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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

August 11, 2004 9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 11:25 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. **Project # 1001562**  
04DRB-01103 Major-Two Year SIA  
04DRB-01105 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 28, FOUR HILLS VILLAGE, 5<sup>TH</sup> INSTALLMENT (to be known as **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIL DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263] (M-22) **A TWO YEAR EXTENSION OF THE SIA WAS APPROVED. A TWO YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000296**  
04DRB-01109 Major-Vacation of  
Public Easements

BOHANNAN HUSTON, INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16P1 & 17P1, **OXBOW VILLAGE**, zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between ALAMAGORDO DR NW and MORNING DOVE NW containing approximately 1 acre(s). [REF: 01400-DRB-01808] (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-01186 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON, INC agent(s) for GARY & JUNE MARTIN-SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16-A, P1, **OXBOW VILLAGE**, zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between ST JOSEPH'S DR NW and ALAMAGORDO DR NW containing approximately 1 acre(s). [REF: 04DRB00109] (G-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

3. **Project # 1002511**  
04DRB-01118 Major-Preliminary Plat  
Approval  
04DRB-01119 Minor-Temp Defer SDWK  
04DRB-01120 Minor-Sidewalk Waiver

ISAACSON & ARFMAN PA agent(s) for KB HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) A UNIT 1, **SUNDANCE SUBDIVISION UNIT 2**, zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 03DRB-00858, 01578, 01805, 04DRB-00358, 00359] (K-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST REDATED 8/11/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/24/03 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003542**  
04DRB-01081 Major-Vacation of Pub  
Right-of-Way
- GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION**, zoned SU-2 special neighborhood zone, TH, located on 15<sup>TH</sup> ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s). [REF:V-80-17](J-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
5. **Project # 1003554**  
04DRB-01099 Major-Vacation of Pub  
Right-of-Way  
04DRB-01100 Major-Vacation of Public  
Easements
- TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 7 Lot(s) 1-10 Block(s) 8 and Lot(s) 1-8 Block(s) 9, **SKYLINE HEIGHTS**, zoned C-2 community commercial zone, located on CENTRAL AVE SE, between EUBANK BLVD SE and CONCHAS ST SE containing approximately 7 acre(s). [REF: ZA-88-406] (L-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: THE EXISTING SANITARY SEWER LINE WILL BE RELOCATED AND/OR ABANDONED AS REQUIRED BY THE CITY.**
6. **Project # 1003369**  
04DRB-00514 Major-Drainage Plan to  
Determine the Cost Allocation for Storm  
Drainage Improvements
- BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, **NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04 & 8/11/04] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

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

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

7. **Project # 1000399**  
04DRB-01191 Minor-SiteDev Plan  
Subd/EPC  
04DRB-01192 Minor-SiteDev Plan  
BldPermit/EPC
- GREGORY HICKS & ASSOCIATES P.C. agent(s) for UROLOGY NETWORK OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER**, zoned SM, SU-1, SM; R-G, located on the southeast corner of BROADWAY NE between LOMAS BLVD NE and ROMA NE containing approximately 1 acre(s). [REF: 04DRB-00957, 00952, 00953, SP-93-192] [**Carmen Marrone, EPC Case Planner**] (J-14) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND PARKING CALCULATIONS.**
8. **Project # 1003371**  
04DRB-01184 Minor-SiteDev Plan  
BldPermit
- STEPHEN C DAY, ARCHITECT agent(s) for DRIVETIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB00531] [*Deferred from 8/11/04*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

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

9. **Project # 1003416**  
04DRB-01183 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for MICHAEL GOMEZ request(s) the above action(s) for all or a portion of Tract(s) 317-A, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-1 residential zone, located on BRIDGE ST SW, between EUCARIZ AVE SW and YERBA RD SW containing approximately 3 acre(s). [REF: 04DRB-00670] (L-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
10. **Project # 1003549**  
04DRB-01091 Minor- Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST, LTD agent(s) for DANIEL PUCETTI request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 1, **ROSEMONT PARK ADDITION**, zoned S-MRN (SAWMILL R-C), located on MOUNTAIN RD NW, between 12<sup>TH</sup> ST NW and 11<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: ZA-81-350, ZA-84-445, V-76-42] (Was indefinitely deferred on 7/21/04) (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1002711**  
04DRB-01189 Minor-Subd Design  
(DPM) Variance
- MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12, 21-26, Block(s) 27, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, (to be known as **OAKLAND ESTATES**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03110-01915, 03138-1914] [Was listed under Project #1003099 in error] (C-18) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project # 1002050**  
04DRB-01193 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FRAMIE, LLC request(s) the above action(s) for all or a portion of Lot(s) 23A-P1 THRU 30A-P1, **TRAILS @ LAS MARCADAS SUBDIVISION**, zoned R-LT residential zone, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 2 acre(s). [REF: V-89-95, 03EPC00146, 03DRB00573] (C-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND PUE WITHIN RIGHT-OF-WAY AND UTILITIES SIGNATURES ON THE PLAT.**

13. **Project # 1002397**  
04DRB-01196 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF TAYLOR-MARTIN L**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF:Z-87-56, DRB-87-200, 02DRB01925, 04DRB-00762, 00797, 00798 (E-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A & C, PRIVATE EASEMENTS ON LOTS 1, 2 & 3 AND DECLARATION OF COVENANTS.**

14. **Project #\_1002851**  
04DRB-01194 Major-Final Plat Approval

ABQ ENGINEERING INC agent(s) for LOS CANDELARIAS PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4, **LA PLAZA ACEQUIA 1**, ALVARADO GARDENS, zoned R-2 residential zone, located on CANDELARIA NW, between RIO GRANDE NW and DURANES LATERAL containing approximately 2 acre(s). [REF: 03DRB-01639, 03DRB-01278] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003026**  
04DRB-01195 Minor-Final Plat Approval

ABQ ENGINEERING INC agent(s) for LOS CANDELARIAS PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 3, **LA PLAZA ACEQUIA 2, ALVARADO GARDENS**, zoned R-LT residential zone, located on CANDELARIA NW, between CANDELARIA NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 03DRB-01712] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003175**  
04DRB-01190 Minor-Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUN GATE SUBDIVISION**, zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 25 acre(s). [REF: 04DRB-00010, 00011& 00012] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003588**  
04DRB-01173 Minor-Prelim&Final Plat Approval

RHOMBUS PA, INC. agent(s) for UNM FOUNDATION, INC. request(s) the above action(s) for all or a portion of Lot(s) 21-A & B-1, Block(s) 10, **PEREA ADDITION**, zoned SU-2 special neighborhood zone, TH, located on MARQUETTE AVE NW, between 12<sup>TH</sup> ST NW and 13<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: LUC-92-8, 1002925/03LUC-01423] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003537**  
04DRB-01180 Minor-Prelim&Final Plat  
Approval
- COMMUNITY SCIENCES CORP agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) 104-106, **PINON POINTE SUBDIVISION, UNIT 5**, zoned R-LT residential zone, located on WEYMOUTH ST NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 1 acre(s). [REF: 04DRB01067] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
19. **Project # 1003112**  
04DRB-01005 Major-Final Plat  
Approval
- COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04, 7/21/04, 8/4/04 & 8/11/04*] (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/18/04.**
20. **Project # 1001087**  
04DRB-00004 Minor- Final Plat  
Approval
- HALE & SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, **MAJOR ACRES SUBDIVISION**, zoned SU-2,R-T, located on 12<sup>th</sup> ST NW, between CANDELARIA RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: 1002231, 02ZHE-01435, 01DRB-002688, 01DRB-01891] [Final Plat was indefinitely deferred on 3/31/04] (G-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**



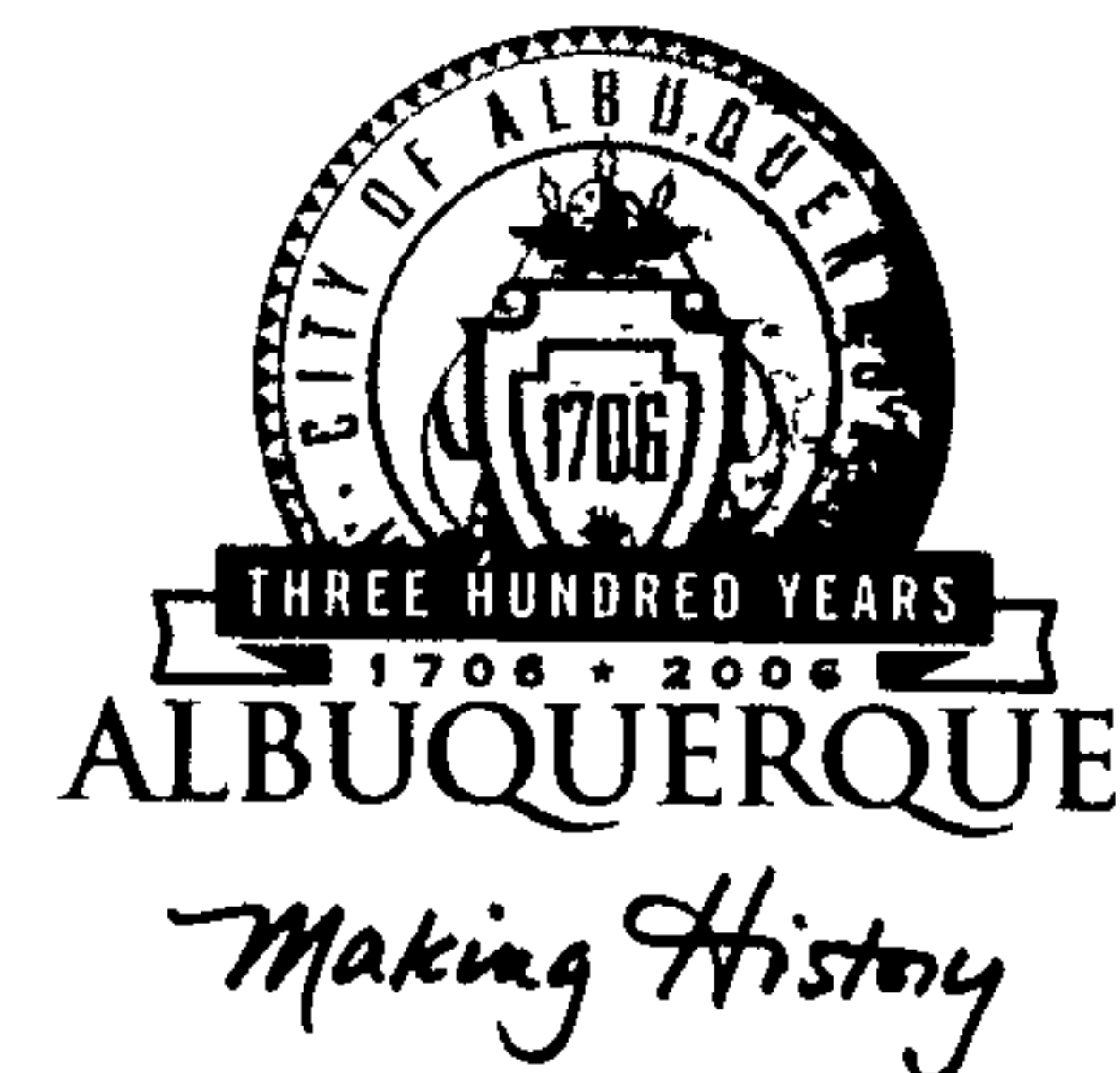
**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

21. **Project # 1003591**  
04DRB-01185 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUN GATE ESTATES**, zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and 98<sup>TH</sup> ST SW containing approximately 45 acre(s). [REF: 03DRB-01679 & 80, 1003014] (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003593**  
04DRB-01198 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on IRVING BLVD NW and VENTANA RIDGE RD NW, containing approximately 24 acre(s). (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project # 1003594**  
04DRB-01199 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B & 3, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on PASEO DEL NORTE NW and IRVING BLVD NW, containing approximately 32 acre(s). (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1001568**  
04DRB-01170 Minor-Sketch Plat or Plan
- LINDA CARROLL agent(s) for INTERNATIONAL FOOD SERVICE HOLDINGS, LLC request(s) the above action(s) for all or a portion of Tract(s) 90, **MRGCD, MAP 35**, zoned R-1 residential zone, RA-2, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and LOS ANAYAS RD NW containing approximately 2 acre(s). [REF:01EPC-01563] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. **Project # 1003589**  
04DRB-01181 Minor-Sketch Plat or Plan
- SAMUEL DICKEY request(s) the above action(s) for all or a portion of Tract(s) 4A & 4B, **RAY PENA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on WESTWARD LN NW, between ATRISCO DR NW and NORTHERN TRAIL NW containing approximately 1 acre(s). (F-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
26. **Project # 1003592**  
04DRB-01200 Minor-Sketch Plat or Plan
- RHODES & SALMON PC agent(s) for GOLDEN SLUMBERS INC request(s) the above action(s) for all or a portion of Lot(s) 1, **SUNDT INDUSTRIAL AREA SCHMIDER PARCEL**, zoned M-2 heavy manufacturing zone, located on CANDELARIA NE, between EDITH NE and I-25 containing approximately 3 acre(s). (G-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
27. Approval of the Development Review Board Minutes for July 28, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 28, 2004 WERE APPROVED.**

ADJOURNED: 11:25 A.M.

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002851**

**AGENDA ITEM NO: 14**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off. No adverse comments.

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:** August 11, 2004

14



# UNIT 1

## DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 04DRB-01194 (FP)  
Project Name: LA PLAZA ACEQUIA 1  
Agent: ABQ Engineering Inc.

Project # 1002851  
Phone No.: 255-7802

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/11/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

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

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Project Number 1002851

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
August 11, 2004  
DRB Comments**

**Item # 14 + 15**

**Project # 1002851 & 1003026 Application # 04-01194 & 01195**

**RE: La Plaza Acequia 1 & 2/final plat**

No objection to the replatting of either subdivision.

Planning will file both plats.



---

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



Complete 7/1/04 AD

### DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 04DRB-00973 (FP)

Project # 1002851

Project Name: LA PLAZA ACEQUIA SUBD.

Agent: ABQ ENGINEERING INC.

Phone No.: 253-7802

Project Number

1002851

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)** (MASTER DEVELOP. PLAN), was approved on 6/30/04 by the DRB with delegation of signature(s) to the following departments.

#### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

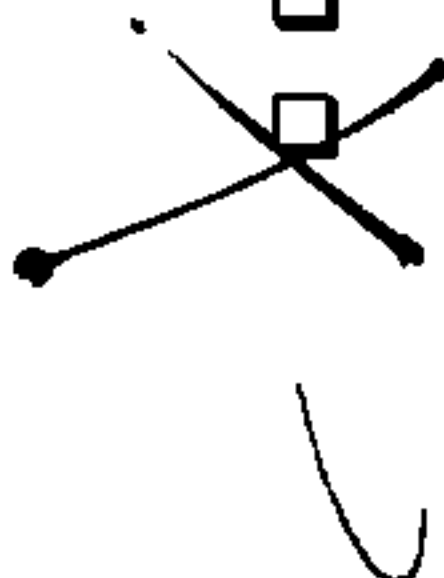
- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last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



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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). <sup>8/2/04</sup> RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.

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





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 30, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 11:55 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1001090**  
04DRB-00863 Major-Preliminary Plat Approval  
04DRB-00864 Minor-Temp Defer SDWK  
04DRB-00986 Minor-SiteDev Plan  
BldPermit/EPC  
04DRB-00985 Minor-SiteDev Plan  
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for NEWMAN HOMES, INC request(s) the above action(s) for all or a portion of Lot(s) 29, 30, 31 &, 32, Block 4, NORTH ALBUQUERQUE ACRES UNIT 3, TRACT 3, TIERRA MORENA SUBDIVISION, zoned SU-2 FOR O-1 & R-T, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA AVE NE containing approximately 4 acre(s). [REF: Z-98-87, 01128-00908, 01128-00909] [Russell Brito, EPC Case Planner] (C-20) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/18/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

2. **Project # 1001438**  
04DRB-00872 Major-Preliminary Plat  
Approval  
04DRB-00878 Major-Vacation of Pub  
Right-of-Way  
04DRB-00874 Minor-Sidewalk Waiver  
04DRB-00876 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 349A-1, TOWN OF ATRISCO GRANT UNIT 8, (to be known as **KENSINGTON, UNIT 5**, zoned R-D residential and related uses zone, developing area, located on LADERA DR NW, between OURAY RD NW and ZARZAMORA AVE NW containing approximately 3 acre(s). [REF: 01EPC-01233, 01EPC01557, 01EPC01234, 01EPC01558, 03DRB00079, 04EPC 00149] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/29/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1002196**  
04DRB-00873 Major-Preliminary Plat  
Approval  
04DRB-00877 Minor-Sidewalk Waiver  
04DRB-00875 Minor-Temp Defer SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, **TOWN OF ATRISCO GRANT UNIT 6, LOS ANTEPASADOS SUBDIVISION** zoned SU-1 for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] [*Deferred from 6/30/04*](K-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**



4. **Project # 1003235**  
04DRB-00879 Major-Preliminary Plat  
Approval  
04DRB-00880 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) C, MARIPOSA SQUARE, (to be known as **KENSINGTON, UNIT 6**, zoned R-D residential and related uses zone, developing area, located on 72ND ST NW, between LADERA DR NW and MIAMI RD NW containing approximately 3 acre(s). [REF: DRB94-419, 04EPC-00146, 04EPC-00147] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/28/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
5. **Project # 1003477**  
04DRB-00853 Major-SiteDev Plan  
BldPermit
- SHIVER CONSTRUCTION COMPANY agent(s) for AMERICAN GYPSUM COMPANY request(s) the above action(s) for all or a portion of Lot A, **LAND OF AMERICAN GYPSUM COMPANY**, zoned IP industrial park zone, located on PASEO DEL NORTE NE AND JEFFERSON NE, between TIBURON NE and PASEO DEL NORTE NE containing approximately 55 acre(s). [REF: AX-87-20, Z-87-113] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
6. **Project # 1003483**  
04DRB-00881 Major-SiteDev Plan  
BldPermit
- SAM PATEL agent(s) for SANTOSH B. MODY request(s) the above action for all or a portion of Lots 17,18 & 19, Tract 4, Block 12, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between I-25 NE and SAN PEDRO BLVD NE containing approximately 3 acre(s). [REF: ZA-95-414, DRB-98-273] [*Deferred from 6/30/04*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

7. **Project # 1002506**  
04DRB-00636 Major-Preliminary Plat  
Approval  
04DRB-00639 Minor-Sidewalk Waiver
- TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [*Deferred from 5/19 & 6/9/04 & 6/23/04 & 6/30/04*] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

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

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

8. **Project # 1002455**  
04DRB-00984 Minor-SiteDev Plan  
BldPermit/EPC`
- TIMOTHY M. OTT request(s) the above action(s) for all or a portion of Lot(s) 1, **JJ SUBDIVISION**, zoned SU-1 FOR C-1, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 3 acre(s). [REF:03EPC00147, 00148, 03DRB01899, 03DRB00893, 03DRB1654, 1655] [**Debbie Stover, EPC Case Planner**] [*Deferred from 6/30/04*] (E-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**
9. **Project # 1003220**  
04DRB-00922 Minor-SiteDev Plan  
BldPermit/EPC
- INNERCITY DEVELOPMENT CORP agent(s) for DESERT HILLS TREATMENT CENTER request(s) the above action(s) for all or a portion of Tract(s) 22-A, **CORONA DEL SOL**, zoned SU-1 PRD, located on SEQUOIA RD NW, between COORS RD NW and ALAMOGORDO RD NW containing approximately 3 acre(s). [REF: 04EPC00107] [**Makita Hill, EPC Case Planner**] [*Deferred from 6/23/04*](G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64<sup>th</sup> STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] **[Makita Hill, EPC Case Planner]** (Deferred from 6/16/04 & 6/23/04) (H-10 & J-10) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agent(s) for TRUST OF ALBERT & MARY BLACK (JOHN BLACK), request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, (to be known as **COTTONWOOD CROSSING, PHASE II**, zoned SU-1 FOR C3 (Restaurant w/full service liquor) & SU-1 FOR 0-1, located on COORS BLVD NW, between SEVEN BAR LOOP NW and ALAMEDA BLVD NW containing approximately 10 acre(s). REF: 04DRB-00184, 03DRB-01945, 03DRB-1946, 03DRB-02884, 03DRB017880, 03EPC02037, 03EPC02036, 03EPC02034, 0EPC02035, 3EPC01085, 03EPC01086, 0AA00222] **[Debbie Stover, EPC Case Planner]** (Deferred from 6/16/04) (B-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-00943 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC, agent(s) for TRUST OF ALBERT & MARY BLACK, request(s) the above action(s) for all or a portion of Lot(s) 2-A, 2-B, 2-C and 2-D, **COTTONWOOD CROSSING, PHASE II**, zoned SU-1 for C-1 & Restaurant, located on COORS BLVD NW AND SEVEN BAR LOOP NW, containing approximately 6 acre(s). [REF: DRB-94-358, SRP5-98-37, DRB-90-361, DRB-98-61, 03EPC-01085, 03EPC-01086, 03DRB-01780, 03DRB-2084, 04DRB-00184, 04AA-00222, 04DRB-00278] (B-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

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

12. **Project # 1003031**  
04DRB-00980 Major-Final Plat Approval
- BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of **EL RANCHO GRANDE - UNIT 14**, zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s). [REF: 03DRB01741, 03DRB01742, 03DRB01743, 01744/01745, 01746] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**
13. **Project # 1000933**  
04DRB-00979 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 57, Tract(s) C, **TERRACITA SUBDIVISION**, zoned R-T residential zone, located on SOUTHERN BLVD SE, between TERRA BONITA WAY SE and TERRA BELLA LN SE containing approximately 1 acre(s). [REF: 03DRB01895] (L-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK FOR LISTING OF CURRENT ZONING UNDER SUBDIVISION DATA AND AGIS DXF FILE.**
14. **Project # 1002851** ~~→~~  
~~04DRB-00973~~ Major-Final Plat Approval
- ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of east 1/2 of Tract(s) 4, ALVARADO GARDENS, (to be known as **LA PLAZA ACEQUIA I SUBDIVISION**, zoned R-2 residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD NW containing approximately 2 acre(s). [REF: 03DRB1637, 03DRB01278] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003026**  
04DRB-00972 Minor-Final Plat Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, ALVARADO GARDENS, (to be known as **LA PLAZA ACEQUIA II SUBDIVISION**, zoned R-LT residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: 03DRB31712, 03DRB02099] [FinalPlat was Indef. Deferred on 12/31/03 for SIA] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, Unit(s) 1, **CRYSTAL RIDGE**, zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [*Deferred from 5/19/04 & 6/2/04*] [REF: DRB 97-298, DRB 98-410] (*Deferred from 6/16/04*) (B-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR VACATION EXHIBIT AND FEE SIMPLE LANGUAGE ABOVE THE OWNER'S SIGNATURE ON THE PLAT.**

- 04DRB-00978 Minor-Vacation of Private Easements

ALDRICH LAND SURVEYING, INC. agent(s) for RONALD & JERI NASCI request(s) the above action(s) for all or a portion of Lot(s) 14-A, P-1, Block(s) 3, Unit(s) 1, **CRYSTAL RIDGE**, zoned R-LT residential zone, located on BARRETT AVE NW, between LOREN AVE. NW and LA CANADA DR. NW containing approximately 1 acre(s). [REF:04DRB-00721, DRB-97-298,S-97-88, DRB-98-410,SP-99-17] (B-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1003507**  
04DRB-00968 Minor-Prelim&Final Plat  
Approval  
RHOMBUS PA INC. agent(s) for JOSEPH P. MCGEE request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 8, **FAIRGROUNDS ADDITION**, zoned C-3 heavy commercial zone, located on SAN PEDRO DR SE, between COCHITI RD SE and ACOMA RD SE containing approximately 1 acre(s). *(Deferred from 6/30/04)* (K-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**
18. **Project # 1003509**  
04DRB-00983 Minor-Prelim&Final Plat  
Approval  
SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPT., REAL PROPERTY request(s) the above action(s) for all or a portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA**, zoned C-3 heavy commercial zone, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 4 acre(s). [REF: Z-92-19] *(Deferred from 6/30/04)* (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**
19. **Project # 1003469**  
04DRB-00891 Minor-Prelim&Final Plat  
Approval  
04DRB-00892 Minor-Temp Defer SDWK  
RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] *(Deferred from 6/16/04 & 6/23/04 & 6/30/04)* (C-20) **DEFERRED AT AGENT'S REQUEST TO 7/14/04.**

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

20. **Project # 1002779**  
04DRB-00959 Minor-Sketch Plat or Plan
- ADVANCED ENGINEERING & CONSULTING agent(s) for JAMES JARAMILLO request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF POLO CHAVEZ AND TRACT(S) A-1 & A-2, SAN JOSE TRACT**, zoned A-1 COUNTY, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 03EPC02049, 03EPC01061] (M-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1003497**  
04DRB-00936 Minor-Sketch Plat or Plan
- GENE & DOROTHY DYER request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 20, **FAIRGROUNDS ADDITION**, zoned C-3 heavy commercial zone, located on DOMINGO RD NE, between SAN PEDRO NE and CALIFORNIA ST NE containing approximately 1 acre(s). (K-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003505**  
04DRB-00956 Minor-Sketch Plat or Plan
- ELLIOTT SURVEYING agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) A & B, **ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1, located on WINTER HAVEN RD NW, between MONTANO PLAZA DR NW and MONTANO RD NW containing approximately 6 acre(s). (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. Approval of the Development Review Board Minutes for June 9 and June 16, 2004. **THE MINUTES FOR JUNE 9 AND JUNE 16, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.



## DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 04DRB-00973 (FP)

Project # 1002851

Project Name: LA PLAZA ACEQUIA SUBD.

Agent: ABQ ENGINEERING INC.

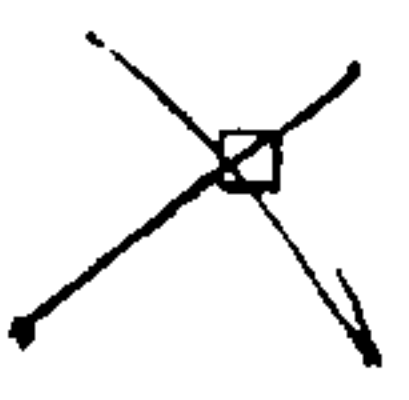
Phone No.: 253-7802

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)** (MASTER DEVELOP. PLAN), was approved on 6/30/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

Project Number

1002851



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

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

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



2851

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1002851  
Subdivision Name La Plaza Acequia  
Surveyor David Vigil - North Star  
Company/Agent ABA Engineering  
Contact Person Francis Phillips Phone # 255-7802 email \_\_\_\_\_

DXF Received Date: 6-18-04  
 Hard-Copy Date: 6-18-04

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

Barbara A. Romero 6-29-04  
Approved Date

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

AGIS Use Only		
Copied cov <u>2851</u> to agiscov.	Date: <u>6-29-04</u>	Contact person Notified on: <u>by phone 6-29-04</u>

2851

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1002851

Subdivision Name La Plaza Acequia

Surveyor David Vigil - North Star

Company/Agent ABA Engineering

Contact Person Francis Phillips Phone # 255-7802 email \_\_\_\_\_

DXF Received Date: 6-18-04

Hard-Copy Date: 6-18-04

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

Barbara A. Romero  
Approved

6-29-04  
Date

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

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

AGIS Use Only Copied cov <u>2851</u> to agiscov.	Date: <u>6-29-04</u>	Contact person Notified on: <u>by phone 6-29-04</u>
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**City of Albuquerque**  
**Parks and Recreation Department**  
 PO Box 1293, Albuquerque, New Mexico 87103  
 Inter-Office Correspondence

Development Review Board Comments

**Project Number:** 1002851  
**Application Number:** 04DRB-00973

**DRB Date:** 6/30/04  
**Item Number:** 14

**Subdivision:** La Plaza Acequia Subdivision  
 1/2 Tract 4, Alvarado Gardens

**Request for:**

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

**Zoning:** G-12

**Zone Page:** G-12


**New Lots (or units) :** 10

**Parks and Recreation Comments:**

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 10 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

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

Phone: 768-3808

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
June 30, 2004 Comments**

**ITEM # 14**

**PROJECT # 1002851**

**APPLICATION # 04-00973**

**RE: La Plaza Acequia/final plat**

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

The condition of final plat imposed by DRB:

The easement along Candelaria, between Candelaria and the property, shall be identified. As a result, either a 24 foot driveway access easement across the unidentified easements must be shown on the final plat or the proposed unidentified easement must be vacated prior to final plat approval.

Is this condition met on the final plat?

This language is required on the plat above the owners signatures:

"Those signing as owner(s) warrant that they hold among them complete & indefeasible title to the land subdivided."

Are there any changes between this plat and the preliminary plat previously approved?

Planning must file this plat.



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

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 1666  
CONNECTION TEL 92557902  
SUBADDRESS  
CONNECTION ID  
ST. TIME 06/25 11:24  
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RESULT OK

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
FAX FORM**

TO: ABQ Engineering FAX # 255-7902  
#1002851 6/25/04  
# PAGES (INCLUDING COVER SHEET) 2 #1003026

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

**COMMENTS:**

My comments.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
June 30, 2004 Comments**

**ITEM # 14**

**PROJECT # 1002851**

**APPLICATION # 04-00973**

**RE: La Plaza Acequia/final plat**

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

The condition of final plat imposed by DRB:

The easement along Candelaria, between Candelaria and the property, shall be identified. As a result, either a 24 foot driveway access easement across the unidentified easements must be shown on the final plat or the proposed unidentified easement must be vacated prior to final plat approval.

Is this condition met on the final plat?

This language is required on the plat above the owners signatures:

"Those signing as owner(s) warrant that they hold among them complete & indefeasible title to the land subdivided."

Are there any changes between this plat and the preliminary plat previously approved?

Planning must file this plat.



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



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002851**

**AGENDA ITEM NO: 14**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off. 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:** June 30, 2004



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

10-30-2003

**7. Project # 1002851**  
03DRB-01637 Major-Preliminary Plat Approval

ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of East ½ Tract(s) 4, ALVARADO GARDENS, (TO BE KNOWN AS LA PLAZA ACEQUIA SUBDIVISION) zoned R-2, located on CANDELARIA NW, between GLENWOOD RD NW and the DURANES LATERAL containing approximately 2 acre(s). (G-12)

At the October 29, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 10/29/03 and approval of the grading plan engineer stamp dated 9/16/03 the preliminary plat was approved with the following condition:

CONDITION:

1. The easement along Candelaria, between Candelaria and the property, shall be identified. As a result, either a 24-foot driveway access easement across the unidentified easements must be shown on the final plat or the proposed unidentified easement must be vacated prior to final plat approval.

If you wish to appeal this decision, you must do so by November 13, 2003, in the manner described below.

