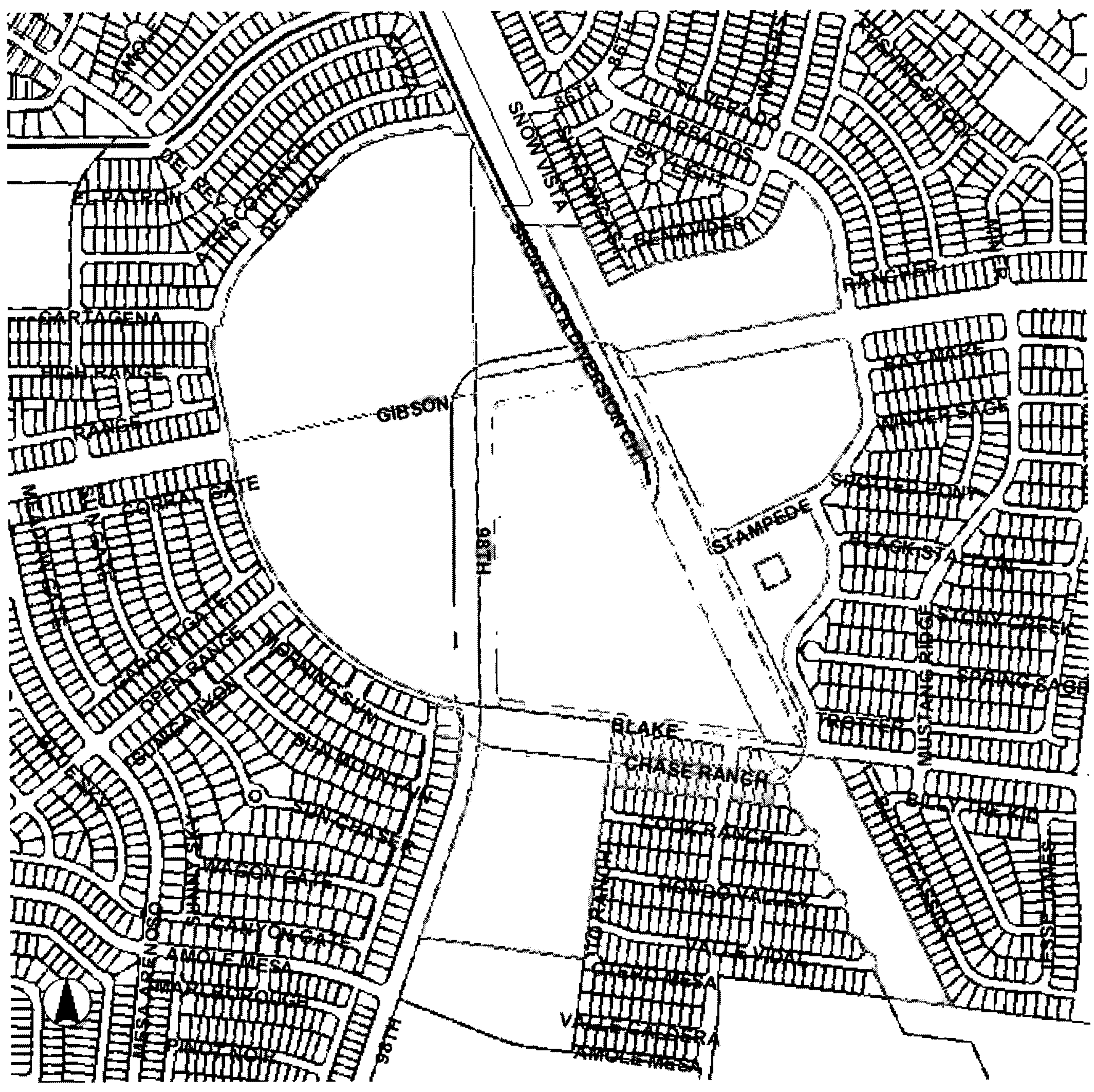
Sincerely,



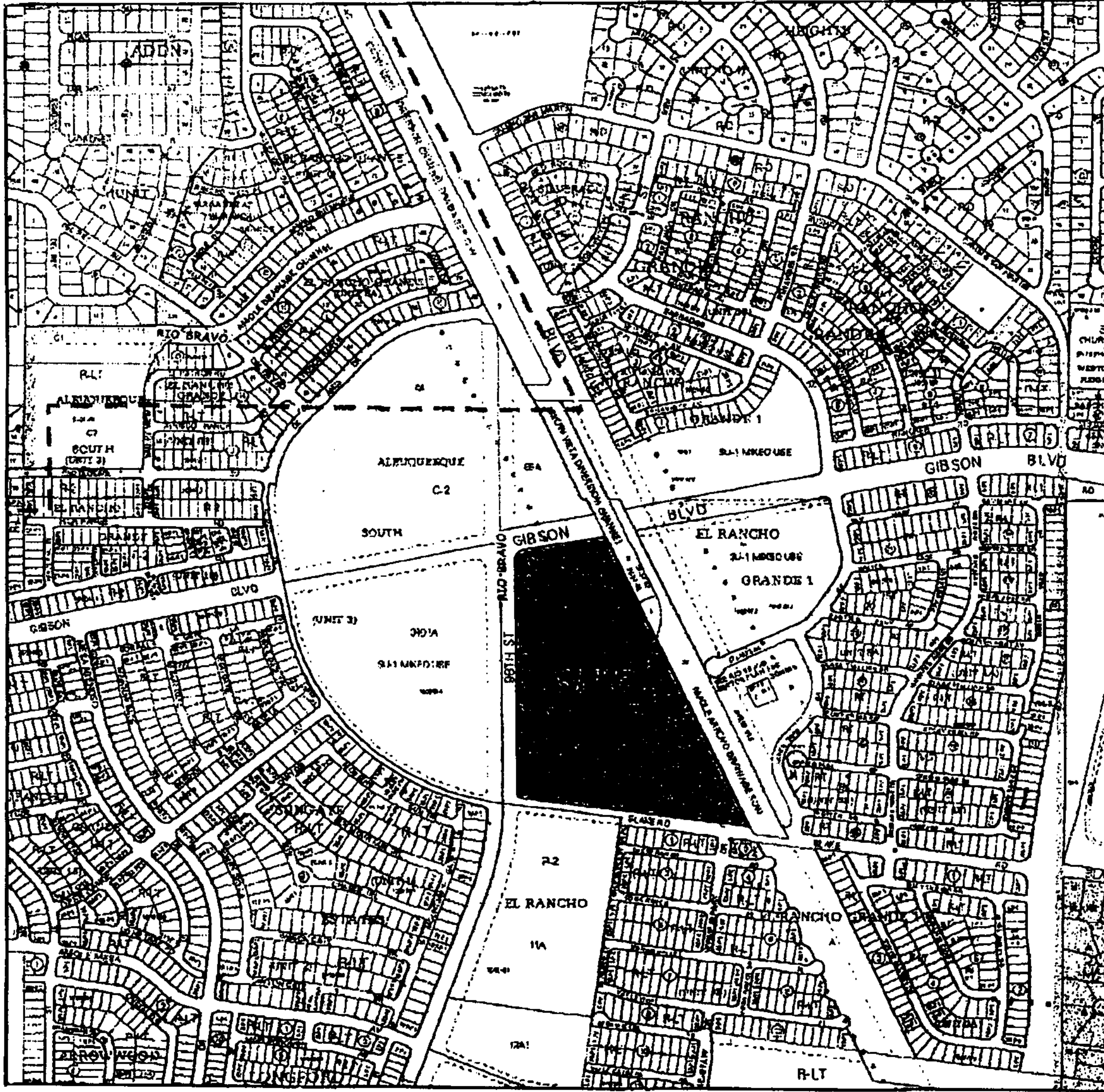
Rick Beltramo  
Longford Homes

Attachments





Diamond Mesa 722788



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

Map amended through: 3/22/2007

Note: Gray shading represents Area Outside of the City limits

Zone Atlas Page:  
**M-09-Z & N-09-Z**

Selected Symbols

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



# DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00354 (SBP)  
Project Name: DIAMOND MESA  
Agent: CONSENSUS PLANNING LLC

Project # 1002819  
Phone No.: 764-9801

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/11/07 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

CITY ENGINEER / AMAFCA: SIA OK BLB  
\_\_\_\_\_  
\_\_\_\_\_

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

PLANNING (Last to sign): ~~Approved~~  
3 Copies [Signature]  
\_\_\_\_\_  
\_\_\_\_\_

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

Project Number 1002819



# DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00354 (SBP)  
Project Name: DIAMOND MESA  
Agent: CONSENSUS PLANNING LLC

Project # 1002819  
Phone No.: 764-9801

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/11/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

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

PLANNING (Last to sign): ~~Amos Armenta~~  
3 Copies  
\_\_\_\_\_  
\_\_\_\_\_

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

Project Number

1002819

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002819**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Site Plan for Building Permit

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report is required for site plan approval by the City Engineer.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

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

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

**DATE:** APRIL 11, 2007

0



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 11, 2007

9:00 A.M.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 12:50 P.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1005185**  
07DRB-00262 Major-Preliminary Plat Approval  
ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] [Deferred from 3/28/07 & 4/11/07] (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

07DRB-00353 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] [**Carmen Marrone for Petra Morris, EPC Case Planner**] [*Deferred from 3/28/07 & 4/11/07*] (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

2. **Project # 1002743**  
07DRB-00336 Major-Preliminary Plat  
Approval

DAC ENTERPRISES INC agent(s) for HARVEST LAND LLC request(s) the above action(s) for all or any portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD located on COORS NW between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). (F-11) **WITH THE RE-SIGNING OF THE INFRASTRUCTURE LIST DATED 02/08/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/19/79 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: THE HOME OWNERS ASSOCIATION PRESIDENT MUST SIGN THE FINAL PLAT.**

3. **Project # 1004387**  
07DRB-00334 Major-Vacation of Pub  
Right-of-Way  
07DRB-00335 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JUDITH C SCHAAB request(s) the above action(s) for all or any portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION**, together with a portion of LAS LOMAS RD NE, zoned O-1 located on LAS LOMAS RD NE between ENCINO PL NE and CEDAR CT NE containing approximately 1 acre(s). [REF: 06DRB00644, 05DRB01332] [*Deferred from 04/11/07*] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

4. **Project # 1005133**  
07DRB-00260 Major-Vacation of Public  
Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s). [Deferred from 3/28/07 & 04/11/07](B-13) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

07DRB-00352 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH**, zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s). [Deferred from 3/28/07 & 04/11/07] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

5. **Project # 1004075**  
06DRB-01537 Major-Vacation of Pub  
Right-of-Way  
06DRB-01539 Minor-Vacation of Private  
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [Deferred from 11/15/06, 12/13/06, 1/3/07, 1/17/07, 2/7/07, 2/28/07, 3/21/07 & 04/11/07]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 05/02/07.**



6. **Project # 1002739**  
06DRB-01621 Major-Vacation of Public Easements  
06DRB-01622 Major-Vacation of Pub Right-of-Way  
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07, 2/7/07, 2/21/07, 3/07/07 & 03/21/07 & 4/4/07] (P-8) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT "B" IN THE PLANNING FILE. THE FINAL PLAT WAS APPROVED WITH THE FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR AN AMENDMENT TO THE INFRASTRUCTURE LIST AND TO FINALIZE OFF SITE EASEMENTS AND PLANNING FOR REAL PROPERTY SIGNATURE, 15-DAY APPEAL PERIOD AND TO RECORD.**

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

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

7. **Project # 1005473**  
07DRB-00411 Minor-SiteDev Plan  
BldPermit

JEFF FOSS agent(s) for RAY CRAVEY request(s) the above action(s) for all or any portion of Lot(s) 40, **ALAMEDA BUSINESS PARK**, zoned SU-1 IP located south of ALAMEDA NW between WASHINGTON NW and 4<sup>TH</sup> ST NW containing approximately 1 acre(s). (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND ADDITION TO SIGNATURE BLOCK.**

13. **Project # 1001133**  
07DRB-00404 Minor-Ext of SIA for Temp  
Defer SDWK
- THE TRIAD GROUP request(s) the above action(s) for all or any portion of Lot(s) 9, 23, 29 & 38, **PARADISE TERRACE**, zoned R-1, located on GOLF COURSE RD NW between MCMAHON NW and DRIFTWOOD NW containing approximately 10 acre(s). [REF: 01DRB00373, 03DRB00572, 05DRB00337] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
14. **Project # 1005233**  
07DRB-00418 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for CARDINAL HEALTHCARE PTS LLC request(s) the above action(s) for all or any portion of Tract(s) A & B, Block(s) 5, **SUNDT'S INDUSTRIAL CENTER**, zoned M-2 located on ALEXANDER BLVD NE between MONTBEL LP NE and JOAN HILL PL NE containing approximately 17 acre(s). [REF: 06DRB01568] (F-15 & F-16) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
15. **Project # 1005478**  
07DRB-00421 Minor-Prelim&Final Plat  
Approval
- WAYJOHN SURVEYING INC agent(s) for JSJ NOB HILL LLC & BKM LLC request(s) the above action(s) for all or any portion of Lot(s) 1, 2, 18 & 19, Block(s) 15, **MESA GRANDE**, zoned SU-2 O-R located on WASHINGTON ST SE between MESA GRANDE PL SE and ZUNI RD SE containing approximately 1 acre(s). (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

16. **Project # 1005255**  
07DRB-00420 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for JAMES A & JAMES C PETERSON request(s) the above action(s) for all or any portion of Lot(s) A-1, Block(s) 15 and Lot(s) B-1 & C-1, Block(s) 10, **VISTA LARGA**, zoned R-1 located on HANNETT AVE NE between STANFORD DR NE and HARVARD DR NE containing approximately 1 acre(s). [Deferred from 04/11/07] (J-16) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

17. **Project # 1005398**  
07DRB-00422 Minor-Prelim&Final Plat  
Approval

DANIEL DUNN request(s) the above action(s) for all or any portion of Lot(s) 1, 2 & 3, **GARCIA ADDITION**, zoned SR-1 located on 11<sup>TH</sup> ST NW between MOUNTAIN DR NW and SAWMILL DR NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

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

18. **Project # 1005470**  
07DRB-00406 Minor-Sketch Plat or Plan

DESCANSO INC request(s) the above action(s) for **UNPLATTED PORTION OF THE LANDS OF THE B.N.S.F. RAILROAD**, zoned M-2, located on 2<sup>ND</sup> ST SW between AVENIDA CESAR CHAVEZ SW and WOODWARD RD SW. (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**

19. **Project # 1003359**  
07DRB-00408 Minor-Sketch Plat or Plan
- FAIZD KESSAM request(s) the above action(s) for all or any portion of Block(s) 26, Tract(s) A, Lot(s) 8-10 & 23-25, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 FOR IP located on EAGLE ROCK AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s). [REF: 04EPC00482] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**
20. **Project # 1005474**  
07DRB-00413 Minor-Sketch Plat or Plan
- CATHERINE HELLER request(s) the above action(s) for all or any portion of Lot(s) 7 & 8, Block(s) 3, **ROSEMONT PARK ADDITION**, zoned S-R (R-1) located on 11<sup>TH</sup> ST NW between 10<sup>TH</sup> ST NW and 12<sup>TH</sup> ST NW. (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**
21. **Project # 1005477**  
07DRB-00419 Minor-Sketch Plat or Plan
- WAYJOHN SURVEYING INC agent(s) for TWIN MOUNTAIN CONSTRUCTION II COMPANY request(s) the above action(s) for Tract(s) 1, LANDS OF M-T INVEST. CO and Tract(s) A-1, SPRINGER-SPEECHLY PLAT (to be known as **LANDS OF TWIN MOUNTAIN**) zoned SU-2 C-3 and SU-2 M-1 located on MENAUL BLVD NE between EDITH BLVD NE and I-25 containing approximately 16 acre(s). (H-15) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**
22. Approval of the Development Review Board Minutes for April 4, 2007. **THE DRB MINUTES FOR APRIL 4, 2007 WERE APPROVED BY THE BOARD.**

23. OTHER MATTERS:

**Project # 1003554**  
07DRB-00482 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for VISTA ORIENTE LLC, request(s) the above action(s) for Lot(s) 5 & 6, **CENTRAL PARK PLACE**, zoned C-2, located on CENTRAL AVE SE between CONCHAS ST SE and EUBANK BLVD SE containing approximately 2 acre(s). (L-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

ADJOURNED: 12:50 P.M.

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

JIM MEDLEY ARCHITECT AIA agent(s) for ULTIMATE CAR WASH request(s) the above action(s) for all or a portion of Tract(s) G-2-A-2, **MONTGOMERY COMPLEX**, zoned SU-1 FOR C-1, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 1 acre(s). [REF: 06EPC-00954] [**Maggie Gould, EPC Case Planner**] [*Indef deferred from 11/29/06*] (F-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ACCEPTANCE OF THE WATER LINE THAT WAS CONSTRUCTED WITHOUT A WORK ORDER AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT FOR 30-FOOT CROSS ACCESS EASEMENT AND SIDEWALK EASEMENT ON MONTGOMERY.**

9. **Project # 1002819**  
07DRB-00354 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for DIAMOND MESA LLC request(s) the above action(s) for all or any portion of Lot(s) E-6-A-1, Albuquerque South (to be known as **DIAMOND MESA**) zoned SU-1 FOR R-2 & RT USES located on GIBSON BLVD SW between 98<sup>th</sup> ST SW and AMOLE ARROYO DRAINAGE ROW containing approximately 27 acre(s). [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/28/07*] (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 04/11/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

10. **Project # 1005508**  
07DRB-00341 Minor-SiteDev Plan  
BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP for Lt Indust Uses located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 3/28,4/4/ & 04/11/07 [Heard under Proj #1001523 in error]*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

07DRB-00207 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 2/28/07*] [*Indef deferred from 3/14/07*] [*Deferred from 3/28/07, 4/4/07 & 04/11/07*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

11. **Project # 1005360**  
07DRB-00372 Minor-SiteDev Plan  
BldPermit

KENT TRAUERNICHT agent(s) for STEVE SCHAUK request(s) the above action(s) for all or any portion of Lot(s) 45, **ALAMEDA BUSINESS PARK**, zoned SU-2 FOR IP-EP located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and ALAMEDA PARK DR NE containing approximately 1 acre(s). [REF: 07ZHE-00120] [*Deferred from 4/4/07*] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF – DELEGATED- TO TRANSPORTATION DEVELOPMENT FOR CITY STANDARD DRAWING NOTES FOR SIDEWALKS AND DRIVE PAD MODIFICATIONS AND PLANNING FOR SOLID WASTE MANAGEMENT SIGNATURE, WALL DESIGN AND 3 COPIES.**

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

12. **Project # 1005365**  
07DRB-00403 Minor-Prelim&Final Plat  
Approval

ALPHA PROFESSIONAL SURVEYING INC agent(s) for FRANK & MARY PADILLA request(s) the above action(s) for all or any portion of Lot(s) A, B & C, Tract(s) 300-A-2-B-1, M.R.G.C.D. Map 38, **LANDS OF LOPEZ & PADILLA**, zoned RA-2, located on CARSON RD NW between RIO GRANDE NW and MONTOYA NW containing approximately 1 acre(s). [REF: 07DRB00140] (J-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. ~~Project # 1002819~~  
07DRB-00354 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for DIAMOND MESA LLC request(s) the above action(s) for all or any portion of Lot(s) E-6-A-1, Albuquerque South (to be known as **DIAMOND MESA**) zoned SU-1 FOR R-2 & RT USES located on GIBSON BLVD SW between 98<sup>th</sup> ST SW and AMOLE ARROYO DRAINAGE ROW containing approximately 27 acre(s). [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/28/07*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

11. **Project # 1004976**  
06DRB-01548 Minor-SiteDev Plan  
Subd/EPC  
06DRB-01549 Minor-SiteDev Plan  
BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2 (SC), located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 11/1/06 & Indef deferred 11/8/06 & Indef deferred 12/13/06*] [*Deferred from 3/21/07*] (A-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE PLAN.**

- 07DRB-00303 Minor-Prelim&Final Plat  
Approval  
07DRB-00304 Minor-Vacation of Private  
Easements

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM**, zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] [*Deferred from 3/21/07*] (A-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/28/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/12/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**



8. **Project # 1004464**  
05DRB-01540 Major-Vacation of Pub  
Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. [Deferred from 10/26/05, 1/18/06, 3/29/06 and Withdrawn 3/28/07] (K-17) **WITHDRAWN AT THE AGENT'S REQUEST.**

**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.

9. **Project # 1001523**  
07DRB-00341 Minor-SiteDev Plan  
BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP FOR LIGHT INDUSTRIAL USES located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [Deferred from 3/28/07] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/4/07.**

07DRB-00207 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [Deferred from 2/28/07] [Indef deferred from 3/14/07] [Deferred from 3/28/07] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/4/07.**

4. **Project # 1002984**  
07DRB-00238 Major-Vacation of Pub  
Right-of-Way

SANDRA LEVINSON & HAROLD GILL request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 7, **VOLCANO CLIFFS, UNIT 2**, zoned R-1 located on KIBO DR NW between RIMROCK DR NW and SHIPROCK CT NW containing approximately 1 acre(s). *[Deferred from 3/28/07]* (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/4/07.**

5. **Project # 1003445**  
07DRB-00261 Major-Vacation of Public  
Easements

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, **FIRST BAPTIST CHURCH**, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 22 acre(s). [REF: 04DRB00750] (C-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION: THE APPROPRIATE ALTERNATE PUBLIC DRAINAGE EASEMENTS/RIGHT-OF-WAY ARE PROVIDED.**

6. **Project # 1005133**  
07DRB-00260 Major-Vacation of Public Easements

07DRB-00352 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s). *[Deferred from 3/28/07]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH**, zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s). *[Deferred from 3/28/07]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

7. **Project # 1005185**  
07DRB-00262 Major-Preliminary Plat Approval

07DRB-00353 Minor-SiteDev Plan Subd/EPC

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] *[Deferred from 3/28/07]* (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] **[Carmen Marrone for Petra Morris, EPC Case Planner]** *[Deferred from 3/28/07]* (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

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

12. **Project # 1005449**  
07DRB-00348 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for BGK REALTY INC request(s) the above action(s) for all or any portion of Tract(s) AK-1, **ACADEMY KNOLLS**, zoned 0-1 located on EUBANK BLVD NE between ACADEMY KNOLLS NE and MALAGUENA LN NE, containing approximately 3 acre(s). (F-21) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SIGNATURE OF ABCWUA DIRECTOR ON THE PLAT AS OWNER, A 25-FOOT WATER AND SEWER EASEMENT AND ADD A 7-FOOT PRIVATE ACCESS EASEMENT.**

13. **Project # 1004183**  
07DRB-00350 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LLC agent(s) for LAURIE HICKS request(s) the above action(s) for all or any portion of Block(s) 7, **PERFECTO, MARIANO & JESUS ARMIJO ADDITION**, zoned SU-2/HDA located on 8<sup>TH</sup> ST NW between MARQUETTE AVE NW and ROMA AVE NW containing approximately 1 acre(s). [REF: 05DRB-00809] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1005451**  
07DRB-00349 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or any portion of Lot(s) 8, 9, 10 & 11, Block(s) 2, **GUTIERREZ ADDITION**, zoned SU-2 FOR R-1, located on BELL AVE SW between 8<sup>TH</sup> ST SW and SMITH AVE SW containing approximately 1 acre(s). (L-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1005363**  
07DRB-00346 Minor-Prelim&Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). *[Deferred from 3/28/07]* (G-12 & G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/4/07.**

16. **Project # 1004240**  
07DRB-00357 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or any portion of Lot(s) 15-P2 & 16-P2, **VILLAS LAS MANANITAS SUBDIVISION**, zoned R-1 located on WILDER LANE NW between MEADOW VIEW DR NW and RIO GRANDE BLVD NW containing approximately 3 acre(s). (H-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

17. **Project # 1005450**  
07DRB-00355 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN PA agent(s) for GABALDON PROPERTY LLC request(s) the above action(s) for all or any portion of Tract(s) 331-B, 336, AND 337 (to be known as **GABALDON PROPERTY SUBDIVISION**) zoned R-1 and RA-2 located on GABALDON RD NW and SPUR CT NW and containing approximately 3 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1005452**  
07DRB-00356 Minor-Sketch Plat or Plan

CONSENSUS PLANNING INC agent(s) for GUSS RABADI request(s) the above action(s) for all or any portion of Tract(s) 1, **VOLCANO CLIFFS, UNIT 17**, zoned SU-2 VC, located on UNIVERSE BLVD NW between ROSA PARKS RD NW and CIERVO NW containing approximately 30 acre(s). (D-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1001941**  
07DRB-00345 Minor-Sketch Plat or Plan

ADAM G. RODRIGUEZ & ANA G. RODRIGUEZ request(s) the above action(s) for all or any portion of Lot(s) 34, **ALVARADO GARDENS, UNIT 1**, zoned RA-2 located on RIO GRANDE BLVD NW between MATTHEW NW and CONTRERAS NW containing approximately 2 acre(s). (G-12 & G-13) **WITHDRAWN AT THE AGENT'S REQUEST.**

20. **Project # 1005447**  
07DRB-00342 Minor-Sketch Plat or Plan

VAN & PATRICIA ROCCO request(s) the above action(s) for all or any portion of Tract(s) 134E, **MRGCD MAP #31**, zoned RA-2 located on RIO GRANDE BLVD NW between SAN LORENZO AVE NW and GRIEGOS RD NW containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1005448**  
07DRB-00347 Minor-Sketch Plat or Plan

PLAZA SURVEYS LLC agent(s) for RICHARD ARAGON request(s) the above action(s) for Tract(s) 289-C, **MRGCD MAP #27**, zoned SU-2 TH, located on 8<sup>th</sup> ST NW between LOMAS BLVD NW and SLATE ST NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for March 21, 2007. **THE DRB MINUTES FOR MARCH 21, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 28, 2007

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 11:30 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1003123**  
07DRB-00254 Major-Two Year SIA

KPM LLC request(s) the above action(s) for all or any portion of Tract(s) 1 & 2, **LANDS OF DEVEREUX & WATSON** and Tract(s) 77-6-1, **M.R.G.C.D. MAP #37**, zoned S-M1 located on 5<sup>TH</sup> ST NW between ASPEN AVE NW and HAINES AVE NW containing approximately 1 acre(s). (H-14) **A TWO-YEAR SIA WAS APPROVED.**



2. **Project # 1003717**  
07DRB-00236 Major-Vacation of Public  
Right-of-Way

GREG RILEY agent(s) for ERIC C. JOHNSON request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2/NCR located on CESAR CHAVEZ SE between BROADWAY SE and ARNO SE containing approximately 1 acre(s). [REF: 04DRB-01565] *[Was Indef deferred 3/28/07]* (L-14) **INDEFINITELY DEFERRED ON A NO SHOW.**

3. **Project # 1001278**  
07DRB-00242 Major-Bulk Land Variance  
07DRB-00243 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for PAT & LILLIE MILLIGAN request(s) the above action(s) for Tract 94, Town of Atrisco Grant, Unit 6, Lots A, B and a portion of C & D, Gonzales Family Lands, Tract H, Coors Plaza (to be known as **COORS TOWNE CENTER**) zoned SU-1 FOR C-2 PERMISSIVE USES, located on COORS BLVD SW, between CENTRAL AVE SW and BRIDGE BLVD SW containing approximately 17 acre(s). [REF: 01EPC00747, 00748, 00749, 00750, 07DRB00150, 07DRB00151] (K-10) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, NOTICE OF SUBDIVISION PLAT CONDITIONS, AGIS DXF FILE AND TO RECORD.**

- 07DRB-00150 Minor-SiteDev Plan  
Subd/EPC  
07DRB-00151 Minor-Vacation of Private  
Easements

CONSENSUS PLANNING INC AND SURV-TEK INC., agent(s) for PAT AND LILLIE MILLIGAN request(s) the above action(s) for all or a portion OF Tract 94, Town of Atrisco Grant, Unit 6, Lots A, B and a portion of C & D, Gonzales Family Lands, Tract H, Coors Plaza (to be known as **COORS TOWN CENTER**) zoned SU-1 FOR C-2 PERMISSIVE USES, located on COORS BLVD SW, between CENTRAL AVE SW and BRIDGE BLVD SW containing approximately 18 acre(s). [REF: 01EPC00747, 00748, 00749, 00750] *[Indef deferred from 2/21/07]* [Russell Brito, EPC Case Planner] (K-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

**CITY OF ALBUQUERQUE**  
**PLANNING DEPARTMENT**  
**DEVELOPMENT REVIEW DIVISION**

#10

**INTER-OFFICE MEMO**

**March 23, 2007**

**TO:** Sheran Matson, DRB Chair  
**FROM:** Carmen Marrone, Senior Planner  
**RE:** **Project #1002819, Diamond Mesa**

On December 21, 2006, the EPC approved a Site Plan for Building Permit to construct 462 condominiums on approximately 26 acres located at the southeast corner of 98<sup>th</sup> and Gibson SW. I have met with the applicant regarding the DRB submittal and find that there are some EPC Conditions of Approval that still need to be met. These are:

**Conditions 6c, 7a, 8a, 8e, 8f, 9, and 12.**

The applicant will be submitting a revised site development plan to include the above conditions.

If you have any questions regarding this case, please call me at 924-3814.

*SPBP - shows Parcels 5A + 5B.  
Part of this property?*

**DEVELOPMENT REVIEW BOARD**  
**TRANSPORTATION DEVELOPMENT**  
**Standard Comment Sheet**

DRB- 1002819

Item No. 10

Zone Atlas N-9

DATE ON AGENDA 3-28-07

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

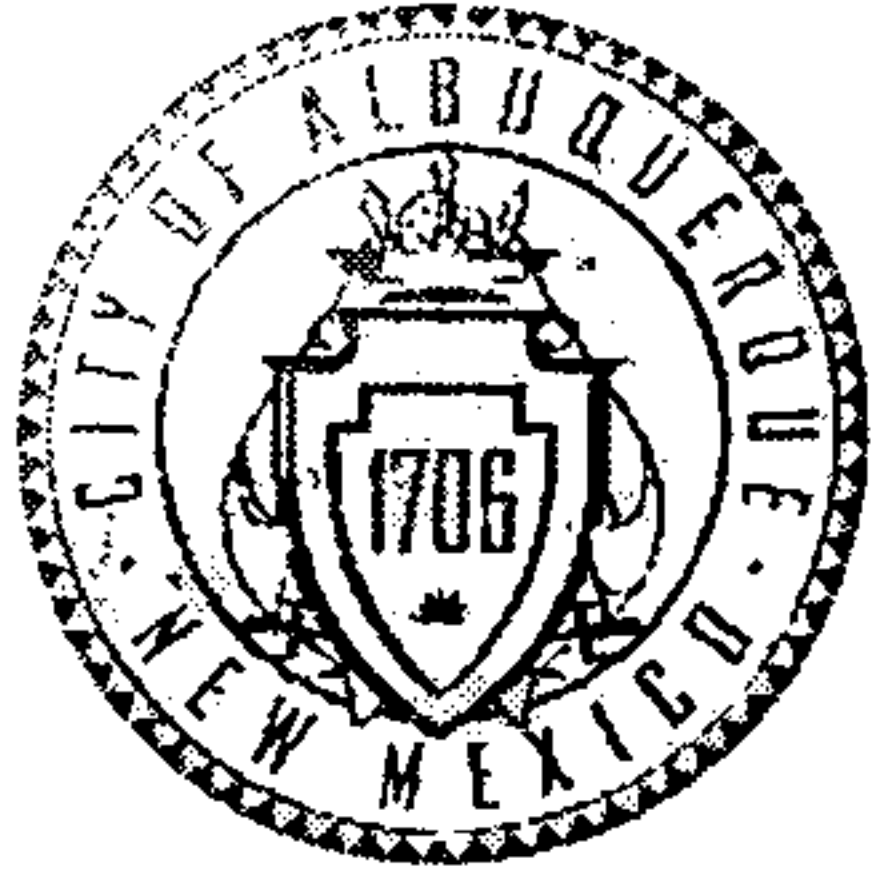
**TYPE OF APPROVAL REQUESTED:**

- ( ) SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT  
( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION  
(X) SITE PLAN FOR BUILDING PERMIT

No. \_\_\_\_\_ Comment

- 1) Why is there a median opening with decel lane on Gibson?
- 2) Where are the improvements to Blake, 98<sup>th</sup> and Gibson? (Have these been accepted by the City?) Are all the turn bays in place?
- 3) Do the street dimensions refer to face to face distances?
- 4) Is there a trial required along the Amole Channel?
- 5) Will Blake and 98<sup>th</sup> be signalized?

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



F

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

Development Review Board Comments

**Project Number:** 1002819  
**Application Number:** 07DRB-00354

**DRB Date:** 3/28/2007  
**Item Number:** 10

**Subdivision:** Diamond Mesa  
 Lots E-6-A-1, Albuquerque South

**Zoning:** SU-1 for R-2 & RT

**Zone Page:** N-09

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


**Request for:**

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

**Parks and Recreation Comments:**

Is the community center area and play area considered a pocket park?

The OS table and the open space note don't match.

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

Phone: 768-3808



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002819**

**AGENDA ITEM NO: 10**

**SUBJECT:**

Site Plan for Building Permit

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report is required for site plan approval by the City Engineer.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

4-11-07

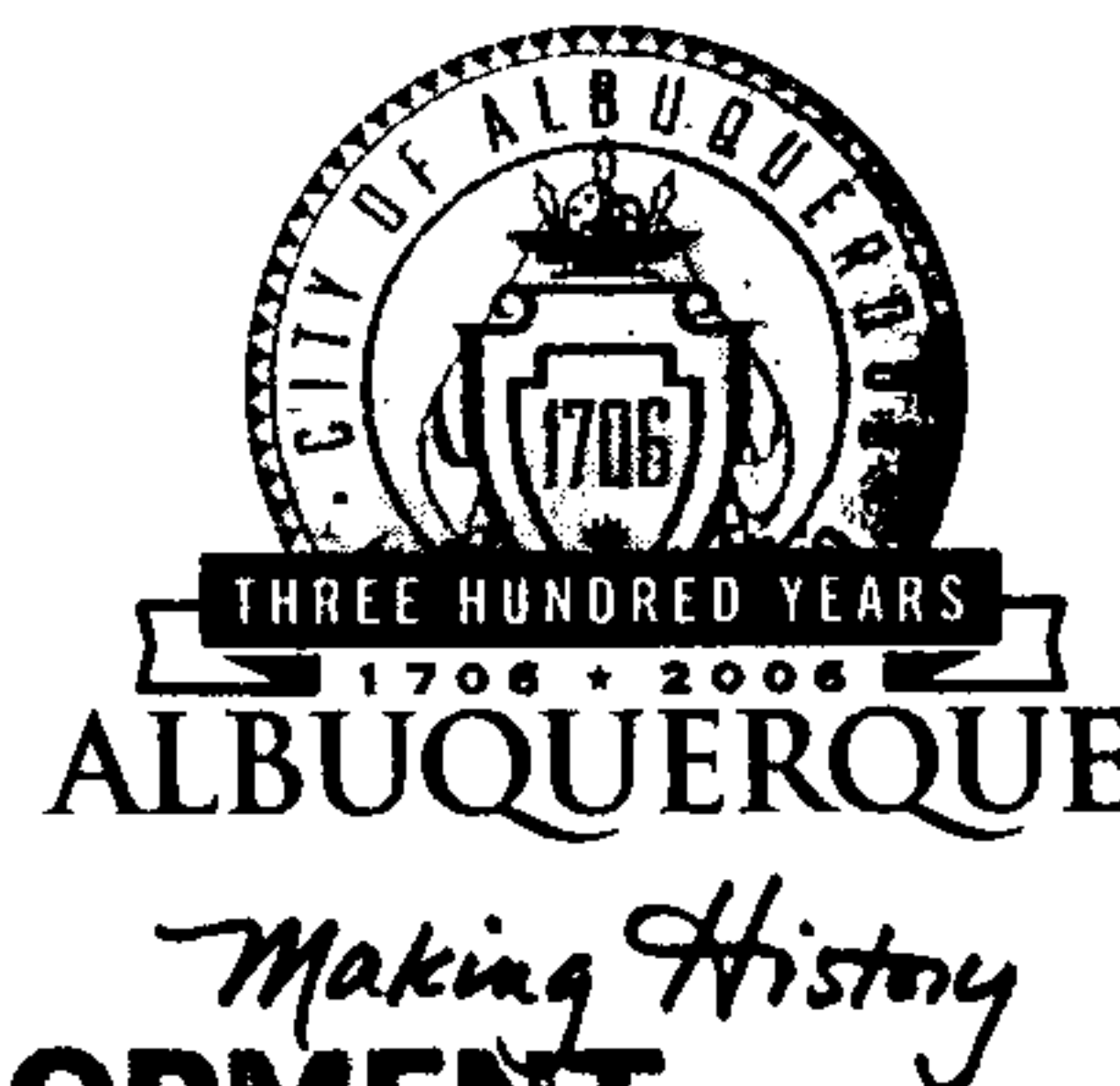
APPROVED \_\_\_; DENIED \_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee  
(N-9/D012)

**DATE:** MARCH 28, 2007

**FYI**



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

November 17, 2005

**TO:** Matthew Archuleta and Libby McIntosh, Westgate Heights NA

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately thirty-one (31) acre(s): Major Bulk Land Variance and Minor Preliminary Plat Approval for Albuquerque South Unit 3, creating one (1) tract from two (2) existing tracts.

*Proposed by:* Tim Aldrich at 884-1990  
*Agent for:* Curb, Inc.

*For property located:* On or near 98<sup>th</sup> Street SW between Gibson Boulevard SW and Blake Road SW.

*The case number(s) assigned is:* 05DRB- 01729 and 01730, Project # 1002819.

City Planning accepted application for this request on November 10, 2005.

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

Please be advised that this application is scheduled for a hearing before the **Development Review Board (DRB)** at 9 a.m. on Wednesday, December 7, 2005 in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

*Stephani J. Winklepleck*

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

P.O. Box 1293

Albuquerque

New Mexico 87103

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

Complete

Rg

12-21-05



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 05DRB-01730 (P&F)  
Project Name: ALBUQUERQUE SOUTH UNIT 3  
Agent: Aldrich Land Surveying Inc.

Project # 1002819  
Phone No.: 884-1990

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/7/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

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

PLANNING (Last to sign): AGIS dxp ok  
Record Plat  
Notes of Plat Conditions ok

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

Project Number

1002819



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 05DRB-01730 (P&F)

Project # 1002819

Project Name: ALBUQUERQUE SOUTH UNIT 3

Agent: Aldrich Land Surveying Inc.

Phone No.: 884-1990

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/7/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

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

PLANNING (Last to sign): AGIS dxif Notice of Plat Conditions  
 Record Plat  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Project Number 1002819





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 7, 2005

1. **Project # 1002819**  
05DRB-01729 Major-Bulk Land Variance  
05DRB-01730 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH, UNIT 3**, zoned SU-1, R-2 & RT, located on 98<sup>TH</sup> ST SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB01183, 03DRB01180] (N-9)

At the December 7, 2005, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

### BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The preliminary and final plat was approved with final plat sign off delegated to Planning for AGIS dxf, 15-day appeal period and recording of plat.

If you wish to appeal this decision, you must do so by December 22, 2005, in the manner described below.




## OFFICIAL NOTICE OF DECISION

PAGE 2

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).

  
Sheran Matson, AICP, DRB Chair

Cc:Curb Inc., 5160 San Francisco Rd NE, 87109

Tim Aldrich, P.O. Box 30701, 87190

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

File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002819 AGENDA#: 1 DATE: 12-7-05

1. Name: Jim Aldrich Address: ALS Zip: \_\_\_\_\_

2. Name: ~~Gregory M. Regis, JMA~~ Address: ~~6010 S MIDWAY~~ PAVE BUDNE Zip: ~~87107~~

3. Name: Bo Johnson Address: Curt Dr Zip: \_\_\_\_\_

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

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

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

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

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

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

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

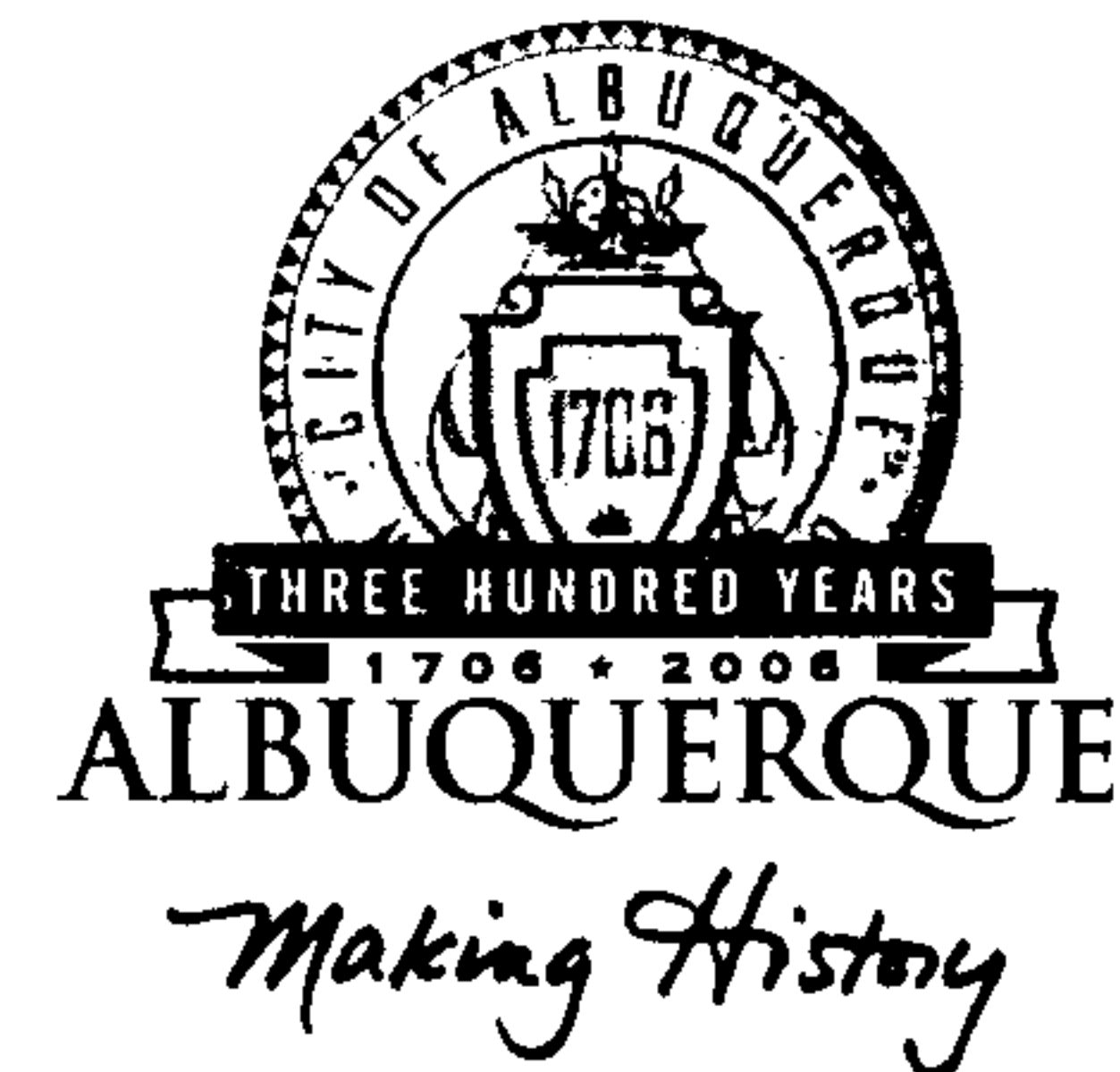
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002819**

**AGENDA ITEM NO: 1**

**SUBJECT:**

Bulk Land Variance  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to the BLV request.  
No adverse comments on plat.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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:** December 7, 2005



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

December 7, 2005

**Project # 1002819**  
 05DRB-01729 Major-Bulk Land Variance  
 05DRB-01730 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH, UNIT 3**, zoned SU-1, R-2 & RT, located on 98<sup>TH</sup> ST SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB01183, 03DRB01180] (N-9)

AMAFCA No objection to requested actions. AMAFCA has signed the Bulk Land Plat and has no further comment.

COG Gibson Blvd West is identified as a Principal Arterial with a ROW of 124' on the Long Range Roadway System. In addition, this area is identified as a Study Corridor on the Long Range Bikeway System.

Transit No adverse comments.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter sent to Westgate Heights NA (R).

APS

Depending on the final uses for the site located on **Albuquerque South, Unit 3**, the proposed development may impact Adobe Acres Elementary, Harrison Middle School, and Rio Grande High School. Currently, Adobe Acres and Harrison Middle School are at or exceeding capacity.

| School         | 2005-06 40 Day Count | Capacity | Space Available |
|----------------|----------------------|----------|-----------------|
| ADOBE ACRES ES | 766                  | 530      | -236            |
| HARRISON MS    | 700                  | 700      | 0               |
| RIO GRANDE HS  | 1,862                | 2,090    | 228             |

Rapid growth on the West Mesa has led to overcrowding at several Westside schools. Uncontrolled growth will continue to exacerbate overcrowding at these schools. In order to relieve overcrowding at existing schools, APS is planning to build a new southwest elementary school.



Impact Fee Administrator

Impact Fees are not required at this time for the Bulk Land Variance,  
Preliminary Plat and Final Plat of Albuquerque South Unit 3.

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

cc:Curb Inc., 5160 San Francisco Rd NE, 87109

Tim Aldrich, P.O. Box 30701, 87190



**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 7, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1004161**

05DRB-01724 Major-Preliminary Plat Approval  
05DRB-01728 Minor-SiteDev Plan Subd/EPC  
05DRB-01725 Minor-Subd Design (DPM)  
Variance  
05DRB-01726 Minor-Sidewalk Waiver  
05DRB-01727 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, RIVERSIDE PLAZA (to be known as **PLAZA ESCONDIDO**) zoned SU-1 for PRD special use zone, located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). (E-12)

**Project # 1002819**

05DRB-01729 Major-Bulk Land Variance  
05DRB-01730 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH, UNIT 3**, zoned SU-1, R-2 & RT, located on 98<sup>TH</sup> ST SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB01183, 03DRB01180] (N-9)

**Project # 1001370**

05DRB-01731 Major-Vacation of Public  
Easements

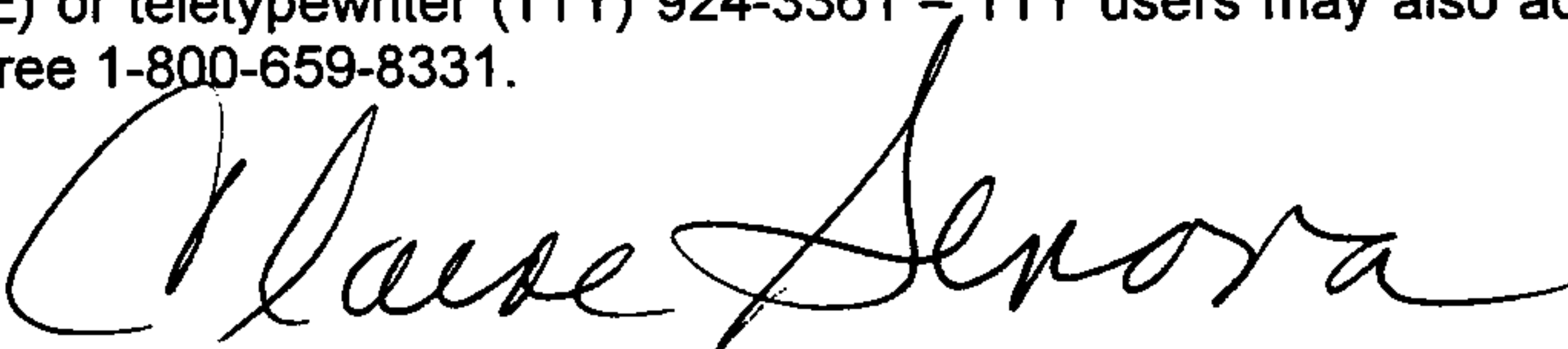
MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10] (M-21/M-22)

**Project # 1004543**

05DRB-01722 Major-Vacation of Pub Right-of-  
Way

JUDITH KATONA GARCIA request(s) the above action(s) for all or a portion of Tract(s) C, **LAND OF ROY YATES** zoned SU-2 IP, located on CENTRAL AVE NW, between 94<sup>TH</sup> ST NW and 98<sup>TH</sup> ST NW containing approximately 0 acre(s). (K-9)

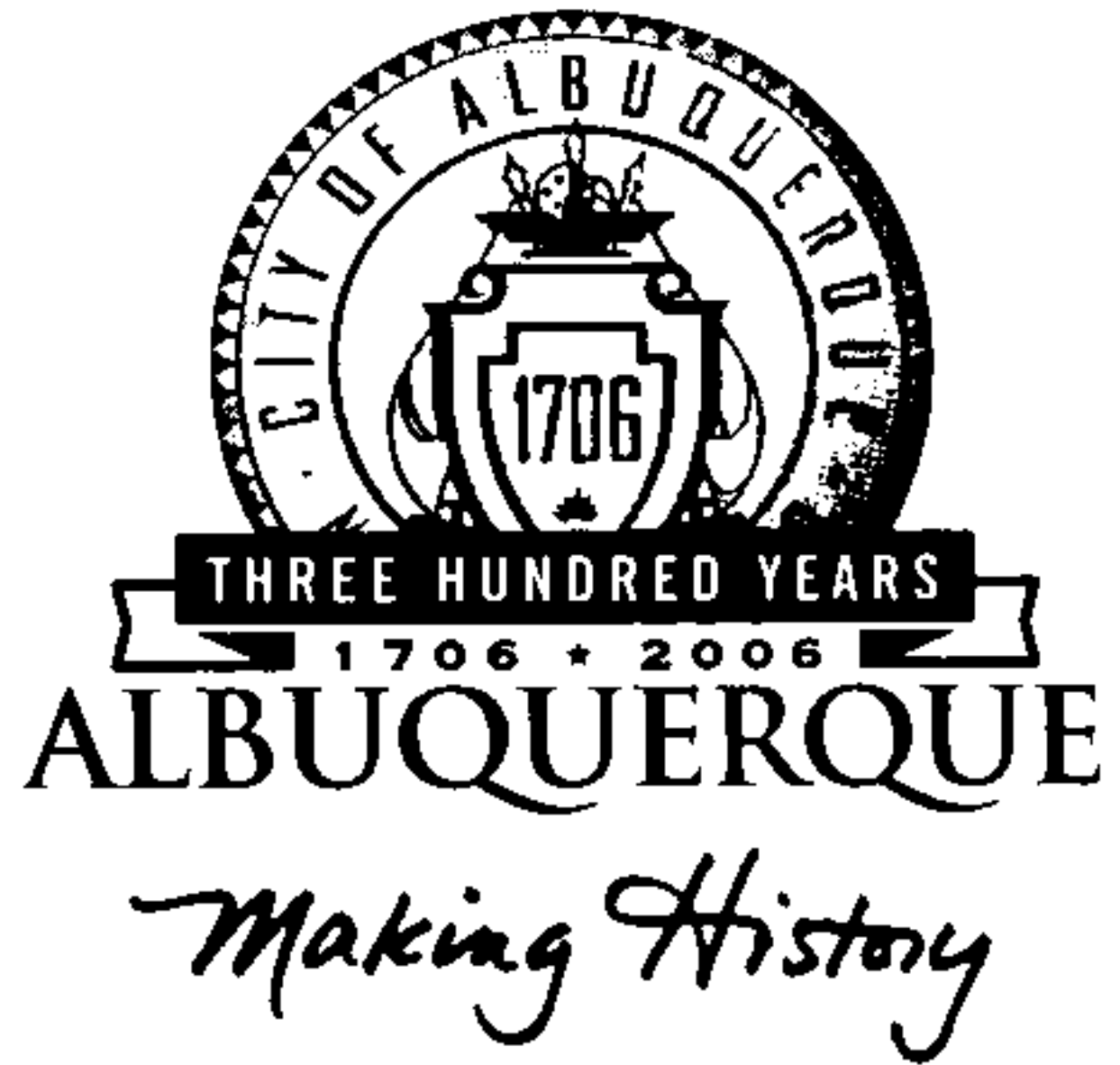
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
for Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 21, 2005.**



# CITY OF ALBUQUERQUE



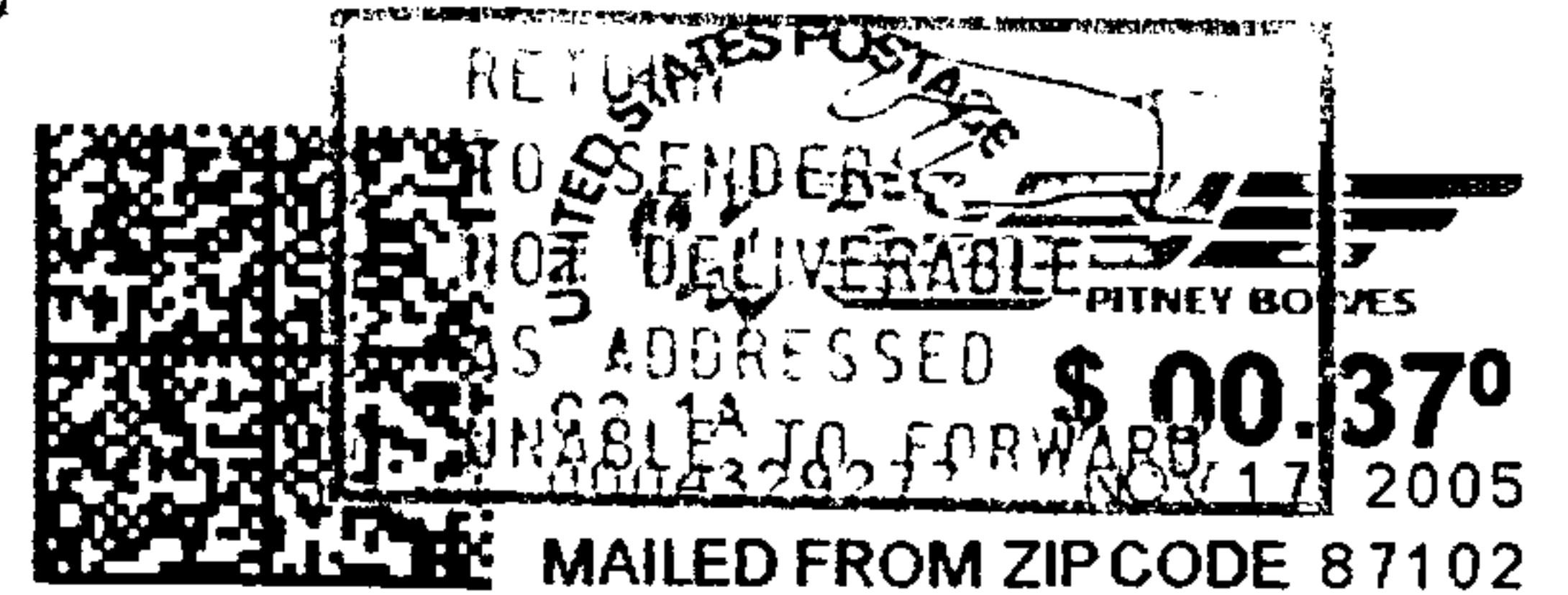
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

100905441736312201

VAZQUEZ DAVID R  
8732 TROTTER  
ALBUQUERQUE NM



VAZQ732 871215002 1N 23 11/21/05  
RETURN TO SENDER

NO FORWARD ORDER ON FILE  
UNABLE TO FORWARD  
RETURN TO SENDER

871215002-32 0002



**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 7, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1004161**

05DRB-01724 Major-Preliminary Plat Approval  
05DRB-01728 Minor-SiteDev Plan Subd/EPC  
05DRB-01725 Minor-Subd Design (DPM)  
Variance  
05DRB-01726 Minor-Sidewalk Waiver  
05DRB-01727 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, RIVERSIDE PLAZA (to be known as **PLAZA ESCONDIDO**) zoned SU-1 for PRD special use zone, located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). (E-12)

**Project # 1002819**

05DRB-01729 Major-Bulk Land Variance  
05DRB-01730 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH, UNIT 3**, zoned SU-1, R-2 & RT, located on 98<sup>TH</sup> ST SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB01183, 03DRB01180] (N-9)

**Project # 1001370**

05DRB-01731 Major-Vacation of Public  
Easements

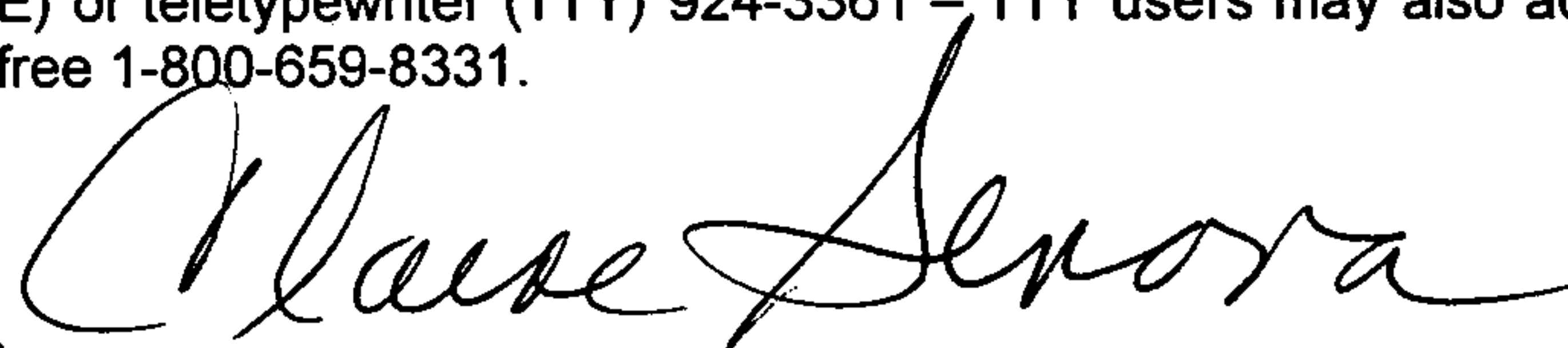
MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10] (M-21/M-22)

**Project # 1004543**

05DRB-01722 Major-Vacation of Pub Right-of-  
Way

JUDITH KATONA GARCIA request(s) the above action(s) for all or a portion of Tract(s) C, **LAND OF ROY YATES** zoned SU-2 IP, located on CENTRAL AVE NW, between 94<sup>TH</sup> ST NW and 98<sup>TH</sup> ST NW containing approximately 0 acre(s). (K-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
for Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 21, 2005.**

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

**Meeting Date:** DECEMBER 7, 2005  
**Zone Atlas Page:** N-09-Z  
**Notification Radius:** 100 Ft.

**Project# 1002819**  
**App#05DRB-01729**  
**App#05DRB-01730**

**Cross Reference and Location:** 98<sup>TH</sup> STREET SW BETWEEN GIBSON BLVD SW  
AND BLAKE RD SW

**Applicant:** CURB, INC  
**Address:** 5160 SAN FRANCISCO RD NE  
ALBUQUERQUE, NM 87109

**Agent:** TIM ALDRICH  
PO BOX 30701  
ALBUQUERQUE, NM 87190

**Special Instructions:**

**Notice must be mailed from the  
City's 21 day's prior to the meeting.**

**Date Mailed:** NOVEMBER 18, 2005  
**Signature:** YVONNE SAAVEDRA

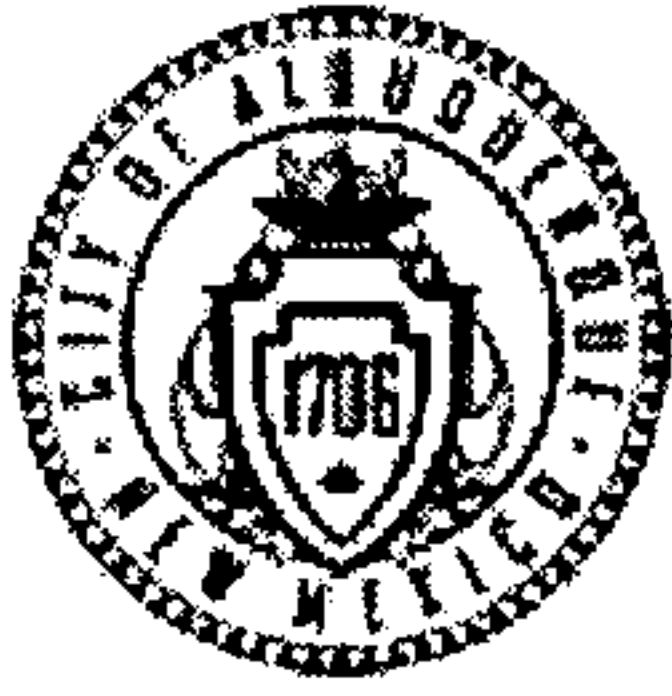
**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1002819  
Application# 050RB-01729+01730

PAGE 1 OF 2

| Zone Atlas Page # | Zone Atlas # | Grid Location | Parcel Sequence | Name & Address     |
|-------------------|--------------|---------------|-----------------|--------------------|
| N-09              | 1009054      | 315-425       | 103-44          | ✓ Dup              |
|                   |              | 215-405       | 204-04          | ✓ Dup <sup>2</sup> |
|                   | 1009055      | 210-025       | 321-24          | ✓ Dup <sup>2</sup> |
|                   |              | 285-025       | 10              | ✓ Dup <sup>2</sup> |
|                   | 1009054      | 350-424       | 103-02          | ✓ Dup              |
|                   | 109054       | 390-500       | 101-01          | ✓ Dup <sup>2</sup> |
|                   |              | 376-423       | 103-40          | ✓ COA              |
|                   |              | 396-394       | 01              | ✓ COA              |
|                   |              | 404-281       | 115-01          | ✓ Dup <sup>2</sup> |
|                   |              | 343-302       | 03              | ✓ Dup <sup>2</sup> |
|                   |              | 279-312       | 201-04          | ✓ Dup <sup>2</sup> |
|                   |              | 186-335       | 06              | ✓                  |
|                   |              | 146-392       | 214-11          | ✓                  |
|                   |              | 085-420       | 213-39          | ✓                  |
|                   |              | 144-419       | 214-13          | ✓                  |
|                   |              | 143-428       | 14              | ✓                  |
|                   |              | 142-435       | 15              | ✓                  |
|                   |              | 141-440       | 16              | ✓                  |
|                   |              | 140-445       | 17              | ✓                  |
|                   |              | 139-453       | 18              | ✓                  |
|                   |              | 138-465       | 19              | ✓                  |
|                   |              | 427-346       | 123-34          | ✓                  |
|                   |              | 417-363       | 122-01          | ✓                  |
|                   |              | 415-379       | 121-01          | ✓                  |

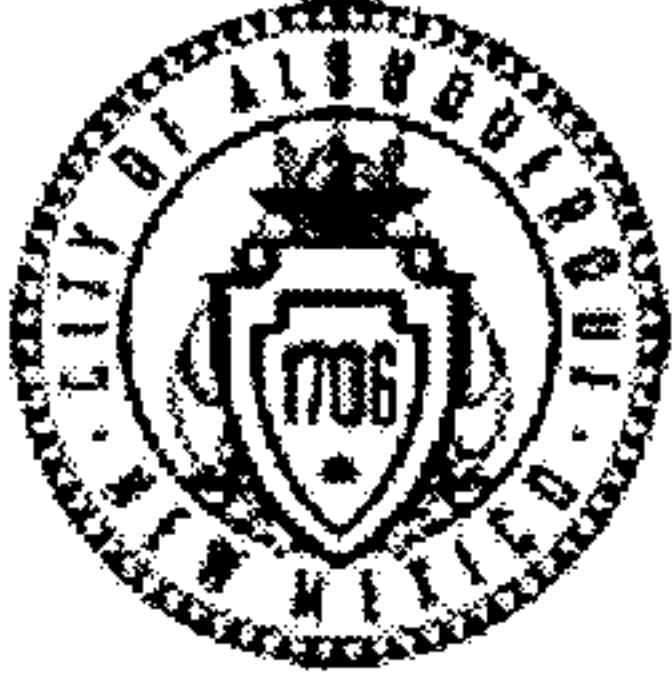




Yvonne C.  
Saavedra/APD/CABQ  
11/15/2005 09:50 AM

To Yvonne C. Saavedra/APD/CABQ@COA  
cc  
bcc  
Subject labels

----- Forwarded by Yvonne C. Saavedra/APD/CABQ on 11/15/2005 09:49 AM -----



mainframe@coa1mp3.ca  
bq.gov  
11/15/2005 09:48 AM

To  
cc  
Subject

| 1                   | R E C O R D S | W I T H   | L A B E L S | PAGE     |
|---------------------|---------------|-----------|-------------|----------|
| 1                   |               |           |             |          |
| 01009054            | ***           | THIS      | UPC         | CODE     |
| 0100905431542510344 | LEGAL:        | TR E -6-A | BULK        | LAND     |
| UNIT LAND USE:      |               |           |             |          |
|                     | PROPERTY      | ADDR:     | 00000       |          |
|                     | OWNER         | NAME:     | CURB        | INC      |
|                     | OWNER         | ADDR:     | 05160       | SAN      |
| ALBUQUERQUE NM      |               |           |             | 87109    |
| 0100905421540520404 | LEGAL:        | TR 3 4D1A | BULK        | LAND     |
| SAL LAND USE:       |               |           |             |          |
|                     | PROPERTY      | ADDR:     | 00000       |          |
|                     | OWNER         | NAME:     | CURB        | INC      |
|                     | OWNER         | ADDR:     | 05160       | SAN      |
| ALBUQUERQUE NM      |               |           |             | 87109    |
| 0100905521002532124 | LEGAL:        | TR E -4   | B           | ULK      |
| UNIT LAND USE:      |               |           |             |          |
|                     | PROPERTY      | ADDR:     | 00000       |          |
|                     | OWNER         | NAME:     | AVALON      | WEST     |
|                     | OWNER         | ADDR:     | 05160       | SAN      |
| ALBUQUERQUE NM      |               |           |             | 87109    |
| 0100905528502532110 | LEGAL:        | TR E -5-A | BULK        | LAND     |
| UNIT LAND USE:      |               |           |             |          |
|                     | PROPERTY      | ADDR:     | 00000       |          |
|                     | OWNER         | NAME:     | CURB        | INC      |
|                     | OWNER         | ADDR:     | 05160       | SAN      |
| ALBUQUERQUE NM      |               |           |             | 87109    |
| 0100905435042410302 | LEGAL:        | PARC      | EL          | 5        |
| LAND USE:           |               |           |             |          |
|                     | PROPERTY      | ADDR:     | 00000       |          |
|                     | OWNER         | NAME:     | YOO         | JAMES    |
|                     | OWNER         | ADDR:     | 01306       | BROADWAY |
| ALBUQUERQUE NM      |               |           |             | 87102    |
| 0100905439050010101 | LEGAL:        | TR 5 -A   | B           | ULK      |
| PARCE LAND USE:     |               |           |             |          |
|                     | PROPERTY      | ADDR:     | 00000       | GIBSON   |
|                     | OWNER         | NAME:     | CURB        | INC      |
|                     | OWNER         | ADDR:     | 05160       | SAN      |
| ALBUQUERQUE NM      |               |           |             | 87109    |

PAGE 2

0100905437642310340 LEGAL: TR 2 SAL AZAR-DAVIS TRS PLAT SHOWING PORS OF  
PROJEC LAND USE:  
PROPERTY ADDR: 00000 BLAKE  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: PO BOX 1293  
87103

ALBUQUERQUE NM  
0100905439639410301 LEGAL: TR B PLA T FOR EL RANCHO GRANDE I UNIT 5A  
LAND USE:  
PROPERTY ADDR: 00000 SILVER TREE  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: PO BOX 1293  
87103

ALBUQUERQUE NM  
0100905440428111501 LEGAL: TR 9 -B-2 BULK LAND PLAT FOR EL RANCHO GRANDE I  
LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: CURB INC  
OWNER ADDR: 05160 SAN FRANCISCO DR NE  
87109

ALBUQUERQUE NM  
0100905434330211503 LEGAL: TR 9 -B-1 BULK LAND PLAT FOR EL RANCHO GRANDE I  
LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: CURB INC  
OWNER ADDR: 05160 SAN FRANCISCO DR NE  
87109

ALBUQUERQUE NM  
0100905427931220104 LEGAL: TR 1 1-A BULK LAND PLAT FOR EL RANCHO GRANDE I  
LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: YOO JAMES J & HEE Y &  
OWNER ADDR: 01306 BROADWAY BL SE  
87102

ALBUQUERQUE NM  
0100905418633520106 LEGAL: TR 3 1A1A BULK LAND PLAT TRACT 31A-1-A LANDS OF  
SAL LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: D R HORTON INC  
OWNER ADDR: 04400 ALAMEDA BL NE  
87113

ALBUQUERQUE NM  
0100905414639221411 LEGAL: LT 1 04-P 1 PLAT FOR SUN GATE SUBDIVISION CONT  
.117 LAND USE:  
PROPERTY ADDR: 00000 GARDEN GATE  
OWNER NAME: SCHOPPE RICHARD & SUZANN  
OWNER ADDR: 10000 GARDEN GATE LN SW  
87121

ALBUQUERQUE NM  
0100905408542021339 LEGAL: TR A PLA T FOR SUN GATE SUBDIVISION CONT 4.9524  
AC LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: D R HORTON INC  
OWNER ADDR: 04400 ALAMEDA BL NE  
87113

ALBUQUERQUE NM  
0100905414441921413 LEGAL: LT 1 03-P 1 PLAT FOR SUN GATE SUBDIVISION CONT  
.135 LAND USE:  
PROPERTY ADDR: 00000 BRIDLE GATE  
OWNER NAME: MOIR JOHN  
OWNER ADDR: 02408 BRIDLE GATE TR SW  
87121

ALBUQUERQUE NM  
87121

0100905414342821414 .121 LAND USE: LEGAL: LT 1 02-P 1 PLAT FOR SUN GATE SUBDIVISION CONT  
PROPERTY ADDR: 00000 BRIDLE GATE  
OWNER NAME: KREJEI JENNIFER M  
OWNER ADDR: 02404 BRIDLE GATE TR SW  
ALBUQUERQUE NM 87121

0100905414243521415 .136 LAND USE: LEGAL: LT 1 01-P 1 PLAT FOR SUN GATE SUBDIVISION CONT  
PROPERTY ADDR: 00000 BRIDLE GATE  
OWNER NAME: ANCHONDO VANESSA  
OWNER ADDR: 02400 BRIDLE GATE SW  
ALBUQUERQUE NM 87121

0100905414144021416 .111 LAND USE: LEGAL: LT 1 00-P 1 PLAT FOR SUN GATE SUBDIVISION CONT  
PROPERTY ADDR: 00000 BRIDLE GATE  
OWNER NAME: D R HORTON INC  
OWNER ADDR: 04400 ALAMEDA BL NE  
ALBUQUERQUE NM 87113

0100905414044521417 .1117 LAND USE: LEGAL: LT 9 9-P1 PLAT FOR SUN GATE SUBDIVISION CONT  
PROPERTY ADDR: 00000 BRIDLE GATE  
OWNER NAME: MURILLO MARIO T & MARIA S  
OWNER ADDR: 02308 BRIDAL GATE TR SW  
ALBUQUERQUE NM 87121

0100905413945321418 .1216 LAND USE: LEGAL: LT 9 8-P1 PLAT FOR SUN GATE SUBDIVISION CONT  
PROPERTY ADDR: 00000 BRIDLE GATE  
OWNER NAME: STAUFFACHER HOWARD L  
OWNER ADDR: 02304 BRIDLE GATE TR SW  
ALBUQUERQUE NM 87121

0100905413846521419 .1281 LAND USE: LEGAL: LT 9 7-P1 PLAT FOR SUN GATE SUBDIVISION CONT  
PROPERTY ADDR: 00000 BRIDLE GATE  
OWNER NAME: MICHEL CAMERINO & AZUCENA  
OWNER ADDR: 02300 BRIDLE GATE TR SW  
ALBUQUERQUE NM 87121

0100905442734612334 9- LAND USE: LEGAL: LT 3 4-P1 BLK 3 PLAT FOR EL RANCHO GRANDE I UNIT  
PROPERTY ADDR: 00000 BUTCH CASSIDY  
OWNER NAME: MARTINEZ YZETTA M  
OWNER ADDR: 02744 BUTCH CASSIDY DR SW  
ALBUQUERQUE NM 87121

0100905441736312201 5B LAND USE: LEGAL: LT 9 -P1 BLK 26 PLAT FOR EL RANCHO GRANDE I UNIT  
PROPERTY ADDR: 00000 TROTTER  
OWNER NAME: VAZQUEZ DAVID R  
OWNER ADDR: 08732 TROTTER RD SW  
ALBUQUERQUE NM 87121

0100905441537912101 UNIT 5 LAND USE: LEGAL: LT 3 6-P1 BLK 25 PLAT FOR EL RANCHO GRANDE I  
PROPERTY ADDR: 00000 TROTTER  
OWNER NAME: CHAVARRIA JUAN M  
OWNER ADDR: 08735 TROTTER RD SW  
ALBUQUERQUE NM 87121





100905437642310340

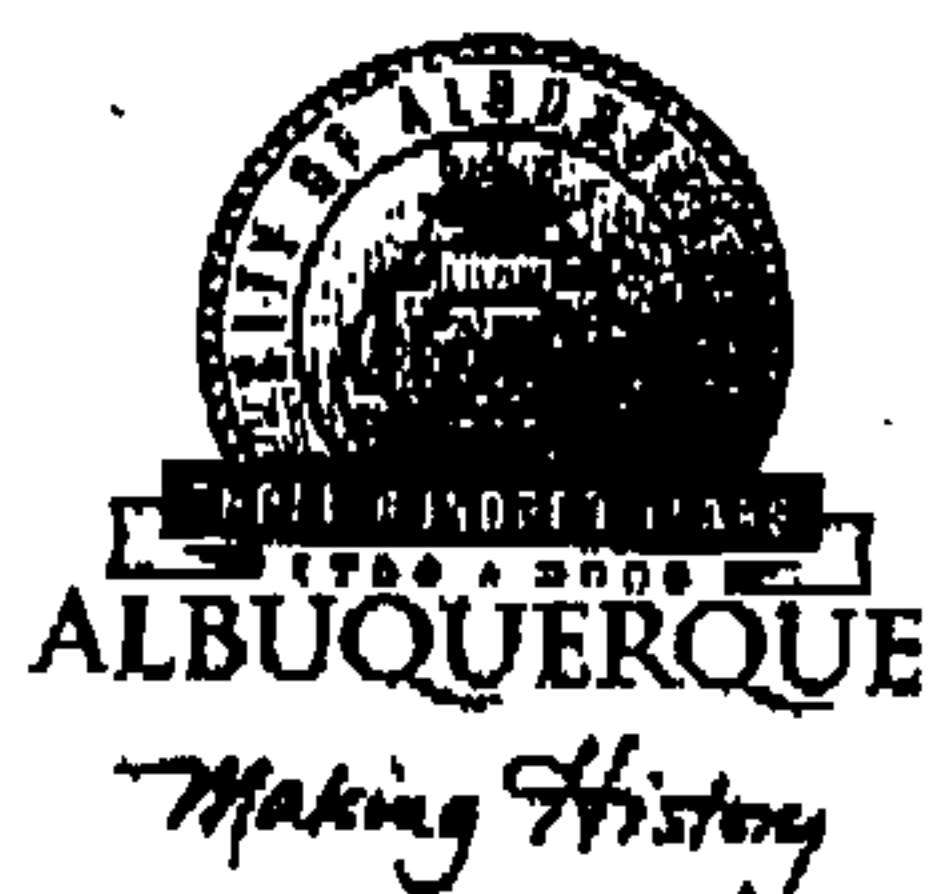
LEGAL: TRACT 2 SALAZAR-DAVIS TRS PLAT SHOWING PORTIONS OF & AN  
ELY PORTION OF SEC

OWNERS NAME: CITY OF ALBUQUERQUE  
OWNERS ADDR: PO BOX 1293  
ALBUQUERQUE, NM 87103

100905439639410301

LEGAL: TRACT B PLAT FOR EL RANCHO GRANDE I UNIT 5A SUB 5.0514 AC  
PROPERTY ADDR: 2501 SILVER TREE DR SW

OWNERS NAME: CITY OF ALBUQUERQUE  
OWNERS ADDR: PO BOX 1293  
ALBUQUERQUE, NM 87103



*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.

November 9, 2005

Tim Aldrich  
Aldrich Land Surveying, Inc  
P.O. Box 30701 / 87190  
Phone: 884-1990 Fax: 884-1140

Dear Tim:

Thank you for your inquiry of November 9, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT E6A, ALBUQUERQUE SOUTH, UNIT 3, LOCATED ON 98<sup>TH</sup> STREET SW, BETWEEN GIBSON BOULEVARD SW AND BLAKE ROAD SW** zone map N-09.

