CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: August 18, 2010 **Project # 1002858**
Zone Atlas Page: N-9 **App# 10DRB-70204**
Notification Radius: 100 Ft.

Cross Reference and Location: ANDERSON HILLS AVE SW BETWEEN UNSER SW AND MATA ORTIZ DR SW

Applicant: ANDERSON HILLS, LLC
PO BOX 9470
ALBUQUERQUE, NM 87119

Agent: MARK GOODWIN AND ASSOCIATES PA
P.O. BOX 90606
ALBUQUERQUE, NM 87199

Special Instructions:

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

Date Mailed: July 30, 2010
Signature: Sandy Handley

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	V	P	D	L	A	

SUBDIVISION
- ___ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

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

STORM DRAINAGE (Form D)
- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

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

APPLICANT: Anderson Hills, LLC PHONE: 899.6716
ADDRESS: P.O. Box 9470 FAX:
CITY: Albuquerque STATE NM ZIP 87119 E-MAIL:
Proprietary interest in site: owner List all owners:

DESCRIPTION OF REQUEST: 2 year extension of SIA
(Mesa at Anderson Hills, Unit 2, Lot 28)

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

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

Lot or Tract No. 28 Block: Unit: 2
Subdiv/Addn/TBKA: Mesa at Anderson Hills
Existing Zoning: RD Proposed zoning: RD MRGCD Map No
Zone Atlas page(s): N9 UPC Code: 100905349954011528

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002858
08DRB-70314

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? no
No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.125
LOCATION OF PROPERTY BY STREETS: On or Near: Anderson Hills Ave SW
Between: East of Unser SW and

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

SIGNATURE Mark Goodwin DATE 7-20-10
(Print) for Diane Hoelzer, PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

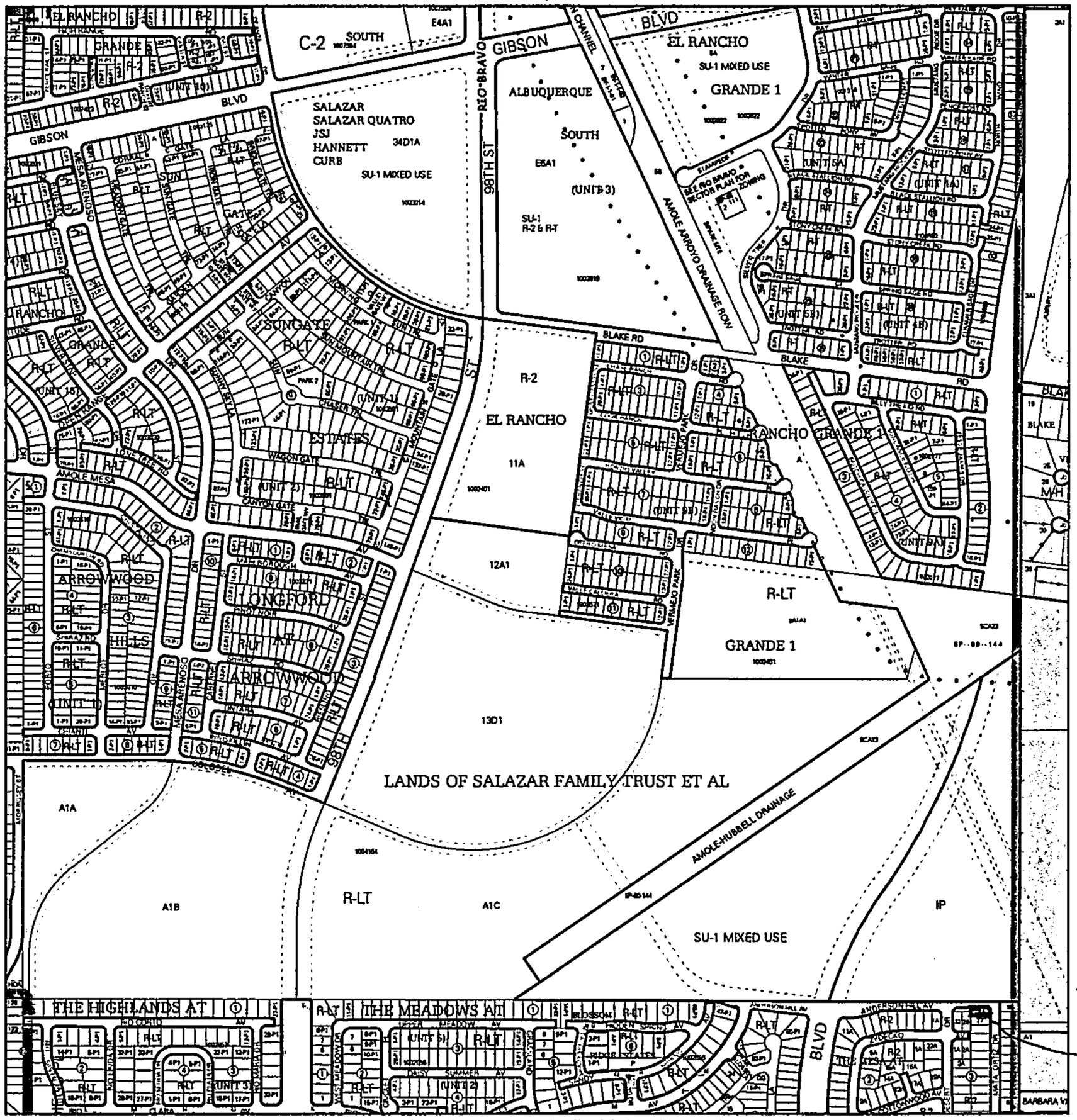
Application case numbers: 08DRB-70204

Action	S.F.	Fees
SIA	$ 50.00	
ADV	$ 75.00	
CMF	$ 20.00	
	$	
	$	
	Total $ 145.00	

Hearing date 08/18/10

Sandy Handley 07/20/10
Planner signature / date

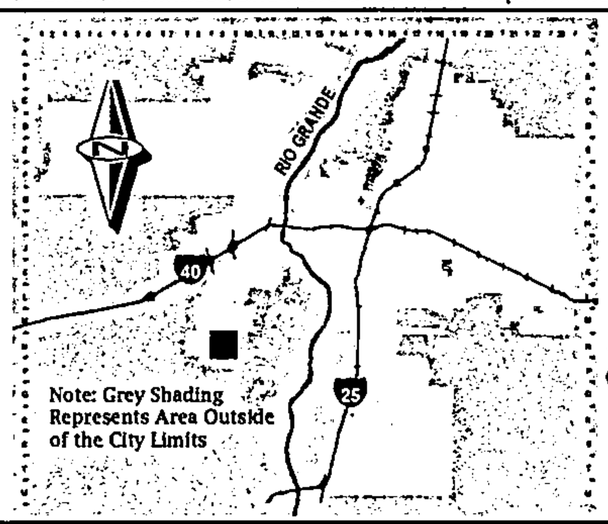
Project # 1002858



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

N-09-Z

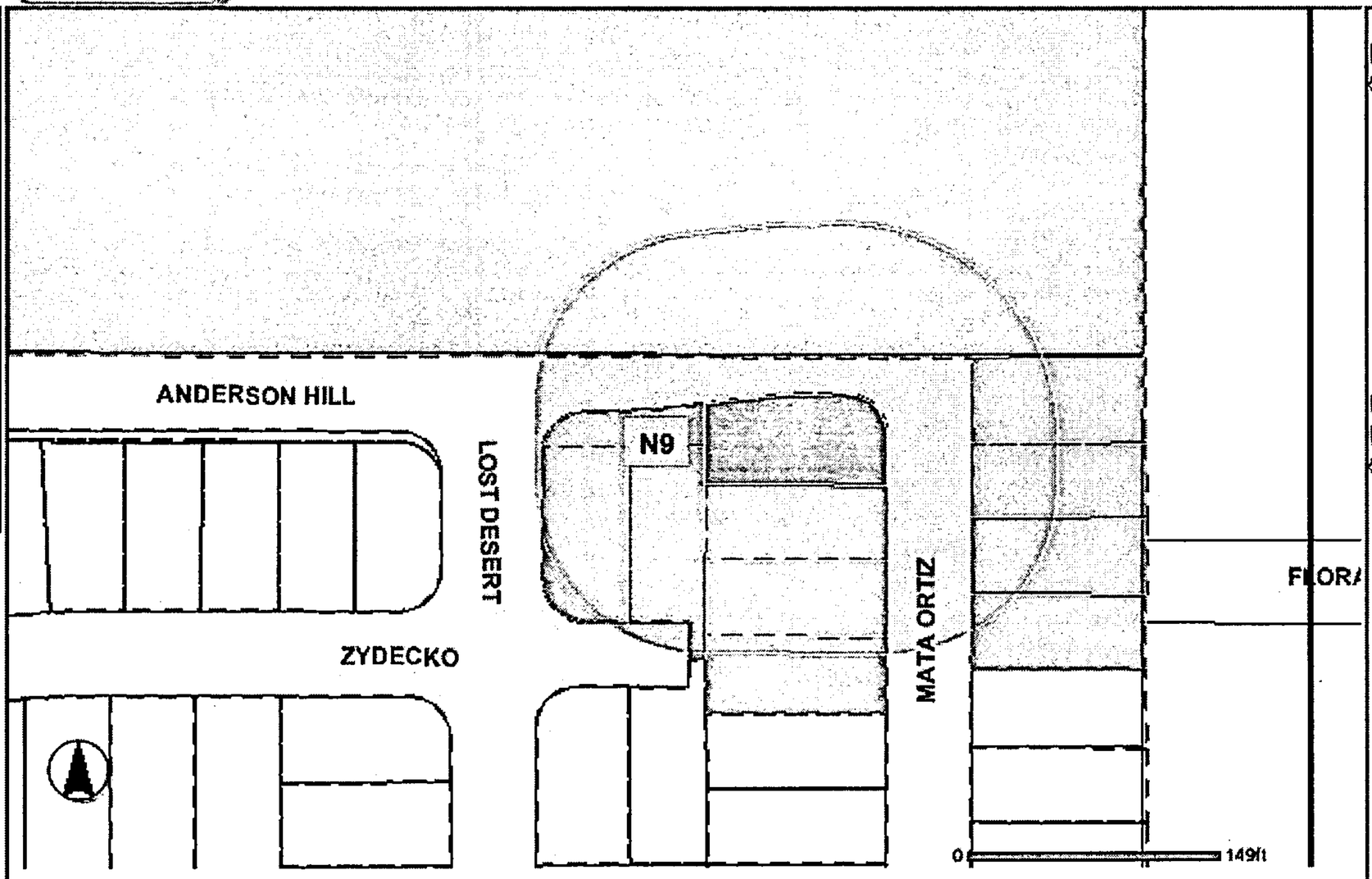
Selected Symbols

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

0 — 750 — 1,500 Feet

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 2FT CONTOUR
  - ADDRESS POINTS
  - LANDUSE
  - EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
  - MUNICIPAL LIMITS
  - ZONE GRID
  - NEIGHBORHOODS
  - METRO REDEVELO
  - DASZ
  - DESIGN OVERLAY
  - POLICE BEATS
  - COUNCIL
  - PARKS
  - PETROGLYPH MNT
  - BOSQUE SECTORS
  - OPENSPACE
  - COMP PLAN
  - AREA PLANS
  - SECTOR PLANS
  - SENATE DISTRICT
  - REP. DISTRICTS
  - PLANNING AREAS
  - HISTORIC ZONES
  - CORRIDORS
  - ZIPCODES
  - POVERTY POCKET
  - 2000 CENSUS TRA

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER C
1	100905348653411530	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCH
2	100905351352712433	GONZALES DEBBIE D & MARCHETTE M GONZALES	3112 MATA ORTIZ DR SW	ALBUQUER
3	100905340853111526	HARRIS GREGORY E & MELANIE FRANCIS	3721 EVEREST AVE	RIVERSIDE

Zoom Out SEARCH REFRESH HELP MAIN PAGE CONTACT GIS TEAM

OR CURRENT OWNER
ALZAGA JAIME RUIZ & PEREZ MARIA
3105 MATA ORTIZ DR SW
ALBUQUERQUE, NM 87121

OR CURRENT OWNER
GONZALES DEBBIE D & MARCHETTE M GONZALES
3112 MATA ORTIZ DR SW
ALBUQUERQUE, NM 87121

OR CURRENT OWNER
HARRIS GREGORY E & MELANIE FRANCIS
3721 EVEREST AVE
RIVERSIDE, CA 92503

OR CURRENT OWNER
HERNANDEZ RAFAEL & BLANCA I
3100 MATA ORTIZ DR SW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
JPMORGAN CHASE BANK
780 DELTA DR
MONROE, LA 71203

OR CURRENT OWNER
SALAZAR LUPE TRUST & JSJ INVESTMENT CO & FALBA M HANNETT
700 CARLISLE BLVD SE
ALBUQUERQUE, NM 87106

OR CURRENT OWNER
SHAKER PROPERTIES LLC
3822 BIRCHVIEW CT
LAS VEGAS, NV 89147

OR CURRENT OWNER
TRAN-HOUANGVILAY STEPHANIE
1554 BUBBLING WELL DR
SAN DIEGO, CA 92154

OR CURRENT OWNER
VANTAGE BUILDERS INC
4011 BARBARA LOOP
RIO RANCHO, NM 87124

OR CURRENT OWNER
WOODRUFF RONALD A & JENNIFER L
3108 MATA ORTIZ DR SW
ALBUQUERQUE, NM 87121

HEARING DATE 8-18-10(SIA)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD — September 1, 2010

Project# 1002858
10DRB-70204 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS, LLC request(s) the referenced/ above action(s) for Lot 28A, Block 3, **THE MESA AT ANDERSON HILLS, Unit 2** zoned R-2, located on the southwest corner of ANDERSON HILLS AVE SW and MATA ORTIZ DR SW containing approximately .125 acre. (N-9) *[Deferred from 8/18/10]*

At the September 1, 2010, Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by September 16, 2010, in the manner described below.

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Anderson Hills, LLC – P.O. Box 9470 – Albuquerque, NM 87119
Marilyn Maldonado
file

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 18, 2010,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002856 10DRB-70205 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the referenced/ above action(s) for all or a portion of **MEADOWS AT ANDERSON HILLS Unit(s) 3 [aka Blossom Ridge, Phase 1],** zoned R-LT, located on the west side of UNSER BLVD SW bewteen DENNIS CHAVEZ BLVD SW and ANDERSON HILLS AVE SW containing approximately 23.9505 acre(s). (N-9, P-9)
Project# 1002858 10DRB-70204 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS, LLC request(s) the referenced/ above action(s) for Lot 28A, Block 3, **THE MESA AT ANDERSON HILLS, Unit 2** zoned R-2, located on the southwest corner of ANDERSON HILLS AVE SW and MATA ORTIZ DR SW containing approximately .125 acre. (N-9)

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

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 2, 2010.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 3, 2009

Project # 1002858
09DRB-70149 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for VANTAGE BUILDERS, INC request(s) the above action(s) for all or a portion of **MESA AT ANDERSON HILLS** zoned SU-1, C-1, R-2, located on UNSER BLVD BETWEEN DENNIS CHAVEZ AND ANDERSON HILL containing approximately 20.9248 acre(s). (P-9) *[Deferred from 4/29/09]*

At the June 3, 2009 Development Review Board meeting, a two year extension to the four-year agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by June 18, 2009, in the manner described below.

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

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

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Vantage Builders, Inc. – P.O. Box 1443 – Corrales, NM 87048
Marilyn Maldonado
file

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1002858

AGENDA ITEM NO: 5

SUBJECT:

Ext of SIA for Defr Sidewalk

ENGINEERING COMMENTS:

No objection

PO Box 1293

RESOLUTION:

AlbuquerqueAPPROVED ____; DENIED ____; COMMENTS PROVIDED ___; WITHDRAWN___
DEFERRED TO:_____

SIGNED: **(UD) (CE) (TRANS) (PKS) (PLNG)**

NM 87103

COMMENTS:

www.cabq.gov

SIGNED:
Curtis Cherne
City Engineer Designee
924-3695

DATE: 4-29-09

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1002858 AGENDA ITEM NO: 5

SUBJECT:

SIA EXTENSION FOR SIDEWALK

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

SIGNED: Kristal D. Metro DATE: APRIL 29, 2009
Transportation Development 505-924-3991

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

3. Project# 1000762
09DRB-70166 EXT OF SIA FOR TEMP DEFR SDWK CONST

GOLDEN ASSOCIATES LLC agent(s) for ALBUQUERQUE FIRST BAPTIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) B, **RICHLAND HILLS DR Unit(s) 1,** zoned SU-1 FOR IP, located on PASEO DEL NORTE, RICHLAND HILLS DR AND EAGLE RANCH RD NW containing approximately 14 acre(s). (C-12) **A ONE YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR SIA # 5844.80 FOR THE ROADWAY IMPROVEMENTS WAS APPROVED. A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR SIA # 5844.82 FOR THE STORM DRAIN IMPROVEMENTS WAS APPROVED.**

4. Project# 1007005
09DRB-70165 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for AUGUSTINE ROMERO & NANCY LOPEZ request(s) the above action(s) for all or a portion of Lot(s) A-1, zoned R-1, located on GABALDON RD NW BETWEEN BEACH NW AND CARLOTTA NW containing approximately .5979 acre(s). (H-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**

5. ~~Project# 1002858~~
09DRB-70149 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for VANTAGE BUILDERS, INC request(s) the above action(s) for all or a portion of **MESA AT ANDERSON HILLS** zoned SU-1, C-1, R-2, located on UNSER BLVD BETWEEN DENNIS CHAVEZ AND ANDERSON HILL containing approximately 20.9248 acre(s). (P-9) *[Deferred from 4/29/09]***INDEFINITELY DEFERRED ON A NO SHOW.**

6. Other Matters: None

ADJOURNED: 9:25

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1002858 AGENDA ITEM NO: 5

SUBJECT:

SIA EXTENSION – SIDEWALK

ENGINEERING COMMENTS:

Clarify why sidewalk along some side lots has not yet been built.

RESOLUTION:

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

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: MAY 13, 2009

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1002858

AGENDA ITEM NO: 5

SUBJECT:

SIA Ext for Defr Sidewalk

ENGINEERING COMMENTS:

Hydrology has no objection to the extension

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

RESOLUTION:

APPROVED ____; DENIED ____; COMMENTS PROVIDED ___; WITHDRAWN___
DEFERRED TO:_____

SIGNED: **(UD) (CE) (TRANS) (PKS) (PLNG)**

COMMENTS:

SIGNED:
Curtis Cherne
Hydrology Section
City Engineer Designee
924-3695

DATE: 5-13-09

4. **Project# 1001946**
09DRB-70156 MINOR - SDP FOR BUILDING PERMIT

MODULUS ARCHITECTS agent(s) for UNITED GROWTH LLC request(s) the above action(s) for all or a portion of Lot(s) A-1-B-2, **LOS ANGELES** zoned M-1, located on SW CORNER OF PASEO DEL NORTE & SAN PEDRO NE AND I-25 (D-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

5. **Project# 1002858**
09DRB-70149 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for VANTAGE BUILDERS, INC request(s) the above action(s) for all or a portion of **MESA AT ANDERSON HILLS** zoned SU-1, C-1, R-2, located on UNSER BLVD BETWEEN DENNIS CHAVEZ AND ANDERSON HILL containing approximately 20.9248 acre(s). (P-9)**DEFERRED TO 5/13/09 AT THE AGENT'S REQUEST.**

6. **Project# 1002590**
09DRB-70153 EXT OF SIA FOR TEMP DEFR SDWK CONST

SUMMERTREE HOMES request(s) the above action(s) for all or a portion of Tract(s) B, **CHAPARRAL COURT** zoned RD, located on 64TH ST NW BETWEEN MILNE NW AND TIERRA PRIETA NW (G-10) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

7. **Project# 1000610**
09DRB-70150 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for SIDE DOOR SELF-STORAGE request(s) the above action(s) for all or a portion of Tract(s) 333-A-1-C-1-A, **TOWN OF ATRISCO Unit(s) 8,** zoned SU-1 C-2 USES /SU-1 OFFICE, containing approximately 5.3265 acre(s). (H-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE, AGIS DXF FILE, VACATION NOTE REVISION, AND TO RECORD.**

8. **Project# 1001941**
09DRB-70152 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JULIANN NARANJO agent(s) for ANNIE RODRUGUEZ request(s) the above action(s) for all or a portion of Lot(s) 34C, **ALVARADO GARDENS Unit(s) 1,** zoned R-1, located on RIO GRANDE NW BETWEEN CONTRERAS NW AND MATTHEW NW containing approximately 1.42 acre(s). (G-13) **DEFERRED TO 5/6/09 AT THE AGENT'S REQUEST.**

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1002858

AGENDA ITEM NO: 5

SUBJECT:

Ext of SIA for Defr Sidewalk

ENGINEERING COMMENTS:

No objection

PO Box 1293

RESOLUTION:

AlbuquerqueAPPROVED ____; DENIED ____; COMMENTS PROVIDED ___; WITHDRAWN___
DEFERRED TO:_____

SIGNED: **(UD) (CE) (TRANS) (PKS) (PLNG)**

NM 87103

COMMENTS:

www.cabq.gov

SIGNED:
Curtis Cherne
City Engineer Designee
924-3695

DATE: 4-29-09

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 6, 2008

1. **Project# 1002858**
   08DRB-70314 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of **MESA AT ANDERSON HILLS, UNIT 2,** (Lot 28) zoned SU-1/ C-1 & R-2, located on ANDERSON HILLS AVE SW east of UNSER BLVD SW AND DESERT DR SW. (N-09, P-09)

At the August 6, 2008 Development Review Board meeting, a ***two*** year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by August 21, 2008 in the manner described below:

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: Anderson Hills, LLC – P.O. Box 9470 – Albuquerque, NM 87119
Cc: Mark Goodwin & Assoc. PA – P.O. Box 90606 – Albuquerque, NM 87199
Marilyn Maldonado
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 6, 2008

Project# 1002858
08DRB-70314 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of **MESA AT ANDERSON HILLS, UNIT 2,** (Lot 28) zoned SU-1/ C-1 & R-2, located on ANDERSON HILLS AVE SW east of UNSER BLVD SW AND DESERT DR SW. (N-09, P-09)

AMAFCA
No comment.

COG
MRCOG staff have no comment on this proposal.

TRANSIT
No comments received.

ZONING ENFORCEMENT

NEIGHBORHOOD COORDINATION
Letters sent to: No Neighborhood and/or Homeowner Association(s)

APS
Mesa at Anderson Hills Unit 2, Lot 28 located on Anderson Hills Ave SW east of Unser Blvd SW and Desert Dr SW. The owner of the above property requests a Major 2 YR Extension of Subdivision Improvements for Lot 28. The development will consist of 149 single family units at full build out. This will impact Navajo Elementary School, Harrison Middle School, and Rio Grande High School. Navajo Elementary School and Harrison Middle School are exceeding capacity, Rio Grande has excess capacity.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
327	Navajo	706	496	-210
415	Harrison	820	812	-8
540	Rio Grande	1,956	2,200	244

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round

    - Other
        - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
    - Boundary Adjustments / Busing
    - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval

Residential Units: 149
Est. Elementary School Students: 38
Est. Middle School Students: 16
Est. High School Students: 16
Est. Total # of Students from Project: 70

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

POLICE DEPARTMENT No comments received.
FIRE DEPARTMENT No comments received.
PNM ELECTRIC & GAS **MAJOR 2YR EXTENTION OF SUBDIVISION IMPROVEMENTS: NO COMMENT**
COMCAST No comments received.
QWEST No comments received.
ENVIRONMENTAL HEALTH No comments received.
M.R.G.C.D No Adverse Comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER The Hydrology section has no objection to the extension request.
TRANSPORTATION DEVELOPMENT No adverse comments.
PARKS AND RECREATION **No objection.**
ABCWUA No objection to Extension request.
PLANNING DEPARTMENT Refer to comments from affected agencies (e.g. Transportation Development, ABCWUA, Hydrology/ City Engineer) regarding proposed extension

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

Cc: Cc: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Anderson Hills, LLC – P.O. Box 9470 – Albuquerque, NM 87119

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: August 6, 2008
Zone Atlas Page: P-9
Notification Radius: 100 Ft.

Project# 1002858
App#08DRB-70314

Cross Reference and Location: ANDERSON HILL AVE SE BETWEEN EAST OF UNSER SE AND DESERT DR SE

Applicant: ANDERSON HILLS LLC
PO BOX 9470
ALBUQUERQUE, NM 87119

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

Special Instructions:

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

Date Mailed: JULY 18, 2008
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): MARK GOODWIN & ASSOCIATES, PA PHONE: 828.2200
ADDRESS: P.O. BOX 90606 FAX: 797-9539
CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: dianew@goodwinengineers.com

APPLICANT: ANDERSON HILLS, LLC PHONE: 899-6768
ADDRESS: P.O. BOX 9470 FAX: 899-6771
CITY: ALBUQUERQUE STATE NM ZIP 87119 E-MAIL:
Proprietary interest in site: OWNER **List all owners:**

DESCRIPTION OF REQUEST: 2 YEAR EXTENSION OF SIA
MESA AT ANDERSON HILLS, UNIT 2, LOT 28

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

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

Lot or Tract No. LOT 28 Block: 3 Unit: 2
Subdiv/Addn/TBKA: ANDERSON HILLS
Existing Zoning: RD Proposed zoning: RD MRGCD Map No
Zone Atlas page(s): P9 UPC Code: 100905349954011526

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002858
AX-29, Z-985, Z-986

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): 0.125
LOCATION OF PROPERTY BY STREETS: On or Near: ANDERSON HILLS AVE SE
Between: EAST OF UNSER SE and DESERT DR SE

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

SIGNATURE Diane Hoelzer DATE 6.30.08
(Print) DIANE HOELZER, PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB 70314	SIA	S(2)	$ 50.00
	ADV		$ 75.00
	CME		$ 20.00
			$
			$
			Total $ 145.00

Hearing date 08/06/08

Sandy Handley 07/08/08
Planner signature / date

Project # 1002858

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

DIANE HOELZER
Applicant name (print)

Applicant signature / date 6-30-08

Form revised **October 2007**

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

Application case numbers
08DRB-70314
_____
_____

Planner signature / date Sandy Handley 07/08/08

Project # 1002958

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	1009053 4995401 1528	DOMINGUEZ THOMAS F & CINDI R	3101 MAT A ORTIZ D R SW	ALBU QUER QUE	NM	871 21	R	A1A	LT 28-A BLK 3 PLAT FOR LOT 28-A BLOCK 3 THE MESA ATANDERSON HILLS UNIT 2 CONT .1255 AC
2	1009053 5135421 2436	HERNANDEZ RAFAEL & BLANCA I	3100 MAT A ORTIZ D R SW	ALBU QUER QUE	NM	871 14	R	A1A	LT 97 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2CONT .1188 AC
3	1009053 4985351 1527	ALZAGA JAIME RUIZ & PEREZ MARIA	3105 MAT A ORTIZ D R SW	ALBU QUER QUE	NM	871 21	R	A1A	LT 27 BLK 3 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2CONT .1097 AC
4	1009053 5135321 2434	WOODRUFF RONALD A & JENNIFER L	3108 MAT A ORTIZ D R SW	ALBU QUER QUE	NM	871 21	R	A1A	LT 95 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2CONT .1033 AC
5	1009053 4985311 1526	HARRIS GREGORY E & MELANIE FRANCIS	3721 EVEREST AVE	RIVERSIDE	CA	925 03	R	A1A	LT 26 BLK 3 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2CONT .1093 AC
6	1009053 5135271 2433	GONZALES DEBBIE D & MARCHETTE M GONZALES	3112 MAT A ORTIZ D R SW	ALBU QUER QUE	NM	871 21	R	A1A	LT 94 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2CONT .1033 AC
7	1009053 4985251 1525	TRAN-HOUANGVILAY STEPHANIE	1554 BUBBLING WELL DR	SAN DIEGO	CA	921 54	R	A1A	LT 25 BLK 3 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2CONT .1089 AC
8	1009053 5135221 2432	HOUANGVILAY BOUNMA & STEPHANIE TRAN-HOUANGVILAY	5555 LILY VIEW WAY	ELK GROVE	CA	957 57	R	A1A	LT 93 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2CONT .1033 AC
9	1009053 4985201 1524	SAPIEN CHRISTOPHER & MELAINA L FRANCIS	1366 243RD ST	HARBOR CITY	CA	907 10	R	A1A	LT 24 BLK 3 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2CONT .1085 AC
10	1009053 5135171 2431	LE DAVIDTAY DO	6112 RAVENNA WAY	ELK GROVE	CA	957 57	R	A1A	LT 92 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2CONT .1033 AC
11	1009053 4905201 1502	CASAL RAYNALDO D & MYRNA M	536 TURQUOISE DR	HERCULES	CA	945 47	R	A1A	LT 2-A BLK 3 AMENDED PLAT FOR THE MESA AT ANDERSONHILLS UNIT 1 CONT .1127 AC
12	1009053 4865201 1501	PACHECO RICHARD & AGNES M TRUSTEES PACHECO LVT	85 RHIANNON CT	OAKDALE	CA	953 61	R	A1A	LT 1-A BLK 3 AMENDED PLAT FOR THE MESA AT ANDERSONHILLS UNIT 1 CONT .1305 AC
13	1009054 3701554 0203	SALAZAR LUPE TRUST & JSJ INVESTMENT CO & FALBA M HANNETT	PO BOX 1849	ALBU QUER QUE	NM	871 03	V	A1A	TR A-1-C BULK LAND PLAT TRACTS A-1-A, A-1-B & A-1-C LANDS OFSALAZAR FAMILY TRUST ET AL CONT 107.0936 AC
14	1009053 4885401 1531	ANDERSON HILLS HOMEOWNERS ASSOCIATION	PO BOX 9470	ALBU QUER QUE	NM	871 19	V	A1A	TR B PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2CONT .0432 AC
15	1009053 5135371 2435	SHAKER PROPERTIES LLC	3822 BIRCHVIEW CT	LAS VEGAS	NV	891 47	R	A1A	LT 96 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2CONT .1033 AC
16	1009053 4865341 1530	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCHO	NM	871 24	V	A1A	LT 30 BLK 3 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2CONT .1175 AC
17	1009053 4905341 1529	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCHO	NM	871 24	V	A1A	LT 29 BLK 3 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2CONT .1134 AC
18	1009053 4254701 1440	ANDERSON HILLS LLC	8910 ADAMS ST NE	ALBU QUER QUE	NM	871 13	V	A1A	TR J AMENDED PLAT FOR THE MESA AT ANDERSON HILLS UNIT 1CONT .2996 AC

19	1009053 4795351 1439	VANTAGE BUILDERS INC	8910 ADA MS ST NE	ALBU QUER QUE	NM	871 13	V	A1A	LT 1- A BLK 1 AMENDED PLAT FOR THE MESA AT ANDERSONHILLS UNIT 1 CONT .1106 AC

OR CURRENT RESIDENT
100905349853511527
ALZAGA JAIME RUIZ & PEREZ MARIA
3105 MATA ORTIZ DR SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905349052011502
CASAL RAYNALDO D & MYRNA M
536 TURQUOISE DR
HERCULES, CA 94547

OR CURRENT RESIDENT
100905349853111526
HARRIS GREGORY E & MELANIE FRANCIS
3721 EVEREST AVE
RIVERSIDE, CA 92503

OR CURRENT RESIDENT
100905351351712431
LE DAVIDTAY DO
6112 RAVENNA WAY
ELK GROVE, CA 95757

OR CURRENT RESIDENT
100905349852011524
SAPIEN CHRISTOPHER & MELAINA L FRANCIS
1366 243RD ST
HARBOR CITY, CA 90710

OR CURRENT RESIDENT
100905348653411530
VANTAGE BUILDERS INC
4011 BARBARA LOOP
RIO RANCHO, NM 87124

Project# 1002858
MARK GOODWIN & ASSOCIATES PA
PO BOX 90606
ALBUQUERQUE, NM 87199

Project# 1002858
100905348854011531
ANDERSON HILLS HOMEOWNERS ASSOCIATION
PO BOX 9470
ALBUQUERQUE, NM 87119

OR CURRENT RESIDENT
100905349954011528
DOMINGUEZ THOMAS F & CINDI R
3101 MATA ORTIZ DR SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905351354212436
HERNANDEZ RAFAEL & BLANCA I
3100 MATA ORTIZ DR SW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100905348652011501
PACHECO RICHARD & AGNES M
TRUSTEES PACHECO LVT
85 RHIANNON CT
OAKDALE, CA 95361

OR CURRENT RESIDENT
100905351353712435
SHAKER PROPERTIES LLC
3822 BIRCHVIEW CT
LAS VEGAS, NV 89147

OR CURRENT RESIDENT
100905347953511439
VANTAGE BUILDERS INC
8910 ADAMS ST NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
100905342547011440
ANDERSON HILLS LLC
8910 ADAMS ST NE
ALBUQUERQUE, NM 87113

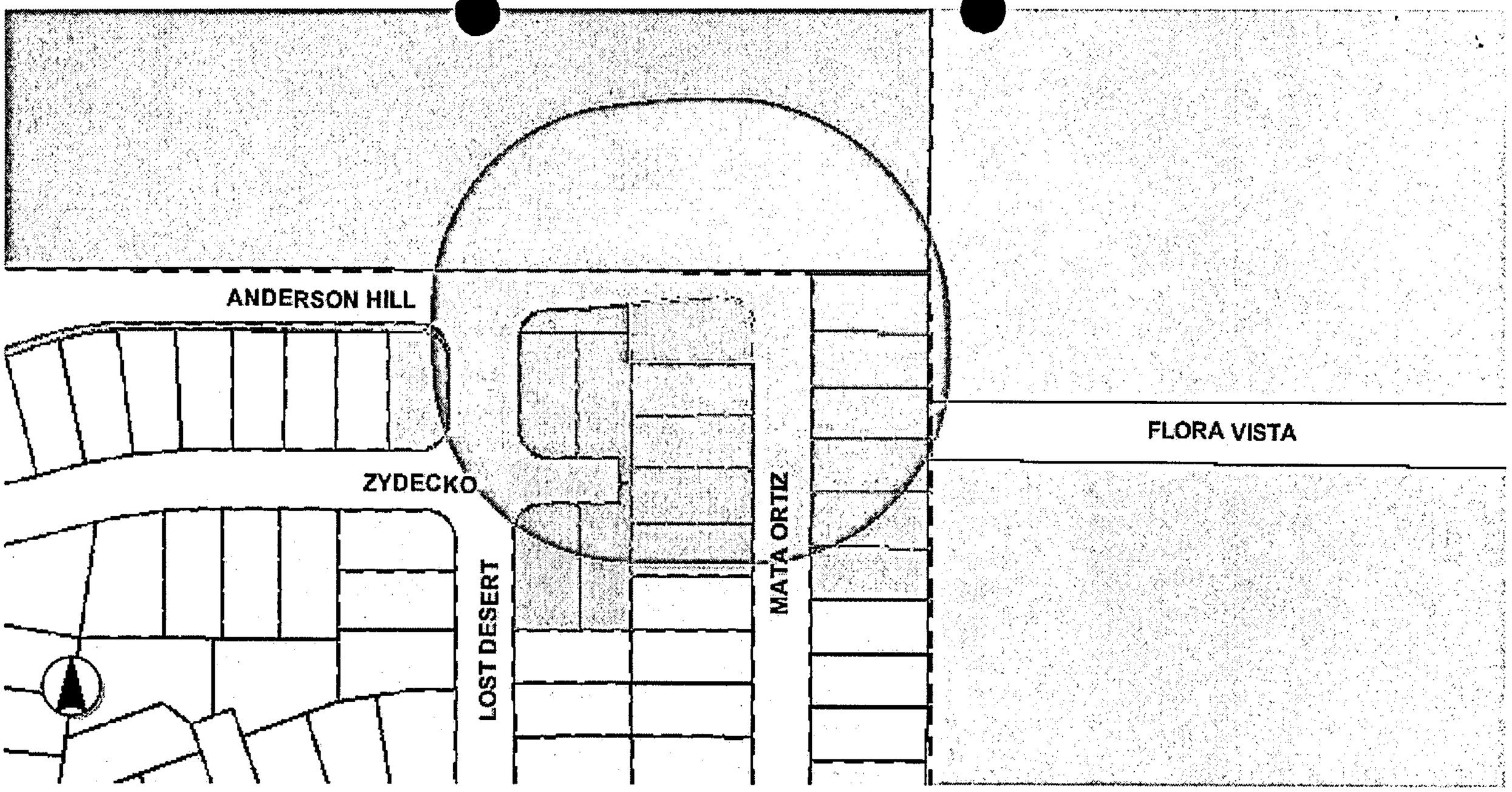
OR CURRENT RESIDENT
100905351352712433
GONZALES DEBBIE D & MARCHETTE M GONZALES
3112 MATA ORTIZ DR SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905351352212432
HOUANGVILAY BOUNMA & STEPHANIE TRAN-HOUANGVILAY
5555 LILYVIEW WAY
ELK GROVE, CA 95757

OR CURRENT RESIDENT
100905437015540203
SALAZAR LUPE TRUST & JSJ INVESTMENT CO & FALBA M HANNETT
PO BOX 1849
ALBUQUERQUE, NM 87103

OR CURRENT RESIDENT
100905349852511525
TRAN-HOUANGVILAY STEPHANIE
1554 BUBBLING WELL DR
SAN DIEGO, CA 92154

OR CURRENT RESIDENT
100905351353212434
WOODRUFF RONALD A & JENNIFER L
3108 MATA ORTIZ DR SW
ALBUQUERQUE, NM 87121


ANDERSON HILL
ZYDECKO
LOST DESERT
MATA ORTIZ
FLORA VISTA

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: June 27, 2008

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

This letter will serve to notify you that on June 27, 2008 (date)

TO CONTACT NAME: Susan Rasinski
COMPANY/AGENCY: Mark Goodwin & Associates
ADDRESS/ZIP: P.O. Box 90606 87199
PHONE/FAX #: 828-2200 797-9539

Contacted the Office of Neighborhood Coordination requesting the contact names for **ALL Affected Neighborhood and/or Homeowner Associations** affected by their request concerning a Zoning Action or Site Development Plan, etc. at Lot 28-A Blk 3 plat for Lot 28-A Block 3 The Mesa at Anderson Hills Unit 2

zone map page(s) N-9.