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

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

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

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

  
Sheran Matson, AICP, DRB Chair

cc: Infill Solutions, 3016 Eubank NE, Suite C, 87112  
Jane Melton, 3021 San Patricia NW, 87107  
Terri Civerolo, 3016 San Patricia NW, 87107  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

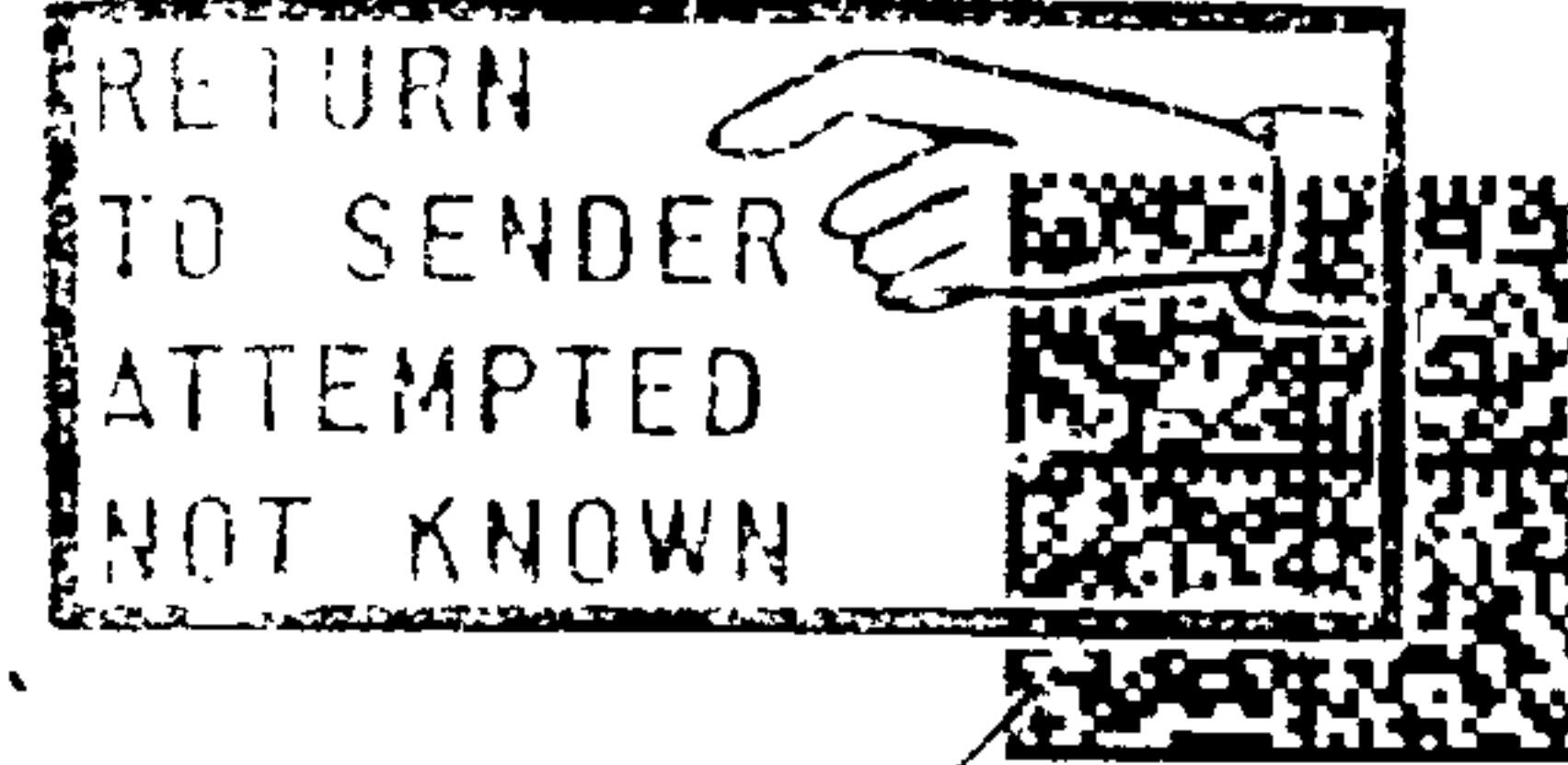




# City of Albuquerque

PO BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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INFILL SOLUTIONS

3016 EUBANK NE SUITE C  
ALBUQUERQUE NM 87112

DRB

87108/053





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

10-30-2003

7. **Project # 1002851**  
03DRB-01637 Major-Preliminary Plat Approval

ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of East ½ Tract(s) 4, ALVARADO GARDENS, (TO BE KNOWN AS **LA PLAZA ACEQUIA SUBDIVISION**) zoned R-2, located on CANDELARIA NW, between GLENWOOD RD NW and the DURANES LATERAL containing approximately 2 acre(s). (G-12)

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Sheran Matson, AICP, DRB Chair

cc: Infill Solutions, 3016 Eubank NE, Suite C, 87112  
Jane Melton, 3021 San Patricia NW, 87107  
Terri Civerolo, 3016 San Patricia NW, 87107  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002851 AGENDA#: 7 DATE: 10/29/03

✓ 1. Name: Jane Melton Address: 3006 San Patricia<sup>NW</sup> Zip: 87107  
CIVEROLO

✓ 2. Name: Terri Civerolo Address: 3016 San Patricia<sup>NW</sup> Zip: 87107

3. Name: Agent 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**  
 CITY OF ALBUQUERQUE, NEW MEXICO 87103  
 P.O. BOX 1298 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
 HYDROLOGY DEVELOPMENT SECTION

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002851**

**AGENDA ITEM NO: 7**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage plan dated 9-16-03 is on file for Preliminary Plat approval.  
 Comments on infrastructure list.

**RESOLUTION:** *signed I.L.*

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

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

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

FOR:

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

**DATE:** October 29, 2003



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 29, 2003

**Project # 1002851**

03DRB-01637 Major-Preliminary Plat Approval

ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of East ½ Tract(s) 4, ALVARADO GARDENS, (TO BE KNOWN AS LA PLAZA ACEQUIA SUBDIVISION) zoned R-2, located on CANDELARIA NW, between GLENWOOD RD NW and the DURANES LATERAL containing approximately 2 acre(s). (G-12)

AMAFCA No adverse comments.

COG No adverse comments.

Transit No adverse comments.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coor.

Letters sent to Alvarado Gardens (R) and Rio Grande Blvd (R)  
Neighborhood Assns.

APS No comments received.

Police Department

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

Fire Department

All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas

Approves.

## PNM Electric

PNM approves the preliminary plat but before final sign off, would like 10' PUE'S added to the north and south boundary and more easement width on the east side, like overlapping the 24' access with a PUE. Call the number below or Leonard Martinez at 241-4430 for final plat if needed.

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division No adverse comments.

## City Engineer

An approved grading and drainage plan is required for Preliminary Plat approval. Comments on infrastructure list.

## Transportation Development

Candelaria is a bike route – provide sketch of cross section and sight distance. List beneficiaries of easement. Infrastructure should list 6 inch deep gravel – add 25 foot apron paving at entrance and to Lot 6. Has Solid Waste/Fire concurred with radii at cul-de-sacs? Lots 5 and 8 need to show private vehicle turn movements.

## Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 10 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

## Utilities Development

Infrastructure list is incomplete with regards to water lines.

Planning Department

Perimeter wall design is not required for this subdivision as there is little frontage along an exterior street. No objection to the requested platting action.

**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**  
cc: ABQ Engineering, 1631 Eubank Blvd NE, STE #C, 87112



**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, October 29, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000875**

03DRB-01682 Major-SiteDev Plan Subd  
03DRB-01683 Major-Bulk Land Variance  
03DRB-01684 Minor-Prelim&Final Plat Approval  
03DRB-01686 Major-Vacation of Public Easements  
03DRB-01687 Major-Vacation of Public Easements  
03DRB-01688 Major-Vacation of Public Easements  
03DRB-01689 Minor-Vac of Private Easements

COMMUNITY SCIENCES CORP agent(s) for FINELAND LLC request(s) the above action(s) for all or a portion of Tract(s) A, B, D, E & F, FINELAND DEVELOPMENT, **CRESTVIEW SUBDIVISION**, zoned SU-1 FOR C-1, SU-1 FOR R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and STONEBRIDGE DR NW containing approximately 41 acre(s). [REF: 1000875, 01EPC-00503, 01EPC-00504] **[Makita Hill, EPC Case Planner]** (A-11/A-12)

03DRB-01691 Major-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for FINELAND LLC AND KB HOME NM request(s) the above action(s) for all or a portion of Tract(s) E and F, FINELAND DEVELOPMENT, **CRESTVIEW SUBDIVISION**, zoned SU-1 FOR R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and STONEBRIDGE DR NW containing approximately 11 acre(s). [REF: 1000875, 03EPC-01095 & 1002793] **[Makita Hill, EPC Case Planner]** (A-11/A-12)

**Project # 1001279**

03DRB-01693 Major-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Tract(s) 16-A-1, **PARADISE NORTH SUBDIVISION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between BANDELIER DR NW and MCMAHON BLVD NW, containing approximately 10 acre(s). [REF: 1001279, 03EPC-01155, 03EPC-01093] **[Makita Hill, EPC Case Planner]** (A-11)

**SEE PAGE 2 . . . .**





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

**Project # 1003014**

03DRB-01679 Major-Bulk Land Variance  
03DRB-01680 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC., SALAZAR FAMILY TRUST, SALAZAR QUATTRO TRUST, JSJ INVESTMENT CO AND FALBA HANNETT, request(s) the above action(s) for all or a portion of Tract(s) 4A; E2&3 Tr. 31A-1, 32H-1, 33C-1 & 34D-1 of the Vacation & Bulk Land Plat for **THE SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO. & FALBA HANNETT, SALAZAR- DAVIS TRACTS; ALBUQUERQUE SOUTH, UNIT 3**, zoned R-LT residential zone, RIO BRAVO SECTOR PLAN, located on GIBSON BLVD SW, between 98<sup>TH</sup> ST SW and 118<sup>TH</sup> ST SW containing approximately 129 acre(s). [REF: 1001896, 02 -00607 & 608, 1001594 / 02DRB-01621 BLV, 02DRB-01623 & 01622, Z-99-58, SPR-95-2-2] (N-8/N-9)

**Project # 1001626**

03DRB-01659 Major-Bulk Land Variance  
03DRB-01660 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD. agent(s) for JOHN BLOOMFIELD request(s) the above action(s) for East portion of Tract 111, Unit(s) 6, **TOWN OF ATRISCO GRANT**, zoned SU-1, PRD (20 DU/AC), located on DELIA RD SW, between BATAAN DR SW and 69<sup>TH</sup> ST SW containing approximately 4 acre(s). [REF:Z-79-20, 03DRB 00053, 02DRB 00498 & 1002421] (K-10)

**Project # 1003016**

03DRB-01690 Major-Vacation of Pub  
Right-of-Way

SURVEYS SOUTHWEST, LTD. agent(s) for ROBERT DAVIS request(s) the above action(s) for all or a portion of Block(s) A, Tract(s) A, **DEL MAR TERRACE**, zoned C-1 neighborhood commercial zone, located on COMANCHE RD NE, between WYOMING BLVD NE and GENERAL BRADLEY ST NE containing approximately 3 acre(s). [REF: ZA-96-98] (G-20)

**Project # 1002321**

03DRB-01662 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON, INC. agent(s) for OPUS WEST CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 11, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on WASHINGTON ST NE, between MASTHEAD ST NE and RUTLEDGE RD NE containing approximately 10 acre(s). [REF: 02DRB-01663 SK, 02DRB-01722 PP, 02DRB-01726, 03DRB-00478] (D-17)

**SEE PAGE 3 . . . .**




**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE  
PAGE 3**

**Project # 1002851**

03DRB-01637 Major-Preliminary Plat Approval

ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of East ½ Tract(s) 4, ALVARADO GARDENS, (TO BE KNOWN AS LA PLAZA ACEQUIA SUBDIVISION) zoned R-2, located on CANDELARIA NW, between GLENWOOD RD NW and the DURANES LATERAL containing approximately 2 acre(s). (G-12)

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, OCTOBER 13, 2003.**

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

**Meeting Date:** OCT. 29, 2003  
**Zone Atlas Page:** G-12-Z  
**Notification Radius:** 100 Ft.

**Project#** 1002851  
**App#** 03DRB-01637

**Cross Reference and Location:** N/A

**Applicant:** INFILL SOLUTIONS  
**Address:** 1631 EUBANK BLVD NE, STE# C  
ALBUQUERQUE NM 87112

**Agent:** ABQ ENGINEERING  
**Address:** 1631 EUBANK BLVD NE, STE# C  
ALBUQUERQUE NM 87112

**Special Instructions:**

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

**Date Mailed:** Oct. 10, 2003

**Signature:** Kyle Tsethlikai

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_

Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page    / Of    /

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
G-12	1012060	473-310	103-32	✓ 1012060
		461-312	33	✓ 448-327 103 50 ✓
		434-283	06	✓ 446-301 51 ✓ <sup>mp</sup>
		443-281	07	✓ 445-295 52 ✓ <sup>mp</sup>
		450-280	08	✓ 439-293 53 ✓ <sup>mp</sup>
		456-278	09	✓ 473-252 403 27 ✓
		460-277	11	✓ 462-255 28 ✓
		479-272	12	✓ 457-250 29 ✓
		485-271	13	✓ 452-258 30 ✓
		496-277	24	✓ 447-259 31 ✓ <sup>mp</sup>
		497-289	24	✓ 443-240 32 ✓ <sup>mp</sup>
		508-311	30	✓ 437-242 33 ✓
		493-312	31	✓ 432-243 34 ✓
		464-337	44	✓ 469-355 107 04 ✓
		461-332	45	✓ 480-355 07 ✓
		458-327	46	✓ 480-350 14 ✓
		456-321	47	✓ 508-346 109 02 ✓
		453-317	48	✓ 500-340 01 ✓
		453-312	49	✓ 514-334 11 ✓



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10/08/03 02:02 PM

To:  
cc:  
Subject:

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01012060 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101206047330610332 LEGAL: 004 REPL ALVARADO GDNS NO 3 E1/2 L4  
LAND USE:  
PROPERTY ADDR: 00000 CANDELARIA  
OWNER NAME: CASTILLO DOROTHY E  
OWNER ADDR: 02504 CANDELARIA RD NW  
ALBUQUERQUE NM 87107  
0101206046131210333 LEGAL: W1/2 OF TRACT 4 REPL ALVARADO GARDENS NO 3  
LAND USE:  
PROPERTY ADDR: 00000 CANDELARIA  
OWNER NAME: ARRETCHE CLARA M  
OWNER ADDR: 02508 CANDELARIA RD NW  
ALBUQUERQUE NM 87107  
0101206043628310306 LEGAL: 024 BOUL EVARD GDNS  
LAND USE:  
PROPERTY ADDR: 00000 ORO VISTA  
OWNER NAME: CHAVEZ FRANK S ETUX  
OWNER ADDR: 02529 ORO VISTA RD NW  
ALBUQUERQUE NM 87107  
0101206044328110307 LEGAL: 025 BOUL EVARD GDNS& W12 1/2 FT L26  
LAND USE:  
PROPERTY ADDR: 00000 ORO VISTA  
OWNER NAME: TORRES VERA  
OWNER ADDR: 02525 ORO VISTA RD NW  
ALBUQUERQUE NM 87107  
0101206045028010308 LEGAL: 026 BOUL EVARD GDNS E37 1/2 L26 & W25 FT L27  
LAND USE:  
PROPERTY ADDR: 00000 ORO VISTA  
OWNER NAME: SERNA SYLVIA & GARCIA RICKY A  
OWNER ADDR: 02523 ORO VISTA RD NW  
ALBUQUERQUE NM 87107  
0101206045627810309 LEGAL: 028 BOUL EVARD GDNS E 25FT L27&ALL L28  
LAND USE:  
PROPERTY ADDR: 00000 ORO VISTA  
OWNER NAME: MIRABAL TONY  
OWNER ADDR: 02513 ORO VISTA RD NW  
ALBUQUERQUE NM 87107  
0101206046027710311 LEGAL: 029 BOUL EVARD GDNS & L30  
LAND USE:  
PROPERTY ADDR: 00000 ORO VISTA  
OWNER NAME: TRUJILLO ESTELLA A & GARCIA RM  
OWNER ADDR: 02509 ORO VISTA RD NW  
ALBUQUERQUE NM 87107  
0101206047927210312 LEGAL: 031 BOUL EVARD GONS ADDN  
LAND USE:  
PROPERTY ADDR: 00000 ORO VISTA  
OWNER NAME: PADILLA RANDY & CHRISTINE Y  
OWNER ADDR: 02802 CAMPBELL RD NW  
ALBUQUERQUE NM 87104  
0101206048527110313 LEGAL: 032 BOUL EVARD GARDENS ADD

LAND USE:

PROPERTY ADDR: 00000 ORO VISTA  
OWNER NAME: GALLEGOS FREDRICK R & ANABEL L  
OWNER ADDR: 02439 ORO VISTA RD NW  
ALBUQUERQUE NM 87107  
0101206049627710324 LEGAL: LT 1 -A P LAT OF LTS 1-A, 1-B & 1-C ALVARADO  
GARDENS LAND USE:  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: STREUBEL DAVID A & DEBORAH L S  
OWNER ADDR: 03023 RIO GRANDE BL NW  
ALBUQUERQUE NM 87107  
0101206049728910326 LEGAL: LT A OF LTS A & B ALVARADO GARDENS UNIT 3  
(BEING A LAND USE:  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: GRIEGO-RUTH F JUDITH  
OWNER ADDR: 03029 RIO GRANDE BL NW  
ALBUQUERQUE NM 87111  
1 R E C O R D S W I T H L A B E L S PAGE  
2  
0101206050831110330 LEGAL: ALVA RADO GARDENS NO3 POR LOTS 2X3CONT1.30AC  
LAND USE:  
PROPERTY ADDR: 00000 CANDELARIA  
OWNER NAME: BISHOP KEN L  
OWNER ADDR: 02420 CANDELARIA NW  
ALBUQUERQUE NM 87107  
0101206049331210331 LEGAL: WEST 100 FT OF NORTH 126FT OF LOT 2 & WEST 100FT  
OF LAND USE:  
PROPERTY ADDR: 00000 CANDELARIA  
OWNER NAME: WORTZMAN FAMILY TRUST NO. W-1  
OWNER ADDR: 09129 GUADALUPE TR NW  
ALBUQUERQUE NM 87114  
0101206046433710344 LEGAL: 20 R E-AM ENDED, AMENDED PLAT, SAN PATRICIA  
COMPLEX LAND USE:  
PROPERTY ADDR: 00000 SAN PATRICIO  
OWNER NAME: ALESSIO NEIL T & ELIZABETH M  
OWNER ADDR: 03036 SAN PATRICIO PL NW  
ALBUQUERQUE NM 87104  
0101206046133210345 LEGAL: 19 R E-AM ENDED, AMENDED PLAT, SAN PATRICIA  
COMPLEX LAND USE:  
PROPERTY ADDR: 00000 SAN PATRICIA  
OWNER NAME: PORTER HOLLY S  
OWNER ADDR: 00000  
SANTA FE NM 87502  
0101206045832710346 LEGAL: 18 R E-AM ENDED , AMENDED PLAT, SAN PATRICIA  
COMPLEX LAND USE:  
PROPERTY ADDR: 00000 SAN PATRICIA  
OWNER NAME: AMBERG MARY E  
OWNER ADDR: 03028 SAN PATRICIA NW  
ALBUQUERQUE NM 87107  
0101206045632110347 LEGAL: 17 R E-AM ENDED, AMENDED PLAT, SAN PATRICIA  
COMPLEX LAND USE:  
PROPERTY ADDR: 00000 SAN PATRICIA  
OWNER NAME: CHANDLER COLSTON &  
OWNER ADDR: 03024 SAN PATRICIA PL NW  
ALBUQUERQUE NM 87107  
0101206045331710348 LEGAL: 16 R E-AM ENDED, AMENDED PLAT, SAN PATRICIA  
COMPLEX LAND USE:  
PROPERTY ADDR: 00000 SAN PATRICIA  
OWNER NAME: O'BRIEN KENNETH F ETUX  
OWNER ADDR: 03020 SAN PATRICIA NW  
ALBUQUERQUE NM 87107

0101206045331210349      LEGAL: 15 R E-AM ENDED, AMENDED PLAT, SAN PATRICIA  
 COMPLEX      LAND USE:  
                                  PROPERTY ADDR: 00000      SAN PATRICIA  
                                  OWNER NAME: CIVEROLO JOHN J & TERRI L  
                                  OWNER ADDR: 03016      SAN PATRICIA      NW

ALBUQUERQUE NM      87107  
 0101206044830710350      LEGAL: 14 R E-AM ENDED, AMENDED PLAT, SAN PATRICIA  
 COMPLEX      LAND USE:  
                                  PROPERTY ADDR: 00000      SAN PATRICIA  
                                  OWNER NAME: MOUNT MALONE SARA  
                                  OWNER ADDR: 00501      JONES FERRU      RD

CARRBORO      NC      27510  
 0101206044630110351      LEGAL: 13 R E-AM ENDED, AMENDED PLAT, SAN PATRICIA  
 COMPLEX      LAND USE:  
                                  PROPERTY ADDR: 00000      SAN PATRICIA  
                                  OWNER NAME: HARDING FRANCIS C & HAMILTON S  
                                  OWNER ADDR: 03000      SAN PATRICIA      NW

ALBUQUERQUE NM      87107  
 0101206044529510352      LEGAL: 12 R E-AM ENDED, AMENDED PLAT, SAN PATRICIA  
 COMPLEX      LAND USE:  
                                  PROPERTY ADDR: 00000      SAN PATRICIA  
                                  OWNER NAME: HARDING FRANCIS C & HAMILTON S  
                                  OWNER ADDR: 03000      SAN PATRICIA      NW

ALBUQUERQUE NM      87107  
 1      R E C O R D S      W I T H      L A B E L S      PAGE  
 3

0101206043929310353      LEGAL: 11 R E-AM ENDED, AMENDED PLAT, SAN PATRICIA  
 COMPLEX      LAND USE:  
                                  PROPERTY ADDR: 00000      SAN PATRICIA  
                                  OWNER NAME: HARDING FRANCIS C & HAMILTON S  
                                  OWNER ADDR: 03000      SAN PATRICIA      NW

ALBUQUERQUE NM      87107  
 0101206047325240327      LEGAL: 014 BOUL EVARD GDNS SUBD  
 LAND USE:  
                                  PROPERTY ADDR: 00000      ORO VISTA  
                                  OWNER NAME: GARCIA RAMON M ETUX  
                                  OWNER ADDR: 02444      ORO VISTA      RD NW

ALBUQUERQUE NM      87107  
 0101206046225540328      LEGAL: 015 BOUL EVARD GDNS SUBD  
 LAND USE:  
                                  PROPERTY ADDR: 00000      ORO VISTA  
                                  OWNER NAME: MONTOYA ERNESTO FELIPE ETUX  
                                  OWNER ADDR: 02502      ORO VISTA      NW

ALBUQUERQUE NM      87107  
 0101206045725640329      LEGAL: 016 BOUL EVARD GDNS SUBD  
 LAND USE:  
                                  PROPERTY ADDR: 00000      ORO VISTA  
                                  OWNER NAME: RIVERA JOSE CRUZ ETUX  
                                  OWNER ADDR: 02508      ORO VISTA      RD NW

ALBUQUERQUE NM      87107  
 0101206045225840330      LEGAL: 017 BOUL EVARD GARDENS  
 LAND USE:  
                                  PROPERTY ADDR: 00000      ORO VISTA  
                                  OWNER NAME: BRENNAN PAULA  
                                  OWNER ADDR: 02512      ORO VISTA      RD NW

ALBUQUERQUE NM      87107  
 0101206044725940331      LEGAL: 018 BOUL EVARD GDNS SUBD  
 LAND USE:  
                                  PROPERTY ADDR: 00000      ORO VISTA  
                                  OWNER NAME: JARAMILLO JOE & JOSEPHINE  
                                  OWNER ADDR: 02514      ORO VISTA      RD NW

ALBUQUERQUE NM 87107  
0101206044326040332 LEGAL: 019 BOUL EVARD GDNS SUBD  
LAND USE: PROPERTY ADDR: 00000 ORO VISTA  
OWNER NAME: JARAMILLO JOE J & JOSEPHINE  
OWNER ADDR: 02514 ORO VISTA NW

ALBUQUERQUE NM 87107  
0101206043726240333 LEGAL: 020 BOUL EVARD GDNS SUBD  
LAND USE: PROPERTY ADDR: 00000 ORO VISTA  
OWNER NAME: CHAVEZ J EDWARD  
OWNER ADDR: 02524 ORO VISTA RD NW

ALBUQUERQUE NM 87107  
0101206043226340334 LEGAL: 021 BOUL EVARD GDNS SUBD  
LAND USE: PROPERTY ADDR: 00000 ORO VISTA  
OWNER NAME: CHAVEZ CARLA G  
OWNER ADDR: 02526 ORO VISTA DR NW

ALBUQUERQUE NM 87107  
0101206046935510706 LEGAL: LT 2 9-A- 5 PLAT OF THE EAST ONE-HALF OF LOT 29  
OF A LAND USE: PROPERTY ADDR: 00000 CANDELARIA  
OWNER NAME: POSEN JOHN F  
OWNER ADDR: 02521 CANDELARIA RD NW

ALBUQUERQUE NM 87107  
0101206048035510707 LEGAL: 30A LAND OF G B HANCOCK COMPRISING LOT 30 OF  
ALVAR LAND USE: PROPERTY ADDR: 00000 N/A  
OWNER NAME: ADAME ROBERT & CLAUDIA  
OWNER ADDR: 02511 CANDELARIA RD NW

ALBUQUERQUE NM 87107  
1 R E C O R D S W I T H L A B E L S PAGE  
4  
0101206048635010714 LEGAL: LOT 30B2 REPLAT OF LOT 30B ALVARADO GARDENS  
UNIT 3 LAND USE: PROPERTY ADDR: 00000 CANDELARIA  
OWNER NAME: THOMPSON EMMETT  
OWNER ADDR: 02503 CANDELARIA RD NW

ALBUQUERQUE NM 87107  
0101206050234610902 LEGAL: 02 L OS A RTESANOS DEL NORTE ADDN BEING A REPLAT  
OF LAND USE: PROPERTY ADDR: 00000 CAMINO CABALLETE  
OWNER NAME: SANCHEZ RAY A & MARIE E  
OWNER ADDR: 02220 VIA GRANADA PL NW

ALBUQUERQUE NM 87104  
0101206050034010901 LEGAL: 01 L OS A RTESANOS DEL NORTE ADD BEING A REPLAT  
OF L LAND USE: PROPERTY ADDR: 00000 CAMINO CABALLETE  
OWNER NAME: SPATES FAMILY TRUST  
OWNER ADDR: 03101 CAMINO CABALLETE NW

ALBUQUERQUE NM 87107  
0101206051433410911 LEGAL: 011 LOS ARTESANOS DEL NORTE ADDN BEING A REPLAT  
OF LAND USE: PROPERTY ADDR: 00000 CAMINO CABALLETE  
OWNER NAME: WALTER GREGORY  
OWNER ADDR: 03100 CAMINO CABALLETE NW

ALBUQUERQUE NM 87107

QUIT





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: September 17, 2003

TO CONTACT NAME: Martin J. Garcia
COMPANY/AGENCY: ABQ Engineering Inc.
ADDRESS/ZIP:
PHONE/FAX #: 255-7802 / 255-7902

Thank you for your inquiry of 9-17-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Playa Acequia Subdivision, Phase I

zone map page(s) G-12

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

Alvarado Gardens

Neighborhood Association

Contact: Tim Mullane

2901 Trellis NW

228-1586 (W) 87107

Niki Feldman

3104 Camino Caballero NW

341-3965 (W) 87107

Rio Grande Blvd.

Neighborhood Association

Contact: Claude Morelli

2236 Dietz Pl. NW

344-9742 (W) 87107

Jomarie Anderson

3505 Campbell Ct. NW

342-2537 (W) 87104

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

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

Sincerely,

Dalana R. Armona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME LA PLAZA ACEQUIA SUBDIVISION

AGIS MAP # G-12.