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

**WESTGATE HEIGHTS N.A. (WGH) "R"**

\*Matthew Archuleta

1628 Summerfield SW/87121 836-7251 (h)

Libby McIntosh

1316 Ladrones Ct. SW/87121 831-5189 (h)

**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,

*Deborah Nason*

OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

\*\*\*\*\*

*(Below this line for ONC use only)*

Date of Inquiry: 11/09/05 Time Entered: 1:30 pm ONC Rep. Initials: DN

Project # 1002819

CURB, INC  
5160 SAN FRANCISCO RD NE  
ALBUQUERQUE, NM 87109

Project # 1002819

LIBBY MCINTOSH  
Westgate Heights N.A.  
1316 LADRONES CT SW  
ALBUQUERQUE, NM 87121

Project # 1002819

TIM ALDRICH  
PO BOX 30701  
ALBUQUERQUE, NM 87109

100905431542510344

CURB INC  
5160 SAN FRANCISCO NE  
ALBUQUERQUE NM 87109

100905418633520106

D R HORTON INC  
4400 ALAMEDA BL NE  
ALBUQUERQUE NM 87113

100905414441921413

MOIR JOHN  
2408 BRIDLE GATE TR SW  
ALBUQUERQUE NM 87121

100905414144021416

D R HORTON INC  
4400 ALAMEDA BL NE  
ALBUQUERQUE NM 87113

100905413846521419

MICHEL CAMERINO & AZUCENA  
2300 BRIDLE GATE TR SW  
ALBUQUERQUE NM 87121

100905441537912101

CHAVARRIA JUAN M  
8735 TROTTER RD SW  
ALBUQUERQUE NM 87121

100905442241612136

MOORE GREGORY & SUNNI  
8732 STONY CREEK RD SW  
ALBUQUERQUE NM 87121

100905441842611901

KINCAID EUGENIA  
8731 BLACK STALLION RD SW  
ALBUQUERQUE NM 87121

Project # 1002819

MATTHEW ARCHULETA  
Westgate Heights N.A.  
1628 SUMMERFIELD SW  
ALBUQUERQUE, NM 87121

100905521002532124

AVALON WEST LLC  
5160 SAN FRANCISCO NE  
ALBUQUERQUE NM 87109

100905414639221411

SCHOPPE RICHARD & SUZANN  
10000 GARDEN GATE LN SW  
ALBUQUERQUE NM 87121

100905414342821414

KREJEI JENNIFER M  
2404 BRIDLE GATE TR SW  
ALBUQUERQUE NM 87121

100905414044521417

MURILLO MARIO T & MARIA S  
2308 BRIDAL GATE TR SW  
ALBUQUERQUE NM 87121

100905442734612334

MARTINEZ YZETTA M  
2744 BUTCH CASSIDY DR SW  
ALBUQUERQUE NM 87121

100905441039012119

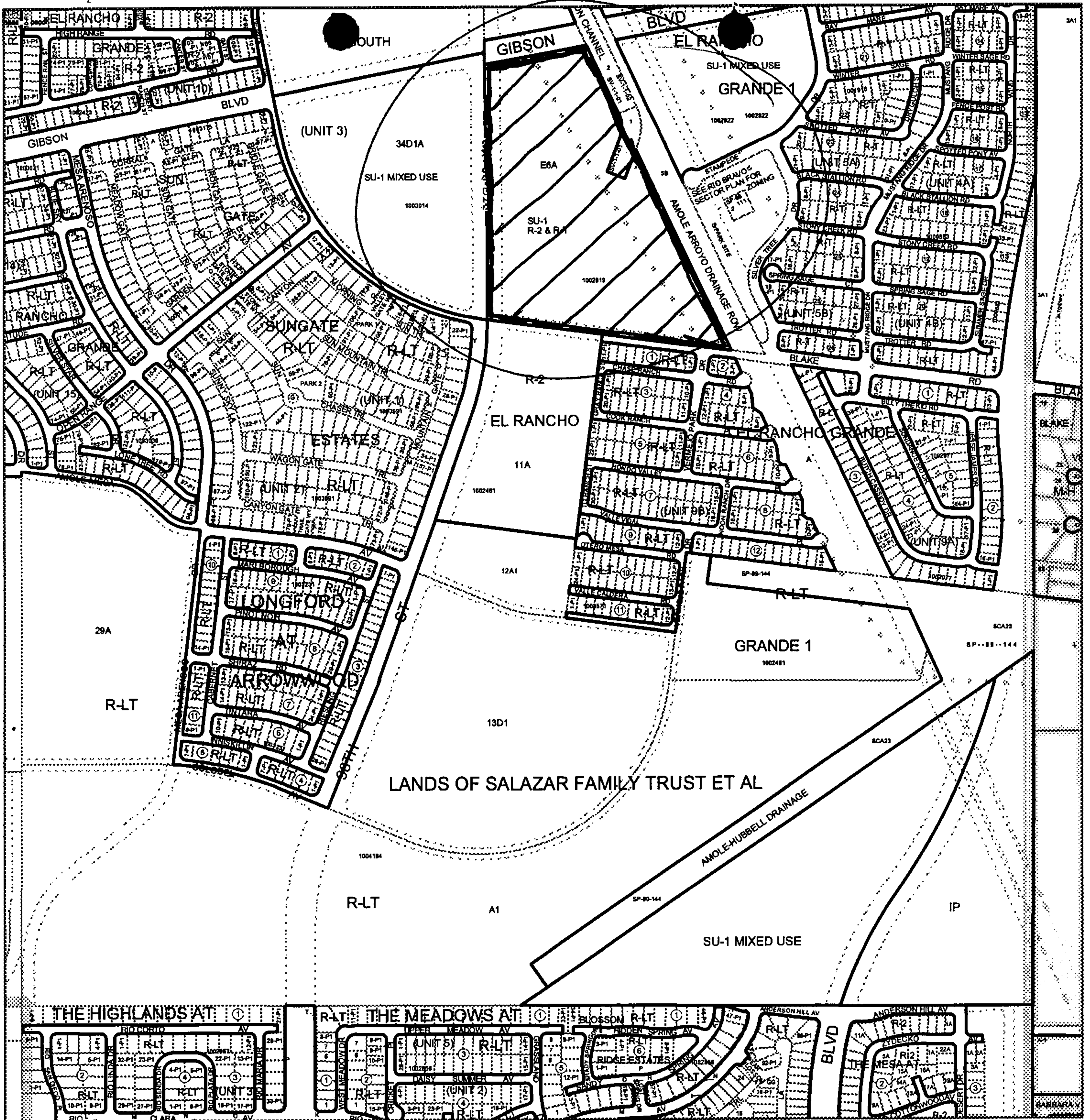
ARAGON LISA MARIE  
8736 SPRING SAGE CT SW  
ALBUQUERQUE NM 87121

100905442743112009

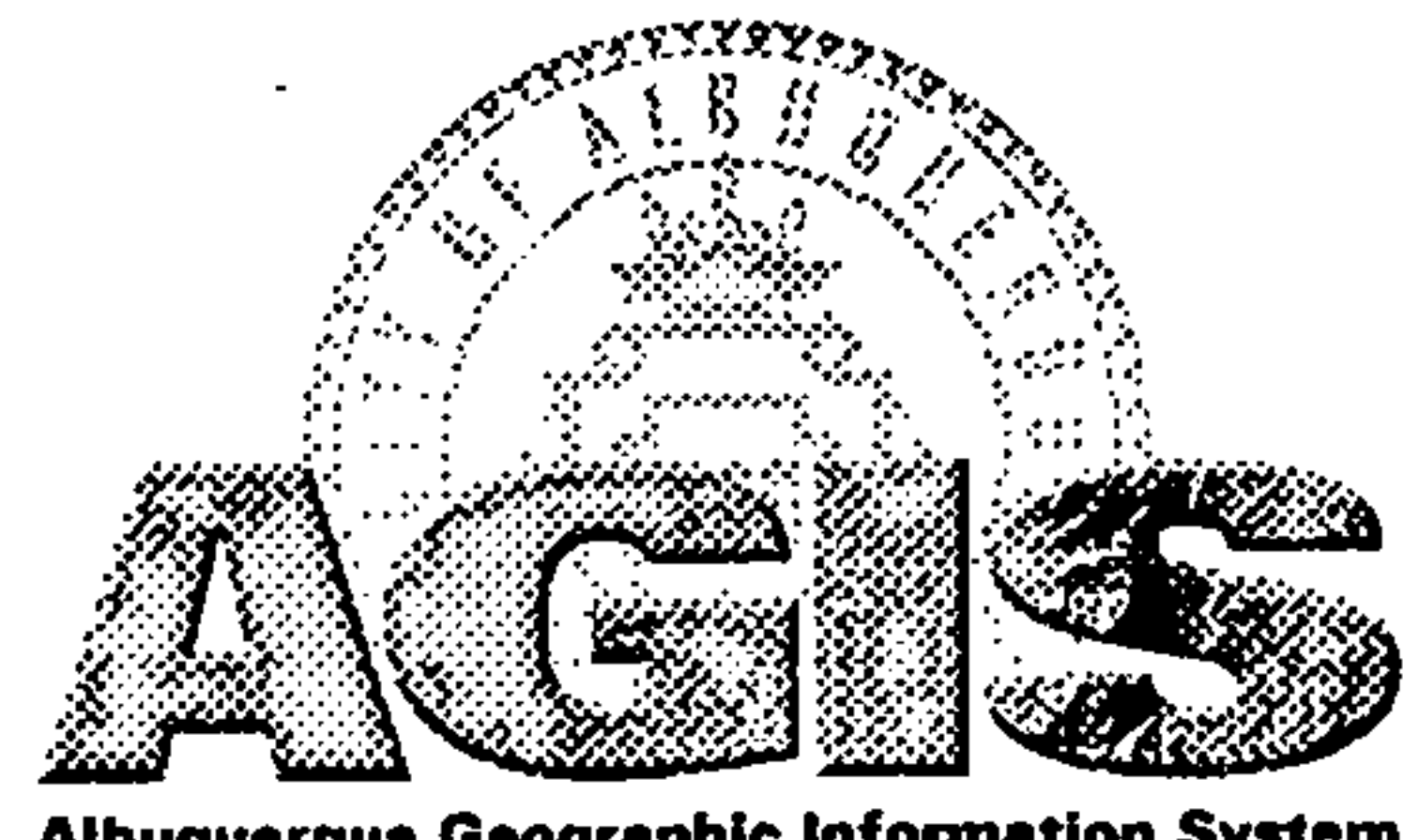
BEJAR FERNANDO & BEJAR JOANN  
8727 STONY CREEK RD SW  
ALBUQUERQUE NM 87121

100905441943611924

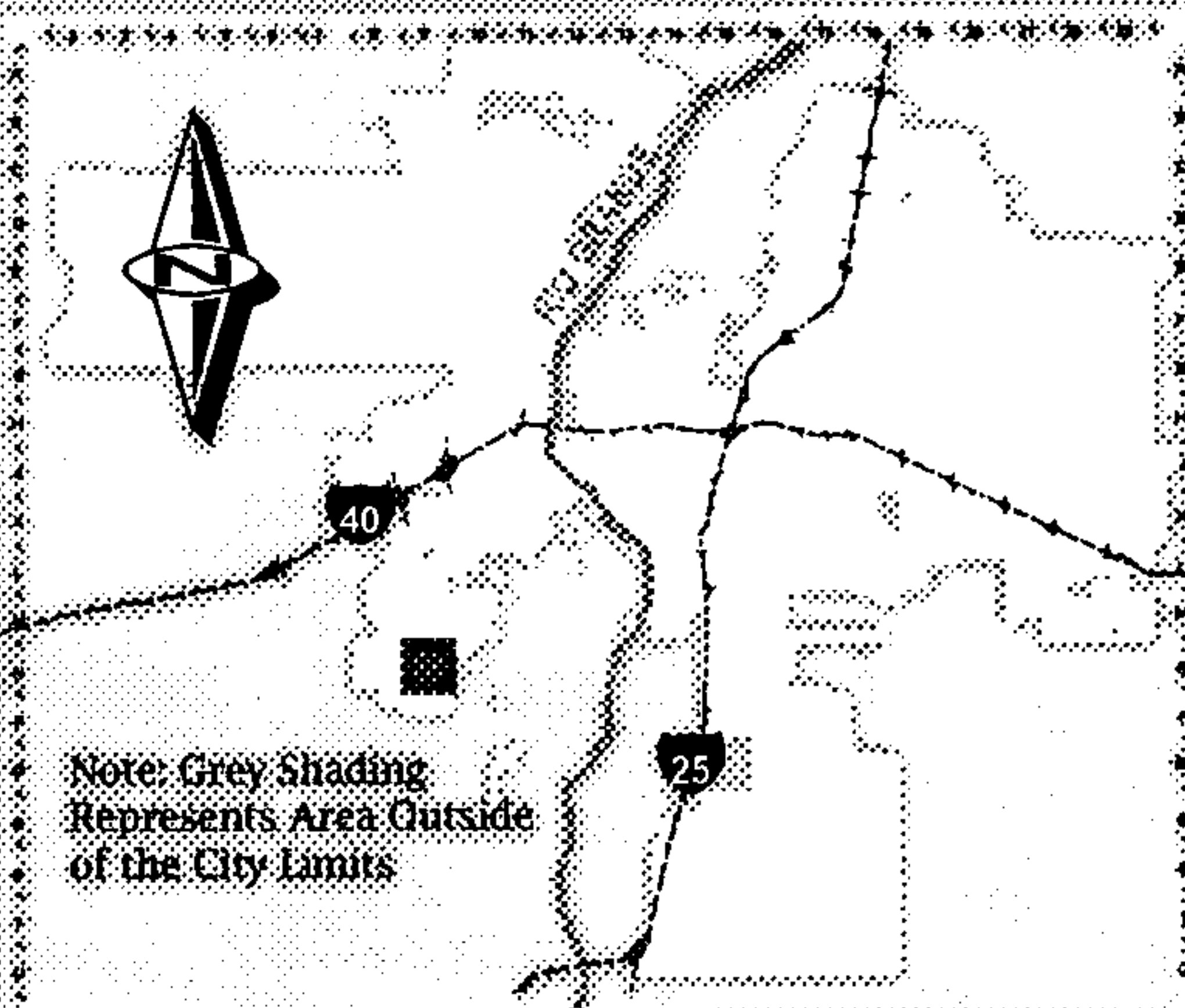
ORONA ELFEGO JR & CHANDRA L  
8732 SPOTTED PONY AV SW  
ALBUQUERQUE NM 87121



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



Map amended through: 11/2/2005




Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**N-09-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.      |                        |



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

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

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

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

**VACATION OF PUBLIC EASEMENT**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

**VACATION OF PRIVATE EASEMENT**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

TIMOTHY ALDRICH  
 Applicant name (print)  
Timothy Aldrich 11-09-05  
 Applicant signature / date



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

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

Application case numbers  
 05DRB - 01729  
 - -  
 - -

Sandra Landley 11/10/05  
 Planner signature / date  
**Project # 1002819**



*fax cover sheet*

Date: October 14, 2005

Pages: 2 (including cover)

To: David Stallworth  
Fax: 924-3339

From: John Valdez AICP

Re: Unclaimed Neighborhood Notification

Job #: 1338-4

Comments Regarding project 1002819, Longford Village South, the following neighborhood notification was not claimed. We will send the notification via regular mail.

Feel free to call me if you have any questions.

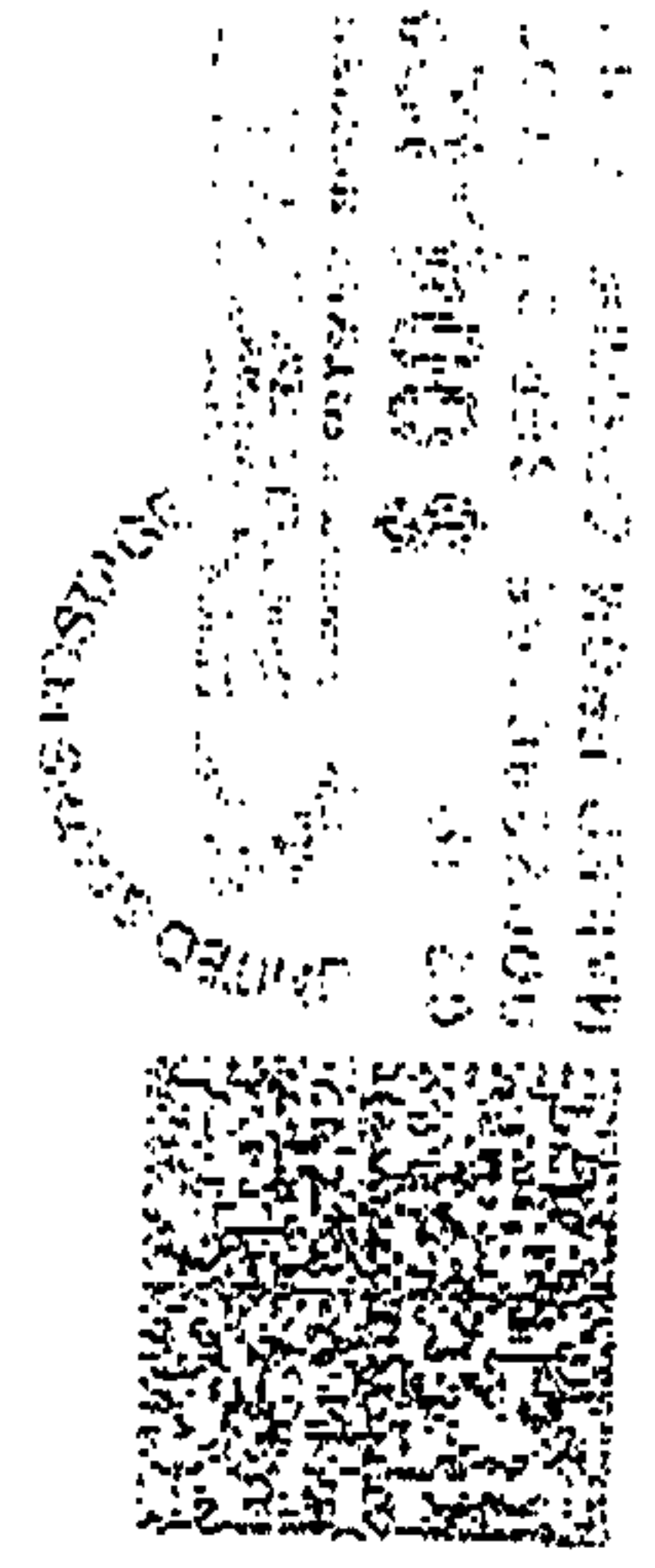
John Valdez AICP

*John Valdez*  
*Project 1002819*  
*Left side*  
*bottom*





7003 3110 0001 2321 8590



1st Notice 9-9  
2nd Notice 9-17

Mr. Matthew K. Chyleta  
Westgate Heights Neighborhood Association  
1628 Summerfield  
Albuquerque, NM 87111

**UNDELIVERED**

LN 9/2

87121+8371-25 5022



CONSENSUS

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

03/27/2009 Issued By: E08375

**Permit Number: 2009 070 124**

**Category Code 910**

**Application Number: 09DRB-70124, Vacation Of Public Easement**

**Address:**

**Location Description: GIBSON BLVD SW AND 98TH ST SW**

**Project Number: 1002819**

**Applicant**  
98th St Lic

**Agent / Contact**  
G.P.S. Lic

2009 Eubank Ne  
Albuquerque NM 87112  
241-4434

333 Lomas Blvd Ne  
Albuquerque NM 87102  
417-4855

**Application Fees**

|                |                     |                 |
|----------------|---------------------|-----------------|
| 441018/4971000 | Public Notification | \$75.00         |
| 441032/3424000 | Conflict Mgmt Fee   | \$25.00         |
| 441006/4983000 | DRB Actions         | \$90.00         |
| <b>TOTAL:</b>  |                     | <b>\$190.00</b> |

City Of Albuquerque  
Treasury Division

3/27/2009 9:39AM LOC: ANNX  
WS# 007 TRANSH 0005  
RECEIPT# 00112577-00112577  
PERMIT# 2009070124 TRSLJ5  
Trans Amt \$190.00  
APN Fee \$75.00  
Conflict Manag. Fee \$25.00  
IRB Actions \$90.00  
CK \$190.00  
CHANGE \$0.00

Thank You



Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation **DRAINAGE EASEMENT & PNM & MSTET EASEMENT**
- 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...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

Professional/Agent (if any): G.P.S. LLC PHONE: 417-4855  
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0305  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

APPLICANT: 98<sup>th</sup> STREET LLC PHONE: 241-4434  
 ADDRESS: 2009 EUBANK NE FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87112 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: N/A

DESCRIPTION OF REQUEST: REQUESTING TO VACATE A DRAINAGE EASEMENT AND A PNM & MSTET EASEMENT

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 E-5-A Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: ALBUQUERQUE SOUTH, UNIT 3  
 Existing Zoning: C-2 Proposed zoning: N/A  
 Zone Atlas page(s): M-9-Z UPC Code: 1-009-055-285-025-32110 GCD Map No N/A

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Proj # 1002819  
DRB 09-70102

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 3.9385 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: GIBSON BLVD SW  
 Between: 98<sup>th</sup> STREET SW and \_\_\_\_\_

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 3-18-09

SIGNATURE Sarah Gibson DATE 3-26-09  
 (Print) SARAH GIBSON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers

09DRB-70124

Action

VPE

ADV

CMF

Form revised 4/07

S.F.

Fees

\$ 90.00

\$ 75.00

\$ 25.00

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

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

Total

\$ 190.00

Hearing date April 23, 2009

[Signature]

3-27-09

Planner signature / date

Project #

1002819

FORM V: SUBDIVISION VARIANCES & VACATIONS

(PUBLIC HEARING CASE)  
24 copies

- BULK LAND VARIANCE (DRB04)**
    - \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements.
    - \_\_\_ 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) 2**
  - 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.

SARAH GIBSON  
Applicant name (print)  
Sarah Gibson 3.26.09  
Applicant signature / date



Form revised 4/07

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
09DRB - \_\_\_\_\_ - 20124

[Signature] 3.27.09  
Planner signature / date  
Project # 1002819

# **G.P.S. LLC**

**333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 417-4855 \* Fax 998-0305**

March 26, 2009

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

REF: VACATION ACTION – TRACT E-5-A, ALBUQUERQUE SOUTH, UNIT 3

Dear Board Members:

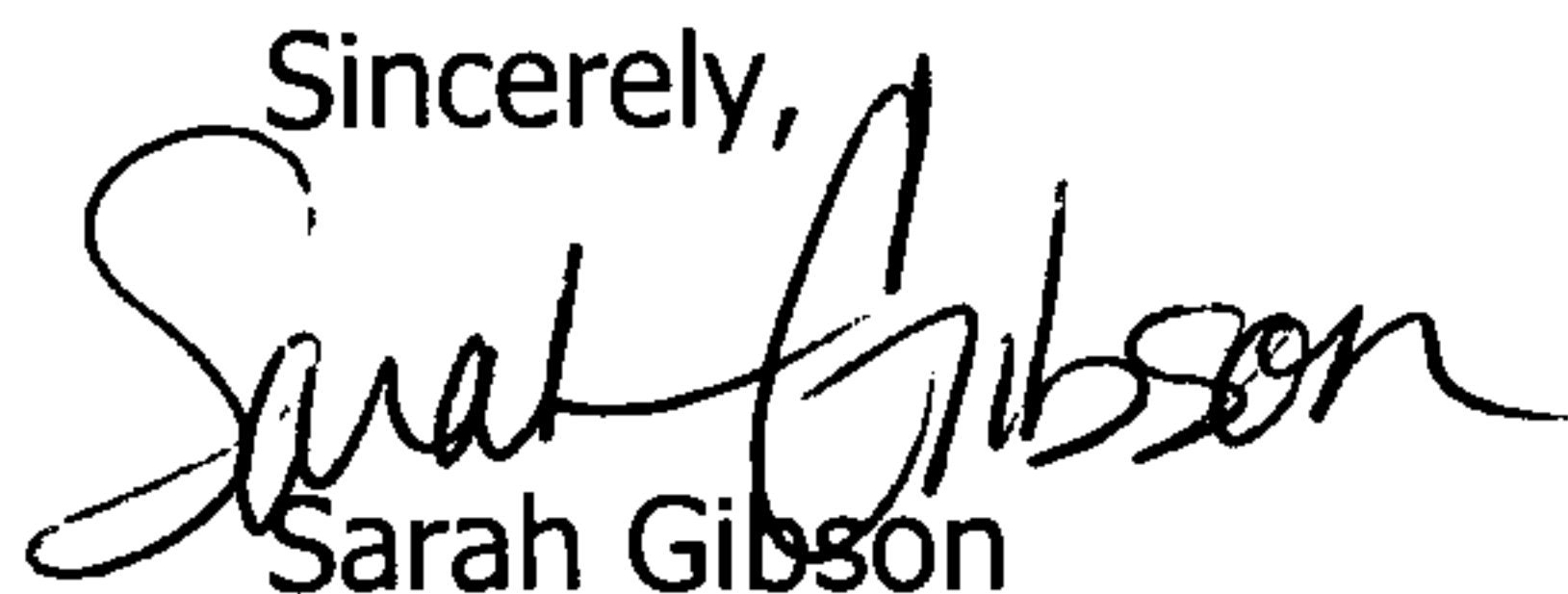
This letter will serve as a request for a vacation action to vacate a blanket drainage easement and a 10' PNM & MST&T easement for the above referenced property.

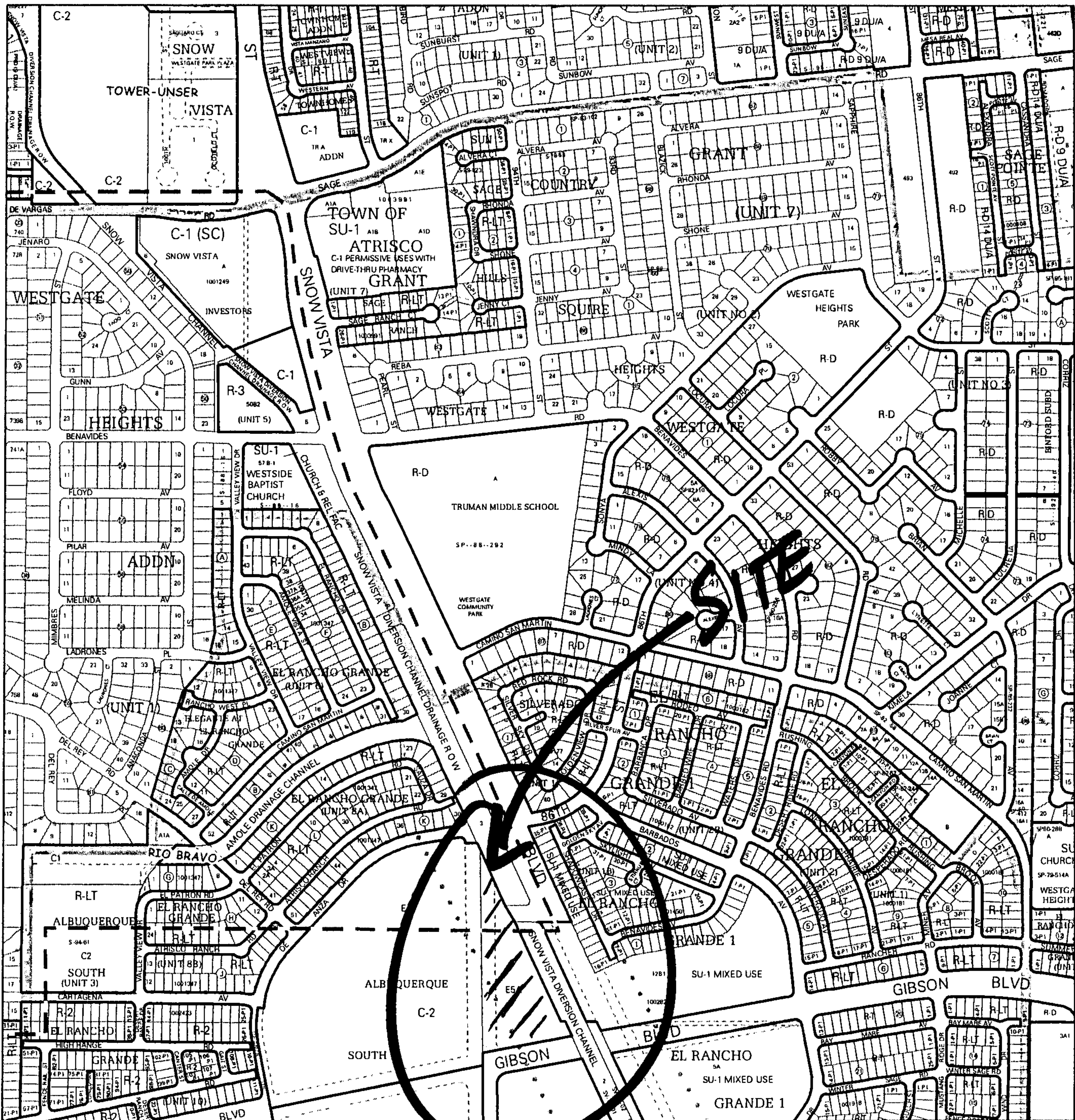
The plat was heard as a sketch plat (project #1002819) at the March 18, 2009 DRB hearing for the vacation request and divide the property into two tracts with no adverse comments to the vacation request.

The owner is working with PNM (purchasing proposed Tract E-5-A-1 for a future substation site) to divide the property into two tracts and address the comments received at the sketch hearing to facilitate final plat approval.

If you have any questions please feel free to contact me.

Sincerely,

  
Sarah Gibson



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-09-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



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 19, 2009

Sarah Gibson  
G.P.S., LLC  
333 Lomas Boulevard NE/87102  
Phone: 505-998-0303/Fax: 505-998-0305

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

Dear Sarah:

Thank you for your inquiry of March 19, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT E-5-A, ALBUQUERQUE SOUTH, UNIT 3, LOCATED ON GIBSON BOULEVARD SW BETWEEN 98<sup>TH</sup> STREET SW ZONE map M-9.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

**WESTGATE HEIGHTS N.A. (WGH) "R"**

Matthew Archuleta

1628 Summerfield SW/87121 836-7251 (h)

Libby McIntosh

1316 Ladrones Ct. SW/87121 831-5189 (h)

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

Sincerely,

**Stephani J. Winklepleck**

Stephani I. Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**LETTERS MUST BE SENT TO BOTH  
CONTACTS OF EACH  
NEIGHBORHOOD AND/OR  
HOMEOWNER ASSOCIATION.**

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner 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 describes 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.
  - d) 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.

## Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.**
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: **03/19/09** Entered: **3:40 p.m.** ONC Rep. Initials: **SW**



# G.P.S. LLC

333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 417-4855 \* Fax 887-0305

March 25, 2009

WESTGATE HEIGHTS NEIGHBORHOOD ASSOCIATION  
LIBBY MCINTOSH  
1316 LADRONES CT. SW  
ALBUQUERQUE, NM 87121

REF: TRACT E-5-A, ALBUQUERQUE SOUTH, UNIT 3

Dear Libby McIntosh:

This letter is a notice to you of action being taken within the Albuquerque South, Unit 3 Subdivision located on Gibson Blvd., SW and 98<sup>th</sup> Street SW.

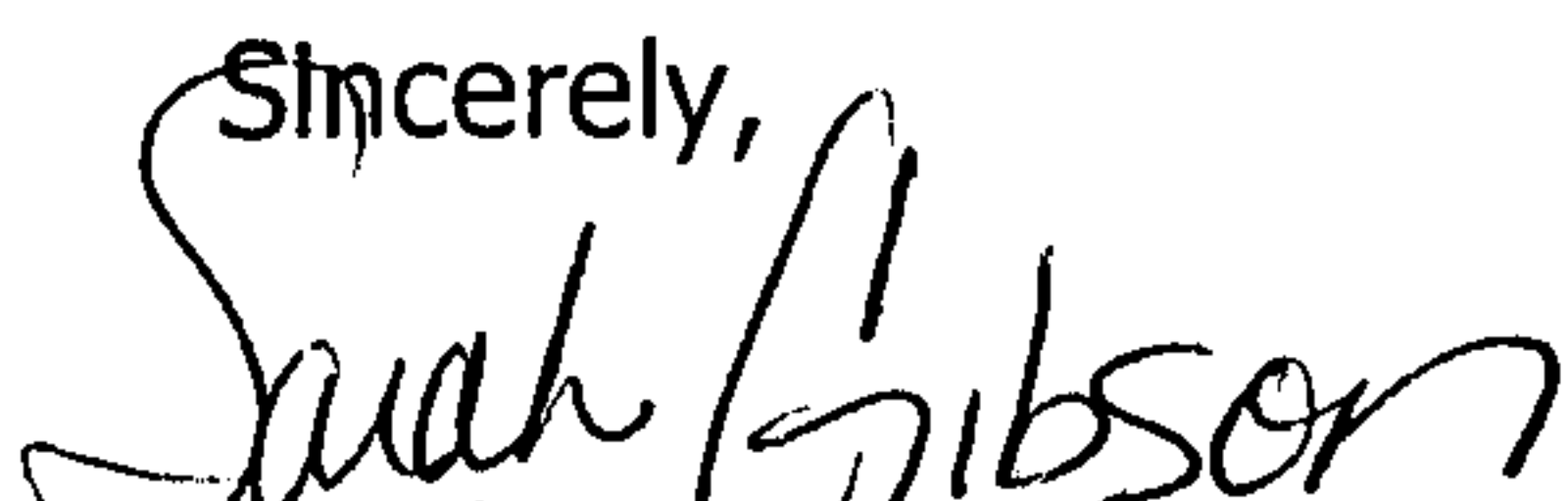
G.P.S., LLC is submitting the above referenced property for a vacation action to vacate a blanket drainage easement and a 10' PNM & MST&T easement on Tract E-5-A, Albuquerque South, Unit 3.

If granted the vacation action, the owner wishes to replat the property into two new tracts (see attached). Proposed Tract E-5-A-1 will be a future PNM substation site for transformers and distributions lines. Proposed Tract E-5-A-2 is currently vacant, no proposed development at this time.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing, Presently the schedule for the hearing is April 22, 2009.

If you have any questions please feel free to contact me.

Sincerely,

  
Sarah Gibson

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

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

OFFICIAL USE

|   |         |
|---|---------|
| Postage   | \$ .42  |
| Certified Fee                                     | \$ 2.70 |
| Return Receipt Fee<br>(Endorsement Required)      | \$ 2.20 |
| Restricted Delivery Fee<br>(Endorsement Required) |         |
| Total Postage & Fees                              | \$ 5.32 |

Postmark  
Here

3.26.09

7007 0710 0003 3222 4381

Sent To LIBBY MCINTOSH  
Street, Apt. No.,  
or PO Box No. 1316 LADRONES CT. SW  
City, State, ZIP+4 ALBU, N. MEX 87121

PS Form 3800, August 2006

See Reverse for Instructions

# G.P.S. LLC

333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 417-4855 \* Fax 887-0305

March 25, 2009

WESTGATE HEIGHTS NEIGHBORHOOD ASSOCIATION  
MATTHEW ARCHULETA  
1628 SUMMERFIELD SW  
ALBUQUERQUE, NM 87121

REF: TRACT E-5-A, ALBUQUERQUE SOUTH, UNIT 3

Dear Matthew Archuleta:

This letter is a notice to you of action being taken within the Albuquerque South, Unit 3 Subdivision located on Gibson Blvd., SW and 98<sup>th</sup> Street SW.

G.P.S., LLC is submitting the above referenced property for a vacation action to vacate a blanket drainage easement and a 10' PNM & MST&T easement on Tract E-5-A, Albuquerque South, Unit 3.

If granted the vacation action, the owner wishes to replat the property into two new tracts (see attached). Proposed Tract E-5-A-1 will be a future PNM substation site for transformers and distributions lines. Proposed Tract E-5-A-2 is currently vacant, no proposed development at this time.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing, Presently the schedule for the hearing is April 22, 2009.

If you have any questions please feel free to contact me.

Sincerely,

  
Sarah Gibson

7007 0710 0003 3222 4374

|   |                     |
|---|---------------------|
| U.S. Postal Service™  |                     |
| CERTIFIED MAIL™ RECEIPT                                     |                     |
| (Domestic Mail Only; No Insurance Coverage Provided)        |                     |
| For delivery information visit our website at www.usps.com® |                     |
| OFFICIAL USE  |                     |
| Postage   | \$ .42              |
| Certified Fee   | \$ 2.70             |
| Return Receipt Fee<br>(Endorsement Required)                | \$ 2.20             |
| Restricted Delivery Fee<br>(Endorsement Required)           |                     |
| Total Postage & Fees  | \$ 5.32             |
| Sent To   | MATTHEW ARCHULETA   |
| Street, Apt. No.,<br>or PO Box No.                          | 1628 SUMMERFIELD SW |
| City, State, ZIP  | ALBU, N. MEX 87121  |
| PS Form 3800, August 2006                                   |                     |
| See Reverse for Instructions                                |                     |

Postmark Here  
3-26-09

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from April 7, 2009 To April 22, 2009

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.

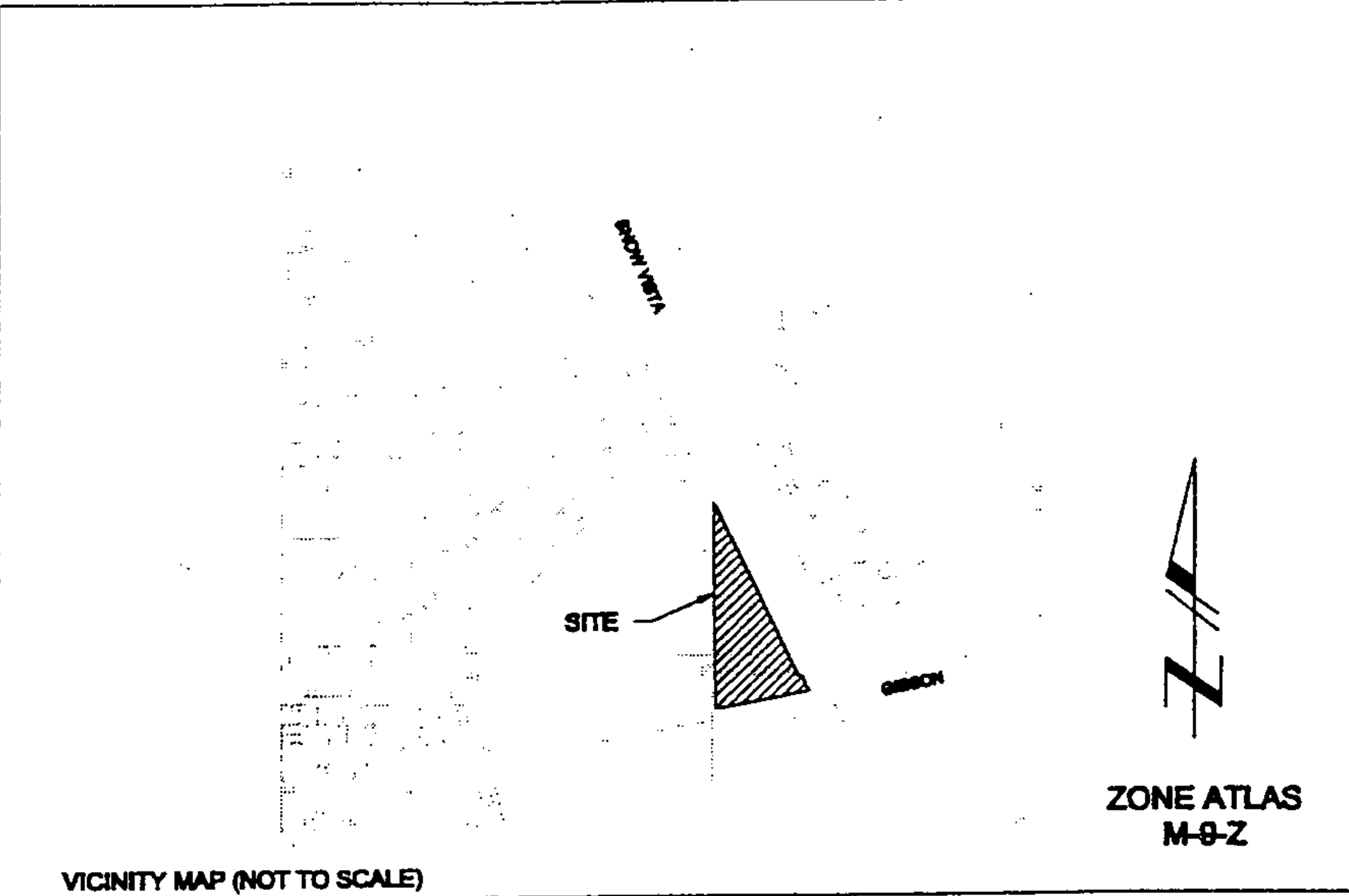
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Sarah Gibson  
(Applicant or Agent)

3-27-09  
(Date)

I issued 2 signs for this application, 3-27-09 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002819



- SUBDIVISION NOTES**
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 83, AND ARE BASED ON GPS OBSERVATIONS REFERENCED TO ARTGN CONTROL STATION "TRANS".
  - NGS MONUMENT "TRANS" DIFFERS FROM THE NOAA PUBLISHED COORDINATES BY +0.08 NORTHING, +0.14 EASTING.
  - DISTANCES ARE GROUND.
  - UNLESS OTHERWISE SHOWN, SET A 5/8" REBAR WITH PLASTIC CAP STAMPED LS 18006.
  - PLAT SHOWS ALL EASEMENTS OF RECORD.
  - GROSS AREA 3.9385 ACRES, MORE OR LESS.
  - NUMBER OF EXISTING TRACTS: 1
  - NUMBER OF TRACTS CREATED: 2
  - THE PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACTS E-5-A-1 AND E-5-A-2 AND IS TO BE MAINTAINED BY THE OWNERS.
  - NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THE PLAT.
  - TRACT E-5-A-1 TO BE DEVELOPED AS A PNM ELECTRICAL SUBSTATION, WATER & SEWER SERVICE NOT REQUIRED.

- PUBLIC UTILITY EASEMENTS**
- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - NMGC FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
  - QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO GROUND PEDESTALS AND CLOSURES.
  - COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINE, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED ON CONSTRUCTED ON SAID EASEMENT, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF THE NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENT SHOWN ON THIS PLAT.
- EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND THE (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

**PNM DISCLOSURE STATEMENT**

IN APPROVING THIS PLAT, PNM ELECTRICAL SERVICES, DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE OR RELEASE ANY EASEMENT(S) OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC #:  
 PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

**LEGAL DESCRIPTION:**  
 A TRACT OF LAND E-5-A SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 4 T.9N., R.2E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 15, 2003 IN BOOK 2003C, PAGE 248.

**FREE CONSENT - DEDICATION**  
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 OWNER(S) PRINT NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

ACKNOWLEDGEMENT  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.  
 BY: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**PLAT OF  
 TRACTS E-5-A-1 & E-5-A-2  
 ALBUQUERQUE SOUTH, UNIT 3  
 PROJECTED SECTION 4, T9N, R2E, N.M.P.M.  
 TOWN OF ATRISCO GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY 2009**

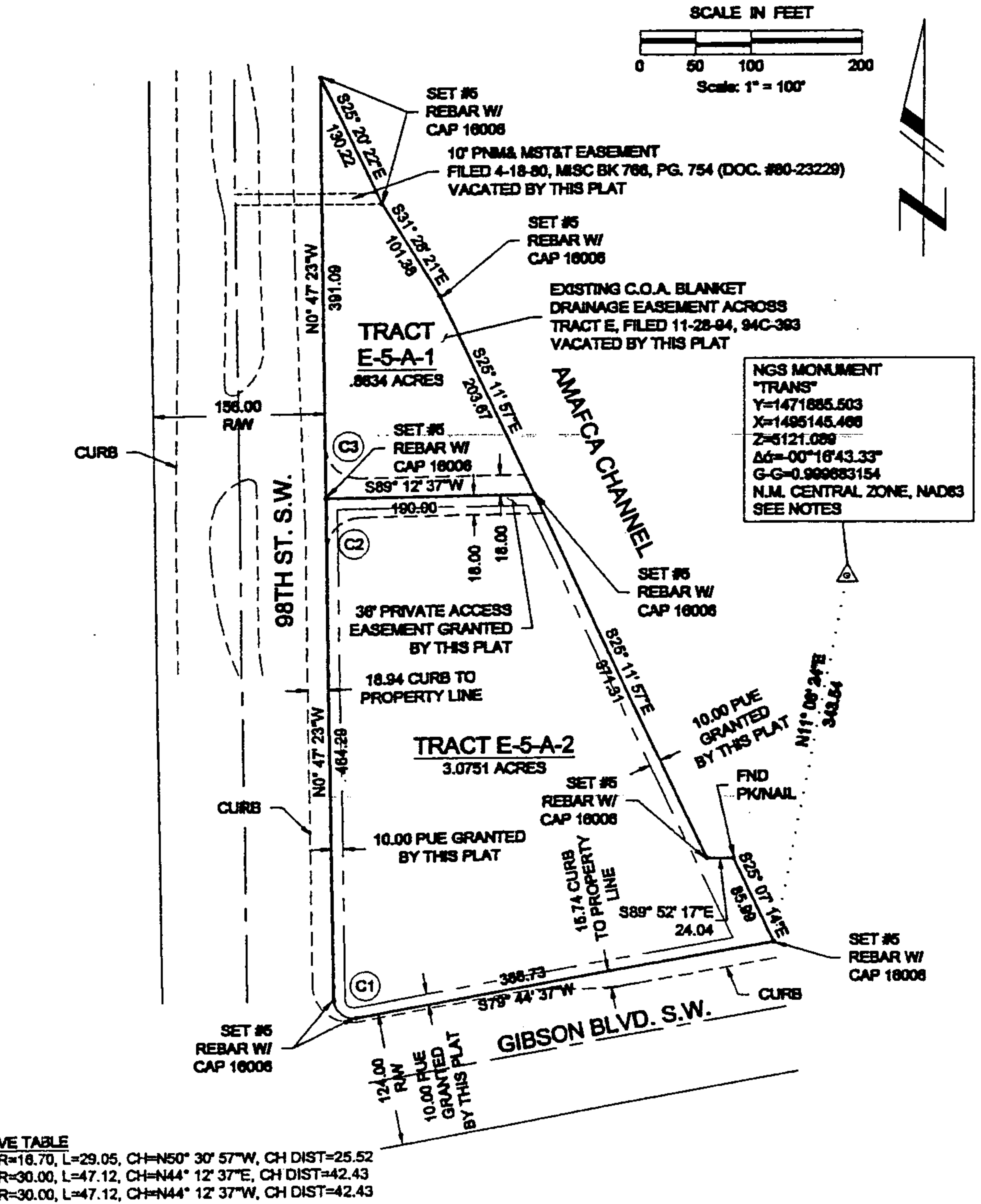
**PURPOSE OF PLAT**  
 THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS, VACATE A DRAINAGE AND PNM & MST&T EASEMENT AND TO GRANT ADDITIONAL EASEMENTS AS SHOWN.

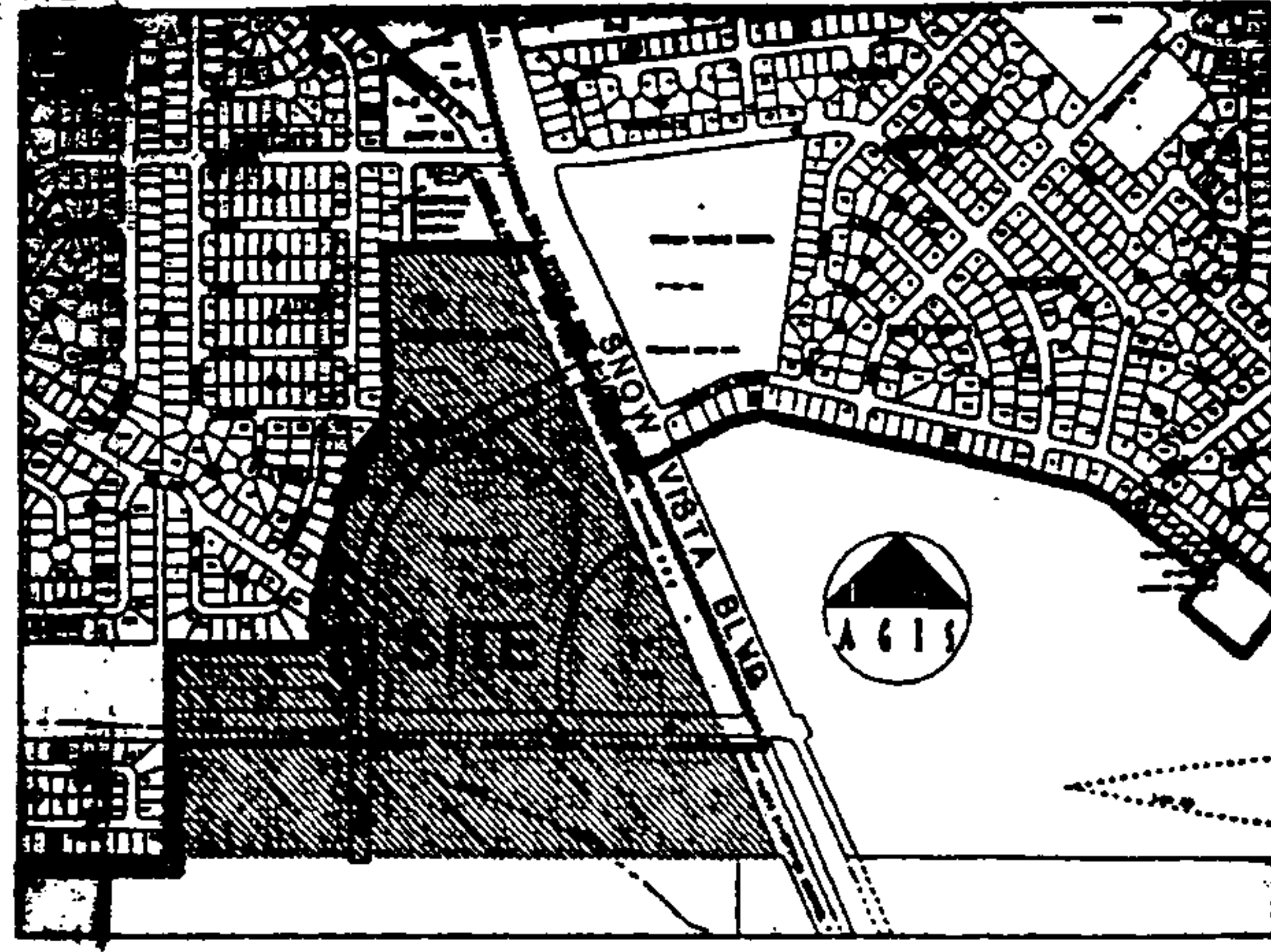
CITY APPROVALS: PROJECT NO.: APPLICATION NO.:

|  |      |
|--|------|
| CITY SURVEYOR                              | DATE |
| TRAFFIC ENGINEER                           | DATE |
| PARKS & RECREATION DEPARTMENT              | DATE |
| A.B.C.W.U.A.                               | DATE |
| A.M.A.F.C.A.                               | DATE |
| CITY ENGINEER                              | DATE |
| DRB CHAIRPERSON, PLANNING DEPARTMENT       | DATE |
| <b>UTILITY APPROVALS</b>                   |      |
| PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) | DATE |
| NEW MEXICO GAS COMPANY (NMGC)              | DATE |
| QWEST COMMUNICATIONS                       | DATE |
| COMCAST CABLE                              | DATE |

**SURVEYOR'S CERTIFICATION**  
 I, WILLIAM GOSS, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM GOSS, N.M.L.S. NO. 18006 \_\_\_\_\_ DATE \_\_\_\_\_





ZONE ATLAS M-9 VICINITY MAP SCALE: 1"=750'

**SUBDIVISION DATA / NOTES**

- 1. BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
- 2. DISTANCES ARE GROUND DISTANCES; BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD.
- 3. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:
  - "REPLAT OF TRACT 57-A, BLOCK 57, UNIT FIVE, ATRISCO VILLAGE" (10-26-73, B8-187),
  - "UNIT FIVE, ATRISCO VILLAGE, BLOCKS 50 THRU 63 OF SNOW VISTA SUBDIVISION" (2-5-64, D3-88, 89 & 90),
  - "REPLAT OF TRACT 57-B, UNIT FIVE, ATRISCO VILLAGE" (6-8-89, C39-71),
  - "PLAT SHOWING SNOW VISTA DIVERSION CHANNEL DRAINAGE RIGHTS-OF-WAY" (8-3-88, C37-26),
  - "PLAT SHOWING PORTIONS OF PROJECTED SECTION 4 AND AN EASTERLY PORTION OF PROJECTED SECTION 5, T9N, R2E, N.M.P.M., ALSO KNOWN AS SALAZAR-DAVIS TRACTS" (5-6-86, C30-91),
  - "ATRISCO VILLAGE, UNIT J-T" (11-20-73, D5-200),
  - "UNIT THREE-B, ATRISCO VILLAGE" (8-5-80, D2-106),
  - "REDIVISION, A PORTION OF BLOCKS 27 AND 28, UNIT THREE-B, ATRISCO VILLAGE" (4-5-71, C7-201),
  - "UNIT NO. 1, WESTGATE HEIGHTS" (5-25-71, D4-124),
  - "SPECIAL WARRANTY DEED" (4-3-72, BK. D915, PG. 612).
- ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO AND THE FOLLOWING UNFILED SURVEYS ENTITLED:
  - "PLAT SHOWING PARCEL NO. 5, SITUATE IN SEC. 33, T10N, R2E, N.M.P.M. WITHIN THE TOWN OF ATRISCO GRANT", DATED OCTOBER 10, 1985,
  - "PLAT SHOWING PARCEL NO. 6, SITUATE IN SEC. 33, T10N, R2E, N.M.P.M. WITHIN THE TOWN OF ATRISCO GRANT", DATED OCTOBER 10, 1985,
  - "PLAT SHOWING PARCEL NO. 7, SITUATE IN SEC. 33, T10N, R2E, N.M.P.M. WITHIN THE TOWN OF ATRISCO GRANT", DATED OCTOBER 10, 1985,
  - "PLAT SHOWING PARCEL NO. 8, SITUATE IN SEC. 33, T10N, R2E, N.M.P.M. WITHIN THE TOWN OF ATRISCO GRANT", DATED OCTOBER 10, 1985,
  - "PLAT SHOWING PARCEL NO. 9, SITUATE IN SEC. 33, T10N, R2E, N.M.P.M. WITHIN THE TOWN OF ATRISCO GRANT", DATED OCTOBER 10, 1985,
  - "PLAT SHOWING PARCEL NO. 10, SITUATE IN SEC. 33, T10N, R2E, N.M.P.M. WITHIN THE TOWN OF ATRISCO GRANT", DATED OCTOBER 10, 1985,
  - "PLAT SHOWING PARCEL NO. 10A, SITUATE IN SEC. 33, T10N, R2E, N.M.P.M. WITHIN THE TOWN OF ATRISCO GRANT", DATED OCTOBER 10, 1985,
  - ALL BEING PREPARED BY HALL SURVEYING CO., ALBUQUERQUE, NEW MEXICO.
- 4. FIELD SURVEY PERFORMED IN JANUARY, 1994.
- 5. PUBLIC ROADWAYS DEDICATED BY THIS PLAT: 1.023 MILES

Δ A DRAINAGE MASTERPLAN TO IDENTIFY THE PHASING AND FUNDING OF THE DRAINAGE IMPROVEMENTS WILL BE REQUIRED PRIOR TO FUTURE PLAT, VACATION AND/OR SITE DEVELOPMENT PLAN APPROVALS.

State of New Mexico } SS  
 County of Bernalillo  
 This instrument was filed for record on

11-22 NOV 28 1994  
 11 UIC Codes  
 Albuquerque South  
 COUNTY CLERK'S OFFICE  
 E. Gasia J. Clark

94139440 PLAT OF

**ALBUQUERQUE SOUTH,  
 UNIT THREE  
 TRACTS A THROUGH E**

WITHIN PROJECTED SECTION 33, T. 10 N., R. 2 E., N.M.P.M.

TOWN OF ATRISCO GRANT  
 ALBUQUERQUE NEW MEXICO  
 SEPTEMBER 1994

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT WITHIN PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF "TRACT 57-C, UNIT FIVE, ATRISCO VILLAGE" AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 26, 1973 IN VOLUME 88, FOLIO 187, ALL OF LOTS 16 THROUGH 18 IN BLOCK 57, LOTS 12 AND 13 IN BLOCK 60, TRACTS 60-A AND 62-A, BLOCK 63 AND AN UNDESIGNATED TRACT OF LAND, ALL BEING THE SAME AS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "UNIT FIVE, ATRISCO VILLAGE, BLOCKS 50 THRU 63 OF SNOW VISTA SUBDIVISION" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 5, 1964 IN VOLUME D, FOLIO 88 THROUGH 90 TOGETHER WITH PORTIONS OF LADRONES PLACE S.W., DEL REY ROAD S.W., DE ANZA DRIVE S.W., REDONDO ROAD S.W. AND UNPLATTED LANDS WITHIN THE TOWN OF ATRISCO GRANT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(FOR CONTINUATION, SEE SHEET 2 OF 3)

**DISCLOSURE STATEMENT:**

THE INTENT OF THIS PLAT IS TO SATISFY THE CONDITIONS OF VACATION ACTION (V-94-105) TO DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AND TO GRANT BOTH PUBLIC AND PRIVATE EASEMENTS AS INDICATED.

**BULK LAND VARIANCE NOTE**

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON Nov. 4, 1994 IN BOOK 94-32 PAGE 4229-30

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED. Δ (SEE INSERTION, THIS SHEET).

BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

**FREE CONSENT AND DEDICATION**

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

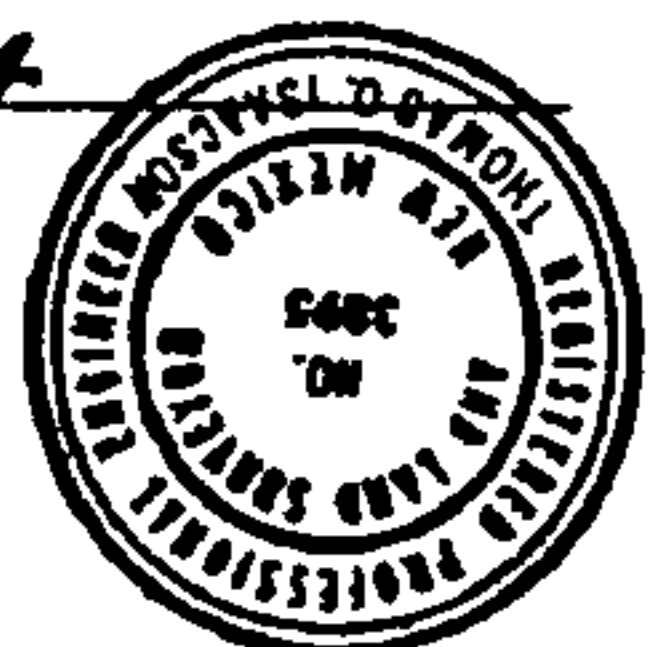
OWNER: ALBUQUERQUE SOUTH GENERAL PARTNERSHIP, MANAGING PARTNER ARJAY INC, A NEW MEXICO CORPORATION  
 Terry D. Farmer, Vice President 10/24/94

**APPROVALS:** 8-24-61 DRB NO: 94-168  
 Public Service Company of New Mexico 10-25-94  
 Gas Company of New Mexico 10-25-94  
 U.S. West Communications 11-17-94  
 Jones Intercable 11-17-94  
 City Surveyor, Engr. Div., P.U.D. 102596  
 Traffic Engineering, Trans. Dev. Div., P.W.D. 11-08-94  
 Parks & Recreation Department 11/21/94  
 Utility Development Div., P.W.D. 11-8-94  
 Real Property Division, P.M. 10/24/94  
 A.M.S.C.A. 11-12-94  
 City Engineer, Public Works Dept. 11-12-94  
 City Planner, Albuquerque Planning Division 11-28-94

**PLAT CERTIFICATION**

I, THOMAS O. ISAACSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; SHOWS ALL EASEMENTS OF RECORD AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE BOUNDARY USED FOR THE PREPARATION OF THIS PLAT WAS ACCOMPLISHED BY TIMOTHY ALDRICH, L.S. NO. 7719.

ISAACSON & ARFMAN, P.A.  
 Thomas O. Isaacson 10/24/94  
 THOMAS O. ISAACSON  
 N.M.P.E. & L.S. #3695 DATE



**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )  
 ON THIS 28<sup>th</sup> DAY OF October, 1994, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY TERRY D. FARMER, VICE PRESIDENT OF ARJAY INC, A NEW MEXICO CORPORATION, BEING THE CO-MANAGING GENERAL PARTNER OF THE ALBUQUERQUE SOUTH GENERAL PARTNERSHIP, A NEW MEXICO GENERAL PARTNERSHIP, ON BEHALF OF SAID GENERAL PARTNERSHIP.

MY COMMISSION EXPIRES: 10/21/95  
 OFFICIAL SEAL  
 Arne M. Shope  
 NOTARY PUBLIC STATE OF NEW MEXICO  
 My Commission Expires SHEET 1 OF 3

11-30 NOV 28 1994  
 County Clerk  
 Deputy Clerk

**ALBUQUERQUE SOUTH,  
 UNIT THREE  
 TRACTS A THROUGH E**  
 WITHIN PROJECTED SECTION 33, T. 10 N., R. 2 E., N.M.P.M.

TOWN OF ATRISCO GRANT  
 ALBUQUERQUE NEW MEXICO  
 SEPTEMBER 1994

**LEGAL DESCRIPTION (continued)**

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF A.M.A.F.C.A. PARCEL R/W 2, SNOW VISTA DIVERSION CHANNEL AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 8, 1988 IN VOLUME C37, FOLIO 26 AND FURTHER BEING ON THE SOUTH LINE OF PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN FROM WHENCE THE NATIONAL GEODETIC SURVEY MONUMENT "TRANS" BEARS N 26°05'37" E, 288.59 FEET;

THENCE, LEAVING SAID SOUTHWESTERLY LINE ALONG SAID SOUTH LINE N 89°49'29" W, 2834.65 FEET TO THE SOUTHWEST CORNER OF SAID PROJECTED SECTION 33, AND FURTHER BEING COMMON WITH THE SOUTHEAST CORNER OF LOT 15, BLOCK G, ATRISCO VILLAGE, UNIT J-T AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 20, 1973 IN VOLUME 05, FOLIO 200;

THENCE LEAVING SAID SOUTH LINE N 00°24'31" E, 918.62 FEET TO A POINT, SAID POINT BEING COMMON WITH THE SOUTHWEST CORNER OF LOT 8, BLOCK 62, UNIT NO. 1, WESTGATE HEIGHTS AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 25, 1971 IN VOLUME D4, FOLIO 124, AND FURTHER BEING COMMON WITH THE NORTHEAST CORNER OF THE "ATRISCO VILLAGE PARK, BLOCK 27, UNIT THREE-B, ATRISCO VILLAGE" AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 5, 1960 IN VOLUME D2, FOLIO 106;

THENCE S 89°33'56" E, 657.75 FEET TO A POINT, SAID POINT BEING COMMON WITH THE SOUTHEAST CORNER OF LOT 15, BLOCK 62, UNIT NO. 1, WESTGATE HEIGHTS;

THENCE N 00°32'41" E, 186.07 FEET TO A POINT, SAID POINT BEING COMMON WITH THE NORTHEAST CORNER OF LOT 16, BLOCK 62, UNIT NO. 1, WESTGATE HEIGHTS, AND FURTHER BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DEL REY ROAD S.W.;

THENCE LEAVING SAID RIGHT-OF-WAY LINE N 16°33'40" E, 639.64 FEET TO A POINT, SAID POINT BEING ON THE SOUTHEASTERLY LINE OF LOT 4, BLOCK 60, UNIT NO. 1, WESTGATE HEIGHTS;

THENCE N 41°00'11" E, 203.71 FEET TO A POINT, SAID POINT BEING COMMON WITH THE NORTHEAST CORNER OF LOT 1, BLOCK 60, UNIT NO. 1, WESTGATE HEIGHTS, AND FURTHER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LADRONES PLACE S.W.;

THENCE LEAVING SAID RIGHT-OF-WAY LINE N 13°21'24" E, 160.00 FEET TO A POINT, SAID POINT BEING COMMON WITH THE NORTHEAST CORNER OF LOT 16 AND THE SOUTHEAST CORNER OF LOT 15 BOTH IN "BLOCK 57, UNIT NO. 1, WESTGATE HEIGHTS;

THENCE N 04°35'51" W, 203.70 FEET TO A POINT, SAID POINT BEING ON THE EASTERLY LINE OF LOT 12, BLOCK 57, UNIT NO. 1, WESTGATE HEIGHTS;

THENCE N 00°32'16" E, 432.25 FEET TO THE NORTHWEST CORNER, SAID POINT BEING ON THE EASTERLY LINE OF LOT 6, BLOCK 57, UNIT NO. 1, WESTGATE HEIGHTS, AND FURTHER BEING COMMON WITH THE SOUTHWEST CORNER OF LOT 5, UNIT FIVE, ATRISCO VILLAGE AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 8, 1969 IN VOLUME C39, FOLIO 71;

THENCE S 89°30'39" E, 559.81 FEET TO THE NORTHEAST CORNER, SAID POINT BEING COMMON WITH THE SOUTHEAST CORNER OF "TRACT 57-B-1, UNIT FIVE ATRISCO VILLAGE" AND FURTHER BEING ON THE SOUTHWESTERLY LINE OF "A.M.A.F.C.A. PARCEL R/W 4, SNOW VISTA DIVERSION CHANNEL";

THENCE ALONG SAID SOUTHWESTERLY LINE S 25°18'06" E, 626.46 FEET TO A POINT, SAID POINT BEING COMMON WITH THE SOUTHWEST CORNER OF SAID A.M.A.F.C.A. PARCEL R/W 4, AND FURTHER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF REDONDO DRIVE S.W.;

THENCE LEAVING SAID RIGHT-OF-WAY LINE S 25°16'59" E, 85.98 FEET TO A POINT, SAID POINT BEING COMMON WITH THE NORTHWEST CORNER OF "A.M.A.F.C.A. PARCEL R/W 3, SNOW VISTA DIVERSION CHANNEL, AND FURTHER BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF REDONDO ROAD S.W.;

DRIVE S.W.;

THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE SOUTHWESTERLY LINE OF SAID A.M.A.F.C.A. PARCEL R/W 3 S 25°17'52" E, 725.87 FEET TO A POINT;

THENCE CONTINUING S 25°16'00" E, 834.11 FEET TO A POINT, SAID POINT BEING COMMON WITH THE SOUTHWEST CORNER OF SAID A.M.A.F.C.A. PARCEL R/W 3, AND FURTHER BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF DE ANZA DRIVE S.W.;

THENCE LEAVING SAID RIGHT-OF-WAY LINE S 31°24'01" E, 101.28 FEET TO A POINT, SAID POINT BEING COMMON WITH THE NORTHWEST CORNER OF SAID A.M.A.F.C.A. PARCEL R/W 2, AND FURTHER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DE ANZA DRIVE S.W.;

THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE SOUTHWESTERLY LINE OF SAID A.M.A.F.C.A. PARCEL R/W 2 S 25°12'33" E, 574.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 99.1026 ACRES MORE OR LESS.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. GAS COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

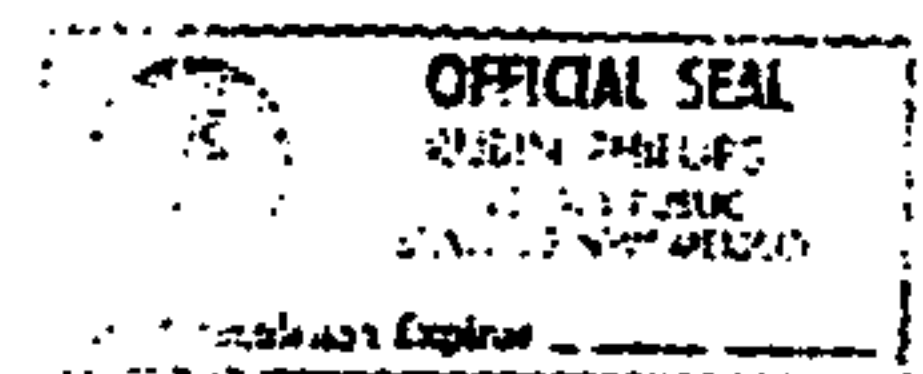
INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

6. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND/OR GAS COMPANY OF NEW MEXICO (GCM), HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENT (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.

PUBLIC SERVICE COMPANY OF NEW MEXICO  
 BY [Signature]  
 GAS COMPANY OF NEW MEXICO  
 BY [Signature]

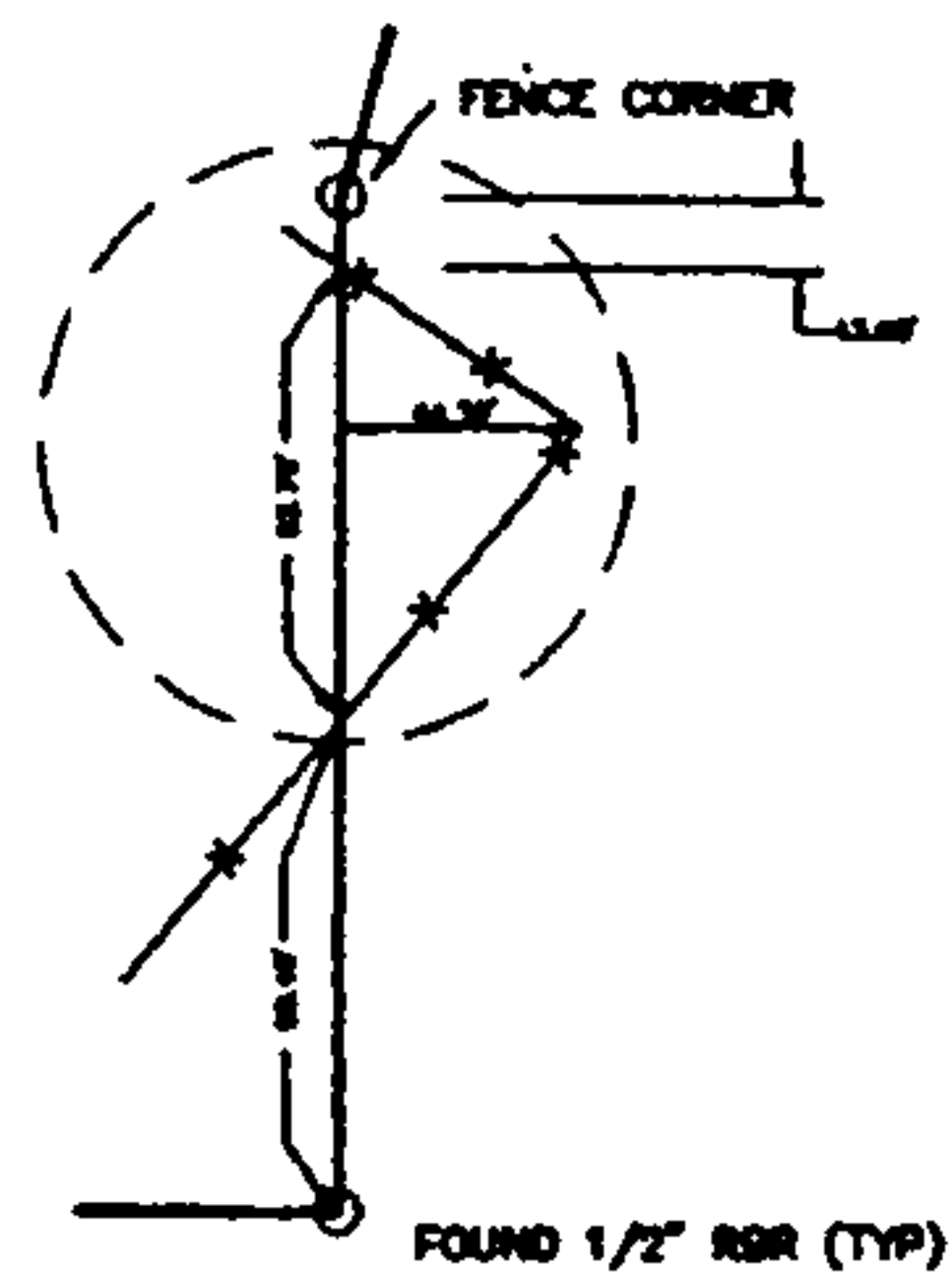
STATE OF NEW MEXICO - |  
 COUNTY OF BERNALILLO |

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 20<sup>TH</sup> DAY OF OCTOBER, 1994, BY Rob Roberts OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO, AND/OR GAS COMPANY OF NEW MEXICO, BOTH BEING NEW MEXICO CORPORATIONS, ON BEHALF OF SAID CORPORATIONS.

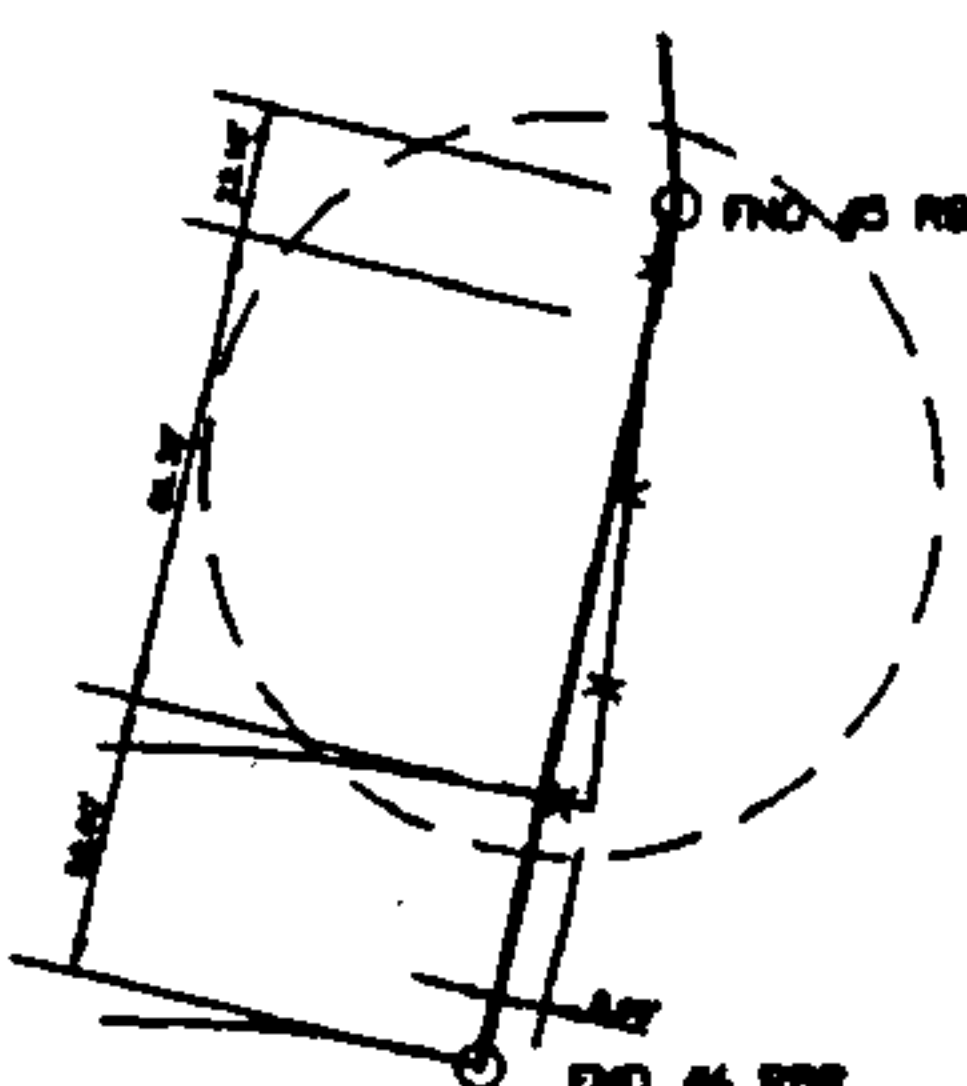


NOTARY PUBLIC [Signature]  
 MY COMMISSION EXPIRES: 8-9-97

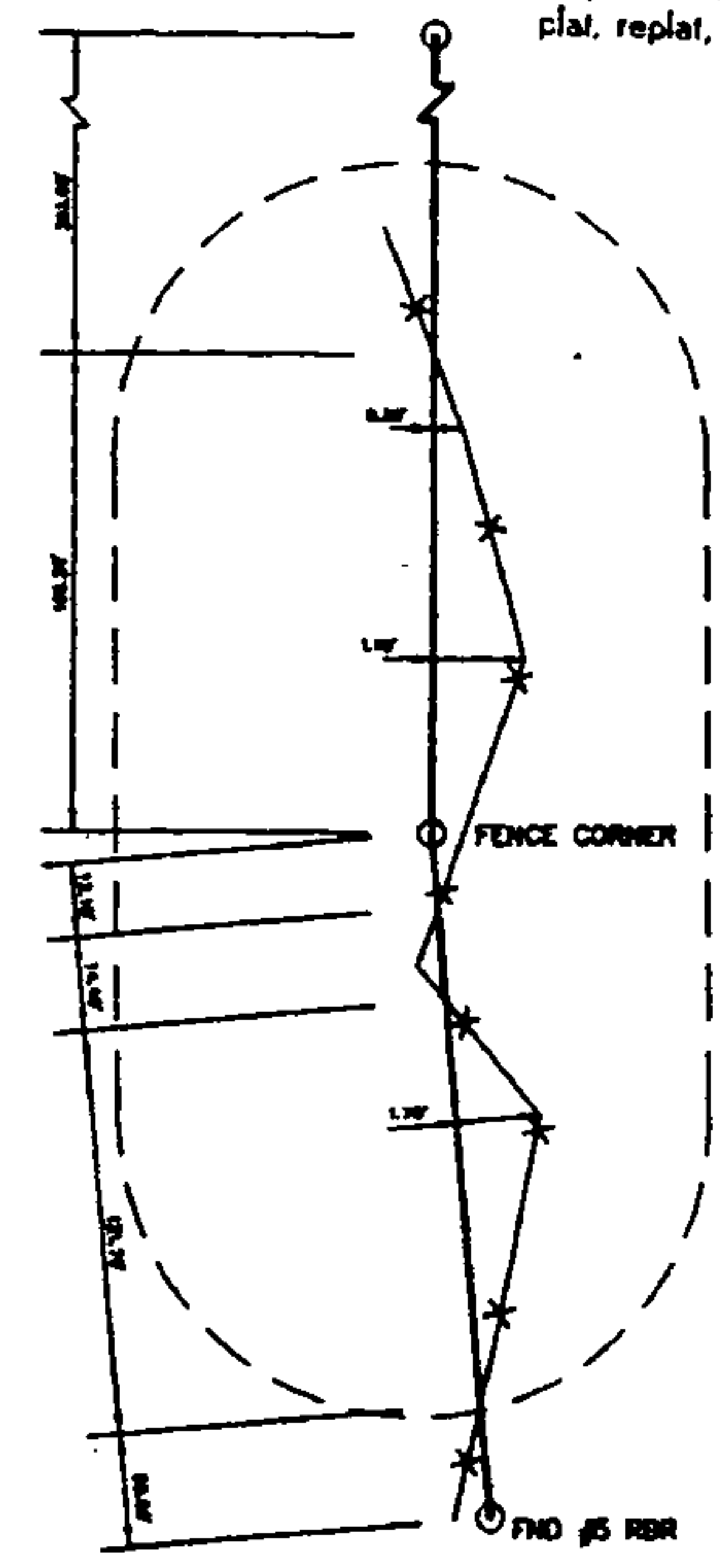
**DISCLAIMER**  
 By approving this plat, PNM does not waive or release any easement or easement rights (other than those released by this plat) which may have been granted by prior plat, replat, or document.