Our records indicate that as of June 27, 2008 (date), there were **No Affected Neighborhood and/or Homeowner Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

Planningnonacontactformltr (12/03/07)

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

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

[ ] ONC's "Official" Letter to the applicant *(if there are associations)*. A copy must be submitted with application packet -OR-

[X] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[ ] Copies of Letters to Neighborhood and/or Homeowner Associations *(if there are associations)*. A copy must be submitted with application packet.

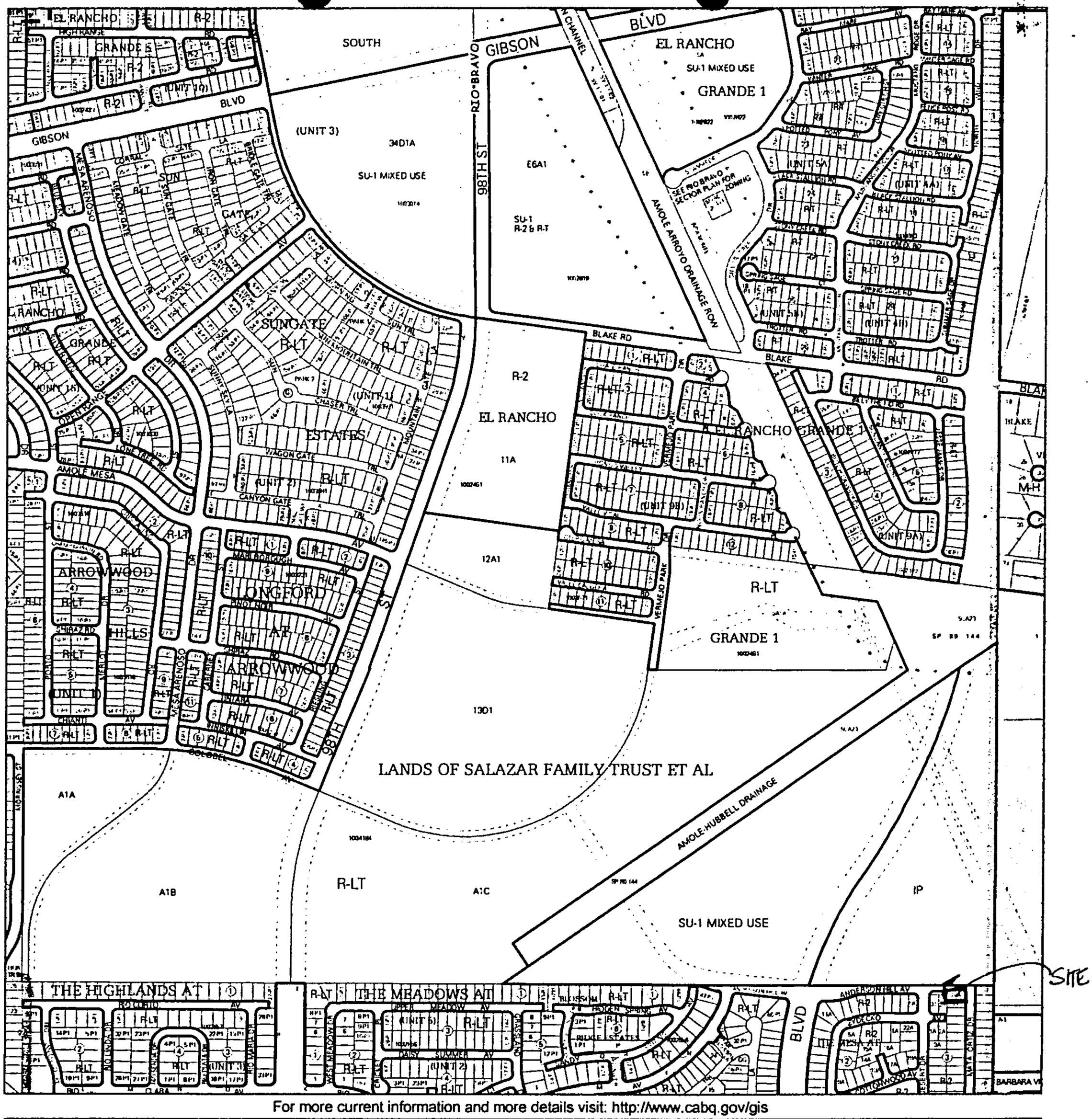
[ ] Copies of the certified receipts to Neighborhood and/or Homeowner Associations *(if there are associations)*. A copy must be submitted with application packet.

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

****

(Below this line for ONC use only)

Date of Inquiry: June 27, 2008 Time Entered: 10:19 AM ONC Rep. Initials: [signature]



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

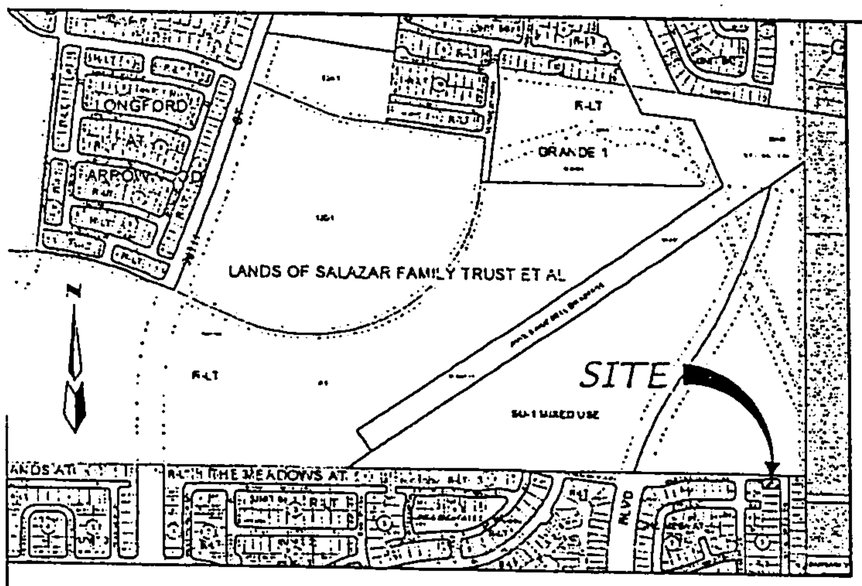
Zone Atlas Page:

N-09-Z

Selected Symbols

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

0 750 1,500 Feet



LOCATION MAP

ZONE ATLAS N-9-Z & P-9-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	0.1255 Ac.
Zone Atlas No.	N-9-Z & P-9-Z
No. of Existing Lots	1 Lot
No. of Lots created	1 Lot
No. of Lots eliminated	1 Lot
Miles of full width streets created	0.00
Miles of half width streets created	0.00
Street Area dedicated to the City of Albuquerque	0.0000 Ac.
Date of Survey	October, 2002
Utility Control Location System Log Number	2002450460
Zoning	R-2

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: VANTAGE BUILDERS, INC.
A New Mexico Corporation

BY: _____ 5-2-2006
Robert Lupton, President, Land Division — DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 5/02/06
By Robert Lupton, President, Land Division of VANTAGE BUILDERS, INC. A New Mexico Corporation on behalf of said corporation

_____ 4/18/10
NOTARY PUBLIC — MY COMMISSION EXPIRES

LISA ANGLADA
NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires 4/18/10

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being comprised of all of LOT 28, BLOCK 3", THE MESA AT ANDERSON HILLS, UNIT 2 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 11, 2005 in Book 2005C, Page 336 and containing 0.1255 acres more or less

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:

   THE MESA AT ANDERSON HILLS UNIT 2, (10-11-05, 05C-336)

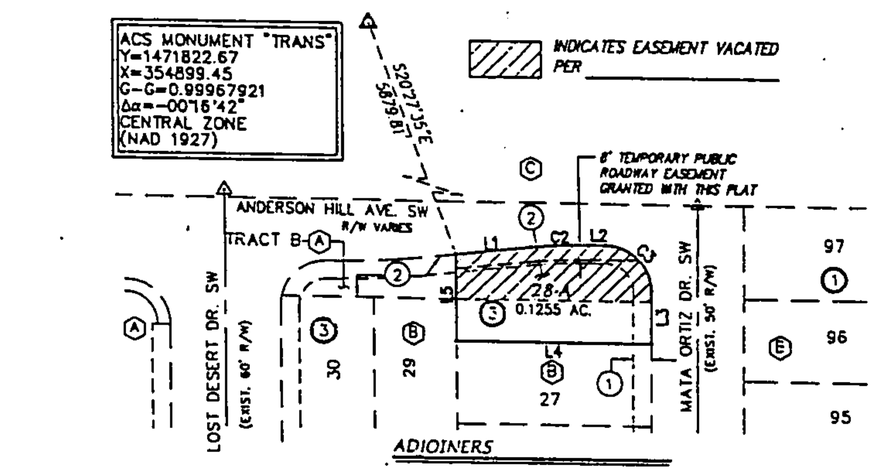
   THE MESA AT ANDERSON HILLS UNIT 1, (11-19-04, 04C-362)

   PLAT OF "LANDS OF SALAZAR-DAVIS", (05-06-86, C30-91)

   all being records of Bernalillo County, New Mexico.
5. Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP).

PURPOSE OF PLAT

1. Vacate existing Temporary Public Roadway Easement within Lot 28, Block 3.



LEGEND

- 1 — LOT NUMBER
- (3) — BLOCK NUMBER
- ⏃ — EXISTING CENTER LINE MONUMENT
- • — FOUND 5/8" REBAR W/ CAP "ALS LS 7719" (TYP)
- △ — ACS MONUMENT

ADJOINERS

(A) THE MESA AT ANDERSON HILLS UNIT 1 (11-19-04, 04C-362)

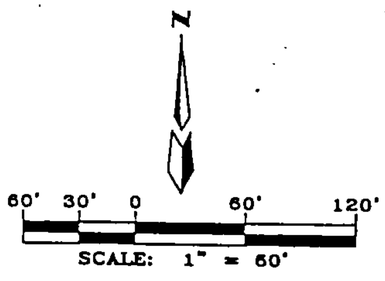
(B) THE MESA AT ANDERSON HILLS UNIT 2 (10-11-05, 05C-336)

(C) TRACT A LANDS OF SALAZAR FAMILY TRUST SALAZAR QUATRO TRUST JSJ INVESTMENT COMPANY ANF FALBA HANNET (07-23-03, 2003C-223)

EXISTING EASEMENTS

(1) 10' P.U.E (10-11-05, 05C-336)

(2) TEMP. PUBLIC ROADWAY EASEMENT (10-11-05, 05C-336)



LINE TABLE		
LINE	LENGTH	BEARING
L1	41.07	N84°04'52"E
L2	6.96	S89°47'57"E
L3	25.22	S00°12'19"W
L4	106.37	S89°47'41"E
L5	48.13	N00°16'59"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	32.04	300.00	6°07'10"	16.04	S87°08'27"W	32.03
C2	39.27	25.00	90°00'16"	25.00	N44°47'49"W	35.36

F:\A2\06ANH\FINAL PLAT\MESA UNIT 2\REPLAT-U2FPS1.DWG (04-27-06 RDQ)

PLAT FOR

LOT 28-A, BLOCK 13
THE MESA AT ANDERSON HILLS UNIT 2

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2006

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002858

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	Date
PNM Gas Services	Date
Qwest	Date
Comcast	Date

City Approvals:

City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

_____
Timothy Aldrich P.S. No. 7719 — Date

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg. REPLAT-U2FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 7 of
Scale: 1" = 60'	Date: 05/02/06	Job: A02126	

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 6, 2008,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000650 08DRB-70316 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS	TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA AND WENK** zoned SU-1 FOR C-1 PERMISSIVE USES, located in the southeast corner of COORS BLVD SW and RIO BRAVO BLVD SW containing approximately 20.05 acre(s). (P-10)
Project# 1002858 08DRB-70314 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS	MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of **MESA AT ANDERSON HILLS, UNIT 2,** (Lot 28) zoned SU-1/ C-1 & R-2, located on ANDERSON HILLS AVE SW east of UNSER BLVD SW AND DESERT DR SW. (N-09, P-09)
Project# 1004818 08DRB-70319 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS	BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 26, **MESA DEL SOL INNOVATION PARK,** zoned PC, located on UNIVERSITY EAST BLVD SE AND STRYKER DR SE containing approximately 28.28 acre(s). (R-16)

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

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 21, 2008.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — **V**
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — **D**
- ___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D) — **A**
- ___ Storm Drainage Cost Allocation Plan

Z **ZONING & PLANNING**
- ___ Annexation
- ___ County Submittal
- ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

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

APPLICANT: Anderson Hills, LLC PHONE: 899-0716
ADDRESS: P.O. Box 9470 FAX:
CITY: Albuquerque STATE NM ZIP 87119 E-MAIL:
Proprietary interest in site: owner List all owners:

DESCRIPTION OF REQUEST: 2 year extension of SIA (Mesa at Anderson Hills, Unit 2, Lot 28)

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

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

Lot or Tract No. 28 Block: Unit: 2
Subdiv/Addn/TBKA: Mesa at Anderson Hills
Existing Zoning: RD Proposed zoning: RD MRGCD Map No
Zone Atlas page(s): N9 UPC Code: 100905349954011528

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002858 08DRB-70314

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? no
No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): 0.125
LOCATION OF PROPERTY BY STREETS: On or Near: Anderson Hills Ave SW
Between: East of Unser SW and MATA ORTIZ DR SW

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

SIGNATURE Mark Goodwin DATE 7-20-10
(Print) for Diane Hoelzer, PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB - 70204	SIA	$ 50.00	
	ADM	$ 75.00	
	CMF	$ 70.00	
		$	
		$	
		Total $ 145.00	

Hearing date 08/18/10

Sandy Handley 07/20/10
Planner signature / date

Project # 1002858

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

for Diane Hoelzer, PE
Applicant name (print)

Applicant signature / date 7/20/10

Form revised **October 2007**

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

Application case numbers
10DRB-70204
_____-_____-_____
_____-_____-_____

Sandy Handley 07/20/10
Planner signature / date

Project # 1007858

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from AUGUST 3, 2010 To AUGUST 18, 2010

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.

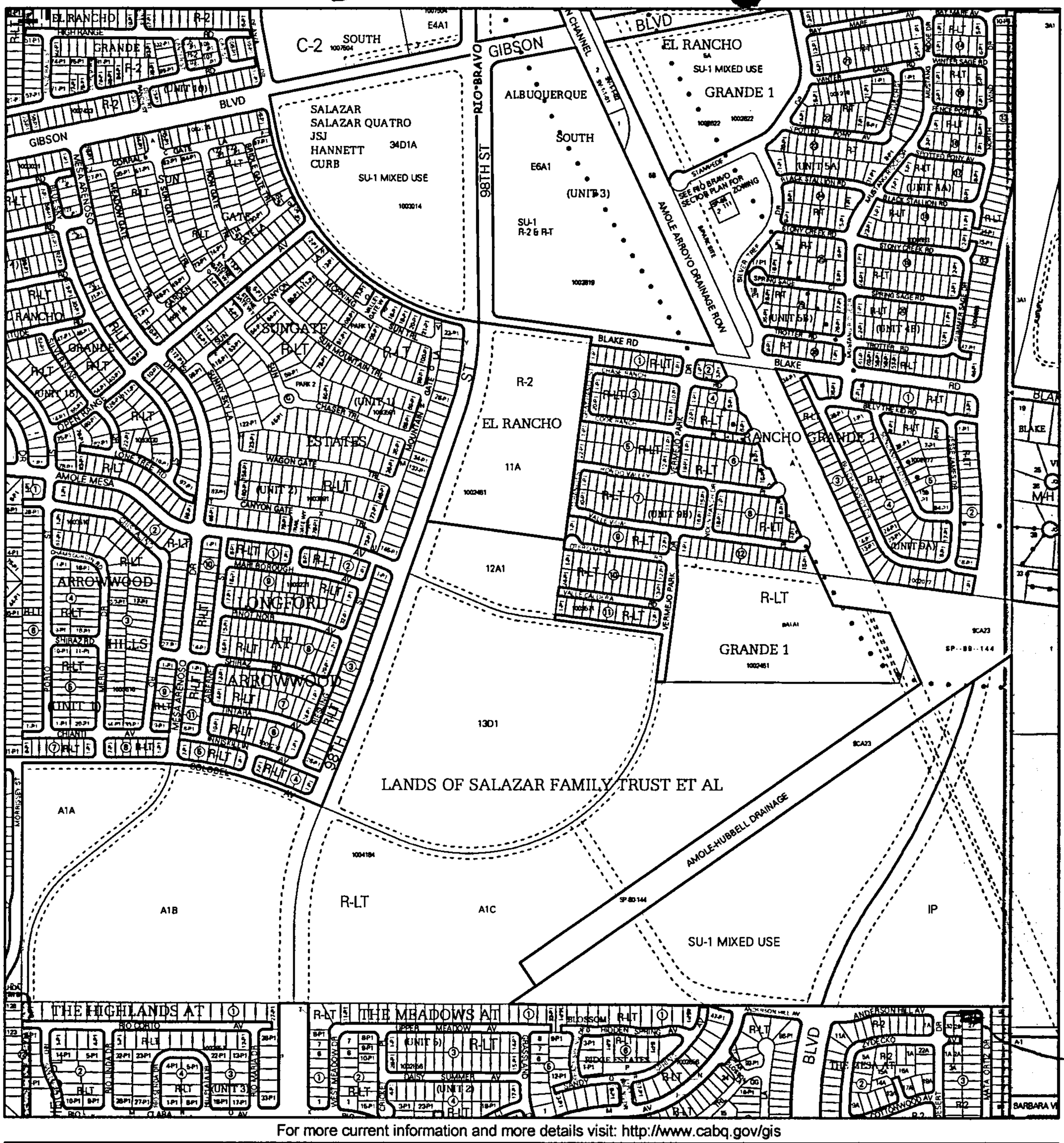
FOR DIANE HOELZER — 7-20-10

(Applicant or Agent) (Date)

I issued 2 signs for this application, 07/20/10 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1002858

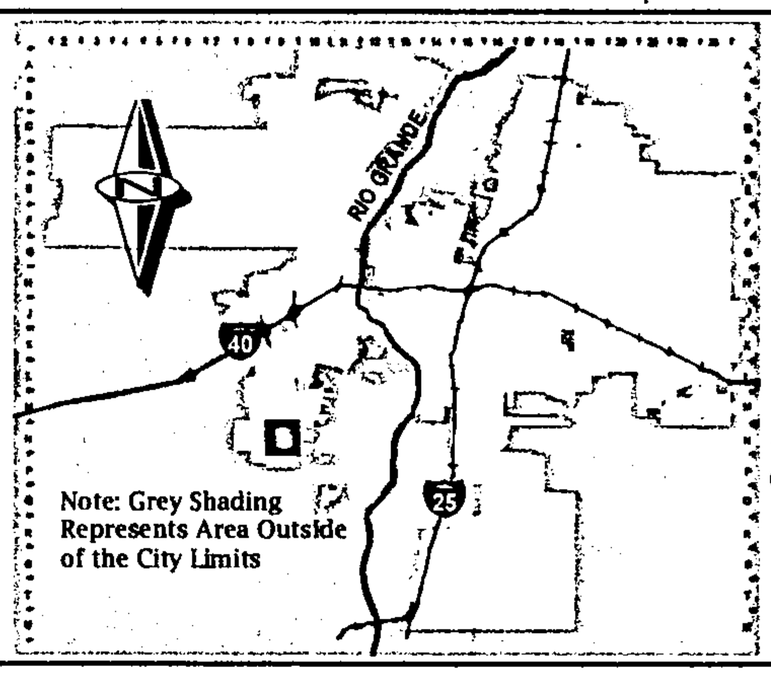
Rev. 1/11/05



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

N-09-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

July 19, 2010

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

Re: Mesa at Anderson Hills, Unit 2, Lot 28; 1002858

Dear Mr. Cloud:

On behalf of our client, Anderson Hills, LLC, we are requesting a two year extension of the SIA. Under existing conditions a portion of Lot 28 is encumbered with a temporary access easement. This easement will be required until the property to the north develops and constructs their half of the Anderson Hills Avenue road improvements. To date, this has not occurred.

Thank you for your time and consideration.

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

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

for Diane Hoelzer, PE
Senior Engineer

DLH/sr
Attachments

TYPE III BARRICADE

10' VALLEY GUTTER

251-97.32

PC 25+29.21, 41.00' LT.
FL= 05.47
FL 25+29.21, 16.00' LT.
FL= 04.84
PT 25+54.21, 16.00' LT.

PI 17+97.36, CL LOST DESERT DR. SW=
30+69.33, CL ANDERSON HILL AVE. SW

30+89.88, 65.19' RT.
FL = 09.52± (MATCH EXIST.)
BEGIN TEMP. PINNED TYPE 1 CONC.
CURB PER STD. DWG. 2415B

PT 31+14.88, 39.98' RT.
FL = 09.36

PC 31+32.76, 39.98' RT.
FL = 08.93

PRC 31+64.96, 38.27' RT.
FL = 08.17

RIGHT FLOWLINE THIS PROJECT

PT 32+35.67, 30.69' RT.
FL = 6.46

PT 32+67.44, 29.00' RT.
FL = 05.66

PT 32+85.39, 29.00' RT.
FL= 05.22

FL 33+10.39, 29.00' RT.
FL= 04.62

PC 33+10.39, 54.00' RT.
FL= ~~04.16~~ 4.21
END PINNED TYPE 1 CONC. CURB

PT. ELEV.	
1	05.01
2	04.70
3	04.38

EXISTING STREETS

S89.47'57"E

BEGIN 4' DBL YELLOW STI

31+06.82, 4.00' LT.
FL = 10.34
BEGIN MEDIAN C & G
PER STD. DWG. 2415B

31+09.63, 6.86' LT.
FL = 10.23

31+35.93, 13.98' LT.
FL = 09.46

31+62.19, 12.43' LT.
FL = 08.70

32+12.86, 6.99' LT.
FL = 07.49

32+16.31, 4.0' RT.
FL = 07.47
END MEDIAN C&G BEGIN CUT
BEGIN TEMP. EXTRUDED CURE
WHITE SOLID STRIPE

TEMP. EXTRUDED CURB, CUTOFF
WALL AND SOLID WHITE STRIPE (4" W.

PC 32+85.40, 17.00' LT.
FL= 05.47
FL 33+10.40, 17' LT.
FL= 04.84
PT 33+10.40, 42.00' LT.
FL=

END 4' DBL YELLOW STRIPE

TYPE III BARRICADE

33+40.40, 4.0' RT.
END TEMP. EXTRUDED CURB
AND CUTOFF WALL

TRACT B

30
29
28
27

76'
54'
20'
32'
26'
14'
12'

N 0°12'19" E

31+09
32+00
33+08

96-P1
97-P1

MESA UNIT 2
@ ANDERSON HILLS

REMOVED
- PVMT
- AC & EXTRUDED
CURB (?)

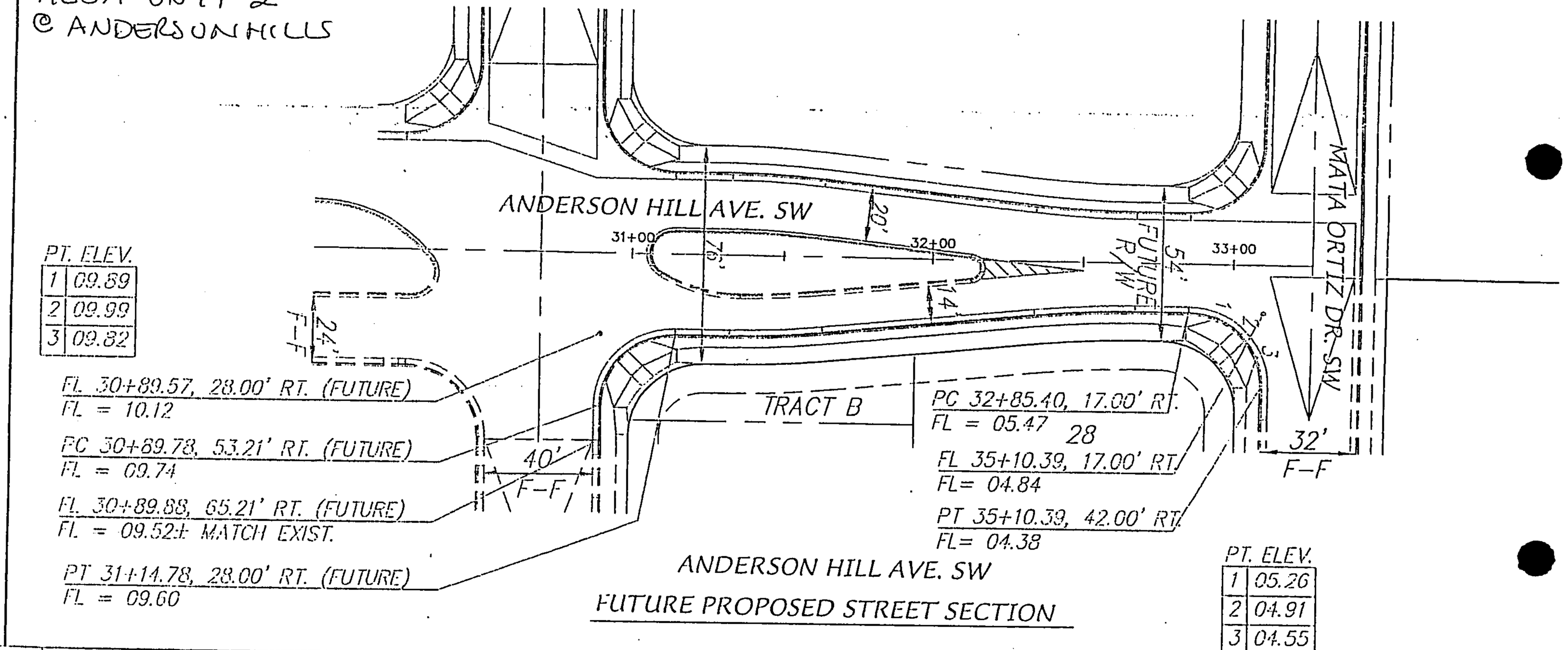
805'(12.) = 244
= 272

4990 | 5000 | 5010 | 5020 | 5030 | VGVD 29

0' 50' 100'

L AVE. SW
33+40.40
50'
0'

MESA UNIT 2
@ ANDERSON HILLS



PT. ELEV.

1	09.89
2	09.99
3	09.82

FL 30+89.57, 28.00' RT. (FUTURE)
FL = 10.12

PC 30+89.78, 53.21' RT. (FUTURE)
FL = 09.74

FL 30+89.88, 65.21' RT. (FUTURE)
FL = 09.52± MATCH EXIST.

PT 31+14.78, 28.00' RT. (FUTURE)
FL = 09.60

PC 32+85.40, 17.00' RT.
FL = 05.47

FL 35+10.39, 17.00' RT.
FL= 04.84

PT 35+10.39, 42.00' RT.
FL= 04.38

PT. ELEV.

1	05.26
2	04.91
3	04.55

ANDERSON HILL AVE. SW

FUTURE PROPOSED STREET SECTION

TE	REMARKS	BY

REVISIONS

DESIGN

Y DLH DATE 09/04

ENGINEER'S SEAL

DIANE HOELZER
NEW MEXICO
11967
REGISTERED PROFESSIONAL ENGINEER

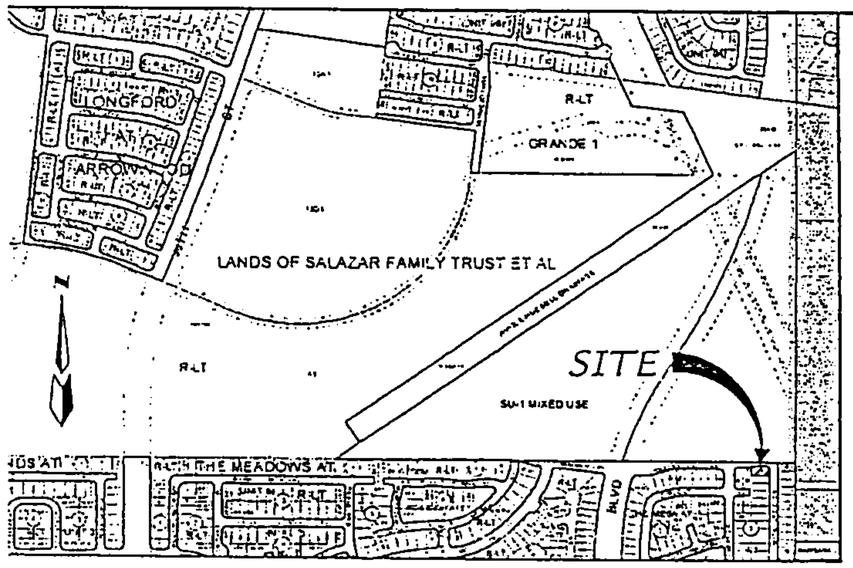
1-05

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

STATION
TO REA
(FORME
AND GC
S. ON
STATION
"2-P10.



LOCATION MAP

ZONE ATLAS N-9-Z & P-9-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	0.1255 Ac.
Zone Atlas No.	N-9-Z & P-9-Z
No. of Existing Lots	1 Lot
No. of Lots created	1 Lot
No. of Lots eliminated	1 Lot
Miles of full width streets created	0.00
Miles of half width streets created	0.00
Street Area dedicated to the City of Albuquerque	0.0000 Ac.
Date of Survey	October, 2002
Utility Control Location System Log Number	2002450460
Zoning	R-2

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: VANTAGE BUILDERS, INC.
A New Mexico Corporation

BY: _____ 5-2-2006
Robert Lupton, President, Land Division — DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 5/02/06
By Robert Lupton, President, Land Division of VANTAGE BUILDERS, INC. A New Mexico Corporation on behalf of said corporation

_____ 4/18/10
NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL
LISA ANGLADA
NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires 4/18/10

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being comprised of all of LOT 28, BLOCK 3", THE MESA AT ANDERSON HILLS, UNIT 2 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 11, 2005 in Book 2005C, Page 336 and containing 0.1255 acres more or less

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:

   THE MESA AT ANDERSON HILLS UNIT 2, (10-11-05, 05C-336)

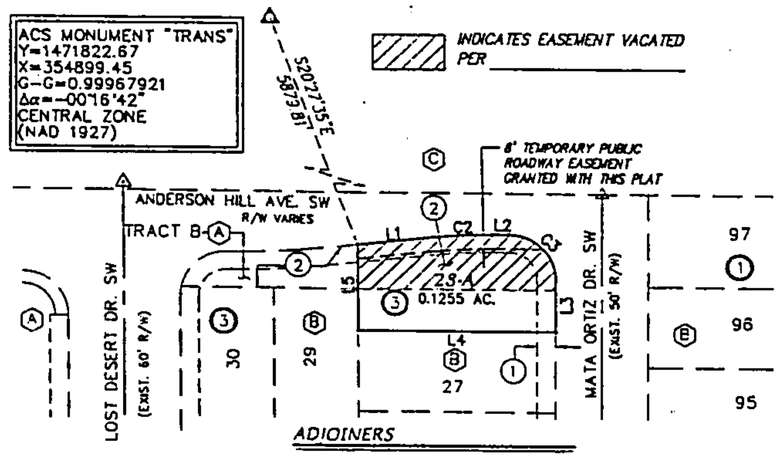
   THE MESA AT ANDERSON HILLS UNIT 1, (11-19-04, 04C-362)

   PLAT OF "LANDS OF SALAZAR-DAVIS", (05-06-86, C30-91)

   all being records of Bernalillo County, New Mexico.
5. Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP).

PURPOSE OF PLAT

1. Vacate existing Temporary Public Roadway Easement within Lot 28, Block 3.



ADJOINERS

(A) THE MESA AT ANDERSON HILLS UNIT 1 (11-19-04, 04C-362)

(B) THE MESA AT ANDERSON HILLS UNIT 2 (10-11-05, 05C-336)

(C) TRACT A LANDS OF SALAZAR FAMILY TRUST SALAZAR QUATRO TRUST JSJ INVESTMENT COMPANY ANF FALBA HANNET (07-23-03, 2003C-223)

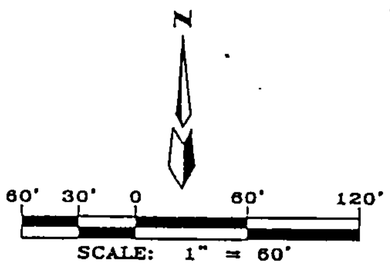
LEGEND

- 1 — LOT NUMBER
- (3) — BLOCK NUMBER
- △ — EXISTING CENTER LINE MONUMENT
- • — FOUND 5/8" REBAR W/ CAP "ALS LS 7719" (TYP)
- △ — ACS MONUMENT

EXISTING EASEMENTS

(1) 10' P.U.E (10-11-05, 05C-336)

(2) TEMP. PUBLIC ROADWAY EASEMENT (10-11-05, 05C-336)



LINE TABLE		
LINE	LENGTH	BEARING
L1	41.07	N84°04'52"E
L2	8.96	S89°47'57"E
L3	29.22	S00°12'19"W
L4	106.37	S89°47'41"E
L5	48.13	N00°16'59"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	32.04	300.00	6°07'10"	16.04	S87°08'27"W	32.03
C2	39.27	25.00	90°00'16"	25.00	N44°47'49"W	35.36

F:\A2106ANH\FINAL PLAT\MESA UNIT 2\REPLAT-U2FPS1.DWG (04-27-06 RDQ)

PLAT FOR

LOT 28-A, BLOCK 13
THE MESA AT ANDERSON HILLS UNIT 2

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2006

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002858

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	Date
PNM Gas Services	Date
Qwest	Date
Comcast	Date

City Approvals:

City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

_____
Timothy Aldrich P.S. No. 7719 — Date

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg: REPLAT-U2FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 1
Scale: 1"= 60'	Date: 05/02/06	Job: A02106	

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 04/26/2005
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 4/7/04
Date Preliminary Plat Expires: 3/30/06
DRB Project No.: 1002858
DRB Application No.: 05DRB-00699

ORIGINAL

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

Amended Mesa Unit 2 at Anderson Hills

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts G, H & I, Arrowood Ranch Development

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
			PAVING						
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Mesa Springs Ave	Lot 28, Block 5	Mata Ortiz Dr	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Vista Penasco Ave	Lot 28, Block 4	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Old Caballero Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Mata Ortiz Dr	Anderson Hill	Llano Vista	/	/	/
		24' FF 4'	Res Pvmt, C & G Sidewalk (East Side Only) (1)	Mata Ortiz Dr	Llano Vista	Lot 62, B1	/	/	/
		24' FF	Perm Pvmt, C & G	Anderson Hills Ave	Mata Ortiz Dr	Lost Desert Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	El Caballero Dr	Lot 38, B 1	Llano Vista	/	/	/
		24' FF 4'	Res Pvmt, C & G Sidewalk (West Side Only) (1)	El Caballero Dr	Llano Vista	Lot 44, B1	/	/	/

Project name: Mesa at Anderson Hills, Unit 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			OFF SITE PAVING						
		24' FF	Perm Pvmt, C & G (3)	Anderson Hill Ave	Lost Desert Dr	Unser Bvd	/	/	/
		30' FF	Art Pvmt, C & G (2)	Unser Bvd	Anderson Hill Ave	Dennis Chavez	/	/	/
		Per Design	South Bound Right Turn Lane	Rio Bravo / 2nd Street			/	/	/
		Per Design	Street Lights				/	/	/
			WATER						
		12"-14"	Waterline (4)	Unser Corridor	Dennis Chavez	Blake Rd Ex.30" WL	/	/	/
		12"	Waterline (3)	Anderson Hill Ave	Unser Blvd Ex 12" WL	Lost Desert Dr	/	/	/
		12"	Waterline	Anderson Hill Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		12"	Waterline	Mata Ortiz Dr	Anderson Hill	Tract C	/	/	/
		12"	Waterline	Tract C	Mata Ortiz Dr	Grace Vigil Rd	/	/	/
		8"	Waterline	Tract A	Grace Vigil Rd	Mata Ortiz Dr	/	/	/
		8"	Waterline	Mata Ortiz Dr	Tract A	Tract C	/	/	/
		6"	Waterline	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		6"	Waterline	Mesa Springs Ave	Lot 28, B 5	Mata Ortiz Dr	/	/	/
		6"	Waterline	Vista Penasco Ave	Lot 28, B 4	Mata Ortiz Dr	/	/	/
		6"	Waterline	Old Caballero Ave	Lot 11, B 4	Mata Ortiz Dr	/	/	/
		6"	Waterline	El Caballero Dr	Lot 38, B 1	Llano Vista	/	/	/
		4"	Waterline	El Caballero Dr	Llano Vista	Lot 44, B1	/	/	/
			SAS						
		8"	SAS	Mata Ortiz Dr	Tract C	Lot 97, B 1	/	/	/
		8"	SAS (3)	Dennis Chavez ROW	Dennis Chavez (Existing SAS MH)	Tract A	/	/	/
		8"	SAS (3)	Tract A	Dennis Chavez ROW	38' Easmt (Lot 62)	/	/	/
		8"	SAS (3)	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Mata Ortiz Dr	38' Easmt (Lot 62)	Lot 80, B 1	/	/	/
		8"	SAS (3)	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Mesa Springs Ave	Lot 28, B 5	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Vista Penasco Ave	Lot 28, B 4	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	El Caballero Dr	Lot 38, B 1	Lot 44, B 1	/	/	/
		12"	SAS (3)	Tract C	Barbara Vista Ave	Mata Ortiz Dr	/	/	/
		12"	SAS (3)	Old Caballero Ave	Lot 11, B 4	Mata Ortiz Dr	/	/	/

Project name: Mesa at Anderson Hills, Unit 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SAS						
		12"	SAS (3)	Mata Ortiz Dr	Old Caballero Ave	Tract C	/	/	/
		12"	SAS (3)	Anderson Hill Ave	Unser Boulevard	Lost Desert Dr	/	/	/
		36"	SAS (3)	Barbara Vista Ave	Tract C	East Ex 24" SAS MH	/	/	/
		36"	SAS (3)	Barbara Vista Ave	East of Tract C	Barbara Vista N. ROW	/	/	/
			STORM DRAIN						
		54"	Storm Drain w/ Appurtenances	Dennis Chavez R / W	Tract A	Rio Bravo Channel	/	/	/
		54"	Storm Drain w/ Appurtenances	Tract A	Dennis Chavez R/W	38' Easmt (Lot 62)	/	/	/
		54"	Storm Drain w/ Appurtenances	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr	/	/	/
		54"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Lot 62, Block 1	Llano Vista	/	/	/
		36"-48"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Llano Vista	Old Caballero Ave	/	/	/

(1) All internal sidewalks to be deferred

(2) These items built with project # 679582 (DRB 1002856) Meadows Unit 1

(3) These items built with project # 708184 (DRB 1002858) Mesa Unit 1 Under Construction

(4) These items built with project # 679481 Rio Bravo Sector Plan/Unser Blvd.