LEGAL DESCRIPTION E 1/2 OR ~~TRAC~~ 4. ALVARADO GARDENS  
UNIT 3

     DRAINAGE REPORT

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

\_\_\_\_\_  
Applicant / Agent Date

\_\_\_\_\_  
Hydrology Division Representative Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division ( 2nd floor Plaza del Sol ) on 9/8/03. [date]

[Signature] ABA ENGINEERING INC 9/8/03  
Applicant / Agent Date

Letter dated 9/1/03 [Signature] 9/8/03  
Utilities Division Representative Date

DRB# \_\_\_\_\_

Project # 1002851

INFILL SOLUTIONS  
1631 EUBANK BLVD NE, STE# C  
ALBUQUERQUE NM 87112

ABQ ENGINEERING  
1631 EUBANK BLVD NE, STE# C  
ALBUQUERQUE NM 87112

TIM MULLANE  
Alvarado Gardens Neigh. Assoc.  
2901 TRELIS NW  
ALBUQUERQUE NM 87107

NIKI FELDMAN  
Alvarado Gardens Neigh. Assoc.  
3104 CAMINO CABALLETE NW  
ALBUQUERQUE NM 87107

CLAUDE MOREILL  
Rio Grande Blvd Neigh. Assoc.  
2236 DIETZ PL. NW  
ALBUQUERQUE NM 87107

JOMARIE ANDERSON  
Rio Grande Blvd Neigh. Assoc.  
3505 CAMPBELL CT. NW  
ALBUQUERQUE NM 87104

101206047330610332

101206046131210333

101206043628310306

CASTILLO DOROTHY E  
2504 CANDELARIA RD NW  
ALBUQUERQUE NM 87107

ARRETCHÉ CLARA M  
2508 CANDELARIA RD NW  
ALBUQUERQUE NM 87107

CHAVEZ FRANK S ETUX  
2529 ORO VISTA RD NW  
ALBUQUERQUE NM 87107

101206044328110307

101206045028010308

101206045627810309

TORRES VERA  
2525 ORO VISTA RD NW  
ALBUQUERQUE NM 87107

SERNA SYLVIA & GARCIA RICKY A  
2523 ORO VISTA RD NW  
ALBUQUERQUE NM 87107

MIRABAL TONY  
2513 ORO VISTA RD NW  
ALBUQUERQUE NM 87107

101206046027710311

101206047927210312

101206048527110313

TRUJILLO ESTELLA A & GARCIA R  
2509 ORO VISTA RD NW  
ALBUQUERQUE NM 87107

PADILLA RANDY & CHRISTINE Y  
2802 CAMPBELL RD NW  
ALBUQUERQUE NM 87104

GALLEGOS FREDRICK R & ANABEL  
2439 ORO VISTA RD NW  
ALBUQUERQUE NM 87107

101206049627710324

101206049728910326

101206050831110330

STREUBEL DAVID A & DEBORAH L  
3023 RIO GRANDE BL NW  
ALBUQUERQUE NM 87107

GRIEGO-RUTH F JUDITH  
3029 RIO GRANDE BL NW  
ALBUQUERQUE NM 87111

BISHOP KEN L  
2420 CANDELARIA NW  
ALBUQUERQUE NM 87107

101206049331210331

101206046433710344

101206046133210345

WORTZMAN FAMILY TRUST NO. W-  
9129 GUADALUPE TR NW  
ALBUQUERQUE NM 87114

ALESSIO NEIL T & ELIZABETH M  
3036 SAN PATRICIO PL NW  
ALBUQUERQUE NM 87104

GORMAN DAVID P & MARY E  
3032 SAN PATRICIA PL. NW  
ALBUQUERQUE NM 87107

101206045832710346

101206045632110347

101206045331710348

AMBERG MARY E  
3028 SAN PATRICIA NW  
ALBUQUERQUE NM 87107

CHANDLER COLSTON &  
3024 SAN PATRICIA PL NW  
ALBUQUERQUE NM 87107

O'BRIEN KENNETH F ETUX  
3020 SAN PATRICIA NW  
ALBUQUERQUE NM 87107

101206045331210349

101206044830710350

101206044630110351

CIVEROLO JOHN J & TERRI L  
3016 SAN PATRICIA NW  
ALBUQUERQUE NM 87107

MOUNT MALONE SARA  
501 JONES FERRU RD  
CARRBORO NC 27510

HARDING FRANCIS C & HAMILTON  
3000 SAN PATRICIA NW  
ALBUQUERQUE NM 87107

101206047325240327

101206046225540328

101206045725640329

GARCIA RAMON M ETUX  
2444 ORO VISTA RD NW  
ALBUQUERQUE NM 87107

MONTOYA ERNESTO FELIPE ETUX  
2502 ORO VISTA NW  
ALBUQUERQUE NM 87107

RIVERA JOSE CRUZ ETUX  
2508 ORO VISTA RD NW  
ALBUQUERQUE NM 87107

101206045225840330

BRENNAN PAULA  
2512 ORO VISTA RD NW  
ALBUQUERQUE NM 87107

101206043226340334

CHAVEZ CARLA G  
2526 ORO VISTA DR NW  
ALBUQUERQUE NM 87107

101206048635010714

THOMPSON EMMETT  
2503 CANDELARIA RD NW  
ALBUQUERQUE NM 87107

101206051433410911

WALTER GREGORY  
3100 CAMINO CABALLETE NW  
ALBUQUERQUE NM 87107

101206044725940331

JARAMILLO JOE & JOSEPHINE  
2514 ORO VISTA RD NW  
ALBUQUERQUE NM 87107

101206046935510706

POSEN JOHN F  
2521 CANDELARIA RD NW  
ALBUQUERQUE NM 87107

101206050234610902

SANCHEZ RAY A & MARIE E  
2220 VIA GRANADA PL NW  
ALBUQUERQUE NM 87104

101206043726240333

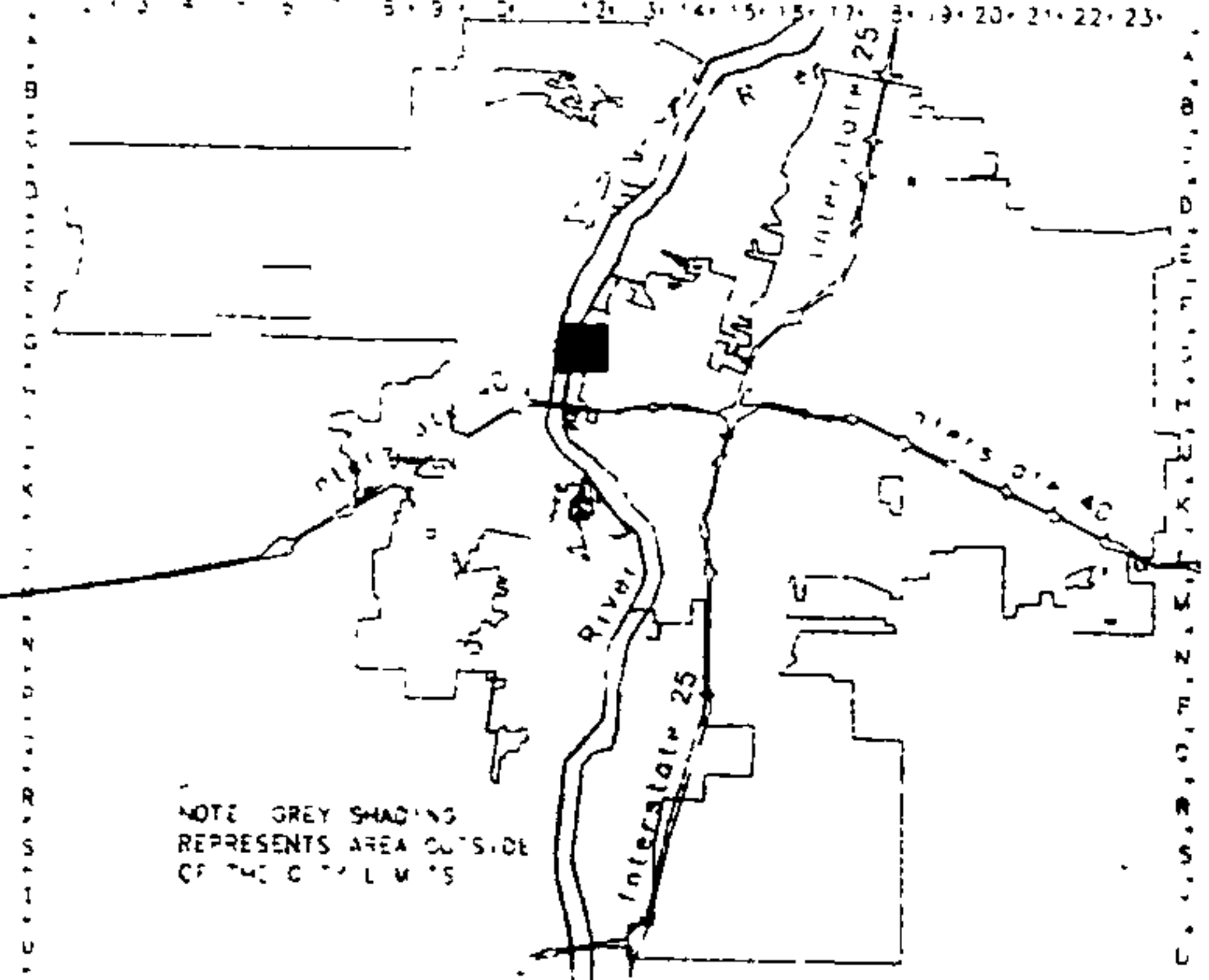
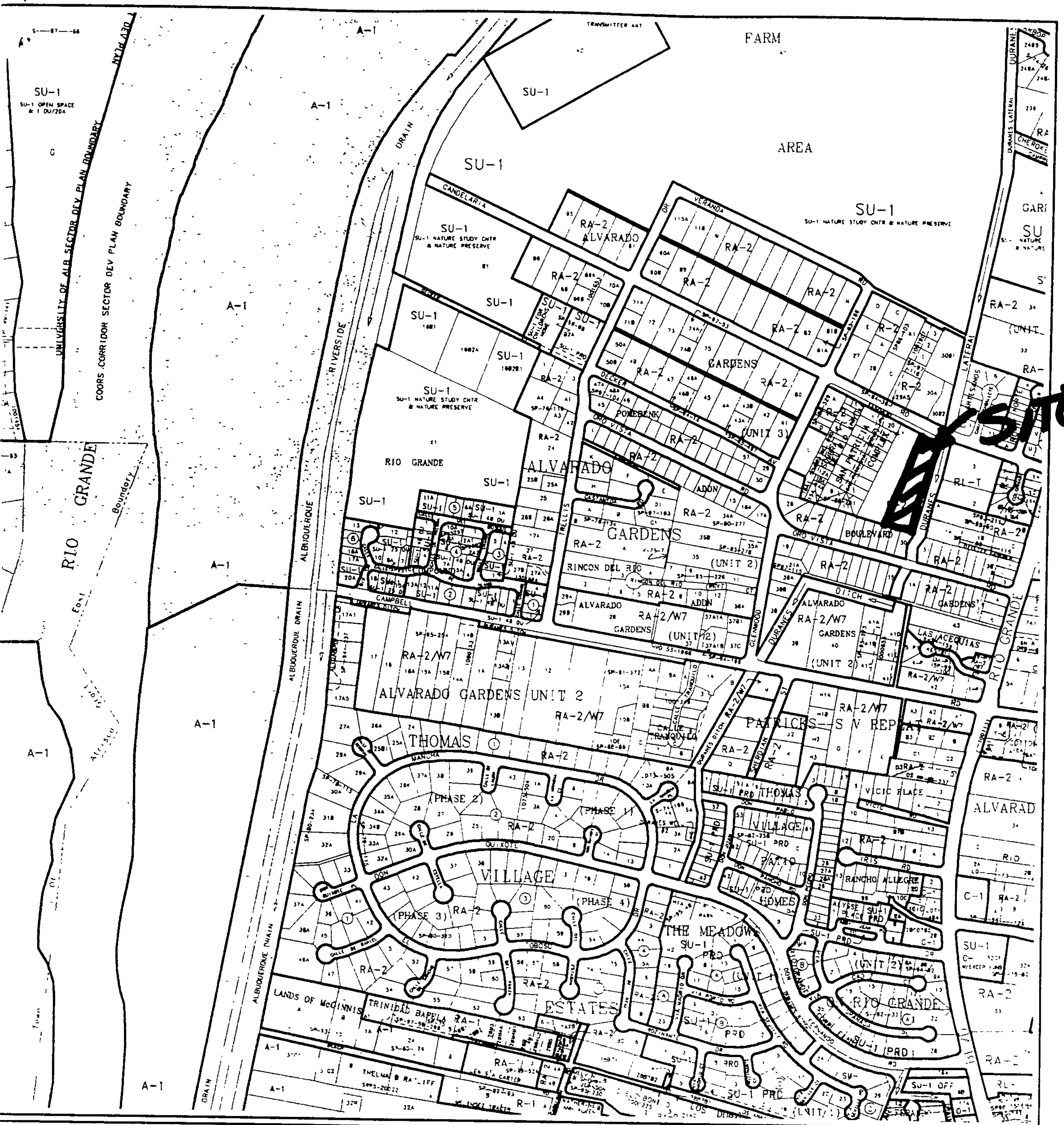
CHAVEZ J EDWARD  
2524 ORO VISTA RD NW  
ALBUQUERQUE NM 87107

101206048035510707

ADAME ROBERT & CLAUDIA  
2511 CANDELARIA RD NW  
ALBUQUERQUE NM 87107

101206050034010901

SPATES FAMILY TRUST  
3101 CAMINO CABALLETE NW  
ALBUQUERQUE NM 87107

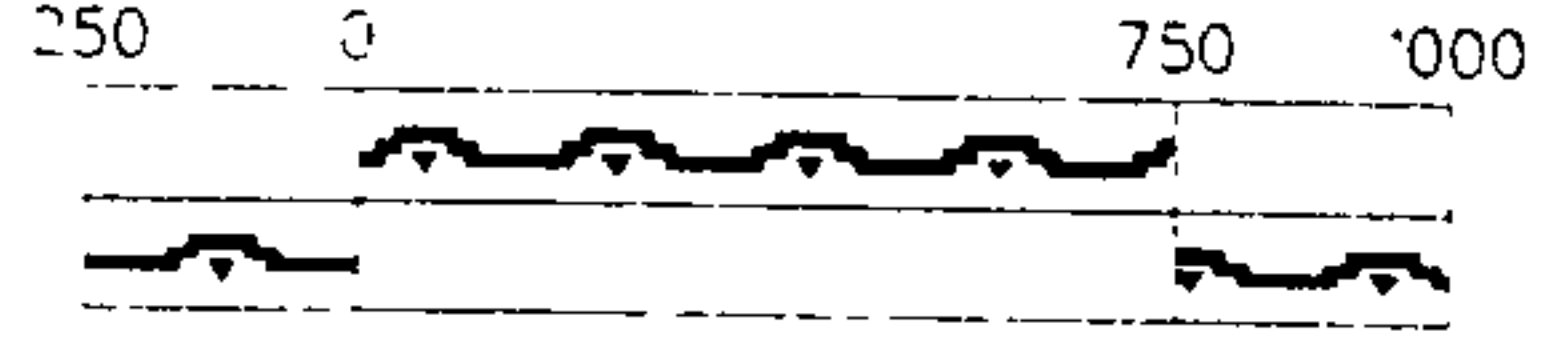


CITY OF  
Albuquerque

Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**

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GRAPHIC SCALE IN FEET



**Zone Atlas Page**

**G-12-Z**

Map Amended through January 21, 2003



September 22, 2003

DRB Chair  
City of Albuquerque Development Services  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: La Plaza Acequia Subdivision Preliminary Plat Submittal  
Zone Atlas Map Page G-12

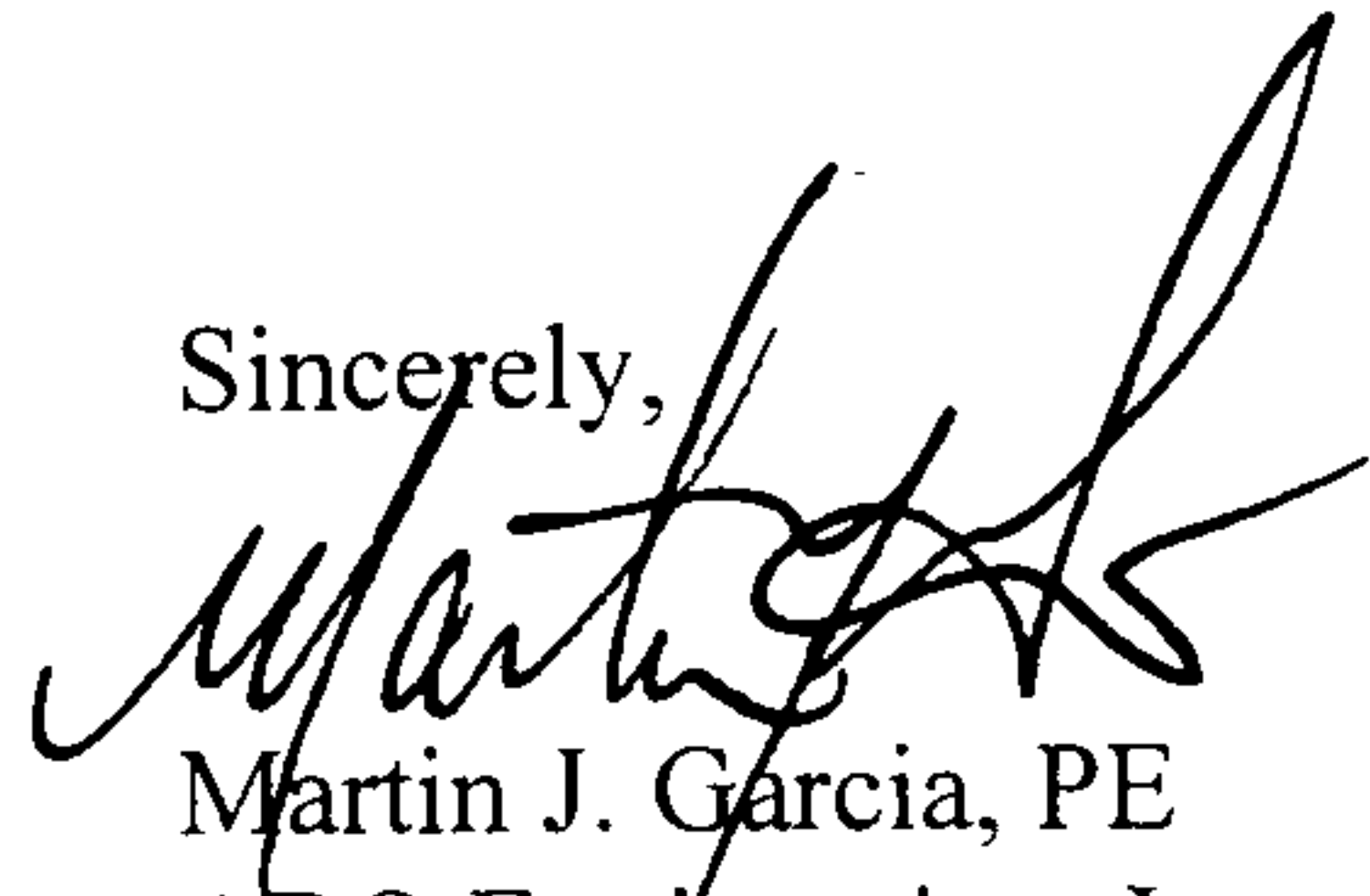
Dear Chair:

ABQ Engineering, Inc. has been retained by Infill Solutions LLC to perform the design and platting for La Plaza Acequia Subdivision. The subdivision is located on the South Side of Candelaria Boulevard immediately west of the Duranes Ditch. The property is located on Zone Atlas Page G-12.

La Plaza Acequia is proposed as a 10-lot residential subdivision. It will be accessed via a 24ft. wide private roadway that connects to Candelaria Road. Submitted with this letter are 24 copies of the proposed preliminary plat, one copy of the infrastructure list, one copy of the zone atlas page, DRWS form, correspondence with neighborhood associations, and TIS/AQIA Form.

Please schedule the subdivision before the DRB as soon as possible.

Sincerely,



Martin J. Garcia, PE  
ABQ Engineering, Inc.  
23050

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supplemental form			Supplemental form
<b>SUBDIVISION</b>		<b>S</b>	<b>ZONING &amp; PLANNING</b>		<b>Z</b>
<input checked="" type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation		
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal		
<input type="checkbox"/> Vacation		<b>V</b>	<input type="checkbox"/> EPC Submittal		
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)		
<b>SITE DEVELOPMENT PLAN</b>		<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)		
<input type="checkbox"/> ...for Subdivision Purposes			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan		
<input type="checkbox"/> ...for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)		
<input type="checkbox"/> IP Master Development Plan					
<input type="checkbox"/> Cert. of Appropriateness (LUCC)		<b>L</b>	<b>APPEAL / PROTEST of...</b>		<b>A</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: LOS CANDELARIAS PARTNERS PHONE: 878-0008  
 ADDRESS: 6739 ACADEMY RD #130 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_  
 AGENT (if any): ABQ ENGINEERING INC PHONE: 255-7802  
 ADDRESS: 6739 ACADEMY RD #130 FAX: 255-7902  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: mjgarcia@abqeng.com

DESCRIPTION OF REQUEST: FINAL PLAN APPROVAL FOR LA PLAZA ACEQUIA SUBDIVISION I

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

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

Lot or Tract No. EAST 1/2 OF TRACT 4 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. ALVARADO GARDENS  
 Current Zoning: R-2 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): G.12 No. of existing lots: 1 No. of proposed lots: 10  
 Total area of site (acres): 1.76 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 1012 060 473 306 103 32 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SOUTH SIDE OF CANDELARIA, WEST OF RIO GRANDE  
 Between: ADJACENT TO DURANES LATERAL and \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1002851  
03DRB1637, 03DRB01278

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

SIGNATURE [Signature] DATE 8/3/04  
 FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

(Print)	Application case numbers	Action	S.F.	Applicant Fees	Agent
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>04DRB - 01194</u>	<u>FP</u>		\$ <u>0</u>	
<input checked="" type="checkbox"/> All checklists are complete		<u>CME</u>		\$ <u>20.00</u>	
<input checked="" type="checkbox"/> All fees have been collected				\$ _____	
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____	
<input 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 checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____	
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____	
	Hearing date <u>8/17/04</u>			Total \$ <u>20.00</u>	

[Signature]  
 Planner signature / date

Project # 1002851

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

NA ✓  
- ✓  
- ✓  
- ✓  
on file ✓  
- ✓  
on file ✓

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**Your attendance is required.**

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

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

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
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  - 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.

Francis Phillips

Applicant name (print)

[Signature]

Applicant signature / date

8/3/04



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

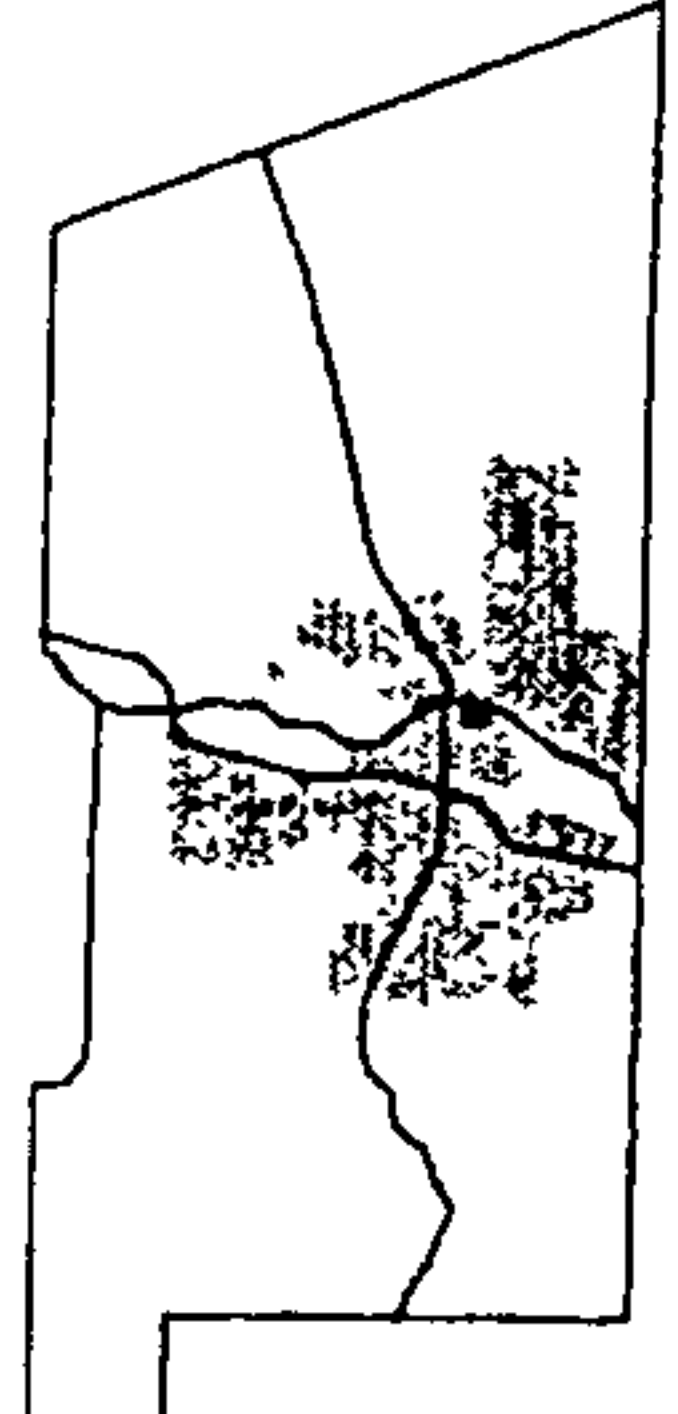
- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers
- \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_
- \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_
- \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

[Signature]

Planner signature / date

**Project # 100285**



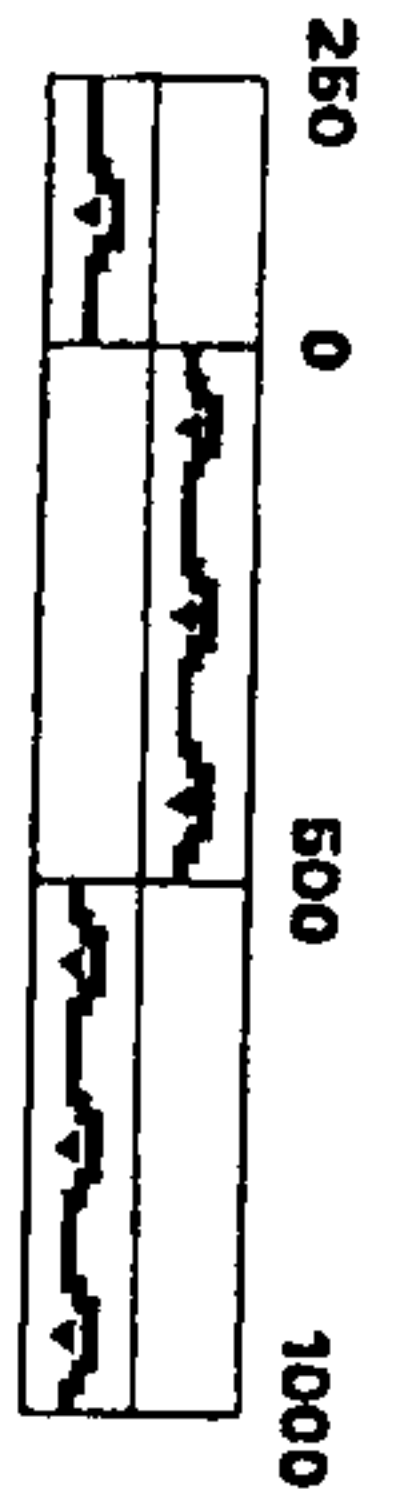


LEGAL DESCRIPTION

T10N  
R2E  
SEC 1

UNIFORM PROPERTY CODE

1-012-060



SCALE IN FEET

Map amended through July 2002



INFORMATION TECHNOLOGY  
GIS SECTION

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque.

**G-12-2**

June 17, 2004

City of Albuquerque  
Design Review Board  
Development and Building Services  
600 Second Street NW  
Albuquerque, NM 87102

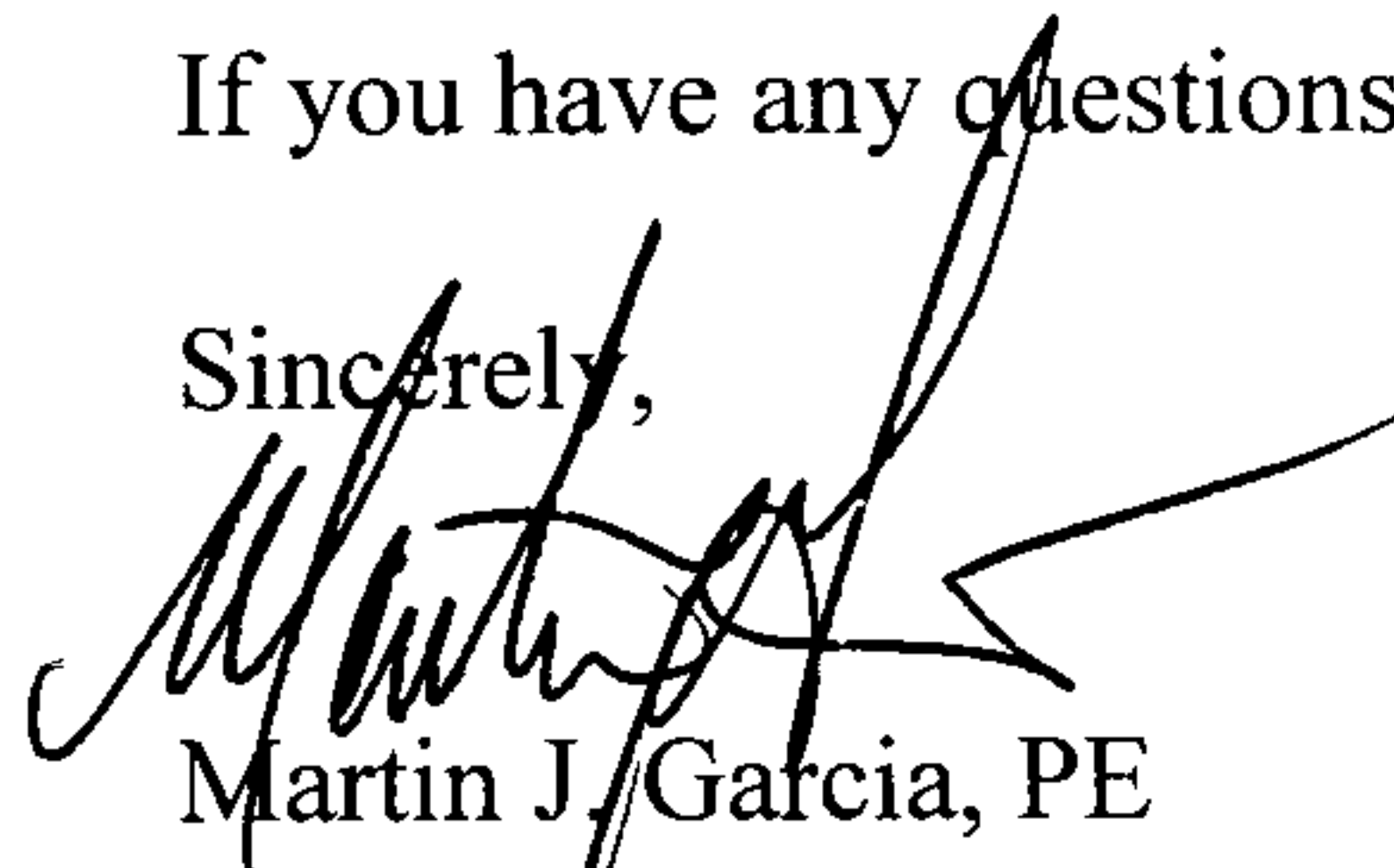
**RE: Final Plat for La Plaza Acequia Subdivision**

Submitted herewith are six (6) blueline copies of the final plat. This submittal represents the final version of the plat as discussed with city DRC and final dry utility easement locations.

On June 30, 2004 the Development Review Board approved the final plat for this subdivision. It was discovered recently that the ownership line was shown incorrectly instead of calling out Infill Solutions, the owner should have been Los Candelarias Partners as is reflected in this submittal. Please understand that the authorized signature is still Jay Rembe. Please schedule for final plat approval as soon as is possible.

If you have any questions or require additional information, please call me at 255-7802

Sincerely,



Martin J. Garcia, PE  
ABQ Engineering, Inc.

File 23050

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

PAID RECEIPT

APPLICANT NAME

Los Candelarias Partners

AGENT

ABQ Engineering

ADDRESS

\_\_\_\_\_

PROJECT & APP #

1002851

PROJECT NAME

La Plaza Acquia I

\$ 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.

THIS DOCUMENT HAS A COLORED BACKGROUND AND IS ALTERATION RESISTANT

ABQ ENGINEERING, INC.