**DETAIL "A"**  
 NTS



**DETAIL "B"**  
 NTS



**DETAIL "C"**  
 NTS

State of New Mexico ) SS  
 County of Bernalillo )  
 This instrument was filed for record on  
 11/23/94 2:04 PM  
 A check was recorded in Vol. 84139440  
 of records of the County Clerk  
 Clerk & Recorder  
 Deputy Clerk

84139440

PLAT OF

**ALBUQUERQUE SOUTH,  
 UNIT THREE  
 TRACTS A THROUGH E**

WITHIN PROJECTED SECTION 33, T. 10 N., R. 2 E., N.M.P.M.

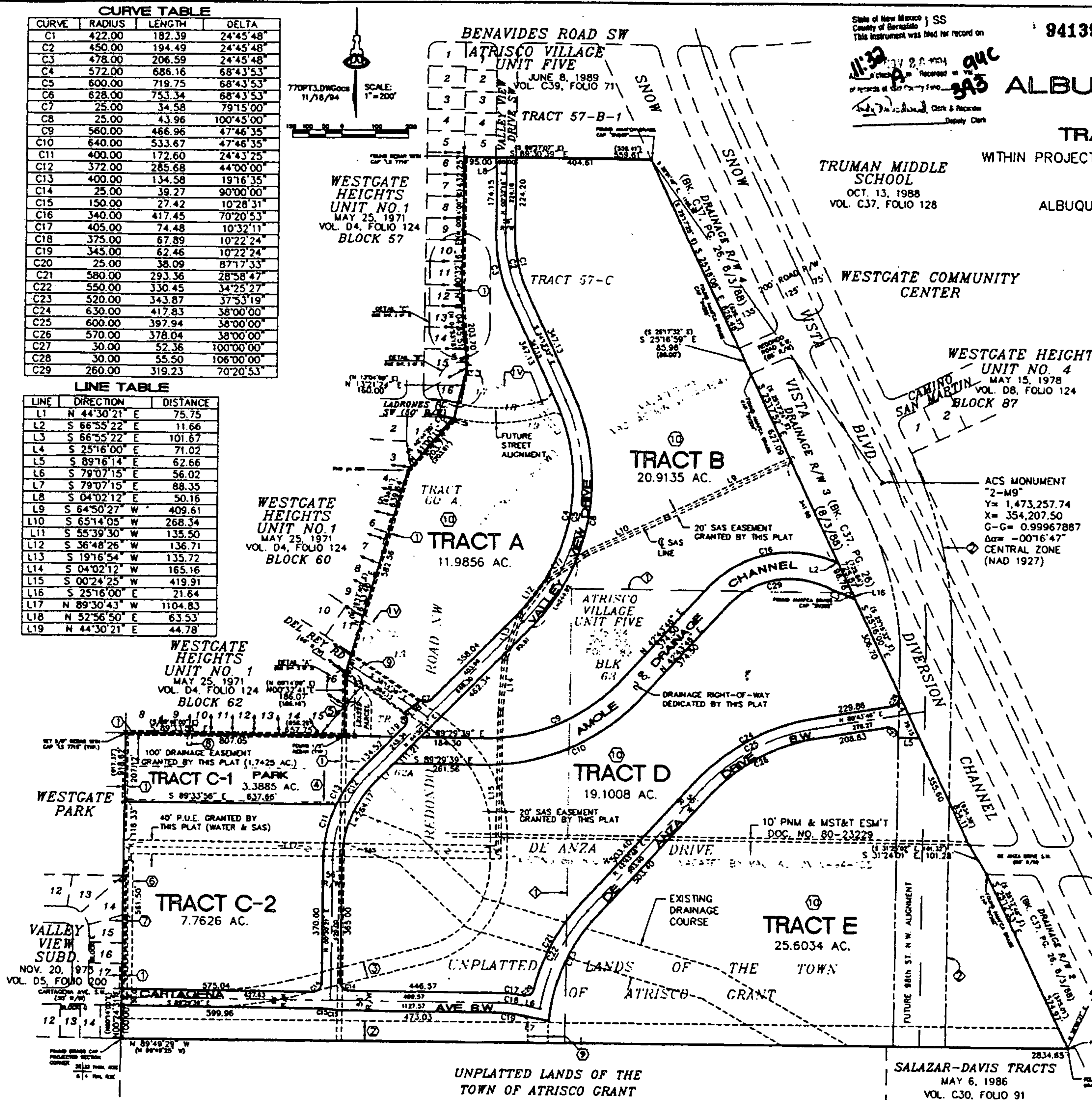
TOWN OF ATRISCO GRANT  
 ALBUQUERQUE NEW MEXICO  
 SEPTEMBER 1994

**CURVE TABLE**

| CURVE | RADIUS | LENGTH | DELTA      |
|-------|--------|--------|------------|
| C1    | 422.00 | 182.39 | 24°45'48"  |
| C2    | 450.00 | 194.49 | 24°45'48"  |
| C3    | 478.00 | 206.59 | 24°45'48"  |
| C4    | 572.00 | 686.16 | 68°43'53"  |
| C5    | 600.00 | 719.75 | 68°43'53"  |
| C6    | 628.00 | 753.34 | 68°43'53"  |
| C7    | 25.00  | 34.58  | 79°15'00"  |
| C8    | 25.00  | 43.96  | 100°45'00" |
| C9    | 560.00 | 466.96 | 47°46'35"  |
| C10   | 640.00 | 533.67 | 47°46'35"  |
| C11   | 400.00 | 172.60 | 24°43'25"  |
| C12   | 372.00 | 285.68 | 44°00'00"  |
| C13   | 400.00 | 134.58 | 19°16'35"  |
| C14   | 25.00  | 39.27  | 90°00'00"  |
| C15   | 150.00 | 27.42  | 10°28'31"  |
| C16   | 340.00 | 417.45 | 70°20'53"  |
| C17   | 405.00 | 74.48  | 10°32'11"  |
| C18   | 375.00 | 67.89  | 10°22'24"  |
| C19   | 345.00 | 62.46  | 10°22'24"  |
| C20   | 25.00  | 38.09  | 87°17'53"  |
| C21   | 580.00 | 293.36 | 28°58'47"  |
| C22   | 550.00 | 330.45 | 34°25'27"  |
| C23   | 520.00 | 343.87 | 37°53'19"  |
| C24   | 630.00 | 417.83 | 38°00'00"  |
| C25   | 600.00 | 397.94 | 38°00'00"  |
| C26   | 570.00 | 378.04 | 38°00'00"  |
| C27   | 30.00  | 52.36  | 100°00'00" |
| C28   | 30.00  | 55.50  | 106°00'00" |
| C29   | 260.00 | 319.23 | 70°20'53"  |

**LINE TABLE**

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | N 44°30'21" E | 75.75    |
| L2   | S 66°55'22" E | 11.66    |
| L3   | S 66°55'22" E | 101.67   |
| L4   | S 25°16'00" E | 71.02    |
| L5   | S 89°16'14" E | 62.66    |
| L6   | S 79°07'15" E | 56.02    |
| L7   | S 79°07'15" E | 88.35    |
| L8   | S 04°02'12" E | 50.16    |
| L9   | S 64°50'27" W | 409.61   |
| L10  | S 65°14'05" W | 268.34   |
| L11  | S 55°39'30" W | 135.50   |
| L12  | S 36°48'26" W | 136.71   |
| L13  | S 19°16'54" W | 135.72   |
| L14  | S 04°02'12" W | 165.16   |
| L15  | S 00°24'25" W | 419.91   |
| L16  | S 25°16'00" E | 21.64    |
| L17  | N 89°30'43" W | 1104.83  |
| L18  | N 52°56'50" E | 63.53    |
| L19  | N 44°30'21" E | 44.78    |



**EASEMENT NOTES**

- 14' PUBLIC UTILITY EASEMENT AS FOUND ON THE PLAT OF "UNIT FIVE, ATRISCO VILLAGE, BLOCKS 50-63, OF SNOW VISTA SUBD." FILED ON 2/5/64 IN VOL. D3, FOLIO 89 (EASEMENTS TO BE VACATED BY THIS PLAT INDICATED BY V. SEE NOTE NO. 5, SHT. 2 OF 3).
- 60' SEWER LINE EASEMENT, CAUSE NO. 83464 FILED 8/25/60 TO ATRISCO UTILITIES INC (TO BE VACATED BY THIS PLAT).
- 50' TEMPORARY ACCESS & DRAINAGE EASEMENT FILED 6/23/80 IN BK. MSC. 780 PP. 794-803.
- 100' DRAINAGE EASEMENT AS FOUND ON THE PLAT OF "UNIT FIVE, ATRISCO VILLAGE, BLOCKS 50-63, OF SNOW VISTA SUBD." FILED ON 2/5/64 IN VOL. D3, FOLIO 89 (TO BE VACATED BY THIS PLAT).
- 30' DRAINAGE EASEMENT AS FOUND ON THE PLAT OF "UNIT FIVE, ATRISCO VILLAGE, BLOCKS 50-63, OF SNOW VISTA SUBD." FILED ON 2/5/64 IN VOL. D3, FOLIO 89.
- 20' PUBLIC UTILITY EASEMENT FILED 1/30/80 IN BK. MSC. 749, PG. 620.
- 10' PNM & MST&T EASEMENT FILED 1/30/80 IN BK. MSC. 749, PG. 596.
- 14'x35' PUBLIC UTILITY EASEMENT FILED 2/5/64 IN BK. D3, PG. 89.
- 60' PUBLIC ROADWAY, DRAINAGE & UTILITY EASEMENT GRANTED BY THIS PLAT.
- A BLANKET DRAINAGE EASEMENT IS GRANTED ACROSS TRACTS A, B, D, & E TO THE CITY OF ALBUQUERQUE. REMOVAL OF THIS EASEMENT SHALL BE PER THE CONDITIONS LISTED IN THE BULK LAND VARIANCE.

**SUBDIVISION NOTES**

- PROPERTY BOUNDARY BY SPECIAL WARRANTY DEED FILED IN VOL. D-915, FOLIO 612.
- PROPOSED RE-ALIGNMENT OF SNOW VISTA BLVD. (98th ST.) PER THE RIO BRAVO SECTOR DEVELOPMENT PLAN.

**PARK DEDICATION (TRACT C-1)**

A PARK (TRACT C-1: 3.3885 Ac.) IS BEING DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT ACTION. THE 1.7425 ACRES OF PARK LAND WITHIN THE NEW 100' DRAINAGE EASEMENT IS NOT ELIGIBLE AS A PARK CREDIT FOR FUTURE DEVELOPMENT.

NGS MONUMENT "TRANS"  
 Y= 1,471,822.67  
 X= 354,899.45  
 G-G= 0.99967921  
 Δα= -00°16'42"  
 CENTRAL ZONE  
 (NAD 1927)

THIS INSTRUMENT made this 30th day of January 1980 by and between Mortgage Investment Company by J.E. Wilson, Assistant Vice President

First Parties, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation, authorized to do business in New Mexico. Second Parties, their successors and assigns.

WITNESSETH: That the said First Parties, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, do hereby give, grant, sell, grant and convey unto said Second Parties, an easement to build, maintain, operate and use overhead power transmission and communication lines over, beneath and across the lands hereinafter described, and to erect and maintain poles, guy wires and other appurtenances, and to construct and maintain any and all structures and communication lines over, beneath and across said lands at or near the points hereinafter designated as the course of said power and communication lines over, beneath and across said lands together with any poles and appurtenances thereon, and over said easement with rights and privileges of going upon, over and across said lands for the purpose of maintaining said line, and trimming any trees which interfere with the operation of said line; said lands being situated in the County of Bernalillo, State of New Mexico, and more particularly described as follows, to-wit:

An easement within Block 63 as the same is shown and designated on Plat of Unit Five of Atrisco Village, Blocks 50 thru 63 of SNOW VISTA SUBDIVISION situate in Section 33, T.10N., R.2E., N.M.P.M., Bernalillo County, New Mexico; filed for record in the office of the County Clerk in Bernalillo County in Plat Book D3, pages 66 and 69 on February 5, 1964 and being more particularly described as follows:

An easement ten (10) feet wide being the south ten (10) feet of said Block 63.

Also an easement ten (10) feet wide being the northeasterly ten (10) feet of said Block 63, adjoining the southwesterly right of way line of SNOW VISTA BLVD. S. W.

First parties shall have the right to use the above described real estate for purposes and conditions with the rights hereby granted provided that First Parties shall not erect or construct any building, pool, or other structure thereon, nor drill or access any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, assigns, administrators, executors and assigns of the parties herein.

WITNESSES My hand and seal this 30th day of January 1980. (Signature) (Seal)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

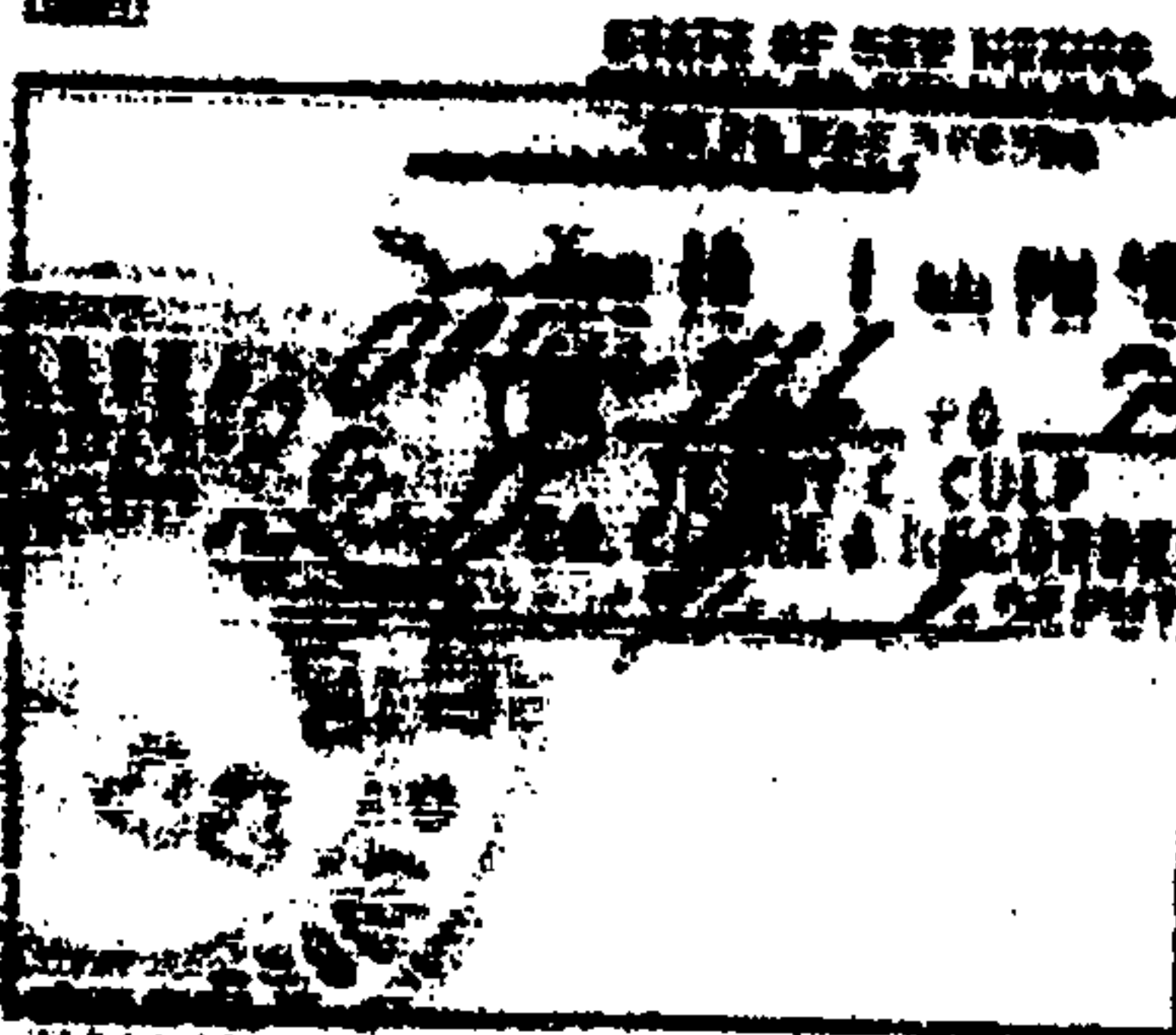
STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of

Month of

My commission expires



ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 30th day of January 1980 by J.E. Wilson

Assistant, V.P. of MORTGAGE INVESTMENT COMPANY

(Signature) (Seal)

My commission expires 07-23-81

Notary Public

(Signature) (Seal)

THIS AND ALL QUALIFYING INSTRUMENTS



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

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

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

### APPLICANT INFORMATION:

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: LONGFORD HOMES PHONE: 761-9911  
 ADDRESS: 7023 TREE LINE AVE. FAX: 761-9922  
 CITY: ALB. STATE NM ZIP 87114 E-MAIL: rbeltramo@longfordgroup.com  
 Proprietary interest in site: OWNER List all owners: LONGFORD AT DIAMOND MESS, INC.

DESCRIPTION OF REQUEST: EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

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 E-G-A-1 Block: \_\_\_\_\_ Unit: 3  
 Subdiv/Addn/TBKA: ALBUQUERQUE SOUTH  
 Existing Zoning: SU-1 for R-2 & R-T Proposed zoning: SU-1  
 Zone Atlas page(s): N9 UPC Code: 100905431842810344 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.):  
DRB #1002819, City Proj. # 722786, EPC # 04 EPC 00464

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 26.5621  
 LOCATION OF PROPERTY BY STREETS: On or Near: 98th ST.  
 Between: GIBSON BLVD. and BLAKE

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

SIGNATURE [Signature] DATE 2-25-04  
 (Print) RICK BELTRAMO Applicant:  Agent:

### FOR OFFICIAL USE ONLY

Form revised 4/07

|   |                                    |            |      |                        |
|---|------------------------------------|------------|------|------------------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING                    | Application case numbers           | Action     | S.F. | Fees                   |
| <input checked="" type="checkbox"/> All checklists are complete         | <u>DRB- 70082</u>                  | <u>SIA</u> |      | <u>\$ 30.00</u>        |
| <input checked="" type="checkbox"/> All fees have been collected        |                                    | <u>ADR</u> |      | <u>\$ 75.00</u>        |
| <input checked="" type="checkbox"/> All case #s are assigned            |                                    | <u>CMF</u> |      | <u>\$ 20.00</u>        |
| <input checked="" type="checkbox"/> AGIS copy has been sent             |                                    |            |      | \$ _____               |
| <input checked="" type="checkbox"/> Case history #s are listed          |                                    |            |      | \$ _____               |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill |                                    |            |      | \$ _____               |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus              |                                    |            |      | \$ _____               |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate                 |                                    |            |      | \$ _____               |
|   | Hearing date <u>March 25, 2009</u> |            |      | Total <u>\$ 145.00</u> |

[Signature] 2-27-04 Project # 1002819  
 Planner signature / date

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Rick BELTRAN  
 Applicant name (print)  
[Signature] 2/27/09  
 Applicant signature / date

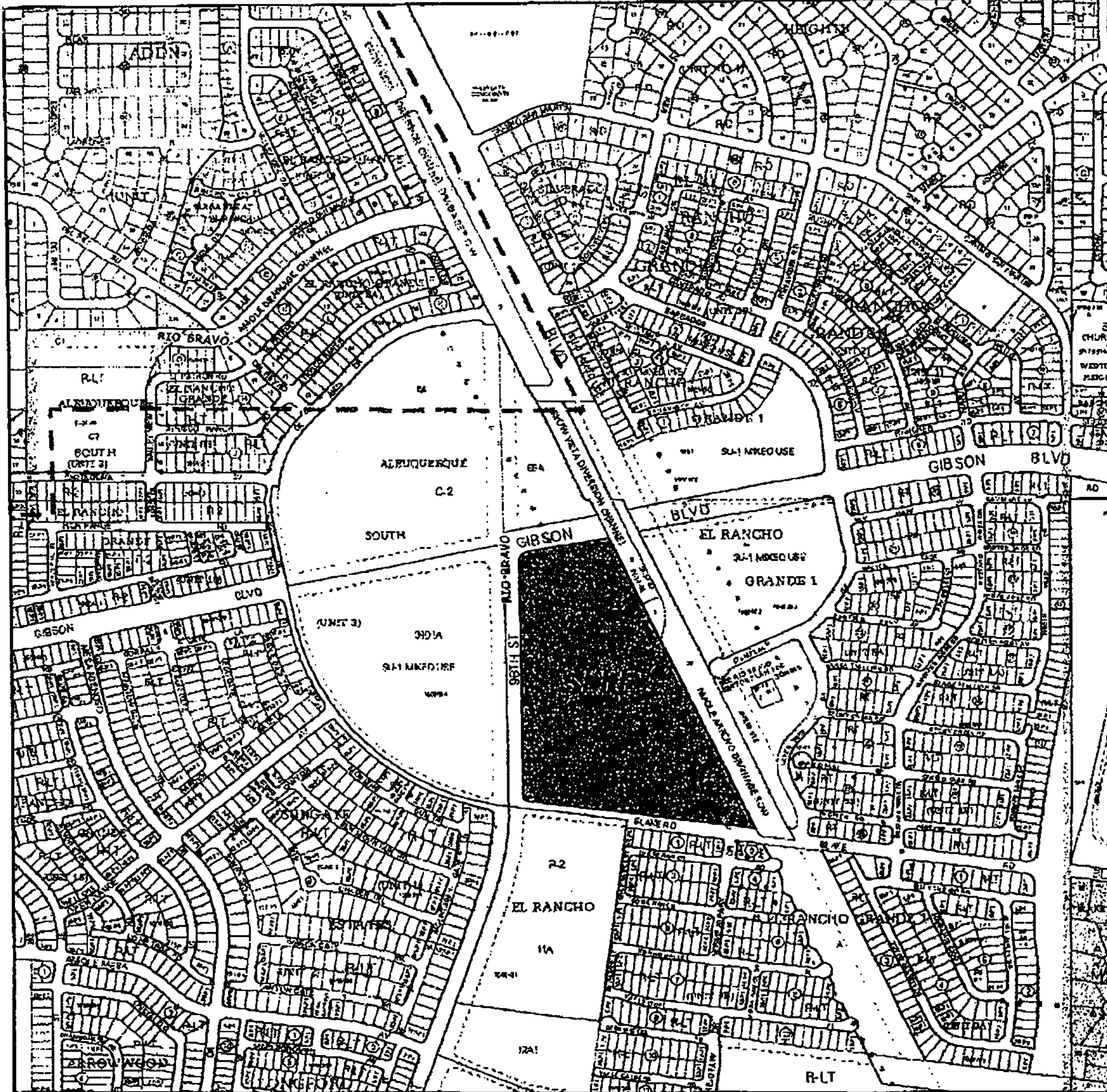


Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 09DRB - \_\_\_\_\_ - 70082  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

[Signature] 2.27.09  
 Planner signature / date  
 Project # 1002819

Diamond Mesa T-2788



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

Map amended through: 3/22/2007

Note: Gray shading represents areas outside of the City limits

Zone Atlas Page:  
**M-09-Z & N-09-Z**

Selected Symbols

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

0 700 1,000 Feet



February 27, 2009

Mr. Jack Cloud  
Development Review Board  
City Of Albuquerque  
PO Box 1293  
Albuquerque, New Mexico, 87103  
[Hand Delivered]

Re: Extension of Subdivision Improvements Agreements  
Diamond Mesa, DRB# 1002819

Dear Mr. Cloud:

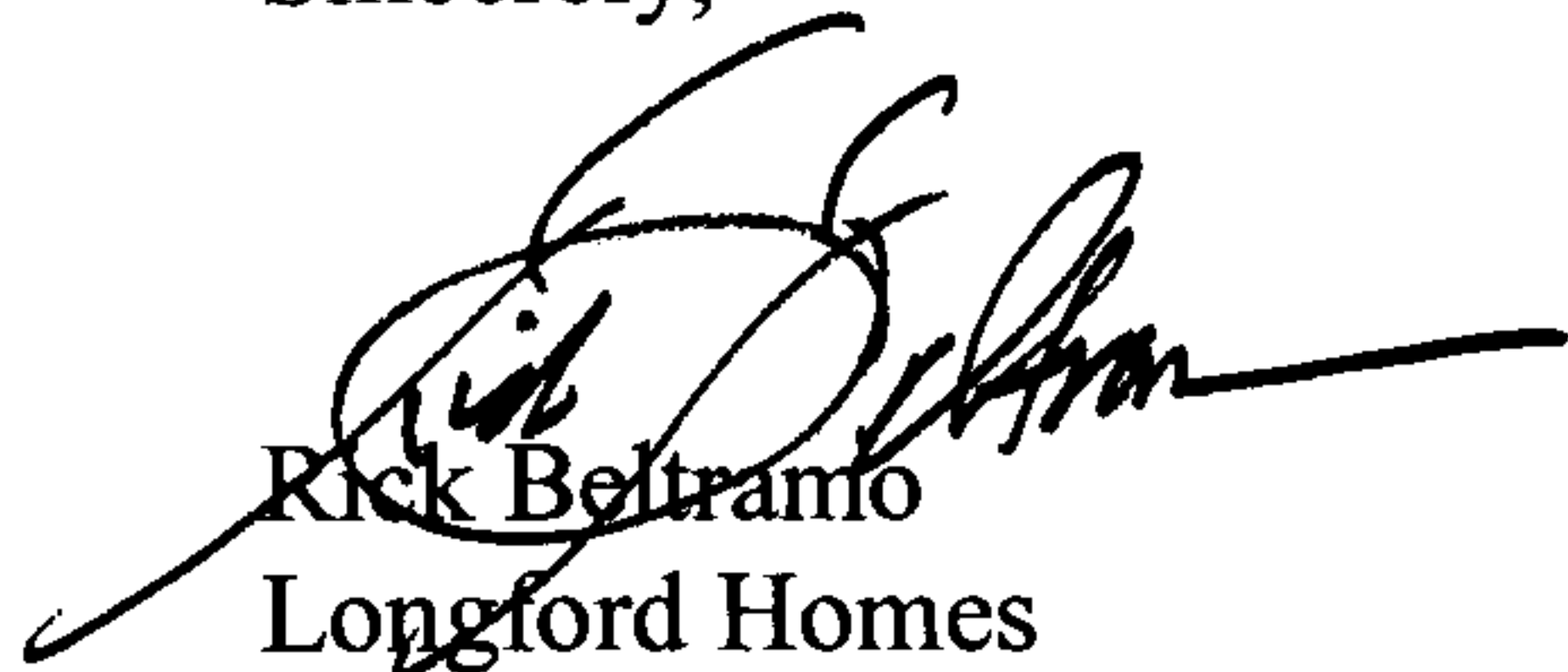
Submitted for Development Review Board (DRB) review and approval is this request for extension of the Subdivision Improvements Agreement (SIA) for Diamond Mesa. Longford Homes respectfully requests a 6-month extension to the existing SIA.

Enclosed is the following:

- Application to DRB
- Reduced copy of recorded plat
- Zone Atlas sheet showing project area
- Letter briefly describing application/request (this letter)
- Official DRB Notice of the original approval
- Approved Infrastructure List (amended)
- Neighborhood Notification
- Application Fee

This request is for onsite and offsite improvements. Offsite improvements are 90% complete. Onsite improvements for phase 1 are 100% complete and partially complete for future phases 2 and 3. A third SIA for the 98<sup>th</sup>/Blake Street traffic Signal is being released and therefore an SIA extension is not requested.

Sincerely,



Rick Beltramo  
Longford Homes

Attachments

AGE

0-400 121

1002819

PROJECT NUMBER: 1002819

Application Number: 07DRB-00354

Is an Infrastructure List required? (X) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

|  |                 |
|--|-----------------|
| <i>[Signature]</i><br>Traffic Engineering, Transportation Division                   | 4-11-07<br>Date |
| <i>[Signature]</i><br>Water Utility Department                                       | 4/11/07<br>Date |
| <i>[Signature]</i><br>Parks and Recreation Department                                | 4/11/07<br>Date |
| <i>[Signature]</i><br>City Engineer  | 8/29/07<br>Date |
| <i>N/A</i><br>* Environmental Health Department-(conditional)                        | Date            |
| <i>[Signature]</i> <sup>angle</sup> (adjustments required)<br>Solid Waste Management | 4/10/07<br>Date |
| CM 4/9/07 <i>[Signature]</i><br>DRB Chairperson, Planning Department                 | 8/30/07<br>Date |

**ORIGINAL**

Figure 12  
INFRASTRUCTURE LIST

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

DIAMOND MESA

Date Submitted: April 11, 2007  
Date Site Plan Approved: 2/11/07  
Date Preliminary Plat Approved: N/A  
Date Preliminary Plat Expires: N/A

DRB Project No. 1002819

**3** 1-17-08

**4** 7-18-08

Following is a summary of PUBLIC and 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 |
|----------------|-------------------|------|---------------------|----------|------|----|-------------------|----------------|--------------------|
|----------------|-------------------|------|---------------------|----------|------|----|-------------------|----------------|--------------------|

PUBLIC ROADWAY IMPROVEMENTS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |


|           |   |               |                                  |               |  |  |  |  |  |
|-----------|---|---------------|----------------------------------|---------------|--|--|--|--|--|
| 10' WIDE  | AC PAVEMENT TRAIL CONNECTION TO PEDESTRIAN TRAIL IN AMAFCA AMOLE ARROYO ROW | EAST BOUNDARY | THREE LOCATIONS TO BE DETERMINED |               |  |  |  |  |  |
| 30' F-EOP | (1) ARTERIAL PAVING W/ PCC CURB & GUTTER ON SOUTH SIDE ONLY                 | GIBSON BLVD.  | 98TH STREET                      | EAST BOUNDARY |  |  |  |  |  |
| 10' WIDE  | PCC SIDEWALK ON SOUTH SIDE*   | GIBSON BLVD.  | 98TH STREET                      | EAST BOUNDARY |  |  |  |  |  |
| 30' F-EOP | (2) ARTERIAL PAVING W/ PCC CURB & GUTTER ON EAST SIDE ONLY                  | 98TH STREET   | GIBSON BLVD.                     | BLAKE ROAD    |  |  |  |  |  |
| 10' WIDE  | PCC SIDEWALK ON EAST SIDE*  | 98TH STREET   | GIBSON BLVD.                     | BLAKE ROAD    |  |  |  |  |  |
| 30' F-EOP | (3) ARTERIAL PAVING W/ PCC CURB & GUTTER ON NORTH SIDE ONLY                 | BLAKE ROAD    | 98TH STREET                      | EAST BOUNDARY |  |  |  |  |  |
| 9' WIDE   | PCC SIDEWALK ON NORTH SIDE*   | BLAKE ROAD    | 98TH STREET                      | EAST BOUNDARY |  |  |  |  |  |
| 56' F-F   | DRIVEWAY CUT  | 98TH STREET   | DIAMOND MESA STREET              |               |  |  |  |  |  |
| 45' F-F   | DRIVEWAY CUT  | BLAKE ROAD    | CARMEL MESA STREET               |               |  |  |  |  |  |

|   |   |   |
|---|---|---|
| / | / | / |
| / | / | / |
| / | / | / |
| / | / | / |
| / | / | / |
| / | / | / |
| / | / | / |
| / | / | / |
| / | / | / |
| / | / | / |


\* SIDEWALK WIDTH LIMITED TO AVAILABLE ROW PER EPC PLANNER


~~MODIFIED PROCEDURE 'D' NOT WORKING~~  
~~1/4 OF TRAFFIC SIGNAL AT 98TH STREET AND BLAKE ROAD, 1/4 OF \$200,000.00 ESTIMATES TO BE PROVIDED~~

- (1) GIBSON BLVD. IMPROVEMENTS CONSTRUCTED WITH CPN 722781 WERE COMPLETED AND ACCEPTED PER COA LETTER DATED AUGUST 4, 2005
- (2) 98TH STREET IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION BY CPN 722786, NO FINANCIAL GUARANTEE
- (3) BLAKE ROAD IMPROVEMENTS CONSTRUCTED WITH CPN 679485, WERE COMPLETED AND ACCEPTED BY COA

| SIA Sequence #                       | COA DRC Project # | Size   | Type of Improvement                               | Location                                | From  | To                                     | Private Inspector | City Inspector | City Cnst Engineer |
|--------------------------------------|-------------------|--|---|---|---|--|-------------------|----------------|--------------------|
| <b>PUBLIC WATERLINE IMPROVEMENTS</b> |                   |  |   |   |   |  |                   |                |                    |
|                                      |                   | 8" DIA   | WATERLINE CONNECTION FH'S, MJ'S, AND RJ'S         | 20' WATERLINE EASEMENT                  | 98TH STREET   | FIRE PROTECTUS METER ASSEMBLY EASEMENT | /                 | /              | /                  |
|                                      |                   | 2" X 8"  | FIRE PROTECTUS METER ASSEMBLY                     | 35' x 35' WATERLINE EASEMENT            | SOUTHEAST CORNER OF 98TH STREET AND GIBSON BLVD.          |  | /                 | /              | /                  |
|                                      |                   | 8" DIA   | WATERLINE CONNECTION FH'S, MJ'S, AND RJ'S         | BLAKE ROAD                              | BLAKE ROAD  | FIRE PROTECTUS METER ASSEMBLY EASEMENT | /                 | /              | /                  |
|                                      |                   | <del>3" X 8"</del>  | <del>FIRE PROTECTUS METER ASSEMBLY</del>          | <del>35' x 35' WATERLINE EASEMENT</del> | <del>NORTHEAST CORNER OF 98TH STREET AND BLAKE ROAD</del> |  | /                 | /              | /                  |
|                                      |                   | 12" DIA  | (2) WATERLINE W/ NEC. VALVES FH'S, MJ'S, AND RJ'S | 98TH STREET                             | GIBSON BLVD.  | BLAKE ROAD                             | /                 | /              | /                  |
|                                      |                   | 12" DIA  | WATERLINE W/ NEC. VALVES FH'S, MJ'S, AND RJ'S     | BLAKE ROAD                              | 98TH STREET   | TRACT 11-A EAST BOUNDARY               | /                 | /              | /                  |

(2) 98TH STREET IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION BY CPN 722786, NO FINANCIAL GUARANTEE

NOTES: A 35' BY 35' PUBLIC WATERLINE EASEMENT WILL BE GRANTED TO THE CITY OF ALBUQUERQUE FOR EACH FIRE PROTECTUS WATER METER ASSEMBLY. ~~A 30' WATERLINE EASEMENT WILL BE GRANTED TO THE CITY OF ALBUQUERQUE FOR THE PUBLIC WATERLINE ON THE DIAMOND MESA PROPERTY BETWEEN 98TH STREET AND THE FIRE PROTECTUS WATER METER ASSEMBLY.~~ 

 - UEC Charges for 458 units (to be renewed annually)

**PUBLIC SANITARY SEWER IMPROVEMENTS**

|  |  |        |  |  |  |  |   |   |   |
|--|--|--------|--|--|--|--|---|---|---|
|  |  | 8" DIA | SANITARY SEWER CONNECTION SW MESA INTERCEPTOR AT BLAKE ROAD AND AMOLE CHANNEL (AN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WILL BE PROVIDED IN DIAMOND MESA TO ACCESS THE SANITARY SEWER CONNECTION TO THE SW MESA INTERCEPTOR) |  |  |  | / | / | / |
|--|--|--------|--|--|--|--|---|---|---|

**PUBLIC STORM DRAIN IMPROVEMENTS**

|  |  |         |   |   |  |  |   |   |   |
|--|--|---------|---|---|--|--|---|---|---|
|  |  | 48" DIA | STORM DRAIN CONNECTION WITH ENERGY DISSIPATOR | AMAFCA WATER QUALITY POND AT BLAKE ROAD AND AMOLE CHANNEL |  |  | / | / | / |
|--|--|---------|---|---|--|--|---|---|---|

NOTES: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

PRIVATE STORM DRAIN IMPROVEMENTS

|  |  |
|--|--|
|  |  |
|  |  |

18"-48" DIA STORM DRAIN PIPE EAGLE MESA ROAD CARMEL MESA STREET EAST BOUNDARY  
 18"-30" DIA STORM DRAIN PIPE CARMEL MESA ST. HIDDEN MESA ROAD EAGLE MESA ROAD

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |

SCOTT J. STEFFEN, PE  
 PREPARED BY: PRINT NAME  
*[Signature]* DRB CHAIR 4/11/07 DATE  
*Christina Sandoval* PARKS & GENERAL SERVICES 4/11/07 DATE

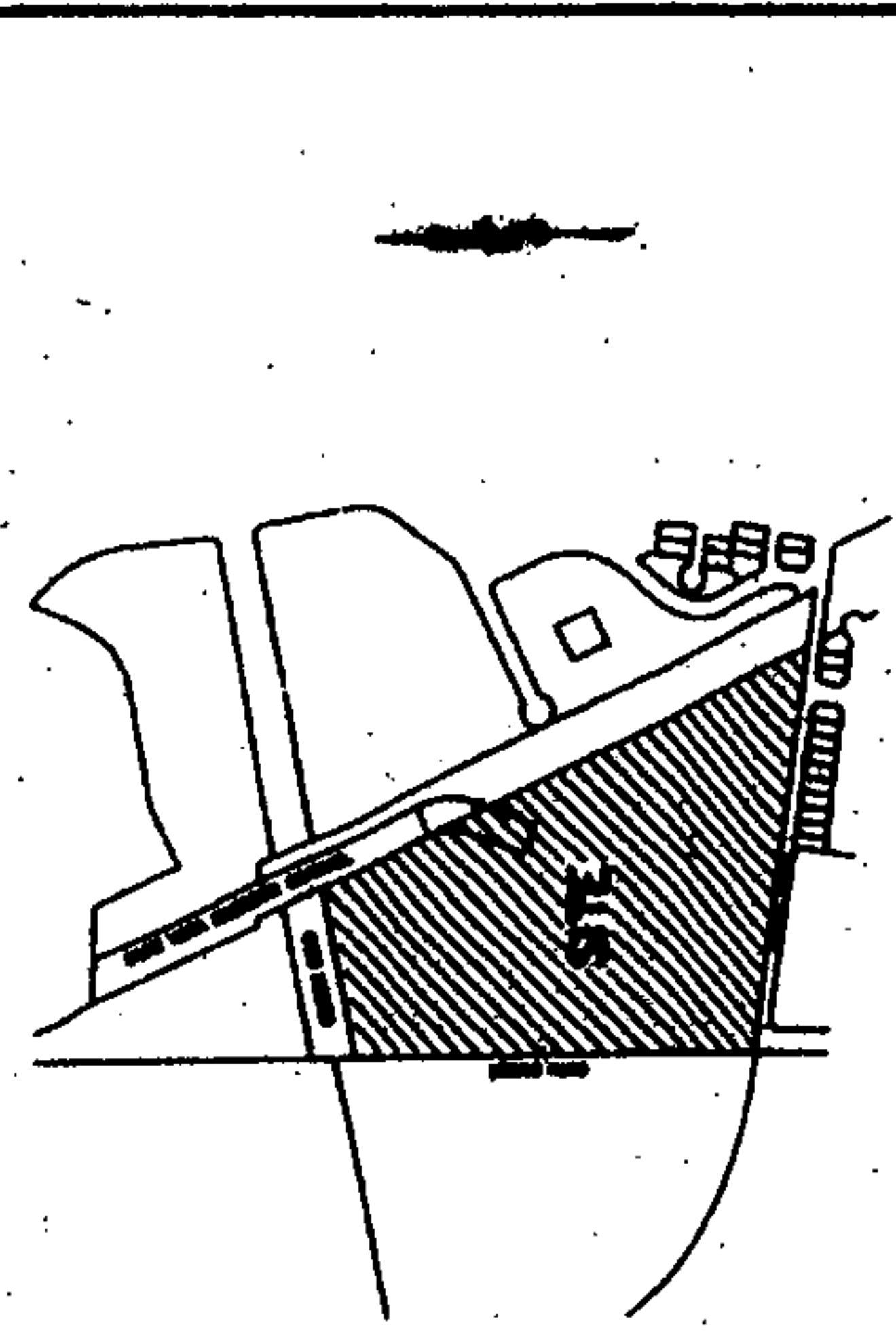
BOHANNAN HUSTON INC.  
 FIRM:  
*[Signature]* 4/9/07 SIGNATURE DATE  
*[Signature]* TRANSPORTATION DEVELOPMENT 4-11-07 DATE  
*[Signature]* UTILITY DEVELOPMENT 4/11/07 DATE  
*Bradley J. Brigham* AMAFCA CITY ENGINEER 4/11/07 DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION  
 [ ] NEW MEXICO UTILITIES INC. DATE DATE

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE    | DRC CHAIR      | USER DEPARTMENT         | AGENT/OWNER        |
|----------|---------|----------------|-------------------------|--------------------|
| 1        | 7-20-07 | <i>Woodall</i> | <i>[Signature]</i>      | <i>[Signature]</i> |
| 2        | 8-20-07 | <i>Woodall</i> | <i>William J. Balch</i> | <i>[Signature]</i> |
| 3        | 1-17-08 | <i>Woodall</i> | <i>Roger Dean</i>       | <i>[Signature]</i> |
| 4        | 7-18-08 |                | <i>[Signature]</i>      | <i>[Signature]</i> |





LOCATION MAP 1" = 750' N-9-Z

**PURPOSE OF PLAT**

- To create tract E-6-A-1 as shown hereon.
- To dedicate street right-of-way to the City of Albuquerque in fee simple with warranty covenants.

**SUBMISSION DATA**

- Project No.:
- Zone Address Index No.: N-9-Z
- Total Number of Lots created: 0
- Total Number of existing Tracts: 1
- Total Number of Tracts created: 1
- Gross Subdivision Acreage: 30.6708 Acres

**NOTES**

- Bearings are New Mexico State Plane GNM Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parentheses are recent.
- Bounds of boundary are the following plat of record entitled: PLAT OF "ALBUQUERQUE SOUTH, UNIT 3, TRACTS E-1 THRU E-4," (09-08-02, 02C-187)
- PLAT OF "ALBUQUERQUE SOUTH, UNIT 3, TRACTS E-5-A AND E-6-A," (08-15-03, 02C-248)
- PLAT OF "EL RANCHO GRANDE 1, TRACTS 8-A, 9-0-1, 9-0-2, 11-A, 12-A, 12-A-2 AND 13-A," (05-21-03, 02C-75)
- PLAT OF "SUNSHINE ESTATES SUBDIVISION, UNIT 2," (07-11-05, 02C-246)
- PLAT OF "EL RANCHO GRANDE 1, UNIT 8B," (08-27-05, 02C-234)
- PLAT OF "EL RANCHO GRANDE 1, PARCEL 8B," (01-18-04, 04C-30)
- PLAT OF "EL RANCHO GRANDE 1, UNIT 5-A," (10-22-02, 02C-340)
- "SHOW VISTA OVERSEEN CHANNEL DRAINAGE RIGHTS-OF-WAY," (08-03-85, C37-28)

- All being records of Bernalillo County, New Mexico.
- Field Survey performed on November, 2004.
- UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2006303963
- This Report: None provided.
- City Zoning: RL7
- Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7716".

**DESCRIPTION**

A tract of land situate within the Town of Albuquerque, Projected Section 4, Township 9 North, Range 2 East, New Mexico Grant, Bernalillo County, New Mexico, being all of that certain lot or lots, more particularly described as follows: ...

THENCE S 28°12'47" E, 1776.35 feet to the southeast corner;

THENCE N 87°28'47" W, 476.29 feet to a public;

THENCE N 87°39'16" W, 688.95 feet to the southeast corner;

THENCE N 09°10'36" E, 384.37 feet to a public;

THENCE N 09°17'08" W, 1002.18 feet to the northwest corner;

THENCE S 70°39'07" E, 843.22 feet to the point of beginning and containing 30.6708 acres more or less.

| PURPOSE OF CORRECTION                                    |
|--|
| TO CORRECT DISTANCES THAT WERE IN ERROR AS SHOWN HEREON. |

**FREE CONSENT AND DEDICATION**

The subdivision herein created in accordance with the plat and in connection with the creation of the undivided corner(s) and/or projection(s) shown, said corner(s) and/or projection(s) do hereby consent to the creation of Tract E-6-A-1 as shown herein. Said corner(s) and/or projection(s) do hereby dedicate, relinquish, and release all right-of-way to the City of Albuquerque in fee simple with warranty covenants. ...

*[Signatures and names of property owners and the surveyor]*

JEFF SMITH, DIVISION PRESIDENT

STATE OF NEW MEXICO }  
BERNALILLO COUNTY } SS

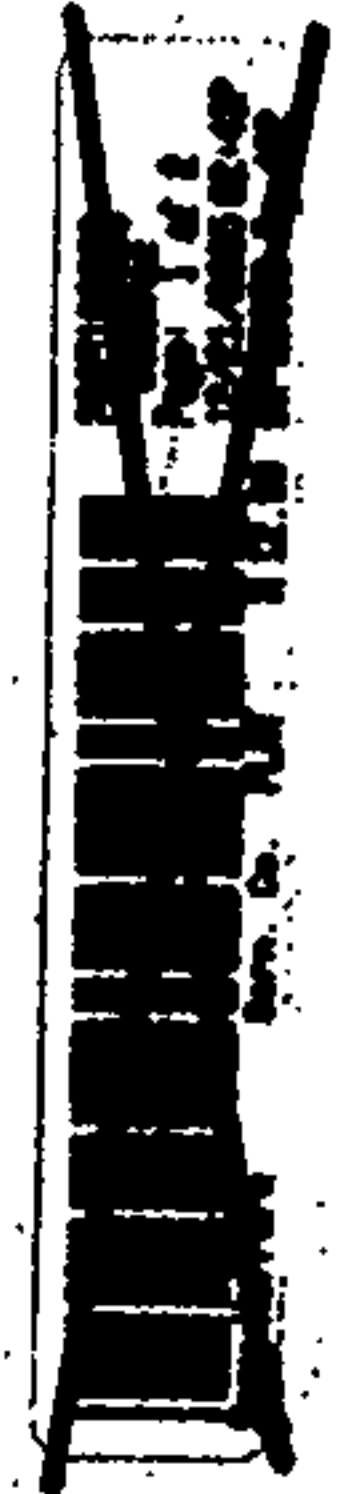
On this 18th day of *9pm*, 2008, this instrument was acknowledged before me by Jeff Smith, Division President, Longford Homes of New Mexico, Inc.

*[Signature]*  
Notary Public



PLAT TO CERTIFY THAT THIS IS CURRENT AND CORRECT COPY OF THE ORIGINAL RECORD COPY  
CITY CLERK  
JULIA MORALES  
*[Signature]*

**CONNECTION PLAT**  
ALBUQUERQUE SOUTH, UNIT THREE  
TRACT E-6-A-1  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 4  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2008



PROJECT NUMBER: 1002819  
Application Number: 05-025-01730

PLAT APPROVAL  
UNM Approver: *[Signature]* 10-23-08

| UNM Approver                                 | Date     |
|--|----------|
| PMI Electric Services Division               | 10-23-08 |
| PMI Gas Services Division                    | 10-27-08 |
| Public Utilities                             | 10-27-08 |
| City Engineer                                | 10-21-08 |
| City Surveyor                                | 9-27-05  |
| Real Property Division                       |          |
| Environmental Health Department              |          |
| Traffic Engineering, Transportation Division | 9-27-05  |
| Utilities Department                         | 12-7-05  |
| Planning Department                          | 12/7/05  |
| Permit Application Department                | 12-27-05 |
| City Engineer                                | 12/7/05  |
| City Planner                                 | 12-21-05 |
| City Administrator                           | 12-21-05 |

**SURVEYOR'S CERTIFICATION**

I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, that all monuments shown on the plat of record or made known to me by the owner and/or proprietors of the subdivision shown herein, utility companies and other parties appearing on interest and meets the minimum requirements for measurement and survey of the Albuquerque Subdivision Guidelines, and further state the plat is correct to the best of my knowledge and belief.

*[Signature]*  
Timothy Aldrich, Registered Professional Land Surveyor  
No. 7716

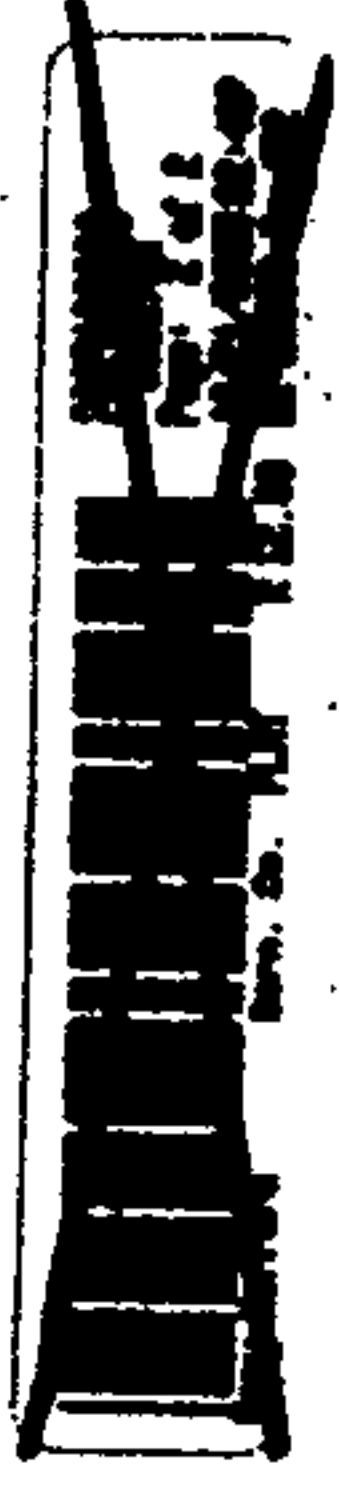
**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBUQ., N.M. 87190  
505-884-1989

| DATE     | BY | REVISION |
|----------|----|----------|
| 08-18-08 |    |          |
| 08-23-08 |    |          |
| 08-27-08 |    |          |
| 10-23-08 |    |          |

**CONNECTION PLAT FOR  
ALBUQUERQUE SOUTH, UNIT THREE  
TRACT E-6-A-1**

WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 4  
TOWNSHIP 9 NORTH, RANGE 2 EAST, N14M  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2005



**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the purposes and joint use of:

1. **Water**: For the installation, maintenance, and service of water mains and other appurtenant facilities reasonably necessary to provide water service.
2. **Sewer**: For the installation, maintenance, and service of sewer mains and other appurtenant facilities reasonably necessary to provide sewer service.
3. **Gas**: For the installation, maintenance, and service of gas mains and other appurtenant facilities reasonably necessary to provide gas service.

4. **Other**: For the installation, maintenance, and service of other utility lines, including but not limited to those for telephone, cable, and other utility services.

5. **Access**: For the installation, maintenance, and service of utility lines and other appurtenant facilities reasonably necessary to provide utility services, including but not limited to those for power, telephone, cable, and other utility services.

6. **Other**: For the installation, maintenance, and service of other utility lines, including but not limited to those for power, telephone, cable, and other utility services.



**ALDRICH LAND SURVEYING**  
P.O. BOX 30791, ALBU, N.M. 87199  
505-884-1990

**PROPERTY CORNERS**

- SET 5/8" REBAR WITH CAP "ALS LS 7718" (TYP)
- ROUND 5/8" REBAR WITH CAP "ALS LS 7718" (TYP)

ACS MONUMENT  
TRANG  
Y=147022.67  
X=344028.48  
G=8-0.00007821  
AZ=05°16'42"  
MAD 1927/BLD 1928  
ELEVATION=9183.370

ALBUQUERQUE SOUTH  
UNIT THREE  
(08-15-03, 03C-248)  
TRACT E-5-A

SNOW MISTA DIVERSION CHANNEL  
DRAINAGE RIGHTS-OF-WAY  
(08-03-88, C37-28)  
R/W 1  
R/W 2

EL RANCHO GRANDE 1  
PARCEL 98  
(01-16-01, 01C-20)

TRACT E-6-A-1  
28.8281 AC

TRACT 11-A  
EL RANCHO GRANDE 1  
(03-21-03, 03C-73)

EL RANCHO GRANDE 1  
UNIT 98  
(06-27-05, 06C-224)

SUNGATE ESTATES  
SUBDIVISION  
UNIT 2  
(07-11-05, 06C-245)

LANDS OF CURB INC.  
TRACT 340-1-A  
(11-25-03, 03C-357)

(HATCHED AREA)  
STREET RIGHT-OF-WAY  
DEDICATED TO THE CITY  
OF ALBUQUERQUE IN FEE  
SIMPLE WITH WARRANTY  
COVENANTS. (4.1086 ACRES)

QUITCLAIM DEED  
ANAPCA TO CURB, INC.  
(10-07-05, A104-3134)

**PURPOSE OF CORRECTION**  
TO CORRECT DISTANCES THAT WERE IN  
ERROR AS SHOWN HEREON.

**"NOTICE OF SUBDIVISION PLAT CONDITIONS"  
ALBUQUERQUE SOUTH, UNIT THREE  
TRACTS E-6-A-1**

THE PLAT OF ALBUQUERQUE SOUTH, UNIT THREE, TRACTS E-6-A-1 HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PERSUANT TO SECTION 14-14-6-1 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONSIDERED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, GRASSAGE, CROWING AND PARKS IN ACCORDANCE WITH CURRENT REGULATIONS, ORDINANCES AND POLICES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROJECT.

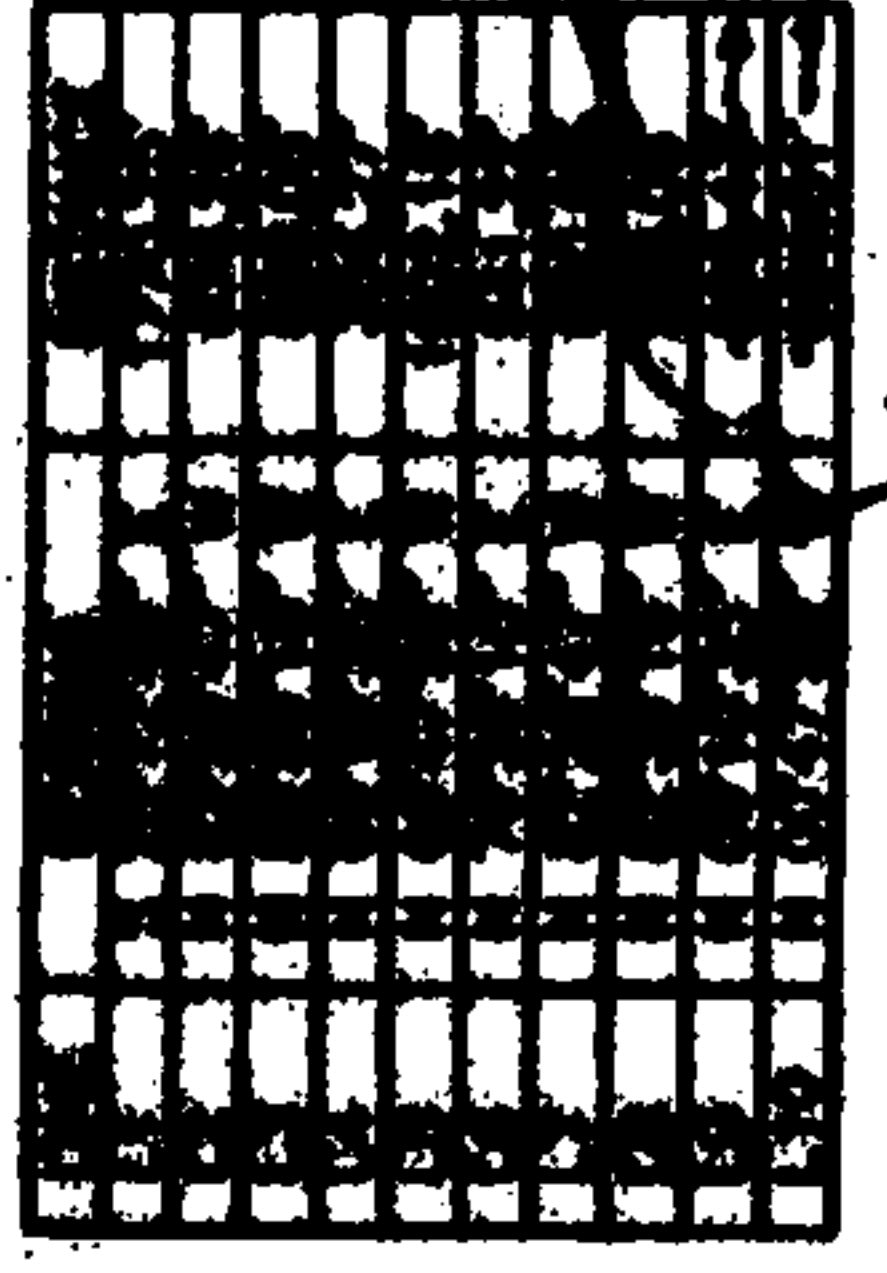
THE CITY AND ANAPCA (WITH REFERENCE TO DRAWINGS) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND, EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON PURSUING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

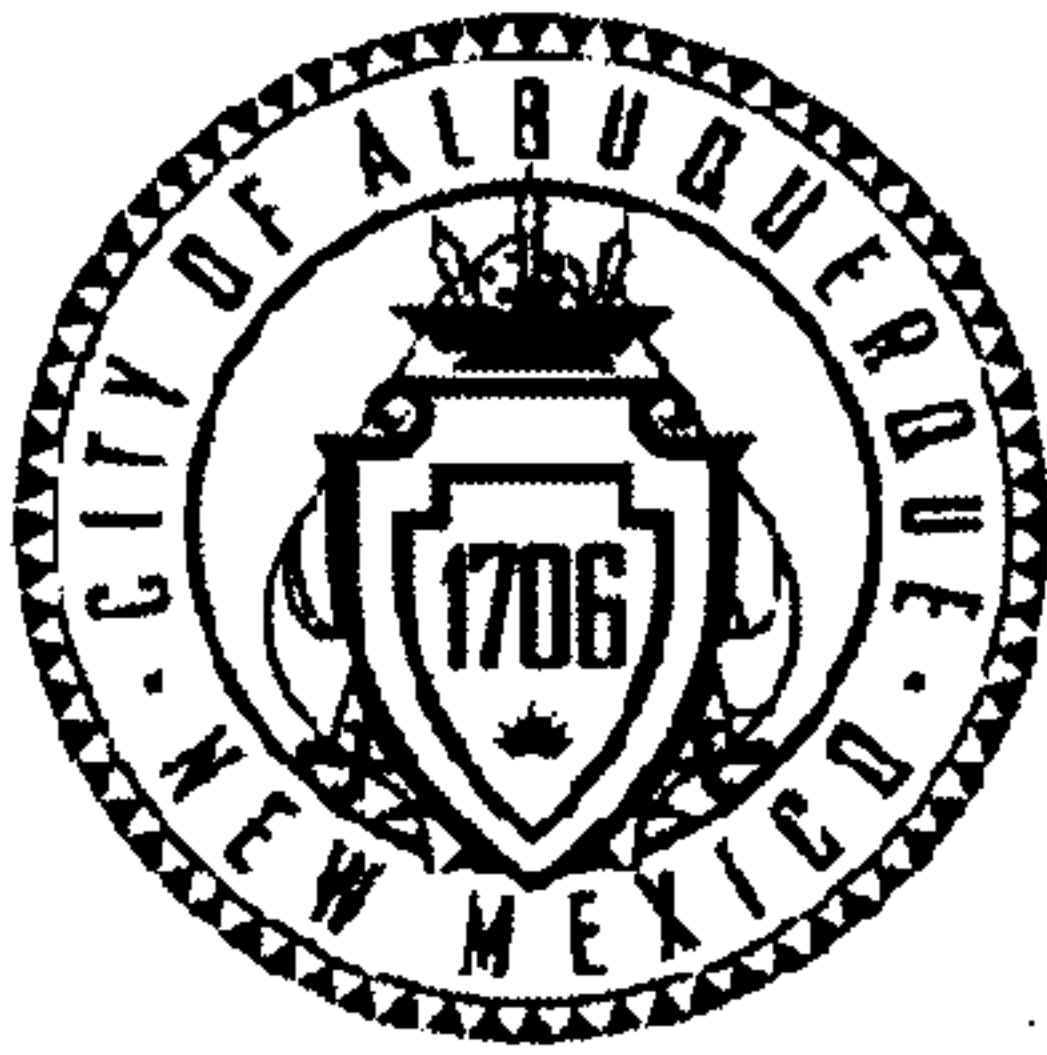
**EASEMENTS**

- ① EXISTING 60' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT ADDRESS TRACT E (11-28-04, 04C-383)
- ② EXISTING 124' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (08-08-02, 08C-197)
- ③ EXISTING 106' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (08-08-02, 08C-197)
- ④ 10' PAVEMENT EASEMENT (GRANTED BY THIS PLAT)
- ⑤ 5' PAVEMENT EASEMENT (GRANTED BY THIS PLAT)
- ⑥ 273.91' EASEMENT (GRANTED BY THIS PLAT)
- ⑦ 973.67' EASEMENT (GRANTED BY THIS PLAT)



SCALE 1" = 200'

| Drawn By   | Date | Scale | Sheet |
|------------|------|-------|-------|
| Checked By |      |       |       |
| Drawn By   |      |       |       |
| Drawn By   |      |       |       |



# DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

Cell Tower & Type:  Free-Standing Tower -OR-  Concealed Tower

Private Development  EPC  DRB  LUCC  Liquor Submittal  
 Administrative Amendments (AA's)

City Project

Special Exception Application (ZHE)

CONTACT NAME: RICK BELTRAMO

COMPANY NAME: LONGFORD HOMES

ADDRESS/ZIP: 7024 TREE LINE AVE, 87114

PHONE: 620-5322 (CELL) FAX: 761-9911  
761-9911 (OFFICE)

## LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

TRACT E-G-A-1, UNIT 3, ALBUQUERQUE SOUTH

LEGAL DESCRIPTION

LOCATED ON 98th ST.

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN GIBSON BLVD AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

BLAKE ST.

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (N9).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map **MUST** be provided with request)



CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

February 26, 2009

Mr. Floyd McClelen  
2819 Butch Cassidy Dr. SW  
Albuquerque, New Mexico, 87121

Re: Extension of Subdivision Improvements Agreements  
Diamond Mesa

Dear Mr. McClelen:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the WESTERN SKIES WEST N.A. (WSK) "R".

This letter notifies you, as an agent of WESTERN SKIES N.A that Longford Homes is seeking approval of a 6-month extension of the Subdivision Improvements Agreement (SIA) from the City of Albuquerque Development Review Board.

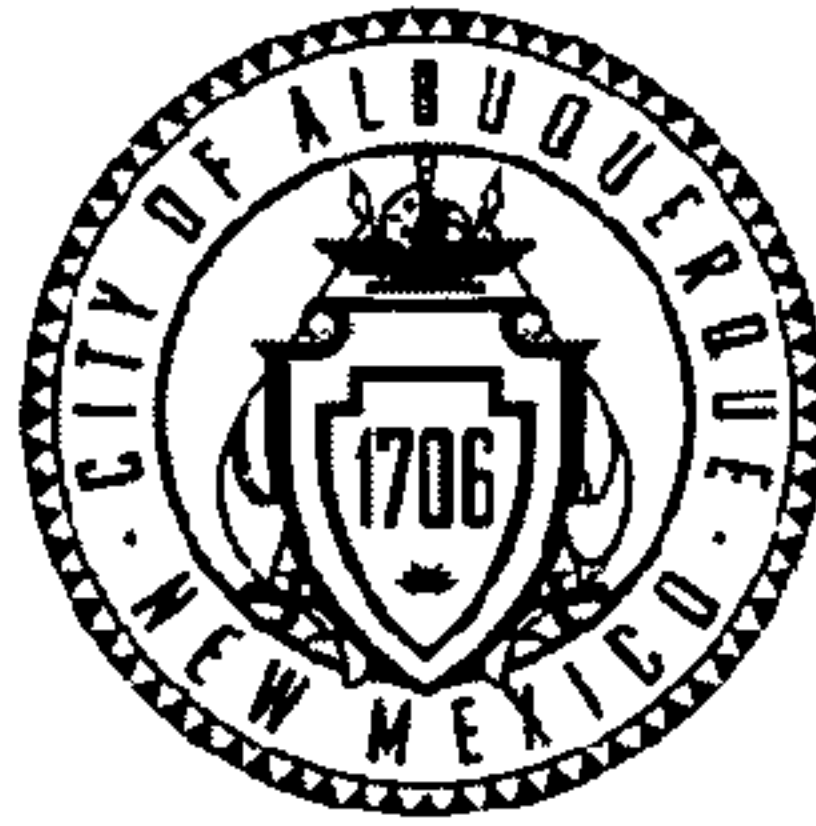
Enclosed is a copy of the zone atlas page showing the location of Diamond Mesa. Please call me at 761-9911 if you have any questions or need information as to the date, time and location of the DRB public hearing.

Sincerely,



Rick Beltramo  
Longford Homes

Attachments



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

February 25, 2009

Rick Beltramo  
Longford Homes  
7023 Tree Line Avenue NW/87114  
Phone: 505-620-5322/Fax: 505-761-9911

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

Dear Rick:

Thank you for your inquiry of February 25, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT E-6-A-1, UNIT 3, ALBUQUERQUE SOUTH, LOCATED ON 98<sup>TH</sup> STREET SW BETWEEN GIBSON BOULEVARD SW AND BLAKE STREET SW** zone map **M-N-9**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

**WESTERN SKIES N. A. (WSK) "R"**

Linda Dohn

2783 Butch Cassidy Dr. SW/87121 873-4181 (h)

Floyd McClelen

2819 Butch Cassidy Dr. SW/87121 873-7259 (h)

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

Sincerely,

*Stephani Winklepleck*

Stephani I. Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT TO BOTH  
CONTACTS OF EACH  
NEIGHBORHOOD AND/OR  
HOMEOWNER ASSOCIATION.**

planningrnaform(12/06/07)



CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

February 26, 2009

Ms. Linda Dohn  
2783 Butch Cassidy Dr. SW  
Albuquerque, New Mexico, 87121

Re: Extension of Subdivision Improvements Agreements  
Diamond Mesa

Dear Ms. Neil:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the WESTERN SKIES WEST N.A. (WSK) "R".

This letter notifies you, as an agent of WESTERN SKIES N.A that Longford Homes is seeking approval of a 6-month extension of the Subdivision Improvements Agreement (SIA) from the City of Albuquerque Development Review Board.

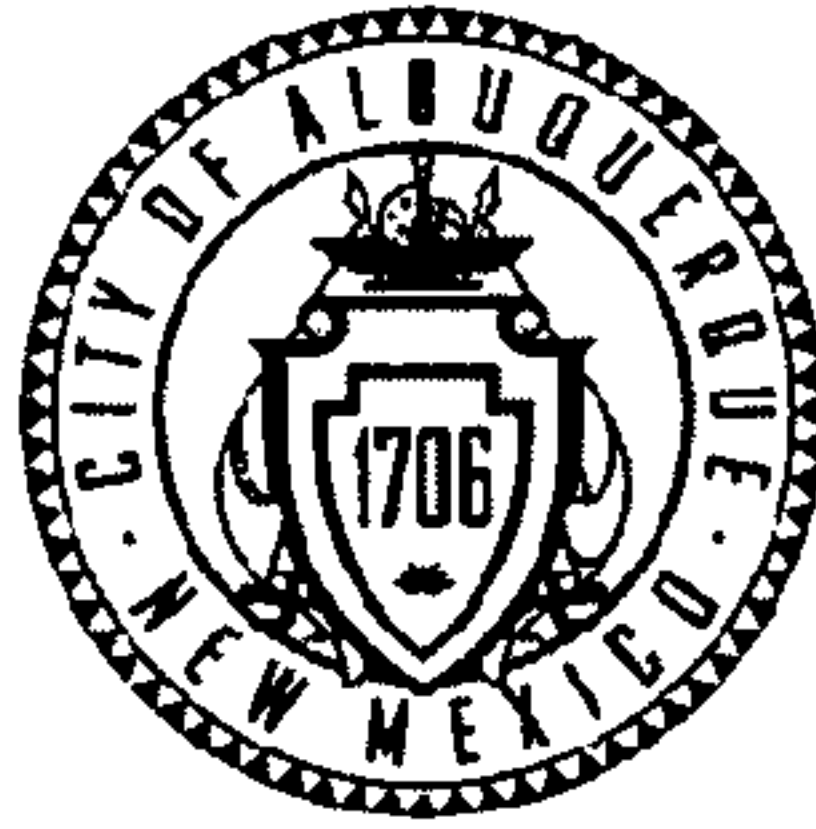
Enclosed is a copy of the zone atlas page showing the location of Diamond Mesa. Please call me at 761-9911 if you have any questions or need information as to the date, time and location of the DRB public hearing.

Sincerely,



Rick Beltramo  
Longford Homes

Attachments



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

February 25, 2009

Rick Beltramo  
Longford Homes  
7023 Tree Line Avenue NW/87114  
Phone: 505-620-5322/Fax: 505-761-9911

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

Dear Rick:

Thank you for your inquiry of February 25, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT E-6-A-1, UNIT 3, ALBUQUERQUE SOUTH, LOCATED ON 98<sup>TH</sup> STREET SW BETWEEN GIBSON BOULEVARD SW AND BLAKE STREET SW** zone map **M-N-9**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

**WESTERN SKIES N. A. (WSK) "R"**

Linda Dohn

2783 Butch Cassidy Dr. SW/87121 873-4181 (h)

Floyd McClelen

2819 Butch Cassidy Dr. SW/87121 873-7259 (h)

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

Sincerely,

*Stephani Winklepleck*

Stephani I. Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT TO BOTH  
CONTACTS OF EACH  
NEIGHBORHOOD AND/OR  
HOMEOWNER ASSOCIATION.**

planningrnaform(12/06/07)

**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

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

**OFFICIAL USE**

|   |        |                  |
|---|--------|------------------|
| Postage   | \$ 42  | Postmark<br>Here |
| Certified Fee                                     | 2.70   |                  |
| Return Receipt Fee<br>(Endorsement Required)      | 2.20   |                  |
| Restricted Delivery Fee<br>(Endorsement Required) |        |                  |
| Total Postage & Fees                              | \$5.32 |                  |

Sent To: Ms. Linda Dunn  
 Street, Apt. No.: 2783 Butch Cassidy Dr. W  
 or PO Box No. 2783  
 City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, August 2006 See Reverse for Instructions

2008 3230 0000 2000 3524 4709 5104

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

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

**OFFICIAL USE**

|   |        |                  |
|---|--------|------------------|
| Postage   | \$ 42  | Postmark<br>Here |
| Certified Fee                                     | 2.70   |                  |
| Return Receipt Fee<br>(Endorsement Required)      | 2.20   |                  |
| Restricted Delivery Fee<br>(Endorsement Required) |        |                  |
| Total Postage & Fees                              | \$5.32 |                  |

Sent To: Mr. Frank McClean  
 Street, Apt. No.: 2819 Butch Cassidy Dr.  
 or PO Box No. 2819  
 City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, August 2006 See Reverse for Instructions

2008 3230 0000 2000 3524 4709 5104



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

JIM MEDLEY ARCHITECT AIA agent(s) for ULTIMATE CAR WASH request(s) the above action(s) for all or a portion of Tract(s) G-2-A-2, **MONTGOMERY COMPLEX**, zoned SU-1 FOR C-1, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 1 acre(s). [REF: 06EPC-00954] [**Maggie Gould, EPC Case Planner**] [*Indef deferred from 11/29/06*] (F-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ACCEPTANCE OF THE WATER LINE THAT WAS CONSTRUCTED WITHOUT A WORK ORDER AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT FOR 30-FOOT CROSS ACCESS EASEMENT AND SIDEWALK EASEMENT ON MONTGOMERY.**

9. **Project # 1002819**  
07DRB-00354 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for DIAMOND MESA LLC request(s) the above action(s) for all or any portion of Lot(s) E-6-A-1, Albuquerque South (to be known as **DIAMOND MESA**) zoned SU-1 FOR R-2 & RT USES located on GIBSON BLVD SW between 98<sup>th</sup> ST SW and AMOLE ARROYO DRAINAGE ROW containing approximately 27 acre(s). [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/28/07*] (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 04/11/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

10. **Project # 1005508**  
07DRB-00341 Minor-SiteDev Plan  
BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP for Lt Indust Uses located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 3/28,4/4/ & 04/11/07 [Heard under Proj #1001523 in error]*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

Hearing Date April 11, 2007

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from March 10, 2009 To March 25, 2009

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.