(5) GRADING & DRAINAGE CERTIFICATION REQUIRED PRIOR TO RELEASE FO SIA AND FINANCIAL GUARANTY.

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Diane Hoelzer 4-26-05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 5/4/05

TRANSPORTATION DEVELOPMENT - date 5-4-05

UTILITY DEVELOPMENT - date 5/4/05

CITY ENGINEER - date 5/4/05

PARKS & GENERAL SERVICES - date Christina Sandoval 5/4/05

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 6, 2008

1. **Project# 1002858**
08DRB-70314 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of **MESA AT ANDERSON HILLS, UNIT 2,** (Lot 28) zoned SU-1/ C-1 & R-2, located on ANDERSON HILLS AVE SW east of UNSER BLVD SW AND DESERT DR SW. (N-09, P-09)

At the August 6, 2008 Development Review Board meeting, a ***two*** year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by August 21, 2008 in the manner described below:

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: Anderson Hills, LLC – P.O. Box 9470 – Albuquerque, NM 87119
Cc: Mark Goodwin & Assoc. PA – P.O. Box 90606 – Albuquerque, NM 87199
Marilyn Maldonado
File

Exhibit "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

8-28-2003

6. Project # 1002858
03DRB-01206 Major-Preliminary Plat Approval
03DRB-01209 Major-Vacation of Public Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9)

At the August 27, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 8/27/03 and approval of the grading plan engineer stamp dated 8/22/03 the preliminary plat was approved with the following condition of final plat approval:

1. 56-feet of right-of-way shall be provided adjacent to the park where a 36-foot street is constructed or adequate public sidewalk easements shall be provided within Tract F.

The Vacations were approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.

5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

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.

If you wish to appeal this decision, you must do so by September 11, 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.)

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

Sheran Matson, AICP, DRB Chair

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 18, 2007

1. Project# 1002858
07DRB-70068 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel A-1 & I-1, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1, C-1 & R-2, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35.43 acre(s). (P-9)

At the July 18, 2007, Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by August 2, 2007, in the manner described below.

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

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

Sandy Handley for

Sheran Matson, AICP, DRB Chair

Cc: Anderson Hills, LLC, PO Box 9470, 87119
Mark Goodwin & Associates, PA, PO Box 90606, 87199
Joseph Risbeck, 8523 Old Cottonwood Ave SW, 87121
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

July 19, 2010

Susan Rasinski
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539

Dear Susan:

Thank you for your inquiry of **July 19, 2010** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOT 28, MESA AT ANDERSON HILLS, UNIT 2, LOCATED ON ANDERSON HILLS AVENUE SW, EAST OF UNSER BOULEVARD SW** zone map **N-9.**

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

ANDERSON HILLS N. A. "R"
Celeste Wheeler
3209 Lazy Day Dr. SW/87121 452-0175 (h)
Alejandro Grine
9405 Upper Meadow SW/87121 877-3558 (h)

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(11/23/07)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:

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

Information from the Office of Neighborhood Coordination

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

[X] **ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-**

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

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

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

Thank you for your cooperation on this matter.

****

(below this line for ONC use only)

Date of Inquiry: **07/19/10** Time Entered: **3:20 p.m.** ONC Rep. Initials: **siw**

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

July 19, 2010

Ms. Celeste Wheeler
Anderson Hills Neighborhood Association
3209 Lazy Day Dr. SW
Albuquerque, NM 87121

Mr. Alejandro Grine
Anderson Hills Neighborhood Association
9405 Upper Meadow SW
Albuquerque, NM 87121

Re: Mesa at Anderson Hills, Unit 2, Lot 28

Dear Ms. Wheeler and Mr. Grine:

Enclosed please find a copy of the DRB Application requesting a 2 year extension of the SIA for the referenced project. The anticipated date to be heard is August 25, 2010. Please contact **Diane Hoelzer** of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski
Office Manager

/sr

Enclosure

F:\1-Projects\2002\A02106 - Anderson Hills\Mesa\DRC Unit 2\Lot 28\Neighborhood Assoc Letter 2.doc

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

CERTIFIED MAIL™

7006 0810 0004 6708 7011

7006 0810 0004 6708 7011

U.S. Postal Service™ Mesa 2, Lot 28
CERTIFIED MAIL™ RECEIPT SR
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at 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 C. Wheeler - Anderson Hills NA
Street, Apt. No.; or PO Box No. 3209 Lazy Day SW
City, State, ZIP+4 87121

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

C. Wheeler
Anderson Hills NA
3209 Lazy Day SW
Albuq, NM 87121

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service lab) 7006 0810 0004 6708 7011

PS Form 3811, February 2004 SR Domestic Return Receipt Mesa 2, Lot 28 102595-02-M-1540

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

CERTIFIED MAIL™

7006 0810 0004 6708 7004

7006 0810 0004 6708 7004

U.S. Postal Service™ Mesa 2, Lot 28
CERTIFIED MAIL™ RECEIPT DUPLICATE SR
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at 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 A. Grine - Anderson Hills NA
Street, Apt. No.; or PO Box No. 9405 Upper Meadow
City, State, ZIP+4 Albuq NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

A. Grine
Anderson Hills NA
9405 Upper Meadow St
Albuq NM 87121

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7006 0810 0004 6708 7004

PS Form 3811, February 2004 SR Domestic Return Receipt Mesa 2, Lot 28 102595-02-M-1540

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	
		SUBDIVISION
		___ Major Subdivision action
		___ Minor Subdivision action
		___ Vacation
V		___ Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN
		___ for Subdivision
		___ for Building Permit
		___ Administrative Amendment (AA)
		___ IP Master Development Plan
		___ Cert. of Appropriateness (LUCC)
		STORM DRAINAGE (Form D)
		___ Storm Drainage Cost Allocation Plan

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: P.O. Box 90606 FAX:

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:

APPLICANT: Vantage Builders, Inc. PHONE: 892.5533

ADDRESS: P.O. Box 1443 FAX:

CITY: Corrales STATE NM ZIP 87048 E-MAIL:

Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: 2 Year extension of Sidewalk Deferral Mesa at Anderson Hills, Unit 2

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

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

Lot or Tract No. Block: Unit: 2

Subdiv/Addn/TBKA: Mesa at Anderson Hills

Existing Zoning: SU-1, C-1, R&2 Proposed zoning: same MRGCD Map No

Zone Atlas page(s): P9 UPC Code:

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002858

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? no

No. of **existing** lots: 149 No. of **proposed** lots: 149 Total area of site (acres): 20.9248

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd.

Between: Dennis Chavez and

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

SIGNATURE Diane Hoelzer DATE 4-15-09

(Print) Diane Hoelzer PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

		Application case numbers	Action	S.F.	Fees
NA ☐	INTERNAL ROUTING				
☒	All checklists are complete	09DRB - - 70149	ESIA	___	$ 50.00
☒	All fees have been collected	- -	CMF	___	$ 20.00
☒	All case #s are assigned	- -		___	$
☒	AGIS copy has been sent	- -		___	$
☒	Case history #s are listed	- -		___	$
NA ☐	Site is within 1000ft of a landfill	- -		___	$
NA ☐	F.H.D.P. density bonus				Total
NA ☐	F.H.D.P. fee rebate	Hearing date April 29, 2009			$ 70.00

4-20-09
Planner signature / date

Project # 1002858

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

❑ **VACATION OF PUBLIC EASEMENT (DRB27)**

❑ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. <u>Your attendance is required.</u>

❑ **SIDEWALK VARIANCE (DRB20)**

❑ **SIDEWALK WAIVER (DRB21)**
- ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the variance or waiver
- ___ List any original and/or related file numbers on the cover application

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

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

DRB meetings are approximately 30 DAYS after the filing deadline. <u>Your attendance is required.</u>

❑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

☒ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the deferral or extension
- X List any original and/or related file numbers on the cover application

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

❑ **VACATION OF PRIVATE EASEMENT (DRB26)**

❑ **VACATION OF RECORDED PLAT (DRB29)**
- ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

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

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

Diane Hoelzer, PE
Applicant name (print)

Applicant signature / date 4-15-09

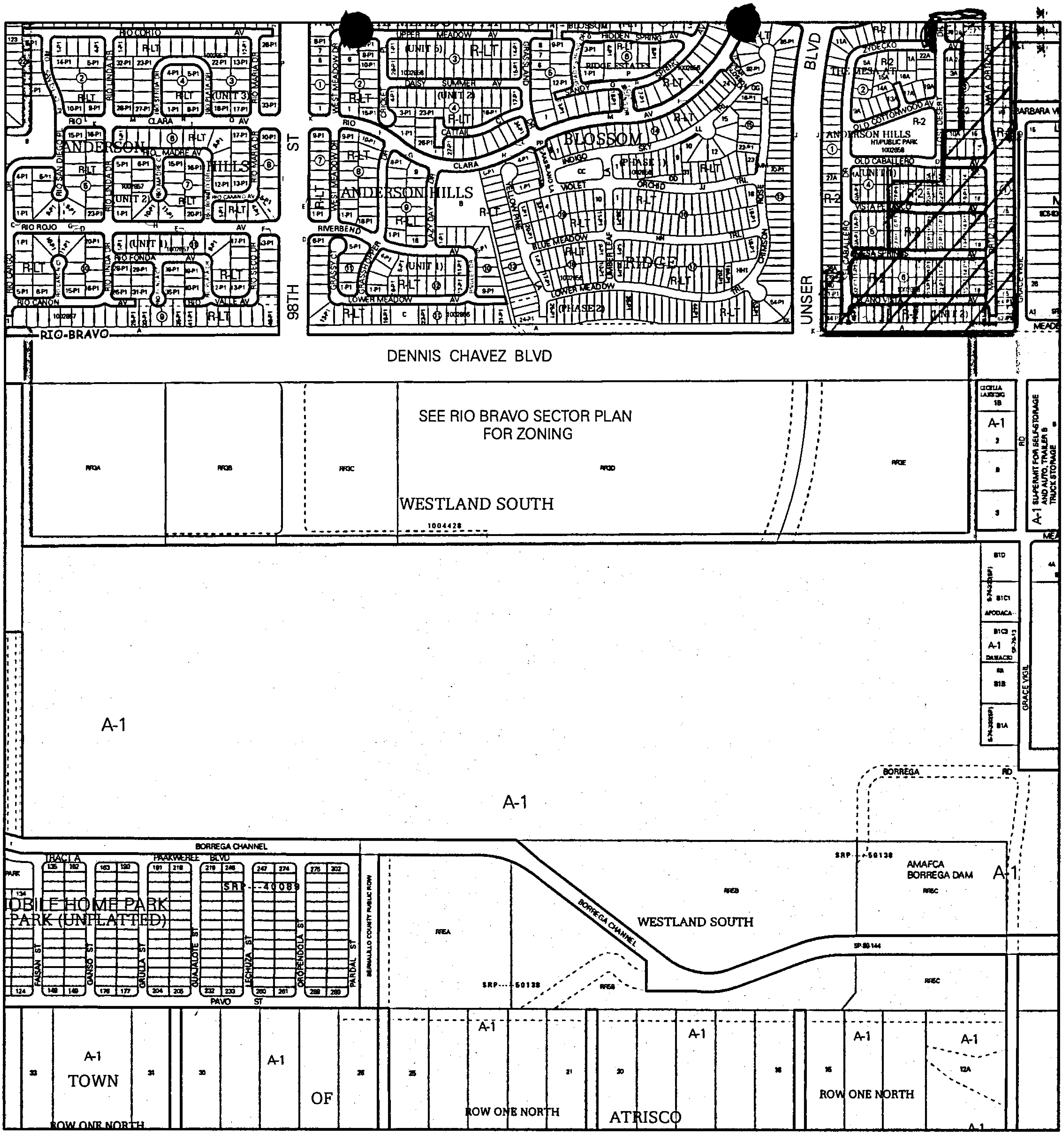
Form revised 4/07

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

Application case numbers
09DRB - 70149
- - -
- - -

Planner signature / date 4.20.09

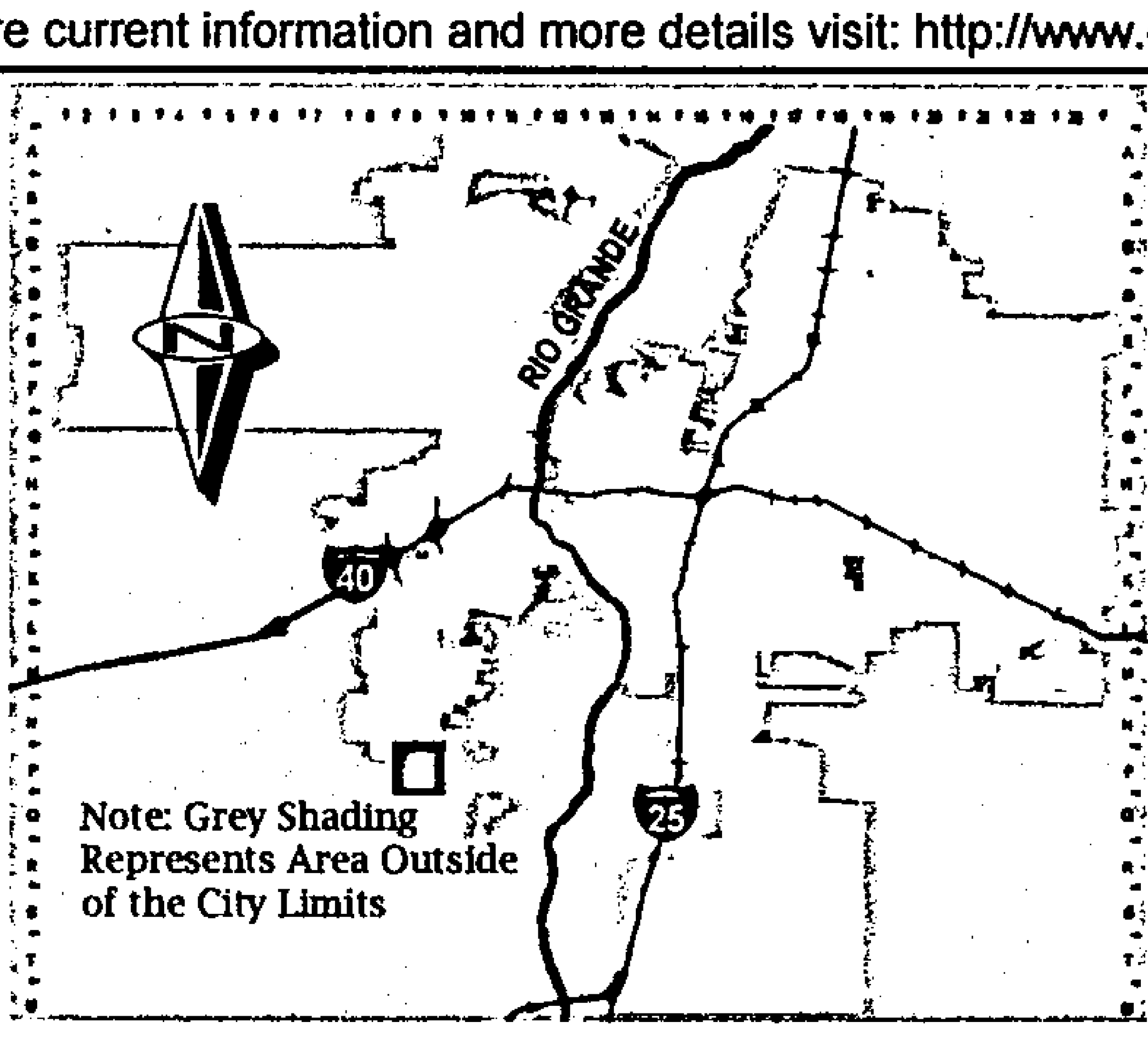
Project # 1002858



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

P-09-Z

Selected Symbols

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

Feet

0 750 1,500

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

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

April 15, 2009

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

Re: Mesa at Anderson Hills, Unit 2; 1002858

Dear Mr. Cloud:

On behalf of our client, Vantage Builders, Inc., and the requirements of the DPM we are submitting the following DRB application. We are requesting a 2-year extension of the Sidewalk Deferral Agreement.

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

Sincerely,

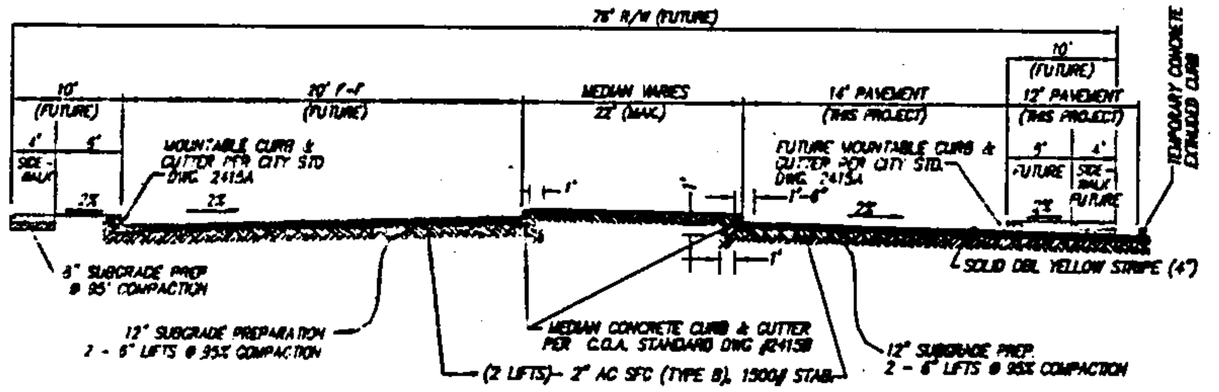
MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE
Senior Engineer

DLH/sr

Attachments

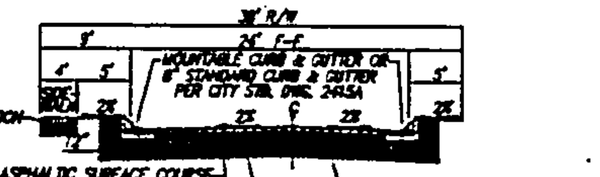
F:\1-Projects\2002\A02106 - Anderson Hills\Mesa\DRB Submittal Letter 4.15.09.doc



(SECTION A-A)

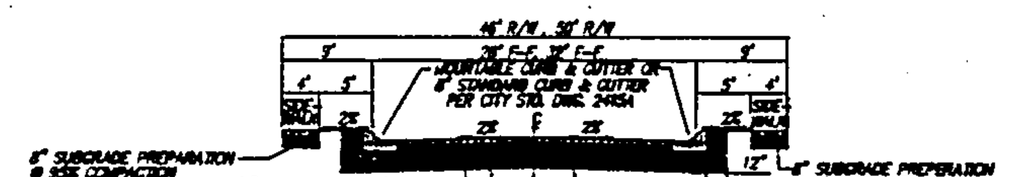
58'F-F (MAX.) STREET SECTION (ANDERSON HILL AVENUE SW)

NOT TO SCALE PER CPN 679581 MEADOWS UNIT 1



24' RESIDENTIAL STREET SECTION (STUB ROADS)

NOT TO SCALE NOTE: RESIDENTIAL STREET SECTION PER COA STD DWG 2405.

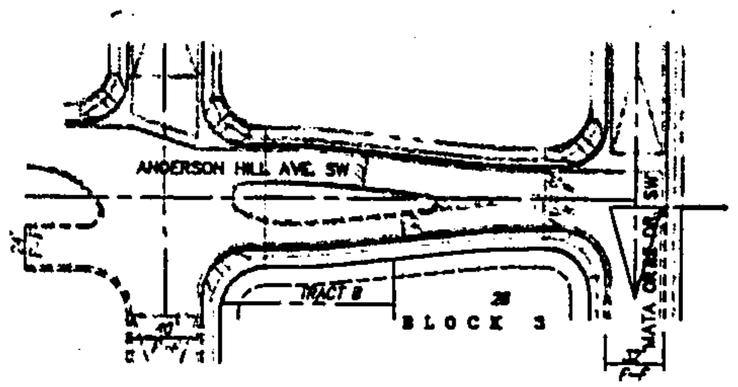


26' & 32' RESIDENTIAL STREET SECTION

NOT TO SCALE NOTE: RESIDENTIAL STREET SECTION PER COA STD DWG 2405.

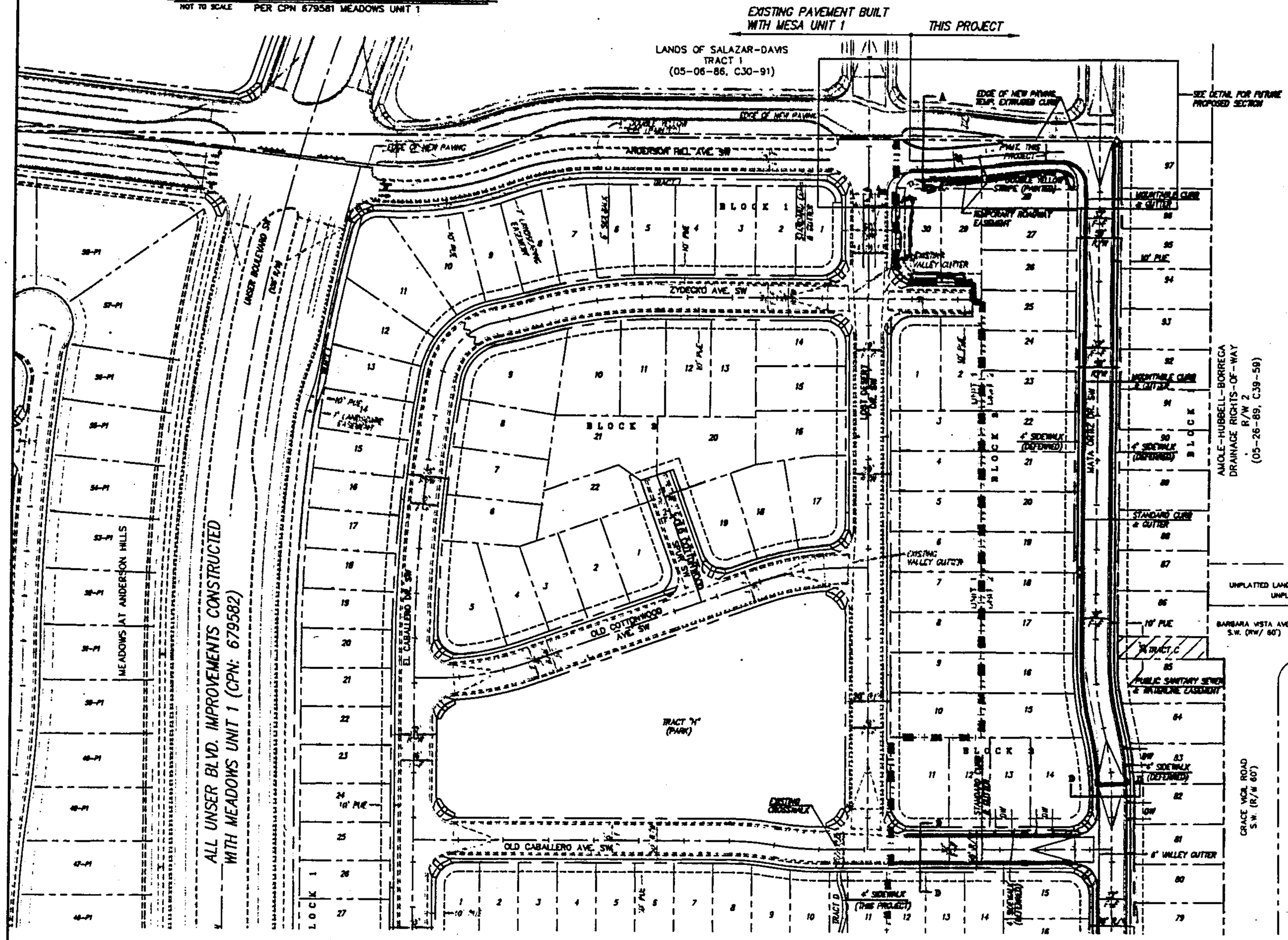
MAYA ORTIZ DRIVE PAVEMENT SECTION – SPECIAL NOTE

ON MAYA ORTIZ DRIVE BETWEEN ANDERSON HILL AVE. AND VISTA PENASCO (AT STATION 14+37.00) USE 4" AC RES PVMT IN (2) 2" LIFTS. USE 3" AC FROM STA. 9+25.00 TO 14+37.00



ANDERSON HILL AVENUE FUTURE PROPOSED STREET SECTION

NOT TO SCALE



SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

AS BUILT INFORMATION

CONTRACTOR

	DATE
STAKED BY	
INSPECTED BY	
PAVING BY	
CONSTRUCTED BY	

MICRO-FILM INFORMATION

RECORDED BY

DATE

NO.

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY	DLH	08/04
DRAWN BY	TAS	08/04
CHECKED BY	DMG	08/04

dmg MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: MESA AT ANDERSON HILLS UNIT 2 MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	USA DESIGN UPDATE	USA DAY/YR	USA DAY/YR

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
708185	P-9	7	24

A02JOBS/A2108ANH/dwg/MESA/Unit 2/A2108-mast-02 03-17-05 TAS RDG

SEE SHEET 7 OF 24

ALL UNSER BLVD. IMPROVEMENTS CONSTRUCTED WITH MEADOWS UNIT 1 (CPN: 679582)

UNSER BOULEVARD SW (ULTIMATE R/W VARIES)

OLD CABALLERO AVE. SW

VISTA PENASCO AVE. SW

MESA SPRINGS AVE. SW

LLANO VISTA AVE. SW

EL CABALLERO DR. SW

MEADOWS AT ANDERSON HILLS

GRACE VIGIL ROAD S.W. (R/W 60')

LARRY VIGIL WEST (05-20-85, C27-123)

TRACT "A"

BENNIS CHAVEZ BOULEVARD (SR 47)

ALL INTERSECTION IMPROVEMENTS ARE PART OF MEADOWS UNIT 1 AT ANDERSON HILLS CPN: 679582

SCALE: 1" = 60'

A02JOBS/A2108ANH/dwg/MESA/Unit 2/A2108-mpav-U2 03-17-05 TAS RDG

NOTES

1. ALL 6" VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2415 AT HANDICAPS AND 8" VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2430 AT ALL INTERSECTIONS AND ALL 10" VALLEY GUTTERS PER COA STANDARD DRAWING 2415.
2. ALL 4' INTERIOR SIDEWALKS ARE DEFERRED.
3. ALL HANDICAP RAMPS TO BE PER DETAIL THIS SHEET UNLESS OTHERWISE NOTED.
4. TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB SHALL BE 10' PER COA STANDARD DRAWING 2415.
5. TRANSITION SECTIONS FROM FULL CURBS TO NO CURBS TO BE A MINIMUM OF 50', PER CITY OF ALBUQUERQUE STANDARD DRAWING 2415.
6. ALL SIDEWALKS PER COA STANDARD DRAWING 2430.
7. 30X5, HOT MINOR A MINIMUM R-VALUE OF 59 WHERE INDICATED ON SECTIONS OF 2 FEET AND "REPLACED BY THE CONTRACTOR WITH A SUITABLE MATERIAL OR PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCORDING TO THE CRITERIA A-VALUE PER COA STANDARD SPECIFICATIONS.
8. NON-DIRECTIONAL CURB ACCESS RAMP PER C.O.A. STD. DWG. 2426.

A = CURB RETURN POINT
B = QUARTER POINTS
C = 5' BEHIND FACE OF CURB RETURN
D = RIGHT OF WAY RETURN POINT

GRADE IN SHADE AREAS AS MAY CHANGE.

SLOPE IN SHADE AREA IS 5' x 5' w/ 3% MAX. SLOPE

HEADER CURB

GENERAL WHEEL CHAIR RAMP DETAIL
NOT TO SCALE

LEGEND

- NEW MOUNTABLE CURB AND GUTTER
- FUTURE MOUNTABLE CURB AND GUTTER
- NEW STANDARD CURB AND GUTTER
- FUTURE STANDARD CURB AND GUTTER
- EXISTING WALL
- SIDEWALK THIS PROJECT AS PER COA STD DWG 2430
- DEFERRED SIDEWALK
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE

EXIST / NEW

- STORM DRAIN INLET THIS PROJECT
- NEW STREET LIGHT
- WHEEL CHAIR RAMP
- CROSS SWARTHMORE SEE NOTE 3
- NEW DRIVEWAY LOCATION (BY OTHERS)
- RED STAMPED PATTERN CONCRETE
- UNIT PHASE LINE
- NEW WATER BLOCK

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS

AS BUILT INFORMATION
CONTRACTOR
START
FINISH
INSPECTOR
ENGINEER

DATE	BY
DATE	BY
DATE	BY
DATE	BY

MICRO-FILM INFORMATION
RECORDED BY
NO.
DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
	09/04	DESIGNED BY DLH	DATE
	09/04	DRAWN BY TAS	DATE
	09/04	CHECKED BY DMG	DATE

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: MESA AT ANDERSON HILLS UNIT 2
MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
708185	P-9	6	24

A1G
1P
Item# 4
Project# 1002858
Hearing Date: Aug. 6, 2008
ANDERSON HILL
B
28A
A ORTIZ

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	
		SUBDIVISION
		___ Major Subdivision action
		___ Minor Subdivision action
	V	___ Vacation
		___ Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN
		___ for Subdivision
		___ for Building Permit
		___ Administrative Amendment (AA)
		___ IP Master Development Plan
		___ Cert. of Appropriateness (LUCC)
		STORM DRAINAGE (Form D)
		___ Storm Drainage Cost Allocation Plan

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): MARK GOODWIN & ASSOCIATES, PA PHONE: 828.2200

ADDRESS: P.O. BOX 90606 FAX: 797.9539

CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com

APPLICANT: ANDERSON HILLS, LLC PHONE: 899-6768

ADDRESS: P.O. BOX 9470 FAX: 899-6771

CITY: ALBUQUERQUE STATE NM ZIP 87119 E-MAIL:

Proprietary interest in site: OWNER **List all owners:**

DESCRIPTION OF REQUEST: 2 YEAR EXTENSION OF SIA

MESA AT ANDERSON HILLS, UNIT 2, LOT 28

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

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

Lot or Tract No. LOT 28 Block: 3 Unit: 2

Subdiv/Addn/TBKA: ANDERSON HILLS

Existing Zoning: RD Proposed zoning: RD MRGCD Map No

Zone Atlas page(s): P9 UPC Code: 100905349954011528

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002858

AX-29, Z-985, Z-986

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? ND

No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): 0.125

LOCATION OF PROPERTY BY STREETS: On or Near: ANDERSON HILLS AVE SE

Between: EAST OF UNSER SE and DESERT DR SE

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

SIGNATURE Diane Hoelzer DATE 6.30.08

(Print) DIANE HOELZER, PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **INTERNAL ROUTING**

☑ All checklists are complete

☑ All fees have been collected

☑ All case #s are assigned

☑ AGIS copy has been sent

☑ Case history #s are listed

☑ Site is within 1000ft of a landfill

☐ F.H.D.P. density bonus

☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
08DRB-70314	SIA	S(2)	$ 50.00
	ADV		$ 75.00
	CMF		$ 20.00
			$
			$
			Total $ 145.00

Hearing date 08/06/08

Sandy Handley 07/08/08
Planner signature / date

Project # 1002858

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

DIANE HOELZER
Applicant name (print)

Applicant signature / date 6-30-08

Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
08DRB-_____-70314
_____-_____-_____
_____-_____-_____

Sandy Handley 07/08/08
Planner signature / date

Project # 1002958

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from JULY 22, 2008 To AUGUST 6, 2008

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.

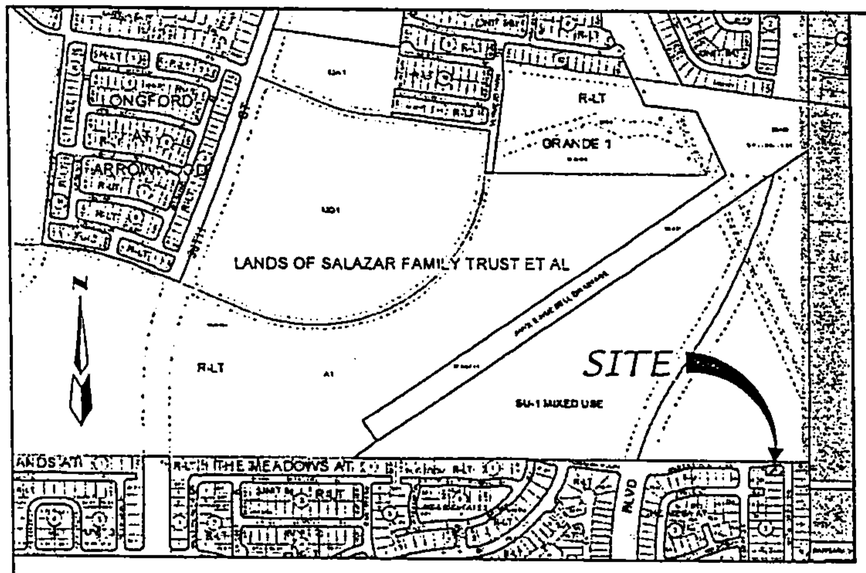
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

for Dick Herzer — 7/08/08
(Applicant or Agent) (Date)

I issued 1 signs for this application, 07/08/09 (Date) Sandy Hendley (Staff Member)

DRB PROJECT NUMBER: 1002858

Rev. 1/11/05



LOCATION MAP

ZONE ATLAS N-9-Z & P-9-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	0.1255 Ac.
Zone Atlas No.	N-9-Z & P-9-Z
No. of Existing Lots	1 Lot
No. of Lots created	1 Lot
No. of Lots eliminated	1 Lot
Miles of full width streets created	0.00
Miles of half width streets created	0.00
Street Area dedicated to the City of Albuquerque	0.0000 Ac.
Date of Survey	October, 2002
Utility Control Location System Log Number	2002450460
Zoning	R-2

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: VANTAGE BUILDERS, INC.
A New Mexico Corporation

BY: _____ 5-2-2006
Robert Lupton, President, Land Division — DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 5/02/06
By Robert Lupton, President, Land Division of VANTAGE BUILDERS, INC. A New Mexico Corporation on behalf of said corporation

_____ 4/18/10
NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL
LISA ANGLADA
NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires 4/18/10

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being comprised of all of LOT 28, BLOCK 3", THE MESA AT ANDERSON HILLS, UNIT 2 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 11, 2005 in Book 2005C, Page 336 and containing 0.1255 acres more or less

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:

   THE MESA AT ANDERSON HILLS UNIT 2, (10-11-05, 05C-336)

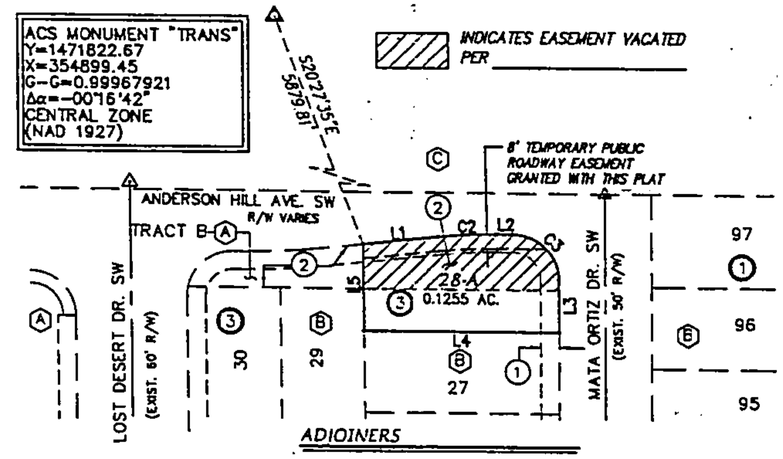
   THE MESA AT ANDERSON HILLS UNIT 1, (11-19-04, 04C-362)

   PLAT OF "LANDS OF SALAZAR-DAVIS", (05-06-86, C30-91)

   all being records of Bernalillo County, New Mexico.
5. Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP).