6739 ACADEMY RD., NE SUITE 130  
ALBUQUERQUE, NM 87109  
(505) 255-7802

WELLS FARGO BANK NEW MEXICO, N.A.  
ALBUQUERQUE, NM 87110

95-219 130  
1070 130

4445

8/3/2004

PAY TO THE ORDER OF City of Albuquerque

City of Albuquerque \$20.00  
Treasury Division

Twenty and 00/100\*\*\*\*\* DOLLARS

City of Albuquerque

8/3/2004 11:30AM  
RECEIVED 00027033 US# 002  
Account 441032  
Activity 3424000

AUTHORIZED SIGNATURE

MEMO Plaza one Contract Management Fee

004445 1070021921060211246

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: INFILL SOLUTIONS PHONE: 878-0008  
 ADDRESS: 6739 ACADEMY RD #130 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_  
 AGENT (if any): ABQ ENGINEERING INC PHONE: 255 7802  
 ADDRESS: 6739 ACADEMY RD #130 FAX: 255-7902  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: sknee@cbqeng.com

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL FOR LA PLAZA ACEQUIA SUBDIVISION

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

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

Lot or Tract No. E 1/2 OF TRACT 4 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn ALVARADO GARDENS  
 Current Zoning: R-2 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): G-12 No. of existing lots: 1 No. of proposed lots: 10  
 Total area of site (acres): 1.76 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 1012 060 473 306 103 32 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SOUTH SIDE OF CAÑALCARRIA, WEST OF RIO GRANDE  
 Between: ADJACENT TO DURANES LATERAL and RIO GRANDE BLVD NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.):  
03DRB 1637 / 03DRB 01278

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_  
 SIGNATURE [Signature] DATE 6/10/04  
 (Print) STEVE KNEE \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04, 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 00973</u>	<u>FP</u>	<u>5(3)</u>	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>6-30-04</u>	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>20.00</u>

Planner signature / date

Project # 1002851

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

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

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

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
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  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
  - Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
  - DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
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- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

Steve KNEE Applicant name (print)  
[Signature] Applicant signature / date 6/18/04



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

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

Application case numbers  
04DRB- -00973  
 - -  
 - -

[Signature] 6-18-04  
 Planner signature / date  
**Project # 1002851**

AMENDMENT TO AGREEMENT TO  
CONSTRUCT SUBDIVISION IMPROVEMENTS

City Project # 727181

5/6/04

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on FEBRUARY 23, 2004, which was recorded on 2/24/2004, in the records of the Bernalillo County Clerk at Book A73, pages 3444 thru —, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as LA PLAZA AVEQUIA; and

WHEREAS, the Subdivider is required to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

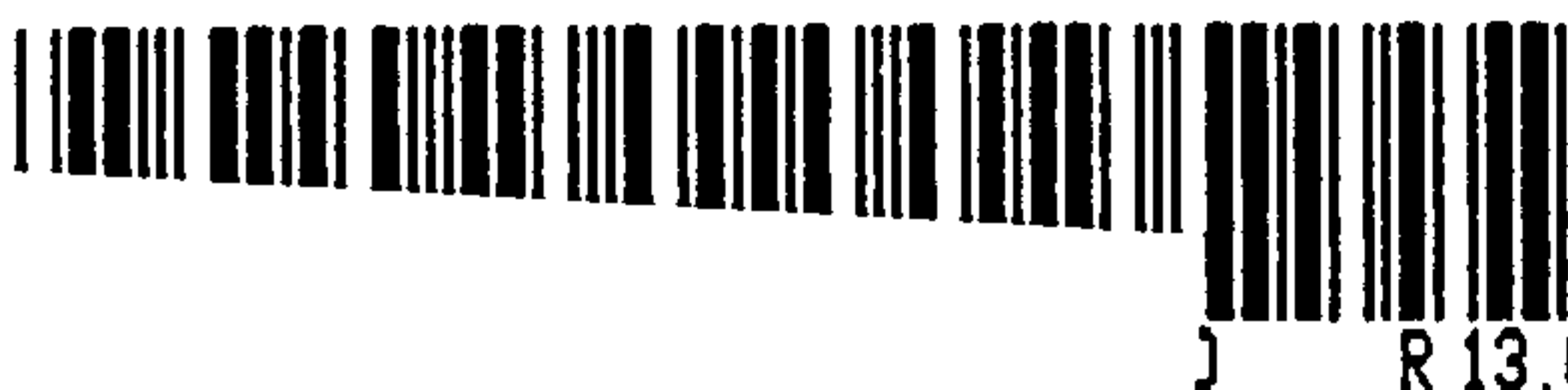
THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 5, FINANCIAL GUARANTY, second paragraph, to read as follows:

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

Type of Financial Guaranty: LOAN RESERVE LETTER # 1970  
Amount: \$ 112,493.40  
Name of Financial Institution or Surety providing Guaranty: FIRST STATE BANK  
Date City first able to call guaranty: OCTOBER 29, 2005.  
Construction Completion Deadline: OCTOBER 29, 2005.  
If guaranty other than a Bond, last day City is able to call on Guaranty is: DECEMBER 29, 2005.  
Additional information: EXTENDING CONSTRUCTION COMPLETION DATE

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.



June 17, 2004

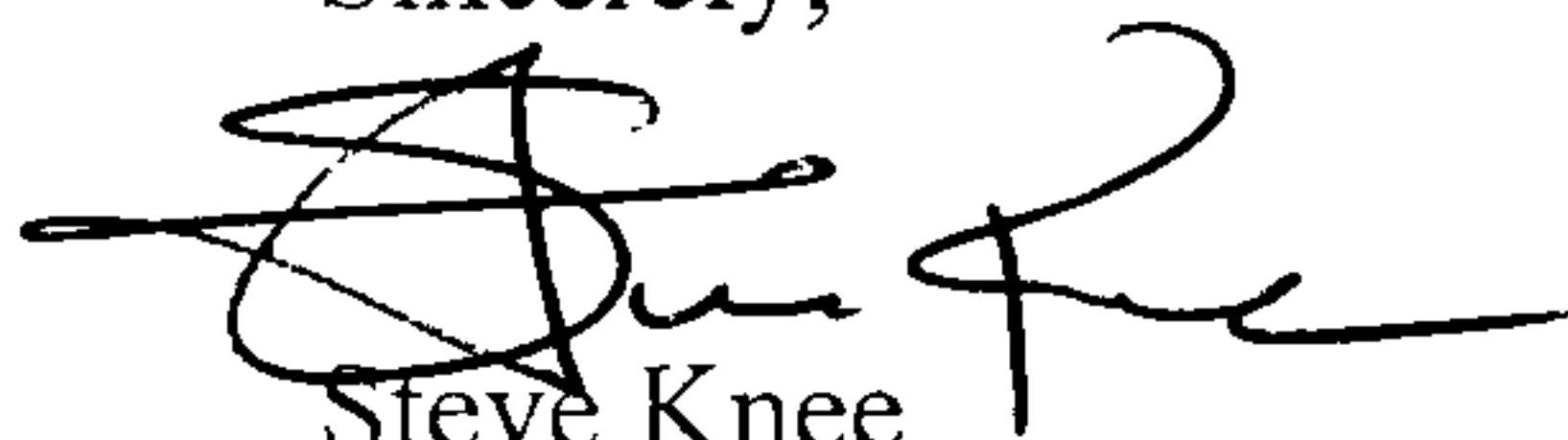
City of Albuquerque  
Design Review Board  
Development and Building Services  
600 Second Street NW  
Albuquerque, NM 87102

**RE: Final Plat for La Plaza Acequia Subdivision**

Submitted herewith are six (6) blue-line copies of the final plat. This submittal represents the final version of the plat as discussed with city DRC and final dry utility easement locations. Please distribute to the DRB Members for their review and approval.

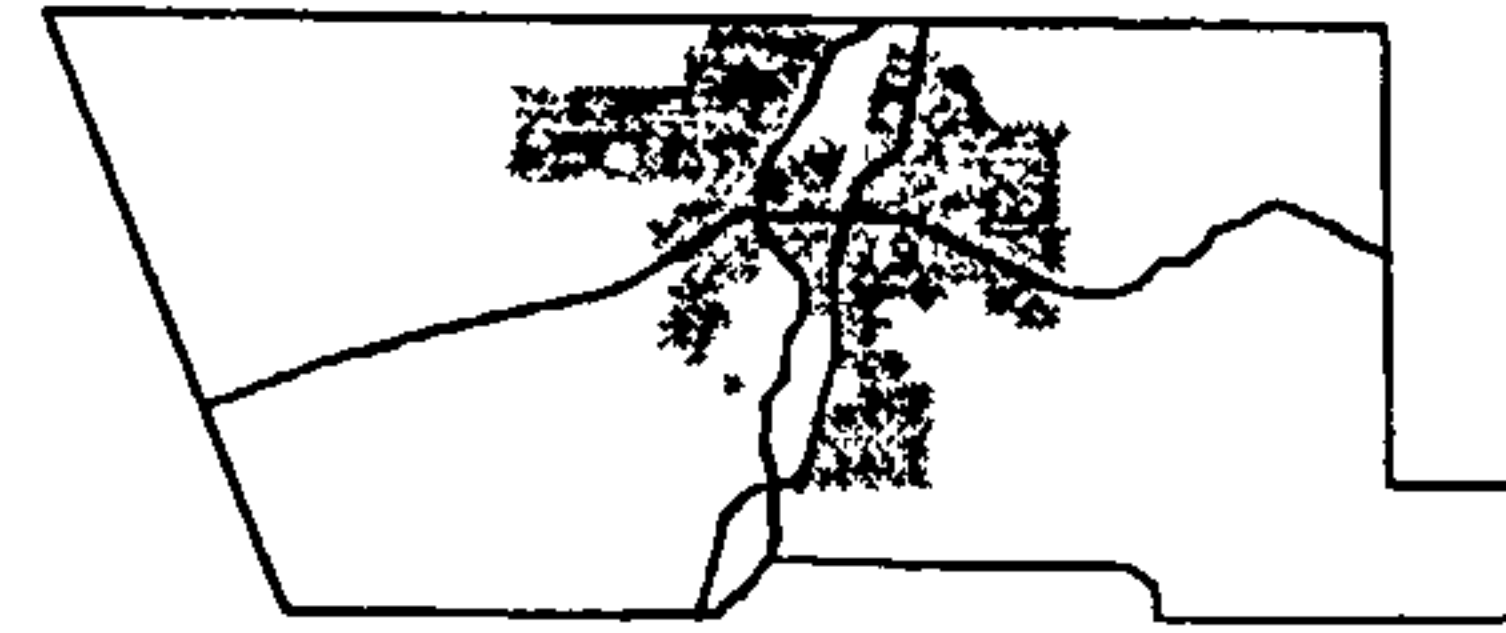
If you have any questions or require additional information, please call me at 255-7802

Sincerely,



Steve Knee  
ABQ Engineering, Inc.

File 23050



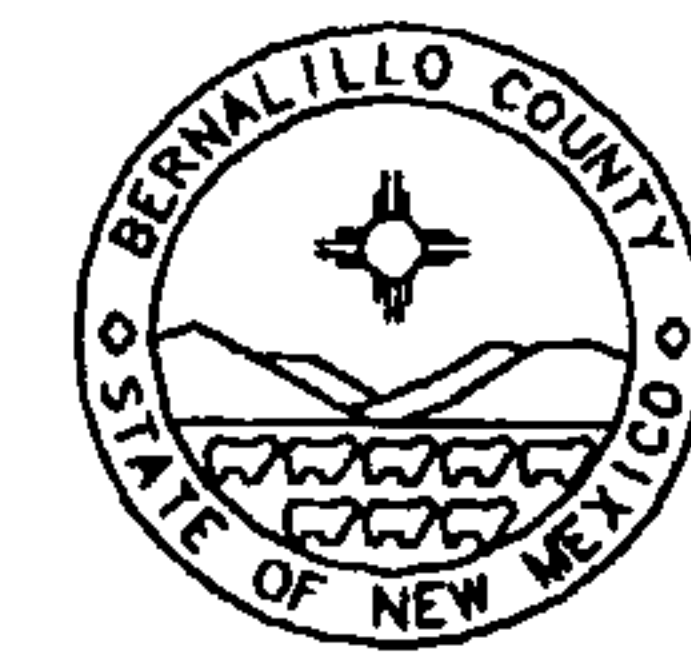
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SCALE IN FEET

Map amended through July 2002



INFORMATION TECHNOLOGY  
 GIS SECTION

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**G-12-Z**



October 25, 2003

Sheran Matson  
Development Review Board Chair  
Plaza del Sol Bldg. - Planning Dept.  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87107

Dear Ms. Matson:

We are writing regarding Project #1002851: La Plaza Acequia Subdivision with the public hearing on October 29, 2003. We are not sure about the details of this project since, after reviewing the application at the Development Services Center, Christopher Calott's description says "15 attached townhouse units and one single family house" will be built. But, Martin Garcia's description says it will be a "10-lot residential development".

We would definitely be in favor of the lesser density development (10 units), and would also like to express our very strong support of one-story units as opposed to two-story units. The lot size on the blueprint plans look comparable to those on our street, San Patricia, which is directly west of this proposed development (San Patricia's townhouse lots range from .13444 to .16603 acre, and La Plaza Acequia's range from .1243 to .2783 acre). San Patricia is entirely one-story units with many existing trees in place. We commend the La Plaza Acequia developers for trying to retain as many trees as possible.

We would hate to see high density two-story units, such as the 15 two-story townhouses, built on this property. Lesser density would allow for the breathing room, landscaping, and "feel" of the North Valley that we cherish and think is so important in this neighborhood. It would also have less impact on the sight lines for the neighbors and, for instance, would allow us to continue to enjoy the many geese, cranes, etc. flying directly over us to the Nature Center. Please take our concerns into consideration, and thank you in advance for your help in this matter.

Sincerely,

<u>Name</u>	<u>Address</u>
<i>Terri Civerolo</i>	<i>3016 San Patricia, NW</i>
<i>Jane Melton</i>	<i>3021 San Patricia NW</i>
<i>Margy O'Brien</i>	<i>3020 San Patricia NW</i>
<i>Pat O'Brien</i>	<i>3020 San Patricia NW</i>
<i>Vicki Hannon</i>	<i>3017 San Patricia NW</i>
<i>John Civerolo</i>	<i>3016 San Patricia NW</i>

San Patricia Homeowners (P. 2)

Neil Alessio 3036 San Patricia NW

Lisa Alessio 3036 San Patricia NW.

Peggy Baffel 3009 San Patricia NW 87107

Steve Bennett 3008 San Patricia NW 87107

Susan Craig 3024 San Patricia Pl NW 87107

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Kent L. Bishop  
2420 Candelaria N.W.  
Albuquerque, NM 87107-2907  
(505) 344-0864

Sheran Matson ALCP  
Planning Department  
Administration  
P.O. Box 1293 600 Second Street NW.  
Albuquerque, NM 87103

Proj. # ~~1002826~~

1002851

2420 Candelaria N.W.  
the east 1.33 acres of, portions of  
Alvarado Gardens Lots 2 and 3  
City of Albuquerque  
Zone Atlas page G-12-Z

TO: Sheron Matson and Interested Parties

As owner of the land described above, I would like to express my concern that an easement for the existing access irrigation ditch (that is shown as existing on the ALTA/ACSM Land Survey Plat. IN Fill Solutions LLC LA Plaza Ace Quia II) is not shown on the sketch plat of the purposed adjoining subdivision (LA Plaza Ace Quia II).

The access ditch has existed for 50+ years to my knowledge. It has been maintained and used for irrigation from the Duranes Lateral, by my family and the other properties that it runs through, to the present day. The access ditch ran through or into four lots, from the Duranes Lateral east to Rio Grande Blvd. In 1981 the Colonnade Subdivision was put in and the access ditch was closed about 110 feet. It now ends 10 feet from the Colonades Subdivision west property line.

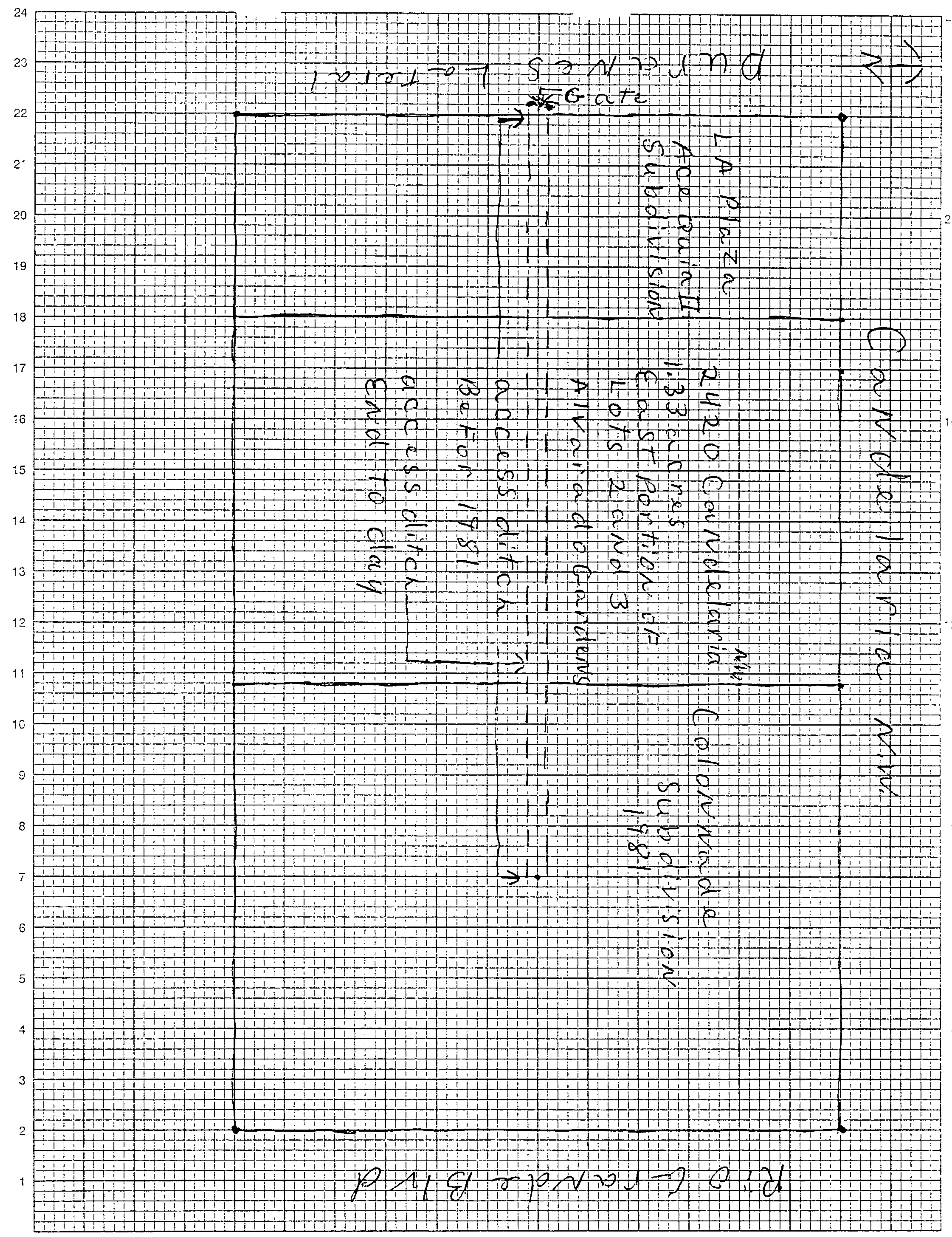
From 1981 to the present, the access ditch has been cleaned, maintained and used during the irrigation season (April to the end of October) by myself. The existing access ditch is 293+ feet, with 106+ feet in the purposed subdivision.

When I viewed the sketch and found no depiction of a ditch easement, I contacted ABQ Engineer and was informed that a ten foot easement would be shown on the final plat.

The purpose of this letter is to note some of the history about the access ditch and to request a check be made for the existence of the ten foot easement on the Final Plat.

Thank you for your time

*K. L. Bishop*



**J. J. Civerolo, Inc.**

Phone: 505-341-0845

Fax: 505-344-8407

**Fax**

To: **Sheran Matson, Development** From: **San Patricia Homeowners**  
**Review Board Chair**

Fax: 924-3864Date: October 27, 2003

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

Pages: \_\_\_\_\_

Re: Project #1002851

CC: \_\_\_\_\_

 Urgent For Review Please Reply

Ms. Matson,

Re: **Project #100285 - La Plaza Acequia. Hearing = Wednesday, 10/29/03**

Before the hearing on Wednesday, we would appreciate you reviewing this letter regarding our feelings about the above project.

Please let me know if you have any questions.

*Terri Civerolo*

Terri Civerolo

341-0845

October 25, 2003

Sheran Matson  
Development Review Board Chair  
Plaza del Sol Bldg. - Planning Dept.  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87107

Dear Ms. Matson:

We are writing regarding Project #1002851: La Plaza Acequia Subdivision with the public hearing on October 29, 2003. We are not sure about the details of this project since, after reviewing the application at the Development Services Center, Christopher Calott's description says "15 attached townhouse units and one single family house" will be built. But, Martin Garcia's description says it will be a "10-lot residential development".

We would definitely be in favor of the lesser density development (10 units), and would also like to express our very strong support of one-story units as opposed to two-story units. The lot size on the blueprint plans look comparable to those on our street, San Patricia, which is directly west of this proposed development (San Patricia's townhouse lots range from .13444 to .16603 acre, and La Plaza Acequia's range from .1243 to .2783 acre). San Patricia is entirely one-story units with many existing trees in place. We commend the La Plaza Acequia developers for trying to retain as many trees as possible.

We would hate to see high density two-story units, such as the 15 two-story townhouses, built on this property. Lesser density would allow for the breathing room, landscaping, and "feel" of the North Valley that we cherish and think is so important in this neighborhood. It would also have less impact on the sight lines for the neighbors and, for instance, would allow us to continue to enjoy the many geese, cranes, etc. flying directly over us to the Nature Center. Please take our concerns into consideration, and thank you in advance for your help in this matter.

Sincerely,

Name

Address

Texi Civerolo 3016 San Patricia, NW.

Jane Milton 3021 San Patricia NW

Margy Obrien 3020 San Patricia NW

[Signature] 3020 San Patricia NW

Vicki Hansen 3017 San Patricia NW

John Brando 3016 San Patricia NW

San Patricia Homeowners (P. 2)

Neil Alessio 3036 San Patricia NW

USA Alessio 3086 SAN PATRICIA NW.

Peggy Bayler 3009 San Patricia NW 87107

Gregory Smith 3008 San Patricia NW 87107

Susan Craig 3024 San Patricia Pl NW 87107

Blank lined area for additional entries.

\*\*\*\*\*  
\*\*\* RX REPORT \*\*\*  
\*\*\*\*\*

RECEPTION OK

TX/RX NO	7507	
CONNECTION TEL		5053448407
SUBADDRESS		
CONNECTION ID		
ST. TIME	10/27 14:26	
USAGE T	00'53	
PGS.	3	
RESULT	OK	



# ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 10/29/03  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 10/29/03  
 Date Preliminary Plat Expires: 10/29/04  
 DRB Project No.: 1002351  
 DRB Application No.: 03DRB-01637

EXHIBIT "A"  
 TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
RAEA ACEQUIA I SUBDIVISION  
E'S TRAC 4 ALVARADO STARDERS SUBDIVISION  
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
<input type="checkbox"/>	<input type="checkbox"/>	6"	WATER LINE	PRIVATE STREET	CANDELANA	CUL-DE-SAC	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6"	WATER LINE	PRIVATE STREET	PRIVATE STREET	PRIVATE STREET	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	24'	PAVED ROADWAY - DRIVE SECTION	PRIVATE STREET	CANDELANA	SOUTH CUL DE SAC	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	9'x9'	GUYOT BASE COURSE	CUL-DE-SAC			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	74'x50'	GUYOT BASE COURSE	CUL-DE-SAC			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	9'	SANITARY SEWER	PRIVATE STREET	CANDELANA	CUL-DE-SAC	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	100'	FILE HYDRANT			CUL-DE-SAC	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>						/	/	/
<input type="checkbox"/>	<input type="checkbox"/>						/	/	/

ORIGINAL

RIA Sequence #	COA ORC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Engr
<input type="checkbox"/>	<input type="checkbox"/>						1	1	1
<input type="checkbox"/>	<input type="checkbox"/>						1	1	1
<input type="checkbox"/>	<input type="checkbox"/>						1	1	1
<input type="checkbox"/>	<input type="checkbox"/>						1	1	1

NOTES

1. ENGINEER'S CERTIFICATION OF THE STANDING ASH REED'S PRIOR TO REEFS OF SIA AND FARMER SUBSTATION
2. \* REQUIRES LICENSE AGREEMENT FROM WREGD.
- 3.

AGENT / OWNER

WALTER J. GARCIA  
 NAME (Print)  
 ABO ENGINEERING, INC  
 FIRM  
 Signature: *Walter J. Garcia*  
 SIGNATURE - date: 10/29/03

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*William W. Watson* 10/29/03  
 DMS CHAIR - date  
 TRANSPORTATION DEVELOPMENT - date: 10/29/03  
 AMAFCA - date  
 UTILITY DEVELOPMENT - date: 10/29/03  
 CITY ENGINEER - date: 10/29/03  
 Signature: *William W. Watson*  
 SIGNATURE - date: 10/29/03

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	ENG CHAIR	USER DEPARTMENT	AGENT / OWNER

**ORIGINAL**

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

LA PLAZA ACEQUIA SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

W 1/2 TRACT 4 ALVARADO GARDENS SUBDIVISION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6"	WATER LINE	PRIVATE STREET	CADELARIA	CUL-DE-SAC	/	/	/
		8"	SANITARY SEWER	PRIVATE STREET	CADELARIA	CUL-DE-SAC	/	/	/
		24' WIDE	GRAVEL BASE COURSE	PRIVATE STREET	CADELARIA	CUL-DE-SAC	/	/	/
		90x90'	GRAVEL BASE COURSE	CUL-DE-SAC	END OF STREET		/	/	/
		74x90'	GRAVEL BASE COURSE	CUL DE SAC	PRIVATE STREET		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

SI# Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size

Type of Improvement

Location

From

To

Private  
Inspector

City  
Inspector

City Cnst  
Engineer

/	/	/
/	/	/
/	/	/
/	/	/

NOTES

1

2

3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*MARTIN J. GARCIA*

NAME (print)

*ABQ ENGINEERING*

FIRM

*[Signature]* 9/18/03

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: \_\_\_\_\_

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

\_\_\_\_\_ - date

CITY ENGINEER - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING</b>	<b>Z</b>
<input checked="" type="checkbox"/> Major Subdivision Plat		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision Plat		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Special Exception	<b>E</b>
<input type="checkbox"/> ...for Subdivision Purposes		<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Decision by: Planning Director	
<input type="checkbox"/> IP Master Development Plan		or Staff, DRB, EPC, Zoning Board of	
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	Appeals, LUCC	

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

**APPLICANT INFORMATION:**

NAME: INFILL SOLUTIONS PHONE: 878-0008  
 ADDRESS: 1631 EUBANK NE SUITE C FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87112 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER.  
 AGENT (if any): ABQ ENGINEERING PHONE: 255-7802  
 ADDRESS: 1631 EUBANK NE SUITE C FAX: 255-7902  
 CITY: ALBUQ STATE NM ZIP 87112 E-MAIL: mjgarcia@abqeng.com

DESCRIPTION OF REQUEST: LA PLAZA FREDDA SUBDIVISION

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

Lot or Tract No. E 1/2 TRACT 4 Block: \_\_\_\_\_ Unit \_\_\_\_\_  
 Subdiv. / Addn. ALVARADO GARDENS.  
 Current Zoning: R-2 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): G-12 No. of existing lots: 1 No. of proposed lots 10  
 Total area of site (acres): 1.76 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. 10/2060473306 10332 MRGCD Map No \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SOUTH SIDE OF CADEBARRIA WEST OF RIO GRANDE  
 Between: Adjacent to Durones Ditch. and \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1003026

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

SIGNATURE [Signature] DATE 9/26/03  
 (Print) MARINA J. GARCIA \_\_\_\_\_  
 \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2000

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB</u>	<u>PP</u>		\$ <u>715.00</u>
<input type="checkbox"/> All fees have been collected				\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>Adv Fee</u>			\$ _____
<input 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 checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>Oct. 29, 2003</u>			Total \$ <u>790.00</u>

[Signature] 9/26/03  
 Planner signature / date

Project # 1002851

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
  - Proposed Infrastructure List.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed plat
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.  
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

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

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**  
**(Temporary sidewalk deferral uses FORM-V)**

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

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

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

Mary J. Garcia  
 Applicant name (print)  
[Signature] 9/26/03  
 Applicant signature / date