[Signature] 2/27/09  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 2-27-09 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002819



Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action **SKETCH PLAT**
- 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...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

Professional/Agent (if any): G.P.S. LLC PHONE: 998-0303  
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0305  
 CITY: ALBU STATE: NM ZIP: 87102 E-MAIL: \_\_\_\_\_

APPLICANT: 98<sup>th</sup> STREET LLC C/O: FERNANDO VIGIL / PNM PHONE: 241-4434  
 ADDRESS: 2009 EUBANK NE FAX: \_\_\_\_\_  
 CITY: ALBU STATE: NM ZIP: 87112 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING TRACT INTO TWO NEW TRACTS, VACATE BLANKET DRAINAGE EASEMENT & PNM & MST&T EASEMENT & GRANT ADDITIONAL EASEMENTS AS SHOWN

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 E-5-A Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: ALBUQUERQUE SOUTH, UNIT 3  
 Existing Zoning: C-2 Proposed zoning: N/A  
 Zone Atlas page(s): M-9-2 UPC Code: 1-009-055-285-025-32110 MRGCD Map No N/A

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): PROJ # 1002819

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 3.9385 AC

LOCATION OF PROPERTY BY STREETS: On or Near: GIBSON BLVD SW  
 Between: 98<sup>th</sup> STREET SW and \_\_\_\_\_

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

SIGNATURE Sarah Gibson DATE 3-10-09  
 (Print) SARAH GIBSON 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>09DRB</u>             | <u>SK</u> | _____ | \$ <u>0</u>       |
| <input checked="" type="checkbox"/> All fees have been collected        | <u>70102</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              | _____                    | _____     | _____ | \$ _____          |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate                 | _____                    | _____     | _____ | \$ _____          |
| Hearing date <u>March 18, 2009</u>                                      |                          |           |       | Total \$ <u>0</u> |

[Signature] 3-10-09  
 Planner signature / date

Project # 1002819

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

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

VACANT

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

- 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**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

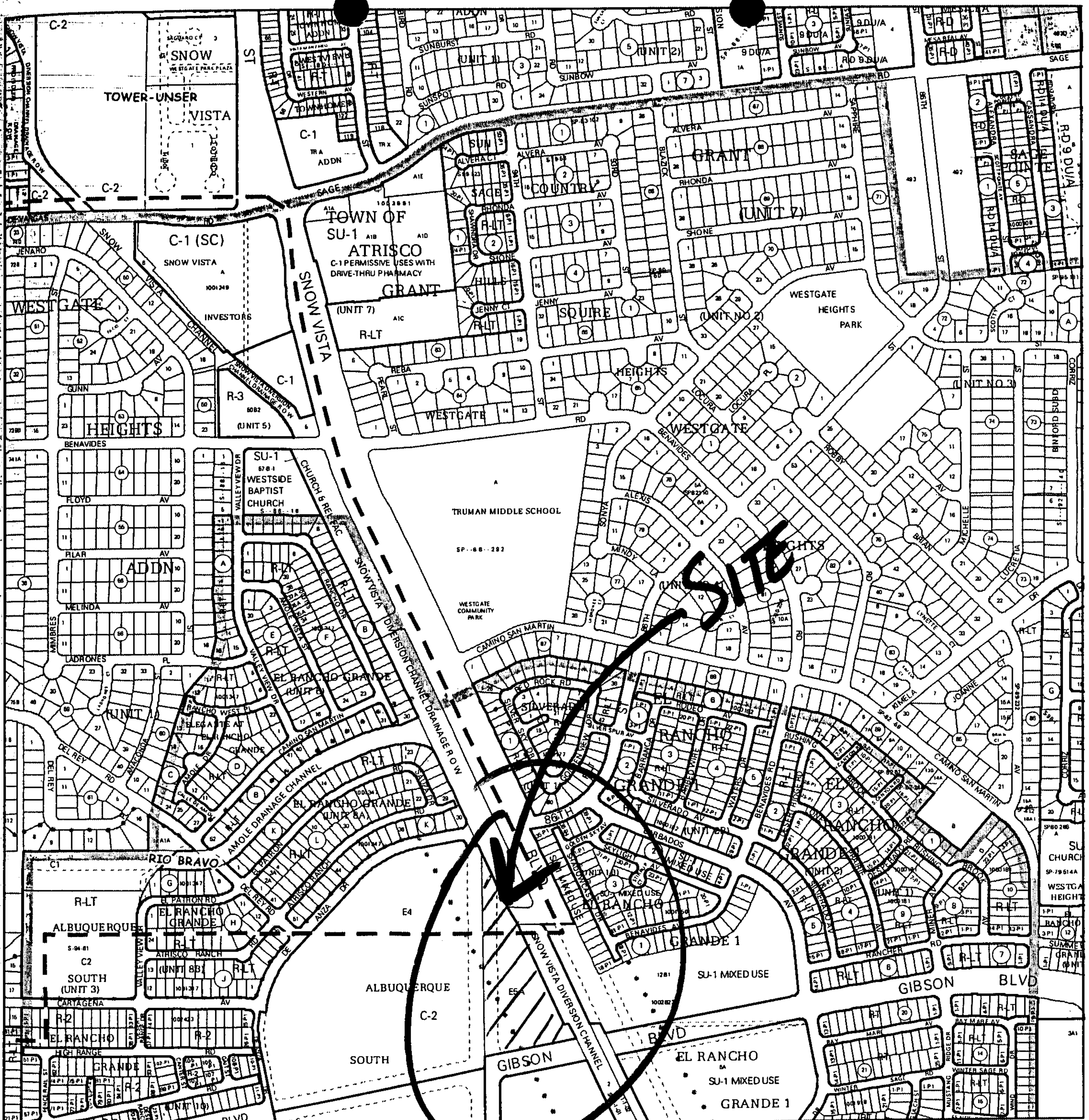
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

SARAH GIBSON  
 Applicant name (print)  
Sarah Gibson 3.10.09  
 Applicant signature / date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 09DRB - \_\_\_\_\_ - 20102

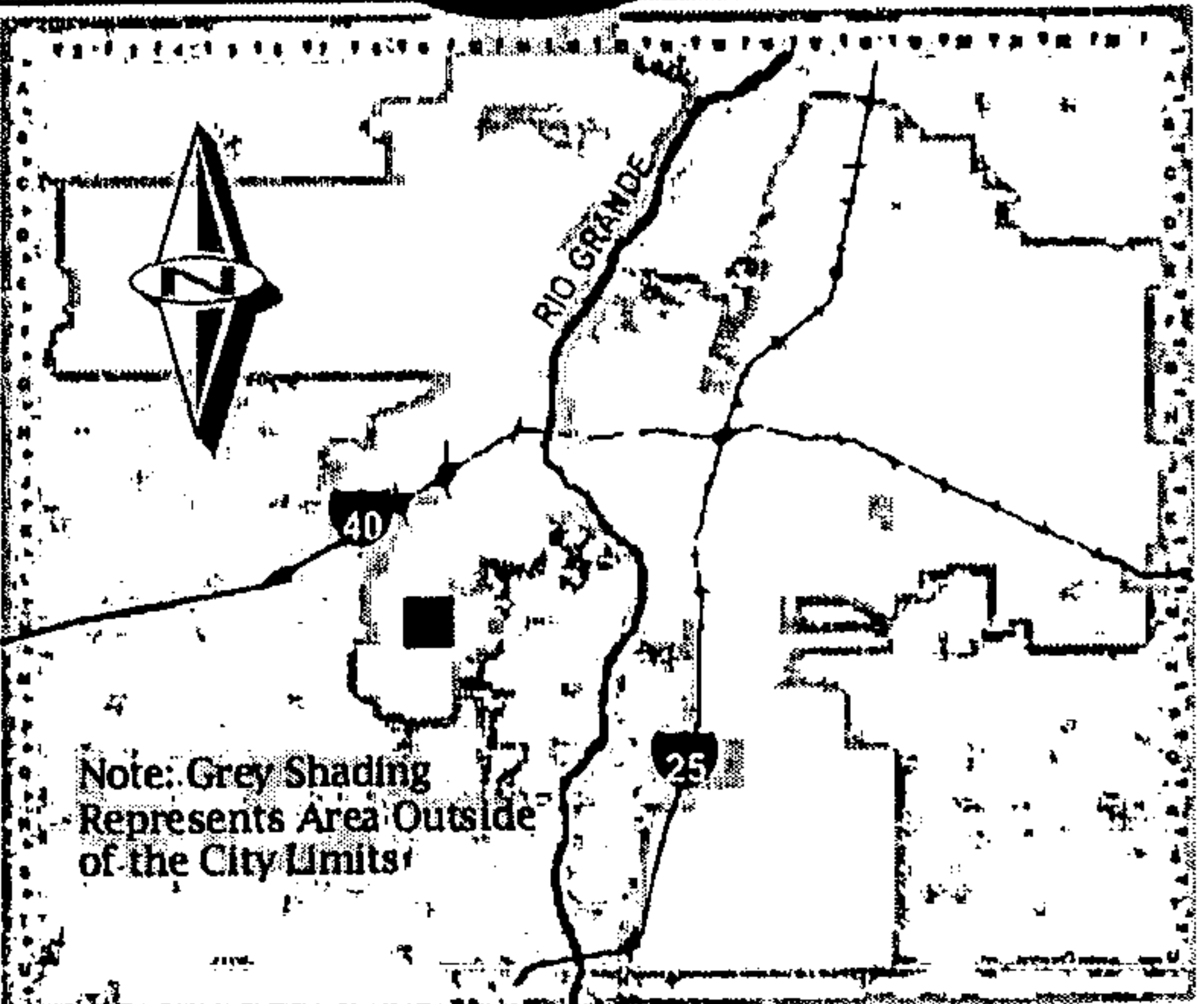
Form revised October 2007  
Vudj 3.10.09  
 Planner signature / date  
 Project # 1002819



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



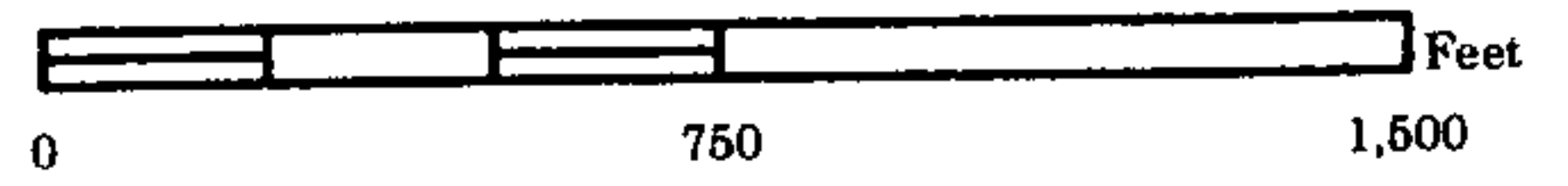
Map amended through: 10/25/2006



Zone Atlas Page:  
**M-09-Z**

Selected Symbols

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



# ***G.P.S. LLC***

***333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0305***

March 10, 2009

DEVELOPMENT REVIEW BOARD  
PLAZA DEL SOL  
600 2<sup>ND</sup> STREET NW  
ALBUQUERQUE, NM 87102

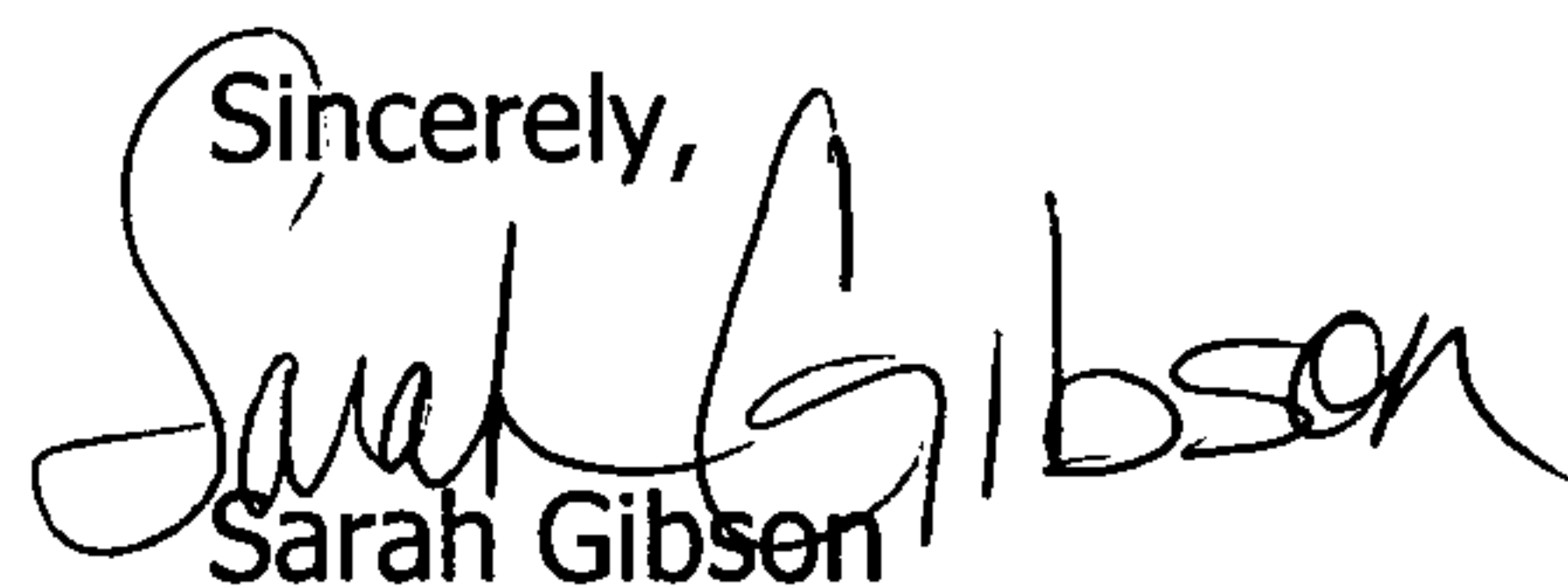
REF: SKETCH PLAT FOR PROPOSED TRACTS E-5-A-1 & E-5-A-2,  
ALBUQUERQUE SOUTH, UNIT 3

Dear Board Members:

The purpose of the sketch plat for the above referenced property is to receive comments for a vacation action to vacate a blanket drainage easement, a PNM & MST&T easement and to divide the property into two tracts.

On proposed Tract E-5-A-1, the property owner has an Option Agreement with PNM Electric Services. PNM wishes to purchase the property for a future substation site. Proposed Tract E-5-A-2 is currently vacant.

If you have any questions please feel free to contact me.

Sincerely,  
  
Sarah Gibson



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366  
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377  
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSTHUGG@SURVTEK.COM

APPLICANT: LONGFORD HOMES OF NM PHONE: 761-9911  
 ADDRESS: 7007 JEFFERSON ST NE STE A FAX: 761-9922  
 CITY: ALB STATE NM ZIP 87109 E-MAIL: ---

Proprietary interest in site: OWNERS List all owners: ---

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW

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

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

Lot or Tract No. TRACT E-6-A-1 Block: --- Unit: ---  
 Subdiv/Addn/TBKA: ALBUQUERQUE SOUTH UNIT 3 (TBKA DIAMOND MESA)  
 Existing Zoning: SU-1 Proposed zoning: SAME MRGCD Map No ---  
 Zone Atlas page(s): N-9 UPC Code: 100905431842810344

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1002819

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? N/A  
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 26.56  
 LOCATION OF PROPERTY BY STREETS: On or Near: 98TH STREET SW  
 Between: GIBSON BLVD SW and BLAKE ROAD SW

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

SIGNATURE [Signature] DATE 7.21.08  
 (Print) RUSS HUGG Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

|   | Application case numbers | Action     | S.F.       | Fees         |
|---|--------------------------|------------|------------|--------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING                    | <u>08DRB . 70336</u>     | <u>SK</u>  | <u>---</u> | <u>\$ 0</u>  |
| <input checked="" type="checkbox"/> All checklists are complete         | <u>---</u>               | <u>---</u> | <u>---</u> | <u>\$</u>    |
| <input checked="" type="checkbox"/> All fees have been collected        | <u>---</u>               | <u>---</u> | <u>---</u> | <u>\$</u>    |
| <input checked="" type="checkbox"/> All case #s are assigned            | <u>---</u>               | <u>---</u> | <u>---</u> | <u>\$</u>    |
| <input checked="" type="checkbox"/> AGIS copy has been sent             | <u>---</u>               | <u>---</u> | <u>---</u> | <u>\$</u>    |
| <input checked="" type="checkbox"/> Case history #s are listed          | <u>---</u>               | <u>---</u> | <u>---</u> | <u>\$</u>    |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill | <u>---</u>               | <u>---</u> | <u>---</u> | <u>\$</u>    |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus              | <u>---</u>               | <u>---</u> | <u>---</u> | <u>\$</u>    |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate                 | <u>---</u>               | <u>---</u> | <u>---</u> | <u>\$</u>    |
|   |                          |            |            | <b>Total</b> |
|   |                          |            |            | <u>\$ 0</u>  |

Hearing date August 6, 2008  
[Signature] 7.28.08 Planner signature / date  
 Project # 1002819

Form revised 4/07

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

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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)**

Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)**

Your attendance is required.

- required.
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)**

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.


- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

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
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers 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.

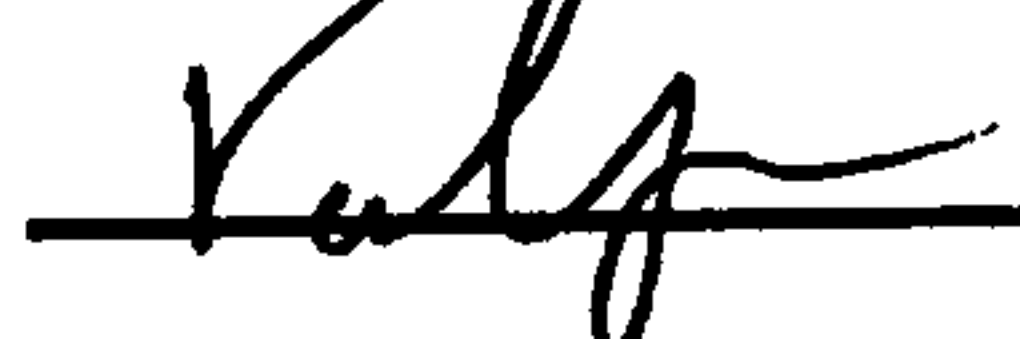
  
 Applicant name (print) \_\_\_\_\_  
 Applicant signature / date \_\_\_\_\_



Form revised October 2007

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

Application case numbers  
 08DRB- \_\_\_\_\_ - 20338  
 \_\_\_\_\_  
 \_\_\_\_\_

 7-28-08  
 Planner signature / date  
 Project # 1002819



# **SURV TEK, INC.**

## **Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

July 25, 2008

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

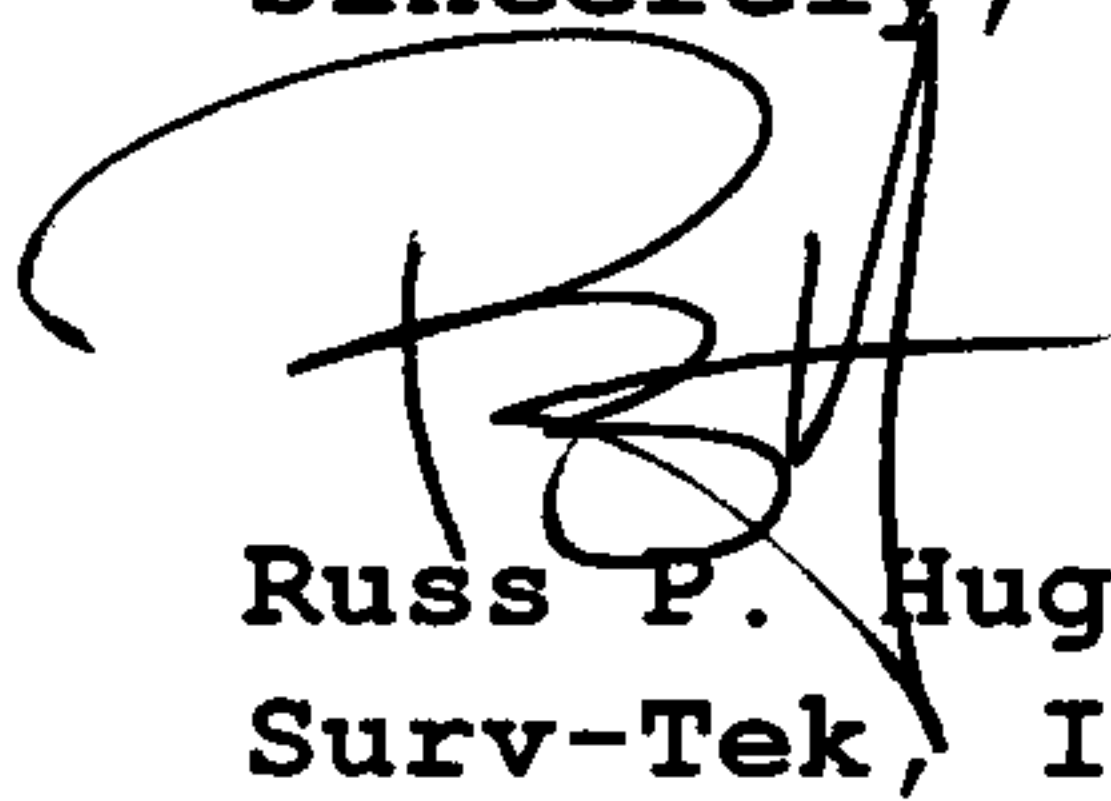
RE: *Sketch Plat Review for TRACTS 1 AND 2, DIAMOND MESA (BEING A REPLAT OF TRACT E-6-A-1, ALBUQUERQUE SOUTH UNIT THREE) City of Albuquerque, Bernalillo County, New Mexico as shown on Zone Atlas Page N-9.*

Dear Mr. Cloud

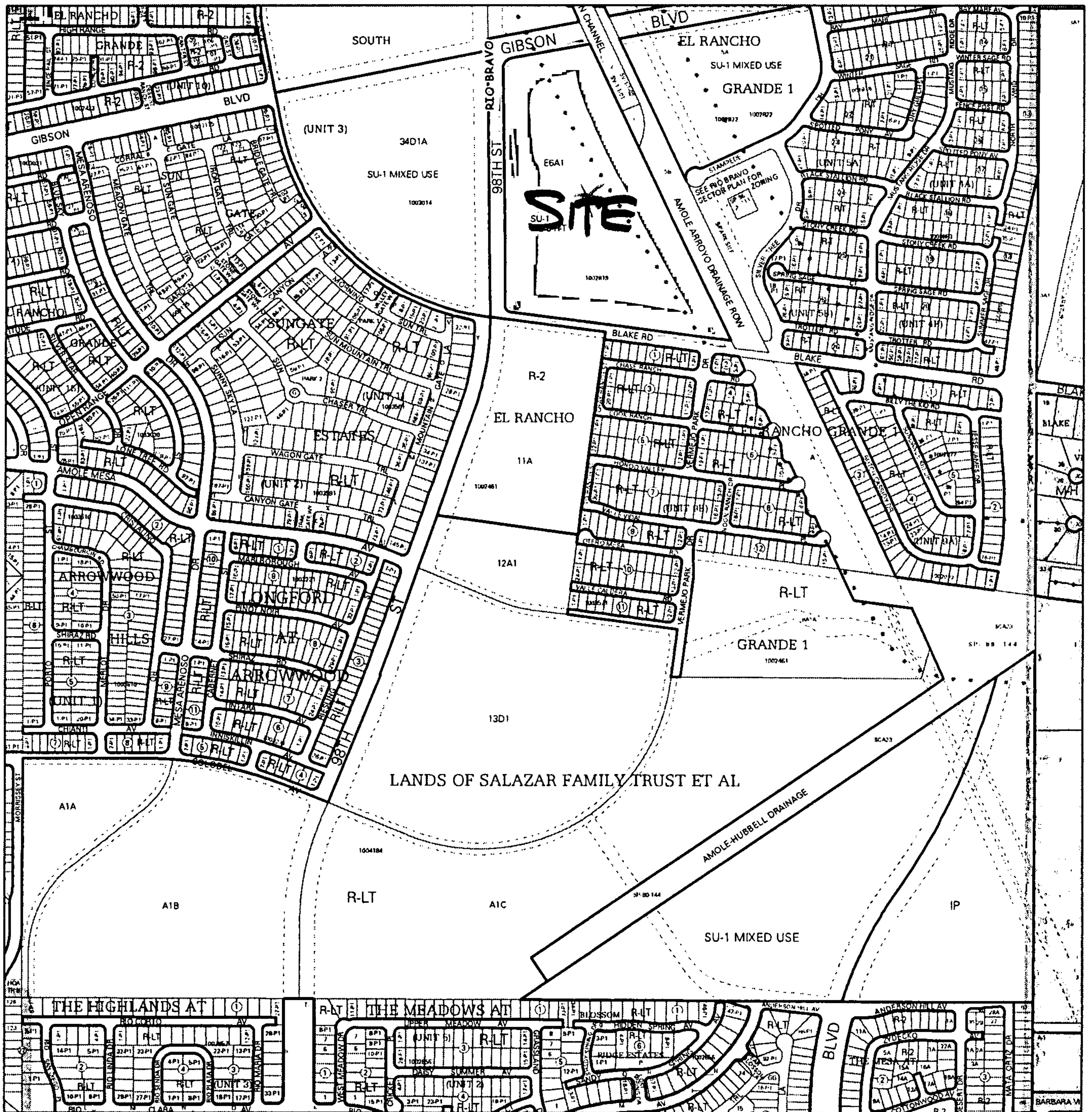
The owners of the above captioned property, Longford Homes of New Mexico is hereby filing application with the City of Albuquerque Development Review Board for Sketch Plat Review to divide existing *Tract E-6-A-1, Albuquerque South Unit Three* into 2 new Tracts and grant private easements to serve said new tracts.

If you have any questions concerning this request, please feel free to contact me at your convenience.

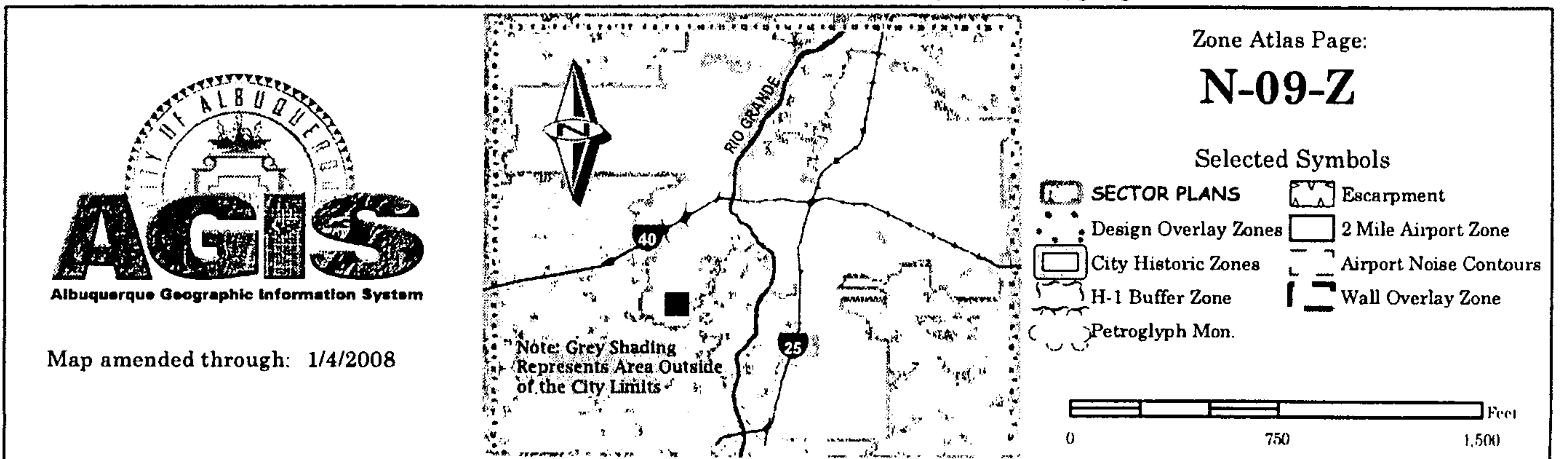
Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.



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



Map amended through: 1/4/2008

Zone Atlas Page:  
**N-09-Z**

Selected Symbols

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

0 750 1,500 Feet

#9

**ORIGINAL**

Figure 12  
INFRASTRUCTURE LIST

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

**DIAMOND MESA**

DRB  
Date Submitted: April 11, 2007  
Date Site Plan Approved: 04/11/07  
Date Preliminary Plat Approved: N/A  
Date Preliminary Plat Expires: N/A  
DRB Project No. 1002819

Following is a summary of PUBLIC and 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 |
|------------------------------------|-------------------|-----------|---|---------------|----------------------------------|---------------|-------------------|----------------|--------------------|
| <b>PUBLIC ROADWAY IMPROVEMENTS</b> |                   |           |   |               |                                  |               |                   |                |                    |
|                                    |                   | 10' WIDE  | AC PAVEMENT TRAIL CONNECTION TO PEDESTRIAN TRAIL IN AMAFCA AMOLE ARROYO ROW | EAST BOUNDARY | THREE LOCATIONS TO BE DETERMINED |               | /                 | /              | /                  |
|                                    |                   | 30' F-EOP | (1) ARTERIAL PAVING W/ PCC CURB & GUTTER ON SOUTH SIDE ONLY                 | GIBSON BLVD.  | 98TH STREET                      | EAST BOUNDARY | /                 | /              | /                  |
|                                    |                   | 10' WIDE  | PCC SIDEWALK ON SOUTH SIDE*   | GIBSON BLVD.  | 98TH STREET                      | EAST BOUNDARY | /                 | /              | /                  |
|                                    |                   | 30' F-EOP | (2) ARTERIAL PAVING W/ PCC CURB & GUTTER ON EAST SIDE ONLY                  | 98TH STREET   | GIBSON BLVD.                     | BLAKE ROAD    | /                 | /              | /                  |
|                                    |                   | 10' WIDE  | PCC SIDEWALK ON EAST SIDE*  | 98TH STREET   | GIBSON BLVD.                     | BLAKE ROAD    | /                 | /              | /                  |
|                                    |                   | 30' F-EOP | (3) ARTERIAL PAVING W/ PCC CURB & GUTTER ON NORTH SIDE ONLY                 | BLAKE ROAD    | 98TH STREET                      | EAST BOUNDARY | /                 | /              | /                  |
|                                    |                   | 9' WIDE   | PCC SIDEWALK ON NORTH SIDE*   | BLAKE ROAD    | 98TH STREET                      | EAST BOUNDARY | /                 | /              | /                  |
|                                    |                   | 56' F-F   | DRIVEWAY CUT  | 98TH STREET   | DIAMOND MESA STREET              |               | /                 | /              | /                  |
|                                    |                   | 45' F-F   | DRIVEWAY CUT  | BLAKE ROAD    | CARMEL MESA STREET               |               | /                 | /              | /                  |

\* SIDEWALK WIDTH LIMITED TO AVAILABLE ROW PER EPC PLANNER

MODIFIED PROCEDURE 'C'

1/4 OF TRAFFIC SIGNAL AT 98TH STREET AND BLAKE ROAD, 1/4 OF \$250,000.00

(1) GIBSON BLVD. IMPROVEMENTS CONSTRUCTED WITH CPN 722781 WERE COMPLETED AND ACCEPTED PER COA LETTER DATED AUGUST 4, 2005

(2) 98TH STREET IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION BY CPN 722786, NO FINANCIAL GUARANTEE

(3) BLAKE ROAD IMPROVEMENTS CONSTRUCTED WITH CPN 679485, WERE COMPLETED AND ACCEPTED BY COA

| SIA<br>Sequence #                    | COA DRC<br>Project # | Size    | Type of Improvement                                  | Location                        | From                                | To  | Private<br>Inspector | City<br>Inspector | City Cnst<br>Engineer |
|--------------------------------------|----------------------|---------|--|---------------------------------|-------------------------------------|---|----------------------|-------------------|-----------------------|
| <b>PUBLIC WATERLINE IMPROVEMENTS</b> |                      |         |  |                                 |                                     |   |                      |                   |                       |
|                                      |                      | 8" DIA  | WATERLINE CONNECTION<br>FH'S, MJ'S, AND RJ'S         | 20' WATERLINE<br>EASEMENT       | 98TH STREET                         | FIRE PROTECTUS METER<br>ASSEMBLY EASEMENT | /                    | /                 | /                     |
|                                      |                      | 2" X 8" | FIRE PROTECTUS METER<br>ASSEMBLY                     | 35' x 35' WATERLINE<br>EASEMENT | SOUTHEAST CORNER OF<br>GIBSON BLVD. | 98TH STREET AND                           | /                    | /                 | /                     |
|                                      |                      | 8" DIA  | WATERLINE CONNECTION<br>FH'S, MJ'S, AND RJ'S         | BLAKE ROAD                      | BLAKE ROAD                          | FIRE PROTECTUS METER<br>ASSEMBLY EASEMENT | /                    | /                 | /                     |
|                                      |                      | 2" X 8" | FIRE PROTECTUS METER<br>ASSEMBLY                     | 35' x 35' WATERLINE<br>EASEMENT | NORTHEAST CORNER OF<br>BLAKE ROAD   | 98TH STREET AND                           | /                    | /                 | /                     |
|                                      |                      | 12" DIA | (2) WATERLINE W/ NEC. VALVES<br>FH'S, MJ'S, AND RJ'S | 98TH STREET                     | GIBSON BLVD.                        | BLAKE ROAD                                | /                    | /                 | /                     |
|                                      |                      | 12" DIA | WATERLINE W/ NEC. VALVES<br>FH'S, MJ'S, AND RJ'S     | BLAKE ROAD                      | 98TH STREET                         | TRACT 11-A<br>EAST BOUNDARY               | /                    | /                 | /                     |

(2) 98TH STREET IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION BY CPN 722786, NO FINANCIAL GUARANTEE

NOTES: A 35' BY 35' PUBLIC WATERLINE EASEMENT WILL BE GRANTED TO THE CITY OF ALBUQUERQUE FOR EACH FIRE PROTECTUS WATER METER ASSEMBLY. A 20' WATERLINE EASEMENT WILL BE GRANTED TO THE CITY OF ALBUQUERQUE FOR THE PUBLIC WATERLINE ON THE DIAMOND MESA PROPERTY BETWEEN 98TH STREET AND THE FIRE PROTECTUS WATER METER ASSEMBLY.

**PUBLIC SANITARY SEWER IMPROVEMENTS**

|  |  |        |   |   |  |  |   |   |   |
|--|--|--------|---|---|--|--|---|---|---|
|  |  | 8" DIA | SANITARY SEWER CONNECTION<br>(AN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WILL BE PROVIDED IN DIAMOND MESA TO ACCESS THE SANITARY SEWER CONNECTION TO THE SW MESA INTERCEPTOR) | SW MESA INTERCEPTOR AT BLAKE ROAD AND AMOLE CHANNEL |  |  | / | / | / |
|--|--|--------|---|---|--|--|---|---|---|

**PUBLIC STORM DRAIN IMPROVEMENTS**

|  |  |         |  |   |  |  |   |   |   |
|--|--|---------|--|---|--|--|---|---|---|
|  |  | 48" DIA | STORM DRAIN CONNECTION<br>WITH ENERGY DISSIPATOR | AMAFCA WATER QUALITY POND AT BLAKE ROAD AND AMOLE CHANNEL |  |  | / | / | / |
|--|--|---------|--|---|--|--|---|---|---|

NOTES: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

**PRIVATE STORM DRAIN IMPROVEMENTS**

|  |  |
|--|--|
|  |  |
|  |  |

18"-48" DIA STORM DRAIN PIPE EAGLE MESA ROAD CARMEL MESA STREET EAST BOUNDARY  
 18"-30" DIA STORM DRAIN PIPE CARMEL MESA ST. HIDDEN MESA ROAD EAGLE MESA ROAD

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |

SCOTT J. STEFFEN, PE  
 PREPARED BY: PRINT NAME

*B. Watson*  
 DRB CHAIR

4/11/07  
 DATE

*Christina Sandoval*  
 PARKS & GENERAL SERVICES  
 4/11/07  
 DATE

BOHANNAN HUSTON INC.  
 FIRM:

*Jeffrey*  
 TRANSPORTATION DEVELOPMENT

4-11-07  
 DATE

AMAFCA  
 DATE

*Scott J. Steffen*  
 SIGNATURE  
 4/9/07  
 DATE

*Karen A. Green*  
 UTILITY DEVELOPMENT

4/11/07  
 DATE

*Bradley J. Brigham*  
 CITY ENGINEER  
 4/11/07  
 DATE

MAXIMUM TIME ALLOW TO CONSTRUCT  
 IMPROVEMENTS WITHOUT A DRB EXTENSION

|  |
|--|
|  |
|--|

NEW MEXICO UTILITIES INC.

DATE

DATE

**DESIGN REVIEW COMMITTEE REVISIONS**

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT/OWNER |
|----------|------|-----------|-----------------|-------------|
|          |      |           |                 |             |
|          |      |           |                 |             |
|          |      |           |                 |             |

**ORIGINAL**

Figure 12

INFRASTRUCTURE LIST

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

**DIAMOND MESA**

Date Submitted: April 11, 2007  
Date Site Plan Approved: 4/11/07  
Date Preliminary Plat Approved: N/A  
Date Preliminary Plat Expires: N/A

DRB Project No. 1002819

Following is a summary of PUBLIC and 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 |
|------------------------------------|-------------------|-----------|---|---------------|----------------------------------|---------------|-------------------|----------------|--------------------|
| <b>PUBLIC ROADWAY IMPROVEMENTS</b> |                   |           |   |               |                                  |               |                   |                |                    |
|                                    |                   | 10' WIDE  | AC PAVEMENT TRAIL CONNECTION TO PEDESTRIAN TRAIL IN AMAFCA AMOLE ARROYO ROW | EAST BOUNDARY | THREE LOCATIONS TO BE DETERMINED |               | /                 | /              | /                  |
|                                    |                   | 30' F-EOP | (1) ARTERIAL PAVING W/ PCC CURB & GUTTER ON SOUTH SIDE ONLY                 | GIBSON BLVD.  | 98TH STREET                      | EAST BOUNDARY | /                 | /              | /                  |
|                                    |                   | 10' WIDE  | PCC SIDEWALK ON SOUTH SIDE*   | GIBSON BLVD.  | 98TH STREET                      | EAST BOUNDARY | /                 | /              | /                  |
|                                    |                   | 30' F-EOP | (2) ARTERIAL PAVING W/ PCC CURB & GUTTER ON EAST SIDE ONLY                  | 98TH STREET   | GIBSON BLVD.                     | BLAKE ROAD    | /                 | /              | /                  |
|                                    |                   | 10' WIDE  | PCC SIDEWALK ON EAST SIDE*  | 98TH STREET   | GIBSON BLVD.                     | BLAKE ROAD    | /                 | /              | /                  |
|                                    |                   | 30' F-EOP | (3) ARTERIAL PAVING W/ PCC CURB & GUTTER ON NORTH SIDE ONLY                 | BLAKE ROAD    | 98TH STREET                      | EAST BOUNDARY | /                 | /              | /                  |
|                                    |                   | 9' WIDE   | PCC SIDEWALK ON NORTH SIDE*   | BLAKE ROAD    | 98TH STREET                      | EAST BOUNDARY | /                 | /              | /                  |
|                                    |                   | 56' F-F   | DRIVEWAY CUT  | 98TH STREET   | DIAMOND MESA STREET              |               | /                 | /              | /                  |
|                                    |                   | 45' F-F   | DRIVEWAY CUT  | BLAKE ROAD    | CARMEL MESA STREET               |               | /                 | /              | /                  |

\* SIDEWALK WIDTH LIMITED TO AVAILABLE ROW PER EPC PLANNER

△ MODIFIED PROCEDURE 'B' *NOA - WORK ORDER*  
1/4 OF TRAFFIC SIGNAL AT 98TH STREET AND BLAKE ROAD, ~~4.6 @ \$250,000.00~~ ESTIMATE TO BE PROVIDED

- (1) GIBSON BLVD. IMPROVEMENTS CONSTRUCTED WITH CPN 722781 WERE COMPLETED AND ACCEPTED PER COA LETTER DATED AUGUST 4, 2005
- (2) 98TH STREET IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION BY CPN 722786, NO FINANCIAL GUARANTEE
- (3) BLAKE ROAD IMPROVEMENTS CONSTRUCTED WITH CPN 679485, *WERE COMPLETED AND ACCEPTED BY COA*

SIA  
Sequence #

COA DRC  
Project #

Size

Type of Improvement

Location

From

To

Private  
Inspector

City  
Inspector

City Cnst  
Engineer

**PUBLIC WATERLINE IMPROVEMENTS**

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

|         |  |                                 |   |   |
|---------|--|---------------------------------|---|---|
| 8" DIA  | WATERLINE CONNECTION<br>FH'S, MJ'S, AND RJ'S         | 20' WATERLINE<br>EASEMENT       | 98TH STREET   | FIRE PROTECTUS METER<br>ASSEMBLY EASEMENT |
| 2" X 8" | FIRE PROTECTUS METER<br>ASSEMBLY                     | 35' x 35' WATERLINE<br>EASEMENT | SOUTHEAST CORNER OF 98TH STREET AND<br>GIBSON BLVD. |   |
| 8" DIA  | WATERLINE CONNECTION<br>FH'S, MJ'S, AND RJ'S         | BLAKE ROAD                      | BLAKE ROAD  | FIRE PROTECTUS METER<br>ASSEMBLY EASEMENT |
| 2" X 8" | FIRE PROTECTUS METER<br>ASSEMBLY                     | 35' x 35' WATERLINE<br>EASEMENT | NORTHEAST CORNER OF 98TH STREET AND<br>BLAKE ROAD   |   |
| 12" DIA | (2) WATERLINE W/ NEC. VALVES<br>FH'S, MJ'S, AND RJ'S | 98TH STREET                     | GIBSON BLVD.  | BLAKE ROAD                                |
| 12" DIA | WATERLINE W/ NEC. VALVES<br>FH'S, MJ'S, AND RJ'S     | BLAKE ROAD                      | 98TH STREET   | TRACT 11-A<br>EAST BOUNDARY               |

|   |   |   |
|---|---|---|
| / | / | / |
| / | / | / |
| / | / | / |
| / | / | / |
| / | / | / |
| / | / | / |

(2) 98TH STREET IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION BY CPN 722786, NO FINANCIAL GUARANTEE

NOTES: A 35' BY 35' PUBLIC WATERLINE EASEMENT WILL BE GRANTED TO THE CITY OF ALBUQUERQUE FOR EACH FIRE PROTECTUS WATER METER ASSEMBLY. A 20' WATERLINE EASEMENT WILL BE GRANTED TO THE CITY OF ALBUQUERQUE FOR THE PUBLIC WATERLINE ON THE DIAMOND MESA PROPERTY BETWEEN 98TH STREET AND THE FIRE PROTECTUS WATER METER ASSEMBLY.

**PUBLIC SANITARY SEWER IMPROVEMENTS**

|  |  |
|--|--|
|  |  |
|--|--|

|        |   |   |  |  |
|--------|---|---|--|--|
| 8" DIA | SANITARY SEWER CONNECTION<br>(AN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WILL BE PROVIDED IN DIAMOND MESA TO ACCESS THE SANITARY SEWER CONNECTION TO THE SW MESA INTERCEPTOR) | SW MESA INTERCEPTOR AT BLAKE ROAD AND AMOLE CHANNEL |  |  |
|--------|---|---|--|--|

|   |   |   |
|---|---|---|
| / | / | / |
|---|---|---|

**PUBLIC STORM DRAIN IMPROVEMENTS**

|  |  |
|--|--|
|  |  |
|--|--|

|         |  |   |  |  |
|---------|--|---|--|--|
| 48" DIA | STORM DRAIN CONNECTION<br>WITH ENERGY DISSIPATOR | AMAFCA WATER QUALITY POND AT BLAKE ROAD AND AMOLE CHANNEL |  |  |
|---------|--|---|--|--|

|   |   |   |
|---|---|---|
| / | / | / |
|---|---|---|

NOTES: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

PRIVATE STORM DRAIN IMPROVEMENTS

|  |  |
|--|--|
|  |  |
|  |  |

18"-48" DIA STORM DRAIN PIPE EAGLE MESA ROAD CARMEL MESA STREET EAST BOUNDARY  
 18"-30" DIA STORM DRAIN PIPE CARMEL MESA ST. HIDDEN MESA ROAD EAGLE MESA ROAD

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |

SCOTT J. STEFFEN, PE  
 PREPARED BY: PRINT NAME

*B. Matson*  
 DRB CHAIR

*4/11/07*  
 DATE

*Christina Sandoval*  
 PARKS & GENERAL SERVICES  
 DATE

BOHANNAN HUSTON INC.  
 FIRM:

*Jeff Sage*  
 TRANSPORTATION DEVELOPMENT

*4-11-07*  
 DATE

AMAFCA  
 DATE

*Scott J. Steffen*  
 SIGNATURE  
 DATE

*Karen A. Deen*  
 UTILITY DEVELOPMENT

*4/11/07*  
 DATE

*Bradley J. Brigham*  
 CITY ENGINEER  
 DATE

MAXIMUM TIME ALLOW TO CONSTRUCT  
 IMPROVEMENTS WITHOUT A DRB EXTENSION

|  |
|--|
|  |
|--|

NEW MEXICO UTILITIES INC.

DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE           | DRC CHAIR      | USER DEPARTMENT  | AGENT/OWNER             |
|----------|----------------|----------------|------------------|-------------------------|
| <i>A</i> | <i>7-20-07</i> | <i>Woodall</i> | <i>Jeff Sage</i> | <i>Scott J. Steffen</i> |
|          |                |                |                  |                         |
|          |                |                |                  |                         |



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: Diamond Mesa LLC PHONE: 505-761-9911  
 ADDRESS: 7007 Jefferson NE, Suite A FAX: 505-761-9922  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: www.longfordhomes.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Consensus Planning, Inc. PHONE: 505-764-9801  
 ADDRESS: 302 8th Street NW FAX: 505-842-5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: DRB sign-off of EPC approved Site Plan for Building Permit *to be known as Diamond Mesa*

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. E-6-A-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Albuquerque South  
 Current Zoning: SU-1 for R-2 & RT uses Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): N-09 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 26.5 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: 17.5  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no  
 UPC No. 100905431542510344 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Blvd  
 Between: 98th Street SW and Amole Arroyo Drainage ROW

CASE HISTORY: Carmen Marrone EPC Case Planner  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
1002819, 06EPC-00464

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

SIGNATURE [Signature] DATE 3/20/07  
 (Print) James K. Strozier  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

|   |                             |            |           |                       |
|---|-----------------------------|------------|-----------|-----------------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING                    | Application case numbers    | Action     | S.F.      | Fees                  |
| <input checked="" type="checkbox"/> All checklists are complete         | <u>67DRB - 00354</u>        | <u>SBP</u> | <u>23</u> | \$ <u>0.00</u>        |
| <input checked="" type="checkbox"/> All fees have been collected        | _____                       | _____      | _____     | \$ _____              |
| <input checked="" type="checkbox"/> All case #s are assigned            | _____                       | <u>CMF</u> | _____     | \$ <u>20.00</u>       |
| <input checked="" type="checkbox"/> AGIS copy has been sent             | _____                       | _____      | _____     | \$ _____              |
| <input checked="" type="checkbox"/> Case history #s are listed          | _____                       | _____      | _____     | \$ _____              |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill | _____                       | _____      | _____     | \$ _____              |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus              | _____                       | _____      | _____     | \$ _____              |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate                 | Hearing date <u>3-28-07</u> | _____      | _____     | Total \$ <u>20.00</u> |

[Signature] 3-20-07

Project # 1002819

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

**SKETCH PLAN REVIEW AND COMMENT**

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

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

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

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

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

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

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

James K. Strozio, AICP  
Applicant name (print)

[Signature] 3/20/07  
Applicant signature / date



Form revised JUNE 2005

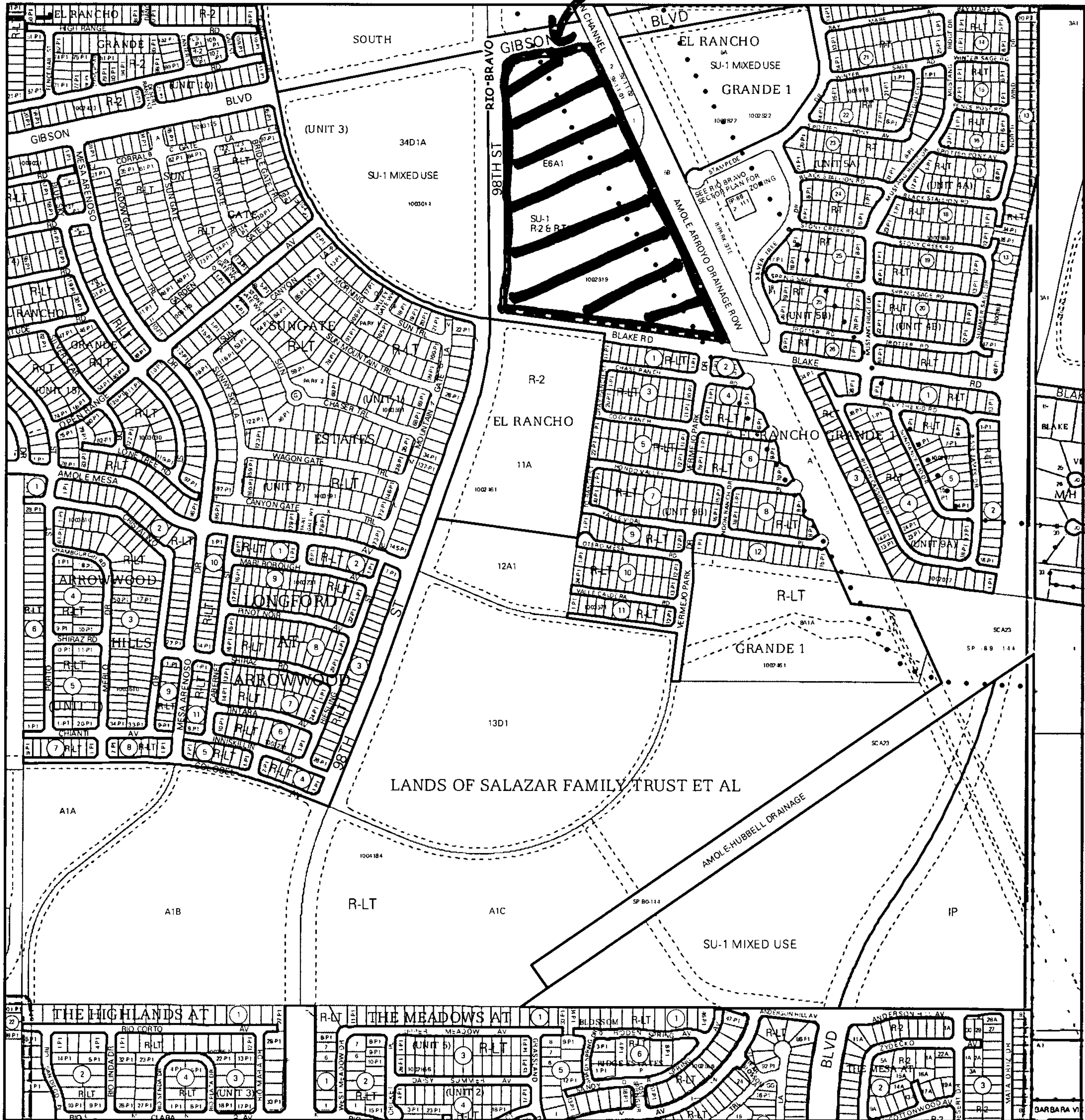
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

| Application case numbers |
|--------------------------|
| 07DRB-00354              |
| -                        |
| -                        |

Joseph Rivera 3-20-07  
Planner signature / date

**Project # 100 28 14**

**SITE**



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

**Albuquerque Geographic Information System**

Map amended through: 10/25/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**N-09-Z**

Selected Symbols

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

Feet

0                      750                      1,500

**ORIGINAL**

Figure 12

INFRASTRUCTURE LIST

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

**DIAMOND MESA**

Date Submitted: April 11, 2007

Date Site Plan Approved: 4/11/07

Date Preliminary Plat Approved: N/A

Date Preliminary Plat Expires: N/A

DRB Project No. 1002819

Following is a summary of PUBLIC and 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 |
|------------------------------------|-------------------|-----------|---|---------------|----------------------------------|---------------|-------------------|----------------|--------------------|
| <b>PUBLIC ROADWAY IMPROVEMENTS</b> |                   |           |   |               |                                  |               |                   |                |                    |
|                                    |                   | 10' WIDE  | AC PAVEMENT TRAIL CONNECTION TO PEDESTRIAN TRAIL IN AMAFCA AMOLE ARROYO ROW | EAST BOUNDARY | THREE LOCATIONS TO BE DETERMINED |               | /                 | /              | /                  |
|                                    |                   | 30' F-EOP | (1) ARTERIAL PAVING W/ PCC CURB & GUTTER ON SOUTH SIDE ONLY                 | GIBSON BLVD.  | 98TH STREET                      | EAST BOUNDARY | /                 | /              | /                  |
|                                    |                   | 10' WIDE  | PCC SIDEWALK ON SOUTH SIDE*   | GIBSON BLVD.  | 98TH STREET                      | EAST BOUNDARY | /                 | /              | /                  |
|                                    |                   | 30' F-EOP | (2) ARTERIAL PAVING W/ PCC CURB & GUTTER ON EAST SIDE ONLY                  | 98TH STREET   | GIBSON BLVD.                     | BLAKE ROAD    | /                 | /              | /                  |
|                                    |                   | 10' WIDE  | PCC SIDEWALK ON EAST SIDE*  | 98TH STREET   | GIBSON BLVD.                     | BLAKE ROAD    | /                 | /              | /                  |
|                                    |                   | 30' F-EOP | (3) ARTERIAL PAVING W/ PCC CURB & GUTTER ON NORTH SIDE ONLY                 | BLAKE ROAD    | 98TH STREET                      | EAST BOUNDARY | /                 | /              | /                  |
|                                    |                   | 9' WIDE   | PCC SIDEWALK ON NORTH SIDE*   | BLAKE ROAD    | 98TH STREET                      | EAST BOUNDARY | /                 | /              | /                  |
|                                    |                   | 56' F-F   | DRIVEWAY CUT  | 98TH STREET   | DIAMOND MESA STREET              |               | /                 | /              | /                  |
|                                    |                   | 45' F-F   | DRIVEWAY CUT  | BLAKE ROAD    | CARMEL MESA STREET               |               | /                 | /              | /                  |

\* SIDEWALK WIDTH LIMITED TO AVAILABLE ROW PER EPC PLANNER



MODIFIED PROCEDURE *'B'* *not - north side?*  
1/4 OF TRAFFIC SIGNAL AT 98TH STREET AND BLAKE ROAD, ~~1/4 OF \$250,000.00~~ ESTIMATE TO BE PROVIDED

- (1) GIBSON BLVD. IMPROVEMENTS CONSTRUCTED WITH CPN 722781 WERE COMPLETED AND ACCEPTED PER COA LETTER DATED AUGUST 4, 2005
- (2) 98TH STREET IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION BY CPN 722786, NO FINANCIAL GUARANTEE
- (3) BLAKE ROAD IMPROVEMENTS CONSTRUCTED WITH CPN 679485, **WERE COMPLETED AND ACCEPTED BY COA**

| SIA Sequence #                       | COA DRC Project # | Size               | Type of Improvement                               | Location                                | From  | To                                     | Private Inspector | City Inspector | City Cnst Engineer |
|--------------------------------------|-------------------|--------------------|---|---|---|--|-------------------|----------------|--------------------|
| <b>PUBLIC WATERLINE IMPROVEMENTS</b> |                   |                    |   |   |   |  |                   |                |                    |
|                                      |                   | 8" DIA             | WATERLINE CONNECTION FH'S, MJ'S, AND RJ'S         | 20' WATERLINE EASEMENT                  | 98TH STREET   | FIRE PROTECTUS METER ASSEMBLY EASEMENT | /                 | /              | /                  |
|                                      |                   | 2" X 8"            | FIRE PROTECTUS METER ASSEMBLY                     | 35' x 35' WATERLINE EASEMENT            | SOUTHEAST CORNER OF 98TH STREET AND GIBSON BLVD.          |  | /                 | /              | /                  |
|                                      |                   | 8" DIA             | WATERLINE CONNECTION FH'S, MJ'S, AND RJ'S         | BLAKE ROAD                              | BLAKE ROAD  | FIRE PROTECTUS METER ASSEMBLY EASEMENT | /                 | /              | /                  |
|                                      |                   | <del>2" X 8"</del> | <del>FIRE PROTECTUS METER ASSEMBLY</del>          | <del>35' x 35' WATERLINE EASEMENT</del> | <del>NORTHEAST CORNER OF 98TH STREET AND BLAKE ROAD</del> |  | /                 | /              | /                  |
|                                      |                   | 12" DIA            | (2) WATERLINE W/ NEC. VALVES FH'S, MJ'S, AND RJ'S | 98TH STREET                             | GIBSON BLVD.  | BLAKE ROAD                             | /                 | /              | /                  |
|                                      |                   | 12" DIA            | WATERLINE W/ NEC. VALVES FH'S, MJ'S, AND RJ'S     | BLAKE ROAD                              | 98TH STREET   | TRACT 11-A EAST BOUNDARY               | /                 | /              | /                  |

(2) 98TH STREET IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION BY CPN 722786, NO FINANCIAL GUARANTEE

NOTES: A 35' BY 35' PUBLIC WATERLINE EASEMENT WILL BE GRANTED TO THE CITY OF ALBUQUERQUE FOR EACH FIRE PROTECTUS WATER METER ASSEMBLY. ~~A 20' WATERLINE EASEMENT WILL BE GRANTED TO THE CITY OF ALBUQUERQUE FOR THE PUBLIC WATERLINE ON THE DIAMOND MESA PROPERTY BETWEEN 98TH STREET AND THE FIRE PROTECTUS WATER METER ASSEMBLY.~~

**PUBLIC SANITARY SEWER IMPROVEMENTS**

|  |  |        |  |  |  |  |   |   |   |
|--|--|--------|--|--|--|--|---|---|---|
|  |  | 8" DIA | SANITARY SEWER CONNECTION SW MESA INTERCEPTOR AT BLAKE ROAD AND AMOLE CHANNEL (AN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WILL BE PROVIDED IN DIAMOND MESA TO ACCESS THE SANITARY SEWER CONNECTION TO THE SW MESA INTERCEPTOR) |  |  |  | / | / | / |
|--|--|--------|--|--|--|--|---|---|---|

**PUBLIC STORM DRAIN IMPROVEMENTS**

|  |  |         |   |   |  |  |   |   |   |
|--|--|---------|---|---|--|--|---|---|---|
|  |  | 48" DIA | STORM DRAIN CONNECTION WITH ENERGY DISSIPATOR | AMAFCA WATER QUALITY POND AT BLAKE ROAD AND AMOLE CHANNEL |  |  | / | / | / |
|--|--|---------|---|---|--|--|---|---|---|

NOTES: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

**PRIVATE STORM DRAIN IMPROVEMENTS**

|  |  |
|--|--|
|  |  |
|  |  |

18"-48" DIA STORM DRAIN PIPE EAGLE MESA ROAD CARMEL MESA STREET EAST BOUNDARY  
 18"-30" DIA STORM DRAIN PIPE CARMEL MESA ST. HIDDEN MESA ROAD EAGLE MESA ROAD

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |

SCOTT J. STEFFEN, PE  
 PREPARED BY: PRINT NAME

*Bill Watson*  
 DRB CHAIR 4/11/07 DATE

*Christina Sandoval*  
 PARKS & GENERAL SERVICES 4/11/07 DATE

BOHANNAN HUSTON INC.  
 FIRM:

*Bill Sawyer*  
 TRANSPORTATION DEVELOPMENT 4-11-07 DATE

AMAFCA DATE

*Scott Steffen*  
 SIGNATURE 4/9/07 DATE

*Kegan Deen*  
 UTILITY DEVELOPMENT 4/11/07 DATE

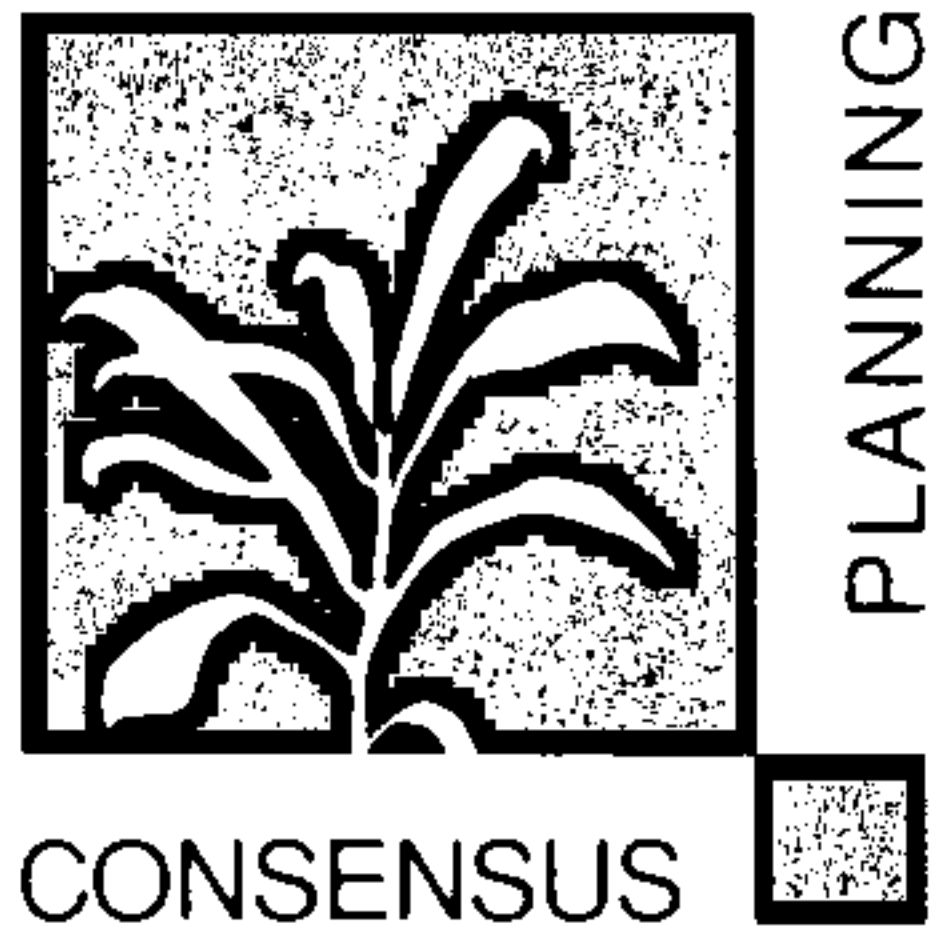
*Bradley J. Brigham*  
 CITY ENGINEER 4/11/07 DATE

MAXIMUM TIME ALLOW TO CONSTRUCT  
 IMPROVEMENTS WITHOUT A DRB EXTENSION

NEW MEXICO UTILITIES INC. DATE

DATE

| DESIGN REVIEW COMMITTEE REVISIONS |         |                |                         |                      |
|-----------------------------------|---------|----------------|-------------------------|----------------------|
| REVISION                          | DATE    | DRC CHAIR      | USER DEPARTMENT         | AGENT/OWNER          |
| 1                                 | 7-20-07 | <i>Woodall</i> | <i>WJ</i>               | <i>Scott Steffen</i> |
| 2                                 | 8-20-07 | <i>Woodall</i> | <i>William D. Baker</i> | <i>Scott Steffen</i> |
|                                   |         |                |                         |                      |



February 20, 2007

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

RE: Project #1002819, Case # 06EPC-00464

Landscape Architecture  
Urban Design  
Planning Services

Dear Madame Chair.:

The purpose of this letter is to explain how we have addressed the Environmental Planning Commission's (EPC) conditions of approval for Project #1002819, 06EPC-00464, a Site Development Plan for Building Permit.

302 Eighth St. NW  
Albuquerque, NM 87102

Each condition is listed below and the response as to how it was satisfied follows:

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

- 1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off may result in forfeiture of approvals.**

*We agree and this letter satisfies that requirement.*

- 2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.**

*We will meet with the staff planner, Carmen Marrone on March 22, 2007 to ensure that all conditions of approval have been met.*

- 3. Provide a minimum of three additional "pocket" parks, such as the one located at the northwest corner of Carmel Mesa Street and Eagle Mesa Road. These should be a minimum of 4,000 sf in size and should occur at the northeast corner of Eagle Mesa Road and Sierra Mesa Street, at the north end of Sierra Mesa Street and at the north end of Carmel Mesa Street. This may require the elimination of three single-family homes. The pocket parks shall include turf, trees and park benches and/or picnic tables. A minimum of 2 pocket parks shall contain playground equipment.**

*Three (3) pocket parks have been provided as requested and at the approximate locations, Play equipment has been provided at two (2) of the pocket parks, and benches and intensive landscape have been provided in the other 2 parks.*

PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

4. **Provide a note on the site plan expressing the details of the refuse containers. The walls should be a max. of 8' in height and constructed of colored stucco or split face block. The gate should be opaque and of a durable material.**

*A note to this effect has been added to the Site Plan, Sheet 1.*

5. **Provide additional pedestrian connections/gates to the surrounding streets including one connection to Gibson, two more connections to 98<sup>th</sup> Street towards the north and south ends of the development, and an additional connection to Blake between the proposed entrance and 98<sup>th</sup> Street.**

*Pedestrian connections have been added as requested.*

6. **Sidewalks:**

- a. **Per the DPM, sidewalks along 98<sup>th</sup> Street and Gibson should be 10' wide. The sidewalk along Blake Road should be 9' wide.**

*The sidewalk along Gibson has been widened to 9.3', which is the width between the back of existing curb and the property line. The case planner has agreed that this is sufficient. The sidewalk along 98<sup>th</sup> has been widened to 10', except at the right turn lane to Gibson, which is 7.5'. The sidewalk on Blake has been widened to 9', except at the right turn lane to 98<sup>th</sup> Street, which is 5'.*

- b. **The sidewalks surrounding the recreation and children's play area shall be a minimum of 6' in width.**

*The sidewalk around the recreation center and play area has been widened to 6'.*

- c. **The site plan shall indicate how the crosswalks will be demarcated.**

*The crosswalks, as identified on the site plan, shall be constructed of textured, colored concrete.*

7. **Parking:**

- a. **Provide correct parking calculations on the site plan.**

*The parking calculations have been modified to reflect the current parking requirements and the parking provided on site.*

- b. **Indicate the amount of on-street parking for each segment of parking.**

*We agree and these figures have been added to the on-street parking areas.*



- c. **Provide a minimum of 30 additional guest parking spaces. These should be centrally located and in close proximity to the recreation area.**

*The Site Plan, sheet 1, has been modified to add the additional 30 parking spaces.*

- d. **A minimum of 4 bicycle parking spaces shall be provided near the clubhouse.**

*(4) bicycle parking spaces have been added at the SE corner of the community center as requested.*

**8. Landscaping:**

- a. **The Pear Trees, London Plane Trees and the Little-Leaf Linden trees shall be used at a limited basis based on the number of trees planted.**

*The plant palette has been modified to indicate less usage of these trees.*

- b. **The Dwarf Turpentine Bush shall be replaced with a low-medium water use bush.**

*The Dwarf Turpentine Bush has been replaced with Lena's Broom (Cytisus scoparius x 'Lena') which is a medium water use plant.*

- c. **Provide street trees along Gibson Blvd.**

*The landscape plan reflects street trees along Gibson Blvd.*

- d. **Street trees shall be spaced about 30' apart and shall provide summer shade and coolness and shall not create excessive mess on public sidewalks. A mixture of at least three species of street trees shall be provided.**

*Agreed. Additional street trees have been added to meet this requirement, and the mix of street trees has been expanded.*

- e. **The landscape buffer strips adjacent to the major streets shall contain live vegetative material covering at least 75% of the landscape area.**

*A note to this effect has been added to the Landscape Plan.*

- f. **Provide a general note indicating compliance with the City's water conservation ordinance.**

*The existing Statement of Water Waste has been expanded to specifically reference the Water Conservation Ordinance. See the Landscape Plan*

- g. Provide pervious paving in appropriate areas, to be coordinated with the City Forrester.**

*Pervious concrete will be installed in the 2' wide alley gutters in all streets. Pervious concrete will not be used in the alley gutters that run down the center of the alleys due to drainage concerns adjacent to buildings.*

- 9. Sheet 1 shows two different numbers for open space provided. The table indicated 9.68 acres and the notes section indicated 6.97 acres. Provide the correct number in each section.**

*The error has been corrected to state 9.68 acres in both locations.*

**10. Architecture:**

- a. Single story units shall include covered porches and/or patios to accommodate outdoor seating.**

*Covered porches have been added to the end units to accommodate outdoor seating and to enhance the entries of the smaller units. Covered porches have also been added to other units for the same purpose and to enhance the paseo facades.*

- b. The sides and rear facades of the 2-story detached buildings shall contain similar articulation as the front façade including a covered porch or patio for outdoor sitting.**

*The facades of the two-story detached units have been articulated with entry porches, broken-down massing, architectural projections and covered decks at the second story to provide visual interest and increase the livability of the units.*

- c. Provide building elevations for the community center.**

*Building elevations for all sides of the community center have been provided.*

- d. Roofs shall be colored tile as shown on the color renderings and no asphalt shingles.**

*Roof material for all building types shall be concrete tile and colored as noted on the elevations.*

- e. Stucco shall be the color palette in alterations as show on the color renderings.**

*Stucco for all buildings shall be alterations of the palette shown on the colored rendering previously submitted and as noted on the elevations.*

- f. Exterior door colors shall be alternated as shown on the color renderings.

*Exterior doors shall alternate in color as shown on the colored rendering previously submitted and as noted on the elevations.*

- g. The applicant shall come up with an alternate variety of garage door panels.

*Alternate garage doors styles and colors shall be provided.*

- h. Railings shall be either wrought iron or tubular steel.

*Railings at covered decks and patios are to be constructed of wrought iron.*

**11. Conditions from the City Engineer and Municipal Development:**

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.

*We agree.*

- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

*We agree.*

- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

*We agree.*

- d. Site drive and gate locations per TIS.

*We agree.*

- e. Right turn and/or left turn deceleration lanes at site drives per TIS and DPM.

*Right turn and/or left turn deceleration lanes are not required per the TIS.*

- f. **Site plan shall comply and be designed per DPM standards.**

*We agree.*

- g. **Construction of an on-street bicycle lane along 98<sup>th</sup> Street, Gibson Boulevard and Blake Road adjacent to the development as designated on Long Range Bikeways System.**

*Bike lanes have already been constructed with each of the designated streets.*

- h. **Construction of a 6-foot asphalt trail connector (to ADA standards) between each of the pedestrian entry points to the development and the Amole Arroyo Trail.**

*Agreed. The trail connector has been added to the Site Plan, Sheet 1.*

12. **The perimeter wall shall not be altered or changed without EPC approval.**

*A note to this effect has been added to the Site Plan and the CC&R's for the development will include this provision as well.*

13. **The applicant shall enter into agreement with APS as per Council Resolution FS/R06-74.**

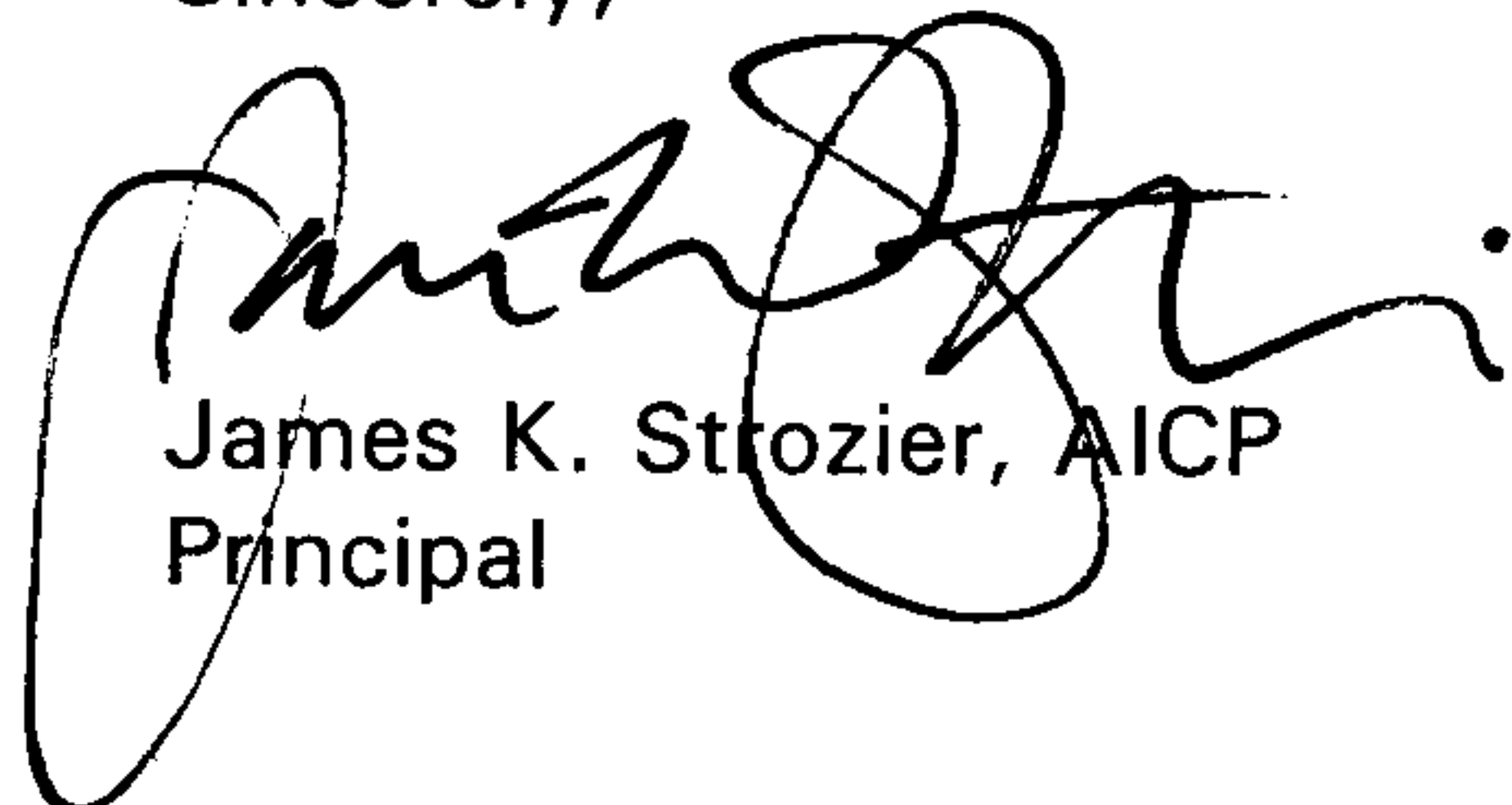
*An agreement has already been executed with APS.*

14. **Basketball goals shall be placed at the community center.**

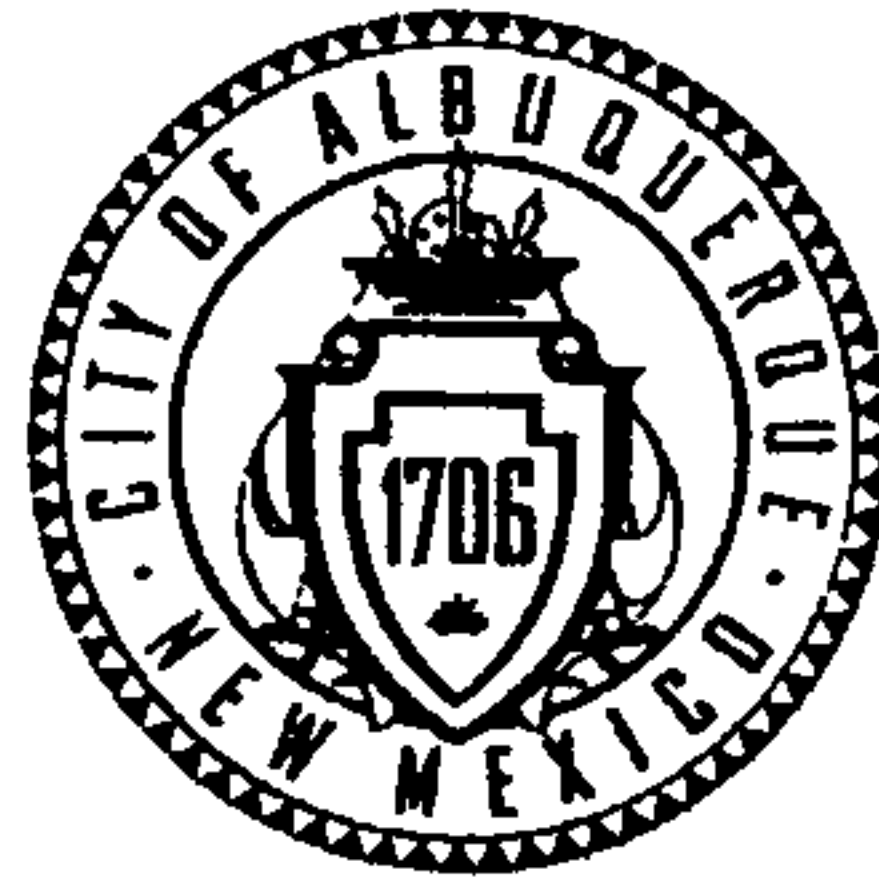
*(2) basketball goals have been added in the vicinity of the community center and play area. See the Site Plan.*

Please feel free to call me if you have any questions or need additional information. Based on the information provided, we respectfully request that you sign off on this site plan for subdivision.