PURPOSE OF PLAT

1. Vacate existing Temporary Public Roadway Easement within Lot 28, Block 3.



ADJOINERS

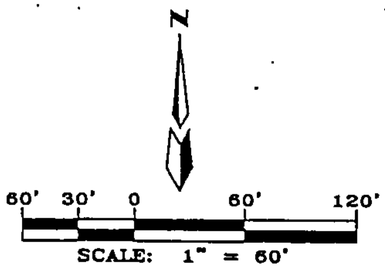
- (A) THE MESA AT ANDERSON HILLS UNIT 1 (11-19-04, 04C-362)
- (B) THE MESA AT ANDERSON HILLS UNIT 2 (10-11-05, 05C-336)
- (C) TRACT A LANDS OF SALAZAR FAMILY TRUST SALAZAR QUATRO TRUST JSJ INVESTMENT COMPANY ANF FALBA HANNET (07-23-03, 2003C-223)

LEGEND

- 1 LOT NUMBER
- (3) BLOCK NUMBER
- ⚠ EXISTING CENTER LINE MONUMENT
- • FOUND 5/8" REBAR W/ CAP "ALS LS 7719" (TYP)
- △ ACS MONUMENT

EXISTING EASEMENTS

- (1) 10' P.U.E (10-11-05, 05C-336)
- (2) TEMP. PUBLIC ROADWAY EASEMENT (10-11-05, 05C-336)



LINE TABLE		
LINE	LENGTH	BEARING
L1	41.07	N84°04'52"E
L2	8.96	S89°47'57"E
L3	28.22	S00°12'19"W
L4	106.37	S89°47'41"E
L5	48.13	N00°16'59"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	32.04	300.00	6°07'10"	16.04	S87°08'27"W	32.03
C2	39.27	25.00	90°00'16"	25.00	N44°47'49"W	35.36

F:\A2106ANH\FINAL PLAT\MESA UNIT 2\REPLAT-U2FPS1.DWG (04-27-06 RDQ)

PLAT FOR

LOT 28-A, BLOCK 13
THE MESA AT ANDERSON HILLS UNIT 2

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2006

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002858

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	Date
PNM Gas Services	Date
Qwest	Date
Comcast	Date

City Approvals:

City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

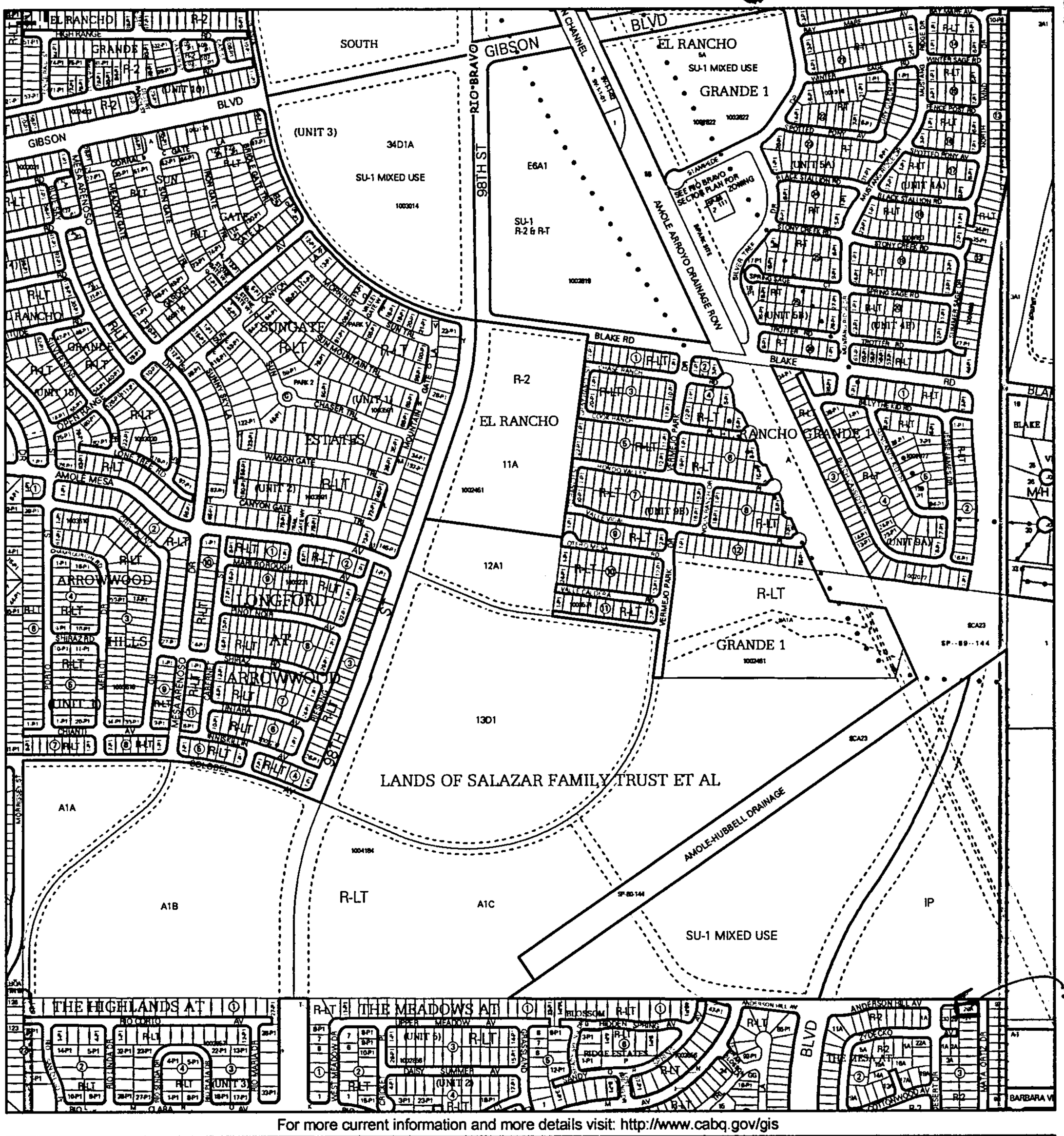
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich P.S. No. 7719 — Date

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

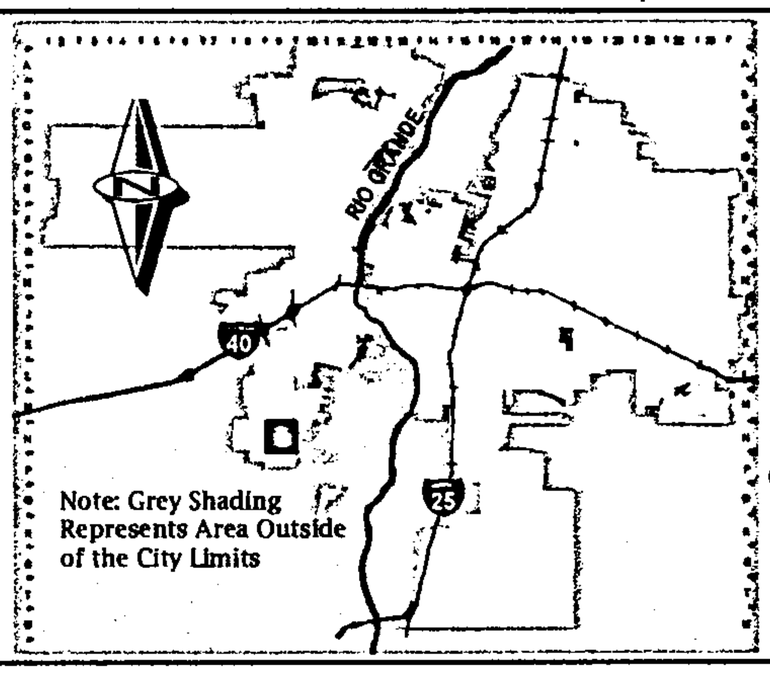
Dwg: REPLAT-U2FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 1
Scale: 1"= 60'	Date: 05/02/06	Job: A02106	



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



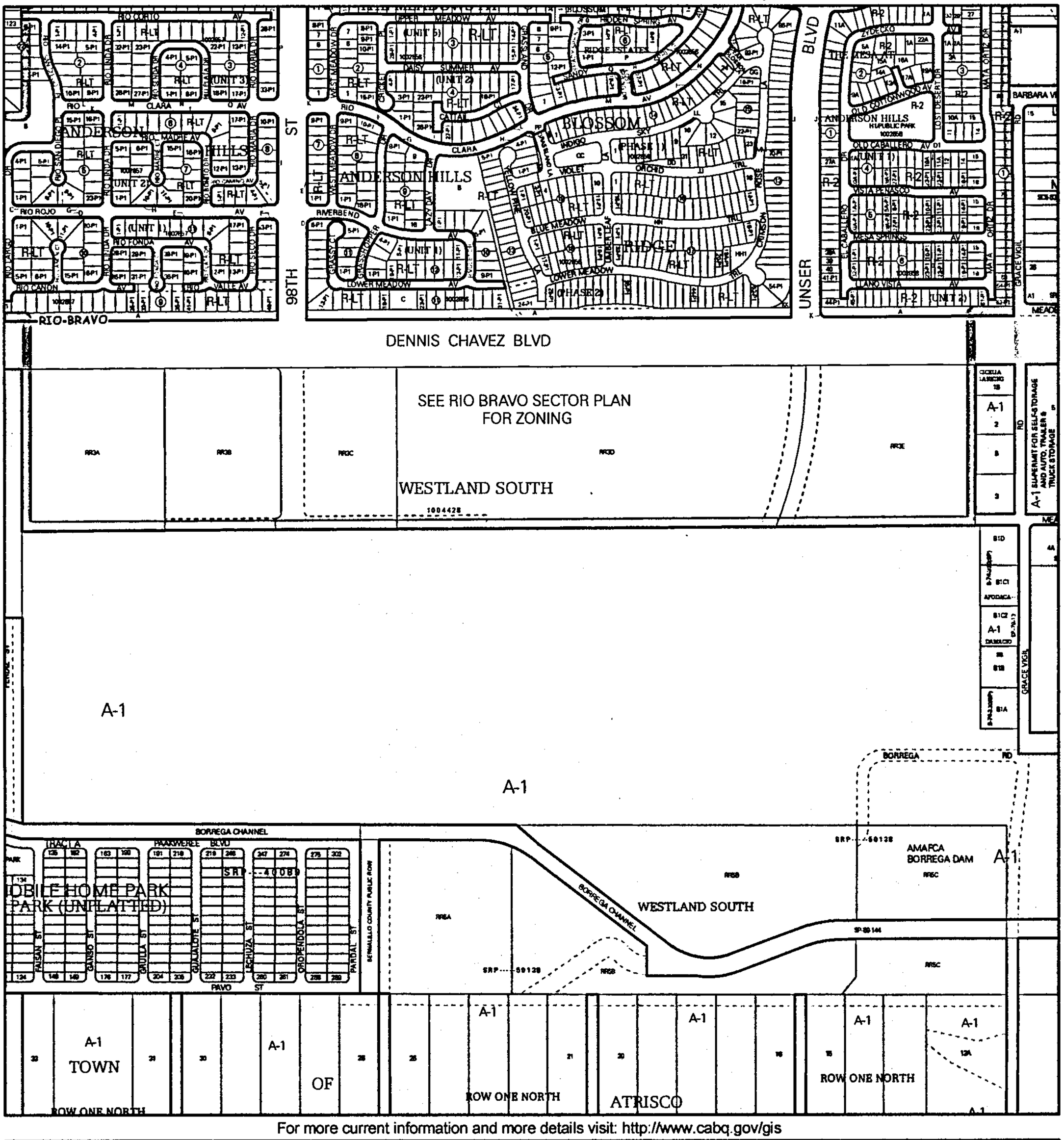
Zone Atlas Page:

N-09-Z

Selected Symbols

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

0 — 750 — 1,500 Feet



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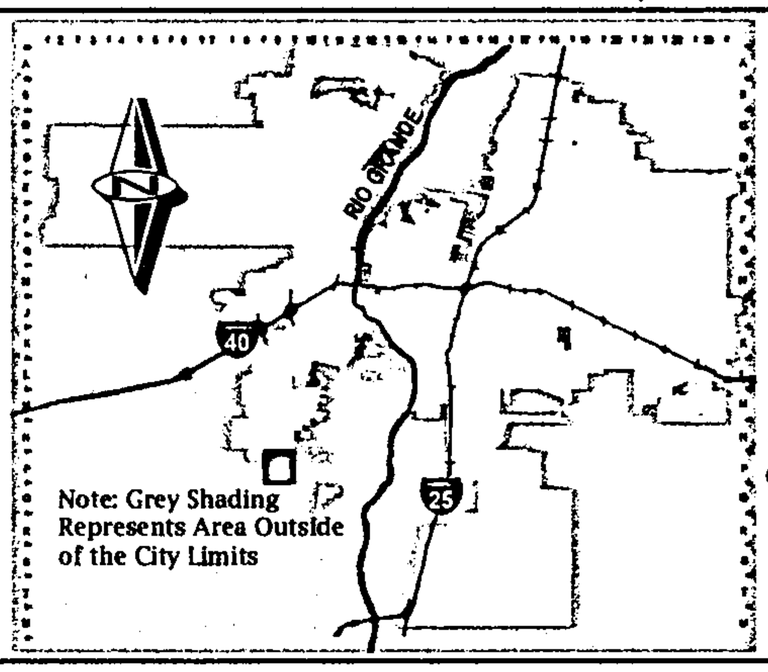

Zone Atlas Page:

P-09-Z

Selected Symbols

- SECTOR PLANS
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- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

June 30, 2008

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

Re: Mesa at Anderson Hills, Unit 2, Lot 28

Dear Mr. Cloud:

On behalf of our client, Anderson Hills, LLC., we are requesting a two year extension of the SIA. Under existing conditions a portion of Lot 28 is encumbered with a temporary access easement. This easement will be required until the property to the north develops and constructs their half of the Anderson Hills Avenue road improvements. To date, this has not occurred.

Thank you for your time and consideration.

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

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE
Senior Vice President

DLH/sr
Attachments

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: June 27, 2008

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

This letter will serve to notify you that on June 27, 2008 (date)

TO CONTACT NAME: Susan Rasinski
COMPANY/AGENCY: Mark Goodwin & Associates
ADDRESS/ZIP: P.O. Box 90606 87199
PHONE/FAX #: 828-2200 797-9539

Contacted the Office of Neighborhood Coordination requesting the contact names for **ALL Affected Neighborhood and/or Homeowner Associations** affected by their request concerning a Zoning Action or Site Development Plan, etc. at Lot 28-A Blk 3 plat for Lot 28-A Block 3 The Mesa at Anderson Hills Unit 2

zone map page(s) N-9.

Our records indicate that as of June 27, 2008 (date), there were **No Affected Neighborhood and/or Homeowner Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

Planningnonacontactformltr (12/03/07)

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

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

[ ] ONC's "Official" Letter to the applicant *(if there are associations)*. A copy must be submitted with application packet -OR-

[X] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[ ] Copies of Letters to Neighborhood and/or Homeowner Associations *(if there are associations)*. A copy must be submitted with application packet.

[ ] Copies of the certified receipts to Neighborhood and/or Homeowner Associations *(if there are associations)*. A copy must be submitted with application packet.

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

* *

(Below this line for ONC use only)

Date of Inquiry: June 27, 2008 Time Entered: 10:19 AM ONC Rep. Initials: [signature]

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 04/26/2005
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 4/7/04
Date Preliminary Plat Expires: 3/30/06
DRB Project No.: 1002858
DRB Application No.: 05DRB-00699

ORIGINAL

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

Amended Mesa Unit 2 at Anderson Hills

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts G, H & I, Arrowood Ranch Development

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
			PAVING						
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Mesa Springs Ave	Lot 28, Block 5	Mata Ortiz Dr	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Vista Penasco Ave	Lot 28, Block 4	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Old Caballero Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Mata Ortiz Dr	Anderson Hill	Llano Vista	/	/	/
		24' FF 4'	Res Pvmt, C & G Sidewalk (East Side Only) (1)	Mata Ortiz Dr	Llano Vista	Lot 62, B1	/	/	/
		24' FF	Perm Pvmt, C & G	Anderson Hills Ave	Mata Ortiz Dr	Lost Desert Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	El Caballero Dr	Lot 38, B 1	Llano Vista	/	/	/
		24' FF 4'	Res Pvmt, C & G Sidewalk (West Side Only) (1)	El Caballero Dr	Llano Vista	Lot 44, B1	/	/	/

revised 07/01/01

Project name: Mesa at Anderson Hills, Unit 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			OFF SITE PAVING						
		24' FF	Perm Pvmt, C & G (3)	Anderson Hill Ave	Lost Desert Dr	Unser Bvd	/	/	/
		30' FF	Art Pvmt, C & G (2)	Unser Bvd	Anderson Hill Ave	Dennis Chavez	/	/	/
		Per Design	South Bound Right Turn Lane	Rio Bravo / 2nd Street			/	/	/
		Per Design	Street Lights				/	/	/
			WATER						
		12"-14"	Waterline (4)	Unser Corridor	Dennis Chavez	Blake Rd Ex.30" WL	/	/	/
		12"	Waterline (3)	Anderson Hill Ave	Unser Blvd Ex 12" WL	Lost Desert Dr	/	/	/
		12"	Waterline	Anderson Hill Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		12"	Waterline	Mata Ortiz Dr	Anderson Hill	Tract C	/	/	/
		12"	Waterline	Tract C	Mata Ortiz Dr	Grace Vigil Rd	/	/	/
		8"	Waterline	Tract A	Grace Vigil Rd	Mata Ortiz Dr	/	/	/
		8"	Waterline	Mata Ortiz Dr	Tract A	Tract C	/	/	/
		6"	Waterline	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		6"	Waterline	Mesa Springs Ave	Lot 28, B 5	Mata Ortiz Dr	/	/	/
		6"	Waterline	Vista Penasco Ave	Lot 28, B 4	Mata Ortiz Dr	/	/	/
		6"	Waterline	Old Caballero Ave	Lot 11, B 4	Mata Ortiz Dr	/	/	/
		6"	Waterline	El Caballero Dr	Lot 38, B 1	Llano Vista	/	/	/
		4"	Waterline	El Caballero Dr	Llano Vista	Lot 44, B1	/	/	/
			SAS						
		8"	SAS	Mata Ortiz Dr	Tract C	Lot 97, B 1	/	/	/
		8"	SAS (3)	Dennis Chavez ROW	Dennis Chavez (Existing SAS MH)	Tract A	/	/	/
		8"	SAS (3)	Tract A	Dennis Chavez ROW	38' Easmt (Lot 62)	/	/	/
		8"	SAS (3)	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Mata Ortiz Dr	38' Easmt (Lot 62)	Lot 80, B 1	/	/	/
		8"	SAS (3)	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Mesa Springs Ave	Lot 28, B 5	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Vista Penasco Ave	Lot 28, B 4	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	El Caballero Dr	Lot 38, B 1	Lot 44, B 1	/	/	/
		12"	SAS (3)	Tract C	Barbara Vista Ave	Mata Ortiz Dr	/	/	/
		12"	SAS (3)	Old Caballero Ave	Lot 11, B 4	Mata Ortiz Dr	/	/	/

Project name: Mesa at Anderson Hills, Unit 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SAS						
		12"	SAS (3)	Mata Ortiz Dr	Old Caballero Ave	Tract C	/	/	/
		12"	SAS (3)	Anderson Hill Ave	Unser Boulevard	Lost Desert Dr	/	/	/
		36"	SAS (3)	Barbara Vista Ave	Tract C	East Ex 24" SAS MH	/	/	/
		36"	SAS (3)	Barbara Vista Ave	East of Tract C	Barbara Vista N. ROW	/	/	/
			STORM DRAIN						
		54"	Storm Drain w/ Appurtenances	Dennis Chavez R / W	Tract A	Rio Bravo Channel	/	/	/
		54"	Storm Drain w/ Appurtenances	Tract A	Dennis Chavez R/W	38' Easmt (Lot 62)	/	/	/
		54"	Storm Drain w/ Appurtenances	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr	/	/	/
		54"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Lot 62, Block 1	Llano Vista	/	/	/
		36"-48"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Llano Vista	Old Caballero Ave	/	/	/

(1) All internal sidewalks to be deferred

(2) These items built with project # 679582 (DRB 1002856) Meadows Unit 1

(3) These items built with project # 708184 (DRB 1002858) Mesa Unit 1 Under Construction

(4) These items built with project # 679481 Rio Bravo Sector Plan/Unser Blvd.

(5) GRADING & DRAINAGE CERTIFICATION REQUIRED PRIOR TO RELEASE FO SIA AND FINANCIAL GUARANTY.

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Diane Hoelzer 4-26-05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

5/4/05
DRB CHAIR - date

5-4-05
TRANSPORTATION DEVELOPMENT - date

5/4/05
UTILITY DEVELOPMENT - date

5/4/05
CITY ENGINEER - date

Christina Sandoval 5/4/05
PARKS & GENERAL SERVICES - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Exhibit "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

8-28-2003

6. Project # 1002858
03DRB-01206 Major-Preliminary Plat Approval
03DRB-01209 Major-Vacation of Public Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9)

At the August 27, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 8/27/03 and approval of the grading plan engineer stamp dated 8/22/03 the preliminary plat was approved with the following condition of final plat approval:

1. 56-feet of right-of-way shall be provided adjacent to the park where a 36-foot street is constructed or adequate public sidewalk easements shall be provided within Tract F.

The Vacations were approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:

2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.

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

4. Final disposition shall be through the City Real Estate Office.

5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

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.

If you wish to appeal this decision, you must do so by September 11, 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.)

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

Sheran Matson, AICP, DRB Chair

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 18, 2007

1. **Project# 1002858**
07DRB-70068 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel A-1 & I-1, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1, C-1 & R-2, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35.43 acre(s). (P-9)

At the July 18, 2007, Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by August 2, 2007, in the manner described below.

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

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

Sandy Handley for

Sheran Matson, AICP, DRB Chair

Cc: Anderson Hills, LLC, PO Box 9470, 87119
Mark Goodwin & Associates, PA, PO Box 90606, 87199
Joseph Risbeck, 8523 Old Cottonwood Ave SW, 87121
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

TYPE III BARRICADE

10' VALLEY GUTTER

25+97.32

PC 25+29.21, 41.00' LT.
= 05.47
PT 25+29.21, 16.00' LT.
FL= 04.84
PT 25+54.21, 16.00' LT.

PI 17+97.36, CL LOST DESERT DR. SW=
30+69.33, CL ANDERSON HILL AVE. SW

30+89.88, 65.19' RT.
FL = 09.52± (MATCH EXIST.)
BEGIN TEMP. PINNED TYPE 1 CONC.
CURB PER STD. DWG. 2415B

PT 31+14.88, 39.98' RT.
FL = 09.36

PC 31+32.76, 39.98' RT.
FL = 08.93

PRC 31+64.96, 38.27' RT.
FL = 08.17

RIGHT FLOWLINE THIS PROJECT

PT 32+35.67, 30.69' RT.
FL = 6.46

PT 32+67.44, 29.00' RT.
FL = 05.66

PT 32+85.39, 29.00' RT.
FL= 05.22

FL 33+10.39, 29.00' RT.
FL= 04.62

PC 33+10.39, 54.00' RT.
FL= ~~04.16~~ 4.21
END PINNED TYPE 1 CONC. CURB

PT.	ELEV.
1	05.01
2	04.70
3	04.38

EXISTING STREET SECTION

S89°47'57"E

BEGIN 4' DBL YELLOW STI

31+06.82, 4.00' LT.
FL = 10.34
BEGIN MEDIAN C & G
PER STD. DWG. 2415B

31+09.63, 6.86' LT.
FL = 10.23

31+35.93, 13.98' LT.
FL = 09.46

31+62.19, 12.43' LT.
FL = 08.70

32+12.86, 6.99' LT.
FL = 07.49

32+16.31, 4.0' RT.
FL = 07.47
END MEDIAN C&G BEGIN CUT
BEGIN TEMP. EXTRUDED CURB
WHITE SOLID STRIPE

TEMP. EXTRUDED CURB, CUTOFF
WALL AND SOLID WHITE STRIPE (4" W.

PC 32+85.40, 17.00' LT.
FL= 05.47
FL 33+10.40, 17' LT.
FL= 04.84
PT 33+10.40, 42.00' LT.
FL=

END 4' DBL YELLOW STRIPE

TYPE III BARRICADE

33+40.40, 4.0' RT.
END TEMP. EXTRUDED CURB
AND CUTOFF WALL

TRACT B

30

29

28

27

76'

54'

20'

25'

14'

12'

32'

N 0°12'19" E

31+00

32+00

33+00

96-P1

97-P1

REMOVED
- PVMT
- AC EXTRUDED
CURB
805.42,) = 24
= 273

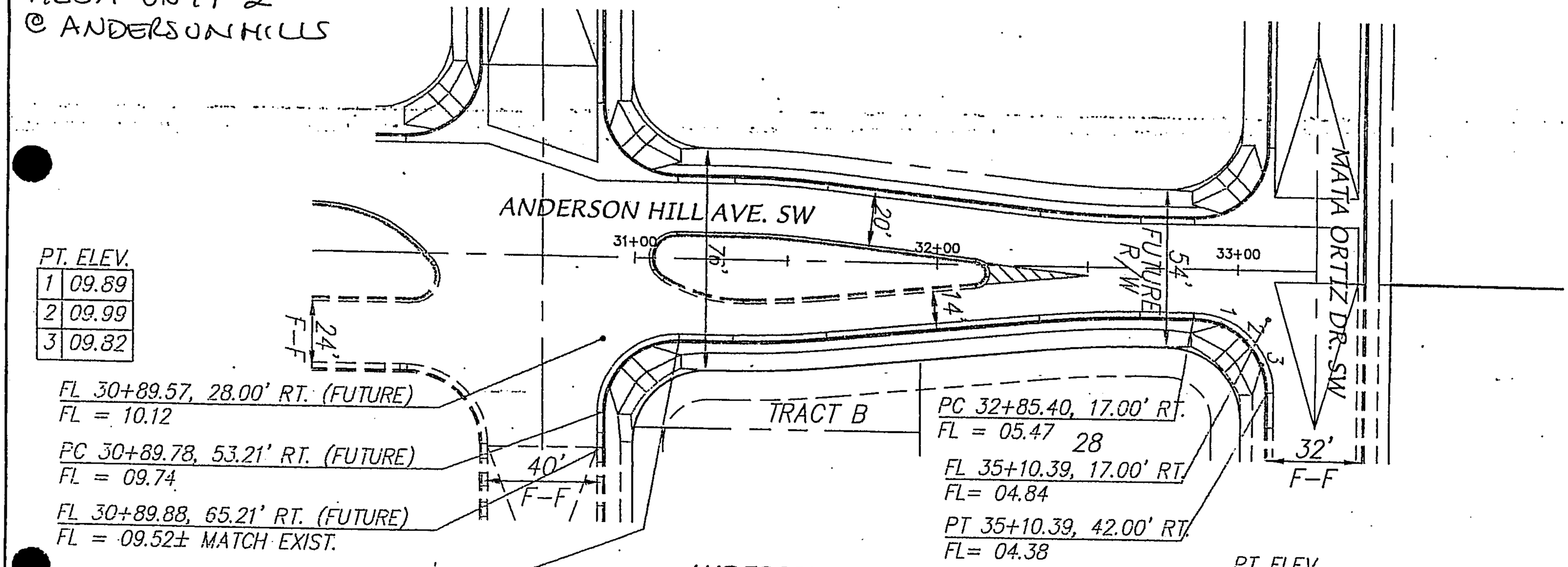
MESA UNIT 2
@ ANDERSON HILLS

4990 5000 5010 5020 5030 VGVD 29

50' 0' L AVE. SW 33+40.40

0' 50' 100'

MESA UNIT 2
@ ANDERSON HILLS



ANDERSON HILL AVE. SW

FUTURE PROPOSED STREET SECTION

TE	REMARKS	BY	

REVISIONS

DESIGN

BY DLH DATE 09/04

ENGINEER'S SEAL

DIANE HOELZER
NEW MEXICO
11967
REGISTERED PROFESSIONAL ENGINEER

11-05

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

STATION
TO REA
(FORME
AND GC
S. ON
STATION
"2-P10

2.	**Project# 1003688** 08DRB-70290 VACATION OF PUBLIC EASEMENT 08DRB-70291 VACATION OF PRIVATE EASEMENT	SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9, **THE TRAILS Unit(s) 3A,** zoned SU-2 FOR SRSL 26, SU-1 FOR SCHOOL, PARK, OPEN SPACE & FUTURE ROW, located on WOODMONT AVE NW BETWEEN RAINBOW BLVD NW AND PASEO DEL NORTE NW containing approximately 25.25 acre(s). (C-9100906413032322306) *[Deferred from 7/23/08 & 7/30/08]* **THE VACATION OF PUBLIC EASEMENT, APPLICATION 08DRB-70290 WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE AS INDICATED ON REVISED EXHIBIT 'B'.** **THE VACATIONOF PRIVATE EASMENT, APPLICATION 08DRB-70291 WAS WITHDRAWN.**
3.	**Project# 1000650** 08DRB-70316 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)	TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA AND WENK** zoned SU-1 FOR C-1, PERMISSIVE USES, located on COORS BLVD SW BETWEEN RIO BRAVO SW AND LAMONICA RD SW containing approximately 20.05 acre(s). (P-10) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
4.	**Project# 1002858)** 08DRB-70314 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)	MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of located on ANDERSON HILLS AVE SE BETWEEN UNSER SE AND DESERT DR SE **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
5.	**Project# 1004818** 08DRB-70319 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)	BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 26, **MESA DEL SOL INNOVATION PARK** zoned PC, located on STRYKER DR SE BETWEEN UNIVERSITY AVE SE AND HAWKING DR SE containing approximately 28.28 acre(s). (R-16) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

DEVELOPMENT REVIEW BOARD
AGENDA

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

August 6, 2008 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

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

1. **Project# 1003604**
08DRB-70298 VACATION OF PUBLIC EASEMENT

ALPHA PROFESSIONAL SURVEYING agent(s) for ANTHONY MONTOYA JR request(s) the above action(s) for all or a portion of Lot(s) A, **MIRA MESA ESTATES** zoned R-2, located on TELSTAR LOOP NW BETWEEN 68TH ST NW AND GLENRIO RD NW containing approximately 0.2353 acre(s). (J-10)*[Deferred from 7/30/08.)*
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002858 **AGENDA ITEM NO: 4**

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.

RESOLUTION:

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

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

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

FOR:

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

DATE: August 6, 2008

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002858 **AGENDA#** 4 **DATE:** 8/6/08

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 18, 2007

1. Project# 1002858
07DRB-70068 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel A-1 & I-1, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1, C-1 & R-2, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35.43 acre(s). (P-9)

At the July 18, 2007, Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by August 2, 2007, in the manner described below.

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

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

Sandy Handley for

Sheran Matson, AICP, DRB Chair

Cc: Anderson Hills, LLC, PO Box 9470, 87119
Mark Goodwin & Associates, PA, PO Box 90606, 87199
Joseph Risbeck, 8523 Old Cottonwood Ave SW, 87121
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002858 **AGENDA ITEM NO: 1**

SUBJECT:

SIA – 2 Year

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 2 yr

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

DATE: JULY 18, 2007

()

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002858 **AGENDA#** 1 **DATE:** 07/18/07

no 1. **Name:** Joseph Risbeck **Address:** 8523 Old Cotton Wood are SW **Zip:** 87121

2. **Name:** _____ **Address:** _____ **Zip:** _____

3. **Name:** _____ **Address:** _____ **Zip:** _____

4. **Name:** _____ **Address:** _____ **Zip:** _____

5. **Name:** _____ **Address:** _____ **Zip:** _____

6. **Name:** _____ **Address:** _____ **Zip:** _____

7. **Name:** _____ **Address:** _____ **Zip:** _____

8. **Name:** _____ **Address:** _____ **Zip:** _____

9. **Name:** _____ **Address:** _____ **Zip:** _____

10. **Name:** _____ **Address:** _____ **Zip:** _____

11. **Name:** _____ **Address:** _____ **Zip:** _____

12. **Name:** _____ **Address:** _____ **Zip:** _____

13. **Name:** _____ **Address:** _____ **Zip:** _____

14. **Name:** _____ **Address:** _____ **Zip:** _____

15. **Name:** _____ **Address:** _____ **Zip:** _____

16. **Name:** _____ **Address:** _____ **Zip:** _____

17. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 18, 2007

Project# 1002858
07DRB-70068 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel A-1 & I-1, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1, C-1 & R-2, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35.43 acre(s). (P-9)

AMAFCA No comments received.

COG No comments received.

Transit No comments received.

Zoning Enforcement No comments received.

Neighborhood Coordination No comments received.

APS The proposed subdivision, Mesa at Anderson Hills Unit 2, (parcel A-1 and I-1, Mesa at Anderson Hills Unit 2), located on Dennis Chavez Blvd SW between Unser Blvd SW and Grace Vigil Rd SW, will consist of 149 residential lots, which will contain single family homes, 60% of which is already in existence. This proposed development will impact Navajo Elementary School, Harrison Middle School, and Rio Grande High School. As indicated in the chart below, Navajo Elementary School and Harrison Middle School are over capacity. Rio Grande High School will exceed capacity as future development continues in the area.

Loc No	School	2007-08 Projections	2006-07 Capacity	Space Available
327	Navajo	596	496	-100
415	Harrison	851	812	-39
540	Rio Grande	1,979	2,200	221

A new southwest high school is planned to open with a 9th grade academy in 2008. The remainder of the high school will open in 2009. The new southwest

high school will relieve overcrowding at West Mesa High School and address future growth in the current Rio Grande attendance area.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	Open Space has no adverse comments.
City Engineer	Comments will be provided at the meeting.
Transportation Development	No objection to the request.

Parks & Recreation	No objection.
ABCWUA	No objection to Extension request.
Planning Department	No objection.
Impact Fee Administrator	No comment on the request for a two year extension of the SIA.

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

Cc: ANDERSON HILLS, LLC, PO BOX 9470, 87119

MARK GOODWIN & ASSOCIATES, PA, PO BOX 90606, 87199

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	2116
CONNECTION TEL	9p7979539
SUBADDRESS	
CONNECTION ID	
ST. TIME	07/13 14:24
USAGE T	01'03
PGS.	4
RESULT	OK

FRONT COUNTER ROUTING
FAX FORM

TO: MACK GOODWIN & ASSOCIATES
ATTN: DIANE HOELZER PE

FAX NUMBER: 797-9539

SENT BY: SANDY **DATE:** 07/13/07
Initial

PROJECT NO: 1002858 **APPLICATION NO:** 07DRB70068

MESA AT ANDERSON HILLS, UNIT 2

****

FRONT COUNTER ROUTING
FAX FORM

TO: ANDERSON HILLS, LLC

STAFF REPORT
FAX # NOT
CORRECT

FAX NUMBER: 822-6301

SENT BY: SANDY
Initial

DATE: 07/13/07

PROJECT NO: 1002858 **APPLICATION NO:** 07DRB 70068

MESA @ANDERSON HILLS, UNIT 2

****

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: July 18, 2007
Z one Atlas Page: P-09
Notification Radius: 100 Ft.