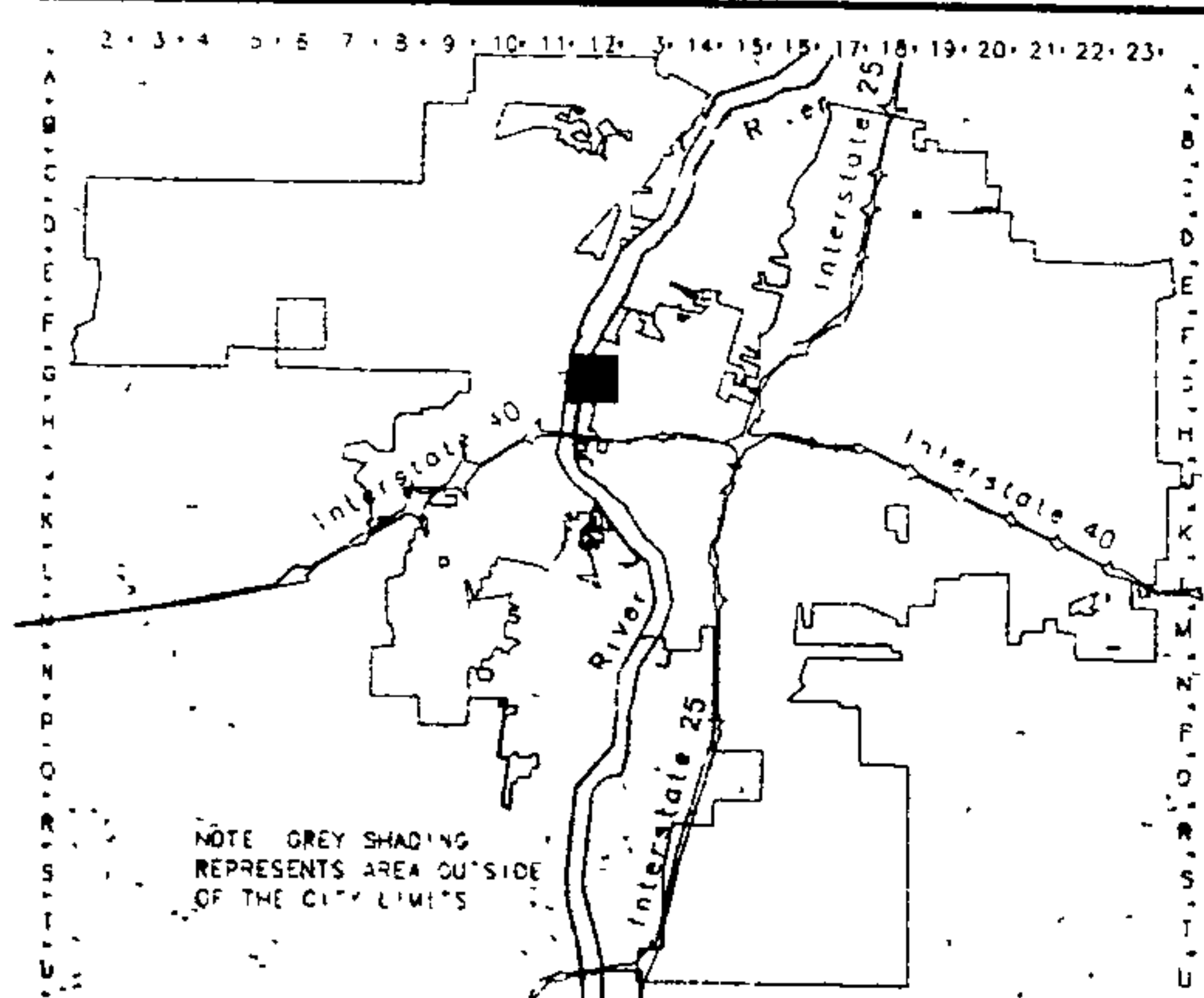
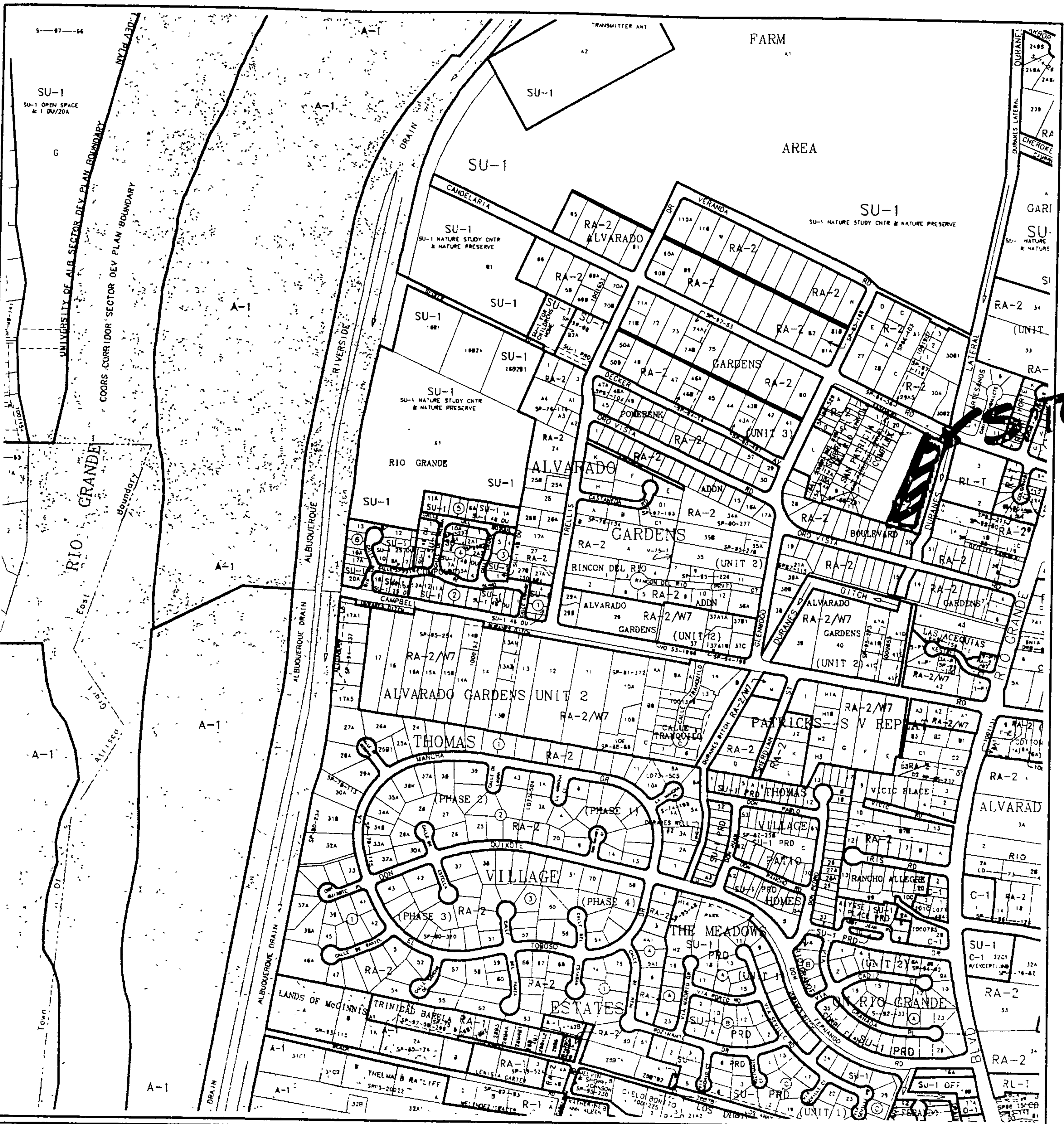


Form revised September 2001

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

Application case numbers  
 03003 - \_\_\_\_\_ - 01637  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

[Signature] 9/26/03  
 Planner signature / date  
**Project #** 1002851

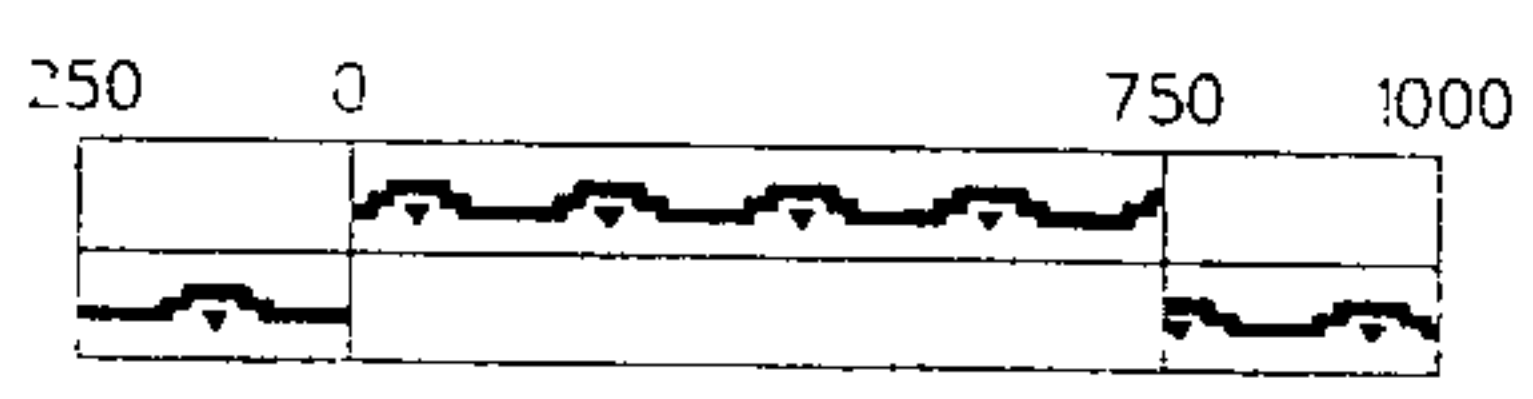


CITY OF  
Albuquerque

**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

© Copyright 2003

GRAPHIC SCALE IN FEET



**Zone Atlas Page**

**G-12-Z**

Map Amended through January 21, 2003

NOTE GREY SHADING  
REPRESENTS AREA OUTSIDE  
OF THE CITY LIMITS



September 22, 2003

DRB Chair  
City of Albuquerque Development Services  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: La Plaza Acequia Subdivision Preliminary Plat Submittal  
Zone Atlas Map Page G-12

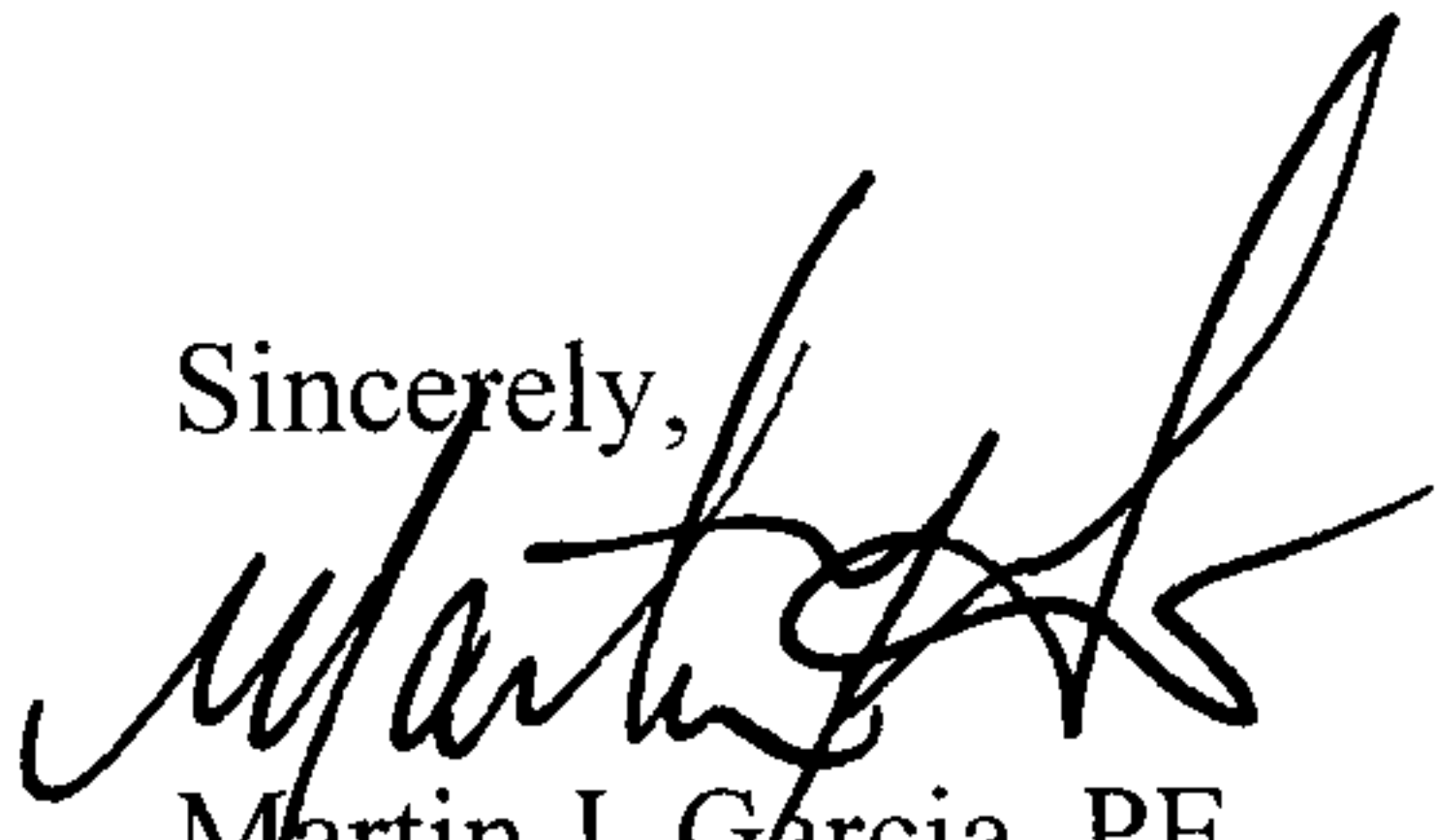
Dear Chair:

ABQ Engineering, Inc. has been retained by Infill Solutions LLC to perform the design and platting for La Plaza Acequia Subdivision. The subdivision is located on the South Side of Candelaria Boulevard immediately west of the Duranes Ditch. The property is located on Zone Atlas Page G-12.

La Plaza Acequia is proposed as a 10-lot residential subdivision. It will be accessed via a 24ft. wide private roadway that connects to Candelaria Road. Submitted with this letter are 24 copies of the proposed preliminary plat, one copy of the infrastructure list, one copy of the zone atlas page, DRWS form, correspondence with neighborhood associations, and TIS/AQIA Form.

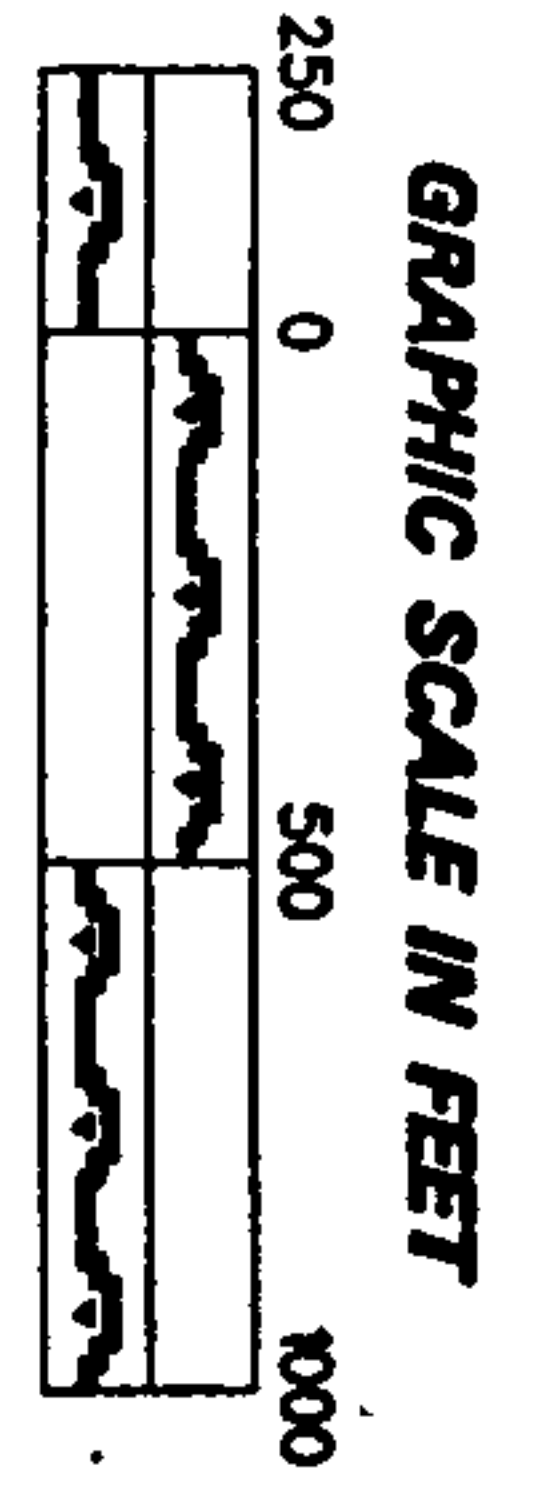
Please schedule the subdivision before the DRB as soon as possible.

Sincerely,

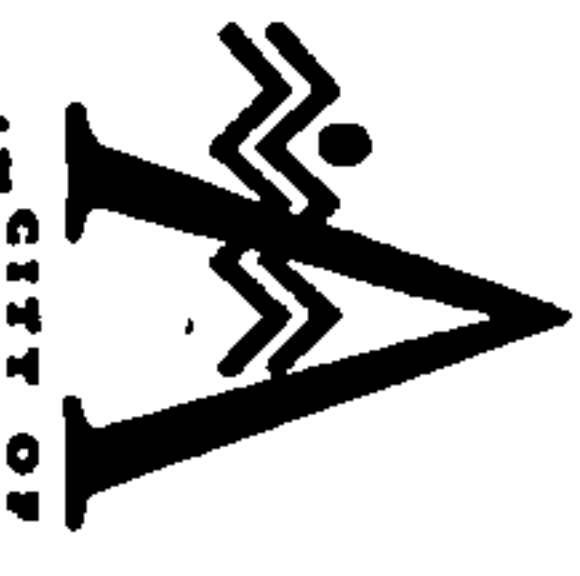


Martin J. Garcia, PE  
ABQ Engineering, Inc.  
23050



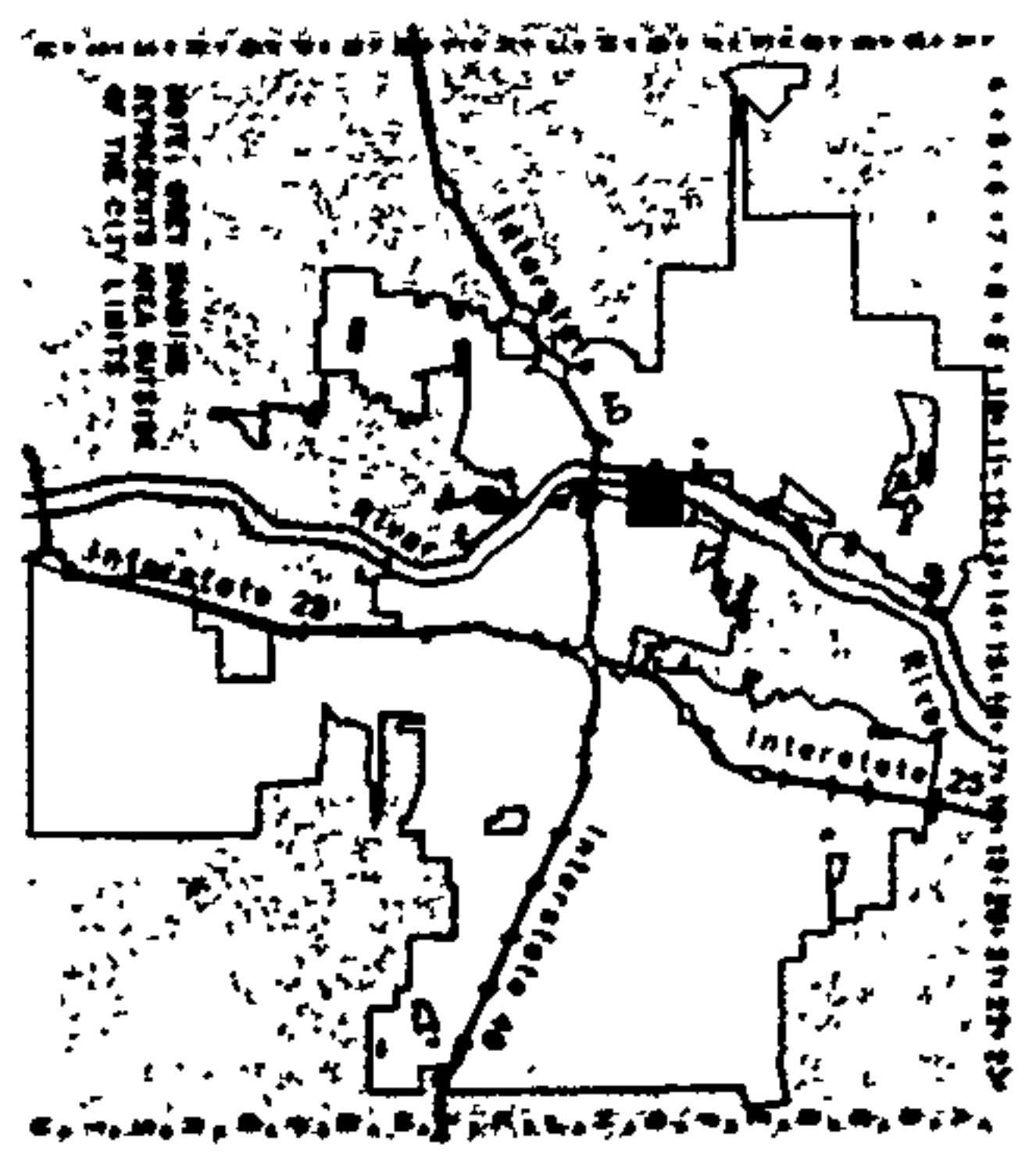


**SITE**



**A-G**  
 CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 © Copyright 1996

Map Amended through April 19, 1996



**LEGAL DESCRIPTION**  
 T10N  
 R2E  
 SEC 1  
 SEC 1

**UNIFORM PROPERTY CODE**  
 1-012-000

**G-12-2**

# CITY OF ALBUQUERQUE

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

APPLICANT: APR ENGINEERING Date of request: 9/22/03 Zone atlas page(s): G12

CURRENT: Zoning R-2-120

Legal Description - Lot or Tract # E 1/2 TRACT 4 Block # 18

Parcel Size (acres / sq.ft.) 1.76-AC

Subdivision Name ALVARADO GARDENS SUBD.

### REQUESTED CITY ACTION(S):

- |                          |                     |  |                     |
|--------------------------|---------------------|--|---------------------|
| Annexation [ ]           | Sector Plan [ ]     | Site Development Plan:                                 | Building Permit [ ] |
| Comp. Plan Amendment [ ] | Zone Change [ ]     | a) Subdivision [ <input checked="" type="checkbox"/> ] | Access Permit [ ]   |
|                          | Conditional Use [ ] | b) Build'g Purposes [ ]                                | Other [ ]           |
|                          |                     | c) Amendment [ ]                                       |                     |

### PROPOSED DEVELOPMENT:

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

### GENERAL DESCRIPTION OF ACTION:

# of units - 10  
Building Size - 2500 (sq. ft.) max.

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

Applicant or Representative [Signature] Date 9/22/03  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]  
PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL 600 2nd St NW Plaza del Sol Bldg. 924-3991 or 3994

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

Notes:

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

\_\_\_\_\_  
TRAFFIC ENGINEER DATE

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

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

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

Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

\_\_\_\_\_  
ENVIRONMENTAL HEALTH DATE

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

TIS	- SUBMITTED	___/___/___	_____	DATE
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	
AQIA	- SUBMITTED	___/___/___	_____	DATE
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	

ENVIRONMENTAL HEALTH

**FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME LA PLAZA ACEQUIA SUBDIVISION

AGIS MAP # G-12.

LEGAL DESCRIPTION E 1/2 OR ~~TRAC~~ 4. ALVARADO GARDENS  
UNIT 3

**DRAINAGE REPORT**

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

\_\_\_\_\_  
Applicant / Agent Date

\_\_\_\_\_  
Hydrology Division Representative Date

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division ( 2nd floor Plaza del Sol ) on 9/8/03. [date]

[Signature] ABA ENGINEERING INC 9/8/03  
Applicant / Agent Date

Letter dated 9/8/03 JM 9/8/03  
Utilities Division Representative Date

DRB# \_\_\_\_\_



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: September 17, 2003

TO CONTACT NAME: Martin J. Garcia  
COMPANY/AGENCY: ABQ Engineering Inc.  
ADDRESS/ZIP: \_\_\_\_\_  
PHONE/FAX #: 255-7802 / 255-7902

Thank you for your inquiry of 9-17-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Playa Acequia Subdivision, Phase I

zone map page(s) G-12

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

Alvarado Gardens  
Neighborhood Association  
Contacts Tim Mullane  
2901 Trellis NW  
228-1586 (W) 87107  
Niki Feldman  
3104 Camino Caballero NW  
341-3965 (W) 87107

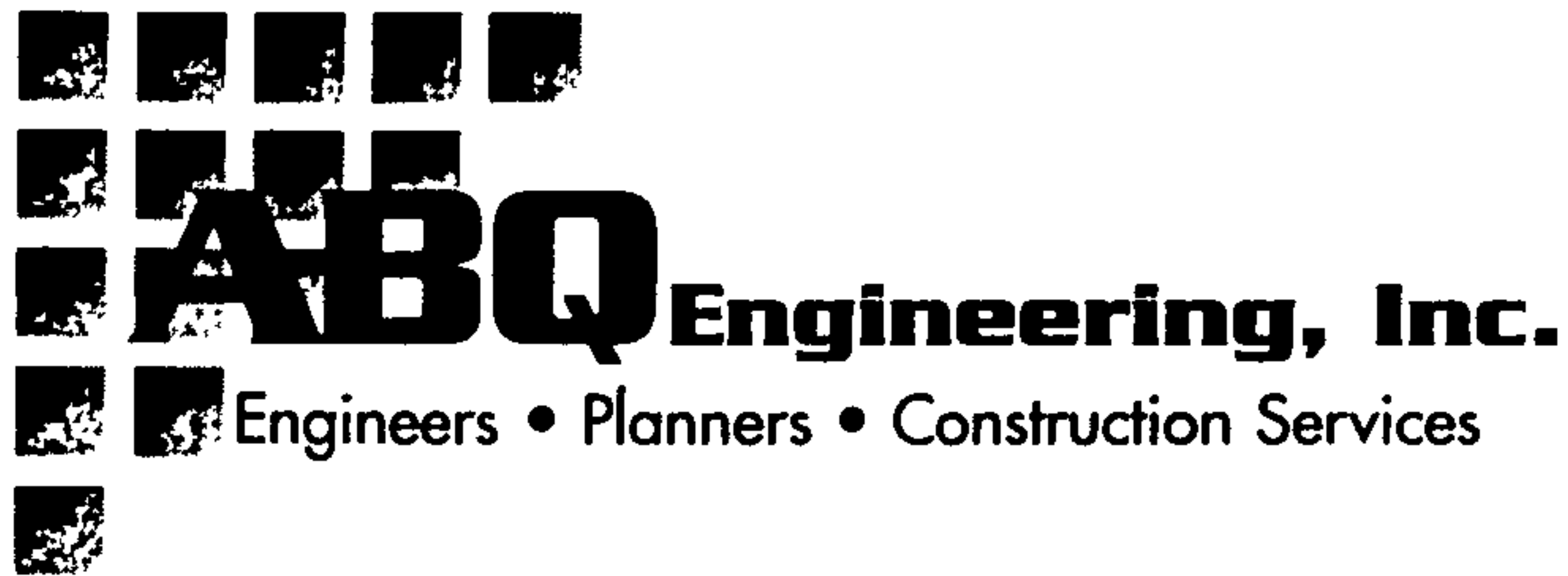
Rio Grande Blvd.  
Neighborhood Association  
Contacts Claude Morelli  
2236 Dietz Pl. NW  
344-9742 (W) 87107  
Jomarie Anderson  
3505 Campbell Ct. NW  
342-2537 (W) 87104

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

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

Sincerely,  
Dalana S. Armona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



September 17, 2003

Neighborhood Association Representative

RE: Los Candelarias Subdivision

Dear Representative:

ABQ Engineering, Inc. has been retained to design La Plaza Acequia Subdivision. La Plaza Acequia Subdivision is proposed as a 10-lot residential subdivision located on the South Side of Candelaria Boulevard adjacent to the West side of the Duranes Ditch. The property currently has one residence and a small apartment that will be removed with the subdivision. The property legal description is East ½ of Tract 4 Alvarado Gardens Subdivision.

Access in and out of the subdivision will be through a sole access off of Candelaria Boulevard. Storm Drainage will be conveyed to Candelaria Boulevard through the interior street.

Enclosed for your use is a copy of the plan for the subdivision. If you have any questions regarding this project or require additional information please contact me at 255-7802. I am available to meet with you at your convenience.

Sincerely,

Martin J/Garcia, PE  
Civil Engineer  
ABQ Engineering, Inc.  
23050

Copies:

Tim Mullane  
2901 Trellis. NW  
Albuquerque, NM 87107

Claude Morelli  
2236 Dietz Pl. NW  
Albuquerque, NM 87107

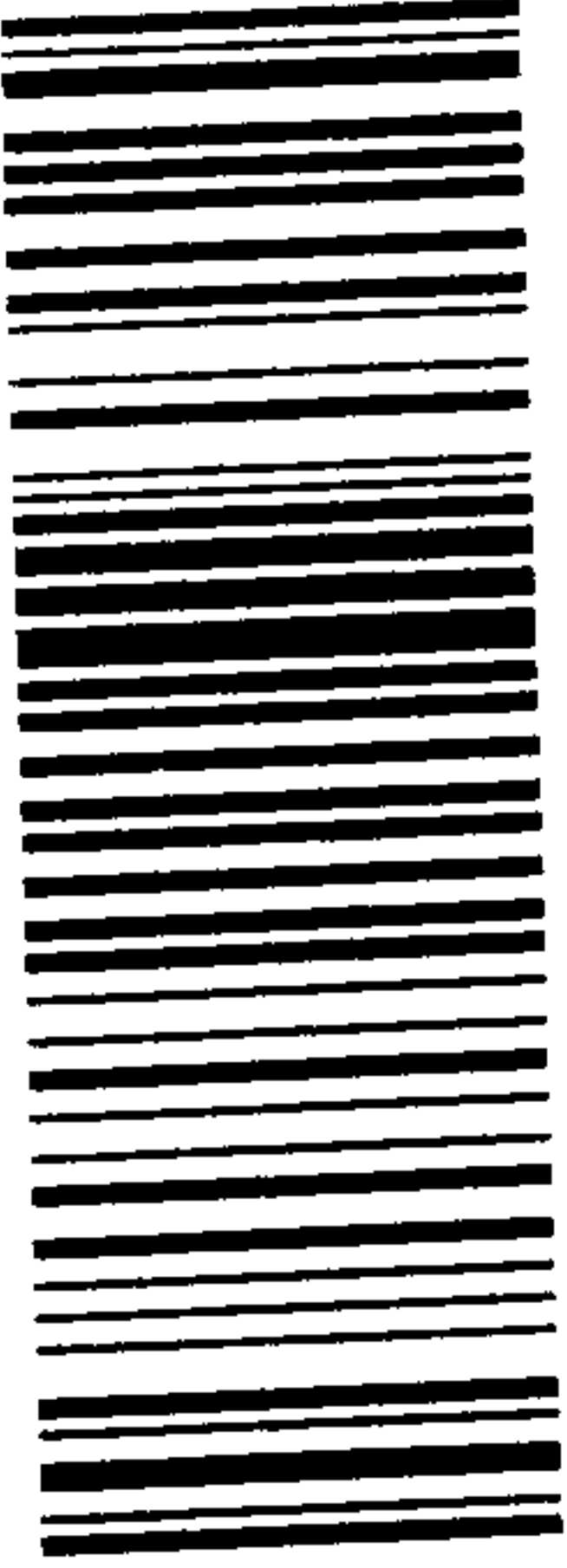
Niki Feldman  
3104 Camino Caballete NW  
Albuquerque, NM 87107

JoMarie Anderson  
3505 Campbell Ct. NW  
Albuquerque, NM 87104

7003 1010 0000 8948 6467

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

CERTIFIED MAIL™



7003 1010 0000 8948 6467

7003 1010 0000 8948 6467

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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

Postmark  
Here

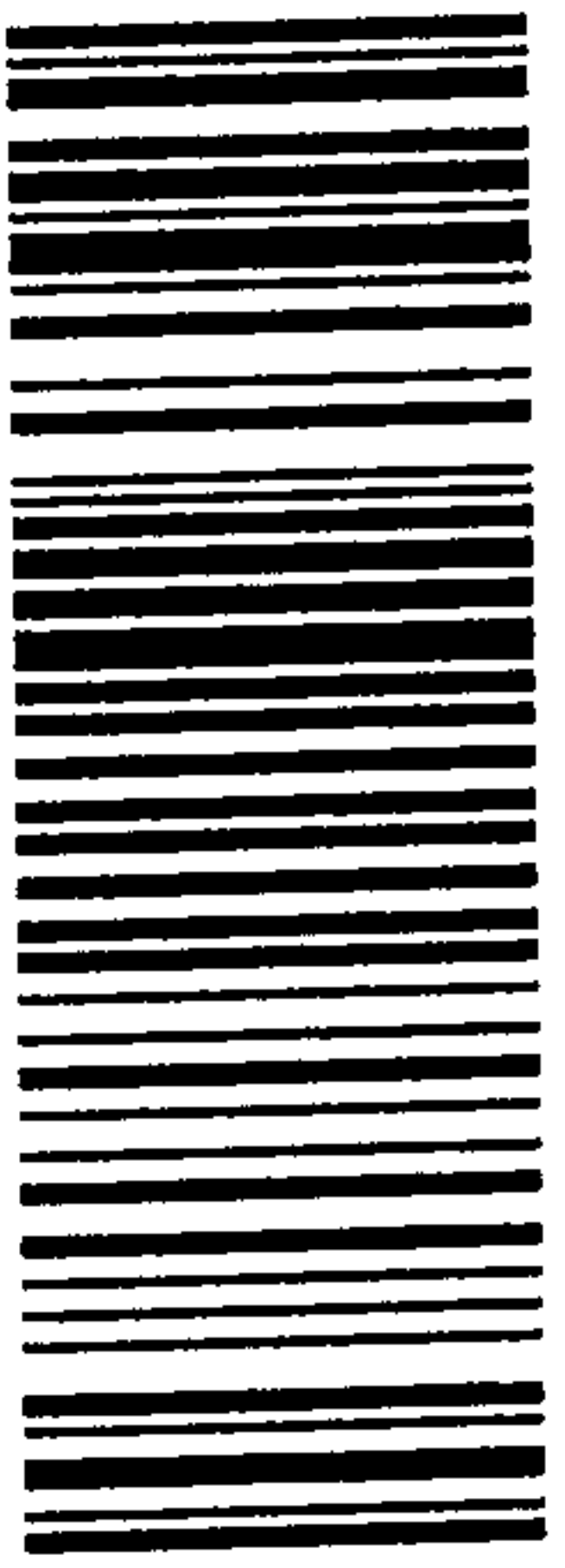
Sent To Niki FERDMAN  
 Street, Apt. No. or PO Box No. 3104 Camino Caballero NW  
 City, State, ZIP+4 ALBUQ NM 87107