Sincerely,



James K. Strozier, AICP  
Principal



City of Albuquerque  
Planning Department  
Development Review Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: December 22, 2006

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002819**  
06EPC-00464 EPC Site Development Plan-  
Building Permit

Diamond Mesa  
7007 Jefferson NE, Ste A  
Albuq. NM 87109

**LEGAL DESCRIPTION:** for all or a portion of Tract E-6-A-1, **Albuquerque South, U-3**, zoned SU-1 for R-2/RT, located on the south side of GIBSON BLVD., SW, between 98TH ST., SW and the AMOLE ARROYO DRAINAGE R-O-W, containing approximately 30 acres. (N-9)  
Carmen Marrone, Staff Planner

On December 21, 2006 the Environmental Planning Commission voted to approve Project #1002819/06EPC 00464, a Site Development Plan for Building Permit, for Tract E-6-A-1, Albuquerque South, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for approval of a site development plan for building permit for approximately 26.5 acres located on the south side of Gibson Blvd SW between 98<sup>th</sup> Street and the Amole Arroyo. The site is zoned SU-1 for R-2 and RT uses and allows up to 20 du/acre per the governing *Rio Bravo Sector Development Plan*.
2. The site plan proposes 462 residential condominiums with on-site open space, trails, and a community center at a density of 17.5 du/acre.
3. A similar request was denied by the EPC on May 18, 2006. The applicant appealed the EPC's decision and on August 7, 2006, the City Council voted to accept the Land Use Hearing Officer's recommendation to remand the request back to the EPC for further consideration.
4. The applicant has made positive adjustments to the site plan to address EPC concerns raised at the May 18, 2006 hearing.
5. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request furthers the following Developing Urban Area policies:

- The request mostly complies with Policy 5d by proposing development that is consistent with the land use and intensity allowed under the current zoning. Although this is the case, the Westgate Heights Neighborhood Association does not support the intensity of the development, therefore raising a conflict with “neighborhood values”.
  - The request will provide infill development in an area that is contiguous to existing and programmed urban facilities per Policy 5e. Agency comments do not indicate that the request will compromise existing services, thus the integrity of existing neighborhoods can be ensured.
  - The request complies with Policy 5g by providing trails throughout the site. The trails connect to internal sidewalks leading to other buildings, on-site amenities, and the Amole Arroyo Trail east of the site.
  - The request complies with Policy 5h to provide higher density housing in designated Activity Centers. The subject site is within the boundaries of the 98<sup>th</sup> and Gibson Community Activity Center and has good vehicular access to two major streets, Blake Road and 98<sup>th</sup> Street.
  - The request furthers Policies 5l and 5m by providing a varied product line that includes three building types. The buildings are constructed of materials appropriate to the area and architectural details are provided to add variety to the product type. Views are protected by limiting the height of the buildings to two stories.
6. The subject site is within the 98<sup>th</sup> and Gibson Community Activity Center as identified in the *Comprehensive Plan*. The request furthers the goal for Activity Centers by providing moderate to high-density residential development within the center at an appropriate scale. Other benefits of higher density residential development within an Activity Center include housing close to jobs and services thus reducing personal transportation costs, and increased options for living an urban lifestyle with easy access to a great variety of activities (*Comprehensive Plan*, p. I-33).
7. The site is within the Bridge/Westgate Community as identified in the *West Side Strategic Plan*. The request furthers the goals for the Bridge/Westgate Community by providing urban densities in an area that is slated for growth (Policies 3.42 and 3.43). Policy 3.47 recommends that the Rio Bravo Sector Plan be revisited to reflect the policies adopted in the 1997 WSSP. This policy was satisfied when the Rio Bravo Sector Plan was amended in 1999 to have its land use and transportation components better correspond to the West Side Strategic Plan.
8. The request does not conflict with Policy 2.5 of the *West Side Strategic Plan* because the developer will be required to enter into an agreement with APS to pay an agreed fee per unit prior to final sign-off of the site development plan by the DRB.
9. The proposed development will be gated, contrary to the *West Side Strategic Plan*. Although gates are highly discouraged, in this case they may be necessary to prevent cut-through traffic. The subject site is surrounded on three sides by major streets and on the fourth side by an arroyo. Providing convenient vehicular access through the site may produce harmful effects to residents of the project by encouraging cut-through traffic in order to avoid intersection delays. The site does not abut other land uses that could be conveniently served if the site were not gated; therefore the gates are not a detriment to vehicular circulation within the Activity Center.

OFFICIAL NOTICE OF DECISION  
DECEMBER 21, 2006  
PROJECT #1002819  
PAGE 3 OF 6

10. The subject site abuts the Amole Arroyo and is governed by the *Facility Plan for Arroyos*. The request furthers applicable policies of the *Facility Plan* by providing multiple access points from the site to the arroyo trail (Policy 6); by orienting windows and entrances to the arroyo (Design Policy 1); by providing a variety of evergreen and deciduous trees adjacent to the arroyo and by having the landscaping visible from the arroyo through open fencing (Design Policies 2 and 4).
11. The subject site is also subject to the *Amole Arroyo Corridor Plan*. The request complies with the Corridor Plan by providing open fencing adjacent to the Amole Arroyo and by allowing landscaped areas on the private side to be visible from the Amole Arroyo trail (Policies 20 and 25).
12. The request complies with the zoning, land use and density recommended in the *Rio Bravo Sector Development Plan*.
13. In order to address issues of density and parking, staff is recommending additional "pocket parks" and the addition of 30 guest parking spaces.
14. In order to address issues of pedestrian connectivity within the Activity Center, staff is recommending additional pedestrian connections to the surrounding public streets.
15. The Westgate Heights Neighborhood Association was notified of this request on October 18, 2006. The Association declined a facilitated meeting early in the process but changed their mind recently. A facilitated meeting was scheduled for the week of December 18, but it was cancelled by the Association due to illness. No other meetings have been scheduled. Neighborhood leaders have expressed concern with the request regarding density, traffic and overall lack of services in the area.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. Provide a minimum of three additional "pocket" parks, such as the one located at the northwest corner of Carmel Mesa Street and Eagle Mesa Road. These should be a minimum of 4,000 sf in size and should occur at the northeast corner of Eagle Mesa Road and Sierra Mesa Street, at the north end of Sierra Mesa Street and at the north end of Carmel Mesa Street. This may require the elimination of three single-family homes. The pocket parks shall include turf, trees and park benches and/or picnic tables. A minimum of 2 pocket parks shall contain playground equipment .
4. Provide a note on the site plan expressing the details of the refuse containers. The walls should be a max. of 8' in height and constructed of colored stucco or split face block. The gate should be opaque and of a durable material.
5. Provide additional pedestrian connections/gates to the surrounding streets including one connection to Gibson, two more connections to 98<sup>th</sup> Street towards the north and south ends of the development, and an additional connection to Blake between the proposed entrance and 98<sup>th</sup> Street.
6. Sidewalks:
  - a. Per the DPM, sidewalks along 98<sup>th</sup> Street and Gibson should be 10' wide. The sidewalk along Blake Road should be 9' wide.
  - b. The sidewalks surrounding the recreation and children's play area shall be a minimum of 6' in width.
  - c. The site plan shall indicate how the crosswalks will be demarcated.
7. Parking:
  - a. Provide correct parking calculations on the site plan.
  - b. Indicate the amount of on-street parking for each segment of parking.
  - c. Provide a minimum of 30 additional guest parking spaces. These should be centrally located and in close proximity to the recreation area.
  - d. A minimum of 4 bicycle parking spaces shall be provided near the clubhouse.
8. Landscaping:
  - a. The Pear Trees, London Plane Trees and the Little-Leaf Linden trees shall be used at a limited basis based on the number of trees planted.
  - b. The Dwarf Turpentine Bush shall be replaced with a low-medium water use bush.
  - c. Provide street trees along Gibson Blvd.
  - d. Street trees shall be spaced about 30' apart and shall provide summer shade and coolness and shall not create excessive mess on public sidewalks. A mixture of at least three species of street trees shall be provided.
  - e. The landscape buffer strips adjacent to the major streets shall contain live vegetative material covering at least 75% of the landscape area.
  - f. Provide a general note indicating compliance with the City's water conservation ordinance.
  - g. Provide pervious paving in appropriate areas, to be coordinated with the City Forrester.



OFFICIAL NOTICE OF DECISION  
DECEMBER 21, 2006  
PROJECT #1002819  
PAGE 5 OF 6

9. Sheet 1 shows two different numbers for open space provided. The table indicates 9.68 acres and the notes section indicates 6.97 acres. Provide the correct number in each section.
  
10. Architecture:
  - a. Single story units shall include covered porches and/or patios to accommodate outdoor seating.
  - b. The sides and rear facades of the 2-story detached buildings shall contain similar articulation as the front façade including a covered porch or patio for outdoor sitting.
  - c. Provide building elevations for the community center.
  - d. Roofs shall be colored tile as shown on the color renderings and no asphalt shingles.
  - e. Stucco shall be the color palette in alterations as shown on the color renderings.
  - f. Exterior door colors shall be alternated as shown on the color renderings.
  - g. The applicant shall come up with an alternate variety of garage door panels.
  - h. Railings shall be either wrought iron or tubular steel.
  
11. Conditions from the City Engineer and Municipal Development:
  - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
  - d. Site drive and gate locations per TIS.
  - e. Right turn and/or left turn deceleration lanes at site drives per TIS and DPM.
  - f. Site plan shall comply and be designed per DPM Standards.
  - g. Construction of an on-street bicycle lane along 98<sup>th</sup> Street, Gibson Boulevard and Blake Road adjacent to the development as designated on Long Range Bikeways System.
  - h. Construction of a 6-foot wide asphalt trail connector (to ADA standards) between each of the pedestrian entry points to the development and the Amole Arroyo Trail.
  
12. The perimeter wall shall not be altered or changed without EPC approval.
  
13. The applicant shall enter into agreement with APS as per Council Resolution FS/R06-74.
  
14. Basketball goals shall be placed at the community center.

OFFICIAL NOTICE OF DECISION  
DECEMBER 21, 2006  
PROJECT #1002819  
PAGE 6 OF 6

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 5, 2007** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

  
*for* Richard Dineen  
Planning Director

RD/CM/ac

cc: Consensus Planning, Inc., 302 Eighth St., NW, Albuquerque, NM 87102  
Matthew Archuleta, Westgate Heights NA, 1628 Summerfield SW, Albuquerque, NM 87121  
Libby McIntosh, Westgate Heights NA, 1316 Ladrones Ct. SW, Albuquerque, NM 87121  
David Campbell, 6100 Uptown Blvd. NE, Albuquerque, NM 87110

### Pre-Development Facilities Fee (PDFF) Cover Sheet

**PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.**

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.yocaps.com/lincoln/Map.html>

**Project #** (if already assigned by DRB/EPC) 1002819  
# of EPC 00404

**Please check one:**

- Preliminary PDFF**  
(Preliminary PDFF are required for preliminary plat submittals.)
- Final PDFF**  
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

**Project Information**

Subdivision Name Diamond Mesa

Location of Project (address or major cross streets) 98th St & Blake Rd.

Proposed # of Units:      Single-Family 459 Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

**Contact Information**

Name Evelyn Lopez-Chavez

Company Longford Homes

Phone (505) 761-9911 x 205

E-mail elopez@longfordhomes.com

**Please include with your submittal:**

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (**for final plat only**)
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

---

**FOR OFFICIAL USE ONLY**

APS Cluster Rio Grande Final PDFF Date Submitted     

Preliminary PDFF Date Submitted 2/15/07 Final PDFF Date Completed     

Preliminary PDFF Date Completed 2/20/07

EXHIBIT A

PRELIMINARY  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Diamond Mesa, LLC ("Developer") effective as of this 15 day of ~~January~~ February 2007 and pertains to the subdivision commonly known as Diamond Mesa, and more particularly described as Tract E-6-A-1 (see attached map)

---

---

(the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

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

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

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

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

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

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

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

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

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

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

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

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

# 1002819  
Rio Grande


John Murtagh  
Signature

John Murtagh, President  
Name (typed or printed) and title

Diamond Mesa, LLC  
Longford Group Inc., its Manager  
Developer

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 2-13-07, by John Murtagh as President of Diamond Mesa, LLC a corporation.

 OFFICIAL SEAL  
Evelyn Lopez-Chavez  
NOTARY PUBLIC  
STATE OF NEW MEXICO

Evelyn Lopez-Chavez  
Notary Public

My Comm. Exp. 3-18-08

My commission expires: 3-18-08

ALBUQUERQUE PUBLIC SCHOOLS

By: Brad Winter  
Signature

BRAD WINTER EXECUTIVE DIRECTOR FACILITIES  
Name (typed or printed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

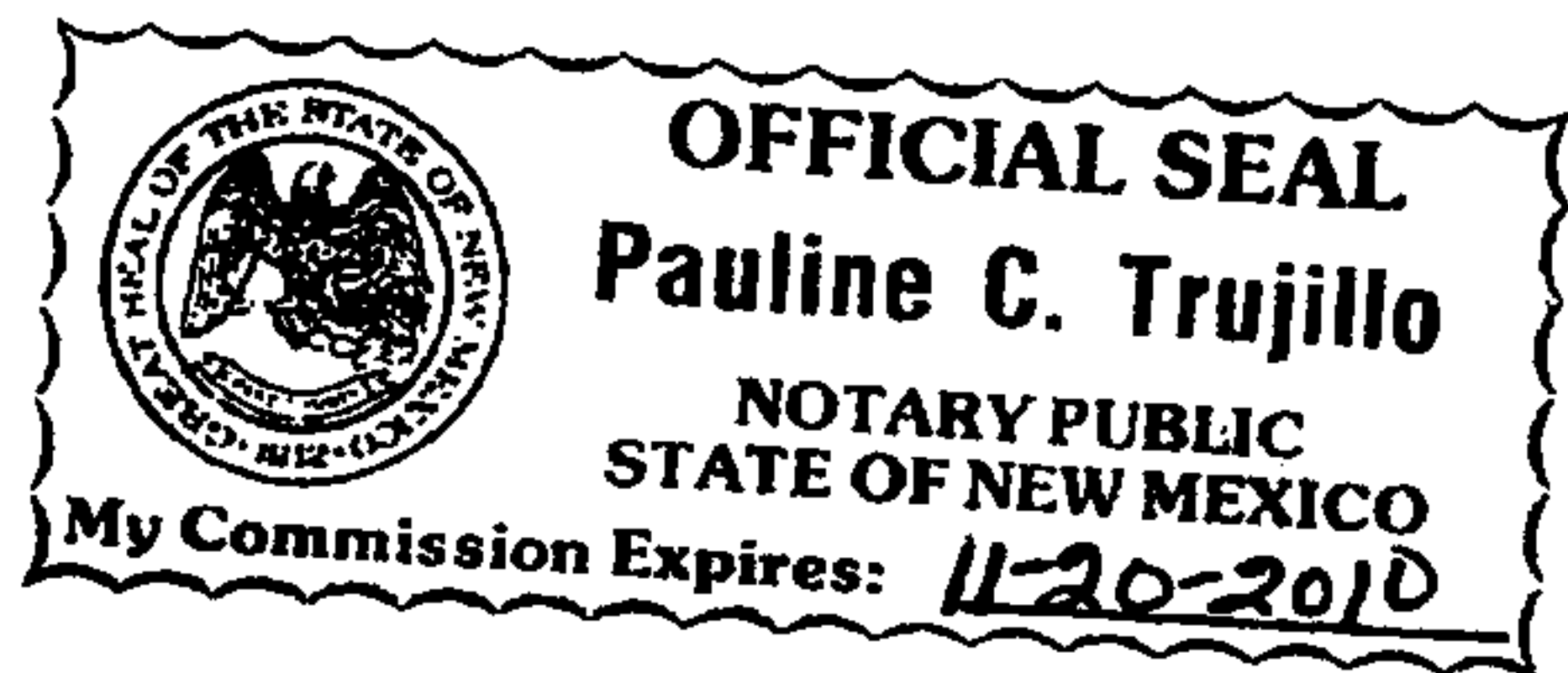
This instrument was acknowledged before me on Feb 20th, <sup>2007</sup> by Brad Winter as EXECUTIVE DIRECTOR FACILITIES of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

# 1002819  
RW grade

Pauline C. Trujillo  
Notary Public

(Seal)

My commission expires: Nov. 20, 2010



#1002819  
Rio Grande

BULK LAND PLAT FOR  
ALBUQUERQUE SOUTH, UNIT THREE  
TRACT E-6-A-1  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 4  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2005



PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
1. PNM Electric Services Division for the installation, maintenance, and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
  2. PNM Gas Services Division for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
  3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
  4. Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies listed above did not conduct a title search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgear, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

"NOTICE OF SUBDIVISION PLAT CONDITIONS"  
ALBUQUERQUE SOUTH, UNIT THREE  
TRACTS E-6-A-1

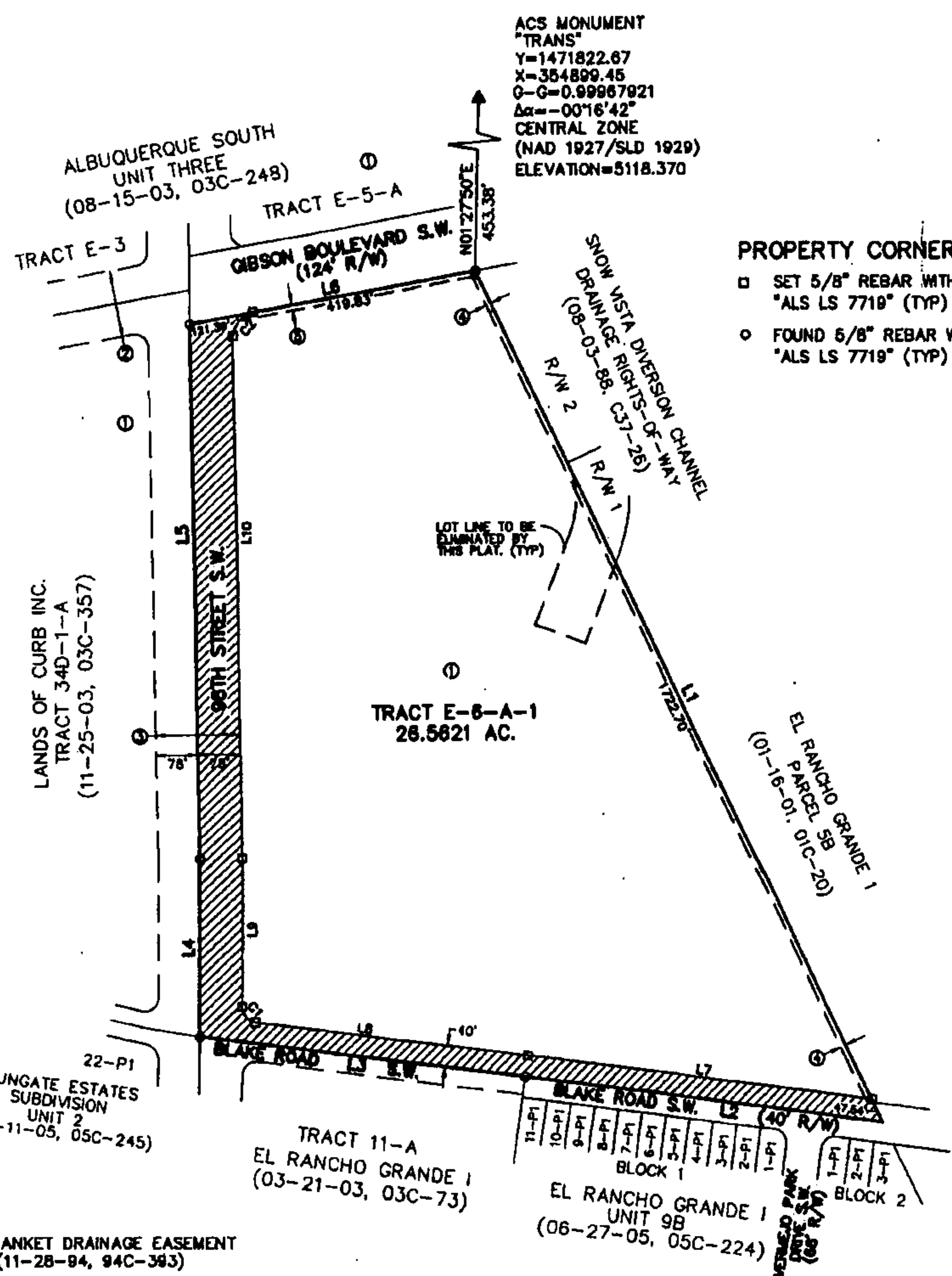
THE PLAT OF ALBUQUERQUE SOUTH, UNIT THREE, TRACTS E-6-A-1 HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 14-14-6-1 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.



PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

EASEMENTS

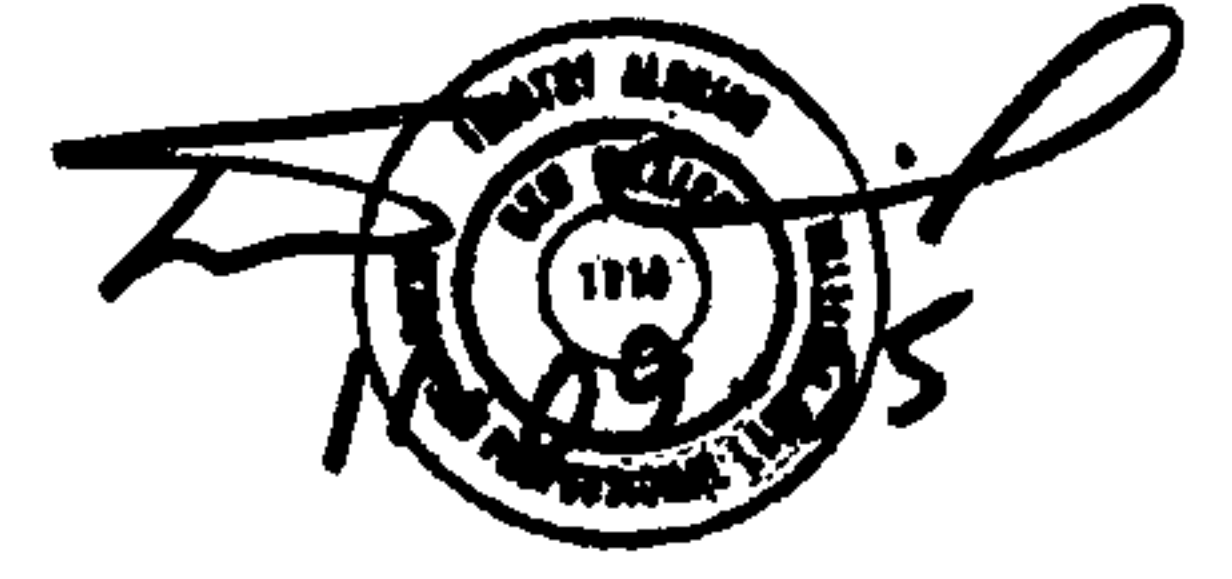
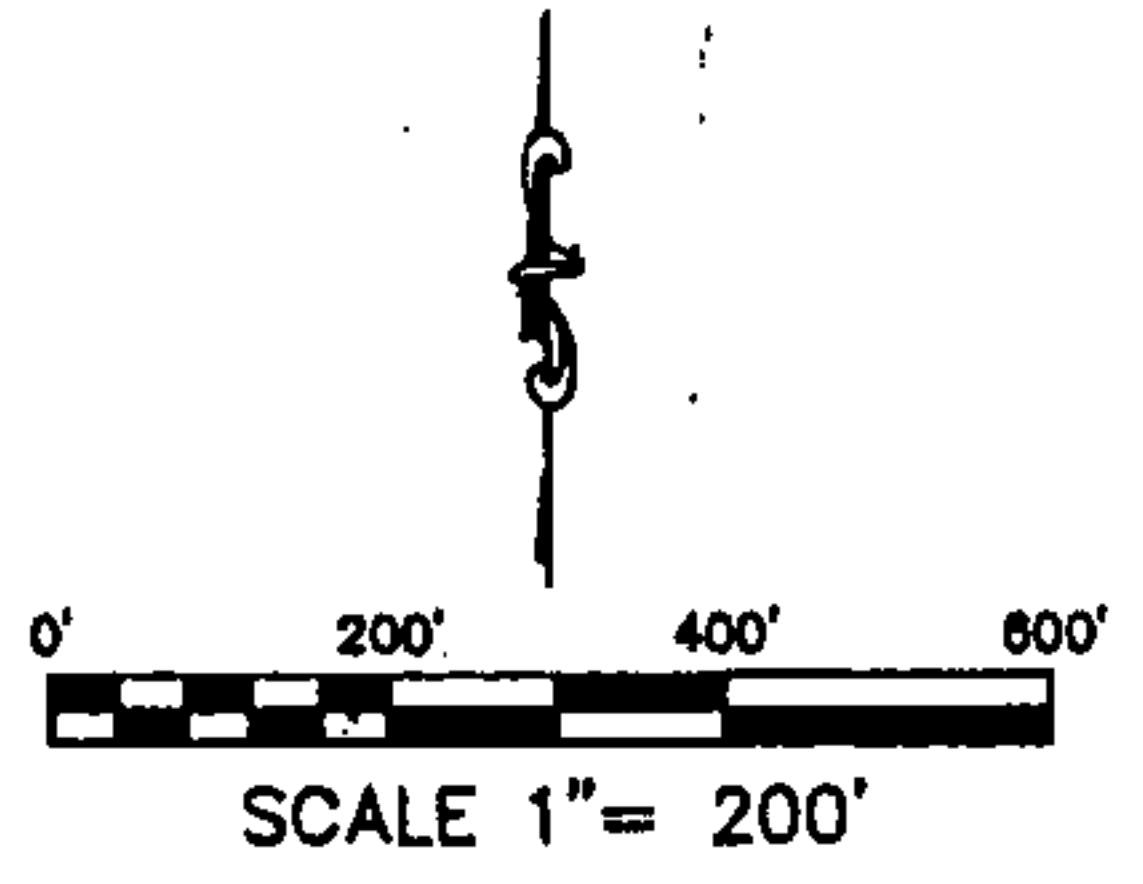
- ① EXISTING C.O.A. BLANKET DRAINAGE EASEMENT ACROSS TRACT E (11-28-84, 94C-383)
- ② EXISTING 124' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (06-05-02, 02C-197)
- ③ EXISTING 156' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (06-05-02, 02C-197)
- ④ 10' PNM EASEMENT (GRANTED BY THIS PLAT)
- ⑤ 10' PUE EASEMENT (GRANTED BY THIS PLAT)

(HATCHED AREA)  
STREET RIGHT-OF-WAY  
DEDICATED TO THE CITY  
OF ALBUQUERQUE IN FEE  
SIMPLE WITH WARRANTY  
COVENANTS. (4.1085 ACRES)

QUITCLAIM DEED  
AMAFCA TO CURB, INC.,  
(10-07-05, A104-3134)

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 25°12'42" E | 1770.25' |
| L2   | N 82°29'47" W | 676.26'  |
| L3   | N 82°39'16" W | 608.05'  |
| L4   | N 00°10'35" E | 338.27'  |
| L5   | N 00°47'58" W | 1002.18' |
| L6   | N 78°39'10" E | 541.22'  |
| L7   | N 82°29'47" W | 650.62'  |
| L8   | N 82°39'16" W | 508.08'  |
| L9   | N 00°10'35" E | 290.43'  |
| L10  | N 00°47'58" W | 994.81'  |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1    | 30.00' | 43.37'     | 36.89'       | N 41°14'20" W | 82°48'51"   |
| C2    | 50.00' | 70.21'     | 64.58'       | N 39°25'36" E | 80°27'08"   |



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

|            |        |              |             |
|------------|--------|--------------|-------------|
| Drawn By   | EOM    | Date         | 09-23-05    |
| Checked By | TA     | Drawing Name | 010378A.DWG |
| Job No.    | 01-037 | Sheet        | 2 of 2      |



Current DRC Project No. \_\_\_\_\_

Date Submitted: March 19, 2007  
 Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No. \_\_\_\_\_

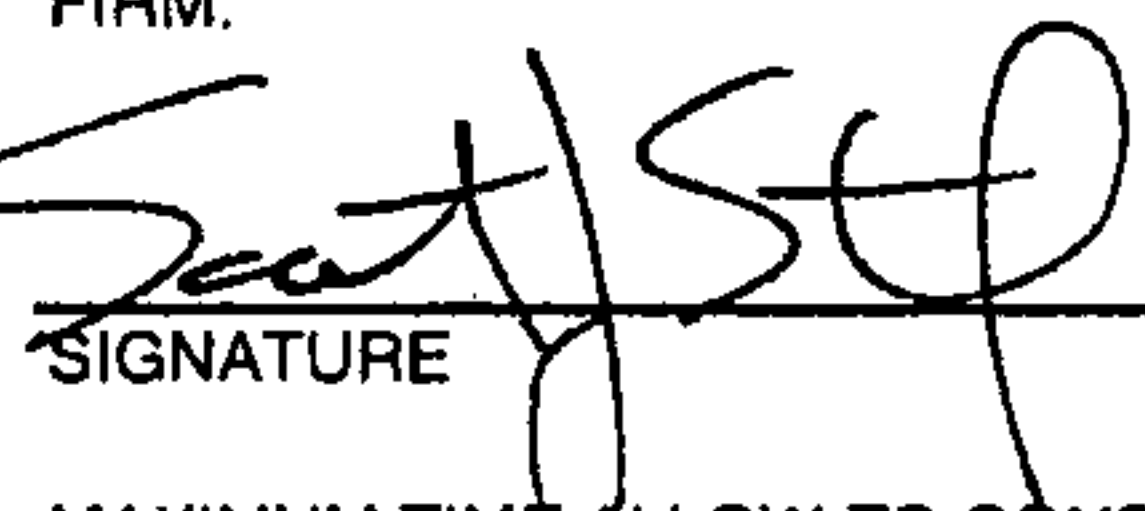
Figure 12  
INFRASTRUCTURE LIST  
 EXHIBIT "A"  
 TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
 DIAMOND MESA

Following is a summary of PUBLIC 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 |
|------------------------------------|-------------------|----------|-----------------------------|--------------|---------------------|---------------|-------------------|----------------|--------------------|
| <b>PUBLIC ROADWAY IMPROVEMENTS</b> |                   |          |                             |              |                     |               |                   |                |                    |
|                                    |                   | 10' WIDE | PCC SIDEWALK ON SOUTH SIDE* | GIBSON BLVD. | 98TH STREET         | EAST BOUNDARY | /                 | /              | /                  |
|                                    |                   | 10' WIDE | PCC SIDEWALK ON EAST SIDE*  | 98TH STREET  | GIBSON BLVD.        | BLAKE ROAD    | /                 | /              | /                  |
|                                    |                   | 9' WIDE  | PCC SIDEWALK ON NORTH SIDE* | BLAKE ROAD   | 98TH STREET         | EAST BOUNDARY | /                 | /              | /                  |
|                                    |                   | 56' F-F  | DRIVEWAY CUT                | 98TH STREET  | DIAMOND MESA STREET |               | /                 | /              | /                  |
|                                    |                   | 45' F-F  | DRIVEWAY CUT                | BLAKE ROAD   | CARMEL MESA STREET  |               | /                 | /              | /                  |

\* SIDEWALK WIDTH LIMITED TO AVAILABLE ROW PER EPC PLANNER  
 MODIFIED PROCEDURE 'C'  
 1/4 OF TRAFFIC SIGNAL AT 98TH STREET AND BLAKE ROAD

| SIA<br>Sequence #                         | COA DRC<br>Project # | Size    | Type of Improvement                      | Location  | From | To | Private<br>Inspector | City<br>Inspector | City Cnst<br>Engineer |
|---|----------------------|---------|--|---|------|----|----------------------|-------------------|-----------------------|
| <b>PUBLIC WATERLINE IMPROVEMENTS</b>      |                      |         |  |   |      |    |                      |                   |                       |
| <input type="text"/>                      | <input type="text"/> | 8" DIA  | MASTER METER AND<br>WATERLINE CONNECTION | 98TH STREET AND GIBSON BLVD.                              |      |    | ____/____/____       | ____/____/____    | ____/____/____        |
| <b>PUBLIC SANITARY SEWER IMPROVEMENTS</b> |                      |         |  |   |      |    |                      |                   |                       |
| <input type="text"/>                      | <input type="text"/> | 8" DIA  | SANITARY SEWER CONNECTION                | SW MESA INTERCEPTOR AT BLAKE ROAD AND AMOLE CHANNEL       |      |    | ____/____/____       | ____/____/____    | ____/____/____        |
| <b>PUBLIC STORM DRAIN IMPROVEMENTS</b>    |                      |         |  |   |      |    |                      |                   |                       |
| <input type="text"/>                      | <input type="text"/> | 48" DIA | STORM DRAIN CONNECTION                   | AMAFCA WATER QUALITY POND AT BLAKE ROAD AND AMOLE CHANNEL |      |    | ____/____/____       | ____/____/____    | ____/____/____        |

|   |                            |      |                          |      |
|---|----------------------------|------|--------------------------|------|
| SCOTT J. STEFFEN, PE<br>PREPARED BY: PRINT NAME   | DRB CHAIR                  | DATE | PARKS & GENERAL SERVICES | DATE |
| BOHANNAN HUSTON INC.<br>FIRM:   | TRANSPORTATION DEVELOPMENT | DATE | AMAFCA                   | DATE |
|  SIGNATURE | UTILITY DEVELOPMENT        | DATE | CITY ENGINEER            | DATE |
| MAXIMUM TIME ALLOW TO CONSTRUCT<br>IMPROVEMENTS WITHOUT A DRB EXTENSION                       | NEW MEXICO UTILITIES INC.  | DATE |                          | DATE |

| DESIGN REVIEW COMMITTEE REVISIONS |      |           |                 |             |
|-----------------------------------|------|-----------|-----------------|-------------|
| REVISION                          | DATE | DRB CHAIR | USER DEPARTMENT | AGENT/OWNER |
|                                   |      |           |                 |             |
|                                   |      |           |                 |             |
|                                   |      |           |                 |             |

Local roads (at varying lengths) internal to the development will be provided to provide access to buildings and common parking areas.

Pedestrian circulation within the community will be facilitated through a network of concrete walking paths that provide connectivity throughout the community. ADA compliant sidewalks will also be provided throughout the community.

**Building Heights and Setbacks:**

Maximum building height and setbacks comply with the City Comprehensive Zoning Ordinance for the R-2 zone.

**Parking:**

Parking will be provided in compliance with 14-16-3-1 of the City Zoning Code (one space per full bath - two spaces per dwelling unit).

**Required:**

457 units @ 1 full bath per unit = 457 parking spaces required.

**Provided:**

794 garage parking spaces

50 guest parking

158 on-street parking spaces

1002 parking spaces provided

**Condominium Association:**

A Condominium Association will be established to maintain building exterior, internal streets, the pool/clubhouse area, pedestrian walkways, and landscaping/open space.

**Lighting:**

Lighting will be provided in compliance with the City Of Albuquerque Zoning Code.

**Gate:**

Gates shall remain open from 7am - 6pm.

**Solid Waste:**

The walls surrounding the refuse containers shall be a maximum of 8' in height and constructed of colored stucco or split fact block. The gate will be opaque and of a durable material.

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

PAID RECEIPT

APPLICANT NAME Diamond Mesa LLC  
AGENT Consensus Planning  
ADDRESS 302 Eighth St NW, Albuquerque 87102  
PROJECT & APP # 1002819/07DRB-00354  
PROJECT NAME Diamond Mesa

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

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

City Of Albuquerque  
Treasury Division

3/20/2007 10:48AM LOC: ANNX  
RECEIPT# 00078226 WS# 007 TRANSH 0019  
Account 441032 Fund 0110  
Activity 3424000 TRSMSP  
Trans Amt \$40.00  
J24 Misc \$20.00

Thank You

1002819



ALBUQUERQUE PUBLIC SCHOOLS  
Capital Master Plan  
Expect Great Things!

M. Elizabeth Everitt, Ph.D.  
SUPERINTENDENT

### Pre-Development Facilities Fee (PDFF) Cover Sheet

**PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.**

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

Project # (if already assigned by DRB/EPC) 1002819

**Please check one:**

Preliminary PDFF  
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF  
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

**Project Information**

Subdivision Name Diamond Mesa

Location of Project (address or major cross streets) 98th & Blake

Proposed # of Units:      Single-Family 457 Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

**Contact Information**

Name Evelyn Lopez-Chavez

Company Longford Homes

Phone 505-761-9911 x205 / 385-6305

E-mail elopez@longfordhomes.com

**Please include with your submittal:**

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

**FOR OFFICIAL USE ONLY**

APS Cluster Rio Grande

Preliminary PDFF Date Submitted     

Preliminary PDFF Date Completed     

Final PDFF Date Submitted 8-21-07

Final PDFF Date Completed 8-22-07

DRB Project # 1002819

APS Cluster Rio Grande

EXHIBIT B

FINAL  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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

Longford at Diamond Mesa, Inc. ("Developer") effective as of this 21 day of August, 2007, and pertains to the subdivision commonly known as

Tract "E-U-A-1"  
*[use new legal description of subdivision]*

of Albuquerque South Unit 3

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

*[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- \_\_ units" with the number of units filled in.]*

Please see attached sheets

Doc# 2007121868

08/22/2007 04:15 PM Page: 1 of 16  
AGRE R: \$39.00 M. Toulouse, Bernalillo County



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

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

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

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

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

DRB Project # 1002819

APS Cluster Rio Grande

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

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
  - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
  - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
  - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

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

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

DRB Project # 1002819

APS Cluster Rio Grande

Craig Blaisure  
Signature

Craig Blaisure, Vice President  
Name (typed or printed) and title

Longford at Diamond Mesa, Inc  
Developer

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 8-21-07, by Craig Blaisure as Vice President of Longford at Diamond Mesa, a corporation.



OFFICIAL SEAL  
Evelyn Lopez-Chavez  
NOTARY PUBLIC  
STATE OF NEW MEXICO

Evelyn Lopez-Chavez  
Notary Public

My commission expires: 3-18-08

My Comm Exp 3-18-08  
ALBUQUERQUE PUBLIC SCHOOLS

By: Betty King  
Signature

Betty King, Planner, APS CMP  
Name (typed or printed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 22, 2007 by Betty King as Planner, APS CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

April L. Whittier  
Notary Public

My commission expires: May 18, 2011



The below listed building, units and address all fall within the following legal description:

Tract "E-6-A-1" of Albuquerque South Unit 3, as the same is shown and designated on the plat entitled, "BULK LAND PLAT FOR ALBUQUERQUE SOUTH, UNIT THREE TRACT E-6-A-1, WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER, 2005", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 21, 2005 in Plat Book 2005C, page 402.

| <b>BLDG</b> | <b>UNIT</b> | <b>ADDRESS</b>       |
|-------------|-------------|----------------------|
| 1           | 1           | 9304 Eagle Mesa Road |
| 2           | 2           | 9300 Eagle Mesa Road |
| 3           | 3           | 9306 Eagle Mesa Road |
| 3           | 4           | 9308 Eagle Mesa Road |
| 3           | 5           | 9310 Eagle Mesa Road |
| 3           | 6           | 9312 Eagle Mesa Road |
| 3           | 7           | 9314 Eagle Mesa Road |
| 3           | 8           | 9316 Eagle Mesa Road |
| 4           | 9           | 9328 Eagle Mesa Road |
| 4           | 10          | 9326 Eagle Mesa Road |
| 4           | 11          | 9324 Eagle Mesa Road |
| 4           | 12          | 9322 Eagle Mesa Road |
| 4           | 13          | 9320 Eagle Mesa Road |
| 4           | 14          | 9318 Eagle Mesa Road |
| 5           | 15          | 9330 Eagle Mesa Road |
| 5           | 16          | 9331 Eagle Mesa Road |
| 5           | 17          | 9333 Eagle Mesa Road |
| 5           | 18          | 9335 Eagle Mesa Road |
| 5           | 19          | 9337 Eagle Mesa Road |
| 5           | 20          | 9339 Eagle Mesa Road |
| 6           | 21          | 9410 Eagle Mesa Road |
| 6           | 22          | 9408 Eagle Mesa Road |
| 6           | 23          | 9406 Eagle Mesa Road |
| 6           | 24          | 9404 Eagle Mesa Road |
| 6           | 25          | 9402 Eagle Mesa Road |
| 6           | 26          | 9400 Eagle Mesa Road |
| 7           | 27          | 9412 Eagle Mesa Road |
| 7           | 28          | 9414 Eagle Mesa Road |
| 7           | 29          | 9416 Eagle Mesa Road |
| 7           | 30          | 9418 Eagle Mesa Road |
| 7           | 31          | 9420 Eagle Mesa Road |
| 7           | 32          | 9422 Eagle Mesa Road |
| 8           | 33          | 9510 Eagle Mesa Road |
| 8           | 34          | 9508 Eagle Mesa Road |

|    |    |                         |
|----|----|-------------------------|
| 8  | 35 | 9506 Eagle Mesa Road    |
| 8  | 36 | 9504 Eagle Mesa Road    |
| 8  | 37 | 9502 Eagle Mesa Road    |
| 8  | 38 | 9500 Eagle Mesa Road    |
| 9  | 39 | 9512 Eagle Mesa Road    |
| 9  | 40 | 9514 Eagle Mesa Road    |
| 9  | 41 | 9516 Eagle Mesa Road    |
| 9  | 42 | 9520 Eagle Mesa Road    |
| 9  | 43 | 9522 Eagle Mesa Road    |
| 9  | 44 | 9524 Eagle Mesa Road    |
| 10 | 45 | 9610 Eagle Mesa Road    |
| 10 | 46 | 9608 Eagle Mesa Road    |
| 10 | 47 | 9606 Eagle Mesa Road    |
| 10 | 48 | 9604 Eagle Mesa Road    |
| 10 | 49 | 9602 Eagle Mesa Road    |
| 10 | 50 | 9600 Eagle Mesa Road    |
| 11 | 51 | 9612 Eagle Mesa Road    |
| 11 | 52 | 9614 Eagle Mesa Road    |
| 11 | 53 | 9616 Eagle Mesa Road    |
| 11 | 54 | 9618 Eagle Mesa Road    |
| 11 | 55 | 9620 Eagle Mesa Road    |
| 11 | 56 | 9622 Eagle Mesa Road    |
| 12 | 57 | 9624 Eagle Mesa Road    |
| 13 | 58 | 9700 Eagle Mesa Road    |
| 14 | 59 | 9702 Eagle Mesa Road    |
| 14 | 60 | 9704 Eagle Mesa Road    |
| 14 | 61 | 9706 Eagle Mesa Road    |
| 14 | 62 | 9708 Eagle Mesa Road    |
| 14 | 63 | 9710 Eagle Mesa Road    |
| 14 | 64 | 9712 Eagle Mesa Road    |
| 15 | 65 | 9728 Eagle Mesa Road    |
| 16 | 66 | 9724 Eagle Mesa Road    |
| 16 | 67 | 9722 Eagle Mesa Road    |
| 16 | 68 | 9720 Eagle Mesa Road    |
| 16 | 69 | 9718 Eagle Mesa Road    |
| 16 | 70 | 9716 Eagle Mesa Road    |
| 16 | 71 | 9714 Eagle Mesa Road    |
| 17 | 72 | 2447 Sierra Mesa Street |
| 17 | 73 | 2445 Sierra Mesa Street |
| 17 | 74 | 2443 Sierra Mesa Street |
| 17 | 75 | 2441 Sierra Mesa Street |
| 17 | 76 | 2439 Sierra Mesa Street |
| 17 | 77 | 2437 Sierra Mesa Street |

|    |     |                         |
|----|-----|-------------------------|
| 18 | 78  | 2435 Sierra Mesa Street |
| 18 | 79  | 2433 Sierra Mesa Street |
| 18 | 80  | 2431 Sierra Mesa Street |
| 18 | 81  | 2429 Sierra Mesa Street |
| 18 | 82  | 2427 Sierra Mesa Street |
| 18 | 83  | 2425 Sierra Mesa Street |
| 19 | 84  | 2423 Sierra Mesa Street |
| 19 | 85  | 2421 Sierra Mesa Street |
| 19 | 86  | 2419 Sierra Mesa Street |
| 19 | 87  | 2417 Sierra Mesa Street |
| 19 | 88  | 2415 Sierra Mesa Street |
| 19 | 89  | 2413 Sierra Mesa Street |
| 20 | 90  | 2411 Sierra Mesa Street |
| 20 | 91  | 2409 Sierra Mesa Street |
| 20 | 92  | 2407 Sierra Mesa Street |
| 20 | 93  | 2405 Sierra Mesa Street |
| 20 | 94  | 2403 Sierra Mesa Street |
| 20 | 95  | 2401 Sierra Mesa Street |
| 21 | 96  | 2347 Sierra Mesa Street |
| 21 | 97  | 2345 Sierra Mesa Street |
| 21 | 98  | 2343 Sierra Mesa Street |
| 21 | 99  | 2341 Sierra Mesa Street |
| 21 | 100 | 2339 Sierra Mesa Street |
| 21 | 101 | 2337 Sierra Mesa Street |
| 22 | 102 | 2335 Sierra Mesa Street |
| 22 | 103 | 2333 Sierra Mesa Street |
| 22 | 104 | 2331 Sierra Mesa Street |
| 22 | 105 | 2329 Sierra Mesa Street |
| 22 | 106 | 2327 Sierra Mesa Street |
| 22 | 107 | 2325 Sierra Mesa Street |
| 23 | 108 | 2323 Sierra Mesa Street |
| 23 | 109 | 2321 Sierra Mesa Street |
| 23 | 110 | 2319 Sierra Mesa Street |
| 23 | 111 | 2317 Sierra Mesa Street |
| 23 | 112 | 2315 Sierra Mesa Street |
| 23 | 113 | 2313 Sierra Mesa Street |
| 24 | 114 | 2311 Sierra Mesa Street |
| 24 | 115 | 2309 Sierra Mesa Street |
| 24 | 116 | 2307 Sierra Mesa Street |
| 24 | 117 | 2305 Sierra Mesa Street |
| 24 | 118 | 2303 Sierra Mesa Street |
| 24 | 119 | 2301 Sierra Mesa Street |
| 25 | 120 | 2223 Sierra Mesa Street |
| 25 | 121 | 2221 Sierra Mesa Street |

|    |     |                         |
|----|-----|-------------------------|
| 25 | 122 | 2219 Sierra Mesa Street |
| 25 | 123 | 2217 Sierra Mesa Street |
| 25 | 124 | 2215 Sierra Mesa Street |
| 25 | 125 | 2213 Sierra Mesa Street |
| 26 | 126 | 2211 Sierra Mesa Street |
| 26 | 127 | 2209 Sierra Mesa Street |
| 26 | 128 | 2207 Sierra Mesa Street |
| 26 | 129 | 2205 Sierra Mesa Street |
| 26 | 130 | 2203 Sierra Mesa Street |
| 26 | 131 | 2201 Sierra Mesa Street |
| 27 | 132 | 2171 Sierra Mesa Street |
| 27 | 133 | 2169 Sierra Mesa Street |
| 27 | 134 | 2167 Sierra Mesa Street |
| 27 | 135 | 2165 Sierra Mesa Street |
| 27 | 136 | 2163 Sierra Mesa Street |
| 27 | 137 | 2161 Sierra Mesa Street |
| 28 | 138 | 2159 Sierra Mesa Street |
| 28 | 139 | 2157 Sierra Mesa Street |
| 28 | 140 | 2155 Sierra Mesa Street |
| 28 | 141 | 2153 Sierra Mesa Street |
| 28 | 142 | 2151 Sierra Mesa Street |
| 28 | 143 | 2149 Sierra Mesa Street |
| 29 | 144 | 2147 Sierra Mesa Street |
| 29 | 145 | 2145 Sierra Mesa Street |
| 29 | 146 | 2143 Sierra Mesa Street |
| 29 | 147 | 2141 Sierra Mesa Street |
| 29 | 148 | 2139 Sierra Mesa Street |
| 29 | 149 | 2137 Sierra Mesa Street |
| 30 | 150 | 2135 Sierra Mesa Street |
| 30 | 151 | 2133 Sierra Mesa Street |
| 30 | 152 | 2131 Sierra Mesa Street |
| 30 | 153 | 2129 Sierra Mesa Street |
| 30 | 154 | 2127 Sierra Mesa Street |
| 30 | 155 | 2125 Sierra Mesa Street |
| 31 | 156 | 2123 Sierra Mesa Street |
| 31 | 157 | 2121 Sierra Mesa Street |
| 31 | 158 | 2119 Sierra Mesa Street |
| 31 | 159 | 2117 Sierra Mesa Street |
| 31 | 160 | 2115 Sierra Mesa Street |
| 31 | 161 | 2113 Sierra Mesa Street |
| 32 | 162 | 2111 Sierra Mesa Street |
| 32 | 163 | 2109 Sierra Mesa Street |
| 32 | 164 | 2107 Sierra Mesa Street |
| 32 | 165 | 2105 Sierra Mesa Street |
| 32 | 166 | 2103 Sierra Mesa Street |

|    |     |                         |
|----|-----|-------------------------|
| 32 | 167 | 2101 Sierra Mesa Street |
| 33 | 168 | 9701 Orchard Mesa Road  |
| 33 | 169 | 9705 Orchard Mesa Road  |
| 33 | 170 | 9709 Orchard Mesa Road  |
| 33 | 171 | 9711 Orchard Mesa Road  |
| 33 | 172 | 9715 Orchard Mesa Road  |
| 33 | 173 | 9719 Orchard Mesa Road  |
| 34 | 174 | 9601 Orchard Mesa Road  |
| 34 | 175 | 9605 Orchard Mesa Road  |
| 34 | 176 | 9609 Orchard Mesa Road  |
| 34 | 177 | 9611 Orchard Mesa Road  |
| 34 | 178 | 9615 Orchard Mesa Road  |
| 34 | 179 | 9619 Orchard Mesa Road  |
| 35 | 180 | 2100 Carmel Mesa Street |
| 35 | 181 | 2102 Carmel Mesa Street |
| 35 | 182 | 2104 Carmel Mesa Street |
| 35 | 183 | 2106 Carmel Mesa Street |
| 35 | 184 | 2108 Carmel Mesa Street |
| 35 | 185 | 2110 Carmel Mesa Street |
| 36 | 186 | 2112 Carmel Mesa Street |
| 36 | 187 | 2114 Carmel Mesa Street |
| 36 | 188 | 2116 Carmel Mesa Street |
| 36 | 189 | 2118 Carmel Mesa Street |
| 36 | 190 | 2120 Carmel Mesa Street |
| 36 | 191 | 2122 Carmel Mesa Street |
| 37 | 192 | 2124 Carmel Mesa Street |
| 37 | 193 | 2126 Carmel Mesa Street |
| 37 | 194 | 2128 Carmel Mesa Street |
| 37 | 195 | 2130 Carmel Mesa Street |
| 37 | 196 | 2132 Carmel Mesa Street |
| 37 | 197 | 2134 Carmel Mesa Street |
| 38 | 198 | 2136 Carmel Mesa Street |
| 38 | 199 | 2138 Carmel Mesa Street |
| 38 | 200 | 2140 Carmel Mesa Street |
| 38 | 201 | 2142 Carmel Mesa Street |
| 38 | 202 | 2144 Carmel Mesa Street |
| 38 | 203 | 2146 Carmel Mesa Street |
| 39 | 204 | 2148 Carmel Mesa Street |
| 39 | 205 | 2150 Carmel Mesa Street |
| 39 | 206 | 2152 Carmel Mesa Street |
| 39 | 207 | 2154 Carmel Mesa Street |
| 39 | 208 | 2156 Carmel Mesa Street |
| 39 | 209 | 2158 Carmel Mesa Street |

|    |     |                         |
|----|-----|-------------------------|
| 40 | 210 | 2160 Carmel Mesa Street |
| 40 | 211 | 2162 Carmel Mesa Street |
| 40 | 212 | 2164 Carmel Mesa Street |
| 40 | 213 | 2166 Carmel Mesa Street |
| 40 | 214 | 2168 Carmel Mesa Street |
| 40 | 215 | 2170 Carmel Mesa Street |
| 41 | 216 | 2200 Carmel Mesa Street |
| 42 | 217 | 2202 Carmel Mesa Street |
| 42 | 218 | 2204 Carmel Mesa Street |
| 42 | 219 | 2206 Carmel Mesa Street |
| 42 | 220 | 2208 Carmel Mesa Street |
| 42 | 221 | 2210 Carmel Mesa Street |
| 42 | 222 | 2212 Carmel Mesa Street |
| 43 | 229 | 2226 Carmel Mesa Street |
| 44 | 223 | 2214 Carmel Mesa Street |
| 44 | 224 | 2216 Carmel Mesa Street |
| 44 | 225 | 2218 Carmel Mesa Street |
| 44 | 226 | 2220 Carmel Mesa Street |
| 44 | 227 | 2222 Carmel Mesa Street |
| 44 | 228 | 2224 Carmel Mesa Street |
| 45 | 230 | 2228 Carmel Mesa Street |
| 46 | 231 | 2230 Carmel Mesa Street |
| 46 | 232 | 2232 Carmel Mesa Street |
| 46 | 233 | 2234 Carmel Mesa Street |
| 46 | 234 | 2236 Carmel Mesa Street |
| 46 | 235 | 2238 Carmel Mesa Street |
| 46 | 236 | 2240 Carmel Mesa Street |
| 47 | 237 | 2242 Carmel Mesa Street |
| 47 | 238 | 2244 Carmel Mesa Street |
| 47 | 239 | 2246 Carmel Mesa Street |
| 47 | 240 | 2248 Carmel Mesa Street |
| 47 | 241 | 2250 Carmel Mesa Street |
| 47 | 242 | 2252 Carmel Mesa Street |
| 48 | 243 | 2300 Carmel Mesa Street |
| 48 | 244 | 2302 Carmel Mesa Street |
| 48 | 245 | 2304 Carmel Mesa Street |
| 48 | 246 | 2306 Carmel Mesa Street |
| 48 | 247 | 2308 Carmel Mesa Street |
| 48 | 248 | 2310 Carmel Mesa Street |
| 49 | 249 | 2312 Carmel Mesa Street |
| 49 | 250 | 2314 Carmel Mesa Street |
| 49 | 251 | 2316 Carmel Mesa Street |
| 49 | 252 | 2318 Carmel Mesa Street |

|    |     |                         |
|----|-----|-------------------------|
| 49 | 253 | 2320 Carmel Mesa Street |
| 49 | 254 | 2322 Carmel Mesa Street |
| 50 | 255 | 2324 Carmel Mesa Street |
| 50 | 256 | 2326 Carmel Mesa Street |
| 50 | 257 | 2328 Carmel Mesa Street |
| 50 | 258 | 2330 Carmel Mesa Street |
| 50 | 259 | 2332 Carmel Mesa Street |
| 50 | 260 | 2334 Carmel Mesa Street |
| 51 | 261 | 2336 Carmel Mesa Street |
| 51 | 262 | 2338 Carmel Mesa Street |
| 51 | 263 | 2340 Carmel Mesa Street |
| 51 | 264 | 2342 Carmel Mesa Street |
| 51 | 265 | 2344 Carmel Mesa Street |
| 51 | 266 | 2348 Carmel Mesa Street |
| 52 | 267 | 2400 Carmel Mesa Street |
| 52 | 268 | 2402 Carmel Mesa Street |
| 52 | 269 | 2404 Carmel Mesa Street |
| 52 | 270 | 2406 Carmel Mesa Street |
| 52 | 271 | 2408 Carmel Mesa Street |
| 52 | 272 | 2410 Carmel Mesa Street |
| 53 | 273 | 2412 Carmel Mesa Street |
| 53 | 274 | 2414 Carmel Mesa Street |
| 53 | 275 | 2416 Carmel Mesa Street |
| 53 | 276 | 2418 Carmel Mesa Street |
| 53 | 277 | 2420 Carmel Mesa Street |
| 53 | 278 | 2424 Carmel Mesa Street |
| 54 | 279 | 2436 Carmel Mesa Street |
| 54 | 280 | 2434 Carmel Mesa Street |
| 54 | 281 | 2432 Carmel Mesa Street |
| 54 | 282 | 2430 Carmel Mesa Street |
| 54 | 283 | 2428 Carmel Mesa Street |
| 54 | 284 | 2426 Carmel Mesa Street |
| 55 | 285 | 2448 Carmel Mesa Street |
| 55 | 286 | 2446 Carmel Mesa Street |
| 55 | 287 | 2444 Carmel Mesa Street |
| 55 | 288 | 2442 Carmel Mesa Street |
| 55 | 289 | 2440 Carmel Mesa Street |
| 55 | 290 | 2438 Carmel Mesa Street |
| 56 | 291 | 9323 Carmel Mesa Street |
| 56 | 292 | 9319 Carmel Mesa Street |
| 56 | 293 | 9315 Carmel Mesa Street |
| 56 | 294 | 9309 Carmel Mesa Street |
| 56 | 295 | 9305 Carmel Mesa Street |
| 56 | 296 | 9301 Carmel Mesa Street |

|    |     |                       |
|----|-----|-----------------------|
| 57 | 297 | 9401 Eagle Mesa Road  |
| 57 | 298 | 9405 Eagle Mesa Road  |
| 57 | 299 | 9409 Eagle Mesa Road  |
| 57 | 300 | 9411 Eagle Mesa Road  |
| 57 | 301 | 9415 Eagle Mesa Road  |
| 57 | 302 | 9419 Eagle Mesa Road  |
|    |     |                       |
| 58 | 303 | 9501 Eagle Mesa Road  |
| 58 | 304 | 9505 Eagle Mesa Road  |
| 58 | 305 | 9509 Eagle Mesa Road  |
| 58 | 306 | 9511 Eagle Mesa Road  |
| 58 | 307 | 9515 Eagle Mesa Road  |
| 58 | 308 | 9519 Eagle Mesa Road  |
|    |     |                       |
| 59 | 309 | 9523 Eagle Mesa Road  |
|    |     |                       |
| 60 | 310 | 9601 Eagle Mesa Road  |
| 60 | 311 | 9605 Eagle Mesa Road  |
| 60 | 312 | 9609 Eagle Mesa Road  |
| 60 | 313 | 9611 Eagle Mesa Road  |
| 60 | 314 | 9615 Eagle Mesa Road  |
| 60 | 315 | 9619 Eagle Mesa Road  |
|    |     |                       |
| 61 | 316 | 9701 Eagle Mesa Road  |
| 61 | 317 | 9705 Eagle Mesa Road  |
| 61 | 318 | 9709 Eagle Mesa Road  |
| 61 | 319 | 9711 Eagle Mesa Road  |
| 61 | 320 | 9715 Eagle Mesa Road  |
| 61 | 321 | 9719 Eagle Mesa Road  |
|    |     |                       |
| 62 | 322 | 9724 Hidden Mesa Road |
|    |     |                       |
| 63 | 323 | 9720 Hidden Mesa Road |
| 63 | 324 | 9716 Hidden Mesa Road |
| 63 | 325 | 9710 Hidden Mesa Road |
| 63 | 326 | 9708 Hidden Mesa Road |
| 63 | 327 | 9704 Hidden Mesa Road |
| 63 | 328 | 9700 Hidden Mesa Road |
|    |     |                       |
| 64 | 329 | 9620 Hidden Mesa Road |
|    |     |                       |
| 65 | 330 | 9616 Hidden Mesa Road |
| 65 | 331 | 9612 Hidden Mesa Road |
| 65 | 332 | 9608 Hidden Mesa Road |
| 65 | 333 | 9604 Hidden Mesa Road |
| 65 | 334 | 9600 Hidden Mesa Road |
| 65 | 335 | 9508 Hidden Mesa Road |
|    |     |                       |
| 66 | 336 | 9504 Hidden Mesa Road |
|    |     |                       |
| 67 | 337 | 9500 Hidden Mesa Road |



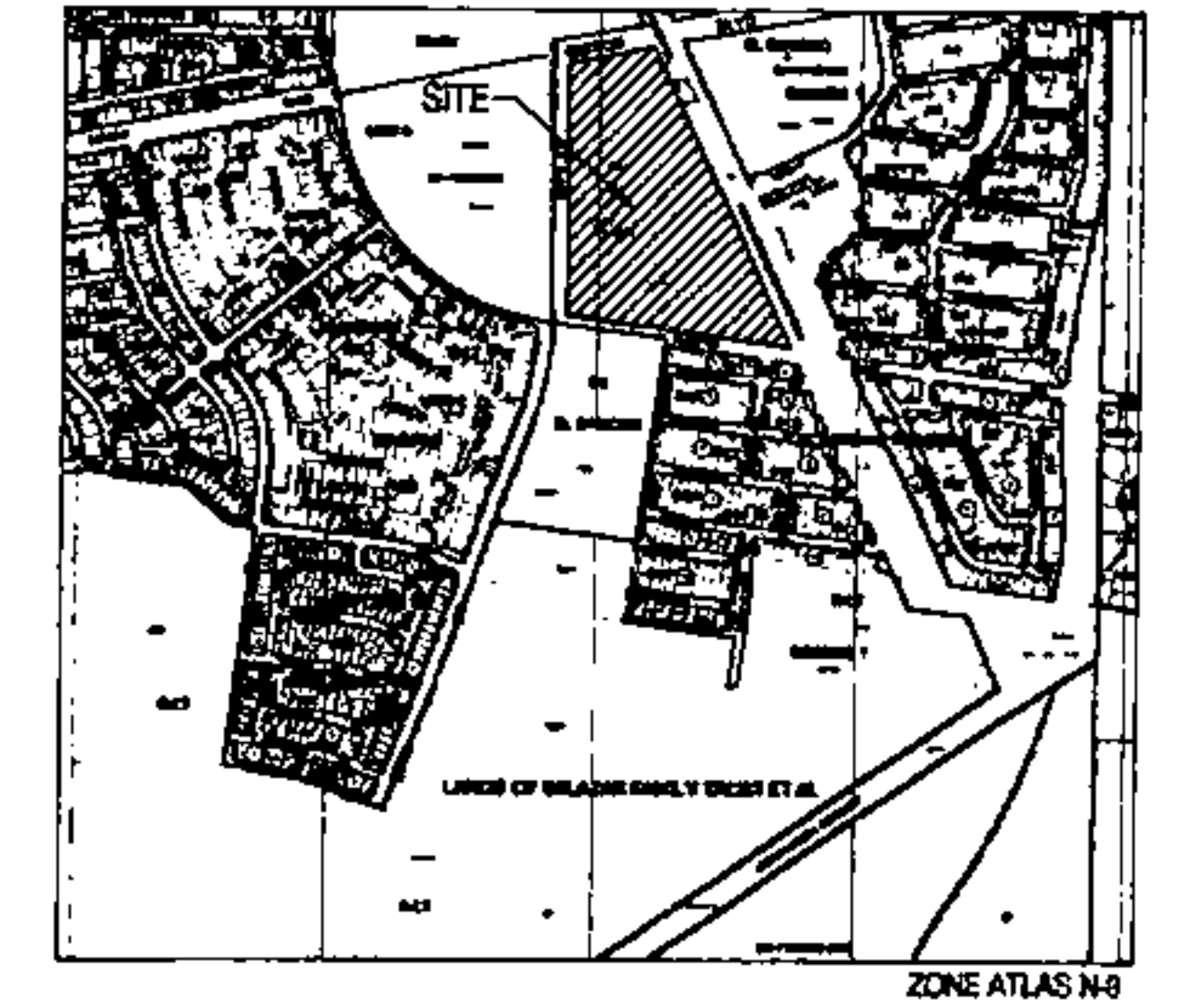
|    |     |                         |
|----|-----|-------------------------|
| 68 | 338 | 9424 Hidden Mesa Road   |
| 68 | 339 | 9420 Hidden Mesa Road   |
| 68 | 340 | 9416 Hidden Mesa Road   |
| 68 | 341 | 9412 Hidden Mesa Road   |
| 68 | 342 | 9408 Hidden Mesa Road   |
| 68 | 343 | 9404 Hidden Mesa Road   |
| 69 | 344 | 9400 Hidden Mesa Road   |
| 70 | 345 | 2351 Carmel Mesa Street |
| 71 | 346 | 9501 Hidden Mesa Road   |
| 71 | 347 | 9505 Hidden Mesa Road   |
| 71 | 348 | 9509 Hidden Mesa Road   |
| 71 | 349 | 9511 Hidden Mesa Road   |
| 71 | 350 | 9601 Hidden Mesa Road   |
| 71 | 351 | 9605 Hidden Mesa Road   |
| 72 | 352 | 9609 Hidden Mesa Road   |
| 72 | 353 | 9611 Hidden Mesa Road   |
| 72 | 354 | 9615 Hidden Mesa Road   |
| 72 | 355 | 9619 Hidden Mesa Road   |
| 72 | 356 | 9623 Hidden Mesa Road   |
| 72 | 357 | 9627 Hidden Mesa Road   |
| 73 | 358 | 9701 Hidden Mesa Road   |
| 74 | 359 | 9705 Hidden Mesa Road   |
| 74 | 360 | 9709 Hidden Mesa Road   |
| 74 | 361 | 9711 Hidden Mesa Road   |
| 74 | 362 | 9715 Hidden Mesa Road   |
| 74 | 363 | 9719 Hidden Mesa Road   |
| 74 | 364 | 9723 Hidden Mesa Road   |
| 75 | 365 | 9627 Black Pearl        |
| 76 | 366 | 9623 Black Pearl        |
| 77 | 367 | 9316 Black Pearl        |
| 77 | 368 | 9615 Black Pearl        |
| 77 | 369 | 9611 Black Pearl        |
| 77 | 370 | 9609 Black Pearl        |
| 77 | 371 | 9605 Black Pearl        |
| 77 | 372 | 9601 Black Pearl        |
| 78 | 373 | 2347 Carmel Mesa Street |
| 78 | 374 | 2343 Carmel Mesa Street |
| 78 | 375 | 2339 Carmel Mesa Street |
| 78 | 376 | 2335 Carmel Mesa Street |
| 78 | 377 | 2331 Carmel Mesa Street |
| 78 | 378 | 2327 Carmel Mesa Street |

|    |     |                         |
|----|-----|-------------------------|
| 79 | 379 | 2323 Carmel Mesa Street |
| 80 | 380 | 2319 Carmel Mesa Street |
| 80 | 381 | 2315 Carmel Mesa Street |
| 80 | 382 | 2311 Carmel Mesa Street |
| 80 | 383 | 2309 Carmel Mesa Street |
| 80 | 384 | 2305 Carmel Mesa Street |
| 80 | 385 | 2301 Carmel Mesa Street |
| 81 | 386 | 2247 Carmel Mesa Street |
| 81 | 387 | 2243 Carmel Mesa Street |
| 81 | 388 | 2239 Carmel Mesa Street |
| 81 | 389 | 2235 Carmel Mesa Street |
| 81 | 390 | 2231 Carmel Mesa Street |
| 81 | 391 | 2227 Carmel Mesa Street |
| 82 | 392 | 2251 Star Sapphire      |
| 83 | 393 | 2247 Star Sapphire      |
| 83 | 394 | 2243 Star Sapphire      |
| 83 | 395 | 2239 Star Sapphire      |
| 83 | 396 | 2235 Star Sapphire      |
| 83 | 397 | 2231 Star Sapphire      |
| 83 | 398 | 2227 Star Sapphire      |
| 84 | 399 | 2223 Star Sapphire      |
| 85 | 400 | 9600 Blue Quartz        |
| 85 | 401 | 9604 Blue Quartz        |
| 85 | 402 | 9608 Blue Quartz        |
| 85 | 403 | 9612 Blue Quartz        |
| 85 | 404 | 9616 Blue Quartz        |
| 85 | 405 | 9620 Blue Quartz        |
| 86 | 406 | 9700 Blue Quartz        |
| 86 | 407 | 9704 Blue Quartz        |
| 86 | 408 | 9708 Blue Quartz        |
| 86 | 409 | 9712 Blue Quartz        |
| 86 | 410 | 9716 Blue Quartz        |
| 86 | 411 | 9720 Blue Quartz        |
| 87 | 412 | 9719 Blue Quartz        |
| 87 | 413 | 9715 Blue Quartz        |
| 87 | 414 | 9711 Blue Quartz        |
| 87 | 415 | 9709 Blue Quartz        |
| 87 | 416 | 9705 Blue Quartz        |
| 87 | 417 | 9701 Blue Quartz        |
| 88 | 418 | 9619 Blue Quartz        |
| 88 | 419 | 9615 Blue Quartz        |
| 88 | 420 | 9611 Blue Quartz        |
| 88 | 421 | 9609 Blue Quartz        |

|    |     |                        |
|----|-----|------------------------|
| 88 | 422 | 9605 Blue Quartz       |
| 88 | 423 | 9601 Blue Quartz       |
| 89 | 424 | 9600 Black Opal        |
| 89 | 425 | 9604 Black Opal        |
| 89 | 426 | 9608 Black Opal        |
| 89 | 427 | 9612 Black Opal        |
| 89 | 428 | 9616 Black Opal        |
| 89 | 429 | 9620 Black Opal        |
| 90 | 430 | 9700 Black Opal        |
| 90 | 431 | 9704 Black Opal        |
| 90 | 432 | 9708 Black Opal        |
| 90 | 433 | 9712 Black Opal        |
| 90 | 434 | 9716 Black Opal        |
| 90 | 435 | 9720 Black Opal        |
| 91 | 436 | 9705 Black Opal        |
| 92 | 437 | 9701 Black Opal        |
| 93 | 438 | 9619 Black Opal        |
| 93 | 439 | 9615 Black Opal        |
| 93 | 440 | 9611 Black Opal        |
| 93 | 441 | 9609 Black Opal        |
| 93 | 442 | 9605 Black Opal        |
| 93 | 443 | 9601 Black Opal        |
| 94 | 444 | 9712 Fire Agate        |
| 95 | 445 | 9708 Fire Agate        |
| 95 | 446 | 9704 Fire Agate        |
| 95 | 447 | 9700 Fire Agate        |
| 95 | 448 | 9612 Fire Agate        |
| 95 | 449 | 9608 Fire Agate        |
| 95 | 450 | 9604 Fire Agate        |
| 96 | 451 | 9600 Fire Agate        |
| 97 | 452 | 9620 Orchard Mesa Road |
| 97 | 453 | 9616 Orchard Mesa Road |
| 97 | 454 | 9612 Orchard Mesa Road |
| 97 | 455 | 9608 Orchard Mesa Road |
| 97 | 456 | 9604 Orchard Mesa Road |
| 97 | 457 | 9600 Orchard Mesa Road |

TRACT 34D-1  
SU-1 MIXED USE

SITE VICINITY



**SITE INFORMATION:**  
The site consists of approximately 28.5 acres. The legal description for the site is Tract E-8-A-1, Albuquerque South, Unit Three. The zoning is SU-1 R-2 & R-T.

**Proposed Use:**  
The Site Plan for Building Permit allows a residential condominium project that includes three building types as follows:

1. a six-plex with 4 two-story units and 2 one-story units - 35 Buildings.
2. a six-plex with 6 two-story units - 37 Buildings.
3. a single family detached, two-story unit - 23 Buildings.

There are a total of 482 dwelling units proposed. The community, named Diamond Mesa will be gated. It will contain a pool, a club house, and playground equipment, and 9.68 acres of open space.

**Pedestrian and Vehicular Ingress and Egress:**  
**Vehicular Access -** Primary access into the development will be off of 98th Street SW. A secondary access is provided along Blake Road SW, on the south side of the site. Both accesses are gated. The 98th Street entrance will include a lay pad and will be utilized by visitors and residents. The Blake Road access can be opened by a remote control provided to residents. Both access points will accommodate emergency vehicles.  
**Pedestrian Access -** Pedestrians will be provided direct access through the subdivision from entry ways off of Gibson Boulevard, 98th Street SW and Blake Road SW. There will also be three pedestrian access points to the trail located along the Amole Channel.

**Bicycle Access -** A primary trail is planned along Gibson Boulevard SW that will connect to the Amole Channel Trail. The Gibson trail will be accessed from the Diamond Mesa community via the Amole Trail and a direct connection at the north end of the project. These trails serve as part of the regional trail network.

**Alleys -** The Diamond Mesa community contains alleys that serve each building. The garages for each dwelling unit will be accessed from the alleys.

**Transit Access -** The site is currently not on a direct Transit route, however, it is feasible that in the future Gibson Boulevard and 98th Street could become Transit Routes.

**Internal Circulation:**  
Internal roads will be private but will be designed and built in compliance with the DPM. Local roads (of varying lengths) internal to the development will be provided to provide access to buildings and common parking areas.  
Pedestrian circulation within the community will be facilitated through a network of concrete walking paths that provide connectivity throughout the community. ADA compliant sidewalks will also be provided throughout the community.

**Building Heights and Setbacks:**  
Maximum building heights and setbacks comply with the City Comprehensive Zoning Ordinance for the R-2 zone.

**Parking:**  
Parking will be provided in compliance with 14-16-3-1 of the City Zoning Code (one space per full bath - two spaces per dwelling unit).

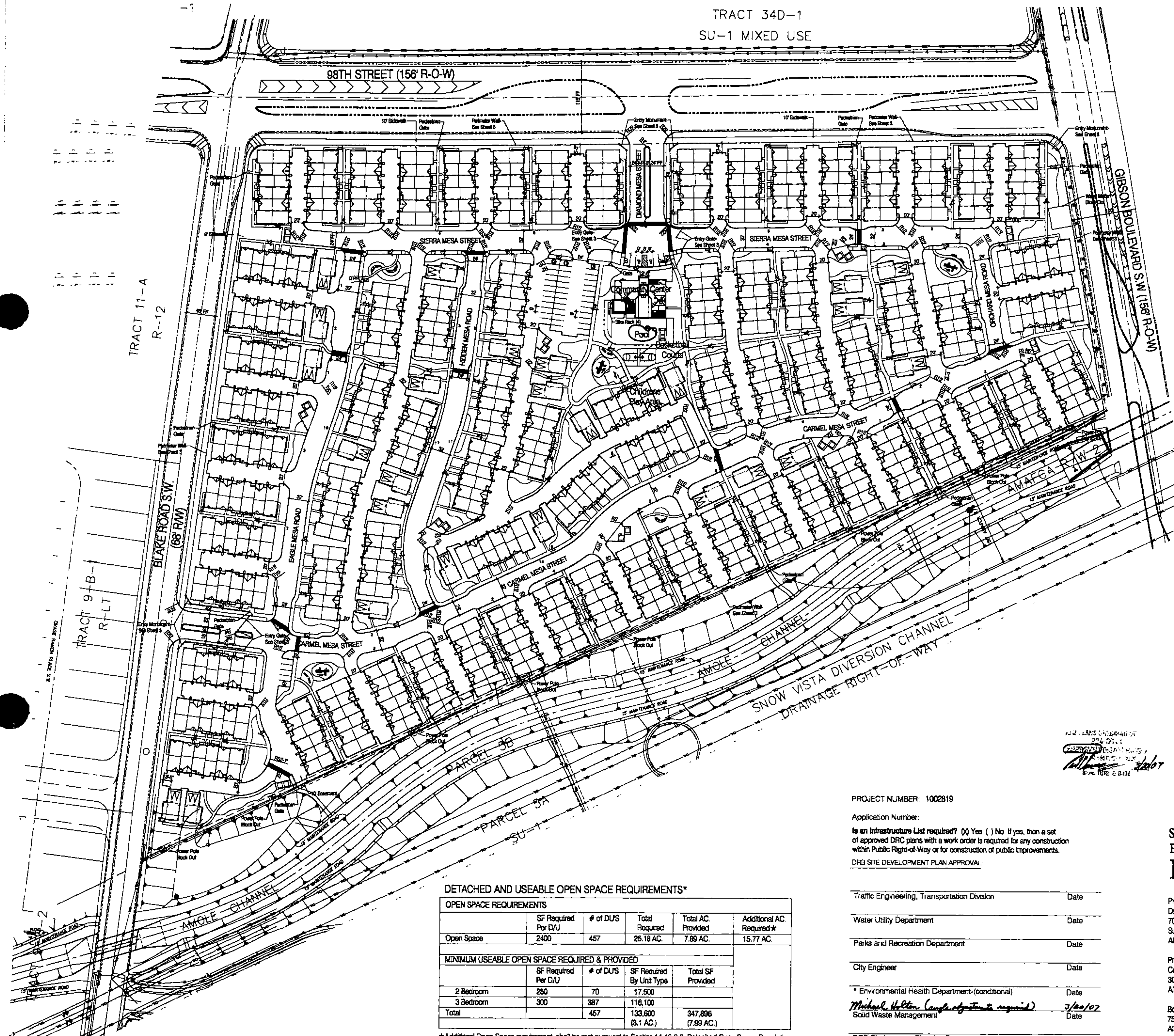
**Required:**  
487 units @ 1 full bath per unit = 487 parking spaces required.  
**Provided:**  
784 garage parking spaces  
50 guest parking  
158 on-street parking spaces  
1002 parking spaces provided

**Condominium Association:**  
A Condominium Association will be established to maintain building exterior, internal streets, the pool/clubhouse area, pedestrian walkways, and landscaping/open space.