Project# 1002858
App#07DRB-70068

Cross Reference and Location: DENNIS CHAVEZ BLVD SW BETWEEN UNSER BLVD SW AND GRACE VIGIL RD SW

Applicant: ANDERSON HILLS, LLC
PO BOX 9470
ALBUQUERQUE, NM 87119

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

Special Instructions:

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

Date Mailed: JUNE 29, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — **V**
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ___ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE — **D**
- ___ Storm Drainage Cost Allocation Plan

Z **ZONING & PLANNING**
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan (Phase I, II, III)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

A **APPEAL / PROTEST of...**
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: ANDERSON HILLS, LLC PHONE: 822-5562
ADDRESS: PO BOX 9470 FAX: 822-6301
CITY: ALBUQUERQUE STATE NM ZIP 87119 E-MAIL:
Proprietary interest in site: OWNER List all owners:
AGENT (if any): MARK GOODWIN & ASSOCIATES, PA PHONE: 828-2200
ADDRESS: PO BOX 90606 FAX: 797-9539
CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com

DESCRIPTION OF REQUEST: MESA AT ANDERSON HILLS, UNIT 2 (RIO BRAVO/2ND STREET) - 2 YEAR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

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

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

Lot or Tract No. PARCEL A-1, I-1 Block: Unit:
Subdiv. / Addn. MESA AT ANDERSON HILLS, UNIT 1
Current Zoning: SU-1 / C-1 & R2 Proposed zoning: SAME
Zone Atlas page(s): P-9 No. of existing lots: 3 No. of proposed lots: 117
Total area of site (acres): 35.43 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. - No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 100905345844010308 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: DENNIS CHAVEZ BLVD SW
Between: UNSER BLVD SW and GRACE VIGIL ROAD SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002858, SD-870401, Z-99-58 / SPR-95-2-2

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

SIGNATURE Diane Hoelzer DATE 6.18.07
(Print) DIANE L. HOELZER, PE ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

	Application case numbers	Action	S.F.	Fees
☑ INTERNAL ROUTING				
☑ All checklists are complete	07DRB-70068	S/A	S2	$ 50.00
☑ All fees have been collected				$
☑ All case #s are assigned				$
☑ AGIS copy has been sent		CMF		$ 20.00
☑ Case history #s are listed		AVP		$ 75.00
☑ Site is within 1000ft of a landfill				
☑ F.H.D.P. density bonus				Total
☑ F.H.D.P. fee rebate	Hearing date 7-18-07			$ 145.00

Jack Morris 6/18/07

Project # 1002858

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
__ Signed & recorded Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
__ Zone Atlas map with the entire property(ies) 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
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ 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
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Plat or plan reduced to 8.5" x 11"
X Official D.R.B. Notice of the original approval
X Approved Infrastructure List. If not applicable, please initial. _____
X Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
X Any original and/or related file numbers are listed on the cover application
X Fee (see schedule)

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

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

DIANE L. HOELZER, PE
Applicant name (print)

Diane Hoelzer 6.18.07
Applicant signature / date

Form revised 11/04, 6/05 and NOV 06

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

Application case numbers
07DRB - _____ - 20068
_____ - _____ - _____
_____ - _____ - _____

Jack M Reese 6/18/07
Planner signature / date

Project # 1002858

139	4984911 1518		RA LOOP	NCHO	M			A	MESA AT ANDERSON HILLS UNIT 2 CONT .1061 AC
140	1009053 5134921 2426	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 87 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1033 AC
141	1009053 4984961 1519	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 19 BLK 3 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1065 AC
142	1009053 5134971 2427	CRUZ FLORITA	34 HENRY P L	MILLBR AE	CA	94030	V	A1 A	LT 88 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1033 AC
143	1009053 4985011 1520	PEREZ RUBEN	226 SOUTH L AUREL ST	TURLO CK	CA	95380	V	A1 A	LT 20 BLK 3 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1069 AC
144	1009053 5135021 2428	CASTILLO PEDRO M & MIRIAM	771 EAST MA RKET ST	DALY C ITY	CA	94014	V	A1 A	LT 89 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1033 AC
145	1009053 4985061 1521	MCMAHON CHRISTOPHER M & JODIE L	3127 MATA O RTIZ DR SW	ALBUQ UERQU E	NM	87121	V	A1 A	LT 21 BLK 3 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1073 AC
146	1009053 5135071 2429	DANG ANDY	1461 MEADO W GLEN WAY	SAN JO SE	CA	95121	V	A1 A	LT 90 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1033 AC
147	1009053 4985111 1522	SUTTON ANTHONY C	3879 ROLLRI DGE DR	KALAM AZOO	MI	49004	V	A1 A	LT 22 BLK 3 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1077 AC
148	1009053 5135121 2430	PATEL MAHENDRA K & SUDHA M	3124 MATA O RTIZ SW	ALBUQ UERQU E	NM	87121	V	A1 A	LT 91 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1033 AC
149	1009053 4985151 1523	AO CINDY	3839 PALM I SLAND CT	LAS VE GAS	NV	89147	V	A1 A	LT 23 BLK 3 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1081 AC
150	1009053 5135171 2431	LE DAVIDTAY DO	6112 RAVEN NA WAY	ELK GR OVE	CA	95757	V	A1 A	LT 92 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1033 AC
151	100905349 852011524	SAPIEN CHRISTOPHER & MELAINA L FRANCIS	1366 243RD ST	HARBO R CITY	CA	90710	V	A1 A	LT 24 BLK 3 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1085 AC
152	100905351 352212432	HOUANGVILAY BOUNMA & STEPHANIE TRAN-HOUANGVILAY	5555 LILYVIE W WAY	ELK GR OVE	CA	95757	V	A1 A	LT 93 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1033 AC
153	100905349 852511525	TRAN-HOUANGVILAY STEPHA NIE	1554 BUBBLI NG WELL DR	SAN DI EGO	CA	92154	V	A1 A	LT 25 BLK 3 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1089 AC
154	100905351 352712433	GONZALES DEBBIE D & MARCHETTE M GONZALES	3112 MATA O RTIZ DR SW	ALBUQ UERQU E	NM	87121	V	A1 A	LT 94 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1033 AC
155	100905349 853111526	HARRIS GREGORY E & MELANIE FRANCIS	3721 EVERE ST AVE	RIVERS IDE	CA	92503	V	A1 A	LT 26 BLK 3 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1093 AC
156	100905351 353212434	WOODRUFF RONALD A & JENNIFER L	3108 MATA O RTIZ DR SW	ALBUQ UERQU E	NM	87121	V	A1 A	LT 95 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1033 AC
157	100905349 853511527	ALZAGA JAIME RUIZ	3105 MATA O RTIZ DR SW	ALBUQ UERQU E	NM	87121	V	A1 A	LT 27 BLK 3 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1097 AC

									ESA AT ANDERSON HILLS UNIT 2 CONT .0948 AC
19	10090534994 5111723	HENRY LIONEL	3227 MATA O RTIZ DR SW	ALBUQUE RQUE	NM	87121 7 043	V	A1A	LT 17 BLK 4 PLAT FOR THE MESA AT ANDERSON HILL S UNIT 2 CONT .0938 AC
20	10090534684 4811731	PERIS JINSUN G	1084 ROCK H ARBOR PT	HERCULE S	CA	94547	V	A1A	LT 24- P1 BLK 4 PLAT FOR THE M ESA AT ANDERSON HILLS UNIT 2 CONT .0963 AC
21	10090534884 9611506	SAIZ PHILLIP R	3136 LOST D ESERT DR SW	ALBUQUE RQUE	NM	87121	R	A1A	LT 6- A BLK 3 AMENDED PLAT F OR THE MESA AT ANDERS ON HILLS UNIT 1 CONT .10 33 AC
22	10090534884 8611508	DAJAO DENNIS	3144 LOST D ESERT DR SW	ALBUQUE RQUE	NM	87121	R	A1A	LT 8- A BLK 3 AMENDED PLAT F OR THE MESA AT ANDERS ON HILLS UNIT 1 CONT .10 33 AC
23	10100530254 0821031	ABEYTA TOBY I & CONNIE J	5017 BLUEW ATER RD NW	ALBUQUE RQUE	NM	87105	R	X1A	LT 26 LARRY VIGIL WEST C ONT 0.3333 AC M/L
24	10090534524 5911710	RICE JULIAN J	18682 PASEO CORTEZ	IRVINE	CA	92603	V	A1A	LT 5- A BLK 4 AMENDED PLAT F OR THE MESA AT ANDERS ON HILLS UNIT 1 CONT .09 38 AC
25	10090534564 5911711	ESPINO FERNA NDO & IDUVINA	3446 BRIARV ALE ST	CORONA	CA	92879	R	A1A	LT 6- A BLK 4 AMENDED PLAT F OR THE MESA AT ANDERS ON HILLS UNIT 1 CONT .09 38 AC
26	10090534604591 1712	AUGER WILLIAM JAMES & MARI ETTE M	200 MARKET STREET CAN AL PL U48	LOWEL L	MA	01852	V	A1A	LT 7- A BLK 4 AMENDED PLAT FO R THE MESA AT ANDERSON HILLS UNIT 1 CONT .0938 A C
27	10090534644591 1713	DABI DANILO T & MARIA M	8500 OLD CA BALLERO AVE SW	ALBUQ UERQU E	NM	87121	V	A1A	LT 8- A BLK 4 AMENDED PLAT FO R THE MESA AT ANDERSON HILLS UNIT 1 CONT .0944 A C
28	10090534884761 1510	YEATS JIMMIE R & ALID S	6125 ALVIS C IR	ALBUQ UERQU E .	NM	87105	R	A1A	LT 10- A BLK 3 AMENDED PLAT FO R THE MESA AT ANDERSON HILLS UNIT 1 CONT .1150 A C
29	10090534884811 1509	CATINDIG JOSEPH A & FAITH	1201 PROME NADE ST	HERCU LES	CA	94547	R	A1A	LT 9- A BLK 3 AMENDED PLAT FO R THE MESA AT ANDERSON HILLS UNIT 1 CONT .1033 A C
30	10090534823791 1441	ANDERSON HILLS HOMEOWNE RS ASSOCIATION	PO BOX 9470	ALBUQ UERQU E	NM	87119	V	A1A	TR A PLAT FOR THE MESA A T ANDERSON HILLS UNIT 2 CONT 1.1810 AC
31	10090534303841 1448	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1A	LT 44- P1 BLK 1 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .1473 AC
32	10090535103841 2401	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1A	LT 62- P1 BLK 1 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .1321 AC
33	10090534273881 1447	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1A	LT 43- P1 BLK 1 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0987 AC

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10100530254 2721029	ESPINOZA KATHLEEN TRUSTEE ESPINOZA TRUST	3300 GRACE VIGIL RD SW	ALBUQUERQUE	NM	87121 5173	R	X1A	LT 24 LARRY VIGIL WEST CONT 0.3333 AC M/L
2	10100530254 6021024	OLDFIELD EMMETT & BETTY	3320 GRACE VIGIL RD SW	ALBUQUERQUE	NM	87121	R	X1A	LT 19 LARRY VIGIL WEST CONT 0.3333 AC M/L
3	10100530254 5321025	JACKSON FRANK S & COCA REGINA R	3316 GRACE VIGIL SW	ALBUQUERQUE	NM	87121	R	X1A	LT 20 LARRY VIGIL WEST CONT 0.3333 AC M/L
4	10100530254 1621030	MERCADO EVELIA & CARDIEL JOSE A	3428 GRACE VIGIL RD SW	ALBUQUERQUE	NM	87105	R	X1A	LT 25 LARRY VIGIL WEST CONT 0.3333 AC M/L
5	10090534254 7011440	ANDERSON HILLS LLC	8910 ADAMS ST NE	ALBUQUERQUE	NM	87113	V	A1A	TR J AMENDED PLAT FOR THE MESA AT ANDERSON HILLS UNIT 1 CONT .2996 AC
6	10100530254 8321021	CAMPOS MICHAEL E & ISABEL M	3200 GRACE VIGIL RD SW	ALBUQUERQUE	NM	87105	R	X1A	LT 16 LARRY VIGIL WEST CONT 0.3333 AC M/L
7	10100530254 7521022	CHAVEZ JOHNNY J & DARLENE A	3328 GRACE VIGIL RD SW	ALBUQUERQUE	NM	87105	R	X1A	LT 17 LARRY VIGIL WEST CONT 0.3333 AC M/L
8	10100530254 9021020	AGUILAR ALFREDO & ESTELLA	501 WHISPERING ST SW	ALBUQUERQUE	NM	87121 7745	R	X1A	LT 15 LARRY VIGIL WEST CONT 0.3393 AC M/L
9	10090534624 7811801	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR H-1 AT ANDERSON HILLS UNIT 1 CONT 2.0005 AC
10	10090534884 9111507	HERNANDEZ JOSE V & ANTOINETTE B ARAGON	3140 LOST DESERT DR SW	ALBUQUERQUE	NM	87121	V	A1A	LT 7-A BLK 3 AMENDED PLAT FOR THE MESA AT ANDERSON HILLS UNIT 1 CONT .1033 AC
11	10100530254 3821027	BARAY ANTONIO	3308 GRACE VIGIL RD SW	ALBUQUERQUE	NM	87121	R	X1A	LT 22 LARRY VIGIL WEST CONT 0.3333 AC M/L
12	10090535134 4812416	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCHO	NM	87124	V	A1A	LT 77 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0987 AC
13	10090534734 4811730	BRIGGS GARY G & JOAN E	8427 VISTA PENASCO AVE SW	ALBUQUERQUE	NM	87121	V	A1A	LT 23-P1 BLK 4 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0963 AC
14	10090534764 4811729	ANDERSON HILLS HOMEOWNERS ASSOCIATION	PO BOX 9470	ALBUQUERQUE	NM	87119	V	A1A	TR E PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0445 AC
15	10090534814 4811728	KOONS MICHAEL	8423 VISTA PENASCO AVE	ALBUQUERQUE	NM	87121	V	A1A	LT 22-P1 BLK 4 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0948 AC
16	10090534854 4811727	CAMPOS GARY L	8419 VISTA PENASCO AVE	ALBUQUERQUE	NM	87121	V	A1A	LT 21-P1 BLK 4 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0948 AC
17	10090534894 4811726	MANUEL VICENTE III & IMELDA	73 CIELITO DR	SAN FRANCISCO	CA	94134	V	A1A	LT 20-P1 BLK 4 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0948 AC
18	10090534934 4811725	MANUEL VINCENTE & IMELDA	73 CIELITO DR	SAN FRANCISCO	CA	94134	V	A1A	LT 19-P1 BLK 4 PLAT FOR THE M

51	1009053 4633861 1456	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 52- P1 BLK 1 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
52	1009053 4673861 1457	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 53- P1 BLK 1 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
53	1009053 4723861 1458	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 54- P1 BLK 1 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
54	1009053 4763861 1459	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 55- P1 BLK 1 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
55	1009053 4813861 1460	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 56- P1 BLK 1 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
56	1009053 4863861 1461	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 57- P1 BLK 1 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
57	1009053 4903861 1462	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 58- P1 BLK 1 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
58	1009053 4943861 1463	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 59- P1 BLK 1 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
59	1009053 4983861 1464	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 60- P1 BLK 1 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
60	1009053 5033861 1465	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 61- P1 BLK 1 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .1121 AC
61	1009053 4273931 1446	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 42- P1 BLK 1 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0987 AC
62	1009053 5133921 2403	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 64- P1 BLK 1 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0987 AC
63	1009053 5134051 2406	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 67 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0987 AC
64	1009053 4994081 0318	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 16 BLK 6 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0938 AC
65	1009053 5134091 2407	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 68 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0987 AC
66	1009053 4684101 0325	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 9- P1 BLK 6 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0950 AC
67	1009053 4734101 0324	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 10- P1 BLK 6 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0970 AC

34	1009053 4655101 1920	GARCIA MICHAEL J & PAMELA J	8515 OLD CO TTONWOOD A VE SW	ALBUQ UERQU E	N M	87121	V	A1 A	LT 16- A BLK 2 AMENDED PLAT FO R THE MESA AT ANDERSON HILLS UNIT 1 CONT .1683 A C
35	1009053 5133881 2402	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 63- P1 BLK 1 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0987 AC
36	1010053 0254462 1026	LC RYAN INTERVIVOS TRUST	3312 GRACE VIGIL RD SW	ALBUQ UERQU E	N M	87121	R	X1 A	LT 21 LARRY VIGIL WEST C ONT 0.3333 AC M/L
37	1009053 4715021 1918	DARIA MAYETTE & ROBERTO D ARIA	8505 OLD CO TTONWOOD DR SW	ALBUQ UERQU E	N M	87121	R	A1 A	LT 18- A BLK 2 AMENDED PLAT FO R THE MESA AT ANDERSON HILLS UNIT 1 CONT .1262 A C
38	1009053 4785041 1917	BRAGG JEFFREY L	8501 OLD CO TTONWOOD A VE SW	ALBUQ UERQU E	N M	87111	R	A1 A	LT 19- A BLK 2 AMENDED PLAT FO R THE MESA AT ANDERSON HILLS UNIT 1 CONT .1366 A C
39	1009053 4885061 1504	PECKHAM JINNI	330 WILDRO SE CIR	PINOLE	C A	94564	R	A1 A	LT 4- A BLK 3 AMENDED PLAT FO R THE MESA AT ANDERSON HILLS UNIT 1 CONT .1033 A C
40	1009053 4885011 1505	CASTANEDA MATTHEW & LOP EZ NADIA	3361 DENSM ORE CT	SAN JO SE	C A	95148 27 36	V	A1 A	LT 5- A BLK 3 AMENDED PLAT FO R THE MESA AT ANDERSON HILLS UNIT 1 CONT .1033 A C
41	1010053 0254682 1023	CHAVEZ ROMOLO	3324 GRACE VIGIL SW	ALBUQ UERQU E	N M	87121	R	X1 A	LT 18 LARRY VIGIL WEST C ONT 0.3333 AC M/L
42	1009053 5134651 2420	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 81 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1033 AC
43	1009053 5134691 2421	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 82 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1033 AC
44	1009053 5134731 2422	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 83 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1053 AC
45	1009053 4874711 1511	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 11 BLK 3 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1456 AC
46	1009053 4644481 1732	KAN RANDY & SHIRI FARMAND A	4011 BARBA RA LOOP	REDWO OD CIT Y	C A	94061	V	A1 A	LT 25- P1 BLK 4 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0976 AC
47	1009053 4564481 1734	PERIS THOMAS G & JINSUN G	1084 ROCK HARBOR PT	HERCU LES	C A	94547	V	A1 A	LT 27- P1 BLK 4 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0938 AC
48	1009053 4604481 1733	KAN RANDY & SHIRI FARMAND A	222 SANTIAG O AVE	REDWO OD CIT Y	C A	94061	V	A1 A	LT 26- P1 BLK 4 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0942 AC
49	1009053 5134521 2417	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 78 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0987 AC
50	1009053 4994461 1722	MENDOZA URIEL & MARIA ELE NA COLLAZO DE MENDOZA	3223 MATA O RTIZ DR SW	ALBUQ UERQU E	N M	87121	V	A1 A	LT 16 BLK 4 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0938 AC

	1624								UNIT 2 CONT .1125 AC
86	1009053 4814241 1628	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 22- P1 BLK 5 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0963 AC
87	1009053 4854241 1627	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 21- P1 BLK 5 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
88	1009053 4894241 1626	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 20- P1 BLK 5 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
89	1009053 4934241 1625	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 19- P1 BLK 5 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
90	1009053 4994261 1623	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 17 BLK 5 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0938 AC
91	1009053 4644241 1631	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 25- P1 BLK 5 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0964 AC +/-
92	1009053 4564241 1633	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 27- P1 BLK 5 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0947 AC +/-
93	1009053 4604241 1632	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 26- P1 BLK 5 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0955 AC +/-
94	1009053 5134311 2412	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 73 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0987 AC
95	1009053 4994311 1622	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 16 BLK 5 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0938 AC
96	1009053 5134361 2413	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 74 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0987 AC
97	1009053 4734331 1615	PECKHAM JINNI & KIM N NGUY EN	330 WILDRO SE CIR	PINOLE	CA	94564	V	A1 A	LT 10- P1 BLK 5 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0963 AC
98	1009053 4764291 1616	ANDERSON HILLS HOMEOWNE RS ASSOCIATION	PO BOX 9470	ALBUQ UERQU E	NM	87119	V	A1 A	TR F PLAT FOR THE MESA A T ANDERSON HILLS UNIT 2 CONT .0882 AC
99	1009053 4814331 1617	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 11- P1 BLK 5 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0963 AC
100	1009053 4854331 1618	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 12- P1 BLK 5 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
101	1009053 4894331 1619	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 13- P1 BLK 5 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
102	1009053 4934331 1620	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	NM	87124	V	A1 A	LT 14- P1 BLK 5 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
1	1009053	VANTAGE BUILDERS INC	4011 BARBA	RIO RA	N	87124	V	A1	LT 15 BLK 5 PLAT FOR THE

68	1009053 4764051 0311	ANDERSON HILLS HOMEOWNERS ASSOCIATION	PO BOX 9470	ALBUQUERQUE	NM	87119	V	A1A	TR G PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT 0882 AC
69	1009053 4814101 0323	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCHO	NM	87124	V	A1A	LT 11-P1 BLK 6 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0974 AC
70	1009053 4854101 0322	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCHO	NM	87124	V	A1A	LT 12-P1 BLK 6 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0950 AC
71	1009053 4894101 0321	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCHO	NM	87124	V	A1A	LT 13-P1 BLK 6 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0950 AC
72	1009053 4934101 0320	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCHO	NM	87124	V	A1A	LT 14-P1 BLK 6 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0951 AC
73	1009053 4994131 0319	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCHO	NM	87124	V	A1A	LT 15 BLK 6 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1135 AC
74	1009053 4644101 0326	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCHO	NM	87124	V	A1A	LT 8-P1 BLK 6 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0953 AC
75	1009053 4354101 0333	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCHO	NM	87124	V	A1A	LT 1-P1 BLK 6 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1111 AC
76	1009053 4394101 0332	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCHO	NM	87124	V	A1A	LT 2-P1 BLK 6 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1004 AC
77	1009053 4444101 0331	WILLIAM RYAN D & CASEY	8520 MESA SPRINGS AVE SW	ALBUQUERQUE	NM	87121	V	A1A	LT 3-P1 BLK 6 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1004 AC
78	1009053 4484101 0330	NORRIS LOUIS F	8516 MESA SPRINGS AVE SW	ALBUQUERQUE	NM	87121	V	A1A	LT 4-P1 BLK 6 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1003 AC
79	1009053 4524101 0329	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCHO	NM	87124	V	A1A	LT 5-P1 BLK 6 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1003 AC
80	1009053 4564101 0328	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCHO	NM	87124	V	A1A	LT 6-P1 BLK 6 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1002 AC
81	1009053 4604101 0327	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCHO	NM	87124	V	A1A	LT 7-P1 BLK 6 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0990 AC
82	1009053 5134131 2408	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCHO	NM	87124	V	A1A	LT 69 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0987 AC
83	1009053 5134171 2409	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCHO	NM	87124	V	A1A	LT 70 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0987 AC
84	1009053 5134211 2410	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCHO	NM	87124	V	A1A	LT 71 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0987 AC
85	1009053 4994211	VANTAGE BUILDERS INC	4011 BARBARA LOOP	RIO RANCHO	NM	87124	V	A1A	LT 18 BLK 5 PLAT FOR THE MESA AT ANDERSON HILLS

21	4604011 0307		RA LOOP	NCHO	M			A	P1 BLK 6 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
122	1009053 4644011 0308	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 25- P1 BLK 6 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
123	1009053 4684011 0309	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 24- P1 BLK 6 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
124	1009053 4734011 0310	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 23- P1 BLK 6 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0973 AC
125	1009053 4814011 0312	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 22- P1 BLK 6 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0971 AC
126	1009053 4854011 0313	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 21- P1 BLK 6 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
127	1009053 4894011 0314	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 20- P1 BLK 6 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
128	1009053 4934011 0315	VANTAGE BUILDERS INC	4011 BARBA RA LP	RIO RA NCHO	N M	87124	V	A1 A	LT 19- P1 BLK 6 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
129	1009053 4994031 0317	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 17 BLK 6 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0938 AC
130	1009053 4274051 1443	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 39- P1 BLK 1 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0987 AC
131	1009053 5134261 2411	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 72 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0987 AC
132	1009053 4684241 1630	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 24- P1 BLK 5 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0952 AC
133	1009053 4734241 1629	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 23- P1 BLK 5 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0963 AC
134	1009053 5134441 2415	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 76 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0987 AC
135	1009053 4994461 1724	MANUEL VICENTE M III & IMELD A C	73 CIELITO D R	SAN FR ANCISC O	C A	94134	V	A1 A	LT 18 BLK 4 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1125 AC
136	1009053 4984811 1516	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 16 BLK 3 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1060 AC
137	1009053 4984861 1517	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 17 BLK 3 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1057 AC
138	1009053 5134871 2425	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 86 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1746 AC
1	1009053	VANTAGE BUILDERS INC	4011 BARBA	RIO RA	N	87124	V	A1	LT 18 BLK 3 PLAT FOR THE

103	4994361 1621		RA LOOP	NCHO	M			A	MESA AT ANDERSON HILLS UNIT 2 CONT .1125 AC
104	1009053 4684331 1614	SALGADO PURIFICACION T	8428 VISTA P ENASCO AVE SW	ALBUQ UERQU E	N M	87121	V	A1 A	LT 9- P1 BLK 5 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0954 AC
105	1009053 4644331 1613	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 8- P1 BLK 5 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0978 AC
106	1009053 4564331 1611	BAKER SETH A	8508 VISTA P ENASCO AVE SW	ALBUQ UERQU E	N M	87121	V	A1 A	LT 6- P1 BLK 5 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0997 AC
107	1009053 4604331 1612	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 7- P1 BLK 5 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0992 AC
108	1009053 5134401 2414	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 75 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0987 AC
109	1009053 4273971 1445	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 41- P1 BLK 1 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0987 AC
110	1009053 5133961 2404	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 65 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0987 AC
111	1009053 4993971 0316	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 18 BLK 6 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .1124 AC
112	1009053 4263931 1442	ANDERSON HILLS HOMEOWNERS ASSOCIATION	PO BOX 9470	ALBUQ UERQU E	N M	87119	V	A1 A	TR K PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0350 AC +/-
113	1009053 4274011 1444	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 40 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0987 AC
114	1009053 5134001 2405	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 66 BLK 1 PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2 CONT .0987 AC
115	1009053 4354011 0301	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 32- P1 BLK 6 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .1047 AC
116	1009053 4394011 0302	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 31- P1 BLK 6 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
117	1009053 4444011 0303	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 30- P1 BLK 6 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
118	1009053 4484011 0304	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 29- P1 BLK 6 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
119	1009053 4524011 0305	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 28- P1 BLK 6 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
120	1009053 4564011 0306	VANTAGE BUILDERS INC	4011 BARBA RA LOOP	RIO RA NCHO	N M	87124	V	A1 A	LT 27- P1 BLK 6 PLAT FOR THE ME SA AT ANDERSON HILLS UN IT 2 CONT .0948 AC
1	1009053	VANTAGE BUILDERS INC	4011 BARBA	RIO RA	N	87124	V	A1	LT 26-

Or Current Resident
HERNANDEZ JOSE V & ANTOINETTE B ARAGON
3140 LOST DESERT DR SW
ALBUQUERQUE, NM 87121

Or Current Resident
HOUANGVILAY BOUNMA & STEPHANIE TRAN-HOUANGVILAY
5555 LILYVIEW WAY
ELK GROVE, CA 95757

Or Current Resident
JACKSON FRANK S & COCA REGINA R
3316 GRACE VIGIL SW
ALBUQUERQUE, NM 87121

Or Current Resident
KAN RANDY & SHIRI FARMAND A
4011 BARBARA LOOP
REDWOOD CITY, CA 94061

Or Current Resident
KAN RANDY & SHIRI FARMAND A
222 SANTIAGO AVE
REDWOOD CITY, CA 94061

Or Current Resident
KOONS MICHAEL
8423 VISTA PENASCO AVE
ALBUQUERQUE, NM 87121

Or Current Resident
LC RYAN INTERVIVOS TRUST
3312 GRACE VIGIL RD SW
ALBUQUERQUE, NM 87121

Or Current Resident
LE DAVIDTAY DO
6112 RAVENNA WAY
ELK GROVE, CA 95757

Or Current Resident
MANUEL VICENTE III & IMELDA
73 CIELITO DR
SAN FRANCISCO, CA 94134

Or Current Resident
MCMAHON CHRISTOPHER M & JODIE L
3127 MATA ORTIZ DR SW
ALBUQUERQUE, NM 87121

Or Current Resident
MENDOZA URIEL & MARIA ELENA COLLAZO DE MENDOZA
3223 MATA ORTIZ DR SW
ALBUQUERQUE, NM 87121

Or Current Resident
MERCADO EVELIA & CARDIEL JOSE A
3428 GRACE VIGIL RD SW
ALBUQUERQUE, NM 87105

Or Current Resident
NORRIS LOUIS F
8516 MESA SPRINGS AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
OLDFIELD EMMETT & BETTY
3320 GRACE VIGIL RD SW
ALBUQUERQUE, NM 87121

Or Current Resident
PATEL MAHENDRA K & SUDHA M
3124 MATA ORTIZ SW
ALBUQUERQUE, NM 87121

Or Current Resident
PECKHAM JINNI
330 WILDROSE CIR
PINOLE, CA 94564

Or Current Resident
PEREZ RUBEN
226 SOUTH LAUREL ST
TURLOCK, CA 95380

Or Current Resident
PERIS JINSUN G
1084 ROCK HARBOR PT
HERCULES, CA 94547

Or Current Resident
RICE JULIAN J
18682 PASEO CORTEZ
IRVINE, CA 92603

Or Current Resident
SAIZ PHILLIP R
3136 LOST DESERT DR SW
ALBUQUERQUE, NM 87121

Or Current Resident
SALGADO PURIFICACION T
8428 VISTA PENASCO AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
SAPIEN CHRISTOPHER & MELAINA L FRANCIS
1366 243RD ST
HARBOR CITY, CA 90710

Or Current Resident
SUTTON ANTHONY C
3879 ROLLRIDGE DR
KALAMAZOO, MI 49004

Or Current Resident
TRAN-HOUANGVILAY STEPHANIE
1554 BUBBLING WELL DR
SAN DIEGO, CA 92154

Or Current Resident
VANTAGE BUILDERS INC
4011 BARBARA LOOP
RIO RANCHO, NM 87124

Or Current Resident
WILLIAM RYAN D & CASEY
8520 MESA SPRINGS AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
WOODRUFF RONALD A & JENNIFER L
3108 MATA ORTIZ DR SW
ALBUQUERQUE, NM 87121

Or Current Resident
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Project# 1002858
ANDERSON HILLS, LLC
PO BOX 9470
ALBUQUERQUE, NM 87119

Project# 1002858
MARK GOODWIN & ASSOC.
PO BOX 90606
ALBUQUERQUE, NM 87199

Or Current Resident
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ALBUQUERQUE, NM 87105

Or Current Resident
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ALBUQUERQUE, NM 87119

Or Current Resident
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LOWELL, MA 01852

Or Current Resident
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8501 OLD COTTONWOOD AVE SW
ALBUQUERQUE, NM 87111

Or Current Resident
CAMPOS MICHAEL E & ISABEL M
3200 GRACE VIGIL RD SW
ALBUQUERQUE, NM 87105

Or Current Resident
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1201 PROMENADE ST
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Or Current Resident
CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NM 87103

Or Current Resident
DAJAO DENNIS
3144 LOST DESERT DR SW
ALBUQUERQUE, NM 87121

Or Current Resident
ESPINO FERNANDO & IDUVINA
3446 BRIARVALE ST
CORONA, CA 92879

Or Current Resident
GONZALES DEBBIE D & MARCHETTE M GONZALES
3112 MATA ORTIZ DR SW
ALBUQUERQUE, NM 87121

Or Current Resident
AGUILAR ALFREDO & ESTELLA
501 WHISPERING ST SW
ALBUQUERQUE, NM 87121 7745

Or Current Resident
ANDERSON HILLS LLC
8910 ADAMS ST NE
ALBUQUERQUE, NM 87113

Or Current Resident
BAKER SETH A
8508 VISTA PENASCO AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
BRIGGS GARY G & JOAN E
8427 VISTA PENASCO AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
CASTANEDA MATTHEW & LOPEZ NADIA
3361 DENSMORE CT
SAN JOSE, CA 95148 2736

Or Current Resident
CHAVEZ JOHNNY J & DARLENE A
3328 GRACE VIGIL RD SW
ALBUQUERQUE, NM 87105

Or Current Resident
CRUZ FLORITA
34 HENRY PL
MILLBRAE, CA 94030

Or Current Resident
DANG ANDY
1461 MEADOW GLEN WAY
SAN JOSE, CA 95121

Or Current Resident
ESPINOZA KATHLEEN TRUSTEE ESPINOZA TRUST
3300 GRACE VIGIL RD SW
ALBUQUERQUE, NM 87121 5173

Or Current Resident
HARRIS GREGORY E & MELANIE FRANCIS
3721 EVEREST AVE
RIVERSIDE, CA 92503

Or Current Resident
ALZAGA JAIME RUIZ
3105 MATA ORTIZ DR SW
ALBUQUERQUE, NM 87121

Or Current Resident
AO CINDY
3839 PALM ISLAND CT
LAS VEGAS, NV 89147

Or Current Resident
BARAY ANTONIO
3308 GRACE VIGIL RD SW
ALBUQUERQUE, NM 87121

Or Current Resident
CAMPOS GARY L
8419 VISTA PENASCO AVE
ALBUQUERQUE, NM 87121

Or Current Resident
CASTILLO PEDRO M & MIRIAM
771 EAST MARKET ST
DALY CITY, CA 94014

Or Current Resident
CHAVEZ ROMOLO
3324 GRACE VIGIL SW
ALBUQUERQUE, NM 87121

Or Current Resident
DABI DANILO T & MARIA M
8500 OLD CABALLERO AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
DARIA MAYETTE & ROBERTO DARIA
8505 OLD COTTONWOOD DR SW
ALBUQUERQUE, NM 87121

Or Current Resident
GARCIA MICHAEL J & PAMELA J
8515 OLD COTTONWOOD AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
HENRY LIONEL
3227 MATA ORTIZ DR SW
ALBUQUERQUE, NM 87121 7043

ALBUQUERQUE
...Making History

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: June 14, 2007

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

This letter will serve to notify you that on June 14, 2007 (date)

TO CONTACT NAME: Lisa Anglada
COMPANY/AGENCY: Mark Goodwin and Associates
ADDRESS/ZIP: P.O. Box 90606
PHONE/FAX #: 826-2200 797-9539 (fax)

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Parcel "A-1" and all of Tract "1-2", The Mesa at Anderson Hills, Unit 1.
zone map page(s) P-09.

Our records indicate that as of June 14, 2007 (date), there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

planning.norecognized.na.form(07/04)

Exhibit "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

8-28-2003

6. Project # 1002858
03DRB-01206 Major-Preliminary Plat Approval
03DRB-01209 Major-Vacation of Public Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9)

At the August 27, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 8/27/03 and approval of the grading plan engineer stamp dated 8/22/03 the preliminary plat was approved with the following condition of final plat approval:

1. 56-feet of right-of-way shall be provided adjacent to the park where a. 36-foot street is constructed or adequate public sidewalk easements shall be provided within Tract F.

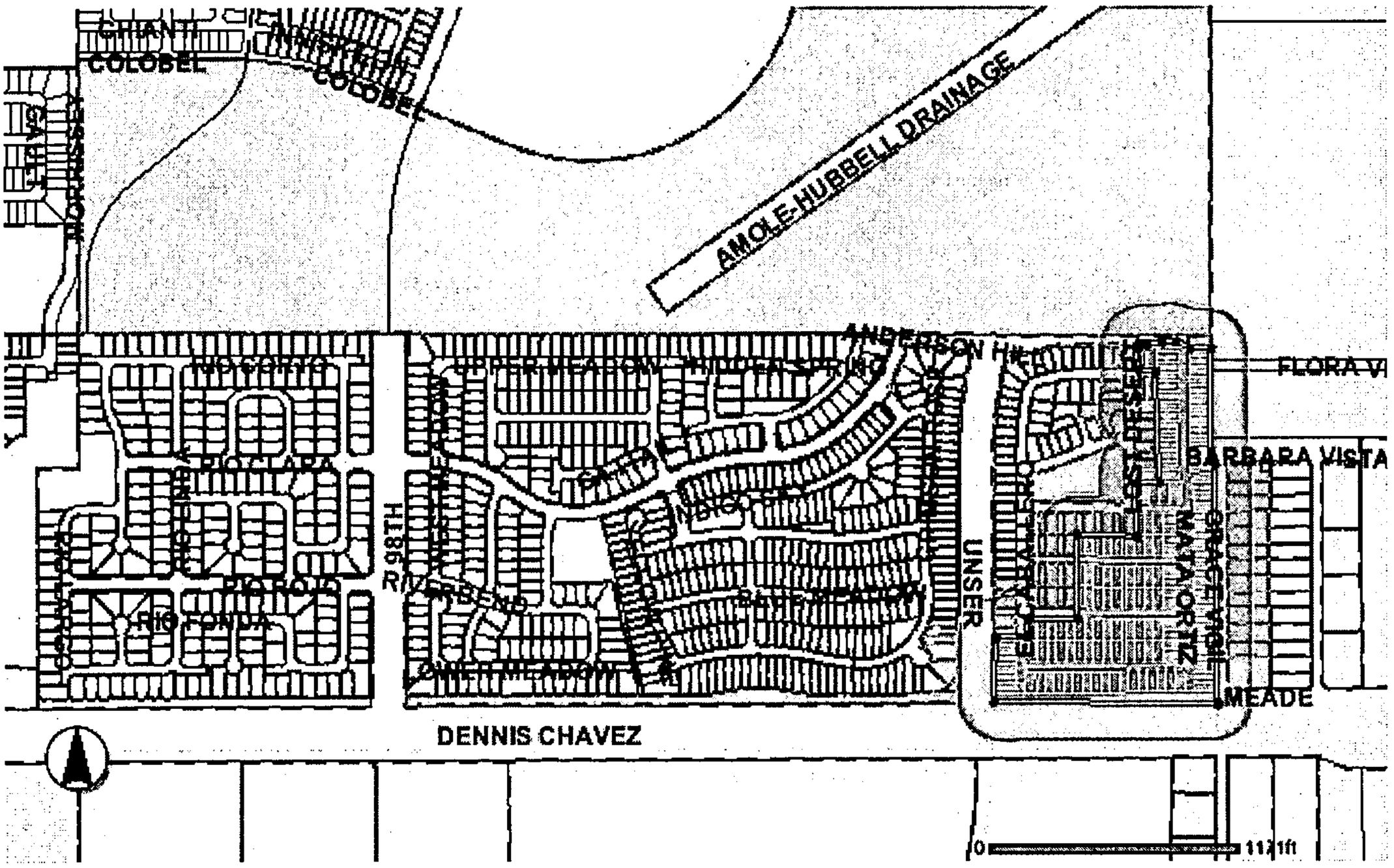
The Vacations were approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:

2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.