PS Form 3800, June 2002 See Reverse for Instructions

7003 1010 0000 8948 6474

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

CERTIFIED MAIL™



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**OFFICIAL USE**

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

Postmark  
Here

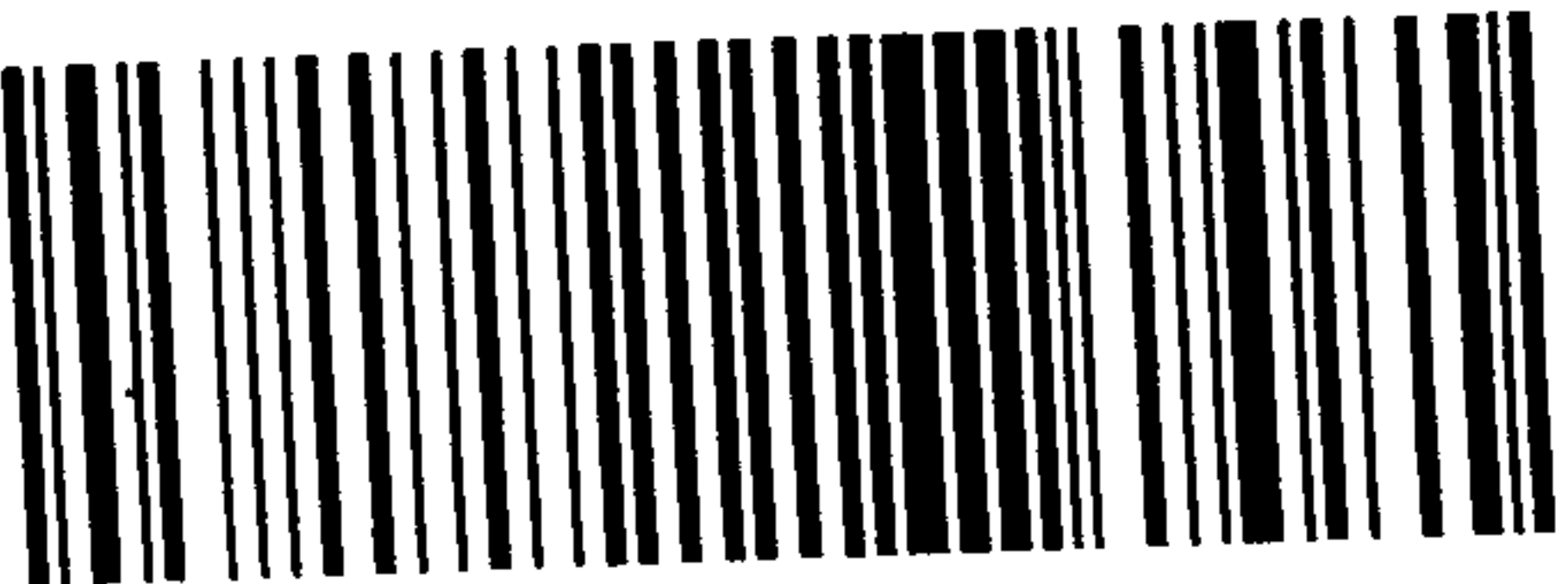
Sent To CLAUDE MORROW  
 Street, Apt. No. or PO Box No. 2236 Dietz Pl NW  
 City, State, ZIP+4 ALBUQ NM 87107

PS Form 3800, June 2002 See Reverse for Instructions

7003 1010 0000 8948 6481

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

**CERTIFIED MAIL™**



7003 1010 0000 8948 6481

7003 1010 0000 8948 6481

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

Postmark Here

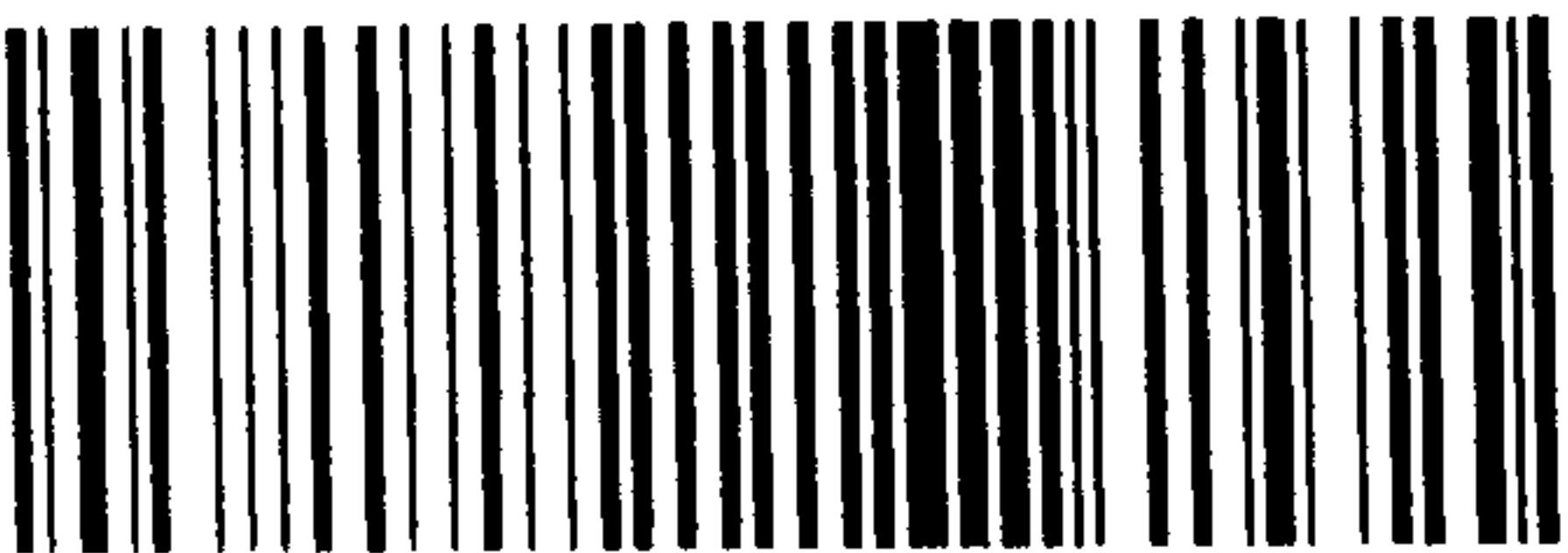
Sent To JO VANCE ANDERSON  
 Street, Apt. No.: 3525 CAMPBELL BLVD  
 or PO Box No. AR3900 AK 9974  
 City, State, ZIP+4

PS Form 3800, June 2002 Reverse for Instructions

7003 1010 0000 8948 6450

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

**CERTIFIED MAIL™**



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7003 1010 0000 8948 6450

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**OFFICIAL USE**

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

Postmark Here

Sent To TM WILKINSON  
 Street, Apt. No.: 2501 TRAVIS RD  
 or PO Box No. AR3900 AK 9974  
 City, State, ZIP+4

PS Form 3800, June 2002 Reverse for Instructions

# 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 10/14/03 To 10/29/03  
*BA* *BA*

#### 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]* 9/26/03  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 9/26/03 *[Signature]*  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002851



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

Infill Solutions

AGENT

ABQ Engineering

ADDRESS

1631 Eubank

PROJECT NO.

1002851

APPLICATION NO.

030RB 01637

\$ 715<sup>00</sup> 441006 / 4983000 (DRB Cases)

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

\$ 75<sup>00</sup> 441018 / 4971000 (Notification)

\$ 790<sup>00</sup> Total amount due

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

09/26/2003 11:16AM LOC: ANN  
X  
RECEIPT# 00015021 WSH 008 TRANS# 0012  
Account 441006 Fund 0110  
Activity 4983000 TRSDMM  
Trans Amt \$790.00  
J24 Misc \$715.00

Thank You

counterreceipt doc

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

09/26/2003 11:16AM LOC: ANN  
X  
RECEIPT# 00015022 WSH 008 TRANS# 0012  
Account 441018 Fund 0110  
Activity 4971000 TRSDMM  
Trans Amt \$790.00  
J24 Misc \$75.00  
CK 10/28/02 \$790.00  
CHANGE \$0.00



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, October 29, 2003, beginning at 9:00 a.m. for the purpose of considering the following

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE

PAGE 3

Project # 1002851

03DRB-01637 Major-Preliminary Plat Approval

ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of East 1/2 Tract(s) 4, ALVARADO GARDENS, (TO BE KNOWN AS LA PLAZA ACEQUIA SUBDIVISION) zoned R-2, located on CANDELARIA NW, between GLENWOOD RD NW and the DURANES LATERAL containing approximately 2 acre(s) (G-12)

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*  
Sheran Matson, AICP, DRB Chair  
Development Review Board

UE JOURNAL MONDAY, OCTOBER 13, 2003.

**ABQ Engineering, Inc.**  
Engineers • Surveyors • Planners • Construction Services

Martin J. Garcia, PE  
Civil Engineer

163 Eubank NE Suite C  
Albuquerque, NM 87112  
Email: mjgarcia@abqeng.com

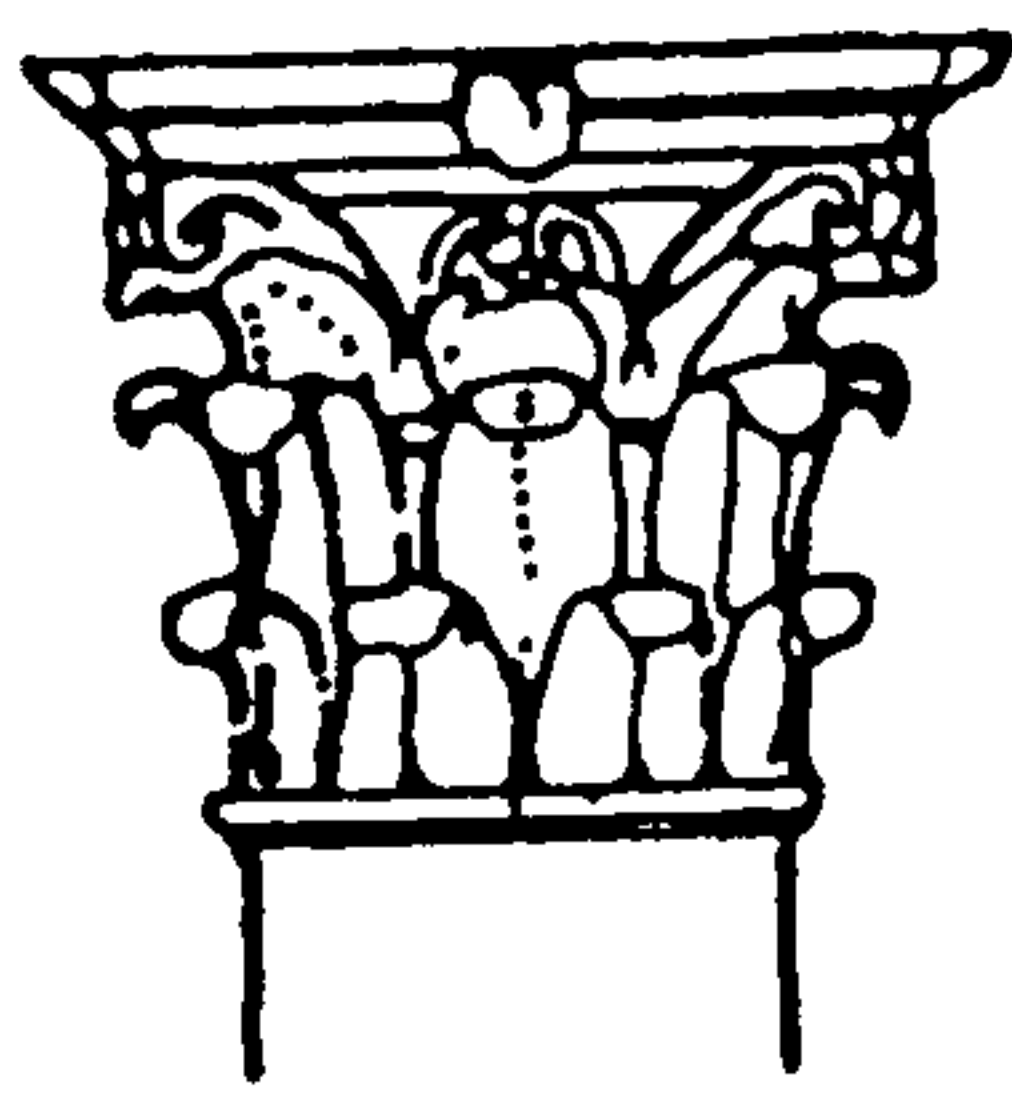
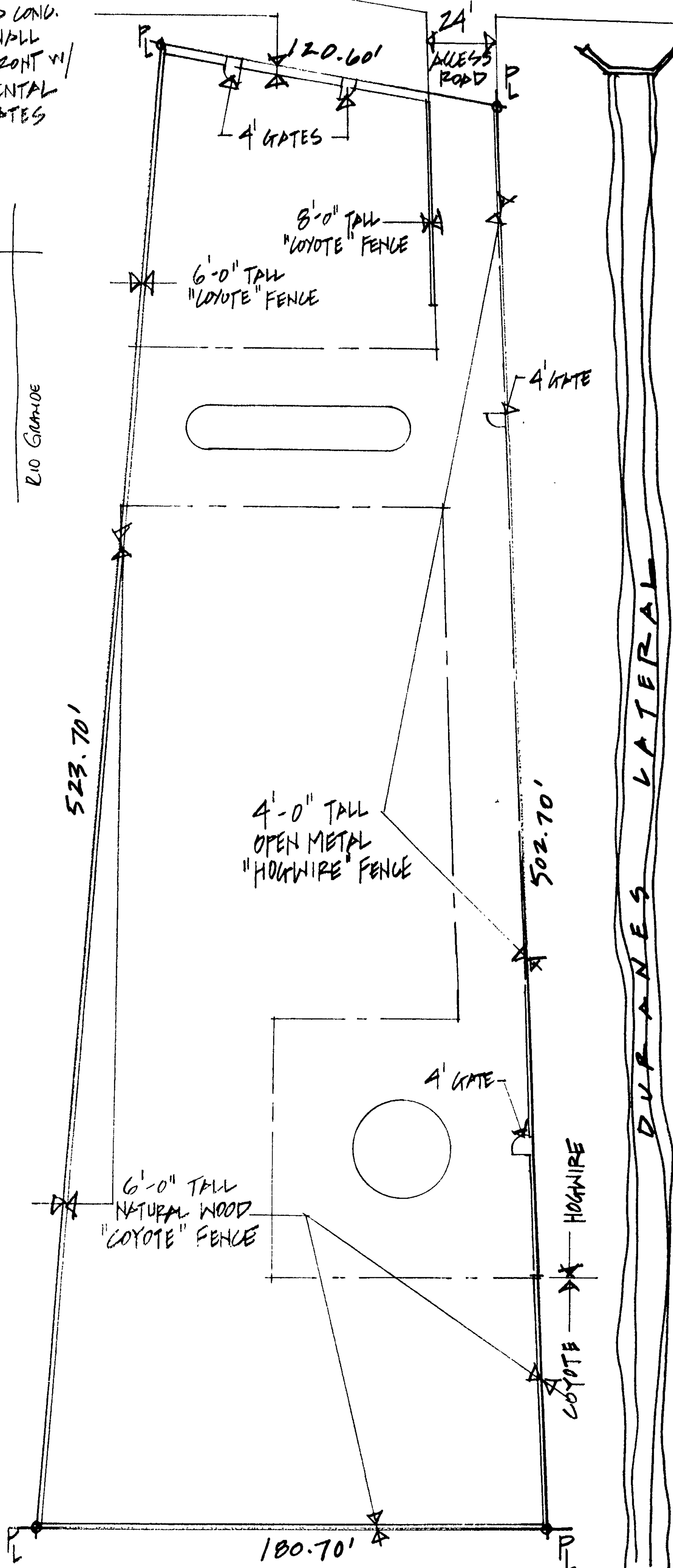
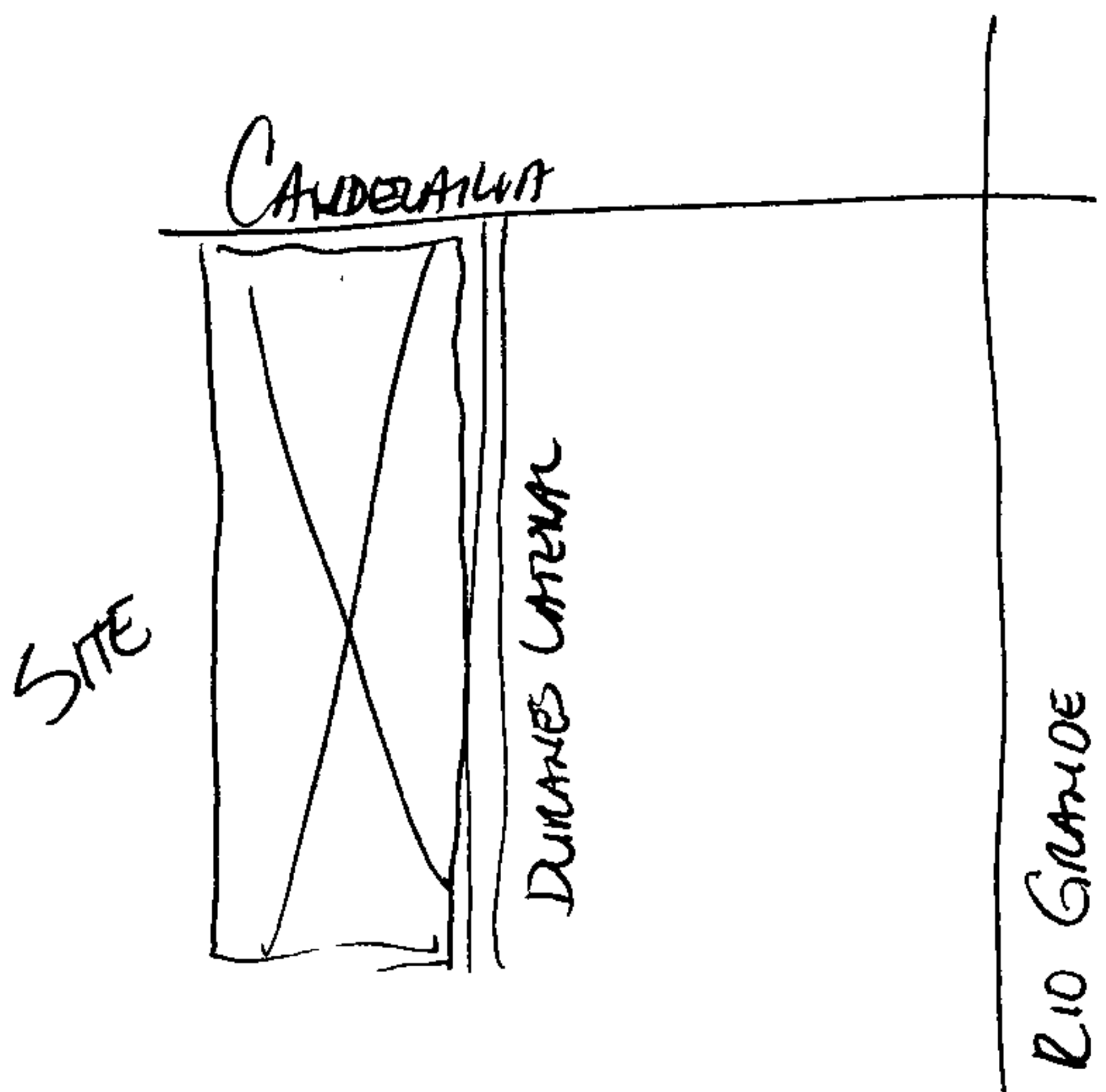
Phone: (505) 255-7302  
Fax: (505) 255-7902  
Mobile: (905) 362-1530

*Martin J. Garcia*  
10/13/03

CANDELARIA AVE. N.W.

8'-0" TALL STUCCOED CONG. BLOCK WALL ACROSS FRONT w/ 2 ORNAMENTAL METAL GATES

SITE MAP



CHRISTOPHER L. CALOTT  
Architect, AIA  
Architecture/Urban Design

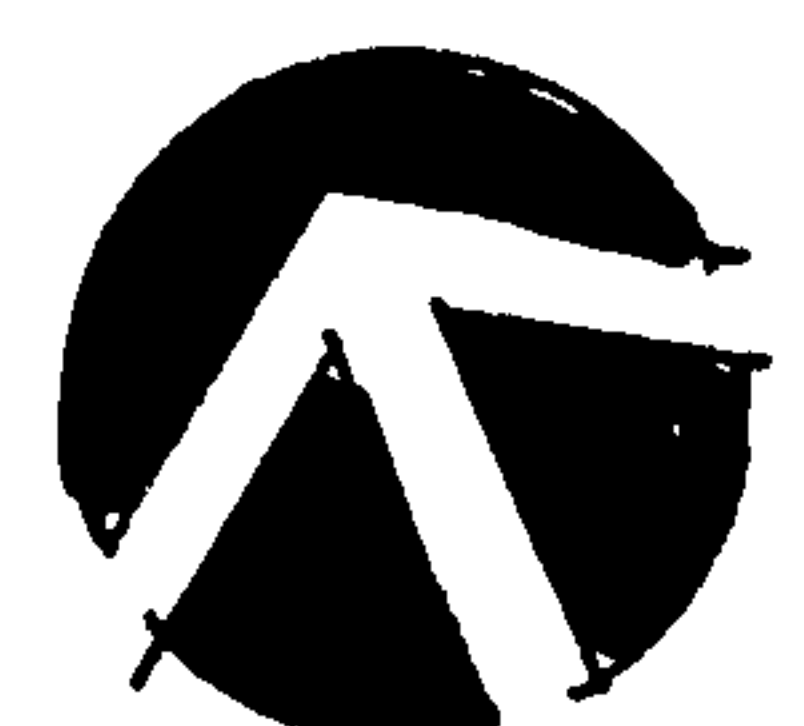
1405 Roma, NW  
Albuquerque  
New Mexico 87104

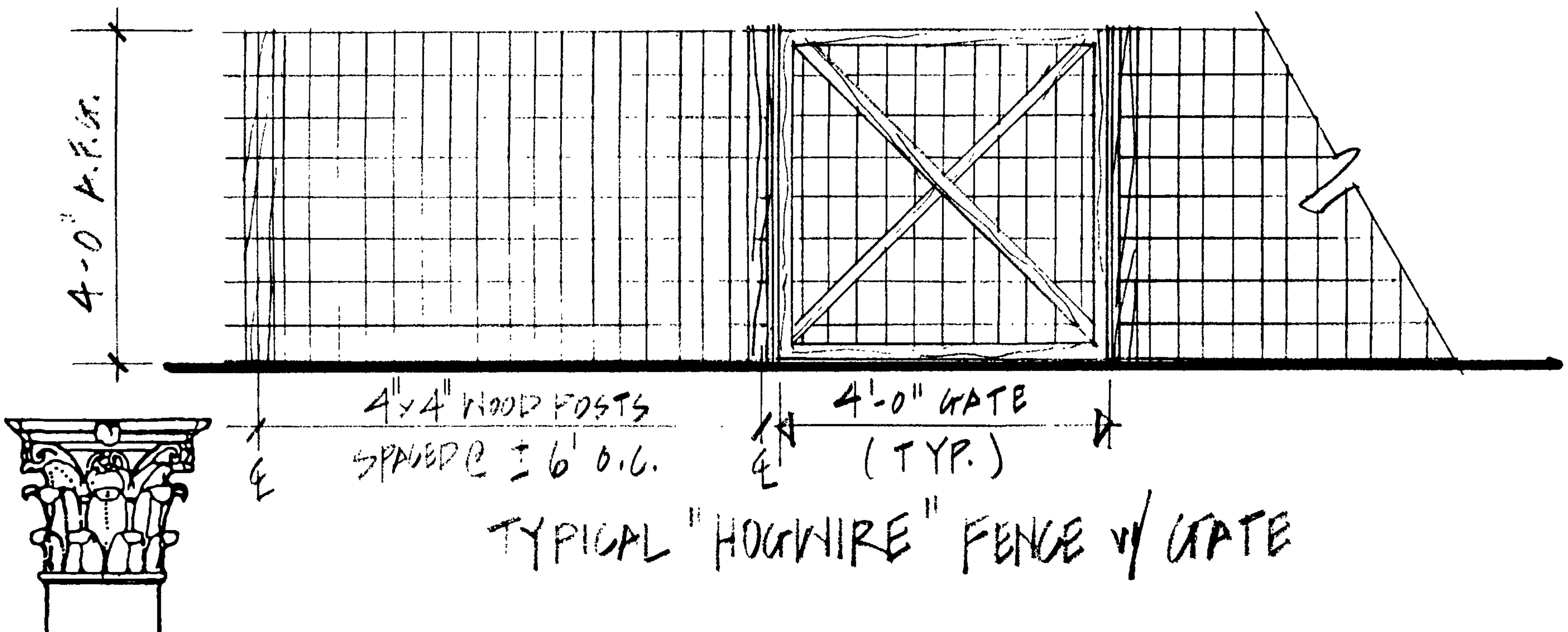
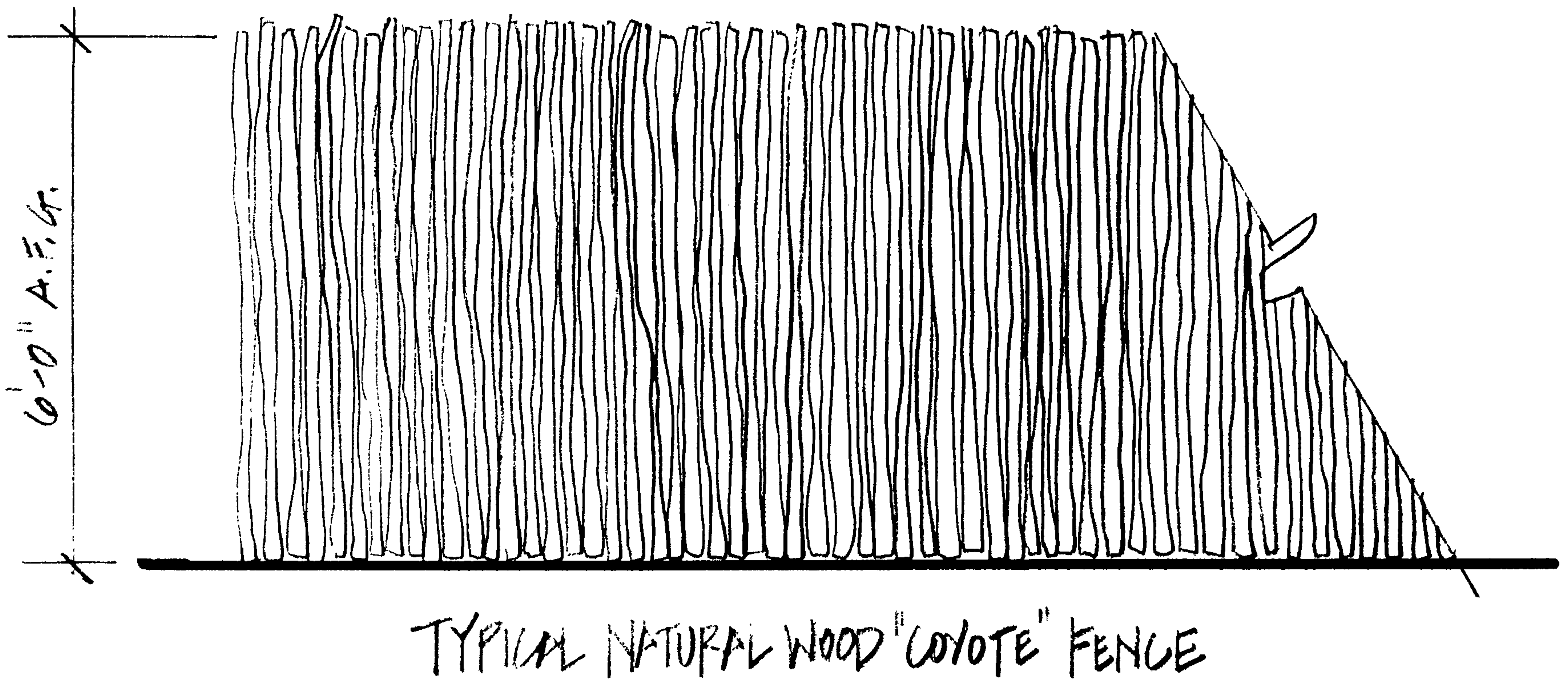
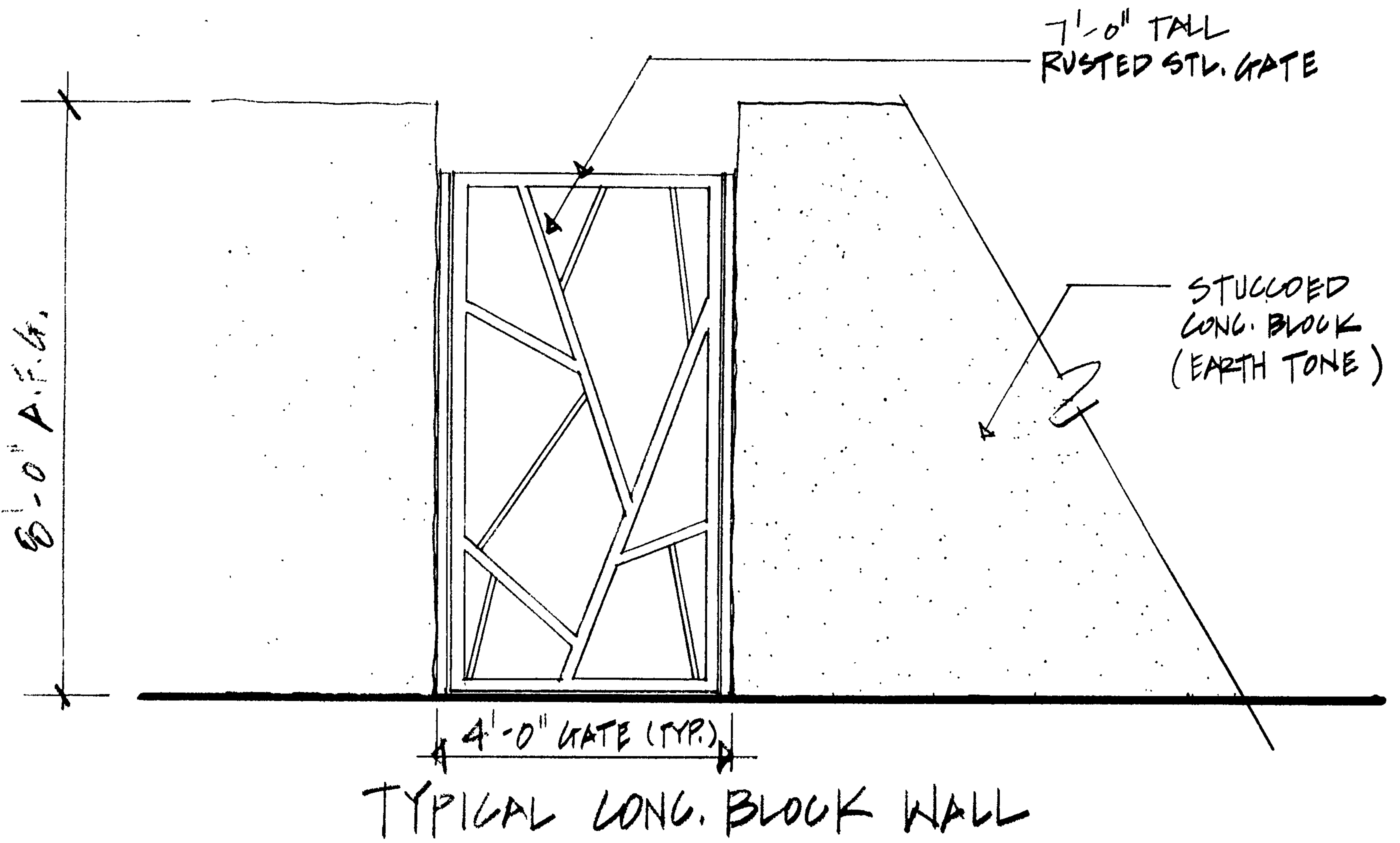
505.842.8647  
ChrisCalott@AOL.com