**Lighting:**  
Lighting will be provided in compliance with the City Of Albuquerque Zoning Code.

**Gates:**  
Gates shall remain open from 7am - 6pm.

**Solid Waste:**  
The walls surrounding the refuse containers shall be a maximum of 8' in height and constructed of colored stucco or split face block. The gate will be opaque and of a durable material.



**DETACHED AND USEABLE OPEN SPACE REQUIREMENTS\***

| OPEN SPACE REQUIREMENTS                        |                     |            |                          |                   |                         |
|--|---------------------|------------|--------------------------|-------------------|-------------------------|
|  | SF Required Per D/U | # of DUS   | Total Required           | Total AC Provided | Additional AC Required* |
| Open Space                                     | 2400                | 457        | 25.18 AC.                | 7.89 AC.          | 15.77 AC.               |
| MINIMUM USEABLE OPEN SPACE REQUIRED & PROVIDED |                     |            |                          |                   |                         |
|  | SF Required Per D/U | # of DUS   | SF Required By Unit Type | Total SF Provided |                         |
| 2 Bedroom                                      | 250                 | 70         | 17,500                   |                   |                         |
| 3 Bedroom                                      | 300                 | 387        | 118,100                  |                   |                         |
| <b>Total</b>                                   |                     | <b>457</b> | <b>135,600</b>           | <b>347,896</b>    | <b>(7.89 AC.)</b>       |

\*Additional Open Space requirement shall be met pursuant to Section 14-16-3-8: Detached Open Space Regulations.

PROJECT NUMBER: 1002819

Application Number:

Is an Infrastructure List required? (X) Yes ( ) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

|   |         |
|---|---------|
| Traffic Engineering, Transportation Division      | Date    |
| Water Utility Department                          | Date    |
| Parks and Recreation Department                   | Date    |
| City Engineer                                     | Date    |
| * Environmental Health Department - (conditional) | Date    |
| Michael Veltun (seal adjustment required)         | 3/20/07 |
| Solid Waste Management                            | Date    |
| DRB Chairperson, Planning Department              | Date    |

SITE DEVELOPMENT PLAN  
FOR BUILDING PERMIT  
**DIAMOND MESA**

Prepared for:  
Diamond Mesa, LLC  
7007 Jefferson St. NE  
Suite A  
Albuquerque, NM 87109

Prepared by:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102

Bohannon Huston  
7500 Jefferson NE  
Albuquerque, NM 87109

Scale 1" = 60'

March 20, 2007

Sheet 1 of 10

#1007014  
Rio Grande

BULK LAND PLAT FOR  
ALBUQUERQUE SOUTH, UNIT THREE  
TRACT E-6-A-1  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 4  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2005

"NOTICE OF SUBDIVISION PLAT CONDITIONS"  
ALBUQUERQUE SOUTH, UNIT THREE  
TRACTS E-6-A-1

THE PLAT OF ALBUQUERQUE SOUTH, UNIT THREE, TRACTS E-6-A-1 HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 14-14-6-1 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

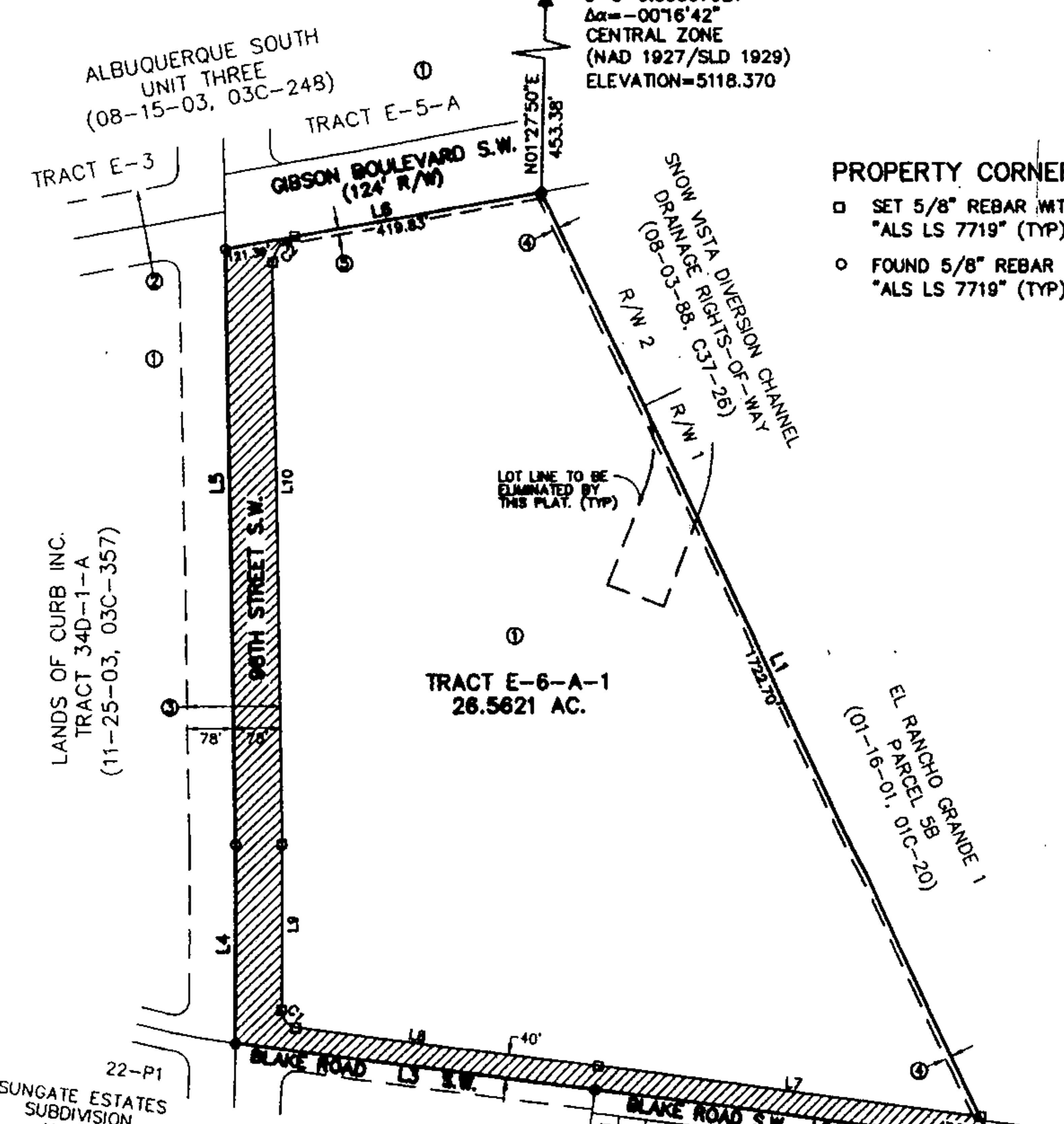
FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND, EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

ACS MONUMENT  
"TRANS"  
Y=1471822.67  
X=354899.45  
G-G=0.99967921  
Δα=-00°16'42"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5118.370



- PROPERTY CORNERS
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
  - FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. PNM Electric Services Division for the installation, maintenance, and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. PNM Gas Services Division for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies listed above did not conduct a title search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgear, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

EASEMENTS

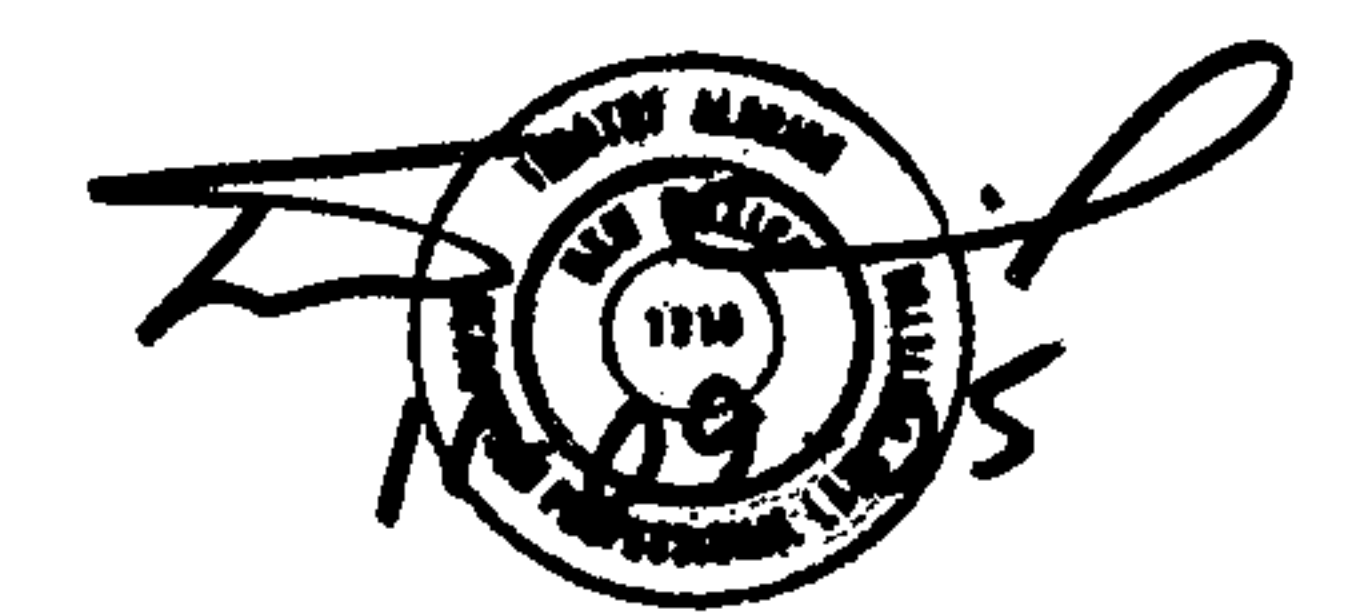
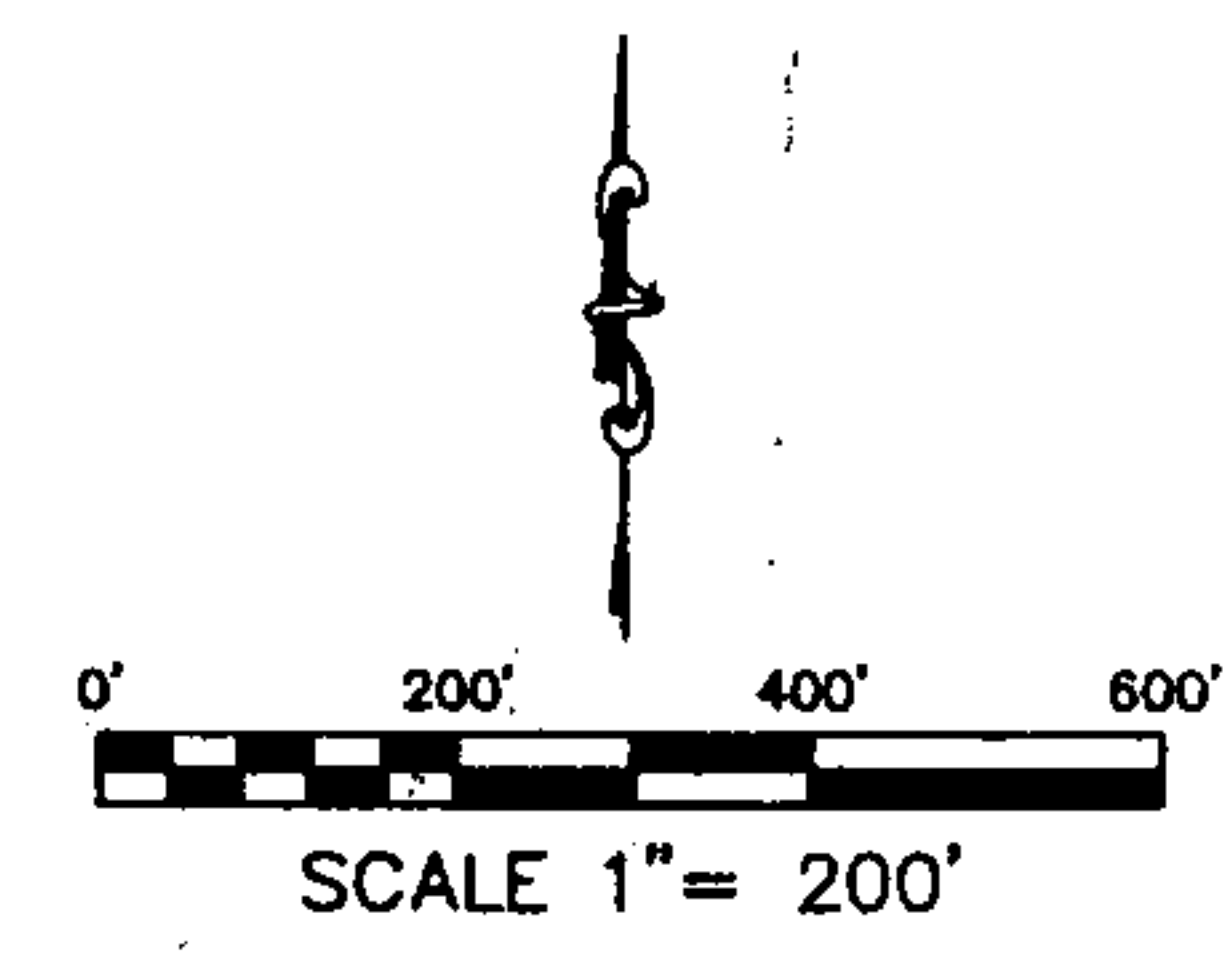
- ① EXISTING C.O.A. BLANKET DRAINAGE EASEMENT ACROSS TRACT E (11-28-94, 94C-393)
- ② EXISTING 124' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (06-05-02, 02C-197)
- ③ EXISTING 156' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (06-05-02, 02C-197)
- ④ 10' PNM EASEMENT (GRANTED BY THIS PLAT)
- ⑤ 10' PUE EASEMENT (GRANTED BY THIS PLAT)

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 25°12'42" E | 1770.25' |
| L2   | N 82°29'47" W | 676.28'  |
| L3   | N 82°39'16" W | 608.05'  |
| L4   | N 00°10'35" E | 336.27'  |
| L5   | N 00°47'58" W | 1002.18' |
| L6   | N 79°39'10" E | 541.22'  |
| L7   | N 82°29'47" W | 650.82'  |
| L8   | N 82°39'16" W | 508.06'  |
| L9   | N 00°10'35" E | 290.43'  |
| L10  | N 00°47'58" W | 994.81'  |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1    | 30.00' | 43.37'     | 36.69'       | N 41°14'20" W | 82°48'51"   |
| C2    | 50.00' | 70.21'     | 64.58'       | N 39°25'36" E | 80°27'08"   |

(HATCHED AREA)  
STREET RIGHT-OF-WAY  
DEDICATED TO THE CITY  
OF ALBUQUERQUE IN FEE  
SIMPLE WITH WARRANTY  
COVENANTS. (4.1085 ACRES)

QUITCLAIM DEED  
AMAFCA TO CURB, INC.,  
(10-07-05, A104-3134)



ALDRICH LAND  
SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190  
505-884-1990

REVISED 11-09-05  
REVISED 10-18-05

|                 |                           |
|-----------------|---------------------------|
| Drawn By: ECM   | Date: 09-23-05            |
| Checked By: TA  | Drawing Name: 01037E8ALDW |
| Job No.: 01-037 | Sheet: 2 of 2             |

**"NOTICE OF SUBDIVISION PLAT CONDITIONS"  
ALBUQUERQUE SOUTH, UNIT THREE  
TRACTS E-6-A-1**

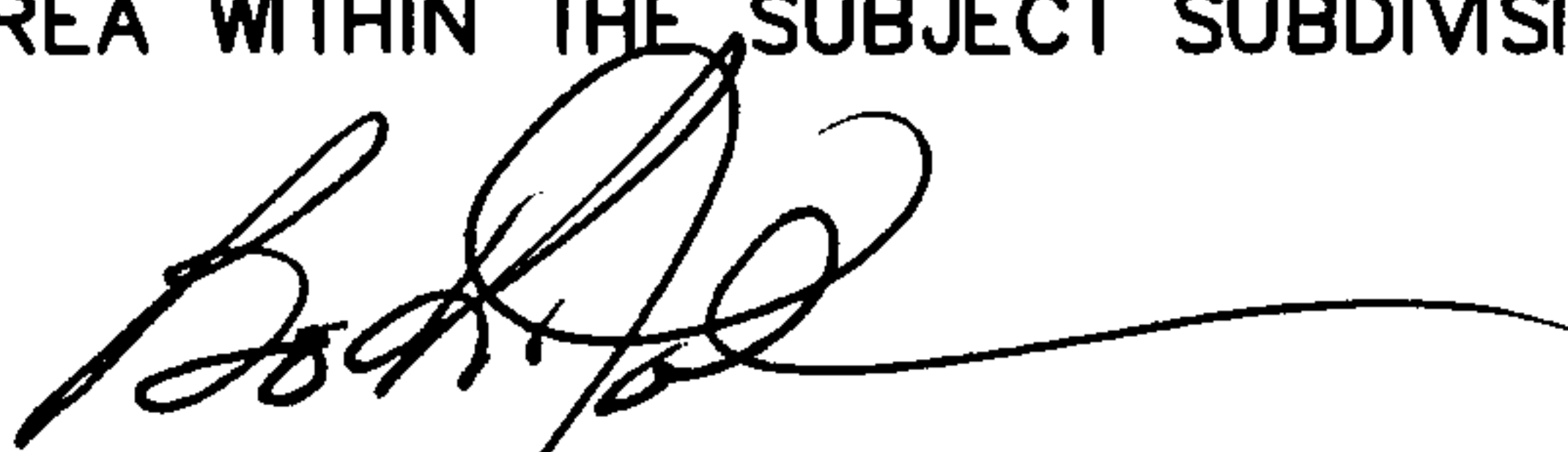
THE PLAT OF ALBUQUERQUE SOUTH, UNIT THREE, TRACTS E-6-A-1 HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 14-14-6-1 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND, EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

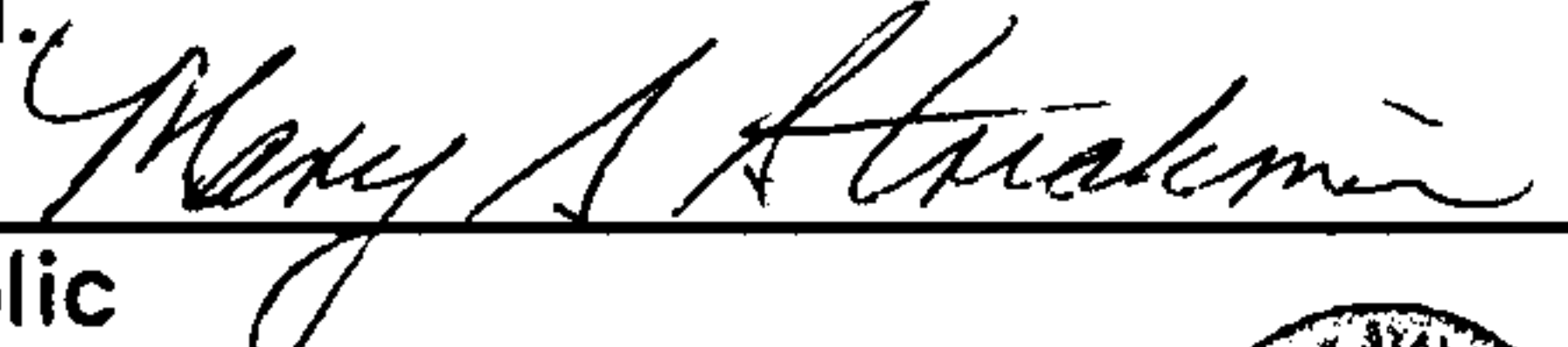
AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.



\_\_\_\_\_  
CURB, INC., BO K. JOHNSON, EXECUTIVE VICE-PRESIDENT

STATE OF NEW MEXICO )  
BERNALILLO COUNTY )

On this 9<sup>th</sup> day of November, 2005, this instrument was acknowledged before me by Bo K. Johnson, Executive Vice-President of Curb, Inc., a New Mexico Corporation.

  
\_\_\_\_\_  
Notary Public



OFFICIAL SEAL  
MARY S. STRICKMAN  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires 3-28-07

  
\_\_\_\_\_  
Chairperson  
Development Review Board

**2819**

### DXF Electronic Approval Form

DRB Project Case #: 1002819

Subdivision Name: ALBUQUERQUE SOUTH UNIT 3 TRACT E6A1

Surveyor: TIMOTHY ALDRICH

Contact Person: TIMOTHY ALDRICH

Contact Information: 884-1990

DXF Received: 9/27/2005

Hard Copy Received: 9/27/2005

Coordinate System: NMSP Grid (NAD 27)

  
Approved

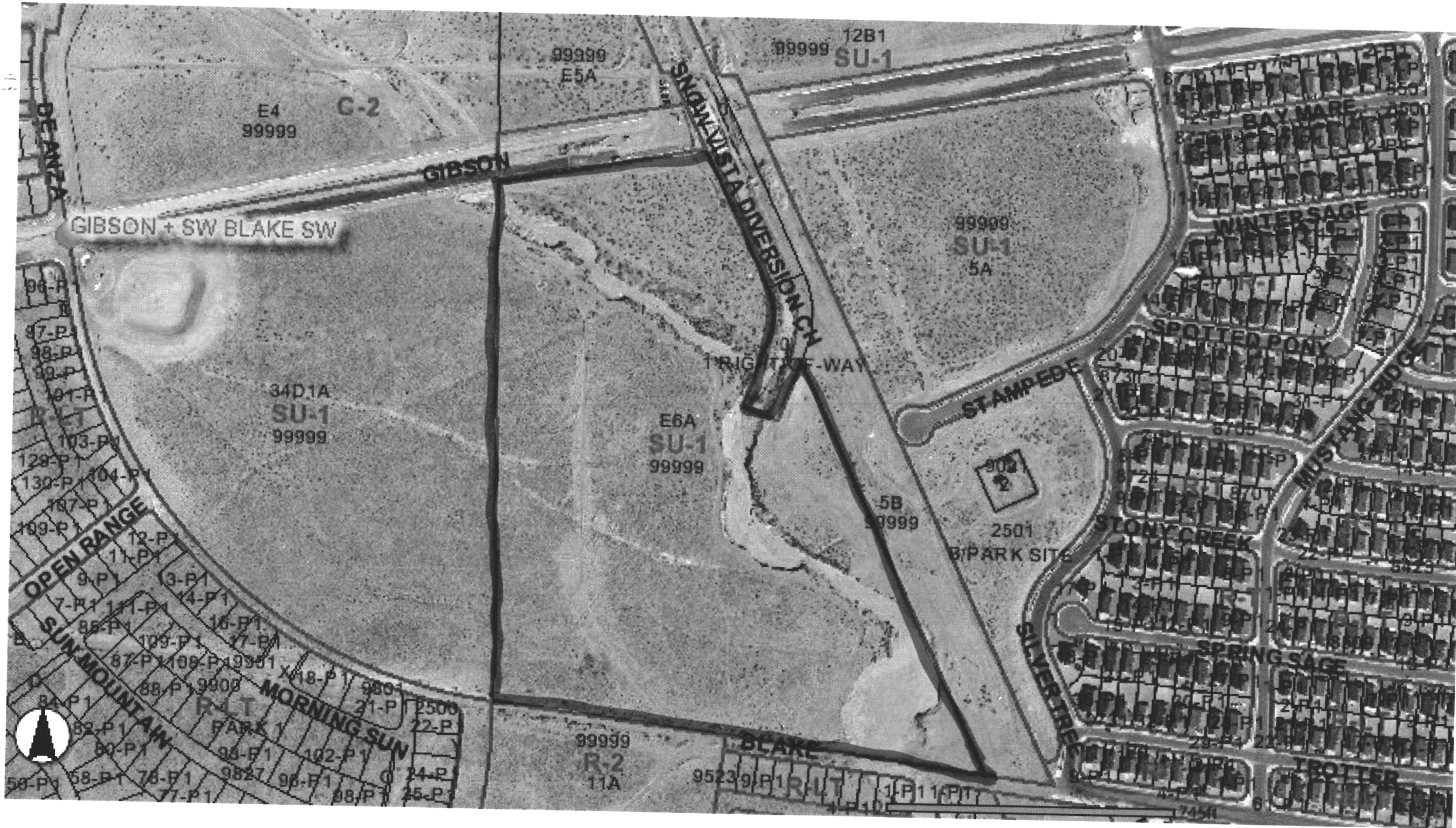
9/27/05  
Date

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

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

**AGIS Use Only**

Copied fc 2819 to agiscov on 12/7/2005 Contact person notified on 12/7/2005





\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 4344  
CONNECTION TEL 9p8841140  
SUBADDRESS  
CONNECTION ID  
ST. TIME 11/14 15:11  
USAGE T 01'18  
PGS. 3  
RESULT OK



**DEVELOPMENT REVIEW BOARD  
FAX FORM**

TO: Jim Aldrich

FAX NUMBER: 884-1140 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 11/14/05

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1002819 APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*

ALBQ. SOUTH, UNIT 3

My comments only.  
Please get back to  
me as soon as possible.

Th 1-1



**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 7, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1004161**

05DRB-01724 Major-Preliminary Plat Approval  
05DRB-01728 Minor-SiteDev Plan Subd/EPC  
05DRB-01725 Minor-Subd Design (DPM)  
Variance  
05DRB-01726 Minor-Sidewalk Waiver  
05DRB-01727 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, RIVERSIDE PLAZA (to be known as **PLAZA ESCONDIDO**) zoned SU-1 for PRD special use zone, located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). (E-12)

Please include the DRB Application # as well as the EPC # on the signature block.

If possible, Planning would appreciate a copy of the perimeter wall design on max 11" x 17" sheets for the wall files.

If any of the landscaping is planned for City right of way, a Landscape Maintenance Agreement, irrigation meter and statement that reads: "Certification that perimeter walls were installed per EPC approved design shall be provided to the City prior to the release of financial guarantees" are all required on the infrastructure list.

If the subdivision is no longer gated, why is the street designated as a private Tract?

The preliminary plat matches the site plan, so no objection to the platting action. No objection to the requested sidewalk actions or the site plan for subdivision.

**Project # 1002819**

05DRB-01729 Major-Bulk Land Variance  
05DRB-01730 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH, UNIT 3**, zoned SU-1, R-2 & RT, located on 98<sup>TH</sup> ST SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB01183, 03DRB01180] (N-9)

This property is located within the Rio Bravo Sector Plan boundaries and within what is defined as Parcel 5 of the plan area. Quoting from the Revised Plan Amendment on page 44: "In Parcels 1, 5 & 34 ..., a mixed use zone is introduced with 50% or more in R-2 maximum intensities. These are designated as SU-1 for mixed use."

What type of residential use is planned for this tract? If it is

single family or town houses, the tract qualifies for bulk land platting. If multi family or non-residential uses are planned, the tract does not meet the 40 acre minimum size requirement unless site plan review is required prior to building permit issuance. Planning assumes since the zoning is SU-1, that EPC approval of site plans is required prior to DRB approval of preliminary plats. If the applicant believes otherwise, please provide written proof, probably from the sector plan language.

**Project # 1001370**  
05DRB-01731 Major-Vacation of Public Easements

~~MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10] (M-21/M-22)~~

**Project # 1004543**  
05DRB-01722 Major-Vacation of Pub Right-of-Way

~~JUDITH KATONA GARCIA request(s) the above action(s) for all or a portion of Tract(s) C, **LAND OF ROY YATES** zoned SU-2 IP, located on CENTRAL AVE NW, between 94<sup>TH</sup> ST NW and 98<sup>TH</sup> ST NW containing approximately 0 acre(s). (K-9)~~

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 21, 2005.**

# City of Albuquerque



## DEVELOPMENT/PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

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

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

**APPLICANT INFORMATION:**

NAME: CLRB, INC. PHONE: 881-9190  
 ADDRESS: 5160 SAN FRANCISCO RD. NE FAX: 875-1723  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): TIM ALDRICH PHONE: 884-1990  
 ADDRESS: PO BOX 30701 FAX: 884-1140  
 CITY: ALBUQUERQUE STATE NM ZIP 87190 E-MAIL: alsurveying1003@qwest.net

DESCRIPTION OF REQUEST: REPLAT TRACT EGA, ALBUQUERQUE SOUTH UNIT 3 TO INCLUDE AMAFCA R/W, DEDICATE R/W, BULK LAND VARIANCE AND PRELIMINARY / 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. E-6-A Block: \_\_\_\_\_ Unit: 3  
 Subdiv / Addn. ALBUQUERQUE SOUTH  
 Current Zoning: SU-1, R-2 & R-T Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): N-9 No. of existing lots: 2 No. of proposed lots: 1  
 Total area of site (acres): 30.6706 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 100905431542510344 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: 98TH ST. SW  
 Between: GIBSON BLVD. SW and BLAKE RD. SW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):  
1001896, 1002819, 03DRB-01183 P&F, 03DRB-01180 BLV

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

SIGNATURE [Signature] DATE 11-09-05  
 (Print) TIMOTHY ALDRICH Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

| INTERNAL ROUTING  | Application case numbers | Action         | S.F.        | Fees                 |
|---|--------------------------|----------------|-------------|----------------------|
| <input checked="" type="checkbox"/> All checklists are complete         | <u>05DRB-01729</u>       | <u>BLV</u>     | <u>Y</u>    | \$ <u>145.00</u>     |
| <input checked="" type="checkbox"/> All fees have been collected        | _____                    | <u>ADY</u>     | _____       | \$ <u>75.00</u>      |
| <input checked="" type="checkbox"/> All case #s are assigned            | _____                    | <u>CEM</u>     | _____       | \$ <u>20.00</u>      |
| <input checked="" type="checkbox"/> AGIS copy has been sent             | <u>05DRB-01730</u>       | <u>P&amp;F</u> | <u>3(3)</u> | \$ <u>215.00</u>     |
| <input checked="" type="checkbox"/> Case history #s are listed          | _____                    | _____          | _____       | \$ _____             |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill | _____                    | _____          | _____       | \$ _____             |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus              | _____                    | _____          | _____       | \$ _____             |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate                 | _____                    | _____          | _____       | \$ _____             |
| Hearing date <u>12/07/05</u>  |                          |                |             | Total \$ <u>455.</u> |

Sandy Sandley 11/10/05 Project # 1002819

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**Your attendance is required.**

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

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

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

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

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

\_\_\_\_\_ **TIMOTHY ALDRICH** \_\_\_\_\_  
Applicant name (print)  
\_\_\_\_\_ *Timothy Aldrich* 11-09-05 \_\_\_\_\_  
Applicant signature / date



Form revised 11/04

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

Application case numbers  
05DRB- \_\_\_\_\_ -01730  
\_\_\_\_\_- \_\_\_\_\_ -\_\_\_\_\_  
\_\_\_\_\_- \_\_\_\_\_ -\_\_\_\_\_

*Sandy Handley* 11/10/05 \_\_\_\_\_  
Planner signature / date  
**Project # 1002819**

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

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

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

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

**VACATION OF PUBLIC EASEMENT**

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

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

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

**VACATION OF PRIVATE EASEMENT**

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

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

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

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

\_\_\_\_\_  
 TIMOTHY ALDRICH  
 Applicant name (print)  
 \_\_\_\_\_  
 Applicant signature / date

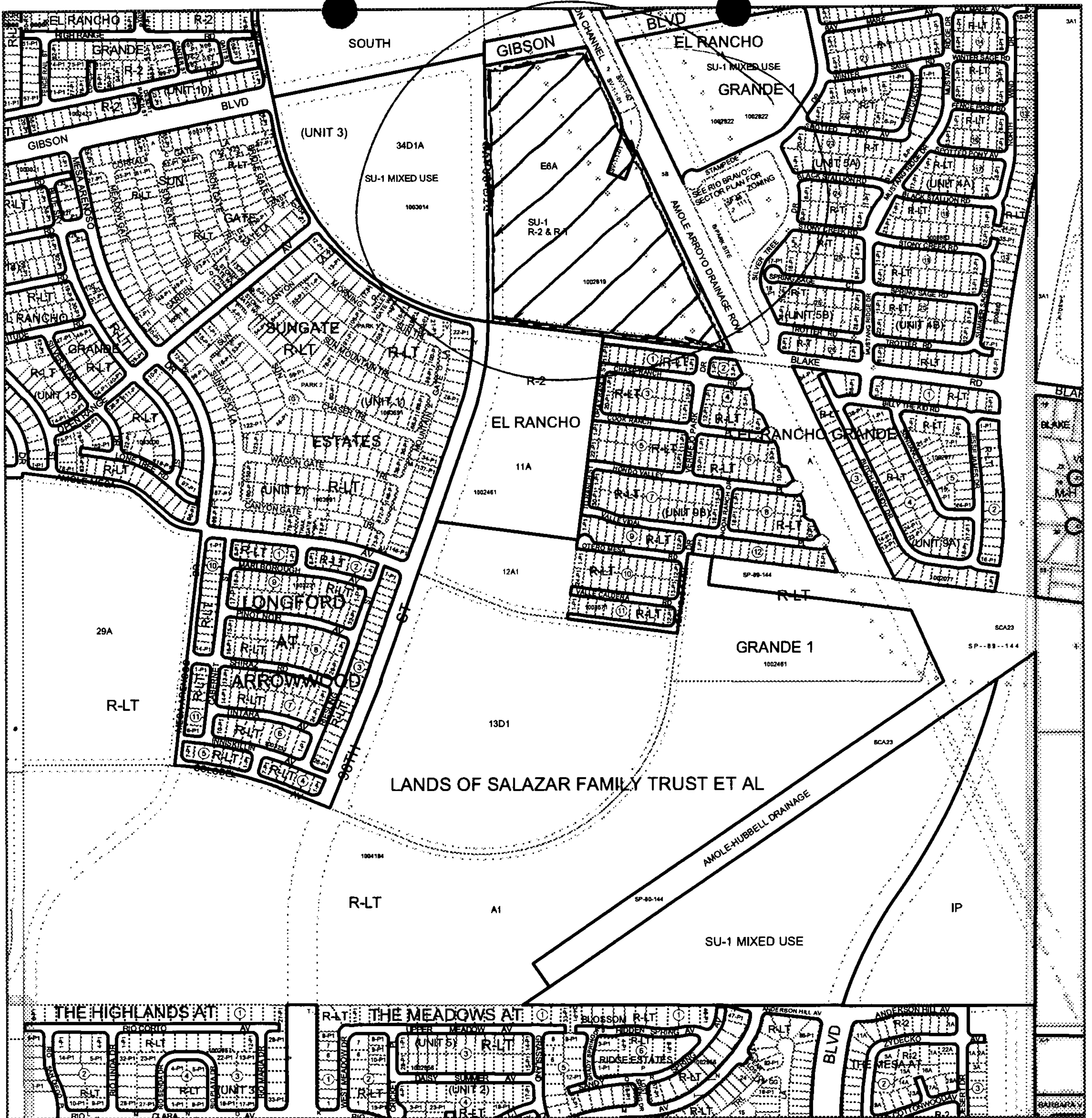


Form revised 4/03, 10/03 and JUNE 2005

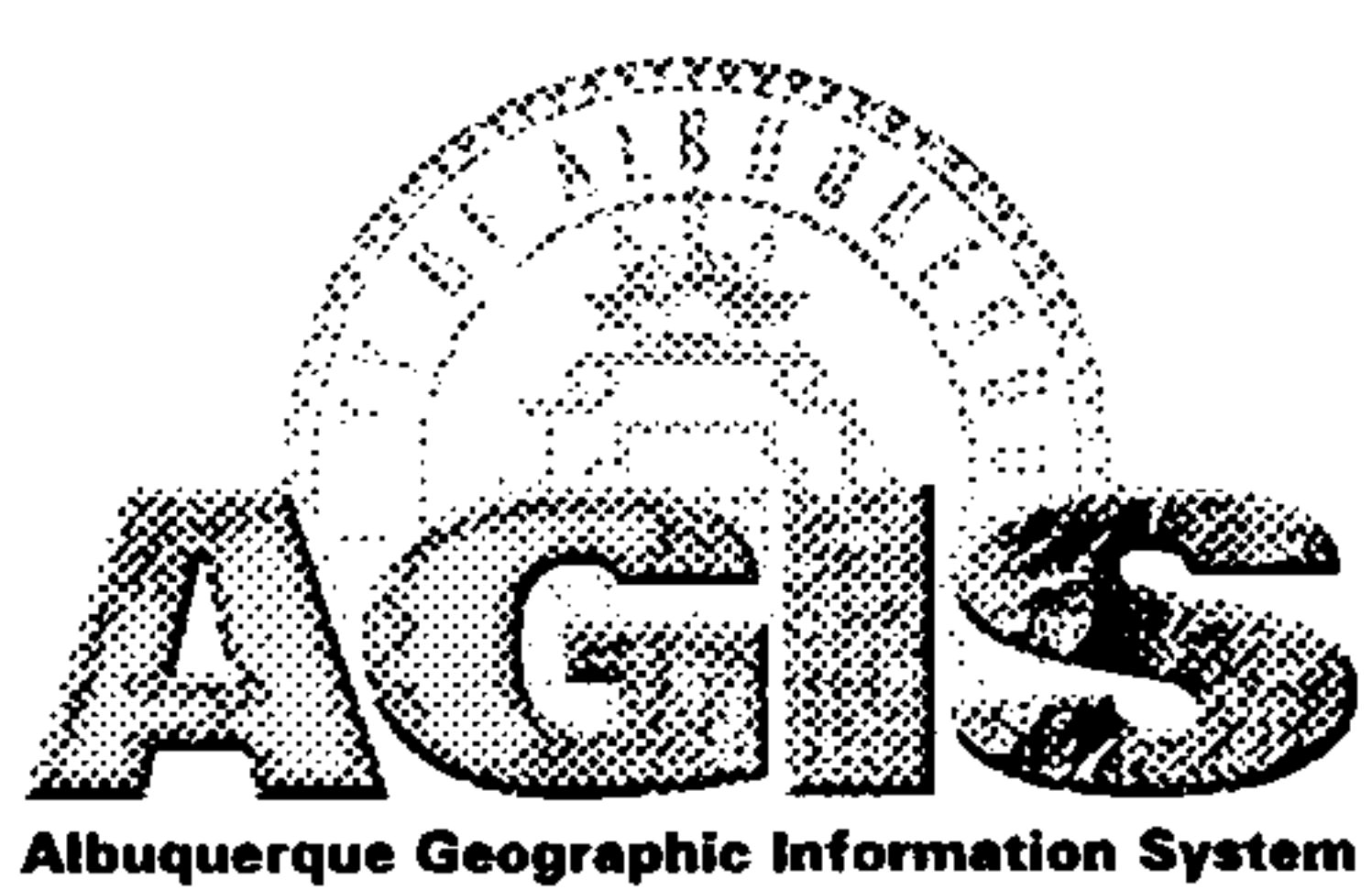
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 05DRB - 01729  
 \_\_\_\_\_  
 \_\_\_\_\_

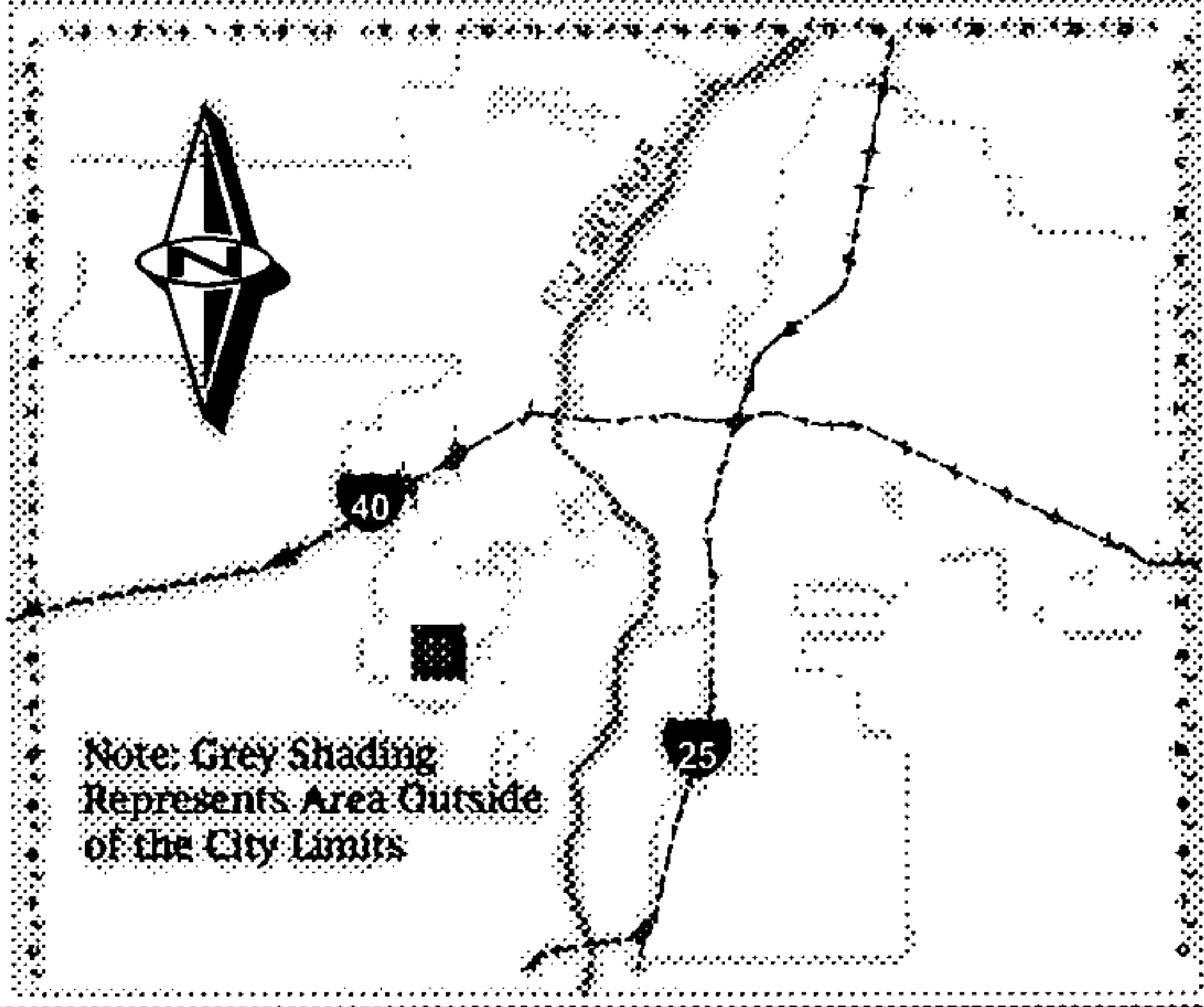
\_\_\_\_\_  
 Sander Handley 11/10/05  
 Planner signature / date  
**Project # 1002819**



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



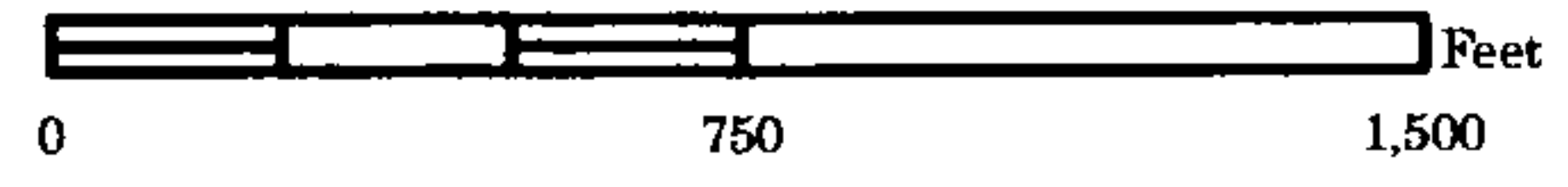
Map amended through: 11/2/2005



Zone Atlas Page:  
**N-09-Z**

Selected Symbols

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



November 9, 2005

Ms. Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
600 2nd Street SW  
Albuquerque, NM 87103

**Re: Bulk Land Plat - ALBUQUERQUE SOUTH UNIT 3, TRACT E6A1**

Dear Ms. Matson:

Aldrich Land Surveying, Inc., agents for Curb, Inc. is requesting bulk land variance/preliminary and final plat approval on the above-mentioned tract. The plat contains the necessary language related to the waiver of improvements.


We are creating 1 tracts from 2 existing tracts comprising 30.6706 acres.

We are combining tracts created by prior deeds and platting for dedication of public street right-of-way and granting of easement.

This site is vacant, so a site sketch has not been provided.

Please contact me if I can be of any further assistance.

Aldrich Land Surveying, Inc.  
PO Box 30701  
Albuquerque, NM 87190  
884-1990

  
Tim Aldrich, PS  
Aldrich Land Surveying, Inc.



November 9, 2005

WESTGATE HEIGHTS N.A. (WGH) "R"  
Mr. Matthew Archuleta  
1628 Summerfield SW  
Albuquerque, NM 87121

**Re: Bulk Land Plat - ALBUQUERQUE SOUTH UNIT 3, TRACT E6A1**

Dear Mr. Archuleta:

Aldrich Land Surveying, Inc., agents for Curb, Inc. is requesting bulk land variance/preliminary and final plat approval on the above-mentioned tract. The plat contains the necessary language related to the waiver of improvements.


We are creating 1 tract from 2 existing tracts comprising 30.6706 acres.

We are combining tracts created by prior deeds and platting for dedication of public street right-of-way and granting of easement.

This site is vacant, so a site sketch has not been provided.

Please contact me if I can be of any further assistance.

Aldrich Land Surveying, Inc.  
PO Box 30701  
Albuquerque, NM 87190  
884-1990

  
Tim Aldrich, PS  
Aldrich Land Surveying, Inc.

November 9, 2005

WESTGATE HEIGHTS N.A. (WGH) "R"  
Ms. Libby McIntosh  
1316 Ladrones Ct. SW  
Albuquerque, NM 87121

**Re: Bulk Land Plat - ALBUQUERQUE SOUTH UNIT 3, TRACT E6A1**

Dear Ms. McIntosh:

Aldrich Land Surveying, Inc., agents for Curb, Inc. is requesting bulk land variance/preliminary and final plat approval on the above-mentioned tract. The plat contains the necessary language related to the waiver of improvements.

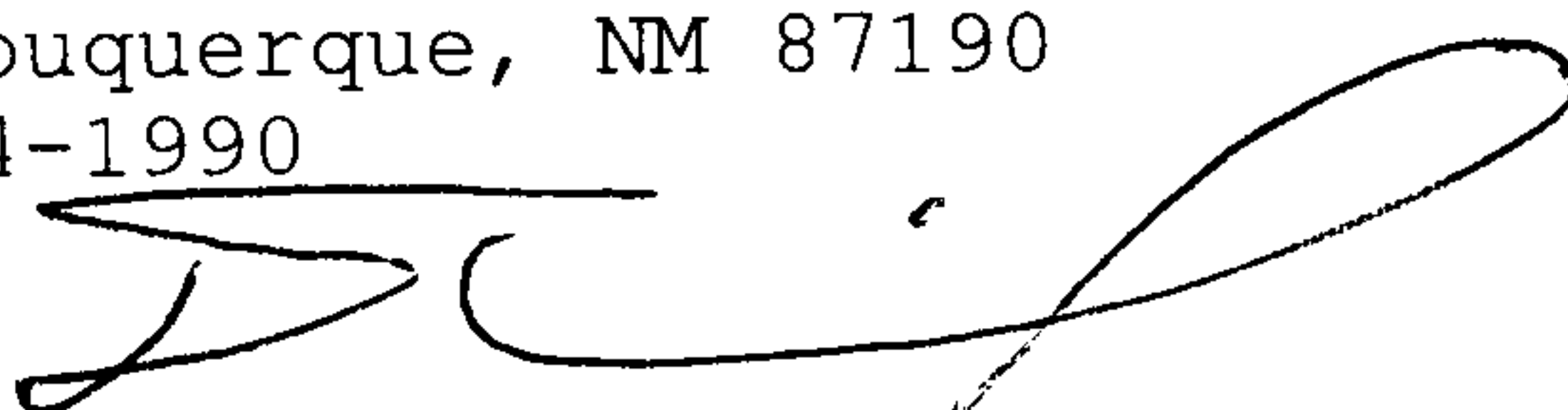
We are creating 1 tract from 2 existing tracts comprising 30.6706 acres.

We are combining tracts created by prior deeds and platting for dedication of public street right-of-way and granting of easement.

This site is vacant, so a site sketch has not been provided.

Please contact me if I can be of any further assistance.

Aldrich Land Surveying, Inc.  
PO Box 30701  
Albuquerque, NM 87190  
884-1990

  
Tim Aldrich, PS  
Aldrich Land Surveying, Inc.

7005 1160 0002 1418 4567

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

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

**OFFICIAL USE**

|   |         |  |
|---|---------|--|
| Postage   | \$ 0.37 | UNIT ID: 0110<br>NOV 9<br>Postmark Here<br>Clerk: KGCDJC<br>11/09/05 |
| Certified Fee                                     | 2.30    |  |
| Return Receipt Fee<br>(Endorsement Required)      |         |  |
| Restricted Delivery Fee<br>(Endorsement Required) |         |  |
| Total Postage & Fees                              | \$ 2.67 |  |

Sent To **LIBBY MCINTOSH**  
 Street, Apt. No.; or PO Box No. **1316 LADRONES CT SW**  
 City, State, ZIP+4 **ALBQ, NM 07121**

7005 1160 0002 1418 4550

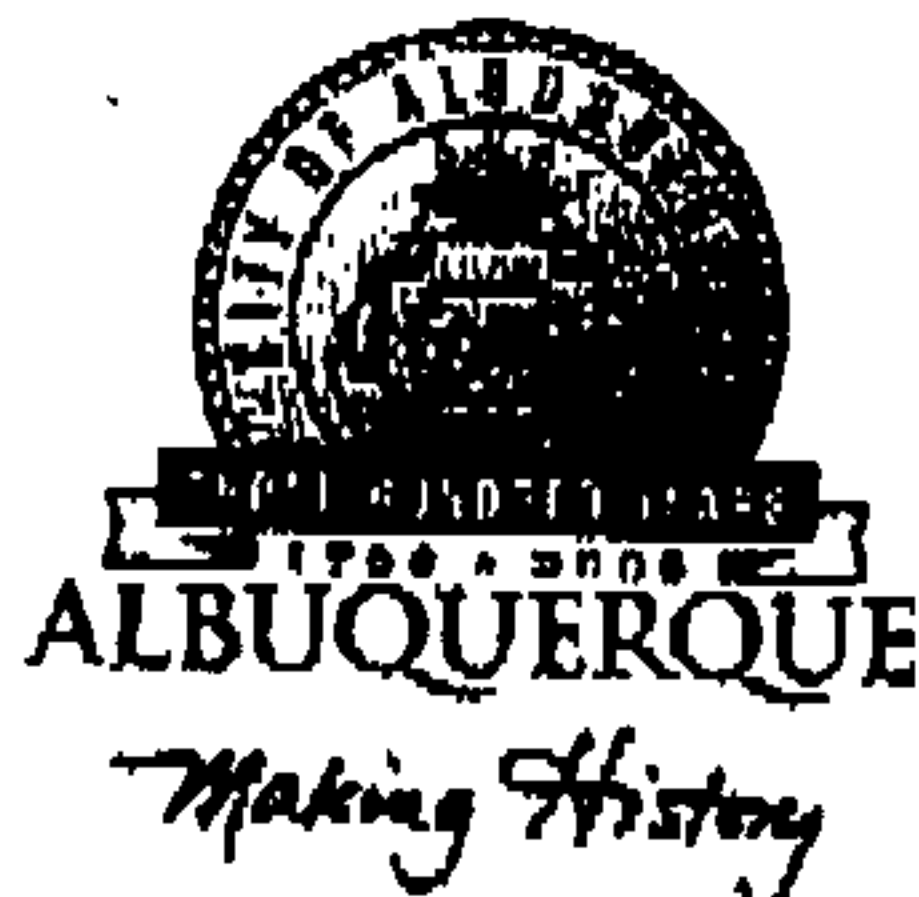
**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

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

**OFFICIAL USE**

|   |         |  |
|---|---------|--|
| Postage   | \$ 0.37 | UNIT ID: 0110<br>NOV 9<br>Postmark Here<br>Clerk: KGCDJC<br>11/09/05 |
| Certified Fee                                     | 2.30    |  |
| Return Receipt Fee<br>(Endorsement Required)      |         |  |
| Restricted Delivery Fee<br>(Endorsement Required) |         |  |
| Total Postage & Fees                              | \$ 2.67 |  |

Sent To **MATTHEW ALCHULETA**  
 Street, Apt. No.; or PO Box No. **1628 SUMMERFIELD SW**  
 City, State, ZIP+4 **ALBQ NM 87121**



*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.

November 9, 2005

Tim Aldrich  
Aldrich Land Surveying, Inc  
P.O. Box 30701 / 87190  
Phone: 884-1990 Fax: 884-1140

Dear Tim:

Thank you for your inquiry of November 9, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT E6A, ALBUQUERQUE SOUTH, UNIT 3, LOCATED ON 98<sup>TH</sup> STREET SW, BETWEEN GIBSON BOULEVARD SW AND BLAKE ROAD SW** zone map N-09.

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

**WESTGATE HEIGHTS N.A. (WGH) "R"**  
\*Matthew Archuleta  
1628 Summerfield SW/87121 836-7251 (h)  
Libby McIntosh  
1316 Ladrones Ct. SW/87121 831-5189 (h)

**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,

*Deborah Nason*

OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

\*\*\*\*\*

*(Below this line for ONC use only)*

Date of Inquiry: 11/09/05 Time Entered: 1:30 pm ONC Rep. Initials: DN

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

**PAID RECEIPT**

APPLICANT NAME CURB INC  
 AGENT TIM ALDRICH  
 ADDRESS PO BOX 30701  
 PROJECT & APP # 1002819 / 05 DRB 01729, 01730  
 PROJECT NAME ALBUQUERQUE SOUTH, UNIT 3

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 360.00 441006/4983000 DRB Actions

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.00 441018/4971000 Public Notification

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 Major/Minor Subdivision     Site Development Plan     Bldg Permit  
 Letter of Map Revision     Conditional Letter of Map Revision  
 Traffic Impact Study

\$ 455.00 TOTAL AMOUNT DUE

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

11/10/2005 9:01AM LOC: ANNX  
 RECEIPT# 00049618 WSH 006 TRANSH# 0006  
 Account 441006 Fund 0110  
 Activity 4983000 TRSEJA  
 Trans Amt \$455.00  
 J24 Misc \$360.00  
 Counterreceipt.doc 6/21/04

City Of Albuquerque  
 Treasury Division

City Of Albuquerque  
 Treasury Division

11/10/2005 9:00AM LOC: ANNX  
 RECEIPT# 00049617 WSH 006 TRANSH# 0006  
 Account 441032 Fund 0110  
 Activity 3424000 TRSEJA  
 Trans Amt \$455.00  
 J24 Misc

\$20.00  
 Thank You

11/10/2005 9:01AM LOC: ANNX  
 RECEIPT# 00049619 WSH 006 TRANSH# 0006  
 Account 441018 Fund 0110  
 Activity 4971000 TRSEJA  
 Trans Amt \$455.00  
 J24 Misc \$75.00  
 CK \$435.00  
 CA \$50.00  
 CHANGE \$30.00  
 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 \$3.75 each.

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

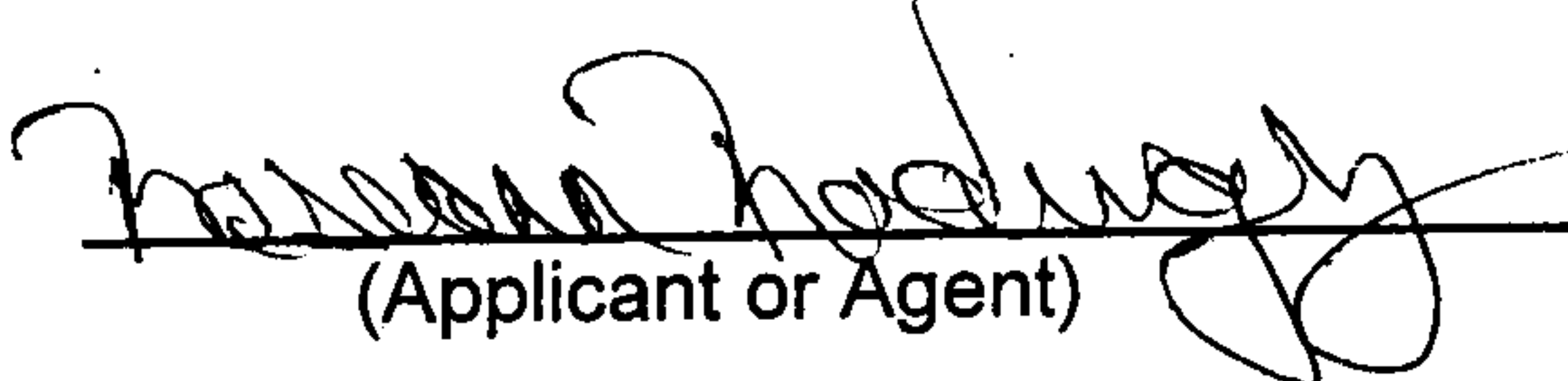
#### 4. TIME

Signs must be posted from NOV. 22, 2005 To DEC. 07, 2005

#### 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.

  
(Applicant or Agent)

11-10-05  
(Date)

I issued 3 signs for this application, 11/10/05, Sandy Handberg  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002819

16. **Project # 1003238**  
05DRB-01666 Major-Final Plat Approval

TIERRA WEST agent(s) for EVERGREEN DURANES LTD CO LLC request(s) the above action(s) for Lot(s) 42-AP1 and 44-AP1 thru 57-AP1, **FLORAL MEADOWS**, zoned R-LT residential zone, located on I-40, between RIO GRANDE NW and MONTOYA ST NW containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,, 04EPC-00157, 04DRB-00661, 04DRB-01227, 05DRB-01489] (H-12/H-13) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1004434**  
05DRB-01687 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for MS DEV ONE LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF JACK F CULLY (to be known as **EL POTRERO PROPERTIES**) zoned RA-2, located on EL PORTERO RD NW, between TIERRA VIVA NW and MONTANO NW containing approximately 2 acre(s). [REF: 05DRB-01475] (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR M.R.G.C.D. SIGNATURE AND ESTATE CURB AND TO PLANNING FOR AGIS DXF FILE AND ZONING DATA.**

18. **Project # 1003883**  
05DRB-01000 Minor- Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CARL J BETTINGER ETAL, request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, JOURNAL CENTER PHASE 2, UNIT 1, (to be known as **JOURNAL CENTER LAW OFFICES**) zoned IP, located on TIBURON ST NE, between JEFFERSON ST NE and containing approximately 3 acre(s). [*Indef Deferred 6/22/05 for the S/A*] [Applicant's name has changed] (D-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**



19. **Project # 1004454**  
05DRB-01670 Minor- Prelim&Final Plat  
Approval

PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Block(s) B, Tract(s) 7, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 MR, located on JOHN ST SE between BETHEL SE and WOODWARD ST SE containing approximately 1 acre(s). (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 9-FOOT SETBACK FROM FACE OF CURB AND PLANNING FOR PROPERTY MANagements' SIGNATURE AND AGIS DXF FILE.**

20. **Project # 1004529**  
05DRB-01683 Minor-Prelim&Final Plat  
Approval

DONART BRONDER request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) L, **ATLANTIC & PACIFIC ADDITION**, zoned SU-2 NCR, located on ATLANTIC AVE SW, between 4<sup>TH</sup> ST SW and 3<sup>RD</sup> ST SW containing approximately 1 acre(s). (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 2-FEET OF DEDICATION ALONG THE ALLEY AND PLANNING FOR CHANGE OF ZONING ON PLAT AND TO RECORD.**

21. **Project # 1003475**  
05DRB-01656 Minor-Final Plat Approval

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNDANCE ESTATES (to be known as PARADISE VIEW SUBDIVISION)** zoned R-LT residential zone, located on PARADISE BLVD NW, between JAMES MONROE MID-SCHOOL and ST JUDE CATHOLIC CHURCH containing approximately 23 acre(s). [REF: 04DRB01694, 04DRB01695, 04DRB01696] [*Deferred from 11/2/05 for SIA*] [*Deferred from 11/9/05*] (B-1011) **DEFERRED AT THE AGENT'S REQUEST TO 11/16/05.**

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

22. **Project # 1004521**  
05DRB-01663 Minor-Sketch Plat or Plan
- ADIL RIZVI request(s) the above action(s) for all or a portion of Block(s) 30, Tract(s) A, **SONORA SUBDIVISION, UNIT B**, zoned RD, located on SIGNAL NE, between LOUISIANA NE and SAN PEDRO NE containing approximately 1 acre(s).(C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project # 1004528**  
05DRB-01680 Minor-Sketch Plat or Plan
- JOHN C LORENZO agent(s) for JOSE & NORA CHAVEZ request(s) the above action(s) for Tract(s) 180B2, 176A5B and 176B1, **LANDS OF JOE B AND NORA G CHAVEZ**, zoned RA-2 residential and agricultural zone, located on CAMILO LN NW and LEONORA NW and containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1004530**  
05DRB-01686 Minor-Sketch Plat or Plan
- ISAAC BENTON & ASSOCIATES agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for Tract(s) G-2, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 FOR PDA to include C-3 USES, located on MARNA LYNN AVE NW, between DAVENPORT ST NW and CACTUS TRAIL DR NW containing approximately 2 acre(s). [REF: DRB-89-465,DRB-94-624,DRB-94-616,Z-94-134](C-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. Approval of the Development Review Board Minutes for October 26, 2005.

ADJOURNED: 11:20 a.m.

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

13. **Project # 1000029**  
05DRB-01681 Minor-Extension of  
Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C, B-1A-1 OF **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, of **ARBOLERA DE VIDA PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 04DRB01651 ] (H-13) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

14. **Project # 1000296**  
05DRB-01682 Minor-Ext of SIA for Temp  
Defer SDWK

BYRD CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 106P1, **OXBOW PARK SUBDIVISION**, zoned R-1 residential zone, located on ALAMOGORDO DR NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). (G-11) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

15. **Project # 1002819**  
05DRB-01506 Minor-Prelim&Final Plat  
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 93<sup>TH</sup> STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] [*Deferred from 10/5/05 & 10/12/05 & 10/19/05 & 10/26/05*] (N-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

11. **Project # 1003747**  
05DRB-01550 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01551 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 10/12/05 & 10/26/05]* (H-20) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/9/05 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLANS AND TRANSPORTATION DEVELOPMENT FOR ENTRANCE AT BLACK ANGUS AND REMOVAL OF QWIK CURB.**

- 05DRB-01685 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: 05DRB-01550, 05DRB-01551] (H-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING INFORMATION FOR "ECR'S" AND TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1000500**  
05DRB-01689 Minor-SiteDev Plan  
BldPermit/EPC

CITY PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Block(s) 0000, CA SPORTS STADIUM PARK, (to be known as **ABQ SPORTS COMPLEX**) zoned SU-1 SPORTS COMPLEX, RESTAURANT, LOUNGE & RELATED FACILITIES, located on AVENIDA CESAR CHAVEZ SE, between UNIVERSITY BLVD SE and BUENA VISTA BLVD SE containing approximately 26 acre(s). [REF: Z-83-16] (L-15) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RESOLUTION OF PARKING RAMP ISSUES AND ADA RAMP NOTES.**

8. **Project # 1003523**  
05DRB-01369 Major-Preliminary Plat  
Approval  
05DRB-01368 Major-SiteDev Plan Subd  
05DRB-01370 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33 LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98<sup>TH</sup> ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s). [REF: 04EPC-01003, 04EPC-01352, 04EPC-01489] [*Deferred from 9/28/05 & 11/2/05 & 11/9/05*] (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

9. **Project # 1004462**  
05DRB-01525 Major-Vacation of Public  
Easements  
05DRB-01524 Major-Preliminary Plat  
Approval  
05DRB-01526 Minor-Sidewalk Waiver  
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/16/05.**

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

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

10. **Project # 1000551**  
05DRB-01544 Minor-SiteDev Plan  
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05 & 10/26/05 & 11/9/05*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/16/05.**

5. **Project # 1001370**  
05DRB-01619 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10, Z-80-30] (M-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1000696**  
05DRB-01529 Major-Preliminary Plat Approval  
05DRB-01530 Minor-Sidewalk Waiver  
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [*Deferred from 10/26/05 & 11/9/05*] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

7. **Project # 1004387**  
05DRB-01332 Major-Vacation of Pub Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION**, located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). [*Deferred from 9/14/05 & 10/5/05 & 11/9/05*] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

2. **Project # 1002848**  
05DRB-01620 Major-Two Year SIA

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION request(s) the above action(s) for all or a portion of Tract(s) A1 & B1, **AMERICAN TOYOTA**, zoned SU-2, SU-1, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 5 acre(s). [REF: 03DRB0127, DRB-95-75,04DRB00571] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

3. **Project # 1000650**  
05DRB-01067 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP request(s) the above action(s) for all or a portion of Tract(s) 1A2, **LANDS OF LAMONICA**, zoned SU-1/C-1 permissive use, located on COORS BLVD SW, between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 2 acre(s). [*Deferred from 7/20/05. Indefinitely deferred on a no show on 8/10/05*] (P-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO UPDATE TIS AND TO PLANNING TO ADDRESS COMMENTS AND 3 COPIES OF THE SITE PLAN.**

4. **Project # 1000560**  
05DRB-01501 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, JOURNAL CENTER (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680][*Deferred from 10/26/05 & 11/2/05*] (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/9/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT FOR ACCESS CLOSURE AGREEMENT.**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 9, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 11:20 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

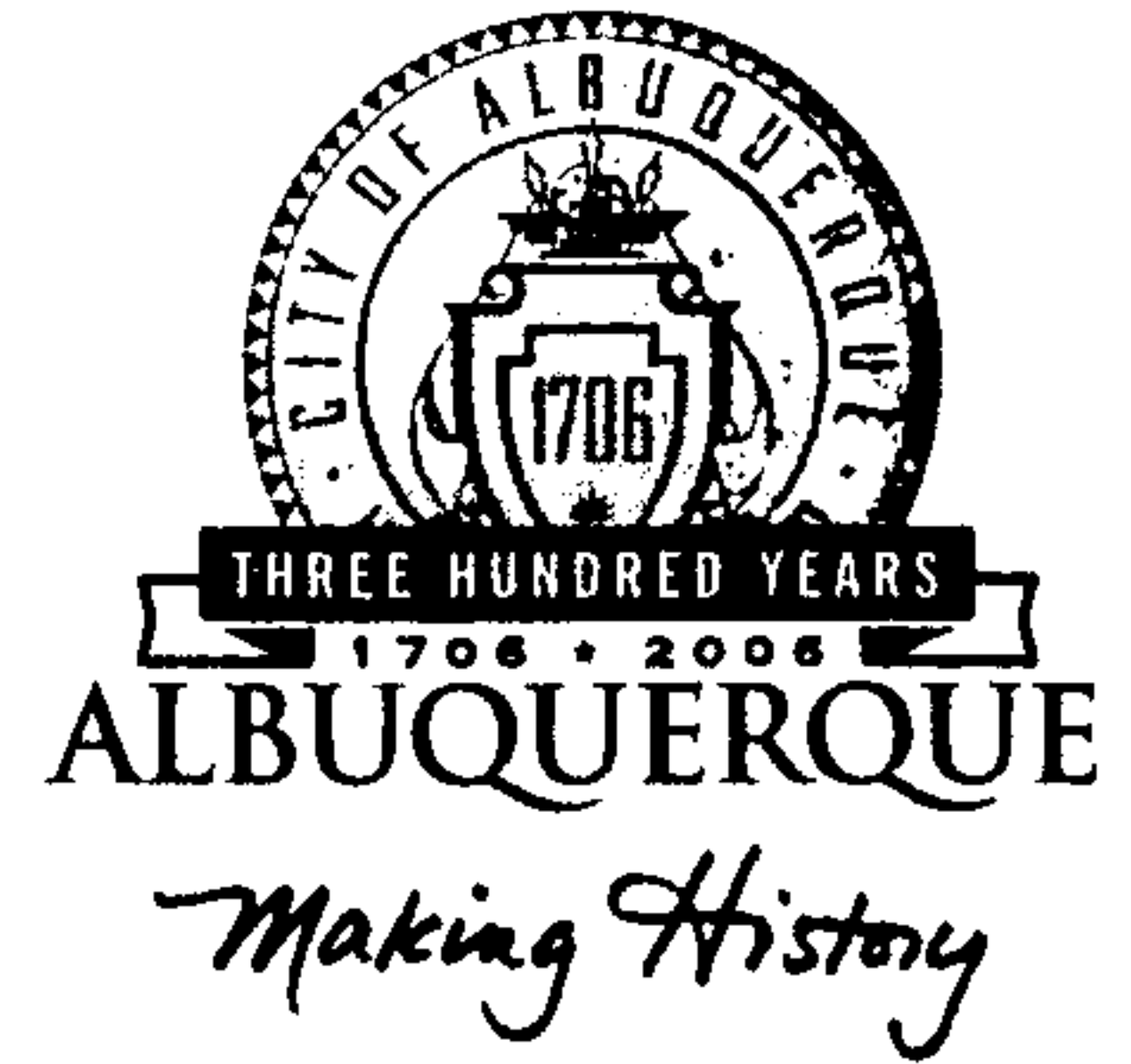
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1001875**  
05DRB-01607 Major-Two Year SIA

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND OF PRESLEY CO OF N.M. (to be known as **WESTERN TRAILS ESTATES**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC-00838, 02DRB-01493, 02DRB-01495, 02DRB-01507, 02DRB-01508] (F-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002819**

**AGENDA ITEM NO: 15**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

An approved infrastructure list is required for Preliminary Plat approval.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

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

FOR:

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

**DATE:** November 9, 2005

8. **Project # 1003523**  
05DRB-01369 Major-Preliminary Plat  
Approval  
05DRB-01368 Major-SiteDev Plan Subd  
05DRB-01370 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98<sup>TH</sup> ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s). [REF: 04EPC-01003, 04EPC-01352, 04EPC-01489] [*Deferred from 9/28/05 & 11/2/05 & 11/9/05*] (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

9. **Project # 1004462**  
05DRB-01525 Major-Vacation of Public  
Easements  
05DRB-01524 Major-Preliminary Plat  
Approval  
05DRB-01526 Minor-Sidewalk Waiver  
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/16/05.**

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

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

10. **Project # 1000551**  
05DRB-01544 Minor-SiteDev Plan  
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05 & 10/26/05 & 11/9/05*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/16/05.**

5. **Project # 1001370**  
05DRB-01619 Major-Vacation of Public  
Easements

MARK GOODWIN & ASSOCIATES agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10, Z-80-30] (M-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1000696**  
05DRB-01529 Major-Preliminary Plat  
Approval  
05DRB-01530 Minor-Sidewalk Waiver  
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s).[*Deferred from 10/26/05 & 11/9/05*] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

7. **Project # 1004387**  
05DRB-01332 Major-Vacation of Pub  
Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION**, located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). [*Deferred from 9/14/05 & 10/5/05 & 11/9/05*] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

2. **Project # 1002848**  
05DRB-01620 Major-Two Year SIA

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION request(s) the above action(s) for all or a portion of Tract(s) A1 & B1, **AMERICAN TOYOTA**, zoned SU-2, SU-1, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 5 acre(s). [REF: 03DRB0127, DRB-95-75, 04DRB00571] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

3. **Project # 1000650**  
05DRB-01067 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP request(s) the above action(s) for all or a portion of Tract(s) 1A2, **LANDS OF LAMONICA**, zoned SU-1/C-1 permissive use, located on COORS BLVD SW, between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 2 acre(s). [*Deferred from 7/20/05. Indefinitely deferred on a no show on 8/10/05*] (P-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO UPDATE TIS AND TO PLANNING TO ADDRESS COMMENTS AND 3 COPIES OF THE SITE PLAN.**

4. **Project # 1000560**  
05DRB-01501 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, JOURNAL CENTER (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680][*Deferred from 10/26/05 & 11/2/05*] (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/9/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT FOR ACCESS CLOSURE AGREEMENT.**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 9, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 11:20 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1001875**  
05DRB-01607 Major-Two Year SIA

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND OF PRESLEY CO OF N.M. (to be known as **WESTERN TRAILS ESTATES**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC-00838, 02DRB-01493, 02DRB-01495, 02DRB-01507, 02DRB-01508] (F-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

16. **Project # 1003238**  
05DRB-01666 Major-Final Plat Approval

TIERRA WEST agent(s) for EVERGREEN DURANES LTD CO LLC request(s) the above action(s) for Lot(s) 42-AP1 and 44-AP1 thru 57-AP1, **FLORAL MEADOWS**, zoned R-LT residential zone, located on I-40, between RIO GRANDE NW and MONTOYA ST NW containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,, 04EPC-00157, 04DRB-00661, 04DRB-01227, 05DRB-01489] (H-12/H-13) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1004434**  
05DRB-01687 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for MS DEV ONE LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF JACK F CULLY (to be known as **EL POTRERO PROPERTIES**) zoned RA-2, located on EL PORTERO RD NW, between TIERRA VIVA NW and MONTANO NW containing approximately 2 acre(s). [REF: 05DRB-01475] (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR M.R.G.C.D. SIGNATURE AND ESTATE CURB AND TO PLANNING FOR AGIS DXF FILE AND ZONING DATA.**

18. **Project # 1003883**  
05DRB-01000 Minor- Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CARL J BETTINGER ETAL, request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, JOURNAL CENTER PHASE 2, UNIT 1, (to be known as **JOURNAL CENTER LAW OFFICES**) zoned IP, located on TIBURON ST NE, between JEFFERSON ST NE and containing approximately 3 acre(s). [*Indef Deferred 6/22/05 for the SIA*] [Applicant's name has changed] (D-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

19. **Project # 1004454**  
05DRB-01670 Minor- Prelim&Final Plat  
Approval

PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Block(s) B, Tract(s) 7, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 MR, located on JOHN ST SE between BETHEL SE and WOODWARD ST SE containing approximately 1 acre(s). (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 9-FOOT SETBACK FROM FACE OF CURB AND PLANNING FOR PROPERTY MANagements' SIGNATURE AND AGIS DXF FILE.**

20. **Project # 1004529**  
05DRB-01683 Minor-Prelim&Final Plat  
Approval

DONART BRONDER request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) L, **ATLANTIC & PACIFIC ADDITION**, zoned SU-2 NCR, located on ATLANTIC AVE SW, between 4<sup>TH</sup> ST SW and 3<sup>RD</sup> ST SW containing approximately 1 acre(s). (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 2-FOET OF DEDICATION ALONG THE ALLEY AND PLANNING FOR CHANGE OF ZONING ON PLAT AND TO RECORD.**

21. **Project # 1003475**  
05DRB-01656 Minor-Final Plat Approval

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNDANCE ESTATES (to be known as PARADISE VIEW SUBDIVISION)** zoned R-LT residential zone, located on PARADISE BLVD NW, between JAMES MONROE MID-SCHOOL and ST JUDE CATHOLIC CHURCH containing approximately 23 acre(s). [REF: 04DRB01694, 04DRB01695, 04DRB01696] [*Deferred from 11/2/05 for SIA*] [*Deferred from 11/9/05*] (B-1011) **DEFERRED AT THE AGENT'S REQUEST TO 11/16/05.**

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

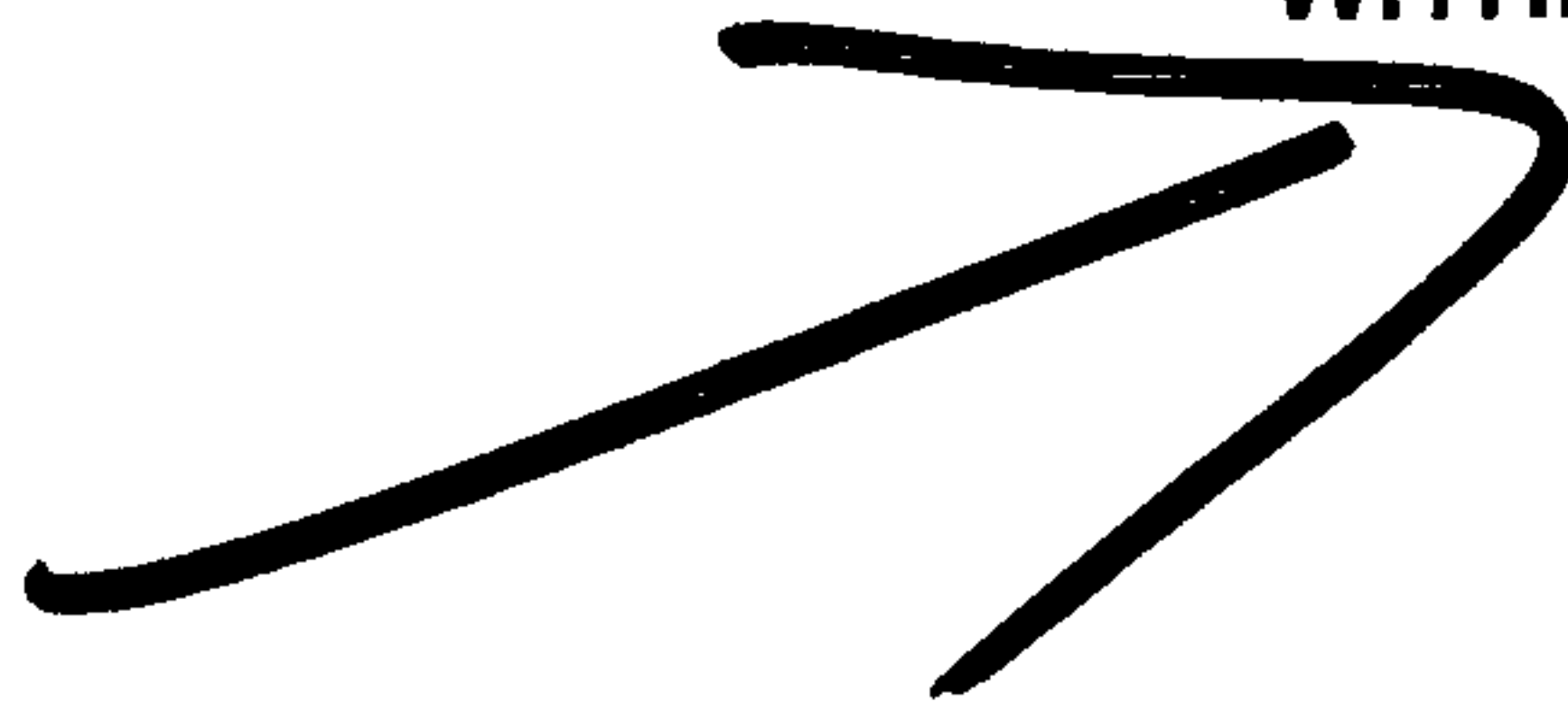
22. **Project # 1004521**  
05DRB-01663 Minor-Sketch Plat or Plan
- ADIL RIZVI request(s) the above action(s) for all or a portion of Block(s) 30, Tract(s) A, **SONORA SUBDIVISION, UNIT B**, zoned RD, located on SIGNAL NE, between LOUISIANA NE and SAN PEDRO NE containing approximately 1 acre(s).(C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project # 1004528**  
05DRB-01680 Minor-Sketch Plat or Plan
- JOHN C LORENZO agent(s) for JOSE & NORA CHAVEZ request(s) the above action(s) for Tract(s) 180B2, 176A5B and 176B1, **LANDS OF JOE B AND NORA G CHAVEZ**, zoned RA-2 residential and agricultural zone, located on CAMILO LN NW and LEONORA NW and containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1004530**  
05DRB-01686 Minor-Sketch Plat or Plan
- ISAAC BENTON & ASSOCIATES agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for Tract(s) G-2, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 FOR PDA to include C-3 USES, located on MARNA LYNN AVE NW, between DAVENPORT ST NW and CACTUS TRAIL DR NW containing approximately 2 acre(s). [REF: DRB-89-465,DRB-94-624,DRB-94-616,Z-94-134](C-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. Approval of the Development Review Board Minutes for October 26, 2005.