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

4. Final disposition shall be through the City Real Estate Office.


GIANT
COLOBEL
COLOBEL
AMOLE-HUBBELL DRAINAGE
ANDERSON HI
FLORA VI
BARBARA VISTA
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DENNIS CHAVEZ
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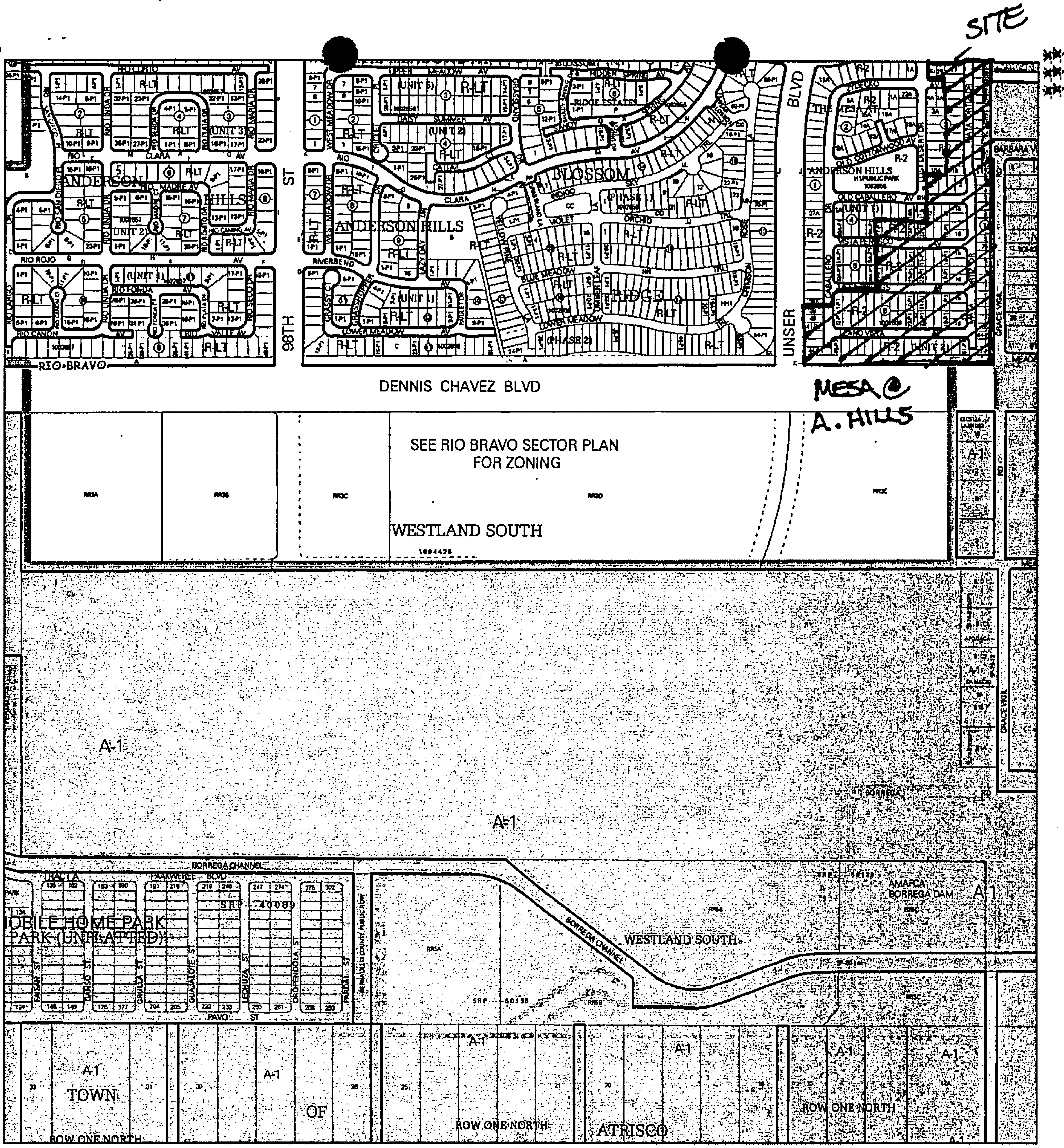
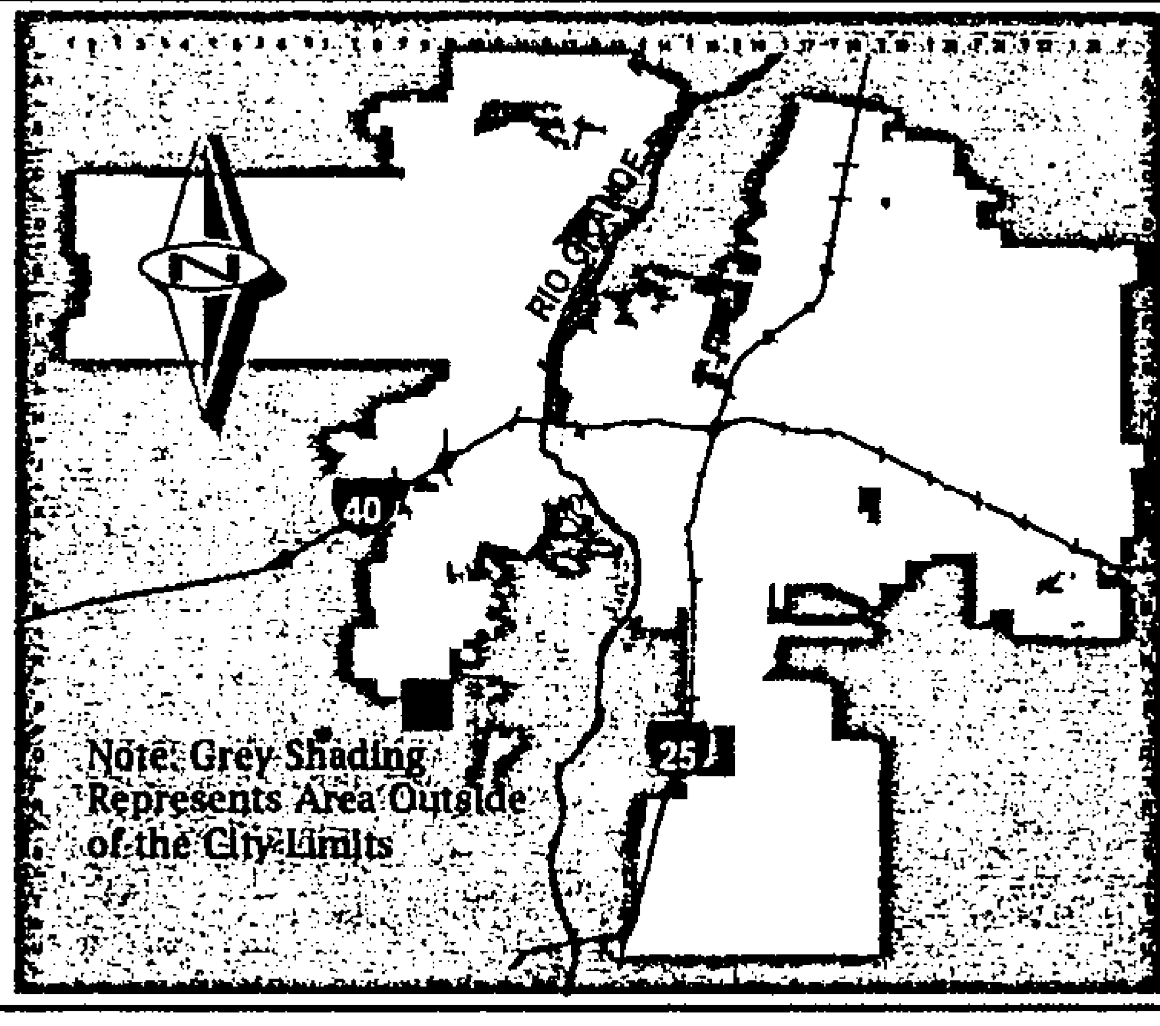


For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 5/17/2007



Zone Atlas Page:

P-09-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

June 18, 2007

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

Re: Mesa at Anderson Hills, Unit 2 – SIA Extension Request

Dear Ms. Matson:

On behalf of our client, Anderson Hills, LLC, and the requirements of the DPM, we are submitting the following DRB application requesting a 2 year extension of the SIA. All of the onsite improvements have been completed. The off-site improvements at the intersection of Rio Bravo/2nd Street are in the process of being designed and approved by the NMDOT before these improvements can be constructed. We will need additional time to complete these improvements.

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

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE
Senior Vice President

DLH/dlh

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

June 18, 2007

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DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

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Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE
Senior Vice President

DLH/dlh

DRB CASE ACTION LOG ([redacted] FINAL)

REVISED 9/28/05

#11 Comp #5 8-14-06

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.: **06DRB-00630** [redacted] Project # **1002858**

Project Name **MESA @ ANDERSON HILLS UNIT 2**

Agent: Mark Goodwin & Associates. Phone No.: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on _____ 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): Verbal approval Record the Plat.
- ☒ _____
- ☐ _____
- ☐ _____

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

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

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

CALLED AGENT FOR P.U. #5 8-14-06

Project Number 1002858

[redacted]

#11

DRB CASE ACTION LOG ([redacted] FINAL)

REVISED 9/28/05

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

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Project Name **MESA @ ANDERSON HILLS UNIT 2**

Agent: Mark Goodwin & Associates. Phone No.: 828-2200

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- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☒ PLANNING (Last to sign): Building appearance Record the Plat.
- ☐ _____
- ☐ _____
- ☐ _____

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

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-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

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- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** —OR
- ☐ **Copy of recorded plat for Planning.**

Project Number 1002858

#11

2858

DXF Electronic Approval Form

DRB Project Case #: 1002858

Subdivision Name: THE MESA AT ANDERSON HILLS UNIT 2 LOT 28A BLK 13

Surveyor: TIMOTHY ALDRICH

Contact Person: RICHARD QUINTANA

Contact Information: 884-1990

DXF Received: 8/1/2006 Hard Copy Received: 8/1/2006

Coordinate System: NMSP Grid (NAD 83)

Barbara A Romero — Approved

8-1-06 — Date

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

AGIS Use Only

Copied fc **2858** to agiscov on **8/1/2006** Contact person notified on **8/1/2006**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 9, 2006 9 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.

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

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

Adjourned: 10:50 A.M.

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

1. **Project # 1003469**
   06DRB-00997 Major-Two Year SIA

   LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 25-27, Block(s) 2, Tract(s) 3, **OAKLAND HEIGHTS UNIT 3,** zoned R-D (3 DU/A) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 3 acre(s). [REF: 04DRB-00891, 04DRB-00892] (C-20) **A TWO-YEAR SIA WAS APPROVED WITH THE CONDITION THAT THE SIA SHALL BE AMENDED TO INCLUDE THE NEW INFRASTRUCTURE LIST.**

2. **Project # 1002928**
06DRB-01020 Major-Two Year SIA

WILSON & COMPANY agent(s) for THE TRAILS LLC, RICK BELTRAMO PE request(s) the above action(s) for all or a portion of Tract(s) D, THE TRAILS (to be known as **TAOS @ THE TRAILS**) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and WOODMONT AVE NW containing approximately 18 acre(s). [REF: 03DRB01532, 05DRB00308] (C-9) **A TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1002962**
06DRB-01021 Major-Two Year SIA

WILSON & COMPANY agent(s) for THE TRAILS LLC, RICK BELTRAMO PE request(s) the above action(s) for all or a portion of Tract(s) A, B, C, D & F, **THE TRAILS,** TRACT A, HERITAGE, UNIT 1, TRACT B, HERITAGE, UNIT 2, TRACT C, SANTA FE @ THE TRAILS, UNIT 1, TRACT D, TAOS @ THE TRAILS, UNIT 1 AND TRACT F, RESERVE @ THE TRAILS, UNIT 1, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and WOODMONT AVE NW containing approximately 76 acre(s). [REF: 05DRB00297, 05DRB00308] (Listed as Proj.1002928 in error) (C-9) **A TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1000560**
06DRB-01023 Major-SiteDev Plan BldPermit

HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for NEW MEXICO CANCER CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B-1, **JOURNAL CENTER,** zoned IP industrial park zone, located on HEADLINE BLVD NE, between PASEO DEL NORTE NE and LANG AVE NE containing approximately 6 acre(s). [REF: 05DRB00546, 05DRB00527] *[Deferred from 8/9/06]* (D-17) **DEFERRED AT THE BOARD'S REQUEST TO 8/16/06.**

5. **Project # 1004675**
06DRB-01026 Major-Preliminary Plat Approval
06DRB-01027 Major-Vacation of Public Easements
06DRB-01028 Minor-Subd Design (DPM) Variance
06DRB-01029 Minor-Sidewalk Waiver
06DRB-01030 Minor-Temp Defer SDWK

06DRB-01097 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 29 acre(s). [REF: 06DRB00836] *[Deferred from 8/9/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/23/06.**

CONSENSUS PLANNING agent(s) for TS MCNANEY LLC / MONTERREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, KINSCHERFF, LANDS OF RAY A GRAHAM III (to be known as **VISTA DE LA LUZ**, zoned SU-1 PRD (10DU/A) located on COORS BLVD NW, between SAN ANTONIO ARROYO NW and LA LUZ DEL OESTE NW containing approximately 29 acre(s). [REF:06DRB-00836] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/9/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/23/06.**

6. **Project # 1005031**
06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

7. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06]* (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

8. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

THERE ARE NO SITE DEVELOPMENT THIS WEEK . . .

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

9. **Project # 1004300**
06DRB-01088 Minor-Extension of Preliminary Plat

WAYJOHN SURVEYING INC agent(s) for ELITE DRI-WALL request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/M-1, located on EAGLE ROCK AVE NE, between SAN MATEO BLVD NE and INTERSTATE 25 NE containing approximately 2 acre(s). (C-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

10. **Project # 1005044**
06DRB-01092 Minor-Prelim&Final Plat Approval

JACK'S HIGH COUNTRY agent(s) for WILLIAM A JR & AILENE E FORD request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 5, **HUNTERS RUN SUBDIVISION, UNIT 1,** zoned R-1, located on LAWTON ST NW, between TALMADGE AVE NW and LOREN AVE NW containing approximately 1 acre(s). (A-13/B-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD THE PLAT.**

11. **Project # 1002858**
06DRB-00630 Minor- Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 13, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1 for C-1 uses & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35 acre(s). [REF: 05DRB-00488, 04DRB-01744, 04DRB-01683] *[Indef deferred for SIA on 5/31/06]* (P-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project # 1004944**
06DRB-01096 Minor-Prelim&Final Plat Approval

DOUG SMITH agent(s) for REX O LEWIS request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 18, **EAST CENTRAL BUSINESS ADDITION,** zoned C-3 heavy commercial zone, located on MURIEL ST NE, between BUENA VENTURA RD NE and LINN NE containing approximately 1 acre(s). [REF: 06DRB-00803] (K-21) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

13. **Project # 1004970**
06DRB-01070 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for PERFORMANCE TOOL & EQUIPMENT request(s) the above action(s) for all or a portion of Lot(s) 26-A, Block(s) 4, **WHITE CITY ADDITION,** zoned C-3 heavy commercial zone, located on 4TH ST NW, between MENAUL BLVD NW and PHOENIX NW containing approximately 1 acre(s). [REF: 06DRB00871] *[Deferred from 8/2/06]* (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR TAPPING PERMIT FOR SEWER LINE AND PLANNING TO RECORD THE PLAT.**

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

14. **Project # 1004602**
06DRB-01098 Minor-Sketch Plat or Plan

DOUG SMITH agent(s) for ROBERT JENKINS request(s) the above action(s) for Lot(s) G and westerly portion of Lot(s) F, **ALVARADO GARDENS, UNIT 2,** zoned RA-2 residential and agricultural zone, located on CASTANEDA RD NW, between ORO VISTA RD NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 06DRB-00316] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004851**
06DRB-01095 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE SAWMILL DEVELOPMENT CO., LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF MCCLAIN** & Tract(s) A-3 LANDS OF **WILLIAM MCCORD,** zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19TH ST NW containing approximately 3 acre(s). [REF: 06DRB-00556] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1005045**
06DRB-01094 Minor-Sketch Plat or Plan

J.C. HELMS agent(s) for HARPAL SINGH request(s) the above action(s) for all or a portion of Tract(s) 104, **M.R.G.C.D. MAP 34,** zoned RA-2 residential and agricultural zone, located on INDIAN FARM LANE NW, between CANDELARIA NW and GREIGOS DRAIN containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for August 2, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 2, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002858 **AGENDA ITEM NO: 11**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 9, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 31, 2006 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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A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 11:45 A.M.

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

1. **Project # 1002455**
   06DRB-00610 Major-One Year SIA

TIM OTT agent(s) for J GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-7, **J J SUBDIVISION,** zoned SU-1 for C-1 uses, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO DR NE containing approximately 10 acre(s). [REF: 04DRB-00984, 03DRB-01899, 03DRB-01654] (E-18) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2.	**Project # 1003353** 06DRB-00631 Major-Two Year SIA	WILSON & COMPANY INC agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS (to be known as **HERITAGE @ THE TRAILS, UNIT 2**) zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 14 acre(s). [REF: 04DRB-01415] (C-9) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**
3.	**Project # 1003354** 06DRB-00633 Major-Two Year SIA	WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS, (to be known as **HERITAGE @ THE TRAILS, UNIT 1,** zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 9 acre(s). [REF: 04DRB-01416] (C-9) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**
4.	**Project # 1002858** 06DRB-00629 Major-Vacation of Public Easements 06DRB-00630 Minor-Prelim&~~Final~~ Plat Approval	MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 13, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1 for C-1 uses & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35 acre(s). [REF: 05DRB-00488, 04DRB-01744, 04DRB-01683] (P-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 THE PRELIMINARY PLAT WAS APPROVED. THE ~~FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.~~**

5. **Project # 1004877**
06DRB-00634 Major-Vacation of Pub Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2,** zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 4 acre(s). *[Deferred from 5/31/06]* (H-14) **DEFERRED AT THE BOARD'S REQUEST TO 6/7/06.**

6. **Project # 1002632**
06DRB-00541 Major-Preliminary Plat Approval
06DRB-00542 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1,** zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] *[Deferred from 5/10/06]* (B-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/12/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE EXISTING DRAINAGE EASEMENTS MUST BE VACATED. THE EXISTING ACCESS EASEMENT MUST BE VACATED. APPROVAL OF THE PERIMETER WALLS IS REQUIRED. A VACATION ACTION FOR THE CUL-DE-SAC IS REQUIRED. PROVIDE A COPY OF THE EXECUTED UNSER EASEMENT. IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-06-74, THIS SUBDIVISION'S EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL PER A SIGNED "PREDEVELOPMENT FACILITIES FEE AGREEMENT". THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

7. Project # 1000575
06DRB-00722 Minor-SiteDev Plan BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 31, Tract(s) 8, TERRACE ADDITION, **PRESBYTERIAN HOSPITAL PARKING GARAGE**, zoned SU-2, SU-1, located on SILVER SE, between LEAD SE and CEDAR SE containing approximately 1 acre(s). [REF: 03-EPC-01661] **[Carmen Marrone, EPC Case Planner]** (K-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND AASHTO SIGHT LINES ON LANDSCAPING PLAN FOR VEHICLES ENTERING LEAD AVENUE AND PLANNING FOR CARMEN MARRONE'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

8. Project # 1004474
06DRB-00723 Minor-SiteDev Plan BldPermit/EPC

COMMUNITY SCIENCES CORPORATION agent(s) for KB HOMES NM INC request(s) the above action(s) for all or a portion of Tract(s) A & D, MENAUL SCHOOL PROPERTIES (to be known as **VILLAS AT MENAUL**) zoned SU-PRD, located on MENAUL BLVD NE, between BROADWAY NE and EDITH BLVD NE containing approximately 17 acre(s). [REF: 06DRB-0243, 05EPC-1568, 06DRB-214] **[David Stallworth, EPC Case Planner]** (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/16/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR DAVID STALLWORTH'S INITIALS, 3 COPIES OF THE SITE PLAN AND A 2-FOOT OVERHANG AT PARKING STALLS, A GATED ENTRANCE TURNAROUND, SIGHT DISTANCE ONTO MENAUL ON LANDSCAPE SHEET OR PAVING SECTIONS.**

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

9. Project # 1004075
06DRB-00716 Minor-Amnd Prelim Plat Approval

BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 planned communities, located on 1-25, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 12, 917.928 acre(s). [REF: 05DRB-00525, 05DRB-01227, 05DRB-01228] (Q-15 thru Q-18, R-14 thru R-18, S-14 thru S-18, T-13 thru T-18, U-13 thru U-18) **THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR AN ACCESS EASEMENT TO SERVE THE TRACTS AS CALLED OUT IN NOTE 36 NEEDS TO BE REVIEWED AND RECORDED AND THE MAIN LOOP ROADS TO BE SHOWN AS PUBLIC ROADWAY EASEMENTS.**

10. Project # 1004803
06DRB-00720 Minor-Prelim&Final Plat Approval

GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) A-G, **LOS BLANCOS ADDITION,** zoned R-T, located on 75TH ST NW, between CENTRAL NW and LUCCA NW containing approximately 1 acre(s). [REF: 06DRB-00445] (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/22/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: AN APPLICATION FOR TEMPORARY DEFERRAL OF SIDEWALKS IS REQUIRED. AN APPLICATION FOR VACATION OF A 5-FOOT UTILITY EASEMENT IS REQUIRED. PLACE THE CORRECT ZONING ON THE FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

11. Project # 1004844
06DRB-00718 Minor-Prelim&Final Plat Approval

MARK HOLMAN request(s) the above action(s) for the west half of the east half of Tract(s) 31, **ALVARADO GARDENS, NO. 1,** zoned RA-2 residential and agricultural zone, located on MATTHEW AVE NW, between RIO GRANDE BLVD NW and MEADOW VIEW NW containing approximately 1 acre(s). [REF: 06DRB-00514] (G-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

12. Project # 1004910
06DRB-00719 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for DAMIAN CHIMENTI request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) F, **JUAN ARMIJO & BACA & ARMIJO ADDITIONS,** zoned SU-2, RG, located on 3RD ST SW, between CROMWELL AVE SW and 4TH ST SW containing approximately 1 acre(s). (K-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. Project # 1004911
06DRB-00724 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for HEART AND SOLE, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-A, Block(s) 2, **BEL-AIR SUBDIVISION,** zoned C-1, located on SAN MATEO BLVD NE, between LOS ARBOLES AVE NE and CLAREMOMNT AVE NE containing approximately 1 acre(s). (H-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. Project # 1004912
06DRB-00727 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for VAN GILBERT ARCHITECT request(s) the above action(s) for all or a portion of Lot(s) 11, Block(s) 1, **AIRPORT INDUSTRIAL PARK,** zoned M-1, located on BAYLOR ST NE, between RENARD PL NE and GIBSON ST NE containing approximately 1 acre(s). (M-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

15. Project # 1004908
06DRB-00715 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ROBERT & CYNTHIA KEERAN, LLAVE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1, **KELLER LANE** and Lot(s) 5-P1, **ESTRADA COURT,** zoned RD (3DU/A) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE TABLE AND TO PLANNING TO RECORD THE PLAT.**

16. Project # 1004785
06DRB-00403 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). *(Indef Deferred from 4/5/06)* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/19/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1004909**
06DRB-00717 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER,** zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 6/7/06.**

18. **Project # 1001789**
05DRB-01718 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA,** zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s).*[Deferred from 11/16/05 & Indef deferred for SIA, Deferred from 5/17/06 & 5/24/06]* (K-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

19. **Project # 1000961**
06DRB-00158 Minor-Final Plat Approval

CARTESIAN SURVEYS INC agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **NORTH GATEWAY,** zoned IP industrial park zone, located on SAN MATEO BLVD NE, between BALLOON FIESTA PARKWAY NE and 125 containing approximately 17 acre(s). [REF: AA-97-98, ZA-97-375, V-97-7, DRB-97-6, ZA-92-107, 00DRB01730] *[Indef deferred from 2/15/06] [Was Listed under Project #1003790 in error] [Indef Deferred for SIA on 3/22/06]* (B-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

20. **Project # 1004320**
06DRB-00682 Minor-Prelim&Final Plat Approval

JACKS HIGH COUNTRY INC agent(s) for INSPIRATION RESEARCH EXCHANGE LLC request(s) the above action(s) for all or a portion of Tract(s) E-2, **SANDIA SCIENCE AND TECHNOLOGY PARK,** zoned IP, located on INNOVATION PKWY SE, between GIBSON AVE SE and RESEARCH AVE SE containing approximately 4 acre(s). *[Deferred from 5/24/06 & 5/31/06]* (M-21) **DEFERRED AT THE AGENT'S REQUEST TO 6/7/06.**

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

21. **Project # 1002567**
06DRB-00726 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A & 5-B, **COLEMAN ADDITION,** zoned R-2, located on 12TH ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002984**
06DRB-00725 Minor-Sketch Plat or Plan

ROBERT POWERS request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 2, **VOLCANO CLIFFS, UNIT 2,** zoned R-1 residential zone, located on KIMBERLITE DR NW, between CLIFF RD NW and POPO NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1004617**
06DRB-00721 Minor-Sketch Plat or Plan

TONY & MYRA GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 100, Block(s) A, **LA VICTORIA SUBDIVISION,** zoned C-2 community commercial zone, located on BLUEWATER RD NW, between YUCCA DR NW and 56TH ST NW containing approximately 2 acre(s). [REF: 06ZHE-00011] (J-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004906**
06DRB-00699 Minor-Sketch Plat or Plan

TOM SLATES agent(s) for LINDA VIGIL LOPEZ request(s) the above action(s) for all or a portion of Tract(s) 118C, 118D & 118E, **LANDS OF DANIEL H LOPEZ AND LINDA VIGIL LOPEZ,** zoned R-1, located on GUADALUPE TR NW, between DELAMAR NW and GRIEGOS RD NW containing approximately 2 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for May 17 & May 24, 2006. **THE DRB MINUTES FOR MAY 17 AND MAY 24, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:45 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002858 AGENDA#: 4 DATE: 5-31-06

1. Name: Dana Doelzer Address: MRA Assoc Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
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10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002858 **AGENDA ITEM NO: 4**

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

RESOLUTION: signed I.L.

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

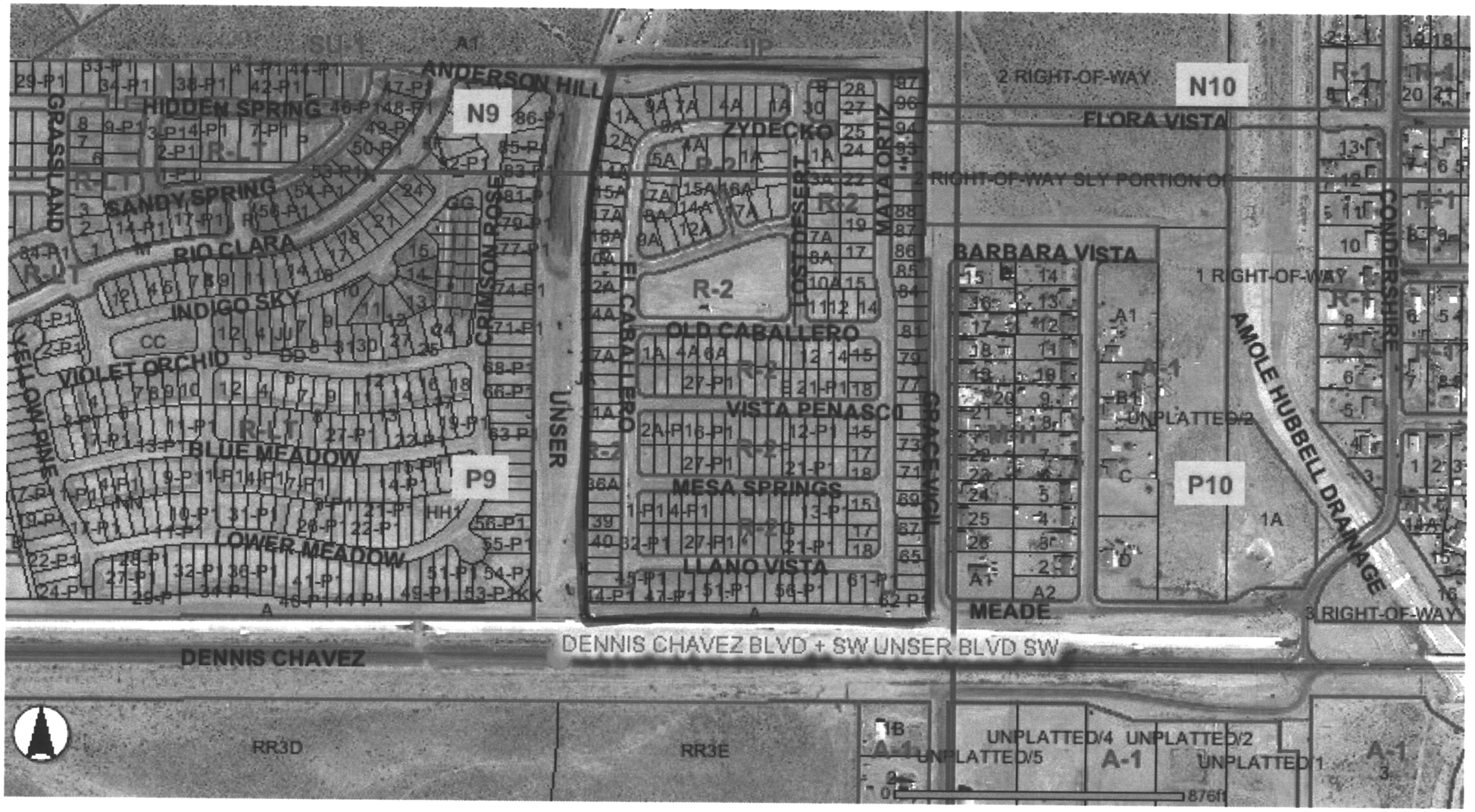
SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 31, 2006


ANDERSON HILL
HIDDEN SPRING
SANDY SPRING
RIO CLARA
INDIGO SKY
VIOLET ORCHID
BLUE MEADOW
LOWER MEADOW
GRASSLAND
YELLOW PINE
UNSER
N9
P9
ZYDECKO
EL CABALLERO
OLD CABALLERO
VISTA PENASCO
MESA SPRINGS
LLANO VISTA
R-2
N10
FLORA VISTA
2 RIGHT-OF-WAY
2 RIGHT-OF-WAY SLY PORTION OF
BARBARA VISTA
1 RIGHT-OF-WAY
AMOLE HUBBELL DRAINAGE
P10
UNPLATTED/2
MEADE
3 RIGHT-OF-WAY
CONDERSHIRE
DENNIS CHAVEZ
DENNIS CHAVEZ BLVD + SW UNSER BLVD SW
RR3D
RR3E
UNPLATTED/4
UNPLATTED/5
UNPLATTED/1
A-1
876ft

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 31, 2006

4. Project # 1002858
06DRB-00629 Major-Vacation of Public Easements
06DRB-00630 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 13, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1 for C-1 uses & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35 acre(s). [REF: 05DRB-00488, 04DRB-01744, 04DRB-01683] (P-9)

At the May 31, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

With the signing of the infrastructure list dated 5/31/06 the preliminary plat was approved. The final plat was indefinitely deferred for the SIA.

If you wish to appeal this decision, you must do so by June 15, 2006, in the manner described below.

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

The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

Sheran Matson, AICP, DRB Chair

Cc: Anderson Hills LLC, P.O. Box 9470, 87119
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 31, 2006

Project # 1002858
06DRB-00629 Major-Vacation of Public Easements
06DRB-00630 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 13, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1 for C-1 uses & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35 acre(s). [REF: 05DRB-00488, 04DRB-01744, 04DRB-01683] (P-9)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No objection to the request.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — No Association(s).

APS The vacation request for Lot 28, Block 3 of The **Mesa at Anderson Hills Unit 2** is part of a larger project known as Mesa at Anderson Hills. Mesa at Anderson Hills plans to build approximately 239 residential homes over the next 3 years. The planned development will impact Navajo Elementary, Harrison Middle School, and Rio Grande High School. **Navajo Elementary is exceeding capacity, while Harrison Middle School will be nearing capacity as development continues in the area.**

School	2006-07 Projections	2006-07 Prelim Cap	Space Available
NAVAJO ES	510	497	-13
HARRISON MS	725	813	88
RIO GRANDE HS	1,912	2,200	288

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

APS

Provide new capacity (long term solution)
Construct new schools or additions
Add portables
Use of non-classroom spaces for temporary classrooms
Lease facilities
Use other public facilities
Improve facility efficiency (short term solution)
Schedule Changes
Double sessions
Multi-track year-round
Other
Float teachers (flex schedule)
Shift students to Schools with Capacity (short term solution)
Boundary Adjustments / Busing
Grade reconfiguration
Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer No objection to the vacation request. An executed SIA with Financial Guarantees is required for Final Plat approval.

Transportation Development

Applicant needs to provide a site sketch showing the existing conditions to evaluate the new easement.

Parks & Recreation Defer to Transportation regarding both requests.

Utilities Development

Defer Vacation request to Transportation. No objection to Plat approval.

Planning Department

No objection. Planning will take delegation on the plat for the 15 day appeal period & to record the plat.

Impact Fee Administrator

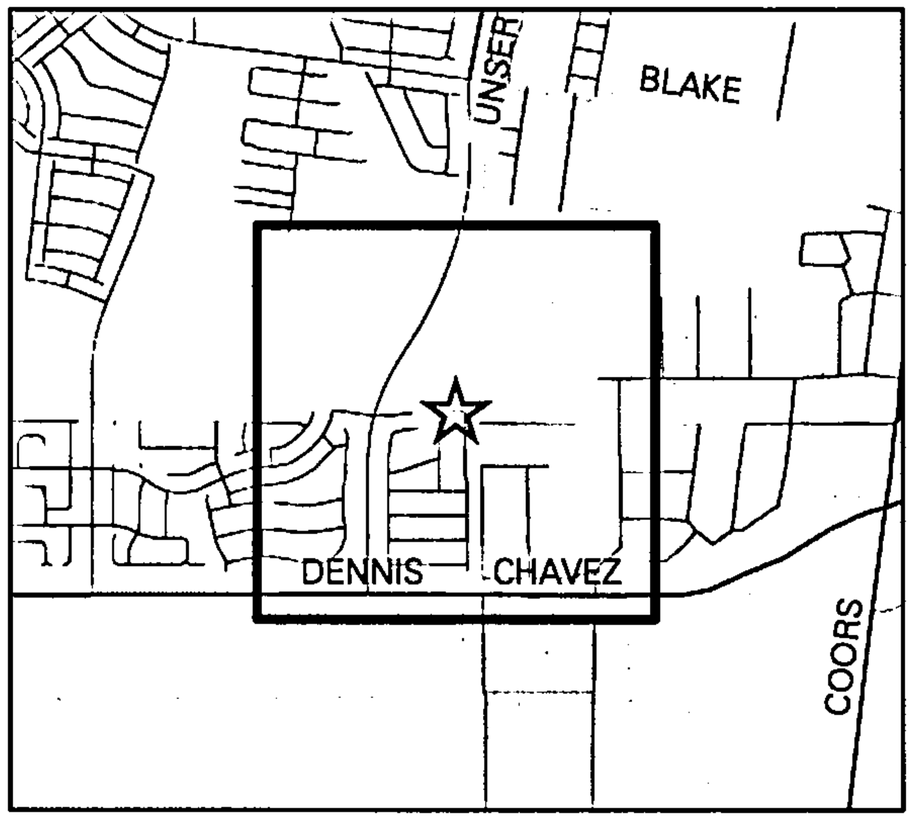
No comment on proposed vacation or proposed plat.

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

cc:Anderson Hills LLC, P.O. Box 9470, 87119
Mark Goodwin & Associates PA, P.O. Box 90606, 87199

ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1002858
Hearing Date:
5/31/06
Zone Map Page:
p-9
Additional Case Numbers:
06DRB-00629
06DRB-00630

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 31, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002455 06DRB-00610 Major-Two Year SIA	TIM OTT agent(s) for J GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-7, **J J SUBDIVISION,** zoned SU-1 for C-1 uses, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO DR NE containing approximately 10 acre(s). [REF: 04DRB-00984, 03DRB-01899, 03DRB-01654] (E-18)
Project # 1003353 06DRB-00631 Major-Two Year SIA	WILSON & COMPANY INC agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS (to be known as **HERITAGE @ THE TRAILS, UNIT 2**) zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 14 acre(s). [REF: 04DRB-01415] (C-9)
Project # 1003354 06DRB-00633 Major-Two Year SIA	WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS, (to be known as **HERITAGE @ THE TRAILS, UNIT 1,** zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 9 acre(s). [REF: 04DRB-01416] (C-9)
Project # 1002858 06DRB-00629 Major-Vacation of Public Easements 06DRB-00630 Minor-Prelim&Final Plat Approval	MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 13, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1 for C-1 uses & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35 acre(s). [REF: 05DRB-00488, 04DRB-01744, 04DRB-01683] (P-9)
Project # 1004877 06DRB-00634 Major-Vacation of Pub Right-of-Way 06DRB-00635 Minor-Sketch Plat or Plan	JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2,** zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND STNW containing approximately 4 acre(s). (H-14)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 15, 2006.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MAY 31, 2006
Zone Atlas Page: P-9-Z
Notification Radius: 100 Ft.

Project# 1002858
App#06DRB-00629
App#06DRB-00630

Cross Reference and Location: DENNIS CHAVEZ BLVD SW BETWEEN UNSER BLVD SW AND GRACE VIGIL ROAD SW

Applicant: ANDERSONHILLS, LLC
Address: PO BOX 9470
ALBUQUERQUE, NM 87119

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

Special Instructions:

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

Date Mailed: MAY 12, 2006
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1002858
APPLICATION # _____

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
P-9	1009053	498-465	114-01	✓
	1009054	280-110	402-01	✓
	1010053	025-490	210-20	✓
		025-483	21	✓
	1009053	479-535	114-39	✓
		425-470	40	✓
		474-535	38	✓ DVP
		469-535	37	✓ DVP2
		486-520	115-01	✓
		490-520	02	✓
		477-522	1A-14	✓
		477-517	15	✓

mainframe@coa1mp3.ca
bq.gov
05/09/2006 10:14 AM

To
cc
bcc
Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01009053 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905349846511401 LEGAL: PARC EL A -1 AMENDED PLAT FOR THE MESA AT
ANDERSON H LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: ANDERSON HILLS LLC
OWNER ADDR: 08910 ADAMS ST NE
ALBUQUERQUE NM 87113
0100905428011040201 LEGAL: TR A COR RECTION PLAT VACATION & BULK LAND PLAT
TRA LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SALAZAR FAMILY TRUST & JSJ INV
OWNER ADDR: PO BOX 1849
ALBUQUERQUE NM 87103
0101005302549021020 LEGAL: LT 1 5 LA RRY VIGIL WEST CONT 0.3393 AC M/L
LAND USE:
PROPERTY ADDR: 00000 GRACE VIGIL
OWNER NAME: AGUILAR ALFREDO & ESTELLA
OWNER ADDR: 03204 GRACE VIGIL RD SW
ALBUQUERQUE NM 87121
0101005302548321021 LEGAL: LT 1 6 LA RRY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
PROPERTY ADDR: 00000 GRACE VIGIL
OWNER NAME: CAMPOS MICHAEL E & ISABEL M
OWNER ADDR: 03200 GRACE VIGIL RD SW
ALBUQUERQUE NM 87105
0100905347953511439 LEGAL: LT 1 -A B LK 1 AMENDED PLAT FOR THE MESA AT
ANDERSON LAND USE:
PROPERTY ADDR: 00000 ZYDECKO
OWNER NAME: VANTAGE BUILDERS INC
OWNER ADDR: 08910 ADAMS ST NE
ALBUQUERQUE NM 87113
0100905342547011440 LEGAL: TR J AME NDED PLAT FOR THE MESA AT ANDERSON
HILLS U LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: ANDERSON HILLS LLC
OWNER ADDR: 08910 ADAMS ST NE
ALBUQUERQUE NM 87113
0100905347453511438 LEGAL: LT 2 -A B LK 1 AMENDED PLAT FOR THE MESA AT
ANDERSON LAND USE:
PROPERTY ADDR: 00000 ZYDECKO
OWNER NAME: AMBASSADOR DEVELOPMENT LLC
OWNER ADDR: 09241 4TH ST NW
ALBUQUERQUE NM 87114
0100905346953511437 LEGAL: LT 3 -A B LK 1 AMENDED PLAT FOR THE MESA AT
ANDERSON LAND USE:
PROPERTY ADDR: 00000 ZYDECKO
OWNER NAME: AMBASSADOR DEVELOPMENT LLC
OWNER ADDR: 09241 4TH ST NW
ALBUQUERQUE NM 87114

0100905348652011501 LEGAL: LT 1 -A B LK 3 AMENDED PLAT FOR THE MESA AT
ANDERSON LAND USE:

PROPERTY ADDR: 00000 ZYDECKO
OWNER NAME: PACHECO RICHARD & AGNES M
OWNER ADDR: 00085 RHIANNON CT

OAKDALE CA 95361
0100905349052011502 LEGAL: LT 2 -A B LK 3 AMENDED PLAT FOR THE MESA AT
ANDERSON LAND USE:

PROPERTY ADDR: 00000 ZYDECKO
OWNER NAME: CASAL RAYNALDO D & MYRNA M
OWNER ADDR: 00536 TURQUOISE DR

HERCULES CA 94547
0100905347752211914 LEGAL: LT 2 2-A BLK 2 AMENDED PLAT FOR THE MESA AT
ANDERSO LAND USE:

PROPERTY ADDR: 00000 LOST DESERT
OWNER NAME: ESTRADA JESUS M
OWNER ADDR: 03115 LOST DESERT DR SW

ALBUQUERQUE NM 87121
0100905347751711915 LEGAL: LT 2 1-A BLK 2 AMENDED PLAT FOR THE MESA AT
ANDERSO LAND USE:

PROPERTY ADDR: 00000 LOST DESERT
OWNER NAME: YOUMAGUL PRAPHAY
OWNER ADDR: 00640 37TH ST

RICHMOND CA 94805

QUIT

100905428011040201

LEGAL: TR A CORRECTION PLAT VACATION & BULK LAND PL A, 30A-1, 31A-1, 32H
PROPERTY ADDR: N/A

OWNERS NAME: SALAZAR FAMILY TRUST & JSJ INV
OWNERS ADDR: PO BOX 1849
ALBUQUERQUE, NM 87103

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

May 2, 2006

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

This letter will serve to notify you that on **May 2, 2006:**

CONTACT NAME: LISA ANGLADA

COMPANY OR AGENCY: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539
E-mail: goodwinengrs@comcast.net

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **LOT 28, BLOCK 3, THE MESA AT ANDERSON HILLS, UNIT 2** zone map **P-9.**

Our records indicate that as of May 2, 2006, there were no Recognized Neighborhood Associations in this area.