LA PLAZA ALCUVA SUBDIVISION  
PERIMETER WALLS/FENCES PLAN

SCALE: 1" = 40' - 0"

9/28/2003





CHRISTOPHER L. CALOTT  
 Architect, AIA  
 Architecture/Urban Design

1405 Roma, NW  
 Albuquerque  
 New Mexico 87104

505.842.8647  
 ChrisCalott@AOL.com

LA PLAZA ACEQUIA SUBDIVISION  
 PERIMETER WALLS/FENCES ELEVATIONS

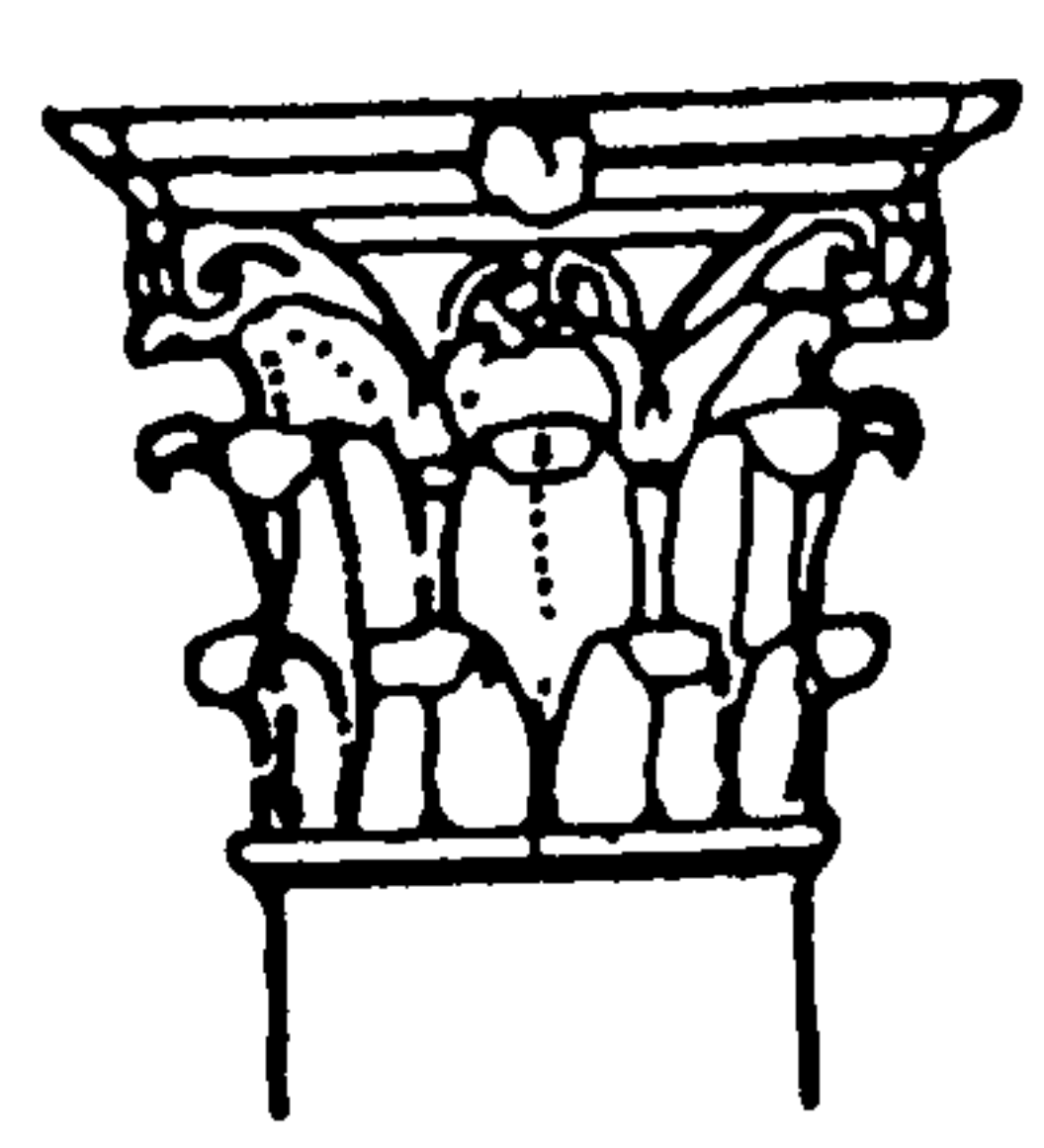
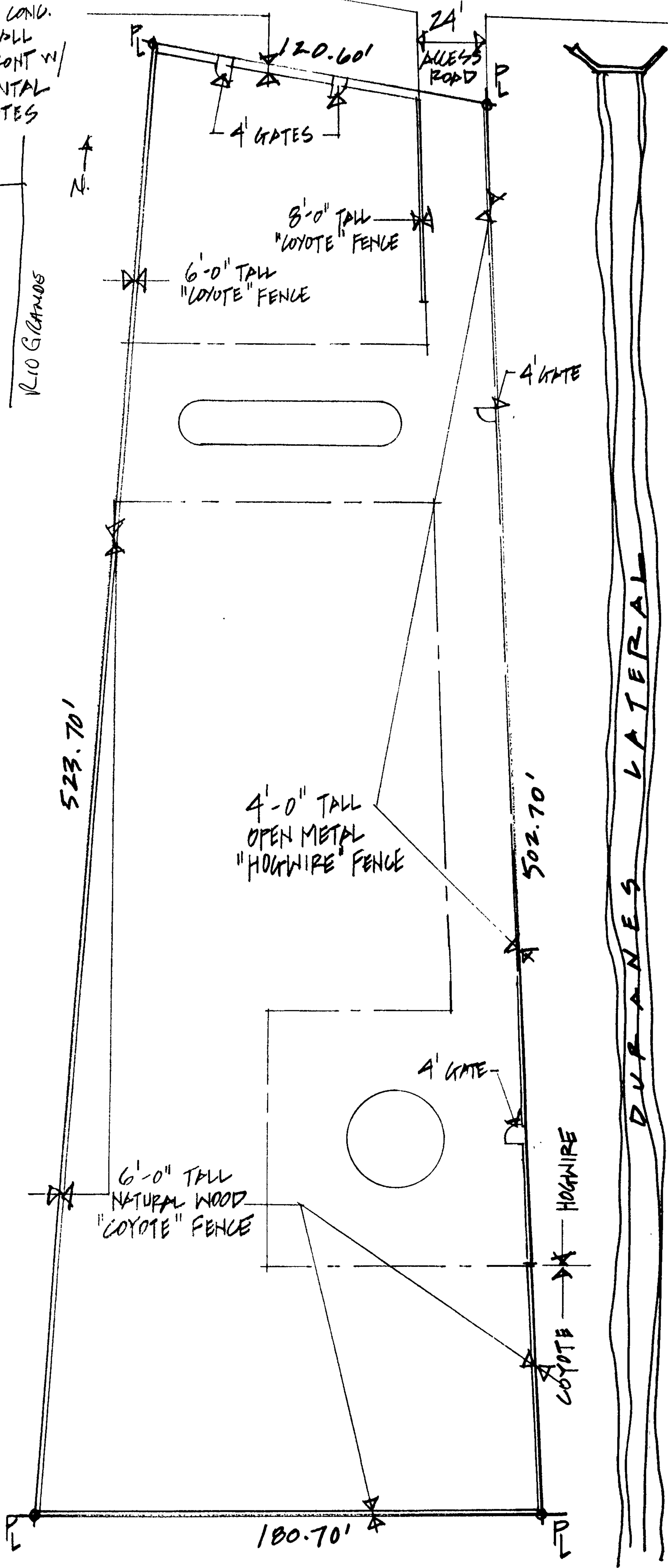
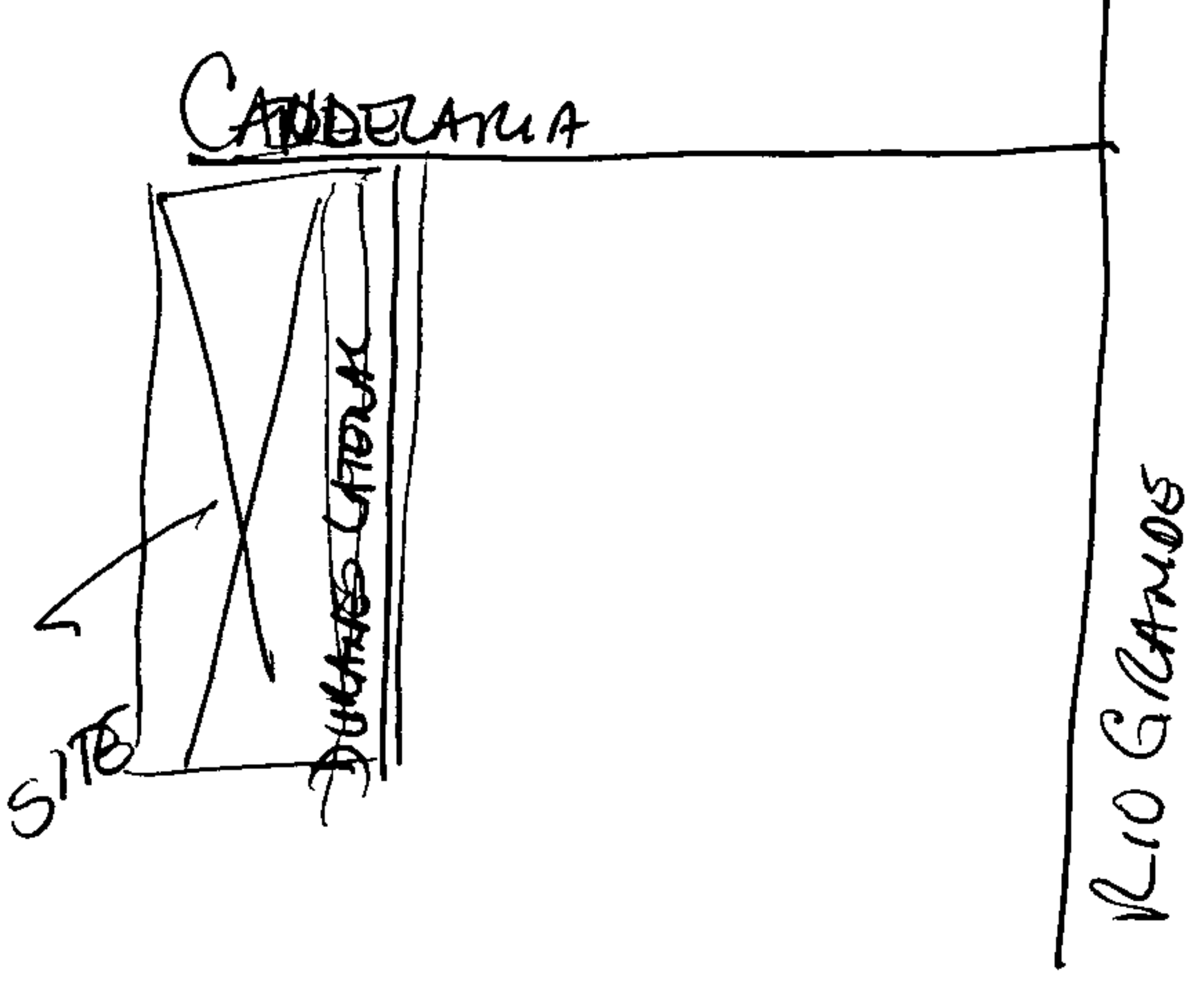
SCALE: 1/2" = 1'-0"

9/20/2003

# CANDELARIA AVE. N.W.

8'-0" TALL STUCCOED CONG. BLOCK WALL ACROSS FRONT w/ 2 ORNAMENTAL METAL GATES

SITE MAP



CHRISTOPHER L. CALOTT  
Architect, AIA  
Architecture/Urban Design

1405 Roma, NW  
Albuquerque  
New Mexico 87104

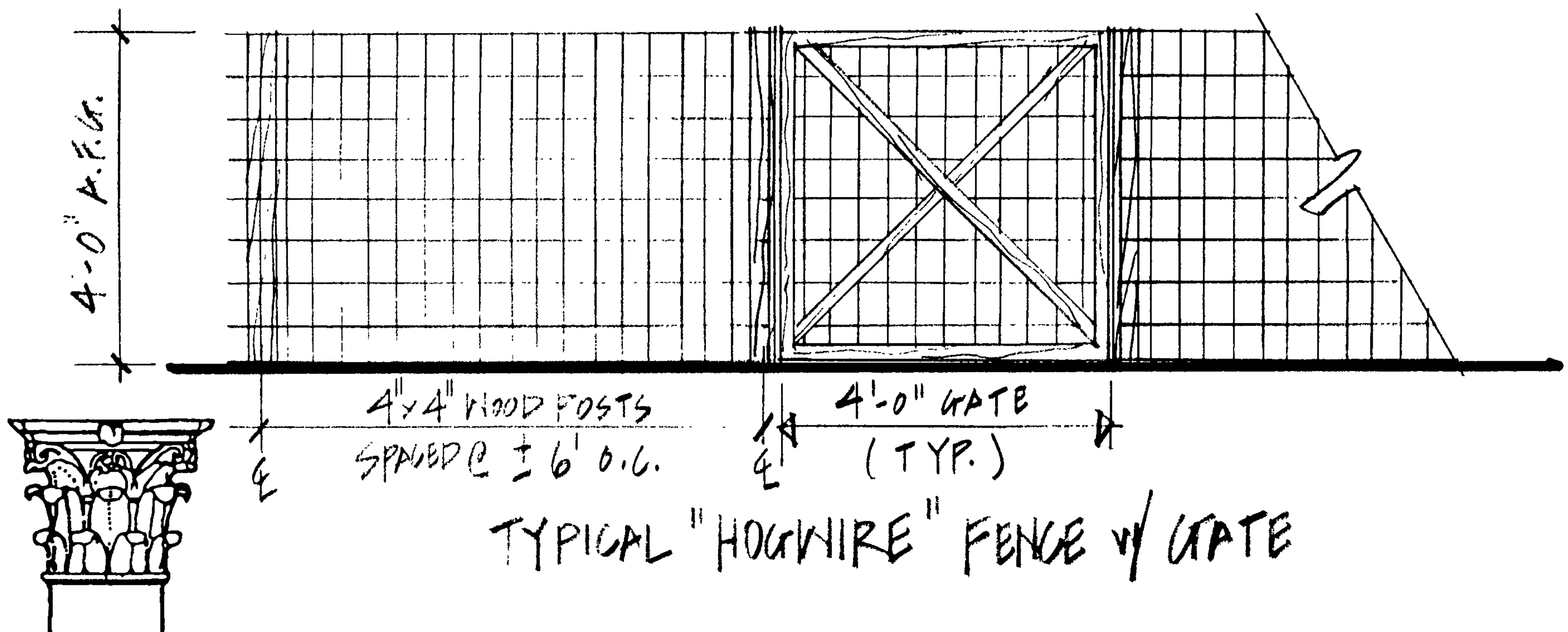
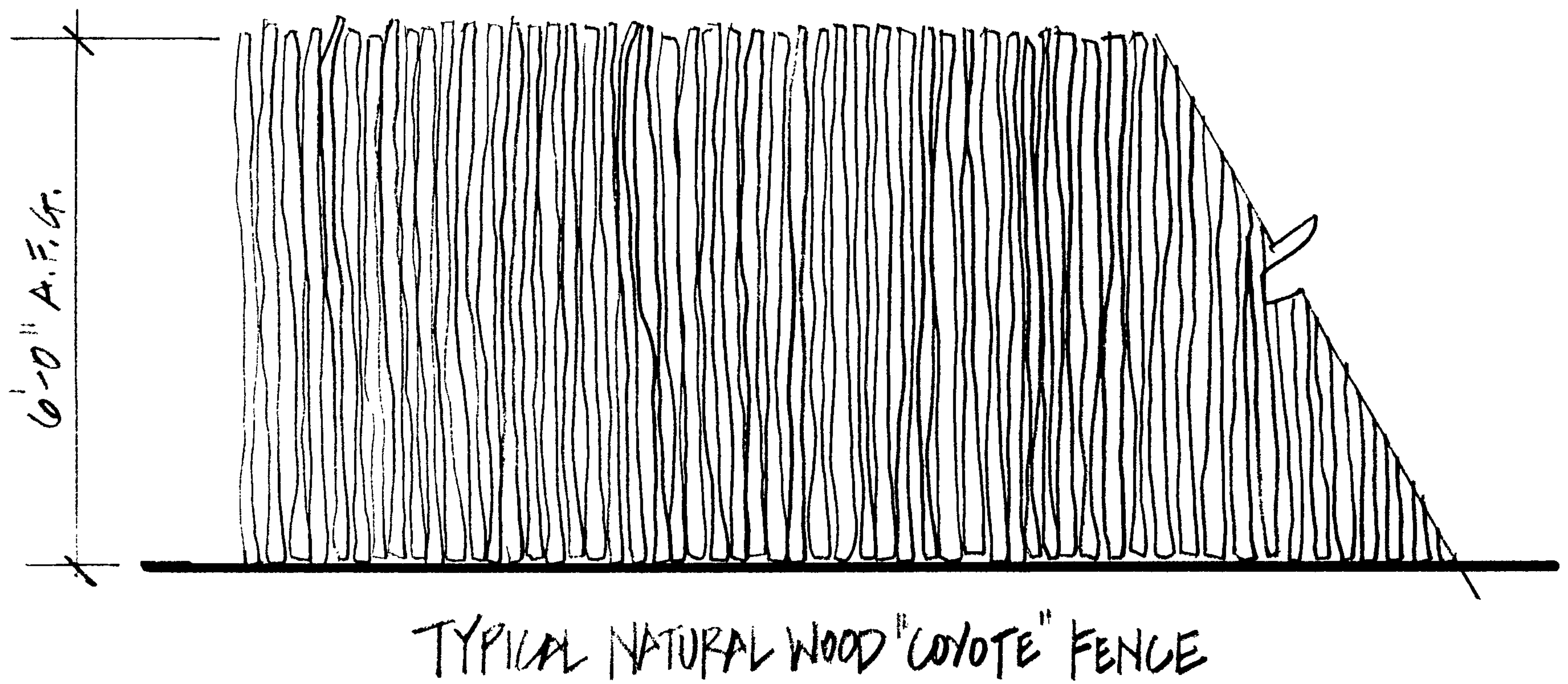
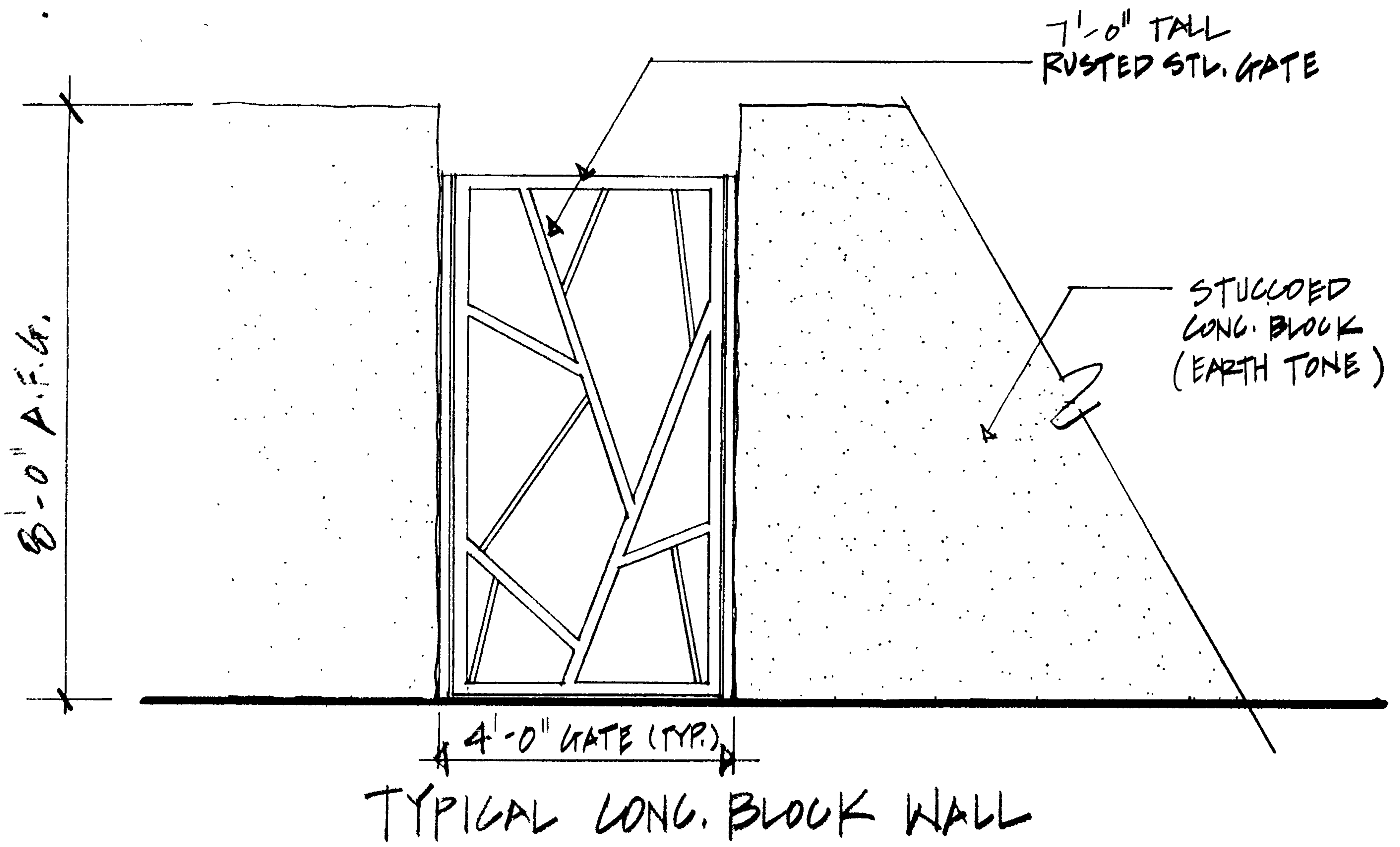
505.842.8647  
ChrisCalott@AOL.com

## LA PLAZA AGRICULTURA SUBDIVISION PERIMETER WALLS/FENCES PLAN

SCALE: 1" = 40' - 0"

9/28/2003





CHRISTOPHER L. CALOTT  
Architect, AIA  
Architecture/Urban Design

1405 Roma, NW  
Albuquerque  
New Mexico 87104

505.842.8647  
ChrisCalott@AOL.com

LA PLAZA ALERQUIA SUBDIVISION  
PERIMETER WALLS/FENCES ELEVATIONS

SCALE: 1/2" = 1'-0"

9/20/2003



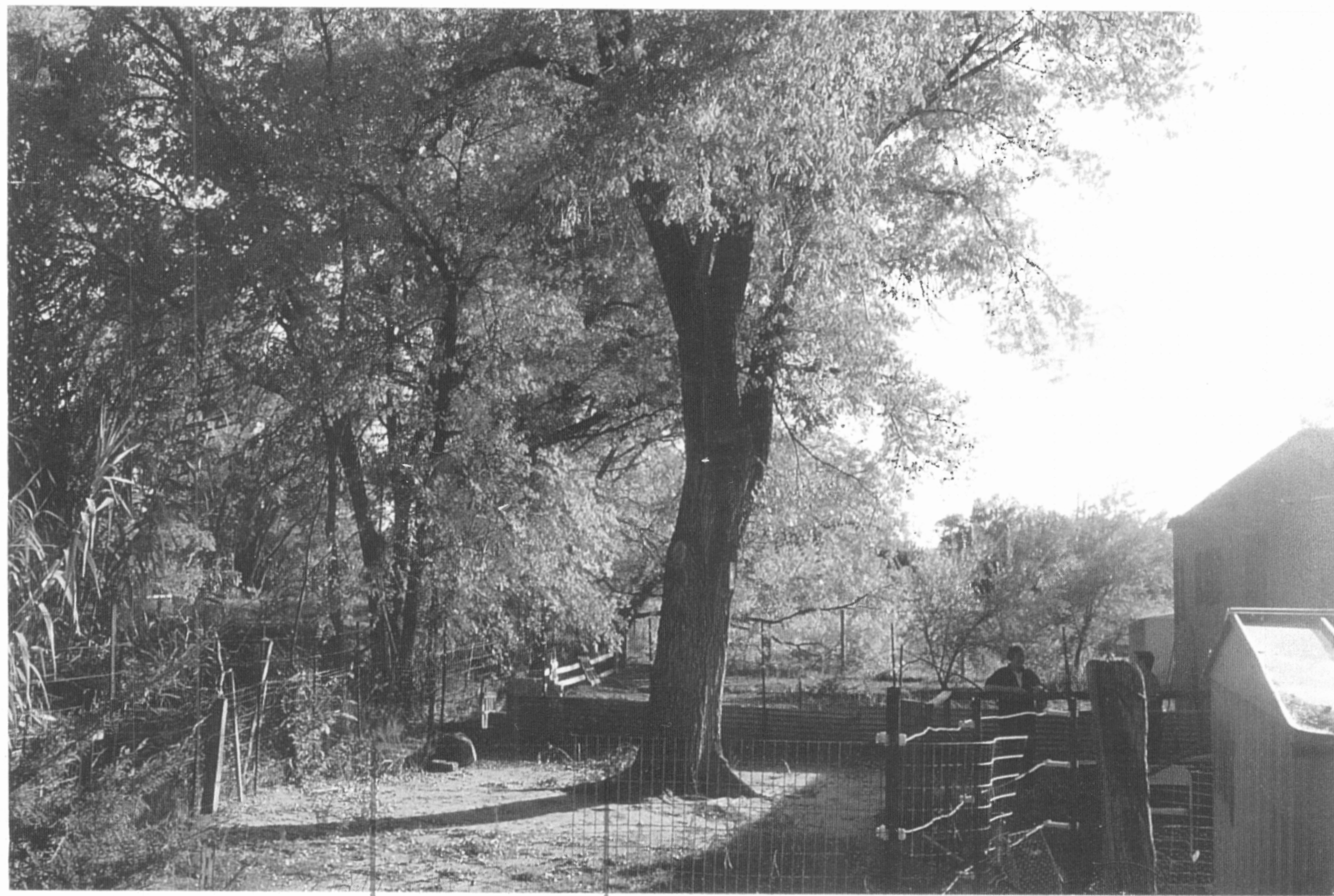
10'-4"

**RIO GRANDE COMPOUND**  
( 48 HOUSES )



12'-6"

**VALLE SAN PATRICIO**  
( 32 HOUSES )



12'-0"

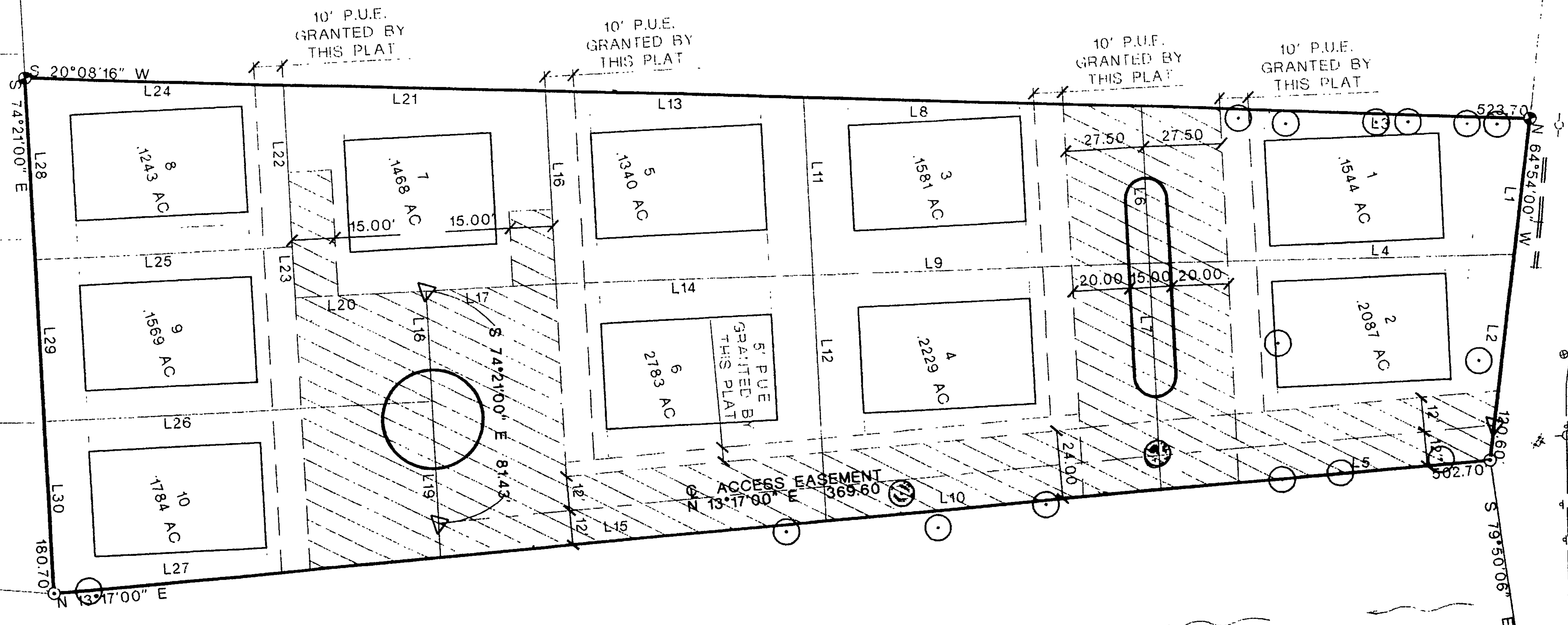
**LA PLAZA AERQUIA**  
( 10 HOUSES )  
NORTH VALLEY ROAD WIDTHS W/ TREES  
N.T.S.