ADJOURNED: 11:20 a.m.



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

13. **Project # 1000029**  
05DRB-01681 Minor-Extension of Preliminary Plat
- BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C, B-1A-1 OF **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, of **ARBOLERA DE VIDA PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 04DRB01651 ] (H-13) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
14. **Project # 1000296**  
05DRB-01682 Minor-Ext of SIA for Temp Defer SDWK
- BYRD CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 106P1, **OXBOW PARK SUBDIVISION**, zoned R-1 residential zone, located on ALAMOGORDO DR NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). (G-11) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
15. **Project # 1002819**  
05DRB-01506 Minor-Prelim&Final Plat Approval
- TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98<sup>TH</sup> STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] [*Deferred from 10/5/05 & 10/12/05 & 10/19/05 & 10/26/05*] (N-9) **WITHDRAWN AT THE AGENT'S REQUEST.**



11. **Project # 1003747**  
05DRB-01550 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01551 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 10/12/05 & 10/26/05]* (H-20) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/9/05 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLANS AND TRANSPORTATION DEVELOPMENT FOR ENTRANCE AT BLACK ANGUS AND REMOVAL OF QWIK CURB.**

05DRB-01685 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: 05DRB-01550, 05DRB-01551] (H-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING INFORMATION FOR "ECR'S" AND TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1000500**  
05DRB-01689 Minor-SiteDev Plan  
BldPermit/EPC

CITY PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Block(s)-0000, CA SPORTS STADIUM PARK, (to be known as **ABQ SPORTS COMPLEX**) zoned SU-1 SPORTS COMPLEX, RESTAURANT, LOUNGE & RELATED FACILITIES, located on AVENIDA CESAR CHAVEZ SE, between UNIVERSITY BLVD SE and BUENA VISTA BLVD SE containing approximately 26 acre(s). [REF: Z-83-16] (L-15) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RESOLUTION OF PARKING RAMP ISSUES AND ADA RAMP NOTES.**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 26, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 11:37 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

**1. Project # 1000131**

05DRB-01520 Major-Two Year SIA  
05DRB-01521 Minor-Ext of SIA for Temp  
Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL CENTER, UNIT 1**, zoned SU-2 FOR HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF:DRB-97-271, 01DRB-01559, 03DRB-101513] (M-14) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED. A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1002459**  
05DRB-01500 Major-Two Year SIA

TIERRA WEST LLC agent(s) for QUAIL PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 1-3, **QUAIL RIDGE**, zoned SU-1 FOR COMMERCIAL DEV, located on OURAY RD NW, between COORS BLVD NW and 57<sup>TH</sup> STREET NW containing approximately 4 acre(s). [REF: 03EPC-01760] (H-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000560**  
05DRB-01501 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, **JOURNAL CENTER** (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680] [*Deferred from 10/26/05*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 11/2/05.**

05DRB-01621 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, **JOURNAL CENTER**, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680, 05DRB01501] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER TO VERIFY STORM DRAIN EASEMENT LOCATION.**

4. **Project # 1000696**  
05DRB-01529 Major-Preliminary Plat  
Approval  
05DRB-01530 Minor-Sidewalk Waiver  
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [*Deferred from 10/26/05*] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

5. **Project # 1002134**  
05DRB-01528 Major-Amnd Prelim Plat  
Approval & Amnd Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-1, U-2, U-3 U-4 AND U-6, LAS LOMITAS SUBDIVISION INDUSTRIAL PARK, **VISTA DEL NORTE**, zoned SU-1 FOR IP, located on LAS LOMITAS DR NE, between EL PUEBLO NE and VISTA DEL NORTE DR NE containing approximately 34 acre(s). (D-16) **THE AMENDED PRELIMINARY AND AMENDED FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE INFRASTRUCTURE LIST WILL BE ADMINISTRATIVELY REVISED TO REMOVE THE TRAIL.**

6. **Project # 1004464**  
05DRB-01540 Major-Vacation of Pub  
Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. *[Deferred from 10/26/05]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

7. **Project # 1004039**  
05DRB-01532 Major-Preliminary Plat  
Approval  
05DRB-01533 Minor-Sidewalk Waiver  
05DRB-01536 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS @ HIGH DESERT**) zoned SU-2, C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF:05ZHE-00449, 05ZHE-00480, 05DRB-01074] *[Deferred from 10/26/05]* (E-23) **DEFERRED AT THE BOARD'S REQUEST TO 11/2/05.**

8. **Project # 1004462**  
05DRB-01525 Major-Vacation of Public Easements  
05DRB-01524 Major-Preliminary Plat Approval  
05DRB-01526 Minor-Sidewalk Waiver  
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06*] (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 11/2/05.**

9. **Project # 1004404**  
05DRB-01364 Major-Bulk Land Variance  
05DRB-01365 Major-Vacation of Public Easements  
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). [*Deferred from 9/21/05 & 10/5/05 & 10/26/05*] (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/7/05.**

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

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

10. **Project # 1000965**  
05DRB-01625 Minor-Amnd SiteDev Plan Subd/EPC  
05DRB-01626 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for ASW REALTY PARTNERS & ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1 thru 164, Tract(s) A, B, 2, 3, 4, 5, 6A and Tract(s) A-N, LANDS OF RAY GRAHAM, OWENWEST & CITY OF ALBUQUERQUE, (to be known as **LANDS OF ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1 FOR PRD, VARYING DENSITIES, MPOS, located on COORS BLVD NW, between MONTANO RD NW and NAMASTE RD NW containing approximately 158 acre(s). [REF: 05EPC01115, 05EPC01117] [**Carmen Marrone, EPC Case Planner**] (F-11) **THE AMENDED SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS.**

11. **Project # 1004509**  
05DRB-01631 Minor-SiteDev Plan  
BldPermit

GEORGE RAINHART & ASSOCIATES agent(s) for STERLING DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) 6-A-2, RENAISSANCE CENTER (to be known as **THE SPORTS COURT**) zoned C-2, located on CULTURE NE, between MERCANTILE NE and MONTGOMERY NE containing approximately 4 acre(s). (F-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS AGREEMENT AND SIDEWALKS PER TRANSPORTATION'S COMMENT SHEET AND TO PLANNING TO ADDRESS PLANNING'S COMMENTS AND FOR A REVISED UTILITY PLAN.**

12. **Project # 1000551**  
05DRB-01544 Minor-SiteDev Plan  
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05 & 10/26/05*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

13. **Project # 1003747**  
05DRB-01550 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01551 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05 & 10/26/05*] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

14. **Project # 1000089**  
05DRB-01478 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01479 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECT agent(s) for RIVERSIDE PLAZA LTD., CO request(s) the above action(s) for Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between MONTANO PLAZA DR NW and STONE BRIDGE NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC05-01107] [**Stephanie Shumsky, EPC Case Planner**] [*Indef Deferred from 9/28/05*] (E-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN FOR SUBDIVISION. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN FOR BUILDING PERMIT.**

05DRB-01480 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for RIVERSIDE PLAZA LTD CO request(s) the above action(s) for all or a portion of Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between STONE BRIDGE NW and MONTANO PLAZA DR NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC-01107] [*Indef Deferred from 9/28/05*] (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/26/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

15. **Project # 1003861**  
05DRB-01627 Minor-Sidewalk Waiver  
05DRB-01628 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS agent(s) for THE BOULEVARD @ RIO GRANDE LLC request(s) the above action(s) for all or a portion of Tract(s) 60-A-2, 60-B & 86-A, **THE BOULEVARD @ RIO GRANDE**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between ZICKERT NW and INDIAN SCHOOL RD NW containing approximately 2 acre(s). [REF: 04DRB01983, 05DRB00731] (H-13) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**



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

19. **Project # 1000933**  
05DRB-01623 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) B1 & B2, MANZANO MESA (to be known as **SOUTHERN TOWNHOMES**) zoned R-T residential zone, located on SOUTHERN BLVD SE, between ELIZABETH SE and MIRAVISTA SE containing approximately 3 acre(s). (L-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. **Project # 1004505**  
05DRB-01622 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST LTD agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 1-9, Block(s) N, **ATLANTIC & PACIFIC ADDITION**, zoned SU-2 special neighborhood zone, located on COAL AVE SW, between 4TH ST SW and 5TH ST SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. Approval of the Development Review Board Minutes for October 12, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 12, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:37 A.M.

16. **Project # 1004507**  
05DRB-01629 Minor-Prelim&Final Plat  
Approval

GEORGE T RODRIGUEZ agent(s) for COE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **DICKS ACRES SUBDIVISION**, zoned R-1 residential zone, located on MATTHEW AVE NW, between 12<sup>TH</sup> ST NW and 4<sup>TH</sup> ST NW containing approximately 1 acre(s). (G-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF ESTATE CURB, VERIFICATION OF PROPERTY LINE AND SETBACK, A DEMOLITION PERMIT IS REQUIRED FOR 913 MATTHEW NW AND TO PLANNING FOR THE AGIS DXF FILE.**

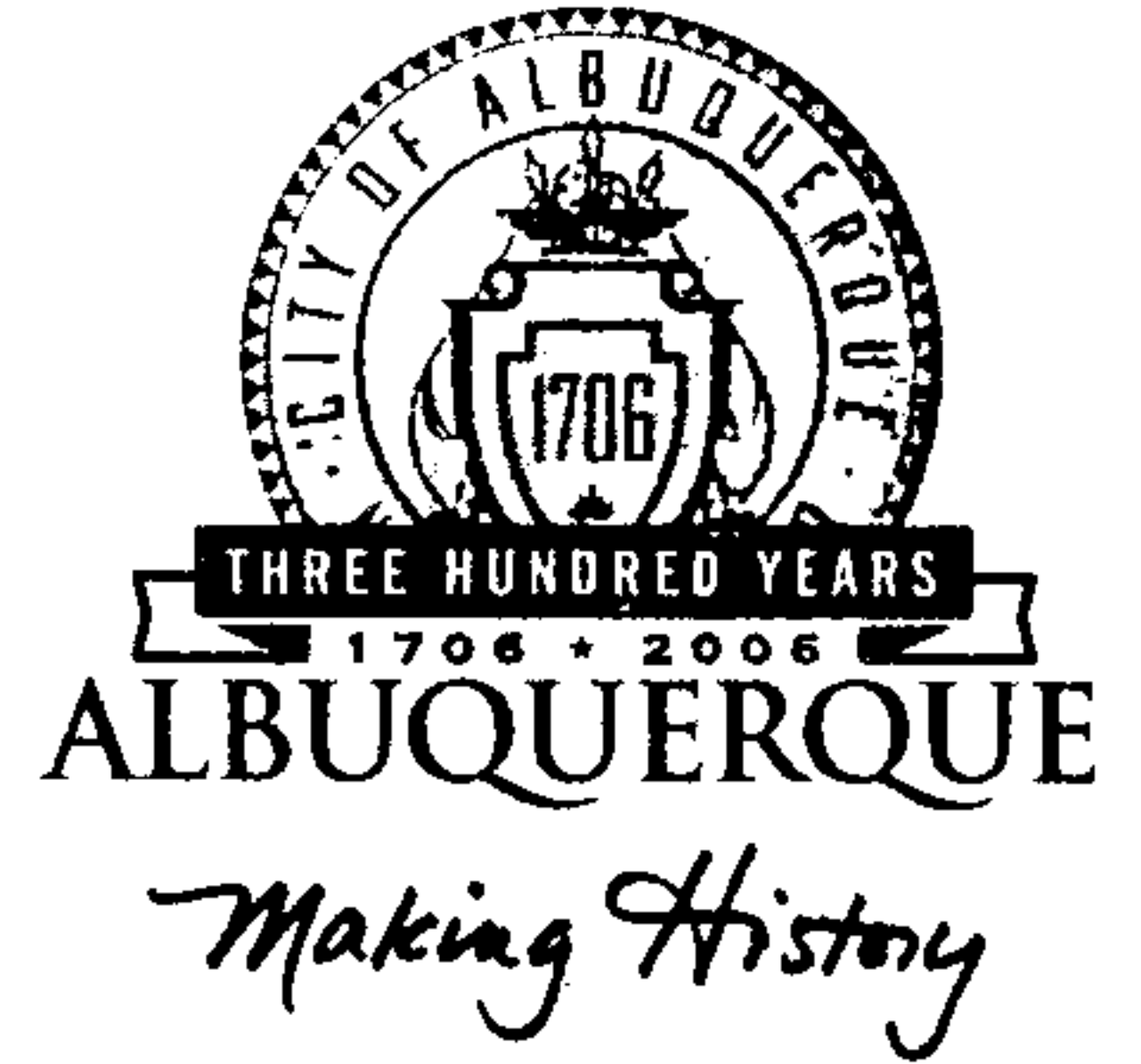
17. **Project # 1002819**  
05DRB-01506 Minor-Prelim&Final Plat  
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98<sup>TH</sup> STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] [*Deferred from 10/5/05 & 10/12/05 & 10/19/05 & 10/26/05*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

18. **Project # 1004481**  
05DRB-01624 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for CARLS JR WEST SIDE request(s) the above action(s) for TRACTS 61A2-A & 61A2-B, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between COORS BLVD SW and AMANDA ST SW containing approximately 2 acre(s). [REF: Z-88-3, 05AA01694] ] [Listed under Project #1004506 in error] (K-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

# CITY OF ALBUQUERQUE



*Refer to  
11/19/05*

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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002819**

**AGENDA ITEM NO: 17**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

An approved infrastructure list is required for Preliminary Plat approval.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

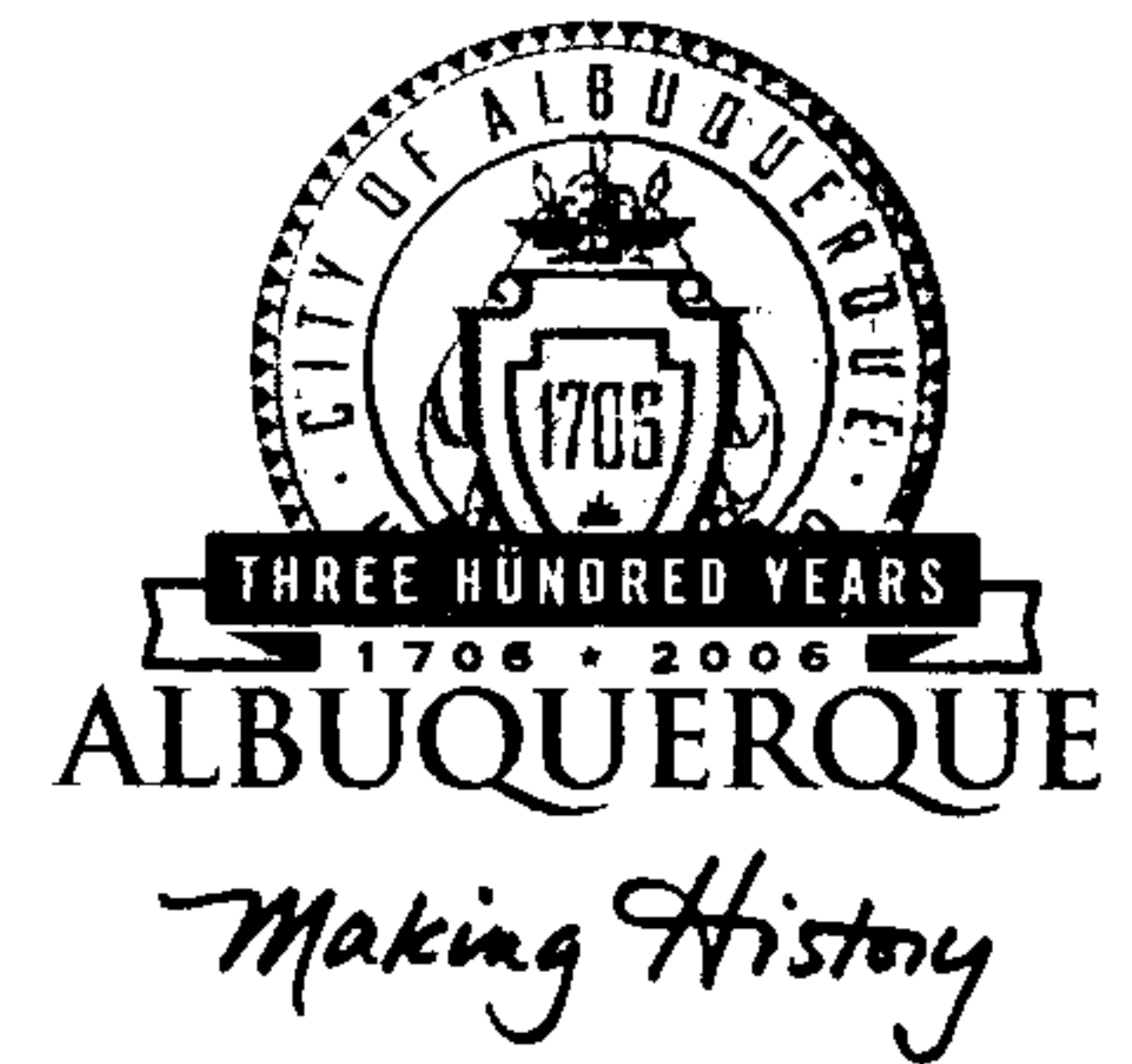
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

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

**DATE:** October 26, 2005

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002819**

**AGENDA ITEM NO: 17**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

An approved infrastructure list is required for Preliminary Plat approval.

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>11-9-05</sup> X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

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

FOR:

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

**DATE:** October 26, 2005

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

20. **Project # 1004480**  
05DRB-01592 Minor-Sketch Plat or Plan
- PHIL MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 125A,126A-1, **M.R.G.C.D. MAP #39**, zoned R-1 residential zone, located on 47<sup>TH</sup> ST NW, between RINCON RD NW and GLENDALE PL NW containing approximately 2 acre(s). (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1004475**  
05DRB-01576 Minor-Sketch Plat or Plan
- SHIRLEY SALVI request(s) the above action(s) for all or a portion of Lot(s) 8, **INDIAN FARMS ESTATES**, zoned RA-2 residential and agricultural zone, located on INDIAN FARMS LN NW, between CANDELARIA RD NW and GRIEGOS DRAIN containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. Approval of the Development Review Board Minutes for October 5, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 5, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:36 A.M.

14. **Project # 1002567**  
05DRB-01575 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A & 5-B, **COLEMAN ADDITION**, zoned R-2, located on 12<sup>TH</sup> ST NW, between the MENAUL EXTENSION and LA POBLANA NW containing approximately 1 acre(s). [REF: 1002279, 02DRB-01535, DRB-98-264] (H-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, M.R.G.C.D. MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB-01702] [*Was Indef Deferred on 2/23/05*] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA AND THE LICENSE AGREEMENT.**

16. **Project # 1004468**  
05DRB-01553 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, **TOGETHER WITH EAST 0.5 OF Lot(s) 76, PERFECTO ARMIJO & BROTHERS ADDITION**, zoned SU-2, located on ROMA AVE NW, between 8<sup>TH</sup> ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] [*Deferred from 10/12/05*] (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1002321**  
05DRB-01549 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between MASTHEAD ST NE and WASHINGTON ST NE containing approximately 11 acre(s). [*Deferred from 10/12/05*] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A PRIVATE SANITARY SEWER SERVICE EASEMENT.**

18. **Project # 1002584**  
05DRB-01554 Minor-Prelim&Final Plat  
Approval

WILSON & CO agent(s) for LOVELACE SANDIA DBA WEST MESA MEDICAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A1 & 1A3 PARADISE HEIGHTS, UNIT 1, **ST JOSEPH WEST MESA HOSPITAL**, zoned SU-1 special use zone, located on GOLF COURSE RD NW between GOLF COURSE RD NW AND MCMAHON BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00168] [*Deferred from 10/12/05*] (A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004479**  
05DRB-01591 Minor-Prelim&Final Plat  
Approval

LAND DEVELOPMENT CONSULTANTS, LLC agent(s) for REGINA AVILA & MARY LUCERO request(s) the above action(s) for Tract(s) 133B1A1A & 133A2A1A, **M.R.G.C.D. MAP #39**, zoned R-1, located on 47<sup>TH</sup> ST NW, between BLUEWATER NW and RINCON RD NW containing approximately 1 acre(s). (J-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF A SIDEWALK AND A GAS LINE EASEMENT.**

11. **Project # 1003610**  
05DRB-01570 Minor-Extension of  
Preliminary Plat

WILSON & COMPANY, INC agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR, QUATRO, JS HANNETT (to be known as **ARROWWOOD HILLS, UNIT 1**) zoned R-LT, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 29 acre(s). [REF: 02DRB-01621, 02DRB-01622, 04DRB-00261, 04DRB-00262, 04DRB-00263] (N-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1000469**  
05DRB-01556 Minor-Prelim&Final Plat  
Approval

ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY request(s) the above action(s) for all or a portion of Tract(s) L-1-C, **ATRISCO BUSINESS PARK**, zoned IP, located on UNSER BLVD NW, between BLUEWATER RD NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 02DRB-01443, 01DRB-01787, 01DRB-01786, 01DRB-01325, 01DRB-00338, 01DRB-00336, 00DRB-01399, 00DRB-00532, 00DRB-01480] (K-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1002819**  
05DRB-01506 Minor-Prelim&Final Plat  
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98<sup>TH</sup> STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] [*Deferred from 10/5/05 & 10/12/05 & 10/19/05*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**



**DRAIN EASEMENT (1B-1) AND RECORDING  
INFORMATION FOR CROSS ACCESS AGREEMENT  
AND TO PLANNING TO RECORD.**

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

- 9. Project # 1003828**  
05DRB-01583 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for Tract(s) 70A, 71A,113 & 114A (to be known as **CANDELARIA VILLAGE**) zoned R-1 residential zone, located on CANDELARIA RD NW, between 12<sup>TH</sup> ST NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 05DRB-00687, 00688, 00689, 00690] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**

- 10. Project # 1004162**  
05DRB-01584 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) L-2, VISTA DEL NORTE and Lot(s) 1-P1 THRU Lot 31-P1, (to be known as **AGAVE SUBDIVISION**) zoned SU-1 special use zone PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 05EPC-00742, 05DRB-01139, 05DRB-01140, 05DRB-01193, 05DRB-01195, 05DRB-01197, 05DRB-01198, 05DRB-01275] (E-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**

7. **Project # 1004097**  
05DRB-01590 Minor-SiteDev Plan  
Subd/EPC

MYERS, OLIVER & PRICE PC agent(s) for FOREST CITY COVINGTON NM, LLC and THE REGENTS OF UNM request(s) the above action(s) for Section(s) 15, 16, 21 and 22, **MESA DEL SOL**, zoned SU-1 FOR IP, located on UNIVERSITY BLVD SE, between LA SEMILLA WAY SE and LOS PICAROS RD SE containing approximately 208 acre(s). [REF: 05EPC-00576, 05EPC-00579] [Russell Brito, EPC Case Planner] (R-16/Q-16) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC STAFF COMMENTS, FOR A PLAT TO COME BEFORE DRB AND 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001685**  
05DRB01349 Minor-SiteDev Plan  
Subd/EPC  
05DRB01350 Minor-SiteDev Plan  
BldPermit/EPC

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKET PLACE**) zoned SU-1 for IP, located on GOLF COURSE RD NW and MCMAHON RD NW containing approximately 23.4 acre(s). [REF: Z-85-19, 04EPC-01348, 04EPC-01349, 04EPC-01590] [Carmen Marrone, EPC Case Planner] [Was Indef deferred 8/31/05 for platting action] (A-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/95 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

05DRB-01582 Minor-Prelim&Final Plat  
Approval

WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE, ANNETTE MONTOYA and GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKETPLACE**) zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 23.4acre(s).[REF:04DRB-01566,04DRB-01741](A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT 1B-2 THRU 1B-5, AMAFCA'S SIGNATURE, STORM**

5. **Project # 1001831**  
05DRB-01588 Minor-SiteDev Plan  
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for WRANGLER PROPERTIES request(s) the above action(s) for all or a portion of Block(s) OOO, Tract(s) G-1A-2C, **SEVEN BAR RANCH**, zoned SU-1 FOR C-2 USES, located on COTTONWOOD PARK NW, between ELLISON DR NW and SEVEN BAR LOOP NW containing approximately 2 acre(s). [REF: 02DRB-00879] (A-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, SMALL CAR STALLS AND CROSS ACCESS AND TO PLANNING FOR REPLACEMENT OF TAM JUNIPER WITH ALTERNATE GROUND COVER & 3 COPIES OF THE SITE PLAN.**

6. **Project # 1004364**  
05DRB-01585 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01586 Minor-SiteDev Plan  
BldPermit/EPC  
05DRB-01587 Minor-Prelim&Final Plat  
Approval

BRASHER & LORENZ INC agent(s) for VALUE PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) E-1 & E-2, CANYON ACRES SUBDIVISION, (to be known as **VALUE PLACE HOTEL**) zoned C-2 (SC), located on CENTRAL NE, between DORADO NE and TRAMWAY NE containing approximately 4 acre(s). [REF: 05EPC-01252, 05EPC-01253] [David Stallworth, EPC Case Planner] (L-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND A COPY OF THE RECORDED PLAT.**

2. **Project # 1000788**  
05DRB-01491 Major-Vacation of Pub  
Right-of-Way

RICHARD EVANS & KELLY CONABOY, request(s) the above action(s) for all or a portion of Block(s) P & R, **PARADISE SKIES, UNIT 9**, zoned R-T, located on SKY WATCHER ST NW, between CELESTIAL AVE NW and MCMAHON BLVD NW. [REF: 05DRB-00508] (A-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH AN ADDITIONAL CONDITION.**

3. **Project # 1004454**  
05DRB-01499 Major-Vacation of Pub  
Right-of-Way

PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) B **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 MR, located on JOHN ST SE, between BETHEL SE AND WOODWARD ST SE and containing approximately 1 acre(s). (M-14) **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 # 1004478**  
05DRB-01581 Minor-SiteDev Plan  
BldPermit

SANDERS & ASSOCIATES ARCHITECTS agent(s) for JON MITOVICH request(s) the above action(s) for all or a portion of Tract(s) 59, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP-EP, located on CALLE ALAMEDA NE, between PASSEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 19, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

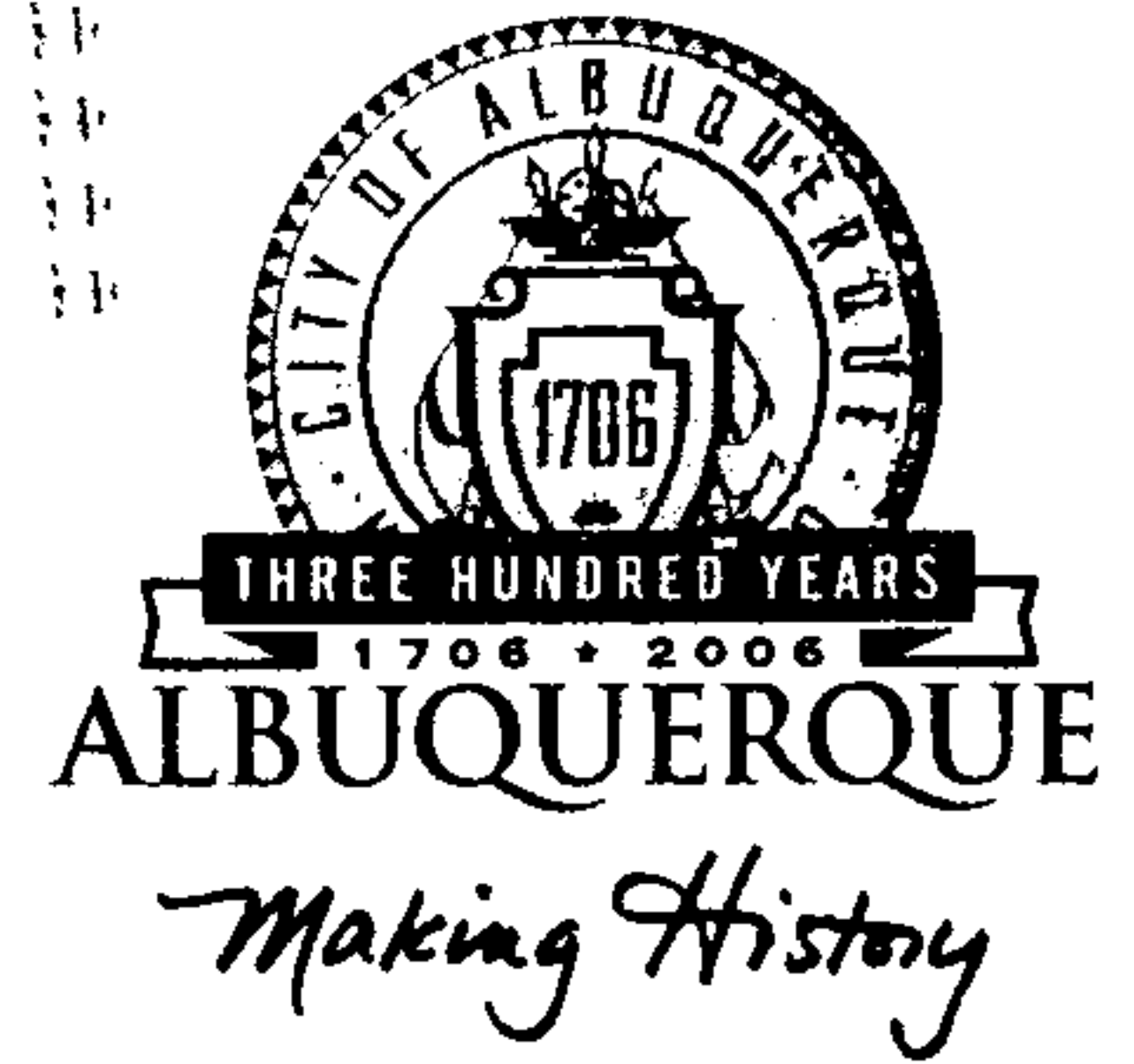
Adjourned: 11:36 A.M.

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

1. **Project # 1003238**  
05DRB-01489 Major-Preliminary Plat  
Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS**, zoned R-LT residential zone, located on MONTROYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,04EPC-00157, 04DRB-00661, 04DRB-01227] (H-12/13) **PRELIMINARY PLAT WAS APPROVED.**

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002819**

**AGENDA ITEM NO: 13**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

An approved infrastructure list is required for Preliminary Plat approval.

Albuquerque

New Mexico 87103

**RESOLUTION:**

10-26-05

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

www.cabq.gov

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

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

FOR:

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

**DATE:** October 19, 2005

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

25. **Project # 1001235**  
05DRB-01539 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH & MARGARET MOSES request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, EDWARD KROGH ADDITION (to be known as **LANDS OF BRANCH**) zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between KROGH CT NW and containing approximately 2 acre(s). [REF: 01EPC00639, 01EPC00640] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
26. **Project # 1004465**  
05DRB-01541 Minor-Sketch Plat or Plan
- GARCIA/KRAEMER & ASSOCIATES agent(s) for AMY HENKEL request(s) the above action(s) for all or a portion of Lot(s) 9, **MAJOR ACRES**, zoned R-1, located on MAJOR AVE NW, between 12<sup>TH</sup> ST NW and 10<sup>TH</sup> ST NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
27. Approval of the Development Review Board Minutes for September 28, 2005. **THE DRB MINUTES FOR SEPTEMBER 28, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:57 A.M.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 12, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 11:57 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1002201**  
05DRB-01471 Major-Two Year SIA

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 14-A & 21-A Block(s) 10, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 IP WITH CONDITIONAL USES, located on PAN AMERICAN FREEWAY NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 02DRB-01367, 03DRB-01382] (C-18) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**



2. **Project # 1003573**  
05DRB-01379 Major-Amended Grading  
Plan Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **OAKLAND NORTH**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF:04DRB01138, 04DRB01417,05DRB00481][*Deferred from 9/28/05 & 10/5/05*] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

3. **Project # 1004428**  
05DRB-01460 Major-Bulk Land Variance  
05DRB-01461 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, **WESTLAND SOUTH**, zoned SF RLT, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 118<sup>TH</sup> ST SW containing approximately 99 acre(s). [REF: 1003530, 04EPC01029, 04EPC01030, 04EPC01274] (P-9) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR NOTICE OF SUBDIVISION PLAT CONDITIONS, THE 15-DAY APPEAL PERIOD AND AGIS DXF FILE.**

4. **Project # 1004272**  
05DRB-01447 Major-Vacation of Public  
Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16D, A PORTION OF TRACT 16D OF BULK LAND TRACT FOR EL RANCHO GRANDE and Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE UNIT 17**) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB-01033, 05DRB-01038, 05DRB-01039, 05DRB-01084](N-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1001788**  
05DRB-01455 Major-Vacation of Public Easements  
05DRB-01456 Minor-Prelim&Final Plat Approval

DAVID OR EVELYN MARTINEZ agent(s) for DR LAURA NATHANSON request(s) the above action(s) for Lot(s) 6-A & 6-B, **QUARTER HORSE ACRES SUBDIVISION**, zoned R-1, located on SPUR CT NW, between GABALDON NW and MONTOYA NW containing approximately 1 acre(s). [REF: 02DRB00384, 02DRB00875] (H-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT WITH MAINTENANCE AND BENEFICIARIES BETWEEN LOTS 5A & 6A1 AND PLANNING FOR THE 15-DAY APPEAL PERIOD, AGIS DXF FILE AND TO RECORD THE PLAT.**

6. **Project # 1001081**  
05DRB-01173 Major-Vacation of Pub Right-of-Way

TIERRA WEST agent(s) for HOME DEPOT U.S.A. INC request(s) the above action(s) for all or a portion of Lot(s) 23, **SNOW HEIGHTS ADDITION**, zoned C-2 (SC) community commercial zone, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and SNOW HEIGHTS BLVD NE. [Deferred from 8/10/05 & 8/24/05 & 9/14/05 & 10/5/05] (H-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITIONS: THE EXISTING 14-INCH WATER LINE BE RELOCATED OR A PUBLIC WATERLINE EASEMENT MUST BE RETAINED. TURN BAYS SHALL BE PROVIDED PER THE TIS AND ALL ADJACENT OWNERS AGREE ON ACCESS.**

7. **Project #1002535**  
05DRB-01269 Major-Vacation of Public Easements  
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, **HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT**, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65<sup>TH</sup> ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF:1003709, Z-1211] [Deferred from 8/31/05 &

9/21/05] (K-10) THE VACATION ACTION WAS WITHDRAWN ON 9/29/05. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: DEDICATION ON THE EXTERIOR STREETS MATCH THE SITE PLAN AND CROSS ACCESS SHALL BE PER THE EPC CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE 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.

**8. Project # 1000551**  
05DRB-01544 Minor-SiteDev Plan  
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

**9. Project # 1003709**  
05DRB-01546 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01547 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES. agent(s) for TASSO, ANNA & CHRISTOPHER CHRONIS request(s) the above action(s) for all or a portion of Tract(s) 64, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned O-1, located on COORS BLVD SW, between 65<sup>TH</sup> ST SW and BATAAN DR SW containing approximately 5 acre(s). [REF: 04EPC-01545, 04EPC-01546, 04EPC-01547, 04EPC01785] [**Makita Hill, EPC Case Planner**] (K-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

WITH CONDITION: A COPY OF THE CITY COUNCIL APPROVAL AMENDING THE WESTSIDE STRATEGIC PLAN BE PROVIDED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING WITH CONDITION: A COPY OF THE CITY COUNCIL APPROVAL AMENDING THE WESTSIDE STRATEGIC PLAN BE PROVIDED.

10. **Project # 1003530**  
05DRB-01552 Minor-SiteDev Plan  
Subd/EPC

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, CEJA VISTA COMMERCIAL CENTER (also known as **ANDERSON HILLS SOUTH**) TOWN OF ATRISCO GRANT SEC9T9NR2E, zoned SU-2 FOR C-1, located on DENNIS CHAVIS BLVD SW, between 98<sup>TH</sup> ST SW and UNSER BLVD SW containing approximately 7 acre(s). [REF:04EPC01029, 04EPC01030, 04EPC01274] [**Russell Brito for Elvira Lopez, EPC Case Planner**] (P-9) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RUSSELL BRITO'S INITIALS AND EPC LANGUAGE.**

11. **Project # 1003747**  
05DRB-01550 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01551 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05*] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

12. **Project # 1003983**  
05DRB-01482 Minor-SiteDev Plan  
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING**) zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] *[Deferref from 9/28/05 & 10/5/05]* (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NMDOT APPROVAL FOR ALAMEDA ACCESS AND CROSS LOT ACCESS WITH NORTH PARCEL FOR ENTRANCE ON WASHINGTON AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE AND 3 COPIES OF THE SITE PLAN.**

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

13. **Project # 1000195**  
05DRB-01545 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for DAWN MATSON, ASSOCIATE BUILDERS & CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) L & M, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 special use zone, located on BROADWAY BLVD NE, between CLAREMONT AVE NE and MENAUL BLVD NE containing approximately 3 acre(s). [05DRB01356, 013A57, 01358 & 01359] (H-15) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AN AA TO THE SITE PLAN FOR SUBDIVISION.**

14. **Project # 1004461**  
05DRB-01519 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for PAUL LUCERO request(s) the above action(s) for all or a portion of Tract(s) 21-A-2 & 22-A-2, M.R.G.C.D. MAP 35 (to be known as **LANDS OF PAUL LUCERO**, zoned RA-2 residential and agricultural zone, located on LOS ANAYAS RD NW, between BEACH RD NW and LOS LUCEROS RD NW containing approximately 0.6703 acres. [REF: ZA-88-75] (H-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ESTATE CURBS AND WIDTH OF PAVEMENT.**

15. **Project # 1004468**  
05DRB-01553 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, TOGETHER WITH EAST 0.5 OF Lot(s) 76, **PERFECTO ARMIJO & BROTHERS ADDITION**, zoned SU-2, located on ROMA AVE NW, between 8<sup>TH</sup> ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] [Deferred from 10/12/05] (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

16. **Project # 1003591**  
05DRB-01548 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for **SUN GATE ESTATES, UNIT 2**, zoned R-2 FOR R-T & RLT, located on MESA ARENOSO DR SW, between 98<sup>TH</sup> ST SW and OPEN RANGE AVE SW containing approximately 17 acre(s). [REF: 04DRB01185] (N-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING TO RECORD.**

17. **Project # 1002321**  
05DRB-01549 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between MASTHEAD ST NE and WASHINGTON ST NE containing approximately 11 acre(s). [*Deferred from 10/12/05*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

18. **Project # 1002584**  
05DRB-01554 Minor-Prelim&Final Plat  
Approval

WILSON & CO agent(s) for LOVELACE SANDIA DBA WEST MESA MEDICAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A1 & 1A3 PARADISE HEIGHTS, UNIT 1, **ST JOSEPH WEST MESA HOSPITAL**, zoned SU-1 special use zone, located on GOLF COURSE RD NW between GOLF COURSE RD NW AND MCMAHON BLVD NW containing approximately 6 acre(s). [REF: 05DRB00168] [*Deferred from 10/12/05*] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

19. **Project # 1002885**  
05DRB-01522 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for LA SIERRA CONSTRUCTION CO & AMAFCA request(s) the above action(s) for all or a portion of Tract(s) 35A, 35B & Parcel D, **OCOTILLO SUBDIVISION**, zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s). [REF: 05-DRB-00631, 05DRB-00633] (C-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR DEDICATION OF PARCEL TO AMAFCA AND PLANNING FOR AGIS DXF APPROVAL AND PROPERTY MANAGEMENT'S SIGNATURE.**

23. **Project # 1003859**  
05DRB-01010 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: [REF: 04EPC00855, 02EPC01770 & 01771, 04EPC01845] *[Indef deferred on 6/22/05 for SIA]* (E-12/F-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FINALIZING OF WATER LINE EASEMENT AND PLANNING FOR AGIS DXF FILE AND ADJOINING DRAINAGE EASEMENT.**

24. **Project # 1003128**  
05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). *[Deferred from 9/21/05 & 9/28/05 & 10/5/05]* (D-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO TIE STORM DRAIN EASEMENT TO PROPERTY, ULTIMATE CROSS SECTION OF SAN PEDRO TO VERIFY RIGHT-OF-WAY DEDICATION AND TO PLANNING FOR AGIS DXF FILE.**



20. **Project # 1002819**  
05DRB-01506 Minor-Prelim&Final Plat  
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98<sup>TH</sup> STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 06DRB-01180] [*Deferred from 10/5/05 & 10/12/05*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

21. **Project # 1003713**  
05DRB-00148 Minor- Final Plat Approval

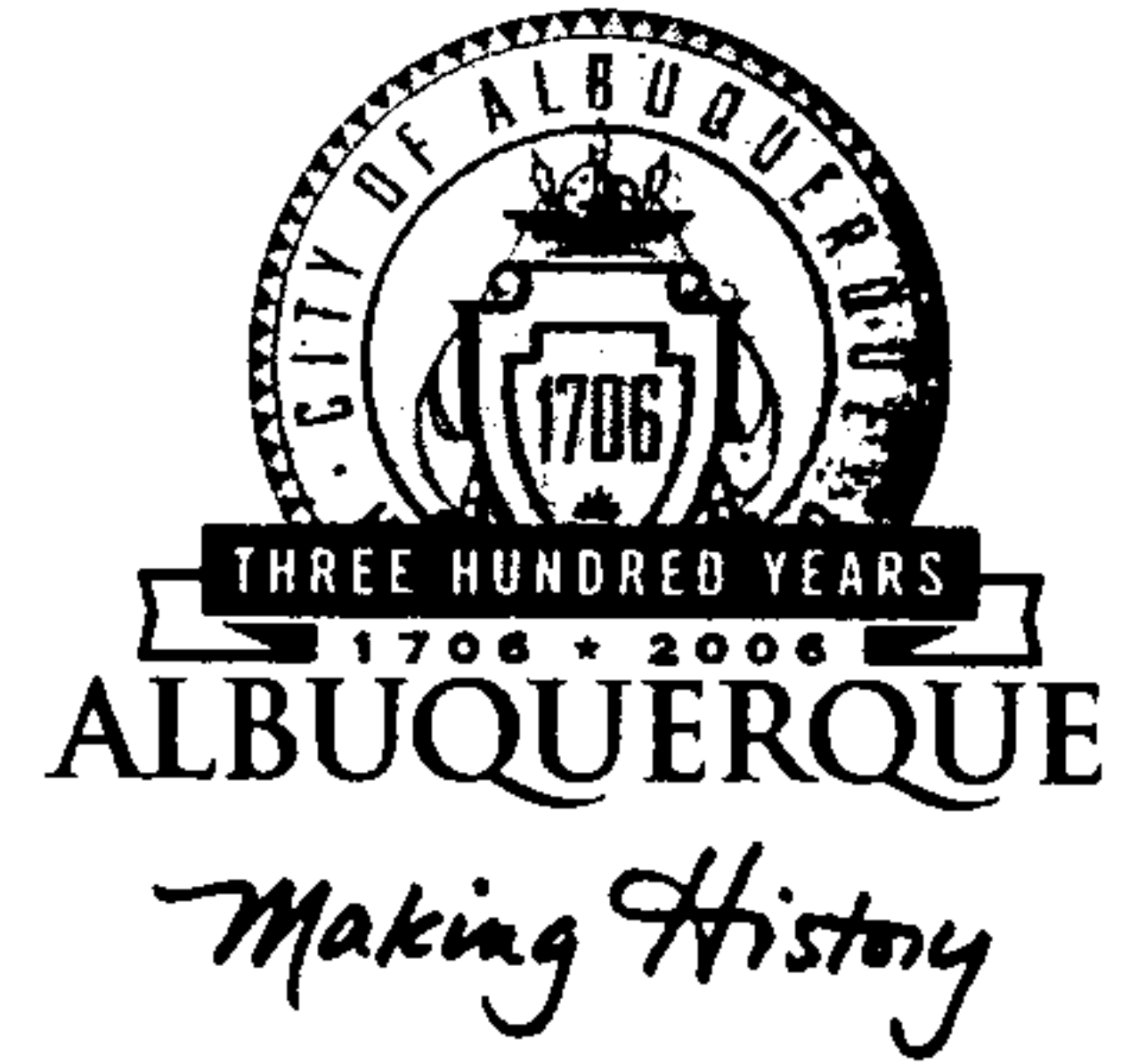
FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] [*Final Plat Indef Deferred from 2/23/05 for SIA*] (J-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

22. **Project # 1000965**  
05DRB-01382 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ**, zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] [*Deferred from 9/7/05 & 9/14/05 & 9/21/05 & 9/28/05*] (F-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT WITH CONDITIONS: FOR REVIEW OF 60-FOOT EASEMENTS AND CONDITIONS OF KEVIN CURRAN AND TO PLANNING TO RECORD THE PLAT.**

# CITY OF ALBUQUERQUE

*Refer to 10/19*



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002819**

**AGENDA ITEM NO: 20**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

An approved infrastructure list is required for Preliminary Plat approval.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

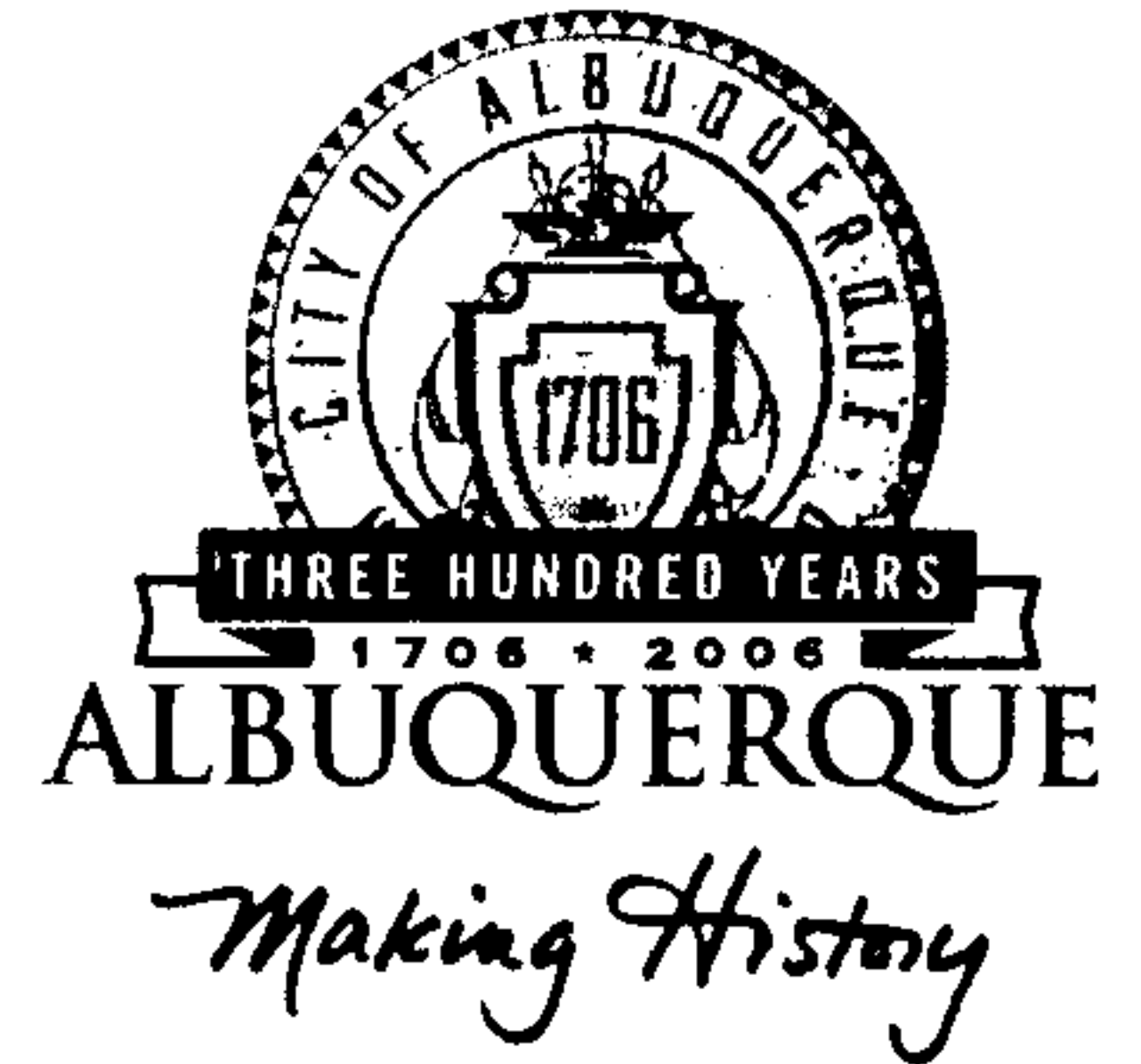
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

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

**DATE:** October 12, 2005

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002819**

**AGENDA ITEM NO: 20**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

An approved infrastructure list is required for Preliminary Plat approval.

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>10-19-05</sup> X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

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

FOR:

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

**DATE:** October 12, 2005

**2819**

### DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:

 \_\_\_\_\_  
Approved

9-27-2005 \_\_\_\_\_  
Date

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

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

**AGIS Use Only**

Copied fc **2819** to agiscov on **9/27/2005** Contact person notified on **9/27/2005**

16. **Project # 1003801**  
05DRB-01179 Minor- Final Plat Approval
- SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 28-31, Block(s) A, **ALTURA ADDITION**, zoned SU-1 for C-1, located on CARLISLE NE, between INDIAN SCHOOL NE and CONSTITUTION NE containing approximately 1 acre(s). [REF: 04EPC01821] [David Stallworth, EPC Case Planner] [The Final Plat was Indef Deferred from 7/27/05 for the SIA] (J-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS AND PLANNING TO RECORD.**
17. **Project # 1003685**  
05DRB-01477 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 14A, Tract(s) O-1, (to be known as **WESTERN SHADOWS@ VENTANA RANCH WEST**) zoned R-LT residential zone, located on RAYNER DR NW, between VENTANA RIDGE RD NW and [REF: 04DRB01448] [Deferred from 9/28/05] (B-8) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **Project # 1003128**  
05DRB-01424 Minor-Prelim&Final Plat Approval
- CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). [Deferred from 9/21/05 & 9/28/05 & 10/5/05] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

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

- 19. Project # 1004456**  
05DRB-01509 Minor-Sketch Plat or Plan

BRASHER & LORENZ agent(s) for BARON'S RUN LLC request(s) the above action(s) for all or a portion of Lot(s) 14-18, Block(s) 11, Tract(s) 1 NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BARON'S RUN**) zoned R-D residential and related uses zone, developing area, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 20. Project # 1004458**  
05DRB-01515 Minor-Sketch Plat or Plan

JUSTIN SIMMONS request(s) the above action(s) for all or a portion of Lot(s) 4, **C J M MOORE REALTY CO ADDITION**, zoned R-1, located on RIO GRANDE BLVD NW, between MOUNTAIN RD NW and PUEBLO BONITO NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 21. Approval of the Development Review Board Minutes for September 21, 2005. THE DRB MINUTES FOR SEPTEMBER 21, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:20 A.M.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 5, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:20 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

- 1. **Project # 1003573**  
05DRB-01379 Major-Amended  
Grading Plan Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as OAKLAND NORTH) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF:04DRB01138, 04DRB01417,05DRB00481][Deferred from 9/28/05 & 10/5/05] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.

2. **Project # 1003747**  
05DRB-01410 Major-Vacation of  
Public Easements
- TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1 & 5, **WYOMING MALL**, zoned C-2 community commercial zone (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE. [REF: ZA-99-017, ZA-79-214, ZA-78-143, ZA-84-226, DRB-97-319, 05EPC00024, 05EPC00025] (H-20) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3. **Project # 1004404**  
05DRB-01364 Major-Bulk Land  
Variance  
05DRB-01365 Major-Vacation of  
Public Easements  
05DRB-01367 Minor-Prelim&Final Plat  
Approval
- SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). [*Deferred from 9/21/05 & 10/5/05*] (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**
4. **Project # 1004387**  
05DRB-01332 Major-Vacation of Pub  
Right-of-Way
- MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION**, located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). [*Deferred from 9/14/05 & 10/5/05*] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**



**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.**

5. **Project # 1002962**  
05DRB-01507 Minor- Sector  
Development Plan, Phase 1
- CONSENSUS PLANNING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) 5, BLACK RANCH, T11N R2E SEC 16 W 1/2 NW 1/4, Tract(s) 4, SANTA FE AT THE TRAILS CO., Tract(s) 1, THE TRAILS, UNIT 2, Tract(s) G & J and Tract(s) 6, THE TRAILS, UNIT 2 (to be known as **LONGFORD TRAILS**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE R-O-W NW, between COUNTY LAND and STATE LAND. [REF: 1004353, 02DRB01530] (B-8, B-9, B-10, C-8, C-9 and C-10) **THE DRB RECOMMENDS THAT THE BOUNDARIES SHOWN ON THE TRAILS PROPOSED SECTOR PLAN BOUNDARIES MAP INCLUDED WITH THE APPLICATION ARE APPROVED AS THE BOUNDARIES FOR THE TRAILS SECTOR PLAN.**
6. **Project # 1000081**  
05DRB-01512 Minor- Amended  
SiteDev Plan Subd  
05DRB-01514 Minor- Amended  
SiteDev Plan BldPermit
- TIERRA WEST LLC agent(s) for KOHL'S CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A & H, COTTONWOOD CORNERS, (to be known as **KOHL'S COTTONWOOD CORNERS**) zoned SU-1 FOR IP USES, located on ELLISON DR NW, between COTTONWOOD DR NW and ALAMEDA RD NW containing approximately 9 acre(s). [REF: Z-95-26, Z-84-110, AX-84-22, DRB-94-582, DRB-95-487] (**Russell Brito, EPC Case Planner**) (A-14) **WITHDRAWN AT THE AGENT'S REQUEST.**

7. **Project # 1000579**  
05DRB-01513 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for KOHL'S DEPARTMENT STORES INC request(s) the above action(s) for all or a portion of Tract(s) A, PASEO DE LOUISIANA (to be known as **KOHL'S DEPARTMENT STORES**) zoned SU-2 C-1, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 8 acre(s). [REF: Z-98-81, DRB-96-66] [Stephanie Shumsky, EPC Case Planner] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/5/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR STEPHANIE SHUMSKY'S INITIALS, REMOVAL OF THE JUNIPER TREES, FEWER HIGH WATER USE TREES ON THE SITE PLAN AND APPROVAL BY CITY COUNCIL OF THE REQUEST TO WITHDRAW THE PENDING APPEAL.**

8. **Project # 1003983**  
05DRB-01482 Minor-SiteDev Plan  
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING**) zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] [Deferref from 9/28/05 & 10/5/05] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

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

9. **Project # 1003591**  
05DRB-01508 Minor-Extension of  
Preliminary Plat Approval

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of **SUNGATE ESTATES, UNIT 2**, zoned R-2 FOR R-T AND RLT, located on MESA ARENOSO DR SW, between 98<sup>TH</sup> ST SW and OPEN RANGE AVE SW, containing approximately 17 acre(s). [REF: 04DRB-01185] (N-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

13. **Project # 1002858**  
05DRB-01487 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) I-1 PARCEL A-1, MESA @ ANDERSON HILLS, UNIT 1 (to be known as MESA @ ANDERSON HILLS, UNIT 2) zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 21 acre(s). [REF: 04DRB00234, 04DRB00235,, 05DRB00488] (P-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK IF AGIS DXF WAS APPROVED AND TO RECORD.**

14. **Project # 1003470**  
05DRB-01493 Major-Final Plat Approval

WILSON & COMPANY agent(s) for VISTA VIEJA INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **VISTA VIEJA SUBDIVISION, UNIT 1**, zoned R-1, located on 81<sup>ST</sup> STREET NW, between ALBERICOQUE PL NW and SCENIC ROAD NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524] (D-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1003641**  
05DRB-01502 Minor-Final Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1 through 24, BACA ADDITION (to be known as **ATLANTIC & SANTA FE SUBDIVISION**) zoned R-G residential garden apartment zone, located on 1<sup>ST</sup> ST SW, between ATLANTIC AVE SW and SANTA FE AVE SW containing approximately 2 acre(s). [REF: 04DRB01311] (K-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PRIVATE SEWER EASEMENTS AND SKETCH SHOWING SIDEWALKS AND TO PLANNING FOR LOT SIZE REQUIREMENTS AND TO RECORD THE PLAT.**

10. **Project # 1002461**  
05DRB-01505 Minor-Prelim&Final Plat  
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 8A, **EL RANCHO GRANDE 1, UNIT 1**, zoned R-LT residential zone, located on VERMEJO PARK DR SW at the east end of AMOLE MESA AVE SW and containing approximately 16 acre(s). [REF: 03DRB00163, 03DRB00164] (N-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCAS SIGNATURE, ADD BENEFICIARY TO NOTES 6 AND 7, THE ZONING SHOULD BE LISTED UNDER SUBDIVISION DATA AND TO TRANSPORTATION DEVELOPMENT FOR NEW AGIS DXF APPROVAL AND RIGHT-OF-WAY DEDICATION ALONG VERMIJO PARK DRIVE.**

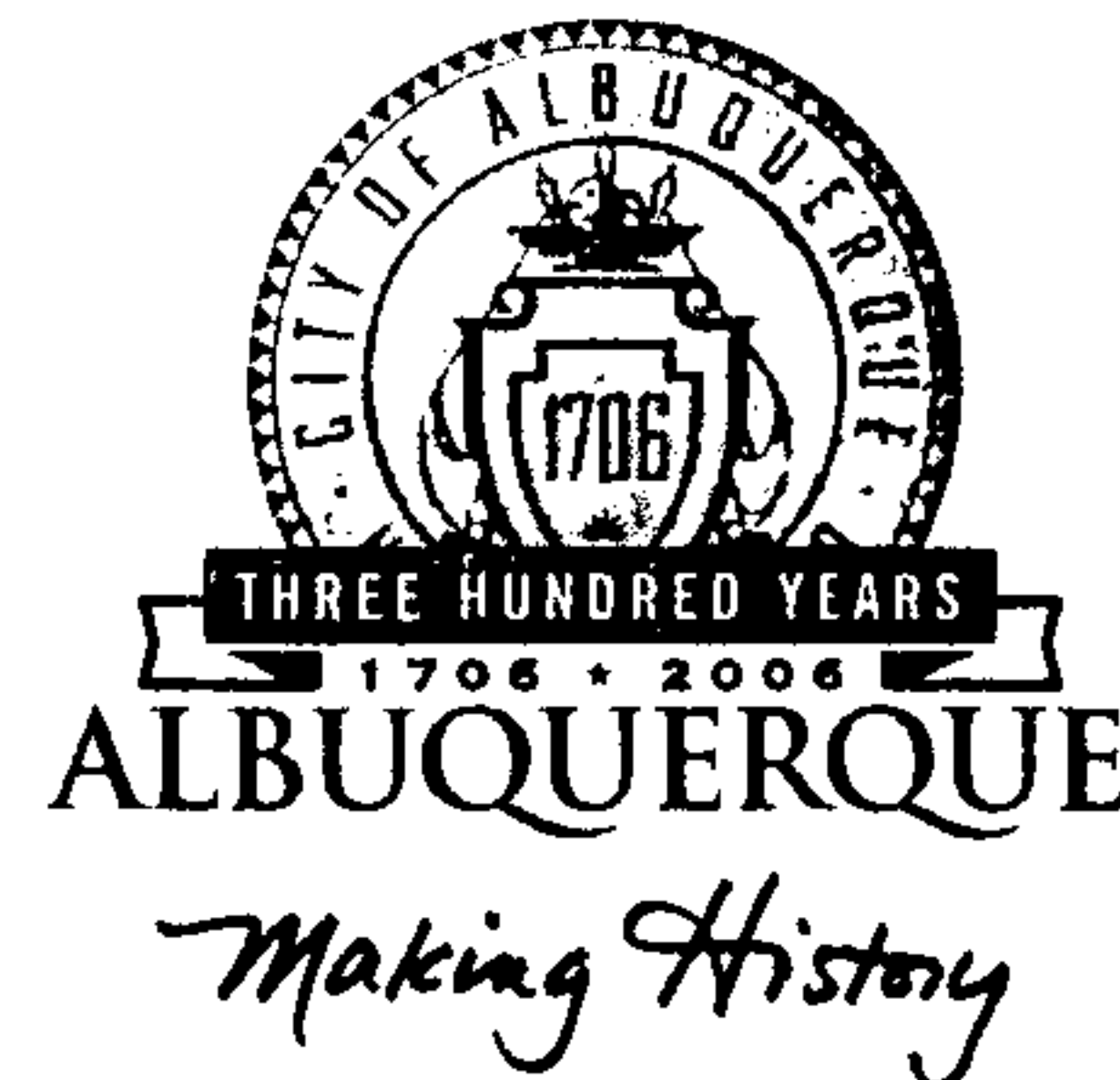
11. **Project # 1002819**  
05DRB-01506 Minor-Prelim&Final Plat  
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98<sup>TH</sup> STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 06DRB-01180] [Deferred from 10/5/05] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

12. **Project # 1004453**  
05DRB-01498 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for DAMION CHIMENTI request(s) the above action(s) for all or a portion of Lot(s) 19-23, Block(s) E, **BACA & ARMIJO ADDITION**, zoned SU2/RG, located on 3<sup>RD</sup> ST SW, between CROMWELL AVE SW and 2<sup>ND</sup> ST SW containing approximately 1 acre(s). [REF: DRB-95-57] (K-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR P1 LOT DESIGNATIONS.**

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002819**

**AGENDA ITEM NO: 11**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

City Surveyor's review and approval are required for Preliminary and Final Plat approval.  
AMAFCA must sign plat.  
An approved infrastructure list is required for Preliminary Plat approval.  
Need recording info of quitclaim deed.

Albuquerque

New Mexico 87103

**RESOLUTION:**

10-12-05

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

www.cabq.gov

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

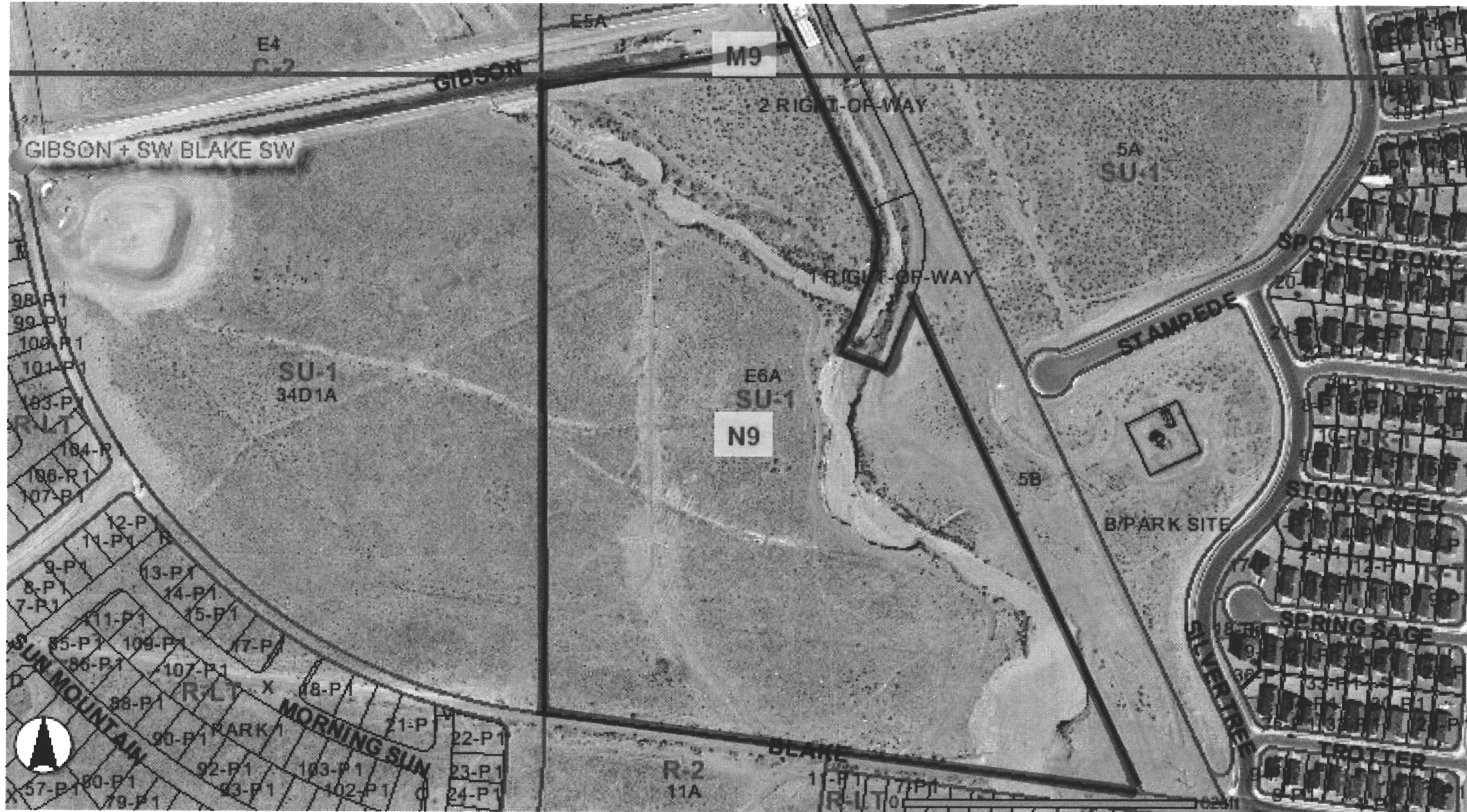
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

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

**DATE:** October 5, 2005





City Of Albuquerque  
PLANNING DEPARTMENT  
October 5, 2005  
DRB Comments

Item # 11

Project # 1002819 Application # 05-01506

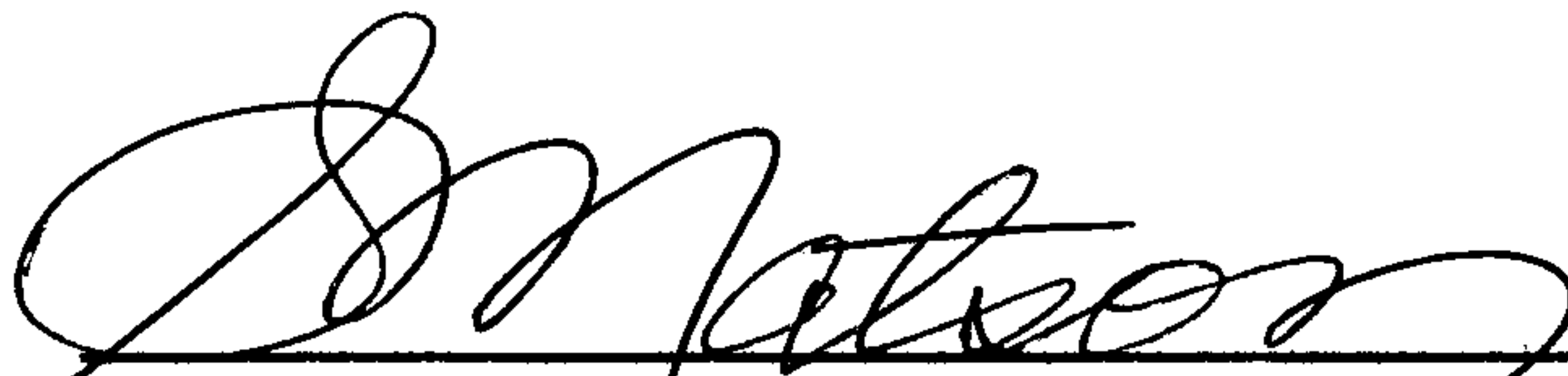
RE: Tract E-6-A, Albuquerque South, Unit 3/minor plat

~~Add the Current zoning under Subdivision Data.~~

No objection to the replat. Defer to Hydrology.

→ Applicant may file the plat provided Planning receives a recorded copy of the plat to close the file.

AGIS dxf is approved.



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

If F.L. is  
not required then



**2819**

### DXF Electronic Approval Form

DRB Project Case #: 1002819

Subdivision Name: ALBUQUERQUE SOUTH UNIT 3 TRACT E6A1

Surveyor: TIMOTHY ALDRICH

Contact Person: TIMOTHY ALDRICH

Contact Information: 884-1990

DXF Received: 9/27/2005

Hard Copy Received: 9/27/2005

Coordinate System: NMSP Grid (NAD 27)

  
Approved

9-27-2005  
Date

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

---

---

---

---

---

---

---

---

**AGIS Use Only**

Copied fc **2819** to agiscov on **9/27/2005** Contact person notified on **9/27/2005**

5



Completed 8-15-03

Polson

### DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01183 (P&F)  
Project Name: SALAZAR-DAVIS TRS ABQ SOUTH UNIT 3  
Agent: Aldrich Land Surveying

Project # 1002819  
EPC Application No.:  
Phone No.: 884-1990

Project Number

1002819

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/13/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION:

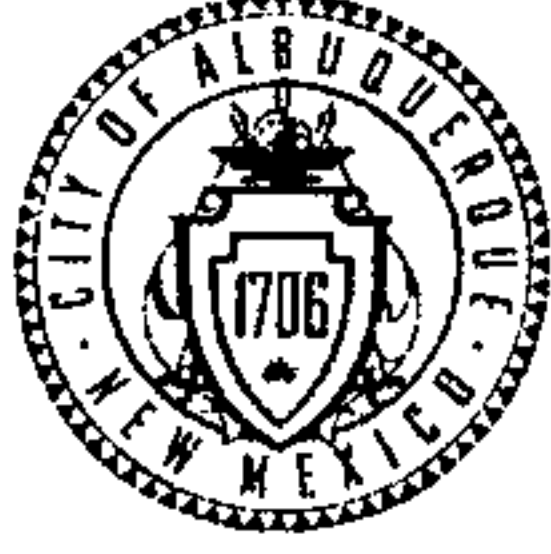
UTILITIES:

CITY ENGINEER / AMAFCA: need AMAFCA signature

PARKS / CIP:

PLANNING (Last to sign) 8/16/03  
 Planning must record this plat. Please submit the following items:  
-The original plat and a mylar copy for the County Clerk.  
-Tax certificate from the County Treasurer.  
-Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_  
-Tax printout from the County Assessor.  
 Include 3 copies of the approved site plan along with the originals.  
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.  
 Property Management's signature must be obtained prior to Planning Department's signature.  
 Copy of final plat AND a DXF File for AGIS is required.  
 Copy of recorded plat for Planning.

N/A  
15 days appeal period



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

8-14-2003

**5. Project # 1002819**  
03DRB-01180 Major-Bulk Land Variance  
03DRB-01183 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 1, **SALAZAR-DAVIS TRACTS AND** Tract(s) E-5-A AND E-6-A, **ALBUQUERQUE SOUTH, UNIT 3**, zoned C-2 community commercial zone & SU-1 (R-2 & R-T), located on SNOW VISTA CHANNEL SW, between DE ANZA DR SW and BLAKE RD SW containing approximately 37 acre(s). [REF: SP-86-111, 02DRB-00608 (west of Proj. area)] (M-9/N-9)

At the August 13, 2003, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

### BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The Preliminary plat was approved with final sign off delegated to Planning to check for AMAFCA signature and for the 15-day appeal period.

If you wish to appeal this decision, you must do so by August 28, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision.



**OFFICIAL NOTICE OF DECISION  
PAGE 2**

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).

For Sheran Matson, AICP, DRB Chair

cc:Curb Inc., 6301 Indian School Rd NE, Ste., 208, 87110  
Aldrich Land Surveying Inc., P.O. Box 30701, 87190  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

2019

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002819 Subdivision Name ABA SouFL dnif 3 #5A & E6V  
Surveyor Timothy Aldrich Company Aldrich Land Surveying  
Contact person Phone # 320-3988 email

Colleen E. Aldrich Approved \*Not Approved Date 7/18/03

✓ DXF RECEIVED DATE  
✓ HARD-COPY RECEIVED DATE  
\_\_\_ DISCLOSURE STATEMENT

NAD 27 ground

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

\_\_\_\_\_

AGIS Use Only: Copied cov 2819 to agiscov on 7/18/03 Client Notified phone



**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: 1002819**

**AGENDA ITEM NO: 5**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the BLV.  
No adverse comments on plat.

**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:** August 13, 2003

5



# DRB CASE ACTION LOG

REVISED 3/20/2003

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

Project Number 1002819

|   |                            |
|---|----------------------------|
| DRB Application No.: <b>03-01183 (P&amp;F)</b>          | Project # <b>1002819</b>   |
| Project Name: <b>SALAZAR-DAVIS TRS ABQ SOUTH UNIT 3</b> | EPC Application No.:       |
| Agent: Aldrich Land Surveying                           | Phone No.: <u>884-1990</u> |

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/13/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

CITY ENGINEER / AMAFCA: need AMAFCA signature  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

PLANNING (Last to sign) Amador signature + 15 day appeal period  
 **Planning must record this plat. Please submit the following items:**  
 -The original plat and a mylar copy for the County Clerk.  
 -Tax certificate from the County Treasurer.  
 -Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_  
 -Tax printout from the County Assessor.  
 **Include 3 copies of the approved site plan along with the originals.**  
 **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**  
 **Property Management's signature must be obtained prior to Planning Department's signature.**  
 **Copy of final plat AND a DXF File for AGIS is required.**  
 **Copy of recorded plat for Planning.**

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002819 AGENDA#: 5 DATE: 8.13.03

1. Name: Em Albrecht Address: Albrecht Land Zip: \_\_\_\_\_

2. Name: B. Johnson Address: Curt J... Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 13, 2003

**Project # 1002819**

03DRB-01180 Major-Bulk Land Variance  
03DRB-01183 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 1, **SALAZAR-DAVIS TRACTS AND** Tract(s) E-5-A AND E-6-A, **ALBUQUERQUE SOUTH, UNIT 3**, zoned C-2 community commercial zone & SU-1 (R-2 & R-T), located on SNOW VISTA CHANNEL SW, between DE ANZA DR SW and BLAKE RD SW containing approximately 37 acre(s). [REF: SP-86-111, 02DRB-00608 (west of Proj. area)] (M-9/N-9)

|                      |  |
|----------------------|--|
| AMAFCA               | No objection to requested actions. AMAFCA will sign the plat. Developer should continue to coordinate drainage issues pertaining to AMAFCA's Amole-Hubbell Drainage Management Plan when development occurs. |
| COG                  | No adverse comments.   |
| Transit              | No comments received.  |
| Zoning Enforcement   | Reviewed, no comment.  |
| Neighborhood Coord.  | Letter sent to Westgate Heights (R) Neighborhood Assns.  |
| APS                  | No comments received.  |
| Police Department    | No adverse comments.   |
| Fire Department      | No adverse comments.   |
| PNM Gas              | Approves.  |
| PNM Electric         | Approves.  |
| Comcast              | No comments received.  |
| QWEST                | No comments received.  |
| Environmental Health | Site is not within 1000 feet of a landfill. No comment.  |

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

No objection to BLV. A public drainage easement should be provided for the existing Amole Arroyo alignment.