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(11/21/05)

D. Mark Goodwi Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

May 5, 2006

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

Re: Request Approval of Vacation of Temporary Public Roadway Easement and Granting 'revised' Temporary Public Roadway Easement and Preliminary and Final Plat for Lot 28, Block 3 of The Mesa at Anderson Hills Unit 2

Dear Ms. Matson;

On behalf of my clients, Vantage Builders Inc., I am requesting approvals for the above referenced actions on Lot 28 in The Mesa Unit 2. These requests are being made in an effort to rectify a building permit being granted to build a home within a temporary roadway easement. As a result the home is now constructed on the lot but cannot be occupied until the temporary roadway easement is vacated and more accurately redefined. The new easement is now outside of the building structure (with a minimum 5 foot offset)and offset from the existing curb by approximately six feet.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

Project # 1002858

ANDERSON HILL, LLC
PO BOX 9470
ALBUQUERQUE, NM 87119

100905428011040201

SALAZAR FAMILY TRUST & JSJ IN
PO BOX 1849
ALBUQUERQUE, NM 87103

100905347953511439

VANTAGE BUILDERS INC
8910 ADAMS ST NE
ALBUQUERQUE NM 87113

100905348652011501

PACHECO RICHARD & AGNES M
85 RHIANNON CT
OAKDALE CA 95361

100905347751711915

YOUMAGUL PRAPHAY
640 37TH ST
RICHMOND CA 94805

Project # 1002858

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

101005302549021020

AGUILAR ALFREDO & ESTELLA
3204 GRACE VIGIL RD SW
ALBUQUERQUE NM 87121

100905347453511438

AMBASSADOR DEVELOPMENT LLC
9241 4TH ST NW
ALBUQUERQUE NM 87114

100905349052011502

CASAL RAYNALDO D & MYRNA M
536 TURQUOISE DR
HERCULES CA 94547

100905349846511401

ANDERSON HILLS LLC
8910 ADAMS ST NE
ALBUQUERQUE NM 87113

101005302548321021

CAMPOS MICHAEL E & ISABEL M
3200 GRACE VIGIL RD SW
ALBUQUERQUE NM 87105

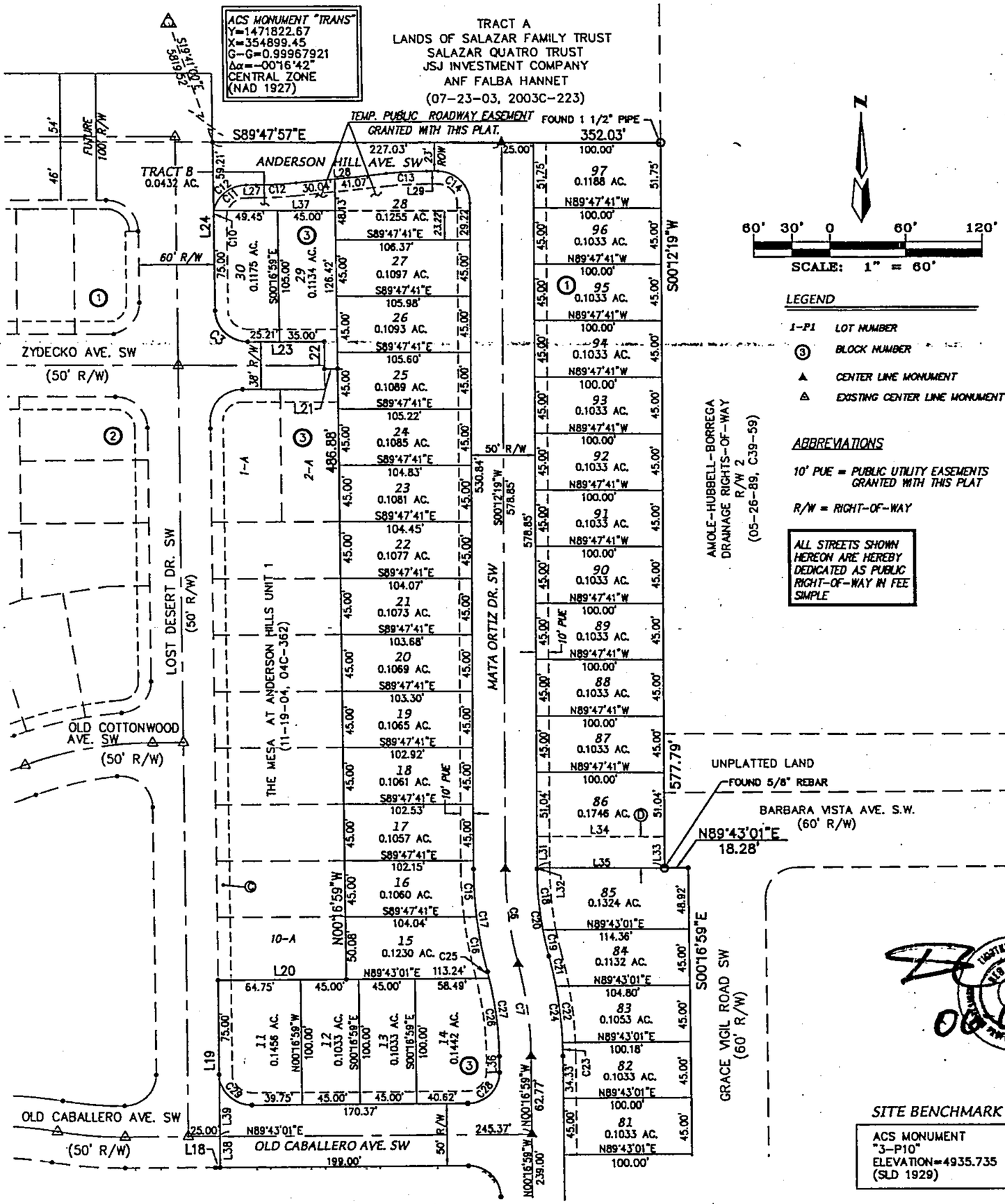
100905346953511437

AMBASSADOR DEVELOPMENT LLC
9241 4TH ST NW
ALBUQUERQUE NM 87114

100905347752211914

ESTRADA JESUS M
3115 LOST DESERT DR SW
ALBUQUERQUE NM 87121

PLAT FOR
THE MESA AT ANDERSON HILLS UNIT 2
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 9 & 10
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2005



LEGEND

1-P1	LOT NUMBER
③	BLOCK NUMBER
▲	CENTER LINE MONUMENT
△	EXISTING CENTER LINE MONUMENT

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

R/W = RIGHT-OF-WAY

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY IN FEE SIMPLE

SITE BENCHMARK

ACS MONUMENT
"3-P10"
ELEVATION=4935.735
(SLD 1929)

NOTES:

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:

   THE MESA AT ANDERSON HILLS UNIT 1, (11-19-04, 04C-362)

   BULK LAND PLAT OF "ARROWOOD RANCH DEVELOPMENT, TRACTS A THRU I", (12-06-02, 02C-390)

   PLAT OF "LANDS OF SALAZAR-DAVIS", (05-06-86, C30-91)

   AMOLE-HUBBELL-BORREGA "DRAINAGE RIGHTS-OF-WAY (05-26-89, C39-59)

   PLAT OF "LARRY VIGIL WEST", (06-20-85, C27-123)

   all being records of Bernalillo County, New Mexico.
5. Title Report: provided by Fidelity National Title, Commitment No.: 02-1024800-B-RAD (Effective Date: 11-07-02)
6. Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP).
7. DISLOSURE STATEMENT FOR EXISTING PNM GAS LINE:
   With the exception of areas located within the future rights-of-way of Unser Boulevard, SW and 98th Street, SW., The southeast corner of tract H and a future sanitary sewer crossing located approximately 470 feet west of the southwest corner of tract 14, any improvements encroaching into existing PNM natural gas line easements shall not interfere with nor inhibit PNM's ability to operate and maintain its gas line facilities. The property owner or person or business responsible for any encroachment shall pay for all PNM utility relocations or modifications caused by such easement encroachments.
8. All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped

   "CITY OF ALBUQUERQUE
   CENTERLINE MONUMENTATION,
   DO NOT DISTURB
   PLS 7719".
9. No individual lots shall be allowed direct access to Dennis Chavez Boulevard S.W. or Unser Blvd S.W.
10. All lots shown with the P-1 designation shall conform to intermittent parking design criteria.
11. Tracts A, B, E, F, AND G shall be a Public Pedestrian Access and Landscape Easement to be owned and maintained by the Anderson Hills Homeowners Association.
12. Tract "K" is to provide an additional 7' wide landscape area to be owned and maintained by the Anderson Hills Homeowner's Association. This tract will also be encumbered by a 7' wide Public Utility Easement (PUE) and Public Access and Sidewalk Easement.

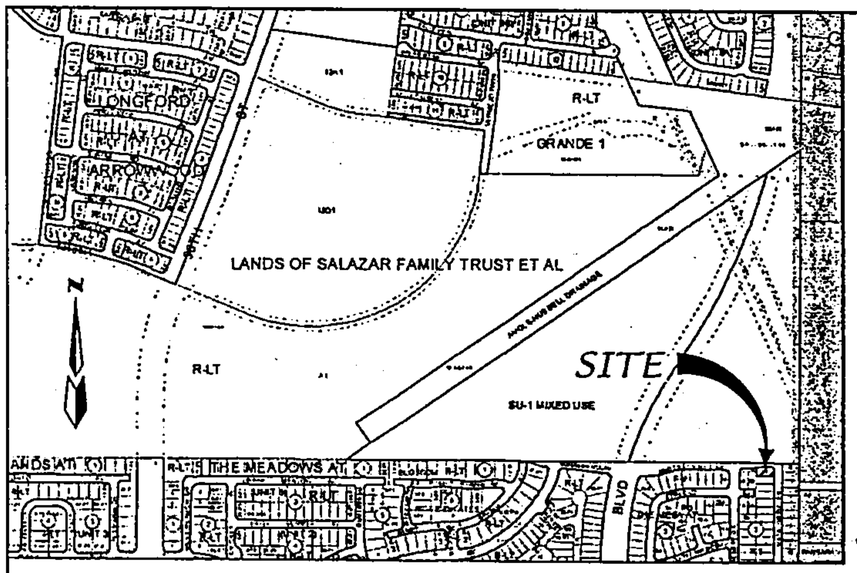
2005158828
Page: 3 of 5
10/11/2005 02:54P
Bk-2005C Pg-336
Mary Herrera Bern. Co. PLAT R 27.00

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

SEE SHEET 5 OF 5 FOR CURVE TABLE

REVISED (06-01-05) RDQ
F:\A2106ANH\FINAL PLAT\MESA UNIT 2/MESA-U2FPS2.DWG (05-10-05) SPS, RDQ

Dwg: MESA-U2FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 3 of 5
Scale: AS SHOWN	Date: 06/01/05	Job: A02106	



LOCATION MAP

ZONE ATLAS N-9-Z & P-9-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	0.1255 Ac.
Zone Atlas No.	N-9-Z & P-9-Z
No. of Existing Lots	1 Lot
No. of Lots created	1 Lot
No. of Lots eliminated	1 Lot
Miles of full width streets created	0.00
Miles of half width streets created	0.00
Street Area dedicated to the City of Albuquerque	0.0000 Ac.
Date of Survey	October, 2002
Utility Control Location System Log Number	2002450460
Zoning	R-2

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant to the City of Albuquerque a temporary Public Roadway Easement shown hereon, including the right to construct, operate, inspect and maintain facilities therein, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: VANTAGE BUILDERS, INC.
A New Mexico Corporation

BY: _____ 5-3-2006
Robert Lupton, President, Land Division — DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 5, 2006
By Robert Lupton, President, Land Division of VANTAGE BUILDERS, INC. A New Mexico Corporation on behalf of said corporation

_____ December 13, 2009
NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL
Norman A. Gregory
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 12/13/09

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being comprised of all of "LOT 28, BLOCK 3, THE MESA AT ANDERSON HILLS, UNIT 2" as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 11, 2005 in Book 2005C, Page 336 and containing 0.1255 acres more or less

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:

   THE MESA AT ANDERSON HILLS UNIT 2, (10-11-05, 05C-336)

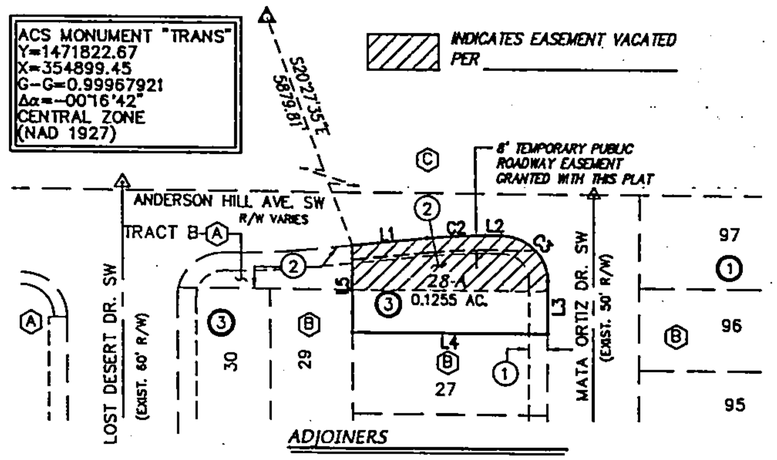
   THE MESA AT ANDERSON HILLS UNIT 1, (11-19-04, 04C-362)

   PLAT OF "LANDS OF SALAZAR-DAVIS", (05-06-86, C30-91)

   all being records of Bernalillo County, New Mexico.
5. Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP).

PURPOSE OF PLAT

1. Vacate existing Temporary Public Roadway Easement within Lot 28, Block 3.
2. Grant Easement as shown hereon.



ADJOINERS

(A) THE MESA AT ANDERSON HILLS UNIT 1 (11-19-04, 04C-362)

(B) THE MESA AT ANDERSON HILLS UNIT 2 (10-11-05, 05C-336)

(C) TRACT A LANDS OF SALAZAR FAMILY TRUST SALAZAR QUATRO TRUST JSJ INVESTMENT COMPANY ANF FALBA HANNET (07-23-03, 2003C-223)

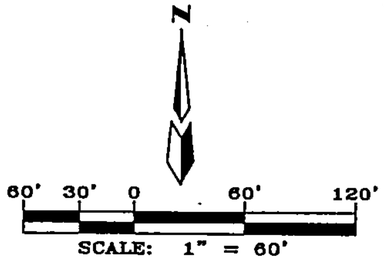
LEGEND

- 1 — LOT NUMBER
- (3) — BLOCK NUMBER
- ⏃ — EXISTING CENTER LINE MONUMENT
- • — FOUND 5/8" REBAR W/ CAP "ALS LS 7719" (TYP)
- △ — ACS MONUMENT

EXISTING EASEMENTS

(1) 10' P.U.E (10-11-05, 05C-336)

(2) TEMP. PUBLIC ROADWAY EASEMENT (10-11-05, 05C-336)



LINE TABLE		
LINE	LENGTH	BEARING
L1	41.07	N84°04'52"E
L2	8.96	S89°47'57"E
L3	29.22	S00°12'19"W
L4	106.37	S89°47'41"E
L5	48.13	N00°16'59"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	32.04	300.00	6°07'10"	16.04	S87°06'27"W	32.03
C2	39.27	25.00	90°00'16"	25.00	N44°47'49"W	35.36

F:\A2106ANH\FINAL PLAT\MESA UNIT 2\REPLAT-U2FPS1.DWG (04-27-06 RDQ)

PLAT FOR

LOT 28-A, BLOCK 3
THE MESA AT ANDERSON HILLS UNIT 2

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2006

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002858

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	Date
PNM Gas Services	Date
Qwest	Date
Comcast	Date

City Approvals:

City Surveyor	5-5-06 Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

_____ 05-05-06
Timothy Aldrich P.S. No. 7719 — Date

NEW MEXICO 7719 REGISTERED PROFESSIONAL LAND SURVEYOR

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg: REPLAT-U2FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 1
Scale: 1"= 60'	Date: 05/03/06	Job: A02106	

ARROWOOD RANCH
1001978

ARROWOOD RANCH
1001979

R-LT

R-2

SU-1 C-1

DENNIS CHAVEZ BLVD

RIO BRAVO SECTOR DEVELOPMENT PLAN BOUNDARY

A-1

MOBILE HOME PARK

PARADISE BLVD

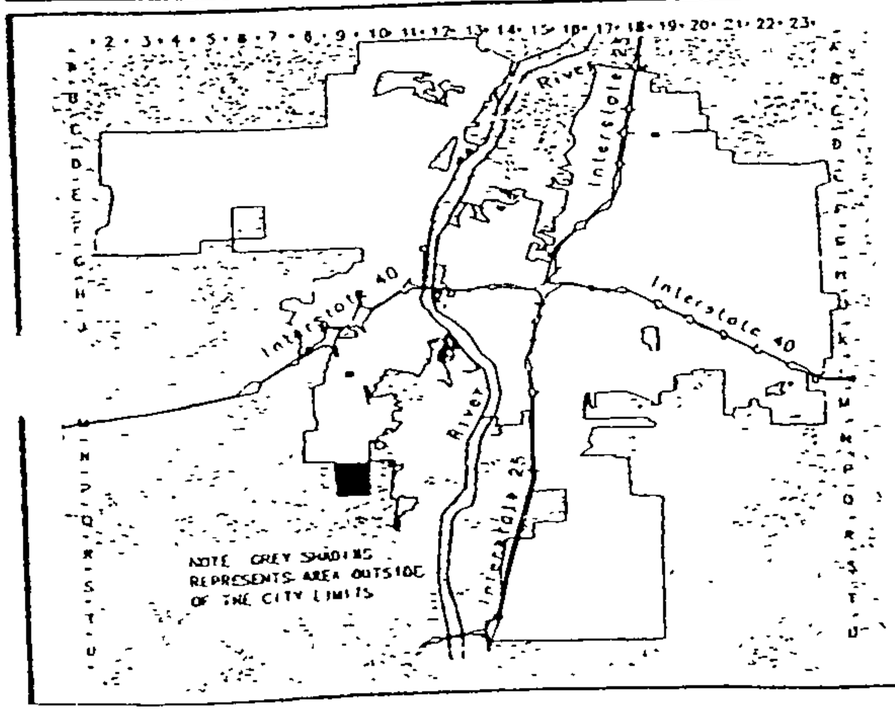
PAYO

TOWN OF

WESTLAND TRACT RR-5

ROW ONE NORTH

MEADE



CITY OF
Albuquerque

A Albuquerque G Geographic I Information S System
PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

P-9-Z

Map Amended through January 22, 2003

FORM S(3): SUBDIVISI( ).R.B. MEETING (UNADVERTISED) OR I(RNAL ROUTING

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

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

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

Diane Hoelzer, PE
Applicant name (print)

Diane Hoelzer 5-5-06
Applicant signature / date

Form revised **11/04**

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

Application case numbers
06DRB - ____ - 00630
____ - ____ - ____
____ - ____ - ____

Kri S's 5/5/06
Planner signature / date

Project # 1002858

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 17, 2004

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

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

AMAFCA — No comment.

COG

Unser Boulevard is a limited access principal arterial. As a limited access facility, only those access points which are identified on the Long Range Roadway System map be permitted. The access from Unser for Anderson Hill Avenue does not appear to be provided by the Long Range Roadway System map. This access must be requested from the Mid-Region Council of Governments' Metropolitan Transportation Board. In addition, for information, a bicycle trail and lane are required by the Long Range Bikeway System map for these portions of both Unser Boulevard and Senator Dennis Chavez Boulevard.

Transit — No comments received.

Zoning Enforcement — Reviewed, no comment.

Neighborhood Coord. — No Association.

APS — No comments received.

Police Department

A review of the following DRB 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. Maintenance of landscape.

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

PNM approves the Pre-Plat, but be aware that PNM ELEC does not agree with putting 15'x15' electric switch gear easements or any other electric facilities of any kind within a gas transmission easement.

Comcast	No comments received
QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	An approved drainage plan is on file.

Transportation Development

TIS Mitigation needs to be finalized. Provide traffic distribution map. New "major local" street standards require pedestrian access points and 6' sidewalk. Where is infrastructure for Grace Vigil Road? Is future Anderson Hill supposed to connect further east? Provide exhibit for sidewalk variance.

Parks & Recreation

This request is subject to the City Park Dedication and Development Ordinance. A dedication and development agreement covering this requirement was recorded with the County Clerk on 2/20/04, Book A73 page 1985. No objection to the sidewalk variance.

Utilities Development

No objection to Preliminary Plat approval. **Condition of Final Plat is that the 1W water line in Unser be accepted for service or financially guaranteed.**

Planning Department

Since the Wall Moratorium was passed by the City Council, additional information is required on wall submittals. The perimeter wall submittal needs a statement indicating the maximum height of the wall on the street side. The pilasters can only be a maximum of 20 feet apart and should protrude a minimum of two inches. These dimensions should also be on the submittal. The wall cap must project a minimum of 2 inches. This dimension should be on the submittal.

Lastly, a sheet showing the location of the 3 wall types is needed. Please re-submit as soon as possible to allow enough time for review before the DRB hearing.

Once the wall design is approved, Planning has no objection to the approval of the plat or sidewalk variance.

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

cc: Anderson Hills LLC, P.O. Box 12317, 87195
Mark Goodwin & Associates, P.O. Box 90606, 87199

#13

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

Comp K5- 10/12/05

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

DRB Application No.: **05DRB-01487 (FP)** Project # **1002858**

Project Name: **MESA @ ANDERSON HILLS UNIT 2**

Agent: Mark Goodwin & Associates Phone No.: .: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 10/5/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): Record plat
- ☒ ~~Code Enforcement~~
- ☒ AGIS Brad
- ☐ Tom 10/11/05

☒ **Planning must record this plat. Please submit the following items:**
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

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

Project Number 1002858

2858

DXF Electronic Approval Form

DRB Project Case #: 1002858

Subdivision Name: THE MESA AT ANDERSON HILLS UNIT 2

Surveyor: TIMOTHY ALDRICH

Contact Person: RICHARD QUINTANA

Contact Information: 828-2200

DXF Received: 10/6/2005 Hard Copy Received: 10/6/2005

Coordinate System: NMSP Grid (NAD 83)

Approved 10-10-2005 Date

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

AGIS Use Only

Copied fc **2858** to agiscov on **10/6/2005** Contact person notified on **10/6/2005**

#13

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **05DRB-01487 (FP)** Project # **1002858**

Project Name: **MESA @ ANDERSON HILLS UNIT 2**

Agent: Mark Goodwin & Associates Phone No.: .: 828-2200

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 10/5/05 by the DRB with delegation of signature(s) to the following departments.
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- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

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

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

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): Record plat
- ☒ ~~Lorie Stiegerwald~~
- ☒ AGIS DXF
- ☐ _____

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

OR

Project Number 1002858

2858

DXF Electronic Approval Form

DRB Project Case #: 1002858

Subdivision Name: THE MESA AT ANDERSON HILLS UNIT 2

Surveyor: TIMOTHY ALDRICH

Contact Person: RICHARD QUINTANA

Contact Information: 828-2200

DXF Received: 10/6/2005 Hard Copy Received: 10/6/2005

Coordinate System: NMSP Grid (NAD 83)

Approved

10-6-2005
Date

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

AGIS Use Only

Copied fc **2858** to agiscov on **10/6/2005** Contact person notified on **10/6/2005**

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002858 **AGENDA ITEM NO: 13**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 5, 2005

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 5, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

Adjourned: 11:20 A.M.

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

1. **Project # 1003573**
   05DRB-01379 Major-Amended Grading Plan Approval

   RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **OAKLAND NORTH**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s).[REF:04DRB01138, 04DRB01417,05DRB00481]*[Deferredfrom9/28/05 & 10/5/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

2. **Project # 1003747**
05DRB-01410 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1 & 5, **WYOMING MALL,** zoned C-2 community commercial zone (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE. [REF: ZA-99-017, ZA-79-214, ZA-78-143, ZA-84-226, DRB-97-319, 05EPC00024, 05EPC00025] (H-20) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004404**
05DRB-01364 Major-Bulk Land Variance
05DRB-01365 Major-Vacation of Public Easements
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). *[Deferred from 9/21/05 & 10/5/05]* (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

4. **Project # 1004387**
05DRB-01332 Major-Vacation of Pub Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION,** located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). *[Deferred from 9/14/05 & 10/5/05]* (J-15) **DEFERRED AT THE AGENT'S REQUST TO 11/9/05.**

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

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

5. Project # 1002962
05DRB-01507 Minor- Sector Development Plan, Phase 1

CONSENSUS PLANNING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) 5, BLACK RANCH, T11N R2E SEC 16 W 1/2 NW 1/4, Tract(s) 4, SANTA FE AT THE TRAILS CO., Tract(s) 1, THE TRAILS, UNIT 2, Tract(s) G & J and Tract(s) 6, THE TRAILS, UNIT 2 (to be known as **LONGFORD TRAILS,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE R-O-W NW, between COUNTY LAND and STATE LAND. [REF: 1004353, 02DRB01530] (B-8, B-9, B-10, C-8, C-9 and C-10) **THE DRB RECOMMENDS THAT THE BOUNDARIES SHOWN ON THE TRAILS PROPOSED SECTOR PLAN BOUNDARIES MAP INCLUDED WITH THE APPLICATION ARE APPROVED AS THE BOUNDARIES FOR THE TRAILS SECTOR PLAN.**

6. Project # 1000081
05DRB-01512 Minor- Amended SiteDev Plan Subd
05DRB-01514 Minor- Amended SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for KOHL'S CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A & H, COTTONWOOD CORNERS, (to be known as **KOHL'S COTTONWOOD CORNERS**) zoned SU-1 FOR IP USES, located on ELLISON DR NW, between COTTONWOOD DR NW and ALAMEDA RD NW containing approximately 9 acre(s). [REF: Z-95-26, Z-84-110, AX-84-22, DRB-94-582, DRB-95-487] (**Russell Brito, EPC Case Planner)** (A-14) **WITHDRAWN AT THE AGENT'S REQUEST.**

7. **Project # 1000579**
05DRB-01513 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for KOHL'S DEPARTMENT STORES INC request(s) the above action(s) for all or a portion of Tract(s) A, PASEO DE LOUISIANA (to be known as **KOHL'S DEPARTMENT STORES**) zoned SU-2 C-1, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 8 acre(s). [REF: Z-98-81, DRB-96-66] **[Stephanie Shumsky, EPC Case Planner]** (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/5/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR STEPHANIE SHUMSKY'S INITIALS, REMOVAL OF THE JUNIPER TREES, FEWER HIGH WATER USE TREES ON THE SITE PLAN AND APPROVAL BY CITY COUNCIL OF THE REQUEST TO WITHDRAW THE PENDING APPEAL.**

8. **Project # 1003983**
05DRB-01482 Minor-SiteDev Plan BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING)** zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] *[Deferref from 9/28/05 & 10/5/05]* (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

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

9. **Project # 1003591**
05DRB-01508 Minor-Extension of Preliminary Plat Approval

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of **SUNGATE ESTATES, UNIT 2**, zoned R-2 FOR R-T AND RLT, located on MESA ARENOSO DR SW, between 98TH ST SW and OPEN RANGE AVE SW, containing approximately 17 acre(s). [REF: 04DRB-01185] (N-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

10. Project # 1002461
05DRB-01505 Minor-Prelim&Final Plat Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 8A, **EL RANCHO GRANDE 1, UNIT 1,** zoned R-LT residential zone, located on VERMEJO PARK DR SW at the east end of AMOLE MESA AVE SW and containing approximately 16 acre(s). [REF: 03DRB00163, 03DRB00164] (N-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCAS SIGNATURE, ADD BENEFICIARY TO NOTES 6 AND 7, THE ZONING SHOULD BE LISTED UNDER SUBDIVISION DATA AND TO TRANSPORTATION DEVELOPMENT FOR NEW AGIS DXF APPROVAL AND RIGHT-OF-WAY DEDICATION ALONG VERMIJO PARK DRIVE.**

11. Project # 1002819
05DRB-01506 Minor-Prelim&Final Plat Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3,** zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 06DRB-01180] *[Deferred from 10/5/05]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

12. Project # 1004453
05DRB-01498 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for DAMION CHIMENTI request(s) the above action(s) for all or a portion of Lot(s) 19-23, Block(s) E, **BACA & ARMIJO ADDITION**, zoned SU2/RG, located on 3RD ST SW, between CROMWELL AVE SW and 2ND ST SW containing approximately 1 acre(s). [REF: DRB-95-57] (K-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR P1 LOT DESIGNATIONS.**

13. **Project # 1002858**
05DRB-01487 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) I-1 PARCEL A-1, MESA @ ANDERSON HILLS, UNIT 1 (to be known as **MESA @ ANDERSON HILLS, UNIT 2)** zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 21 acre(s). [REF: 04DRB00234, 04DRB00235,, 05DRB00488] (P-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK IF AGIS DXF WAS APPROVED AND TO RECORD.**

14. **Project # 1003470**
05DRB-01493 Major-Final Plat Approval

WILSON & COMPANY agent(s) for VISTA VIEJA INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **VISTA VIEJA SUBDIVISION, UNIT 1,** zoned R-1, located on 81ST STREET NW, between ALBERICOQUE PL NW and SCENIC ROAD NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524] (D-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1003641**
05DRB-01502 Minor-Final Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1 through 24, BACA ADDITION (to be known as **ATLANTIC & SANTA FE SUBDIVISION**) zoned R-G residential garden apartment zone, located on 1ST ST SW, between ATLANTIC AVE SW and SANTA FE AVE SW containing approximately 2 acre(s). [REF: 04DRB01311] (K-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PRIVATE SEWER EASEMENTS AND SKETCH SHOWING SIDEWALKS AND TO PLANNING FOR LOT SIZE REQUIREMENTS AND TO RECORD THE PLAT.**

16. **Project # 1003801**
05DRB-01179 Minor- Final Plat Approval

SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 28-31, Block(s) A, **ALTURA ADDITION,** zoned SU-1 for C-1, located on CARLISLE NE, between INDIAN SCHOOL NE and CONSTITUTION NE containing approximately 1 acre(s). [REF: 04EPC01821] **[David Stallworth, EPC Case Planner]** *[The Final Plat was Indef Deferred from 7/27/05 for the SIA]* (J-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS AND PLANNING TO RECORD.**

17. **Project # 1003685**
05DRB-01477 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 14A, Tract(s) O-1, (to be known as **WESTERN SHADOWS@ VENTANA RANCH WEST**) zoned R-LT residential zone, located on RAYNER DR NW, between VENTANA RIDGE RD NW and [REF: 04DRB01448] *[Deferred from 9/28/05]* (B-8) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003128**
05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). *[Deferred from 9/21/05 & 9/28/05 & 10/5/O5]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

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

19. Project # 1004456
05DRB-01509 Minor-Sketch Plat or Plan

BRASHER & LORENZ agent(s) for BARON'S RUN LLC request(s) the above action(s) for all or a portion of Lot(s) 14-18, Block(s) 11, Tract(s) 1 NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BARON'S RUN**) zoned R-D residential and related uses zone, developing area, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Project # 1004458
05DRB-01515 Minor-Sketch Plat or Plan

JUSTIN SIMMONS request(s) the above action(s) for all or a portion of Lot(s) 4, **C J M MOORE REALTY CO ADDITION,** zoned R-1, located on RIO GRANDE BLVD NW, between MOUNTAIN RD NW and PUEBLO BONITO NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for September 21, 2005. **THE DRB MINUTES FOR SEPTEMBER 21, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:20 A.M.

City Of Albuquerque
PLANNING DEPARTMENT
October 5, 2005
DRB Comments

Item # 13

Project # 1002858 **Application # 05-01487**

RE: Mesa @ Anderson Hills, Unit 2/final plat

Has anything changed from the preliminary plat?

The perimeter walls need some corrections before approval. Planning can take delegation to record the plat and sign off on the walls as well as AGIS dxf approval.

The wall design will also apply to the walls facing Grace Vigil, SW. It is a street even though it is a County street. The wall design is missing a location map, the color of the block used, a note that the cap will protrude a minimum of 2 inches on the public side, the DRB Project #. In addition, the wall facing Grace Vigil will include a retaining wall. The total height will exceed the height listed on the wall design for the portion of wall facing Grace Vigil.

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

APRIL 7, 2004

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

Unit 2

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

At the April 7, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 4/7/04 and approval of the grading plan engineer stamp dated 8/22/03 the preliminary plat was approved with the following conditions of final plat approval:

1) The offsite 1W waterline in Unser must be operational.

2) Planning must receive photos of already built walls with project number, location and name of subdivision listed.

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

If you wish to appeal this decision, you must do so by April 22, 2004 in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

cc: Anderson Hills LLC, 8910 Adams NE, 87113
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

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: 1002858 **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:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report 8-22-04 is on file for Preliminary Plat approval.

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: April 7, 2004

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002858 AGENDA#: 10 DATE: 4.7.04

1. Name: Diane Haeger Address: MA Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 31, 2004 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

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

Adjourned: 10:50 A.M.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3,** zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s).[REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204,01205] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

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

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

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

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

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

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

04DRB-00325 Minor-Prelim&Final Plat Approval

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

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

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

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

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

04DRB-00028 Minor-Prelim&Final Plat Approval

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADJOURNED: 10:50 A.M.

Defer to 4/7/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002858 AGENDA#: 10 DATE: 3.31.04

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
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11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

City of Albuquerque

CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

417

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002858 **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:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB minutes/speed memo dated 3/24/04.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 31, 2004

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

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: 1002858 **AGENDA ITEM NO: 10**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

See DRB minutes/speed memo dated_____.