W 1/2 OF TRACT 4  
 ALVARADO GARDENS SUBDIVISION  
 BOOK D1 PG. 107 5/20/1937

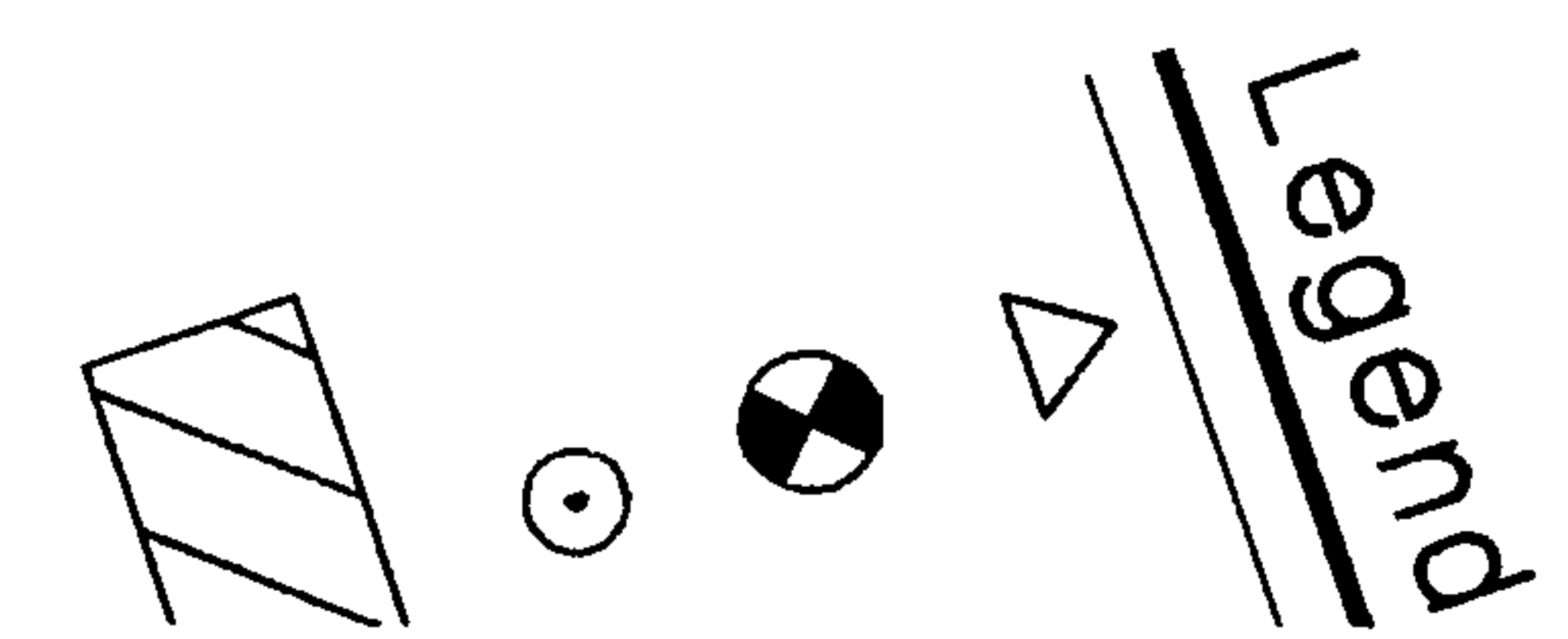
PLAT SHEET

BOULEVARD GARDENS SUBDIVISION  
 BOOK B-01 Pg 180, FILED  
 JUNE 11, 1947.

CANDELARIA AVE.  
 (50' R.O.W.)



DURANES LATERAL  
 (60' R.O.W.)



663.00





✓

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

Development Review Board Comments

**Project Number:** 1002851  
**Application Number:** 03DRB-01278

**DRB Date:** 8/6/03  
**Item Number:** 10

**Subdivision:**

Tract 4, Alvarado Gardens- Unit 3

**Zoning:** R-2

**Zone Page:** G-12

**New Lots (or units) :** 16

**Request for:**

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

**Parks and Recreation Comments:**

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 16 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

**Signed:**

Christina Sandoval, (PRD)

Phone: 768-5328



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002851

Item No. 10

Zone Atlas G-12

DATE ON AGENDA 8-06-03

INFRASTRUCTURE REQUIRED (x)YES ( )NO

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

### TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	All driveways should be taken from the private access easement, this easement should also have sidewalk on the west side.

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

---



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---



---



**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: 1002851

AGENDA ITEM NO: 10

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Flat grading scheme or extend storm drain to project.  
~~No adverse comments.~~

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham  
 City Engineer/AMAFCA Designee

DATE: August 6, 2003

*discussed*

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
August 6, 2003 Comments**

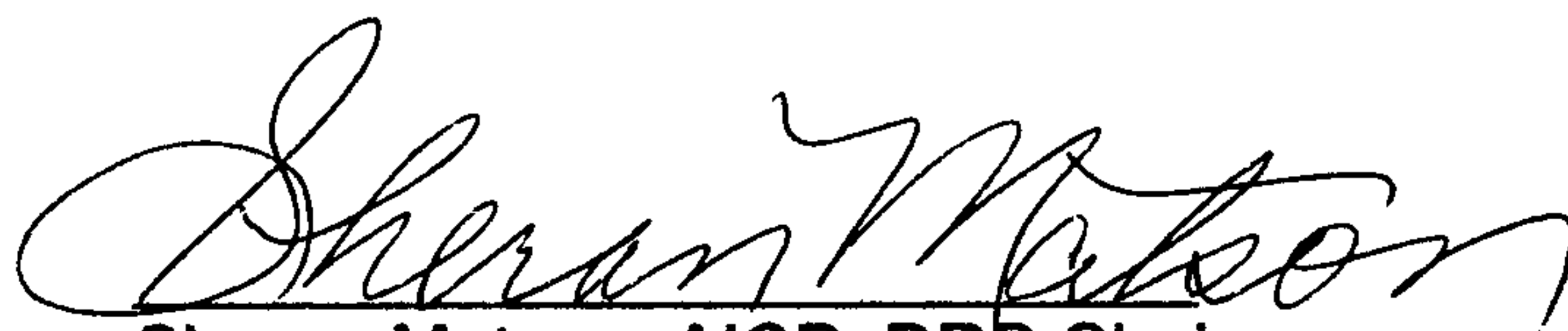
**Item # 10**

**Project # 1002851**

**Application # 03DRB-01278**

**RE: Tract 4 , Alvarado Gardens, Unit 3**

Be sure to follow R-T lot size requirements as required in the R2 zone for townhomes.



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

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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: CHRISTOPHER CALOTT PHONE: 842-8647  
 ADDRESS: 1405 ROMA, N.W. FAX: 244-4045  
 CITY: ALBUQUERQUE STATE N.M. ZIP 87104 E-MAIL: chriscalott@aol.com  
 Proprietary interest in site: PURCHASER  
 AGENT (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: SKETCH PLAT FOR MAJOR SUBDIVISION

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

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

Lot or Tract No. A Block: NA Unit: NA  
 Subdiv. / Addn. ALVARADO GARDENS UNIT 3 La Planadecigua  
 Current Zoning: R-2 Proposed zoning: R-2  
 Zone Atlas page(s): G-12 No. of existing lots: 1 No. of proposed lots: 16  
 Total area of site (acres): 1.76 Density if applicable: dwellings per gross acre: — dwellings per net acre: —  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101206047330610332 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: CANDELARIA AVE., N.W.  
 Between: RIO GRANDE BLVD., N.W. and TRELLIS, N.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.):  
DRB 97-292

Check-off if project was previously reviewed by Sketch Plat Plan , or Pre-application Review Team . Date of review: JULY 29, 2003  
 SIGNATURE CHRISTOPHER CALOTT DATE JULY 29, 2003  
 (Print) CHRISTOPHER CALOTT  Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 01278</u>	<u>SK</u>	<u>53</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill <u>No</u>	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total \$ <u>0</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____

Hearing date AUG 6 2003

mm 7/29/03  
 Planner signature / date

Project # 1002851

**FORM S(3): SUBDIVISION - L .B. MEETING (UNADVERTISED) & INTERNAL ROUTING**

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**Your attendance is required.**

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

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

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

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

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

CHRISTOPHER CALOTT  
Applicant name (print)  
[Signature]  
Applicant signature / date

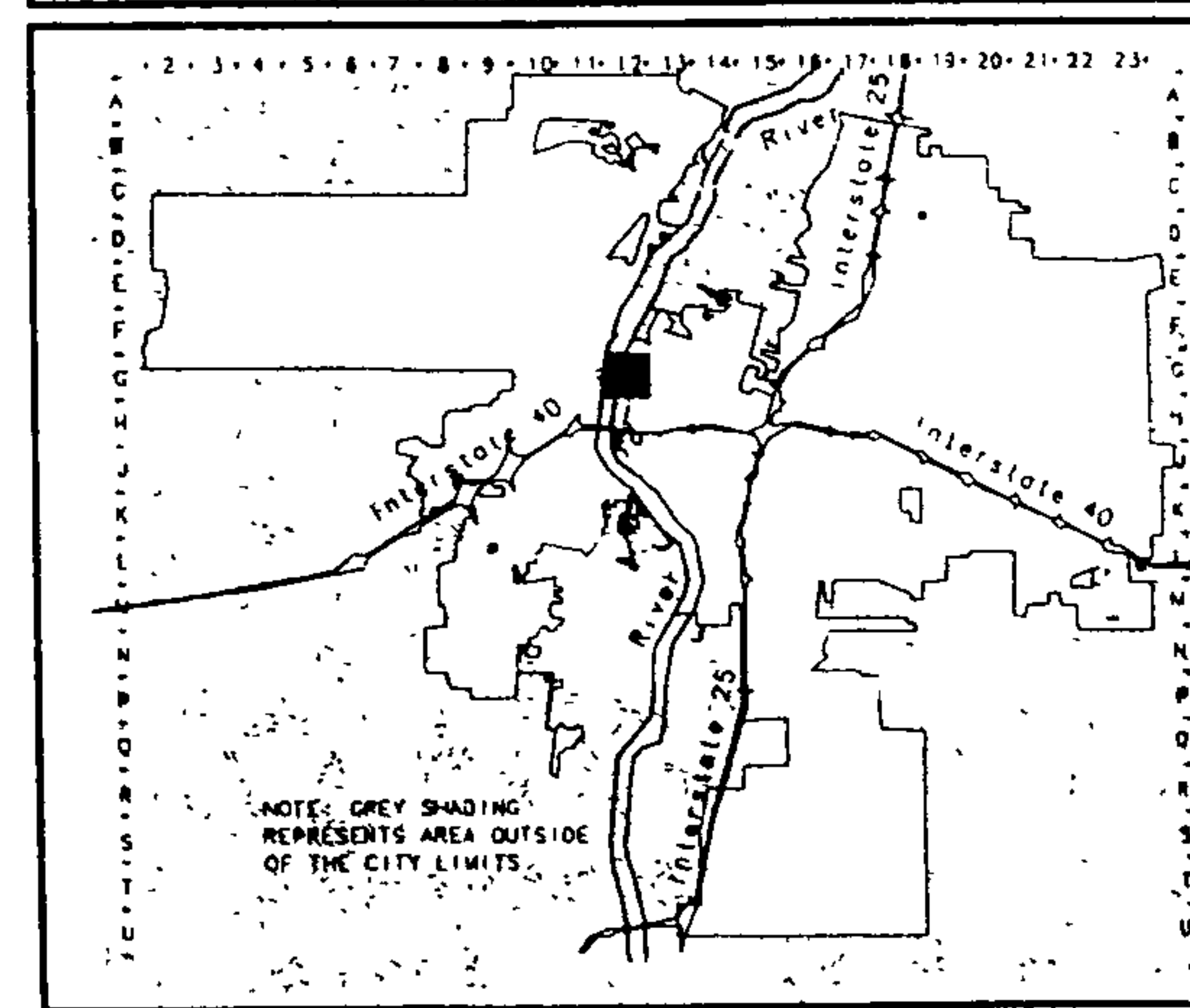
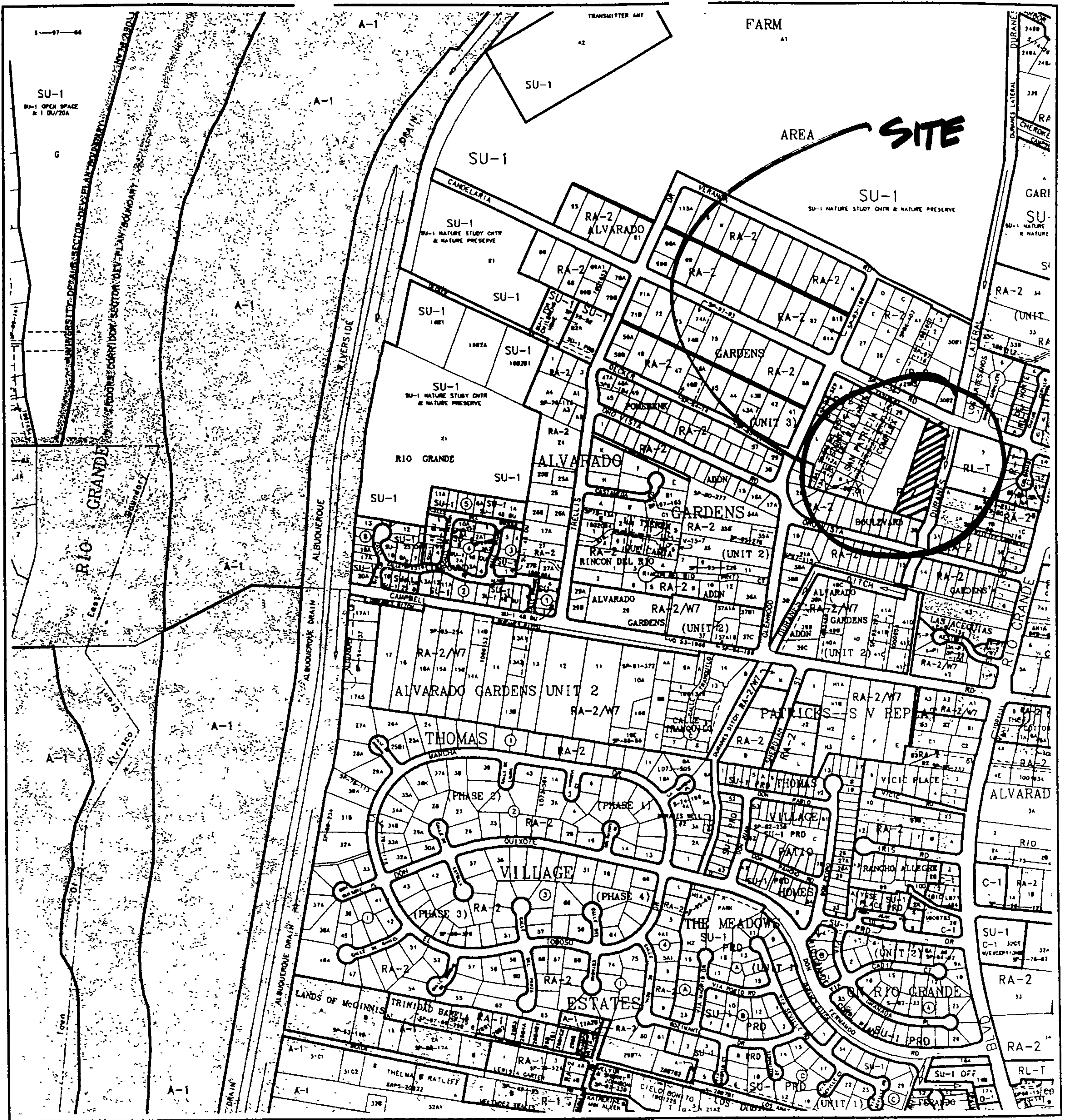


Form revised MARCH 2003

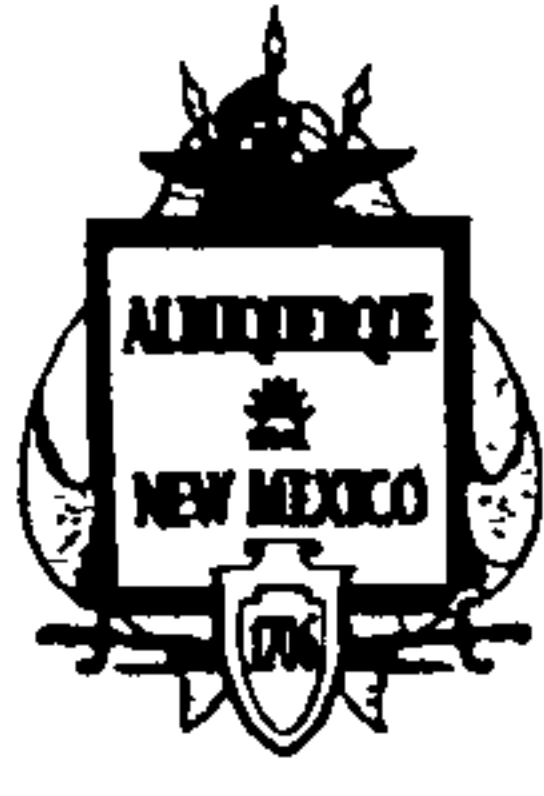
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
03DRB - - 01278

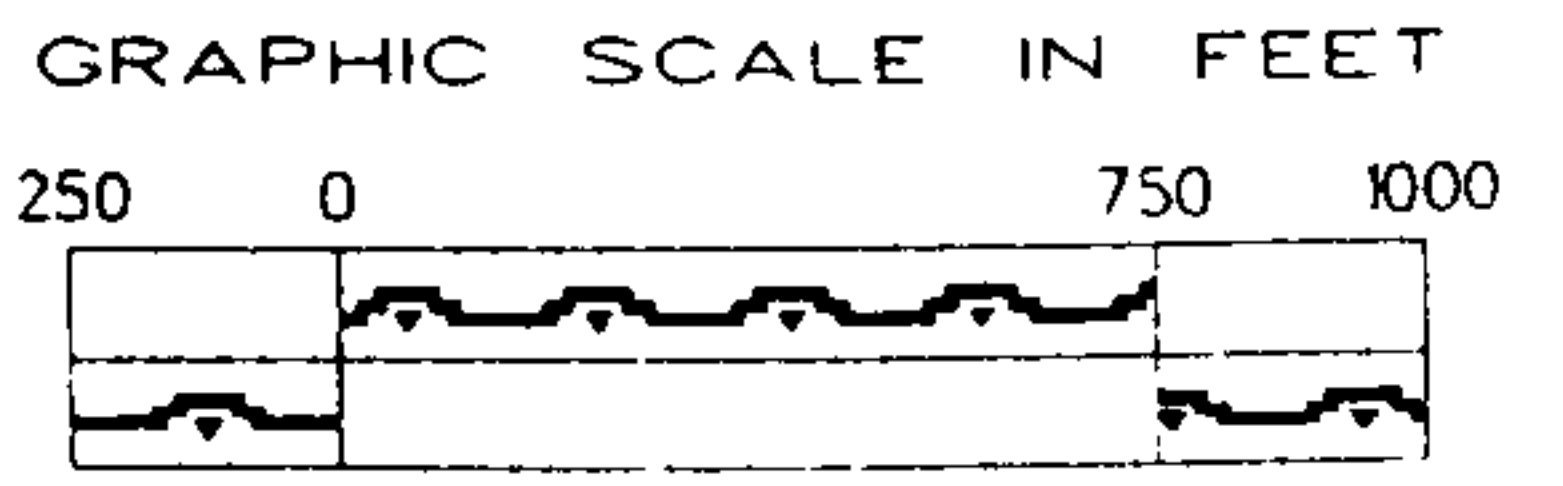
gm 7/29/03  
Planner signature / date  
**Project # 1002851**



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS.



CITY OF  
Albuquerque  
**A**buquerque **G**eographic **I**nformation **S**ystem  
PLANNING DEPARTMENT  
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**Zone Atlas Page**

**G-12-Z**

Map Amended through July 10, 2003

1002851

C H R I S T O P H E R L. C A L O T T, A. I. A.  
A r c h i t e c t U r b a n D e s i g n e r

## La Plaza Acequia

*La Plaza Acequia* is a 16-lot residential compound subdivision situated in Albuquerque's North Valley. It is being developed on a single 1.76 acre lot with a deteriorated house and auxiliary structure which will be removed. The eastern boundary of the site follows the Durantes Lateral and affords generous views to Sandia mountain. Several existing cottonwood trees exist on the site and all but two will remain.

The compound subdivision consists of 15 attached townhouse units and one single family house. All buildings will conform to R-2 lot size and setback requirements. The majority of the lots will be accessed directly off of Candelaria Avenue, N.W. on a 24-foot wide private road which follows the eastern edge of the Durantes Lateral. This road first leads to a landscaped "Alamada" drive with 16-foot wide one-way traffic flow. The main road continues to a landscaped "Plaza" at the southern portion of the site which accommodates a 90-foot diameter for emergency vehicle access. Two townhouse lots up front will be accessed directly from Candelaria Avenue. Buildings in this subdivision will consist of one- and two-story units with one- and two-car garages.

Please do not hesitate to contact me for any further information or questions on the lay-out and intent of this subdivision.

Very Best,



July 29/2003

Christopher Calott, AIA

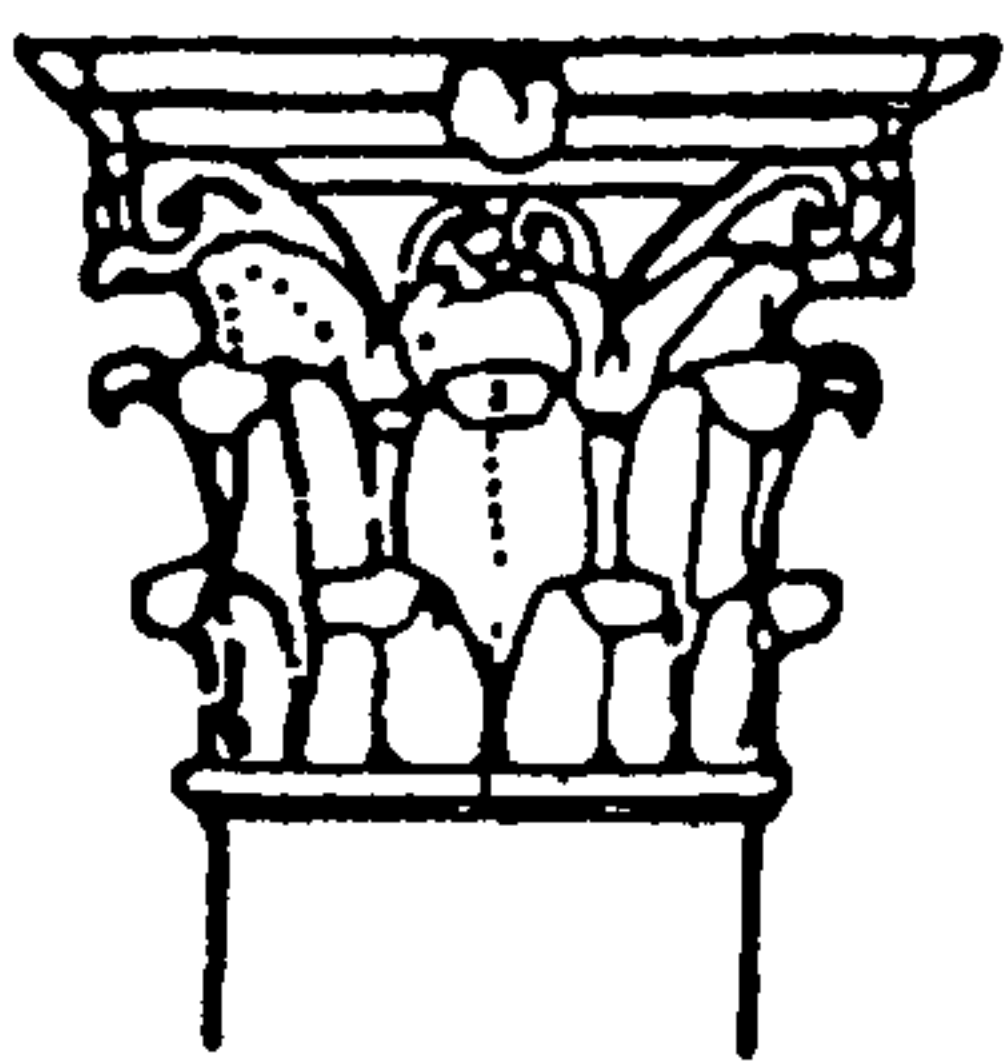
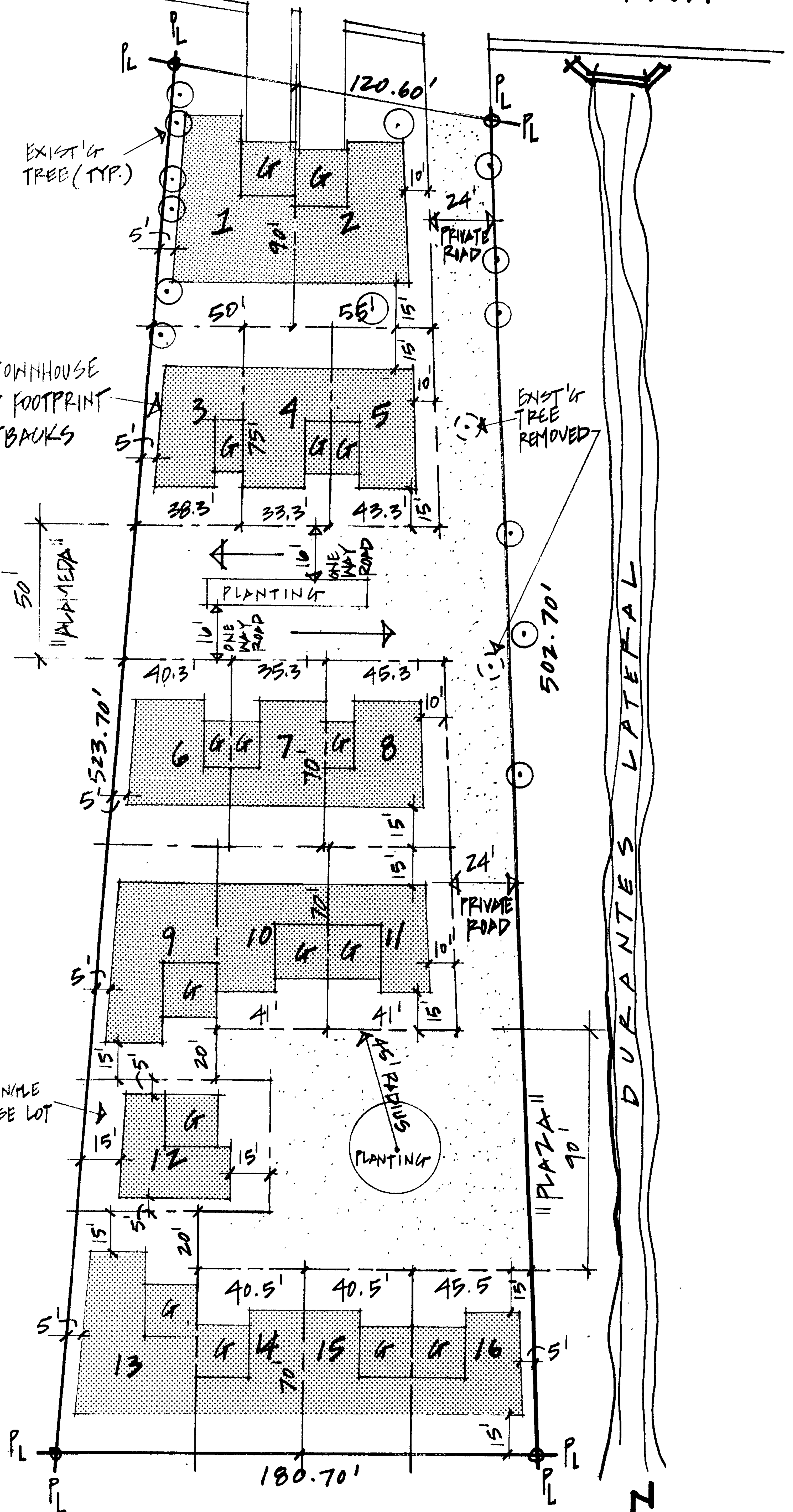
1 4 0 5 R o m a A v e n u e, N. W.  
A l b u q u e r q u e, N e w M e x i c o, 8 7 1 0 4  
5 0 5 . 8 4 2 . 8 6 4 7 ChrisCalott@AOL.com



CANDELARIA AVE. N.W.

TYPICAL TOWNHOUSE & GARAGE FOOTPRINT WITHIN SETBACKS

3,600<sup>±</sup> SINGLE FAMILY HOUSE LOT



CHRISTOPHER L. CALOTT  
Architect, AIA  
Architecture/Urban Design

1405 Roma NW  
Albuquerque  
New Mexico 87104

505.842.8647  
ChrisCalott@AOL.com

LA PLAZA ALERIA

1" = 40'-0" (1.76 ACRES)

7/23/2003



10/29/03

James McElton

garage? Yes

private road? Yes

color?

1 or 2 story? Some 2 story  
speeding

10/29/03 issue

20' old ditch easement <sup>along</sup> ~~between~~  
Candalaria. That needs to  
be recognized & shown it & get access  
or vacate.

Access easement

See

\* Condition of final plat  
in Notice of Decision

Margy O'Brien  
3020 San Patricia NW  
Albuquerque, NM 87107

October 24, 2003

Sheran Matson  
Development Review Board Chair  
Plaza del Sol Bldg - Planning Dept.  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87107

Dear Ms. Matson,

I am writing in reference to Project # 1002851, La Plaza Acequia Subdivision, as I am unable to attend the public hearing on October 29. I have examined the application at the Development Services Center and noticed a few discrepancies. Christopher Calott's description says "15 attached townhouse units and one single family house" will be built. Martin Garcia's description says it will be a "10-lot residential development."

I would be more in favor of the lesser density development (10 units) and would also like to express my support of one-story units as opposed to two-story. Looking at the blueprint plans, the lots look comparable to those on San Patricia; ours range from .13444 to .16603 acre and La Plaza Acequia range from .1243 to .2783 acre). San Patricia is entirely one-story units with many existing trees in place. I commend La Plaza Acequia's developers for retaining as many trees as possible.

I would hate to see 15 two-story townhouse units get built on this property; the lesser density would allow for the breathing room, landscaping, and "feel" of this north valley neighborhood and have less impact on the sight lines for the neighbors. Please keep me notified of any further hearings.

Sincerely,



Margy O'Brien