Transportation Development

It may be best to have these two lots be consolidated into one lot.

Parks & Recreation

No objection to the Bulk Land Variance or subsequent plating action.

Utilities Development

No objection to Bulk Land Variance. No objection to Preliminary/Final Plat with the condition that AMAFCA concurs with using excess Amole ROW for the future sanitary sewer interceptor.

Planning Department

No objection to the bulk land variance or the plat approval. AGIS dxf file is already approved.

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

cc:Curb Inc., 6301 Indian School Rd NE, 87110

Aldrich Land Surveying Inc., P.O. Box 30701, 87190



**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, August 13, 2003, beginning at 9:00 a.m.** for the purpose of considering the following:

**Project # 1000363**

03DRB-01184 Major-Vacation of Pub Right-of-Way  
03DRB-01185 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for Tract(s) G-2-A, **BALLOON FIESTA PARK**, zoned SU-2 special neighborhood zone, located on BALLOON MUSEUM DR NE, between ALAMEDA BLVD NE and JEFFERSON ST NE containing approximately 7 acre(s). (B-17)

**Project # 1001306**

03DRB-01179 Major-Preliminary Plat Approval  
03DRB-01182 Minor-Temp Defer SDWK

SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7**, zoned R-LT, located on KAYENTA BLVD NW, between RIO SEGURA NW and PARSONS BLVD NW containing approximately 17 acre(s). (A-10)

**Project # 1002593**

03DRB-01186 Major-Preliminary Plat Approval  
03DRB-01188 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29C, **VISTA DE ARENAL UNIT 2 @ VENTANA RANCH**, zoned R-LT residential zone, located on LAS VENTANAS RD NW, between IRVING BLVD NW and RAINBOW BLVD NW containing approximately 7 acre(s). [REF: 1001101 - 02DRB-01009, 1002593 - 03DRB-00624, 03DRB-01158] (B-9)

**Project # 1002821**

03DRB-01189 Major-Preliminary Plat Approval  
03DRB-01191 Major-Vacation of Pub Right-of-Way  
03DRB-01192 Minor-Temp Defer SDWK

RAY HENSLEY agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 14, 15, & 16, Block(s) 14, **NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 2**, (to be known as **TALEA COURT SUBDIVISION**) zoned R-D, located on CORONADO NE, between EUBANK NE and HOLBROOK NE containing approximately 3 acre(s). [REF: SD-89-1, AX-92-114, Z-89-114] (D-21)

**Project # 1002819**

03DRB-01180 Major-Bulk Land Variance  
03DRB-01183 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 1, **SALAZAR-DAVIS TRACTS AND Tract(s) E-5-A AND E-6-A, ALBUQUERQUE SOUTH, UNIT 3**, zoned C-2 community commercial zone & SU-1 (R-2 & R-T), located on SNOW VISTA CHANNEL SW, between DE ANZA DR SW and BLAKE RD SW containing approximately 37 acre(s). [REF: SP-86-111, 02DRB-00608 (west of Proj. area)] (M-9/N-9)

**Project # 1002822**

03DRB-01190 Major-Bulk Land Variance  
03DRB-01193 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **EL RANCHO GRANDE, UNIT 5A, PARCEL 5, TRACT 12-B AND TRACT 12-C, EL RANCHO GRANDE**, zoned SU-1 special use (MIXED USE) zone, located on GIBSON BLVD SW, between SNOW VISTA CHANNEL, SW and BARBADOS AVE SW containing approximately 27 acre(s). [REF: 01EPC-00422, 01EPC-01443, 01EPC-01443, 02DRB-01395, PRJ. # 1000152] (M-9/N-9)

**SEE PAGE TWO . . . . .**



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

**Project # 1002480**

03DRB-01194 Major-Preliminary Plat Approval  
03DRB-01195 Major-Vacation of Public Easements  
03DRB-01196 Major-Vacation of Public Easements  
03DRB-01197 Minor-Sidewalk Waiver  
03DRB-01198 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) C-F, Tract(s) 1 & 11-14, ARROWOOD RANCH DEVELOPMENT, **THE MEADOWS @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 107 acre(s). [REF: SD-78-4-1, Z-99-58, SPR-95-2-2] (P-9)

**Project # 1002480**

03DRB-01200 Major-Preliminary Plat Approval  
03DRB-01201 Major-Vacation of Public Easements  
03DRB-01202 Major-Vacation of Public Easements  
03DRB-01203 Major-Vacation of Pub Right-of-Way  
03DRB-01204 Minor-Sidewalk Waiver  
03DRB-01205 Minor-Temp Defer SDWK


MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT, **THE HIGHLANDS @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9)

**Project # 1002480**

03DRB-01206 Major-Preliminary Plat Approval  
03DRB-01209 Major-Vacation of Public Easements  
03DRB-01207 Minor-Temp Defer SDWK  
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9)

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

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 28, 2003.**

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION  
PROPERTY OWNERSHIP LIST

|        |              |
|--------|--------------|
| App#   | 13 DRB-11180 |
| Proj#  | 1002819      |
| Other# | 13 DRB-11183 |
|        |              |

Meeting Date: 8-13-03

Zone Atlas Page: M-94 N-9

Notification Radius: 100 Ft.

Cross Reference and Location: \_\_\_\_\_

Applicant: Curb Inc.

Address: 10301 Indian School NE, 87110

Agent: Aldrich Land Surveying, Inc

Address: PO Box 30701, Albuquerque NM 87190

SPECIAL INSTRUCTIONS

Notices Must be mailed from the  
City 15 days prior to the meeting.

Date Mailed: 7-25-03

Signature: B. P. J. J. J. J.

100905514007330402 LEGAL: TR D PLAT OF ALBUQUERQUE SOUTH UNIT THREE TRS A TH LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: ALBUQUERQUE SOUTH GENERAL PTNS  
 OWNER ADDR: 00000 ALBUQUERQUE NM 87125

100905527611640326 LEGAL: LOT 14 B LOCK 1 PLAT FOR SILVERADO SUBDIVISION UNIT LAND USE:  
 PROPERTY ADDR: 00000 1727 SILVER SKY DR SW  
 OWNER NAME: 21 HOUSING CORPORATION  
 OWNER ADDR: 06700 JEFFERSON NE ALBUQUERQUE NM 87109

100905527811240325 LEGAL: LOT 13 B LOCK 1 PLAT FOR SILVERADO SUBDIVISION UNIT LAND USE:  
 PROPERTY ADDR: 00000 1731 SILVER SKY DR SW  
 OWNER NAME: 21 HOUSING CORPORATION  
 OWNER ADDR: 06700 JEFFERSON NE ALBUQUERQUE NM 87109

100905527910840324 LEGAL: LOT 12 B LOCK 1 PLAT FOR SILVERADO SUBDIVISION UNIT LAND USE:  
 PROPERTY ADDR: 00000 1735 SILVER SKY DR SW  
 OWNER NAME: 21 HOUSING CORPORATION  
 OWNER ADDR: 06700 JEFFERSON NE ALBUQUERQUE NM 87109

100905528210240323 LEGAL: LOT 11 B LOCK 1 PLAT FOR SILVERADO SUBDIVISION UNIT LAND USE:  
 PROPERTY ADDR: 00000 1739 SILVER SKY DR SW  
 OWNER NAME: 21 HOUSING CORPORATION  
 OWNER ADDR: 06700 JEFFERSON NE ALBUQUERQUE NM 87109

100905528810240322 LEGAL: LOT 10 B LOCK 1 PLAT FOR SILVERADO SUBDIVISION UNIT LAND USE:  
 PROPERTY ADDR: 00000 1743 SILVER SKY DR SW  
 OWNER NAME: 21 HOUSING CORPORATION  
 OWNER ADDR: 06700 JEFFERSON NE ALBUQUERQUE NM 87109

100905528408742935 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905528708242934 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905521002532124 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905539407742215 LEGAL: LOT 1-P1 BLOCK 5 PLAT FOR EL RANCHO GRANDE I UNIT LAND USE:  
 PROPERTY ADDR: 00000 8808 SILVERADO AVE SW  
 OWNER NAME: ORTIZ ROBERT J & HERRERA CRYST  
 OWNER ADDR: 08808 SILVERADO AV SW ALBUQUERQUE NM 87121

100905528807842933 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905539907442214 LEGAL: LOT 2-P1 BLOCK 5 PLAT FOR EL RANCHO GRANDE I UNIT LAND USE:  
 PROPERTY ADDR: 00000 8804 SILVERADO AVE SW  
 OWNER NAME: ARAGON TOMAS  
 OWNER ADDR: 08804 SILVERADO AV SW ALBUQUERQUE NM 87121

100905529007442932 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905540307242213 LEGAL: LOT 3-P1 BLOCK 5 PLAT FOR EL RANCHO GRANDE I UNIT LAND USE:  
 PROPERTY ADDR: 00000 8800 SILVERADO AVE SW  
 OWNER NAME: RODRIGUEZ BERNADETTE R  
 OWNER ADDR: 08800 SILVERADO AV SW ALBUQUERQUE NM 87121

100905526501332110 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905540706942212 LEGAL: LOT 4-P1 BLOCK 5 PLAT FOR EL RANCHO GRANDE I UNIT LAND USE:  
 PROPERTY ADDR: 00000 8708 SILVERADO AVE SW  
 OWNER NAME: CORDOVA PATRICIA L & SANCHEZ A  
 OWNER ADDR: 08708 SILVERADO AV SW ALBUQUERQUE NM 87121

100905529207042931 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905541006542211 LEGAL: LOT 5-P1 BLOCK 5 PLAT FOR EL RANCHO GRANDE I UNIT LAND USE:  
 PROPERTY ADDR: 00000 8704 SILVERADO AVE SW  
 OWNER NAME: CASTILLO JOSE OCTAVIO & ERCILI  
 OWNER ADDR: 08704 SILVERADO AV SW ALBUQUERQUE NM 87121

100905529406642930 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905541306142210 LEGAL: LOT 6-P1 BLOCK 5 PLAT FOR EL RANCHO GRANDE I UNIT LAND USE:  
 PROPERTY ADDR: 00000 8700 SILVERADO AVE SW  
 OWNER NAME: CORREA ANTONIO  
 OWNER ADDR: 08700 SILVERADO AV SW ALBUQUERQUE NM 87121

100905529606142929 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905541705942209 LEGAL: LOT 7-P1 BLOCK 5 PLAT FOR EL RANCHO GRANDE I UNIT LAND USE:  
 PROPERTY ADDR: 00000 8608 SILVERADO AVE SW  
 OWNER NAME: CHAVEZ CHARLES V  
 OWNER ADDR: 08608 SILVERADO AV SW ALBUQUERQUE NM 87121

100905538905742901 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905529805742928 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905542005442208 LEGAL: LOT 8-P1 BLOCK 5 PLAT FOR EL RANCHO GRANDE I UNIT LAND USE:  
 PROPERTY ADDR: 00000 8604 SILVERADO AVE SW  
 OWNER NAME: GONZALES DEBRA L  
 OWNER ADDR: 08604 SILVERADO AV SW ALBUQUERQUE NM 87121

100905536601240125 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905530005342927 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905538805342902 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905542105042207 LEGAL: LOT 9-P1 BLOCK 5 PLAT FOR EL RANCHO GRANDE I UNIT LAND USE:  
 PROPERTY ADDR: 00000 8600 SILVERADO AVE SW  
 OWNER NAME: CAVAZOS EMILIO MARTIN  
 OWNER ADDR: 08600 SILVERADO AV NW ALBUQUERQUE NM 87121

100905530205042926 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905538604942903 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905542304642206 LEGAL: LOT 10-P 1 BLOCK 5 PLAT FOR EL RANCHO GRANDE I UNIT LAND USE:  
 PROPERTY ADDR: 00000 8508 SILVERADO AVE SW  
 OWNER NAME: TORRES MICHAEL A & TAPIA ARIEL  
 OWNER ADDR: 08508 SILVERADO AV SW ALBUQUERQUE NM 87121

100905530404642925 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905538404442904 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905530604142924 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905538104042905 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905542404142205 LEGAL: LOT 11-P 1 BLOCK 5 PLAT FOR EL RANCHO GRANDE I UNIT LAND USE:  
PROPERTY ADDR: 00000 8504 SILVERADO AVE SW  
OWNER NAME: GONZALEZ PEDRO D  
OWNER ADDR: 00000 ALBUQUERQUE NM 87195

100905537703642906 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905530803742923 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905542603742204 LEGAL: LOT 12-P 1 BLOCK 5 PLAT FOR EL RANCHO GRANDE I UNIT LAND USE:  
PROPERTY ADDR: 00000 8500 SILVERADO AVE SW  
OWNER NAME: MARTINEZ FRANK & MYRA L  
OWNER ADDR: 08500 SILVERADO AV SW ALBUQUERQUE NM 87121

100905537203442907 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905536703342908 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905536303242909 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905530903342922 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905535803142910 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905535403142911 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905542703242203 LEGAL: LOT 13-P 1 BLOCK 5 PLAT FOR EL RANCHO GRANDE I UNIT LAND USE:  
PROPERTY ADDR: 00000 8408 SILVERADO AVE SW  
OWNER NAME: AGUILAR SAUL  
OWNER ADDR: 08408 SILVERADO AV SW ALBUQUERQUE NM 87121

100905534903042912 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905534502942913 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905534002842914 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905531102942921 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905533602742915 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905533102642916 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905542702742202 LEGAL: LOT 14-P 1 BLOCK 5 PLAT FOR EL RANCHO GRANDE I UNIT LAND USE:  
PROPERTY ADDR: 00000 8404 SILVERADO AVE SW  
OWNER NAME: SANDOVAL LEO C & MARISELLA Y  
OWNER ADDR: 08404 SILVERADO AV SW ALBUQUERQUE NM 87121

100905532702442917 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905531302542920 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905542802242201 LEGAL: LOT 15-P 1 BLOCK 5 PLAT FOR EL RANCHO GRANDE I UNIT LAND USE:  
PROPERTY ADDR: 00000 8400 SILVERADO AVE SW  
OWNER NAME: PARRA SUSANA  
OWNER ADDR: 08400 SILVERADO AV SW ALBUQUERQUE NM 87121

100905531502142919 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905531801742918 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905543100941802 LEGAL: LOT 13-P 1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I UNIT LAND USE:  
PROPERTY ADDR: 00000 8712 RANCHER RD SW  
OWNER NAME: CURB INC  
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

100905542500841801 LEGAL: LOT 14-P 1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I UNIT LAND USE:  
PROPERTY ADDR: 00000 8716 RANCHER RD SW  
OWNER NAME: CURB INC  
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

100905443950410202 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905443450310201 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905442150710102 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905442350610103 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905430243210344 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905437748510101 LEGAL: PARC EL 5 CORRECTION PLAT NO 2 CORRECTION PLAT BULK LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: YOO JAMES J & HEE Y & YOO KYUN  
OWNER ADDR: 01306 BROADWAY SE ALBUQUERQUE NM 87102

100905435042410302 LEGAL: PARC EL 5 B CORRECTION PLAT NO 2 CORRECTION PLAT BUL LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: YOO JAMES J & HEE Y & YOO KYUN  
OWNER ADDR: 01306 BROADWAY SE ALBUQUERQUE NM 87102

100905444248811624 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905443748711625 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905426843620405 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905444447811602 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905443947711601 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905421242420404 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905444746211719 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905444346211720 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905443746111721 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905443045011701 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905443645111702 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905441943611924 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905442643611923 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905441842611901 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905439639410301 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905443136512009 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905420038020402 LEGAL: TRIANGULAR TRACT OF LAND WITHIN THE N/2 OF S/2 OF LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: DAVIS CHARLES ETAL  
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

100905413232720103 LEGAL: SLY PORT OF NLY PORT OF TR 1 SALAZAR-DAVIS TRS A.K LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: DAVIS CHARLES ETAL  
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

100905425731420104 LEGAL: TRACT OF LAND BEING A PORTION OF TR 1 SALAZAR-DAVI LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: YOO JAMES J & HEE Y & YOO KYUN  
 OWNER ADDR: 01306 BROADWAY BL SE ALBUQUERQUE NM 87102

100905435529411501 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905447729111502 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE





# 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: July 18, 2003

TO CONTACT NAME: Jim Aldrich  
COMPANY/AGENCY: Aldrich Land Surveying Inc  
ADDRESS/ZIP: PO Box 30701 87190  
PHONE/FAX #: 884-1990 / 884-1140

Thank you for your inquiry of 7-18-03 requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Albuquerque South, Unit 3, Tract E-5-A & E-6-A  
zone map page(s) M+N-9

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

Westgate Heights  
Neighborhood Association  
Contacts: Matthew Archuleta  
1628 Summerfield SW  
836-7251 (h) 87121  
Libby McIntosh  
1316 Ladrones Ct SW  
831-5189 (h) 87121

Neighborhood Association  
Contacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 S. Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

7002 2410 0002 9987 4959

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

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

ALBUQUERQUE, NM 87121

|   |           |             |
|---|-----------|-------------|
| Postage   | \$        | 0.37        |
| Certified Fee                                     |           | 2.30        |
| Return Receipt Fee<br>(Endorsement Required)      |           |             |
| Restricted Delivery Fee<br>(Endorsement Required) |           |             |
| <b>Total Postage &amp; Fees</b>                   | <b>\$</b> | <b>2.67</b> |



Sent To **MR. MATTHEW ARCHULETA**  
 Street, Apt. No.,  
 or PO Box No. **1628 SUMMERFIELD SW**  
 City, State, ZIP+4  
**ALBQ, NM 87121**

PS Form 3800, June 2002 See Reverse for Instructions

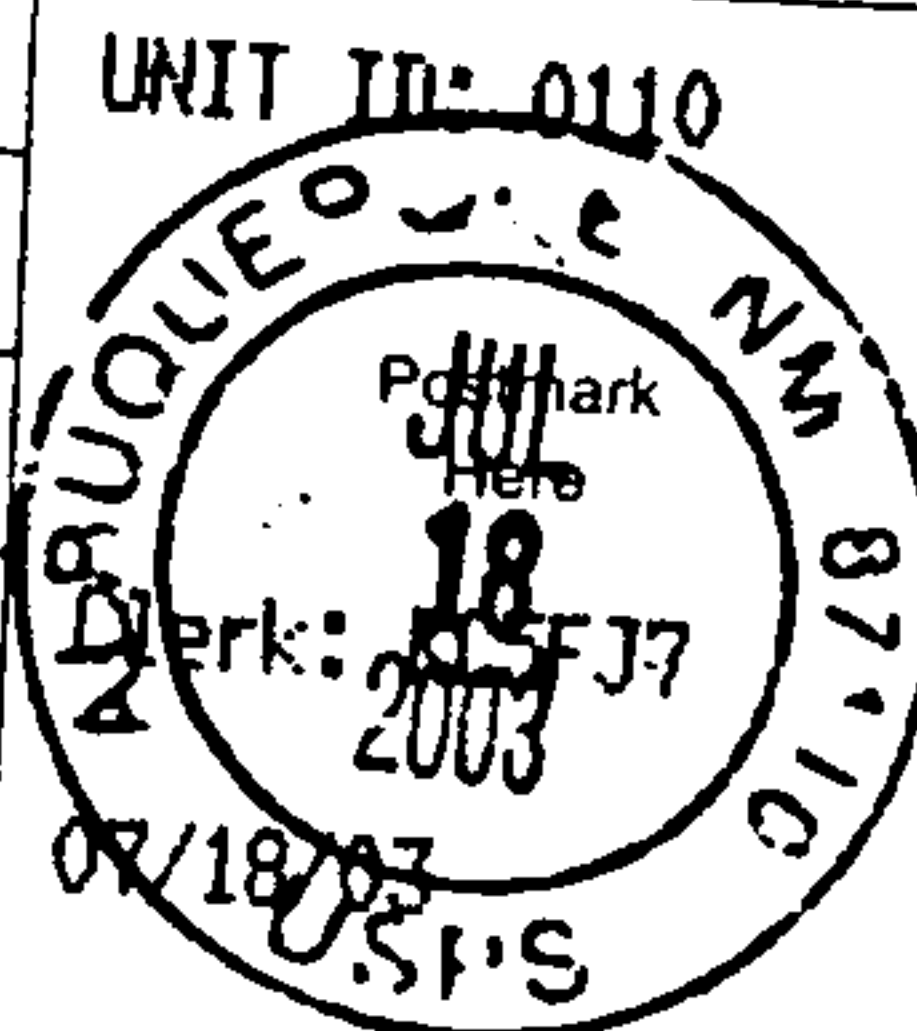
7002 2410 0002 9987 4935

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

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

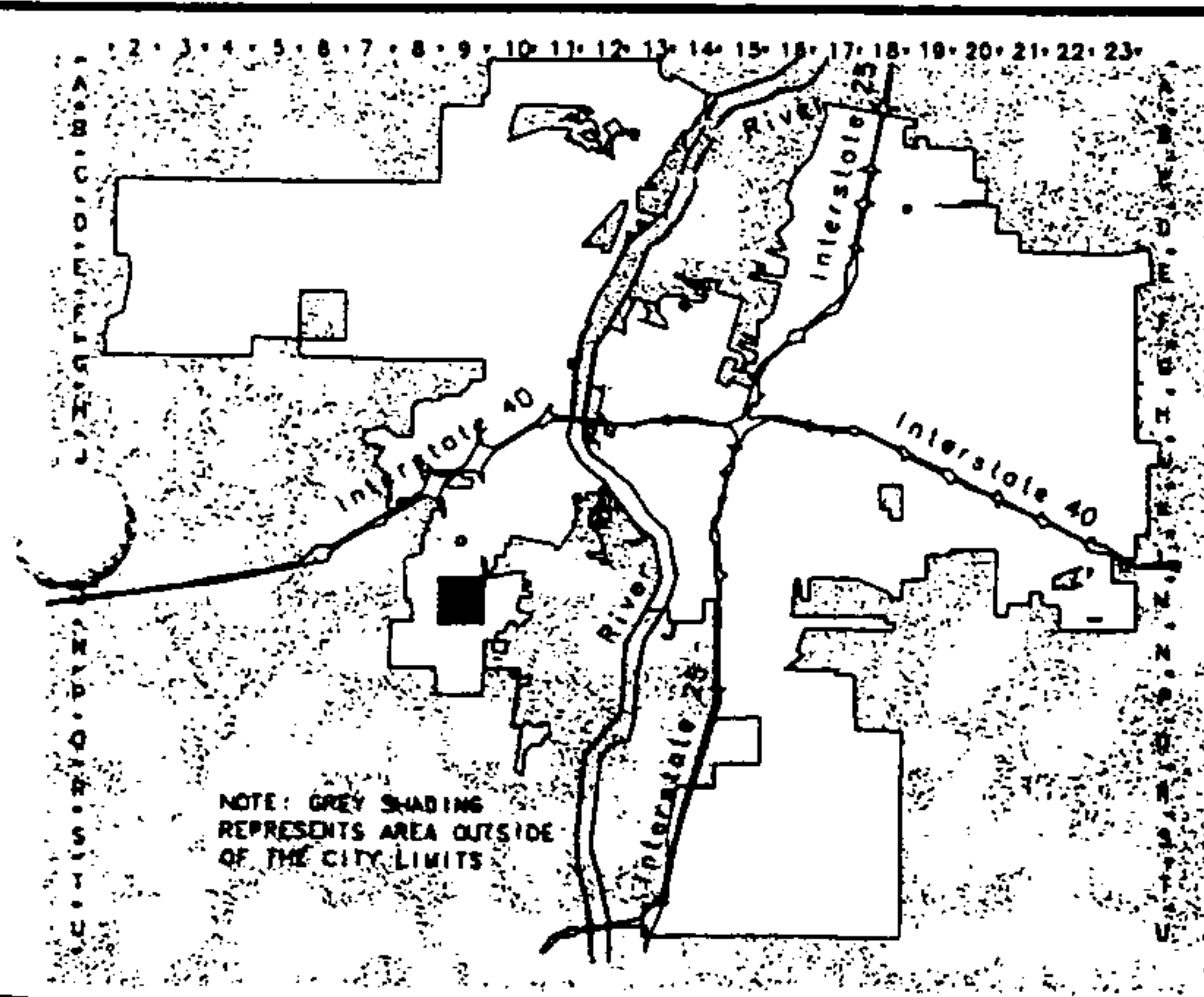
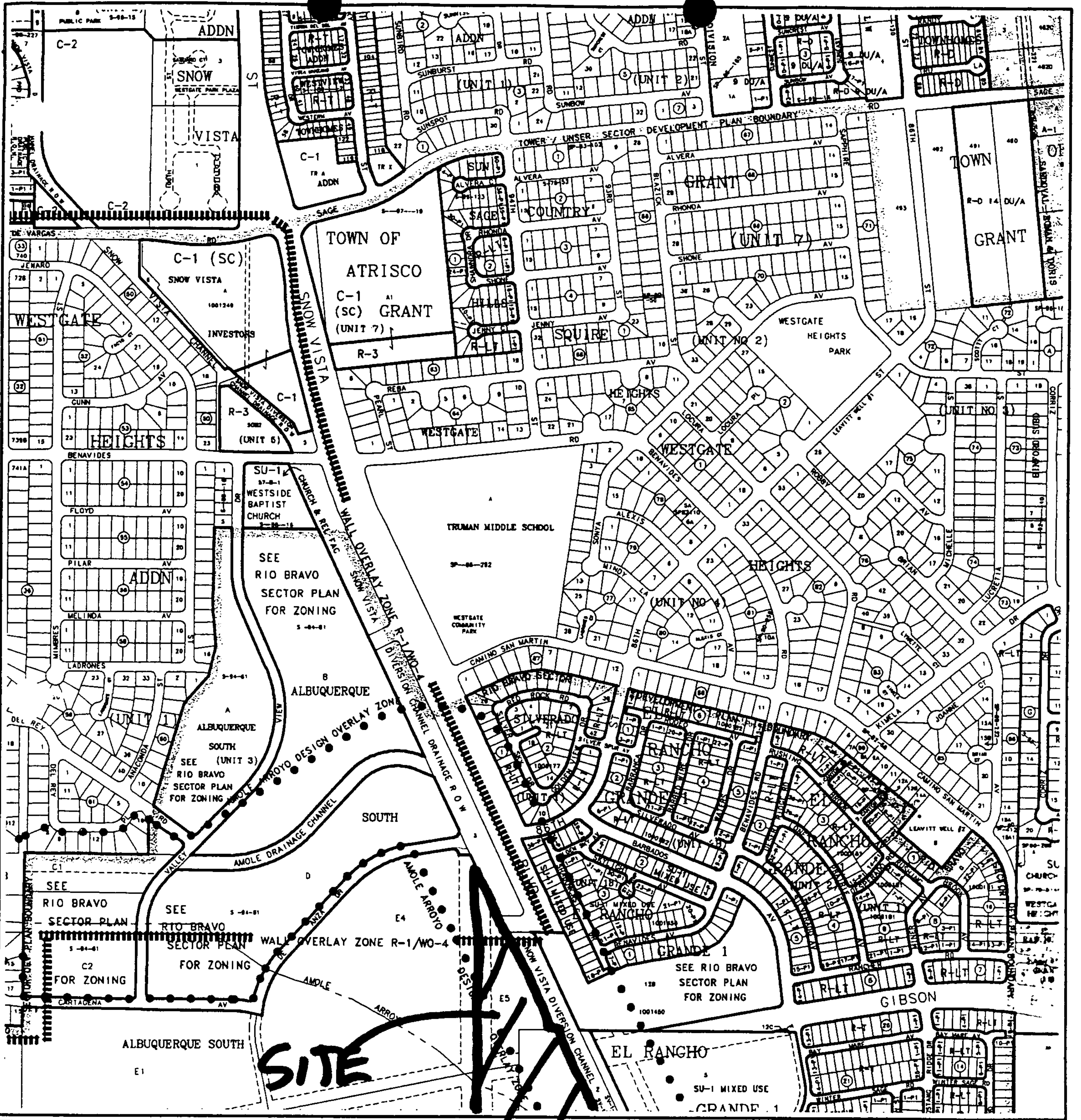
ALBUQUERQUE, NM 87121

|   |           |             |
|---|-----------|-------------|
| Postage   | \$        | 0.37        |
| Certified Fee                                     |           | 2.30        |
| Return Receipt Fee<br>(Endorsement Required)      |           |             |
| Restricted Delivery Fee<br>(Endorsement Required) |           |             |
| <b>Total Postage &amp; Fees</b>                   | <b>\$</b> | <b>2.67</b> |



Sent To **MS. LIBBY McINTOSH**  
 Street, Apt. No.,  
 or PO Box No. **1316 LADRONES CT. SW**  
 City, State, ZIP+4  
**ALBQ NM 87121**

PS Form 3800, June 2002 See Reverse for Instructions

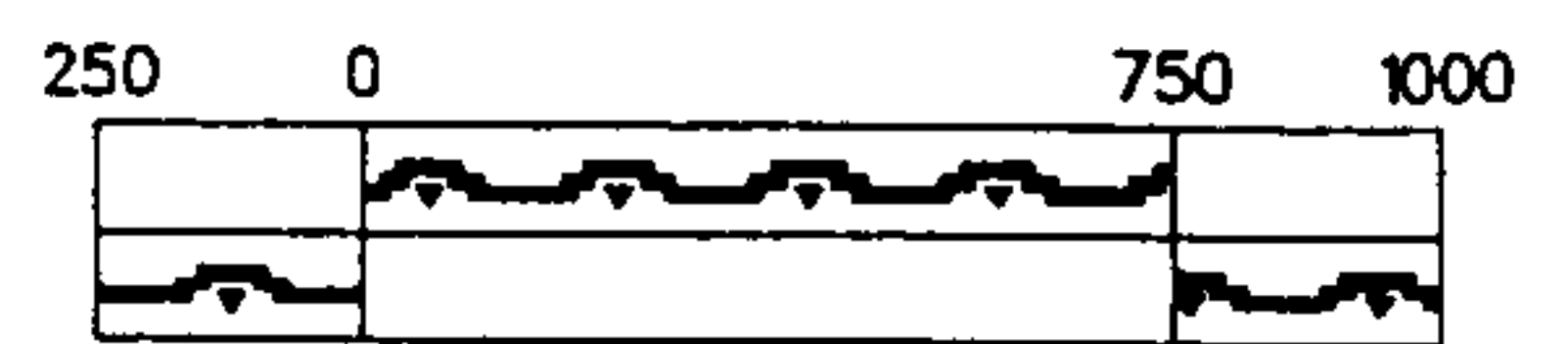


CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

**M-9-Z**

Map Amended through January 22, 2003

July 17, 2003

Ms. Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
600 2nd Street SW  
Albuquerque, NM 87103

**Re: Bulk Land Plat - ALBUQUERQUE SOUTH UNIT 3, TRACT E5A AND E6A**

Dear Ms. Matson:

Aldrich Land Surveying, Inc., agents for Curb, Inc. is requesting bulk land variance/preliminary and final plat approval on the above-mentioned tracts. The plat contains the necessary language related to the waiver of improvements.


We are creating 2 tracts from 3 existing tracts comprising 36.7322 acres.

We are combining tracts created by prior deeds and platting for dedication of public street right-of-way.

This site is vacant, so a site sketch has not been provided.

Please contact me if I can be of any further assistance.

Aldrich Land Surveying, Inc.  
PO Box 30701  
Albuquerque, NM 87190  
884-1990

  
Tim Aldrich, PS  
Aldrich Land Surveying, Inc.



July 17, 2003

Mr. Matthew Archuleta  
1628 Summerfield SW  
Albuquerque, NM 87121

**Re: Bulk Land Plat - ALBUQUERQUE SOUTH UNIT 3, TRACT E5A AND E6A**

Dear Mr. Archuleta:

Aldrich Land Surveying, Inc., agents for Curb, Inc. is requesting bulk land variance/preliminary and final plat approval on the above-mentioned tracts. The plat contains the necessary language related to the waiver of improvements.


We are creating 2 tracts from 3 existing tracts comprising 36.7322 acres.

We are combining tracts created by prior deeds and platting for dedication of public street right-of-way.

This site is vacant, so a site sketch has not been provided.

Please contact me if I can be of any further assistance.

Aldrich Land Surveying, Inc.  
PO Box 30701  
Albuquerque, NM 87190  
884-1990

  
Tim Aldrich, PS  
Aldrich Land Surveying, Inc.

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

PAID RECEIPT

APPLICANT NAME CUREB INC  
AGENT TIM ALDRICH  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1002812/05DRB01506  
PROJECT NAME ALBUQUERQUE SOUTH UNIT 3

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
\$ 100.<sup>00</sup> 441006/4983000 DRB Actions DEFERRAL (2 units)  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 100.<sup>00</sup> TOTAL AMOUNT DUE

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

5206  
95-32/1070 NM 2260  
DATE 11-02-05  
TIMOTHY J. ALDRICH  
5417 RAYITO DEL LUNA N.E.  
ALBUQUERQUE, NM 87111  
CITY OF ALBUQUERQUE  
\$ 100.<sup>00</sup>  
DOLLARS  
Bank of America  
ACH R/T 107000327  
2 DEFERRALS 1002819  
107000327: 002053891944 5206  
11/2/2005 12:03PM LOC: ANNX  
Premier Banking RECEIPT# 00049197 WSH 006 TRANS# 0016  
Account 441006 Fund 0110  
Activity 4983000 MP TRSEJA  
Trans AMZ \$100.00  
J24 Misc  
CHANGE \$100.00  
Thank You \$0.00

City Planning, DRB

#17

RE: Project #1002819/05DRB01606

Dear Claire

I meant to remind you to defer me for 2 weeks to November 9. VERY sorry for the confusion.

Bo Johnson



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

PAID RECEIPT

APPLICANT NAME

Albuquerque South

AGENT

Jim Albrecht

ADDRESS

PROJECT & APP #

1002819

PROJECT NAME

Albuq. South

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

Deferred

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ \_\_\_\_\_ 441018/4971000 Public Notification

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*

- ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

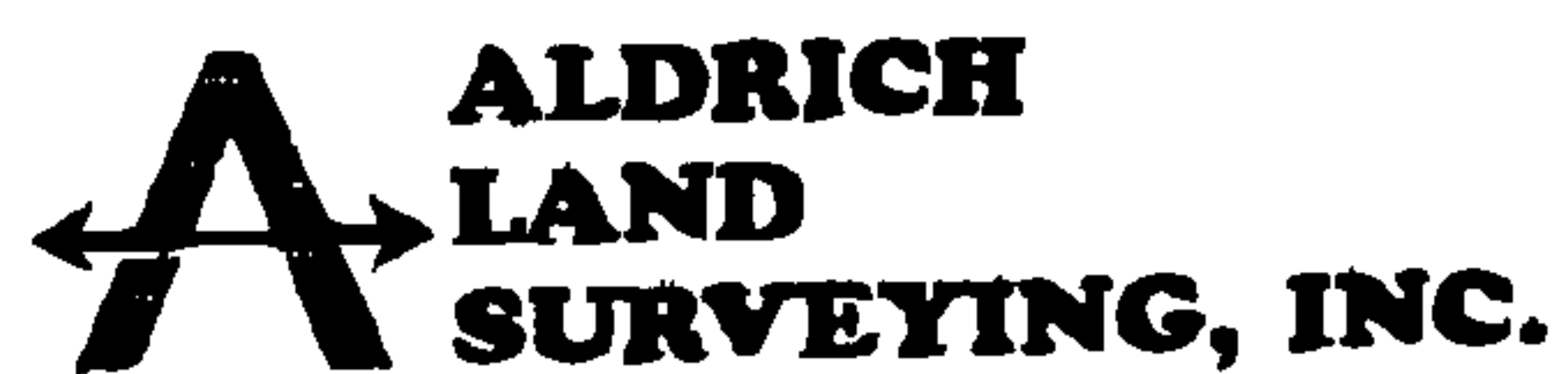
\$ 50.00 TOTAL AMOUNT DUE

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

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

10/11/2005 10:44AM LOC: ANN  
X  
RECEIPT# 00048056 WS# 006 TRANS# 0014  
Account 441006 Fund 0110  
Activity 4983000 TRSEJA  
Trans Amt \$50.00  
J24 Misc \$50.00

CK \$50.00  
CHANGE \$0.00



---

October 11, 2005

Ms. Claire Senova  
Planning Department  
City of Albuquerque

**SUBJECT: TRACT E-6-A-1, ALBUQUERQUE SOUTH UNIT 3**  
**Project No. 1002819**

Could you please defer this project until October 19<sup>th</sup>, 2005.

Thank you,

Tim Aldrich

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

### S Z ZONING & PLANNING

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

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

### APPLICANT INFORMATION:

NAME: CURB, INC. PHONE: 881-9190  
 ADDRESS: 5160 SAN FRANCISCO RD. N.E. FAX: 875-1723  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): TIM ALDRICH PHONE: 884-1990  
 ADDRESS: P.O. BOX 30701 FAX: 884-1140  
 CITY: ALBUQUERQUE STATE NM ZIP 87190 E-MAIL: alsurveying1003

DESCRIPTION OF REQUEST: REPLAT TRACT EGA, ALBUQUERQUE SOUTH TO INCLUDE AMAFCA RIGHT-OF-WAY AND DEDICATE ROADWAY.

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. E-6-A Block: \_\_\_\_\_ Unit: 3  
 Subdiv. Adn. ALBUQUERQUE SOUTH  
 Current Zoning: SU-1, R-2 & R-T Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): N-9 No. of existing lots: 2 No. of proposed lots: 1  
 Total area of site (acres): 30.6706 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No \_\_\_ but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 100905431542510344 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS:  On or Near: 98TH STREET  
 Between: GIBSON BLYD. S.W. and BLAKE RD. S.W.

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
1001896, 1002819, 03DRB-01183, 03DRB-01180

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

SIGNATURE Timothy Aldrich DATE 09-26-05  
 (Print) TIMOTHY ALDRICH \_\_\_ Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

#### 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

**WD**

#### Application case numbers

DRB 01506

#### Action

P&F  
CMF

#### S.F.

5(3)

#### Fees

\$ 215.00  
 \$ 20.00  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 Total  
 \$ 235.00

#### Hearing date

10/5/2005

Kim Sims 9/27/05

#### Project #

1002819

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**Your attendance is required.**

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

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

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

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

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

\_\_\_\_\_ TIM ALDRICH \_\_\_\_\_  
Applicant name (print)  
\_\_\_\_\_ Tim Aldrich / 09-26-05 \_\_\_\_\_  
Applicant signature / date

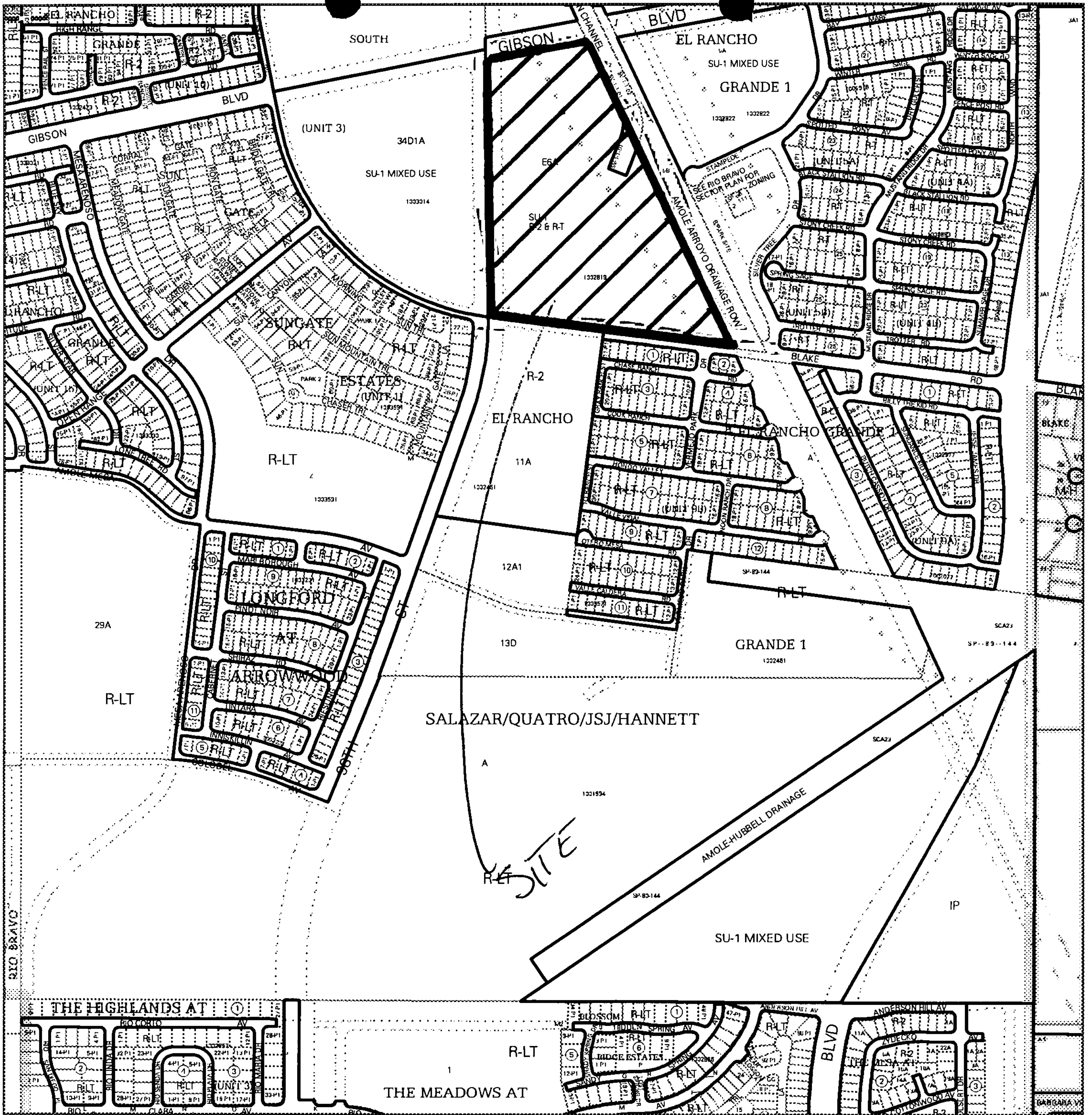


Form revised 11/04

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

Application case numbers  
05DRB - \_\_\_\_\_ - 01506  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

\_\_\_\_\_ Kim Davis 9/27/05 \_\_\_\_\_  
Planner signature / date  
**Project #** 1002819



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

Map amended through: 9/2/2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**N-09-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

September 26, 2005

Ms. Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
600 2nd Street SW  
Albuquerque, NM 87103

**Re: Preliminary/Final Plat - TRACT E-6-A-1  
ALBUQUERQUE SOUTH UNIT 3**

Dear Ms. Matson:

Aldrich Land Surveying, Inc., agents for Curb, Inc., is requesting preliminary/final plat approval on the above-mentioned lot.

We are dedicating additional street right-of-way for 98<sup>th</sup> Street SW and Blake Road SW and incorporating a piece of AMAFCA right-of-way

This site is vacant, so a site sketch has not been provided.

Please contact me if I can be of any further assistance.

Aldrich Land Surveying, Inc.  
PO Box 30701  
Albuquerque, NM 87190  
884-1990



Tim Aldrich, PS  
Aldrich Land Surveying, Inc.

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

PAID RECEIPT

APPLICANT NAME

Albuquerque South

AGENT

Jim Albrecht

ADDRESS

PROJECT & APP #

1002819

PROJECT NAME

Albuq. South

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

Deferred

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ \_\_\_\_\_ 441018/4971000 Public Notification

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*

- ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 50.00 TOTAL AMOUNT DUE

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

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

10/11/2005 10:44AM LOC: ANN  
X  
RECEIPT# 00048056 WSH 006 TRANSH 0014  
Account 441006 Fund 0110  
Activity 4983000 TRSEJA  
Trans Amt \$50.00  
J24 Misc

\$50.00

CK \$50.00  
CHANGE \$0.00



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 05DRB-01506 (P&F)  
Project Name: ALBUQUERQUE SOUTH UNIT 3  
Agent: Tim Aldrich

Project # 1002819  
Phone No.: 884-1990

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

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

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

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

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

Project Number

1002819

OK



# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form  
**SUBDIVISION** **S**  
 Major Subdivision action BLV  
 Minor Subdivision action  
 Vacation **V**  
 Variance (Non-Zoning)

Supplemental form  
**ZONING** **Z**  
 Annexation & Zone Establishment  
 Sector Plan  
 Zone Change  
 Text Amendment

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

**APPEAL / PROTEST of...** **A**  
 Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: CURB, INC. PHONE: 881-9190  
 ADDRESS: 6301 INDIAN SCHOOL NE, ST 208 FAX: 875-1725  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): ALDRICH LAND SURVEYING, INC PHONE: 884-1990  
 ADDRESS: PO BOX 30701 FAX: 884-1140  
 CITY: ALBUQUERQUE STATE NM ZIP 87190 E-MAIL: als@thuntek.net

DESCRIPTION OF REQUEST: BULK LAND VARIANCE OF ALBUQUERQUE SOUTH UNIT 3, TRACT E-5-A & E-6-A AND PRELIMINARY/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. TR. 1 TRACT E-5 & E-6 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 (Subdiv.) Addn. SALAZAR-DAVIS TRACTS ALBUQUERQUE SOUTH UNIT 3  
 Current Zoning: C-2 & SU-1 (R-2 & R-T) Proposed zoning: SAME  
 Zone Atlas page(s): M-9 & N-9 No. of existing lots: 3 No. of proposed lots: 2  
 Total area of site (acres): 36.7322 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. 100905526501332110 100905426843620405 100905430243210344 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SNOW VISTA CHANNEL  
 Between: DE ANZA DR. SW and BLAKE RD. SW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
SP-86-111 / PROJ 1001896 02DRB-00608 ← W. OF PROJ. AREA  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE 07-17-03  
 (Print) TIMOTHY ALDRICH \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

| <input type="checkbox"/> INTERNAL ROUTING                               | Application case numbers                    | Action            | S.F. | Fees                   |
|---|---|-------------------|------|------------------------|
| <input checked="" type="checkbox"/> All checklists are complete         | <u>03DRB - 01180</u>                        | <u>BLV</u>        |      | <u>\$ 145</u>          |
| <input checked="" type="checkbox"/> All fees have been collected        |   | <u>NOTIF. FEE</u> |      | <u>\$ 75.00</u>        |
| <input checked="" type="checkbox"/> All case #s are assigned            | <u>03DRB - 01183</u>                        | <u>P4F</u>        |      | <u>\$ 285.00</u>       |
| <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                         |   |                   |      | \$                     |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate                 |   |                   |      | \$                     |
|   | Hearing date <u>AUG. 13<sup>th</sup> 03</u> |                   |      | Total <u>\$ 505.00</u> |

B. Berhert 7/18/03  
 Planner signature / date

Project # 1002819

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

- Application for subdivision (Plat) on FORM S, 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. *4600 + 7500 for notify fee*
  - 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.

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.

TIMOTHY ALDRICH  
 Applicant name (print)  
[Signature] 07-17-03  
 Applicant signature / date



Form revised September 2001

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

Application case numbers  
D30RB-01180  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 7/18/03  
 Planner signature / date  
 Project # 1002819

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

**SKETCH PLAT REVIEW AND COMMENT**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - 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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- 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) 285.00
  - 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.**

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

**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.  
 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.

TIMOTHY ALDRICH  
 Applicant name (print)  
[Signature] 07-17-03  
 Applicant signature / date



Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
03003 - 01183

[Signature] 7/18/03  
 Planner signature / date  
**Project # 1002819**



July 17, 2003

Ms. Libby McIntosh  
1316 Ladrones Ct. SW  
Albuquerque, NM 87121

**Re: Bulk Land Plat - ALBUQUERQUE SOUTH UNIT 3, TRACT E5A AND E6A**

Dear Ms. McIntosh:

Aldrich Land Surveying, Inc., agents for Curb, Inc. is requesting bulk land variance/preliminary and final plat approval on the above-mentioned tracts. The plat contains the necessary language related to the waiver of improvements.


We are creating 2 tracts from 3 existing tracts comprising 36.7322 acres.

We are combining tracts created by prior deeds and platting for dedication of public street right-of-way.

This site is vacant, so a site sketch has not been provided.

Please contact me if I can be of any further assistance.

Aldrich Land Surveying, Inc.  
PO Box 30701  
Albuquerque, NM 87190  
884-1990

  
Tim Aldrich, PS  
Aldrich Land Surveying, Inc.

July 17, 2003

Mr. Matthew Archuleta  
1628 Summerfield SW  
Albuquerque, NM 87121

**Re: Bulk Land Plat - ALBUQUERQUE SOUTH UNIT 3, TRACT E5A AND E6A**

Dear Mr. Archuleta:

Aldrich Land Surveying, Inc., agents for Curb, Inc. is requesting bulk land variance/preliminary and final plat approval on the above-mentioned tracts. The plat contains the necessary language related to the waiver of improvements.

We are creating 2 tracts from 3 existing tracts comprising 36.7322 acres.

We are combining tracts created by prior deeds and platting for dedication of public street right-of-way.

This site is vacant, so a site sketch has not been provided.

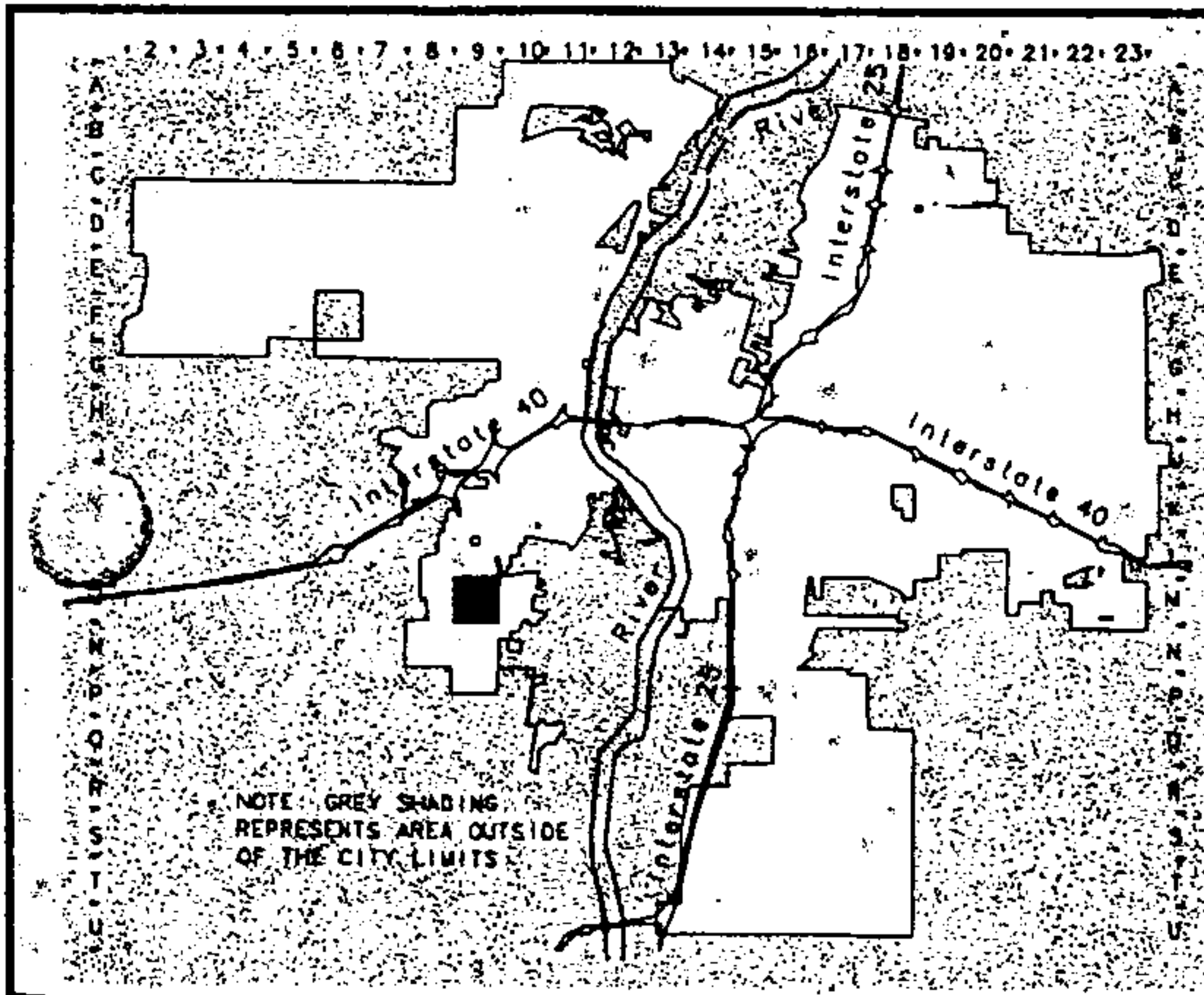
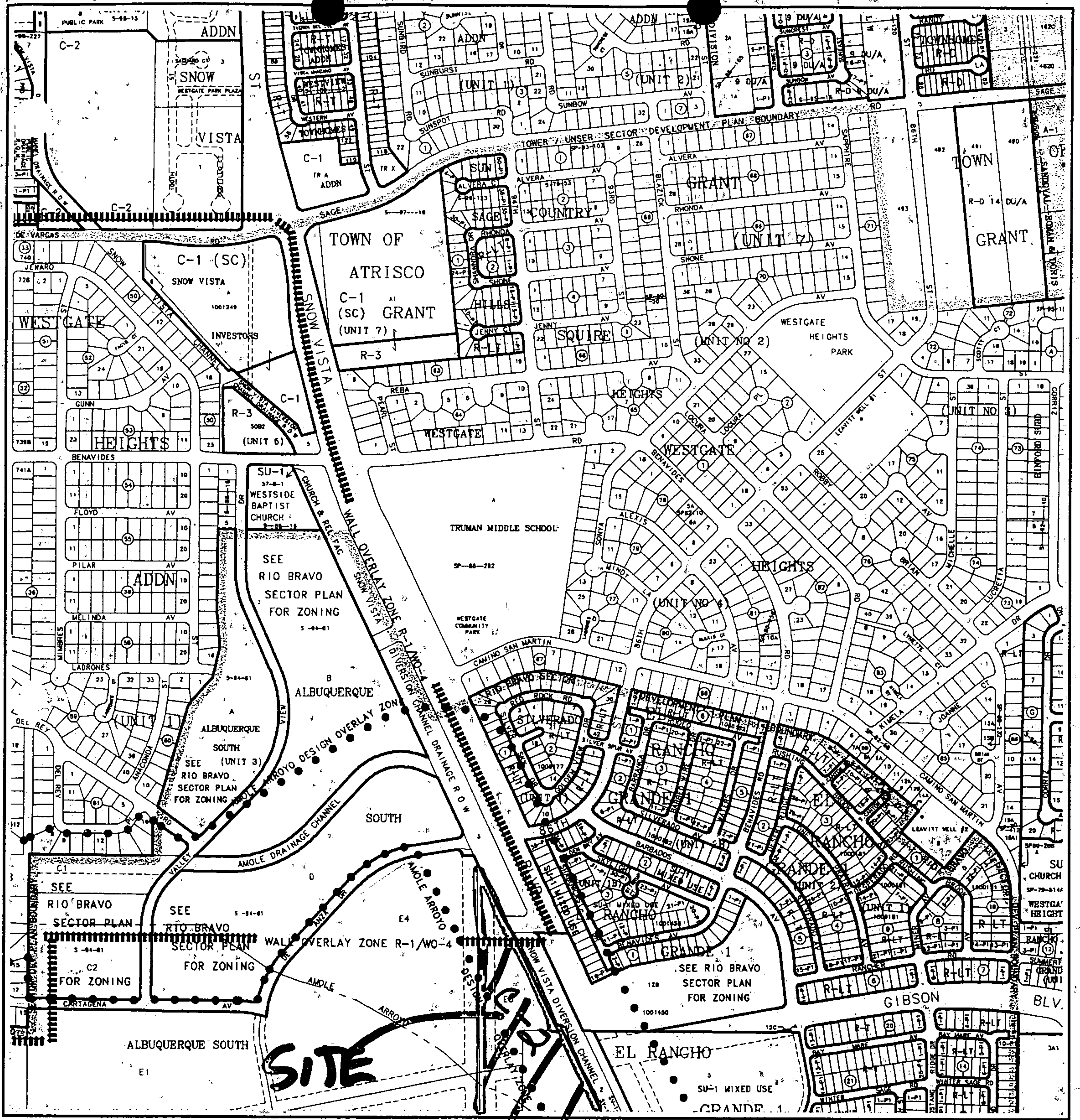
Please contact me if I can be of any further assistance.

Aldrich Land Surveying, Inc.  
PO Box 30701  
Albuquerque, NM 87190  
884-1990



Tim Aldrich, PS  
Aldrich Land Surveying, Inc.



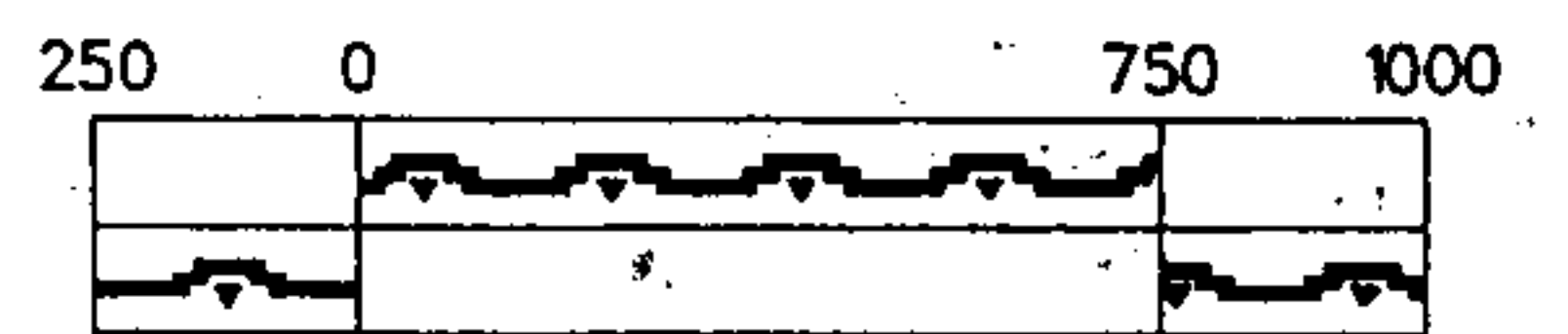


CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

**M-9-Z**

Map Amended through January 22, 2003



July 17, 2003

Ms. Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
600 2nd Street SW  
Albuquerque, NM 87103

**Re: Bulk Land Plat - ALBUQUERQUE SOUTH UNIT 3, TRACT E5A AND E6A**

Dear Ms. Matson:

Aldrich Land Surveying, Inc., agents for Curb, Inc. is requesting bulk land variance/preliminary and final plat approval on the above-mentioned tracts. The plat contains the necessary language related to the waiver of improvements.


We are creating 2 tracts from 3 existing tracts comprising 36.7322 acres.

We are combining tracts created by prior deeds and platting for dedication of public street right-of-way.

This site is vacant, so a site sketch has not been provided.

Please contact me if I can be of any further assistance.

Aldrich Land Surveying, Inc.  
PO Box 30701  
Albuquerque, NM 87190  
884-1990

  
Tim Aldrich, PS  
Aldrich Land Surveying, Inc.





# 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: July 18, 2003

TO CONTACT NAME: Jim Aldrich  
COMPANY/AGENCY: Aldrich Land Surveying Inc  
ADDRESS/ZIP: PO Box 30701 87190  
PHONE/FAX #: 884-1990 / 884-1140

Thank you for your inquiry of 7-18-03 requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Albuquerque South, Unit 3, Tract E-5-A & E-6-A  
zone map page(s) M+N-9

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

Westgate Heights  
Neighborhood Association  
Contacts: Matthew Archuleta  
1628 Summerfield SW  
836-7251 (h) 87101  
Libby McIntosh  
1316 Ladrones Ct SW  
831-5189 (h) 87121

Neighborhood Association  
Contacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 A. Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

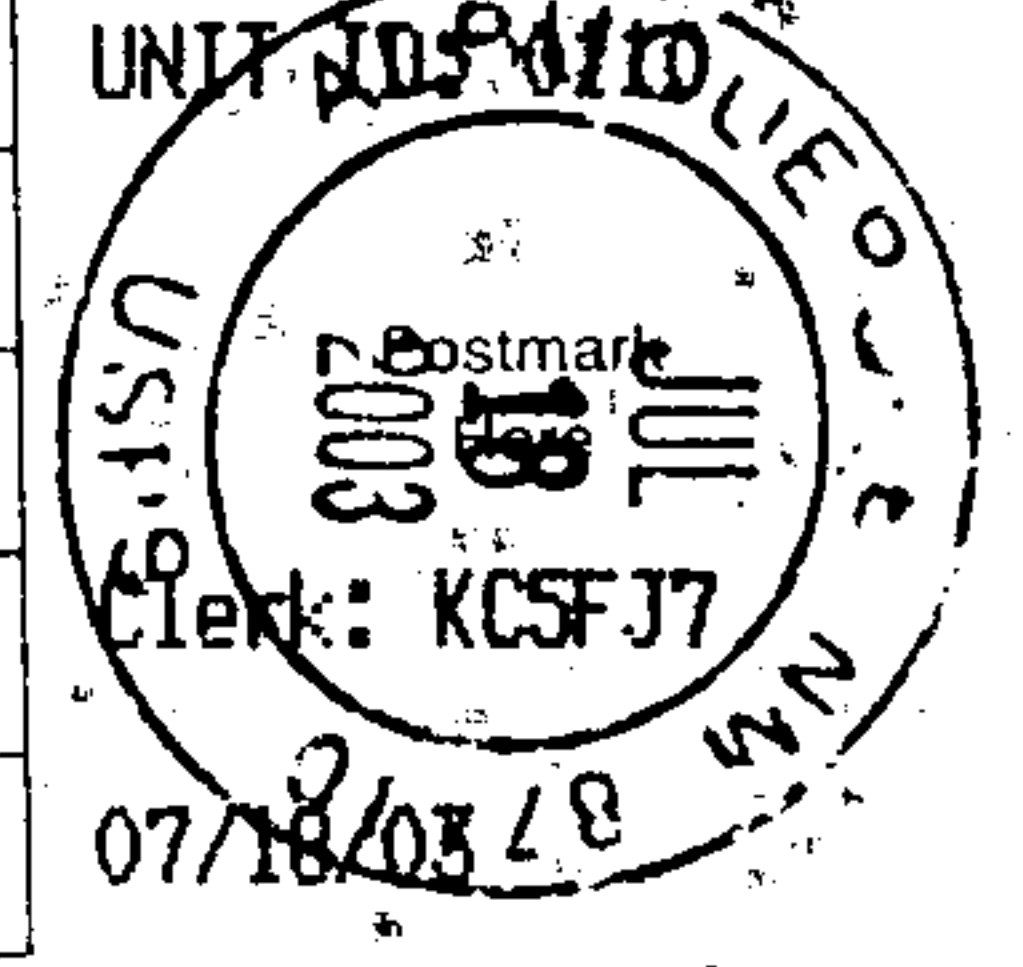
7002 2410 0002 9987 4959

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

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

ALBUQUERQUE, NM 87121

|   |                |
|---|----------------|
| Postage   | \$ 0.37        |
| Certified Fee                                     | 2.30           |
| Return Receipt Fee<br>(Endorsement Required)      |                |
| Restricted Delivery Fee<br>(Endorsement Required) |                |
| <b>Total Postage &amp; Fees</b>                   | <b>\$ 2.67</b> |



Sent To: **MR. MATTHEW ARCHULETA**  
 Street, Apt. No., or PO Box No.: **1628 SUMMERFIELD SW**  
 City, State, ZIP+4: **ALBQ, NM 87121**

PS Form 3800, June 2002 See Reverse for Instructions

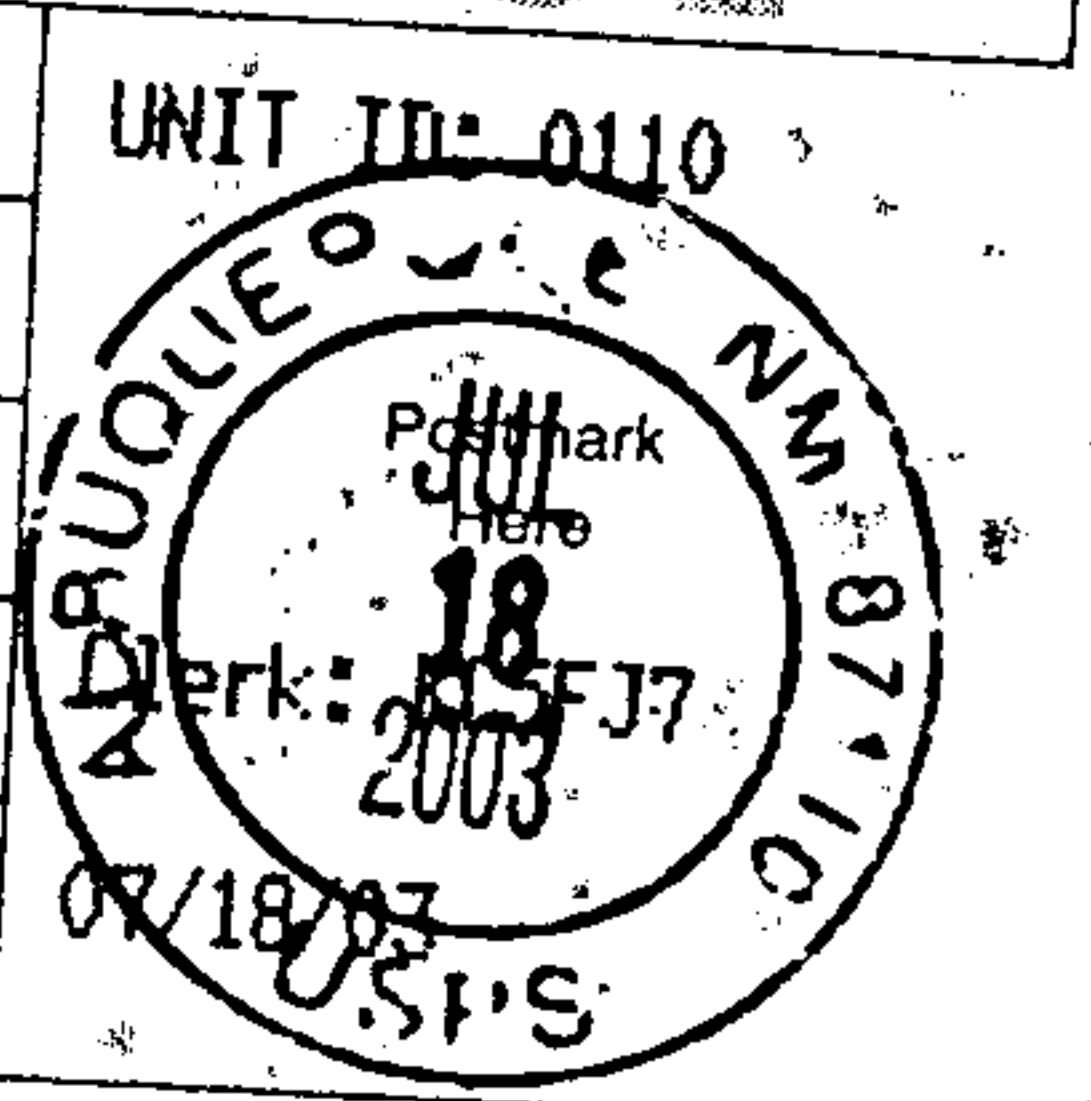
7002 2410 0002 9987 4935

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

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

ALBUQUERQUE, NM 87121

|   |                |
|---|----------------|
| Postage   | \$ 0.37        |
| Certified Fee                                     | 2.30           |
| Return Receipt Fee<br>(Endorsement Required)      |                |
| Restricted Delivery Fee<br>(Endorsement Required) |                |
| <b>Total Postage &amp; Fees</b>                   | <b>\$ 2.67</b> |



Sent To: **MS. LIBBY McINTOSH**  
 Street, Apt. No., or PO Box No.: **1316 LADRONES CT. SW**  
 City, State, ZIP+4: **ALBQ NM 87121**

PS Form 3800, June 2002 See Reverse for Instructions

ONE STOP SHOP ••• FRONT COUNTER  
 City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)  
 LAND DEVELOPMENT COORDINATION SECTION (LDC)  
 Plaza Del Sol - 2nd & 4<sup>TH</sup> 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** CURB, INC.  
**AGENT** ALDRICH LAND SURV.  
**ADDRESS** PO BOX 30701 87190  
**PROJECT NO.** 1002819  
**APPLICATION NO.** 1002819 03 ORB-01186  
03 DRB-01183

\$ 285<sup>00</sup> 441006 / 4983000 (DRB Cases)  
 \$ 145<sup>00</sup> 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
 \$ 75<sup>00</sup> 441018 / 4971000 (Notification)  
**\$ 505<sup>00</sup> Total amount due**

**ROBERT D. ALDRICH**  
 6116 MCLEOD N.E. 883-6988  
 ALBUQUERQUE, NM 87109

Date 7/18/03 5812  
 95-32/1070 NM  
 2053

Pay to the order of City of Albuquerque \$ 505<sup>00</sup>

\*\*\*DUPLICATE\*\*\*  
 City of Albuquerque Treasury Division  
 Bank of America

07/18/2003  
 X  
 RECEIPT# 00010053  
 Account 441018  
 Activity 4971000  
 Trans Amt  
 J24 Misc  
 CK  
 counterreceipt.doc  
 CHANGE

ACH R/T: 107000327 LDC:  
 For: Blue Land Plot  
Albue South Unit 3  
 ⑆07000327⑆ 002032403569⑆  
 TRSEJA  
 \$505.00  
 \$75.00  
 \$505.00  
 \$0.00

07/18/2003 19A  
 LDC: ANN  
 Fund 0110  
 Activity 4983000  
 Trans Amt \$505.00  
 J24 Misc \$430.00  
 10/28/02  
 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 JULY 29<sup>th</sup> 03 To AUGUST 13 03

5. REMOVAL

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

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

*Robert Allen*  
(Applicant or Agent)

7/18/03  
(Date)

I issued 2 signs for this application, 7/18/03  
(Date)

*R. Decker*  
(Staff Member)

DRB PROJECT NUMBER:

1002819

"NOTICE OF SUBDIVISION PLAT CONDITIONS"  
ALUBQUERQUE SOUTH, UNIT THREE, TRACTS  
E-5-A AND E-6-A

THE PLAT OF ALBUQUERQUE SOUTH, UNIT THREE, TRACTS E-5-A AND E-6-A HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 14-14-6-1 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND, EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

*Charles a Haegelin*

CURB, INC., CHARLES HAEGELIN, PRESIDENT

STATE OF NEW MEXICO )  
BERNALILLO COUNTY )

On this 2<sup>ND</sup> day of JUNE, 2003, this instrument was acknowledged before me by Charles Haegelin, President of Curb, Inc., a New Mexico Corporation.

*Mary S Strickman*  
Notary Public



OFFICIAL SEAL  
MARY S. STRICKMAN  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 3-28-07

\_\_\_\_\_  
Chairperson  
Development Review Board

Sheran

Sign when Final Plat  
is signed - This document  
is filed simultaneously with  
the plat.

Prm 1002819 *Shanks*  
Claw

1002819

1002819

1002819

1002819

Page 1002819

"NOTICE OF SUBDIVISION PLAT CONDITIONS"  
ALBUQUERQUE SOUTH, UNIT THREE, TRACTS  
E-5-A AND E-6-A

THE PLAT OF ALBUQUERQUE SOUTH, UNIT THREE, TRACTS E-5-A AND E-6-A HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 14-14-6-1 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND, EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

*Charles A Haegelin*

CURB, INC., CHARLES HAEGELIN, PRESIDENT

STATE OF NEW MEXICO )  
BERNALILLO COUNTY )

On this 2<sup>ND</sup> day of JUNE, 2003, this instrument was acknowledged before me by Charles Haegelin, President of Curb, Inc., a New Mexico Corporation.

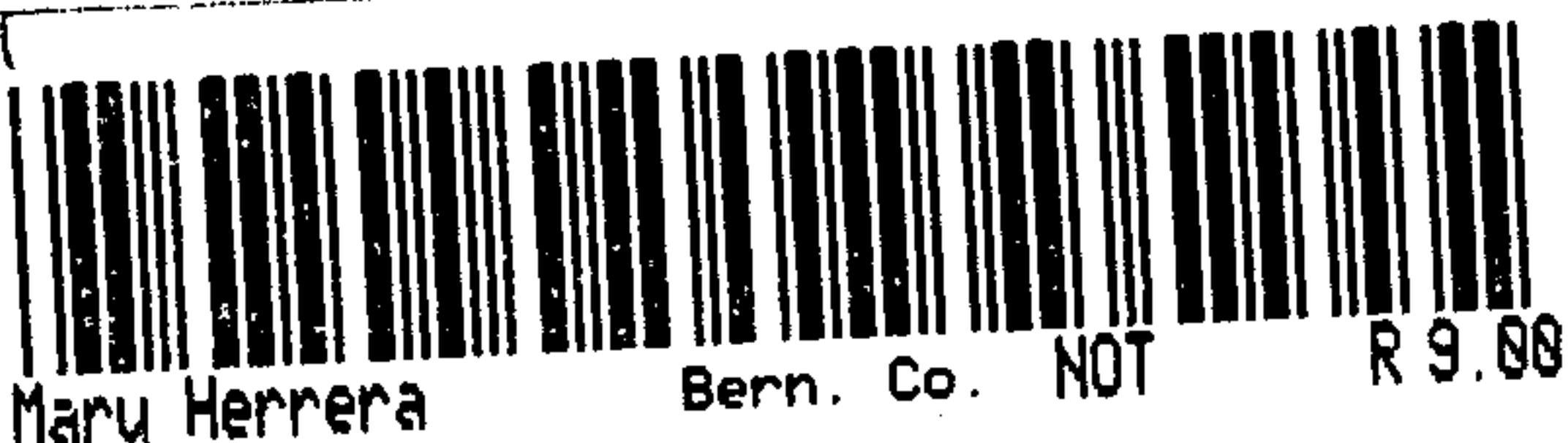
*Mary S Strickman*  
Notary Public



OFFICIAL SEAL  
MARY S. STRICKMAN  
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 3-28-07

*Sheron J. [Signature]*  
Chairperson  
Development Review Board



2003145221  
5928248  
Page: 1 of 1  
08/15/2003 02:32P  
Bk-A62 Pg-4911

Salangar

1002819

2R65A

1002822





400 Tijeras NW  
Station 520  
Albuquerque, NM 87102

March 20, 2009

Ms. Angela Gomez-Administrative Assistant  
Plaza Del Sol  
600 Second St. NW  
Planning Dept.-Development Services  
Albuquerque, NM 87102

Subject: Case Number(s) Project #1002819, Appl #09DRB-70082

Dear Ms Gomez:

Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.

Sincerely,

A handwritten signature in cursive script that reads "Michele Ramirez".

Michele Ramirez  
Qwest Corporation

**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**March 18, 2009**

**DRB Comments**

**ITEM # 10**

**PROJECT # 1002819**

**APPLICATION # 09-70102**

**RE: Lot E-5A, Albuquerque South Unit 3**

Approval of this proposed plat would be subject to an approved Site Development Plan for Subdivision amendment (check with Zoning Enforcement).

The Albuquerque Geographic Information System does not show 98<sup>th</sup> Street as right of way, but as an easement over this property.

Vacation of easements will require an advertised public hearing.

It is not appropriate to have a 10 foot P.U.E. within an access easement; additionally, the P.U.E. probably needs to cover the front and/ or rear of proposed Tract E-5-A-1.

It appears that the shared access easement should align with the median in 98<sup>th</sup> Street – refer to comments from Transportation Development.



---

Jack Cloud AICP, DRB Chairman

924-3880/ jcloud@cabq.gov