RESOLUTION: 4-7-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 31, 2004

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 17, 2004 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:20 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000572**
04DRB-00218 Major-Two Year SIA

BOHANNAN HUSTON, INC agent(s) for CINEMARK USA INC request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 3, **LENKURT SITE,** zoned SU-1 IP, located on I-40 EAST BOUND between CHICO RD NE and MORRIS RD NE containing approximately 50 acre(s). [REF: DRB 99-17/00410-00761, 02DRB-00330, Z 98-114] (K-21) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

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

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

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3,** zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s).[REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204,01205] [Deferred from 3/17/04] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

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

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

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

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

6. **Project # 1000931**
04DRB-00324 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING, INC. agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) UNIT 8, Tract(s) 1C, **SEVILLE SUBDIVISION,** zoned SU-1 FOR C-1, located on UNIVERSE BLVD NW, between IRVING BLVD NW and WESTSIDE BLVD NW containing approximately 9 acre(s). [REF: 03EPC-02038] **[Carmen Marrone, EPC Case Planner]** (A-10) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003169**
04DRB-00321 Minor-SiteDev Plan BldPermit/EPC

SMPC ARCHITECTS agent(s) for RIO VISTA CHURCH request(s) the above action(s) for all or a portion of Lot(s) A, **RIVERVIEW ADDITION,** zoned SU-1 special use zone, Church & Related Facilities, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and MARNA LYNN AVE NW containing approximately 3 acre(s). [REF: 03EPC-02193] **[Carmen Marrone, EPC Case Planner]** (C-12) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DIMENSIONING SIDEWALK AT PROPERTY LINE AND SITE DISTANCE.**

8. **Project # 1002796**
03DRB-02022 Minor-SiteDev Plan BldPermit/EPC
03DRB-02024 Minor-SiteDev Plan Subd/EPC

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION,** zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] **[Debbie Stover, EPC Case Planner]** *[Deferred from 2/25/04 & 3/10/04]* (K-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/17/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

Project # 1002796
04DRB-00326 Minor-Prelim&Final Plat Approval

PHILIP W. TURNER request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION,** and Lot(s) 7-10, FIRE HOUSE #5, Tract(s) A, **LOMA VERDE SUBDIVISION,** zoned SU-1, C-2, located on DALLAS NE, between CHARLESTON NE and CHICO RD NE containing approximately 1 acre(s). [REF: 03DRB-02022, 03DRB-02024] (K-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 25-FOOT RADII TO MATCH THE SITE PLAN AND PLANNING FOR AGIS DXF FILE AND PNM, COMCAST AND QWEST SIGNATURES.**

9. **Project # 1000651**
04DRB-00246 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for TIJERAS PLACE LLC SERIES B request(s) the above action(s) for all or a portion of Tract(s) A29A1, **TOWN OF ATRISCO GRANT NORTHEAST, UNIT 1,** zoned SU-1 FOR PLANNED DEVELOPMENT AREA C-1 USES, located on REDLANDS RD NW, between COORS BLVD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 02EPC-01672,01673, 02DRB-01946,01947, 03DRB-00190, 03DRB-00285, 03EPC-01927] **[Makita Hill, EPC Case Planner]** *[Deferred from 3/3/04]* (G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER COMMENTS.**

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

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER,** zoned IP industrial park zone, located on PASEO DEL NORTE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 04-DRB00028,01DRB-00863, 01DRB-00453, 01DRB-00454, 00DRB-00801, 00DRB-00733, 00DRB-01428, 00DRB-01713] *[Deferred from 3/17/04]* (D-17**) DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

04DRB-00028 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER,** zoned IP, located on PASEO DEL NORTE AVE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 1000560, SV-94-48, S-94-58] [HEARD UNDER PROJECT #1003184 IN ERROR] *[Deferred from 1/21/04 & 3/17/04]*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

11. **Project # 1001731**
04DRB-00315 Minor-Final Plat Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 23, Tract(s) 2, Unit(s) 3, NORTH ALBUQUERQUE ACRES, Block(s) 2, Tract(s) 2, Unit(s) 3, (to be known as **SAHAR SUBDIVISION**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 03DRB-01609, 03DRB-01611 & 1612] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL APPROVAL.**

12. **Project # 1002472**
04DRB-00323 Minor-Final Plat Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, Tract(s) 2, Unit(s) 3, **COURTYARDS AT ALAMEDA – NOR ESTE ADDITION,** zoned R-D, located on ALAMEDA NE, between BARSTOW NE and WYOMING NE containing approximately 2 acre(s). [REF: 03DRB-00403,03DRB-00404, 03DRB-00405] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITION OF SANITARY SEWER EASEMENT AND CITY ENGINEER FOR PRIVATE EASEMENT WITH MAINTENANCE AND BENEFICIARIES.**

13. **Project # 1002138**
03DRB-00237 Minor-Final Plat Approval

LARRY READ & ASSOCIATES, INC., agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2, (to be known as **ABIS SUBDIVISION,** NORTH ALBUQUERQUE ACRES, TRACT 2 UNIT 3, zoned RD, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [Deferred from 3/19/03] [REF: 02DRB-01219] **[The Final Plat was indefinitely deferred 4/2/03]** (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL APPROVAL AND PROPERTY MANAGEMENT'S SIGNATURE.**

14. **Project # 1000724**
04DRB-00328 Major-Final Plat Approval

MARK GOODWIN AND ASSOCIATES, PA agent(s) for GSR GROUP, LLC request(s) the above action(s) for all or a portion of Unit(s) 1, Tract(s) A, **RAYO DEL SOL, UNIT 2,** zoned R-LT residential zone, located on ARENAL RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 9 acre(s). [REF: 02DRB-01268, 0044001098, Z-97-57, DRB-97-87] (M-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU DEPOSIT AND PEDESTRIAN EASEMENT NEEDS MAINTENANCE AND BENEFICIARY LANGUAGE. RIGHT-OF-WAY NEEDS TO BE MADE AN EASEMENT ON LOT 44.**

15. **Project # 1001396**
04DRB-00311 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **ALTA TIERRA DEL NORTE, UNIT 2,** zoned R-1 residential zone, located on VISTA DEL NORTE DR NE, between VIA DESIERTO NE and VISTA MONTE DR. NE containing approximately 10 acre(s). [REF: 03DRB-01860, 02DRB-01871] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1001557**
04DRB-00327 Minor-Extension of Preliminary Plat

MARK GOODWIN AND ASSOCIATES, PA agent(s) for A.S.I. FRANCISCO MELENDREZ request(s) the above action(s) for all or a portion of Tract(s) A, Unit(s) 3 & 4, (to be known as **PUNO DE TIERRA ESTATES, UNITS 1 & 2,** zoned R-1 residential zone, located on COORS BLVD SW, between ARENAL RD SW and EDUARDO RD SW containing approximately 13 acre(s). [REF: DRB 97-498] (M-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

17. **Project # 1003287**
04DRB-00308 Minor-Prelim&Final Plat Approval

MARK GOODWIN AND ASSOCIATES, PA agent(s) for D. R. HORTON, INC. request(s) the above action(s) for all or a portion of Lot(s) 30-P1, Block(s) 6, **ENCANTO VILLAGE, UNIT 2,** zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on VIA PATRIA SW AT EUCARIZ AVE SW, between UNSER BLVD SW and STINSON ST SW containing approximately 1 acre(s). (L-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED, SIGNED OFF, AND DELEGATED OFF THE AGENDA BY THE BOARD 3/16/04.**

18. **Project # 1003010**
04DRB-00325 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for LARRY PARKER request(s) the above action(s) for all or a portion of Lot(s) 5, 6, & 7, Block(s) 4, Tract(s) 135B, 136A, 136B, 137 & 138, **HUNING CASTLE ADDITION,** zoned SU-2, SU-1, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 5 acre(s). [REF: 03EPC-01669, 01670, 01671, 03EPC-01704] (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

19. **Project # 1003291**
04DRB-00322 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, **MRGCD MAP 35,** zoned R-LT, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF:Z-84-119] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for February 25 and March 3, 2004. **MINUTES WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:20 A.M.

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: 1002858 **AGENDA ITEM NO: 4**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 8-26-03 is on file for Preliminary Plat approval.

RESOLUTION: 3-31-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 17, 2004

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002858 AGENDA#: 4 DATE: 3.17.04

1. Name: Dean Hedges Address:_____ Zip:_____
2. Name: Lee Lipton Address:_____ Zip:_____
3. Name: _____ Address:_____ Zip:_____
4. Name: _____ Address:_____ Zip: _____
5. Name: _____ Address:_____ Zip: _____
6. Name: _____ Address:_____ Zip:_____
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12. Name: _____ Address:_____ Zip: _____
13. Name: _____ Address:_____ Zip: _____
14. Name: _____ Address:_____ Zip: _____

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 31, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002455 06DRB-00610 Major-Two Year SIA	TIM OTT agent(s) for J GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-7, **J J SUBDIVISION,** zoned SU-1 for C-1 uses, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO DR NE containing approximately 10 acre(s). [REF: 04DRB-00984, 03DRB-01899, 03DRB-01654] (E-18)
Project # 1003353 06DRB-00631 Major-Two Year SIA	WILSON & COMPANY INC agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS (to be known as **HERITAGE @ THE TRAILS, UNIT 2**) zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 14 acre(s). [REF: 04DRB-01415] (C-9)
Project # 1003354 06DRB-00633 Major-Two Year SIA	WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS, (to be known as **HERITAGE @ THE TRAILS, UNIT 1,** zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 9 acre(s). [REF: 04DRB-01416] (C-9)
Project # 1002858 06DRB-00629 Major-Vacation of Public Easements 06DRB-00630 Minor-Prelim&Final Plat Approval	MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 13, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1 for C-1 uses & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35 acre(s). [REF: 05DRB-00488, 04DRB-01744, 04DRB-01683] (P-9)
Project # 1004877 06DRB-00634 Major-Vacation of Pub Right-of-Way 06DRB-00635 Minor-Sketch Plat or Plan	JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2,** zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND STNW containing approximately 4 acre(s). (H-14)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 15, 2006.

CITY OF ALBUQUERQUE

Planning Department

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DRB

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ANDERSON HILLS LLC
8910 ADAMS ST NE
ALBUQUERQUE NM 87113

ANDE910* 871132012 1B04 22 05/16/06
FORWARD TIME EXP RTN TO SEND
:ANDERSON HILLS LLC
PO BOX 9470
ALBUQUERQUE NM 87119-9470

RETURN TO SENDER

87113+2700-10 R076

P O Box 1293 Albuquerque, New Mexico 87103

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, March 17, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000572 04DRB-00218 Major-Two Year SIA	BOHANNAN HUSTON, INC agent(s) for CINEMARK USA INC request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 3, **LENKURT SITE,** zoned SU-1 IP, located on I-40 EAST BOUND between CHICO RD NE and MORRIS RD NE containing approximately 50 acre(s). [REF: DRB 99-17/00410-00761, 02DRB-00330, Z 98-114] (K-21)
Project # 1002856 04DRB-00230 Major-Preliminary Plat Approval 04DRB-00231 Minor-Sidewalk Variance	MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **THE MEADOWS @ ANDERSON HILLS,** zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] (P-9)
Project # 1002857 04DRB-00232 Major-Preliminary Plat Approval 04DRB-00233 Minor-Sidewalk Variance	MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3,** zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s).[REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204,01205] (P-9)
Project # 1002858 04DRB-00234 Major-Preliminary Plat Approval 04DRB-00235 Minor-Sidewalk Variance	MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G, H AND I, **MESA @ ANDERSON HILLS,** zoned SU-1/C-1 & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 03DRB-01206, 01207, 01208, 01209] (P-9)

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

for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 1, 2004.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

8-28-2003

6. Project # 1002858
03DRB-01206 Major-Preliminary Plat Approval
03DRB-01209 Major-Vacation of Public Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9)

At the August 27, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 8/27/03 and approval of the grading plan engineer stamp dated 8/22/03 the preliminary plat was approved with the following condition of final plat approval:

1. 56-feet of right-of-way shall be provided adjacent to the park where a 36-foot street is constructed or adequate public sidewalk easements shall be provided within Tract F.

The Vacations were approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:

2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.

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

4. Final disposition shall be through the City Real Estate Office.

5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The 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.

If you wish to appeal this decision, you must do so by September 11, 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.)

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

Sheran Matson, AICP, DRB Chair

cc:Anderson Hills LLC, P.O. Box 12317, 87195
Mark Goodwin & Associates, P.O. Box 90606, 87199
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

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: 1002858 **AGENDA ITEM NO: 6**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 8-22-03 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.
Minor comment on plat.

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: August 27, 2003

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002858 AGENDA#: 6 DATE: 8.27.03

1. Name: Diane Hoeger Address: MCA Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
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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: _____

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002858 AGENDA#: 10 DATE: 8.13.03

1. Name: Diane Holeger Address:_____ Zip:_____
2. Name: _____ Address:_____ Zip:_____
3. Name: _____ Address:_____ Zip:_____
4. Name: _____ Address:_____ Zip: _____
5. Name: _____ Address:_____ Zip: _____
6. Name: _____ Address:_____ Zip:_____
7. Name: _____ Address:_____ Zip:_____
8. Name: _____ Address:_____ Zip:_____
9. Name: _____ Address:_____ Zip: _____
10. Name: _____ Address:_____ Zip: _____
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12. Name: _____ Address:_____ Zip: _____
13. Name: _____ Address:_____ Zip: _____
14. Name: _____ Address:_____ Zip: _____

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: 1002858 **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:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

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

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X 8/27/03; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 13, 2003

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 13, 2003

Project # 1002858
03DRB-01206 Major-Preliminary Plat Approval
03DRB-01209 Major-Vacation of Public Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9)

AMAFCA No objection to requested actions. As development occurs, the engineer should continue to coordinate with AMAFCA to assure that capacities of the receiving AMAFCA facilities are adequate.

COG The Long Range Street Plan designates Dennis Chavez Boulevard and Unser Boulevard as a limited access principal arterials. The Long Range Bikeway Plan proposes bike trails along Dennis Chavez and Unser. It is recommended that the developer provided bike/pedestrian access from the proposed subdivision to these planned bike facilities.

Transit — No comments received.

Zoning Enforcement — Reviewed, no comment.

Neighborhood Coor. — No Association.

APS — No comments received.

Police Department

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

Fire Department

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

PNM Gas — Approves.

PNM Electric — Approves.

Comcast — No comments received.

QWEST — No comments received.

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

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

An approved drainage report and infrastructure list is required for Preliminary Plat approval. No objection to vacation request.

Transportation Development

A traffic distribution layout is needed. Concurrence from the County with respect to the access and off-site mitigation is required. Comments on the infrastructure list. Refer to the agencies having interest in the easements for comments on the vacation actions. Verify adequate is provided at intersections at or near curves. Pedestrian connections should be provided at logical locations.

Parks & Recreation

This request will be subject to the City Park Dedication and Development Ordinance, a dedication and development agreement is being drafted for the park site identified in the preliminary plat.

The Park site should have a maximum slope of 5%. The streets surrounding the park need to be wide enough to accommodate on street parking.

The Trails & Bikeways Facility Plan proposes a Primary Trail along Dennis Chavez in this location. In this case, we will require construction of a 10' asphalt trail in-lieu of sidewalk. Additionally, please allow for at least 5' of separation between the trail and face of curb and a minimum of 3' between the trail and wall or other vertical element.

Parks & Recreation

Be advised that landscaping improvements along the asphalt trail must not encroach on the trail itself. Trees must be a minimum of 3' away from the trail and shrubs, at their mature spread, must not encroach on the trail.

No objection to the sidewalk waiver or deferral. No objection to the vacation requests.

Utilities Development

No objection to Vacation requests. Need a Utility layout plan to review Preliminary Plat and infrastructure list. No objection to Sidewalk Waiver/Deferral.

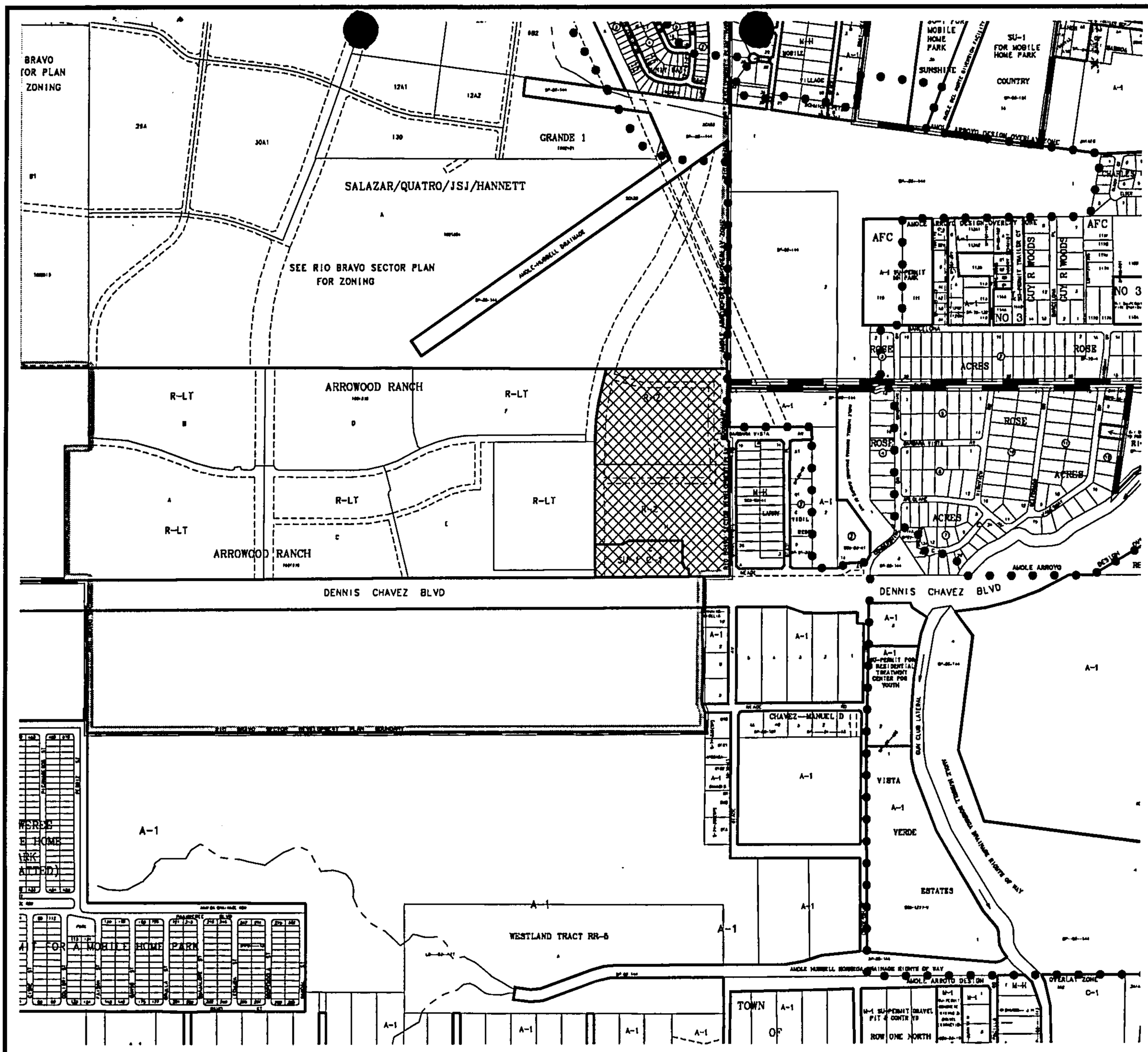
Planning Department

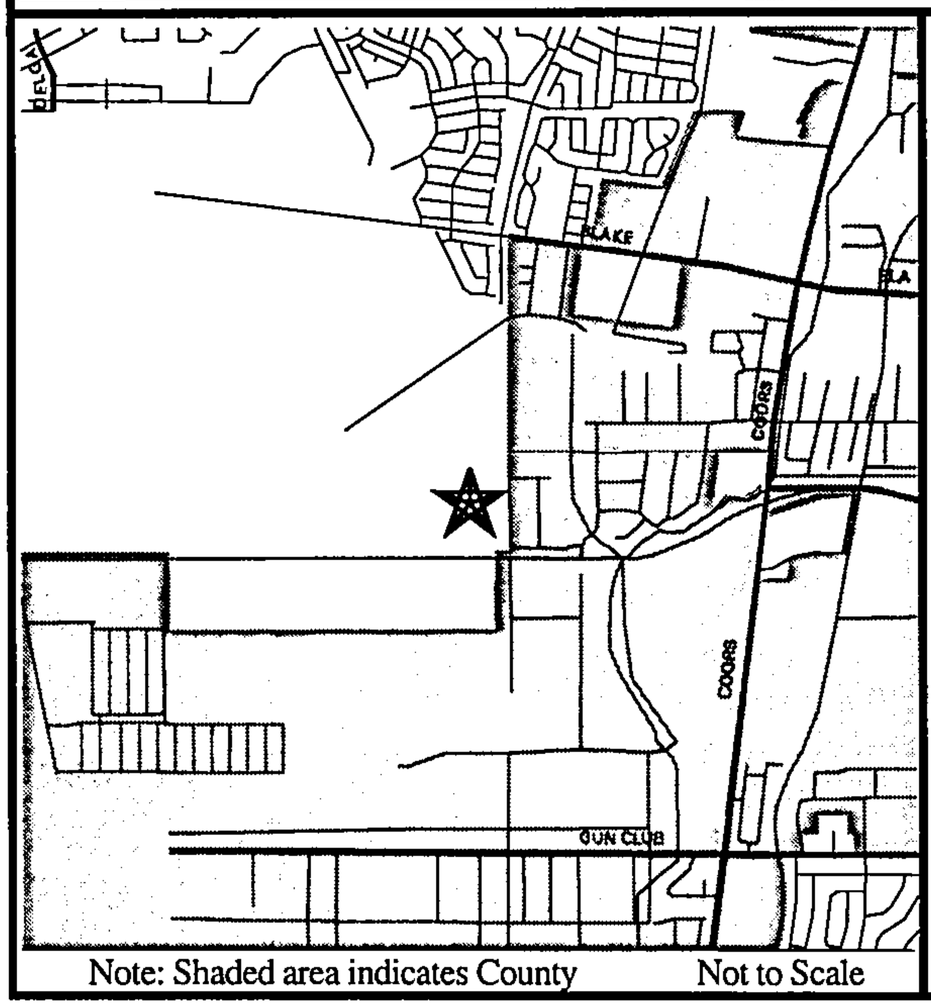
This project lies within the boundaries of the Rio Bravo Sector Plan. Be sure to follow this plan as you develop the property.

No objection to any of the requested actions. The vacations must appear on a recorded final plat within one year of the approval.

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

cc: Anderson Hills LLC, P.O. Box 12317, 87195
Mark Goodwin & Associates, P.O. Box 90606, 87199





Note: Shaded area indicates County Not to Scale

ZONING MAP

03DRB-01208

AGIS

Scale 1"= 1186 '

PROJECT NO.
1002858

HEARING DATE
8-13-03

MAP NO.
P-9

ADDITIONAL CASE NUMBER(S)
03DRB-01206
03DRB-01209
03DRB-01207

REVISED 7/31/03

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

Project # 1002856
03DRB-01194 Major-Preliminary Plat Approval
03DRB-01195 Major-Vacation of Public Easements
03DRB-01196 Major-Vacation of Public Easements
03DRB-01197 Minor-Sidewalk Waiver
03DRB-01198 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) C-F, Tract(s) 1 & 11-14, ARROWOOD RANCH DEVELOPMENT, **THE MEADOWS @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 107 acre(s). [REF: SD-78-4-1, Z-99-58, SPR-95-2-2] (P-9)

Project # 1002857
03DRB-01200 Major-Preliminary Plat Approval
03DRB-01201 Major-Vacation of Public Easements
03DRB-01202 Major-Vacation of Public Easements
03DRB-01203 Major-Vacation of Pub Right-of-Way
03DRB-01204 Minor-Sidewalk Waiver
03DRB-01205 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT, **THE HIGHLANDS @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9)

Project # 1002858
03DRB-01206 Major-Preliminary Plat Approval
03DRB-01209 Major-Vacation of Public Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 28, 2003.

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

Project # 1002480
03DRB-01194 Major-Preliminary Plat Approval
03DRB-01195 Major-Vacation of Public Easements
03DRB-01196 Major-Vacation of Public Easements
03DRB-01197 Minor-Sidewalk Waiver
03DRB-01198 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) C-F, Tract(s) 1 & 11-14, ARROWOOD RANCH DEVELOPMENT, **THE MEADOWS @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 107 acre(s). [REF: SD-78-4-1, Z-99-58, SPR-95-2-2] (P-9)

Project # 1002480
03DRB-01200 Major-Preliminary Plat Approval
03DRB-01201 Major-Vacation of Public Easements
03DRB-01202 Major-Vacation of Public Easements
03DRB-01203 Major-Vacation of Pub Right-of-Way
03DRB-01204 Minor-Sidewalk Waiver
03DRB-01205 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT, **THE HIGHLANDS @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9)

1002858

Project # 1002480
03DRB-01206 Major-Preliminary Plat Approval
03DRB-01209 Major-Vacation of Public Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 28, 2003.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 13, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000363
03DRB-01184 Major-Vacation of Pub Right-of-Way
03DRB-01185 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for Tract(s) G-2-A, **BALLOON FIESTA PARK,** zoned SU-2 special neighborhood zone, located on BALLOON MUSEUM DR NE, between ALAMEDA BLVD NE and JEFFERSON ST NE containing approximately 7 acre(s). (B-17)

Project # 1001306
03DRB-01179 Major-Preliminary Plat Approval
03DRB-01182 Minor-Temp Defer SDWK

SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7,** zoned R-LT, located on KAYENTA BLVD NW, between RIO SEGURA NW and PARSONS BLVD NW containing approximately 17 acre(s). (A-10)

Project # 1002593
03DRB-01186 Major-Preliminary Plat Approval
03DRB-01188 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29C, **VISTA DE ARENAL UNIT 2 @ VENTANA RANCH,** zoned R-LT residential zone, located on LAS VENTANAS RD NW, between IRVING BLVD NW and RAINBOW BLVD NW containing approximately 7 acre(s). [REF: 1001101 - 02DRB-01009, 1002593 - 03DRB-00624, 03DRB-01158] (B-9)

Project # 1002821
03DRB-01189 Major-Preliminary Plat Approval
03DRB-01191 Major-Vacation of Pub Right-of-Way
03DRB-01192 Minor-Temp Defer SDWK

RAY HENSLEY agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 14, 15, & 16, Block(s) 14, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 2, (to be known as **TALEA COURT SUBDIVISION**) zoned R-D, located on CORONADO NE, between EUBANK NE and HOLBROOK NE containing approximately 3 acre(s). [REF: SD-89-1, AX-92-114, Z-89-114] (D-21)

Project # 1002819
03DRB-01180 Major-Bulk Land Variance
03DRB-01183 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 1, **SALAZAR-DAVIS TRACTS** *AND* Tract(s) E-5-A AND E-6-A, **ALBUQUERQUE SOUTH, UNIT 3,** zoned C-2 community commercial zone & SU-1 (R-2 & R-T), located on SNOW VISTA CHANNEL SW, between DE ANZA DR SW and BLAKE RD SW containing approximately 37 acre(s). [REF: SP-86-111, 02DRB-00608 (west of Proj. area)] (M-9/N-9)

Project # 1002822
03DRB-01190 Major-Bulk Land Variance
03DRB-01193 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **EL RANCHO GRANDE, UNIT 5A**, PARCEL 5, TRACT 12-B AND TRACT 12-C, **EL RANCHO GRANDE,** zoned SU-1 special use (MIXED USE) zone, located on GIBSON BLVD SW, between SNOW VISTA CHANNEL, SW and BARBADOS AVE SW containing approximately 27 acre(s). [REF: 01EPC-00422, 01EPC-01443, 01EPC-01443, 02DRB-01395, PRJ. # 1000152)(M-9/N-9)

SEE PAGE TWO . . . . . .

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

App#	03 DRB-01200
Proj#	1002480 1002857
Other#	03 DRB-01201 03 DRB-01202 03 DRB-01203 03 DRB-01204 03 DRB-~~01204~~ 01205

Meeting Date: 8-13-03

Zone Atlas Page: P-9-Z

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: Anderson Hills, LLC

Address: PO Box 12317, Albq NM 87195

Agent: Mark Goodwin & Assoc.

Address: PO Box 90606, Albq NM 87199

Del file Proj 1002857

PROJ 1002856

03 DRB-01194
03 DRB-01195
03 DRB-01196
03 DRB-01197
03 DRB-01198

SPECIAL INSTRUCTIONS

PROJ # 1002858 Proj 1002857

03 DRB-01206
03 DRB-01207
03 DRB-01208
03 DRB-01209

Notices Must be mailed from the City 15 days prior to the meeting.

Date Mailed: 7-25-03

Signature: K. Terhune

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MARCH 17, 2004
Zone Atlas Page: P-9-Z
Notification Radius: 100 Ft.

Project# 1002858
App# 04DRB-00234
App# 04DRB-00235

Cross Reference and Location: N/A

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

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

Special Instructions:

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

Date Mailed: FEBRUARY 27, 2004

Signature: KYLE TSETHLIKAI

App#_____
Proj#_____

PROPERTY OWNERSHIP / LEGAL LIST

Date:_____

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address				
P-9	1007053	480-360	103-09	✓	1010053	025-446	210	26 ✓
		485-405	08	✓		025-453		25 ✓
		490-475	07	✓		025-460		24 ✓
		415-390	10	✓		025-466		23 ✓
		392-440	06	✓		025-475		22 ✓
		323-440	03	✓		025-483		21 ✓
		415-442	05	✓		025-490		20 ✓
		310-405	01	✓				
		350-485	04	✓				
		254-313	204-01	✓				
		504-346	102-08	✓				
		526-335	07	✓				
P-10	1010053	025-316	201-01	✓				
		025-398	210-32	✓				
		025-408	31	✓				
		025-416	30	✓				
		025-427	29	✓				
		025-430	28	✓				
		025-438	27	✓				

<mainframe@coa1mp
3.cabq.gov>

02/25/04 11:09 AM

To:
cc:
Subject:

01009053 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905348036010309 LEGAL: TR G BUL K LAND PLAT OF TRACTS A, B, C, D, E, F, G, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BROOKSIDE HOLDINGS LLC
OWNER ADDR: 00000
RENO NV 89511
0100905348540510308 LEGAL: TR H BUL K LAND PLAT OF TRACTS A, B, C, D, E, F, G, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BROOKSIDE HOLDINGS LLC
OWNER ADDR: 00000
RENO NV 89511
0100905349047510307 LEGAL: TR I BUL K LAND PLAT OF TRACTS A, B, C, D, E, F, G, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BROOKSIDE HOLDINGS LLC
OWNER ADDR: 00000
RENO NV 89511
0100905341539010310 LEGAL: TRAC T 1 "LANDS OF CORA FLORENCE" COMPRISING THE S/ LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GARCIA ROSS T & KATHLEEN S
OWNER ADDR: 03915 PINON JAY CT NW
ALBUQUERQUE NM 87120
0100905339244010306 LEGAL: TR 1 2 TO WN OF ATRISCO GRANT IN SEC 9 T9N R2E CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PEREA LUCILLE ARAGON
OWNER ADDR: 08843 EDITH BL NE
ALBUQUERQUE NM 87113
0100905337344010303 LEGAL: TR 1 3 TO WN OF ATRISCO GRANT SEC 9 T9N R2E CONT 5.0 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CAMPOS FEDERICO & BERTHA
OWNER ADDR: 03617 YUCCA DR
ALBUQUERQUE NM 87120
0100905341544210305 LEGAL: THE N/2 OF LT 11 TOWN OF ATRISCO GRANT T9N R2E SEC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MEYER JULIUS P ETUX
OWNER ADDR: 00966 ALAMEDA RD NW
ALBUQUERQUE NM 87114
0100905331040510301 LEGAL: TR E BUL K LAND PLAT OF TRACTS A, B, C, D, E, F, G, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BROOKSIDE HOLDINGS LLC
OWNER ADDR: 00000
RENO NV 89511
0100905335048510304 LEGAL: TR F BUL K LAND PLAT OF TRACTS A, B, C, D, E, F,

G, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BROOKSIDE HOLDINGS LLC
OWNER ADDR: 00000
RENO NV 89511
01009053254313204O1 LEGAL: TR R R-3 IN THE TOWN OF ATRISCO GRANT SEC 9 T9N
R2E LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: RIO HOLDINGS LLC
OWNER ADDR: 00000
RENO NV 89511
01009053526346102O8 LEGAL: 1-B PLAT OF DIV OF LT 1 OF LAND OF CECELIA
LANNING LAND USE:
PROPERTY ADDR: 00000 GRACE VIGIL
OWNER NAME: POHL MICHAEL
OWNER ADDR: 03205 TOWER RD SW
ALBUQUERQUE NM 87121
1 R E C O R D S W I T H L A B E L S PAGE
2
01009053526335102O7 LEGAL: 2 LA ND D IVISION PLAT OF LAND OF CECELIA LANNING
CO LAND USE:
PROPERTY ADDR: 00000 MEAD
OWNER NAME: TURRIETTA JOSIE M
OWNER ADDR: 04508 MEADE SW
ALBUQUERQUE NM 87105
01010053025316201O1 LEGAL: TR A AS PER D-171 PG 408 IN THE ATRISCO GRANT
EXC LAND USE:
PROPERTY ADDR: 00000 MEADE
OWNER NAME: WESTSIDE FARMS INC
OWNER ADDR: 02612 OCOTILLO RD SW
ALBUQUERQUE NM 87105
01010053025398210O2 LEGAL: LT A LAR RY VIGIL WEST CONT 1.000 AC M/L
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PEREZ LISA C & JACQUEZ RENE
OWNER ADDR: 00000
ALBUQUERQUE NM 87176
01010053025408210O1 LEGAL: LT 2 6 LA RRY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
PROPERTY ADDR: 00000 GRACE VIGIL
OWNER NAME: ABEYTA TOBY I & CONNIE J
OWNER ADDR: 03424 GRACE VIGIL SW
ALBUQUERQUE NM 87105
01010053025416210O0 LEGAL: LT 2 5 LA RRY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
PROPERTY ADDR: 00000 GRACE VIGIL
OWNER NAME: MARTINEZ JACK J
OWNER ADDR: 03428 GRACE VIGIL SW
ALBUQUERQUE NM 87105
01010053025427210O9 LEGAL: LT 2 4 LA RRY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
PROPERTY ADDR: 00000 GRACE VIGIL
OWNER NAME: ESPINOZA KATHLEEN TRUSTEE ESPI
OWNER ADDR: 03300 GRACE VIGIL RD SW
ALBUQUERQUE NM 87121
01010053025430210O8 LEGAL: LT 2 3 LA RRY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
PROPERTY ADDR: 00000 GRACE VIGIL
OWNER NAME: MARTINEZ TERRY L & MARY L
OWNER ADDR: 03304 GRACE VIGIL RD SW
ALBUQUERQUE NM 87105

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0101005302543821027   LEGAL: LT 2 2 LA RRY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
                      PROPERTY ADDR: 00000   GRACE VIGIL
                         OWNER NAME: FERNANDEZ MARIA & CARLOS
                         OWNER ADDR: 03308   GRACE VIGIL                RD SW
ALBUQUERQUE NM        87121
0101005302544621026   LEGAL: LT 2 1 LA RRY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
                      PROPERTY ADDR: 00000   GRACE VIGIL
                         OWNER NAME: LC  RYAN INTERVIVOS TRUST
                         OWNER ADDR: 03312   GRACE VIGIL                RD SW
ALBUQUERQUE NM        87121
0101005302545321025   LEGAL: LT 2 0 LA RRY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
                      PROPERTY ADDR: 00000   GRACE VIGIL
                         OWNER NAME: JACKSON FRANK S & COCA REGINA
                         OWNER ADDR: 03316   GRACE VIGIL                  SW
ALBUQUERQUE NM        87121
0101005302546021024   LEGAL: LT 1 9 LA RRY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
                      PROPERTY ADDR: 00000   GRACE VIGIL
                         OWNER NAME: OLDFIELD EMMETT & BETTY
                         OWNER ADDR: 03320   GRACE VIGIL                RD SW
ALBUQUERQUE NM        87121
1         R E C O R D S   W I T H  L A B E L S                          PAGE
3
0101005302546821023   LEGAL: LT 1 8 LA RRY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
                      PROPERTY ADDR: 00000   GRACE VIGIL
                         OWNER NAME: CHAVEZ ROMOLO
                         OWNER ADDR: 03324   GRACE VIGIL                  SW
ALBUQUERQUE NM        87121
0101005302547521022   LEGAL: LT 1 7 LA RRY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
                      PROPERTY ADDR: 00000   GRACE VIGIL
                         OWNER NAME: CHAVEZ JOHNNY J & DARLENE A
                         OWNER ADDR: 03328   GRACE VIGIL                RD SW
ALBUQUERQUE NM        87105
0101005302548321021   LEGAL: LT 1 6 LA RRY VIGIL WEST CONT 0.3333 AC M/L
LAND USE:
                      PROPERTY ADDR: 00000   GRACE VIGIL
                         OWNER NAME: CAMPOS MICHAEL E & ISABEL M
                         OWNER ADDR: 03200   GRACE VIGIL                RD SW
ALBUQUERQUE NM        87105
0101005302549021020   LEGAL: LT 1 5 LA RRY VIGIL WEST CONT 0.3393 AC M/L
LAND USE:
                      PROPERTY ADDR: 00000   GRACE VIGIL
                         OWNER NAME: AGUILAR ALFREDO & ESTELLA
                         OWNER ADDR: 03204   GRACE VIGIL                RD SW
ALBUQUERQUE NM        87121
.
QUIT
```

ANDERSON HILLS, LLC
PO BOX 12317
ALBUQUERQUE NM 87195

100905341539010310

GARCIA ROSS T & KATHLEEN S
3915 PINON JAY CT NW
ALBUQUERQUE NM 87120

100905341544210305

MEYER JULIUS P ETUX
966 ALAMEDA RD NW
ALBUQUERQUE NM 87114

100905352633510207

TURRIETTA JOSIE M
4508 MEADE SW
ALBUQUERQUE NM 87105

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ABEYTA TOBY I & CONNIE J
3424 GRACE VIGIL SW
ALBUQUERQUE NM 87105

101005302543021028

MARTINEZ TERRY L & MARY L
3304 GRACE VIGIL RD SW
ALBUQUERQUE NM 87105

101005302545321025

JACKSON FRANK S & COCA REGINA
3316 GRACE VIGIL SW
ALBUQUERQUE NM 87121

101005302547521022

CHAVEZ JOHNNY J & DARLENE A
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ALBUQUERQUE NM 87105

MARK GOODWIN & ASSOCIATES
PO BOX 90606
ALBUQUERQUE NM 87199

100905339244010306

PEREA LUCILLE ARAGON
8843 EDITH BL NE
ALBUQUERQUE NM 87113

100905325431320401

RIO HOLDINGS LLC
GENERAL DELIVERY
RENO NV 895111

101005302531620101

WESTSIDE FARMS INC
2612 OCOTILLO RD SW
ALBUQUERQUE NM 87105

101005302541621030

MARTINEZ JACK J
3428 GRACE VIGIL SW
ALBUQUERQUE NM 87105

101005302543821027

FERNANDEZ MARIA & CARLOS
3308 GRACE VIGIL RD SW
ALBUQUERQUE NM 87121

101005302546021024

OLDFIELD EMMETT & BETTY
3320 GRACE VIGIL RD SW
ALBUQUERQUE NM 87121

101005302548321021

CAMPOS MICHAEL E & ISABEL M
3200 GRACE VIGIL RD SW
ALBUQUERQUE NM 87105

100905348036010309

BROOKSIDE HOLDINGS LLC
GENERAL DELIVERY
RENO NV 89511

100905337344010303

CAMPOS FEDERICO & BERTHA
3617 YUCCA DR
ALBUQUERQUE NM 87120

100905352634610208

POHL MICHAEL
3205 TOWER RD SW
ALBUQUERQUE NM 87121

101005302539821032

PEREZ LISA C & JACQUEZ RENE
PO BOX 36705
ALBUQUERQUE NM 87176

101005302542721029

ESPINOZA KATHLEEN TRUSTEE ESP
3300 GRACE VIGIL RD SW
ALBUQUERQUE NM 87121

101005302544621026

LC RYAN INTERVIVOS TRUST
3312 GRACE VIGIL RD SW
ALBUQUERQUE NM 87121

101005302546821023

CHAVEZ ROMOLO
3324 GRACE VIGIL SW
ALBUQUERQUE NM 87121

101005302549021020

AGUILAR ALFREDO & ESTELLA
3204 GRACE VIGIL RD SW
ALBUQUERQUE NM 87121

ARROWOOD RANCH
1001379

R-LT

B

ARROWOOD RANCH
1001379

D

MEADOWS

R-LT

F

R-2

HIGHLANDS

A

R-LT

R-LT

R-LT

E

C

ARROWOOD RANCH
1001379

SU-2 C-1

DENNIS CHAVEZ BLVD

Project Site:
MESA @ ANDERSON HILLS

A-1

PAARWERE BLVD

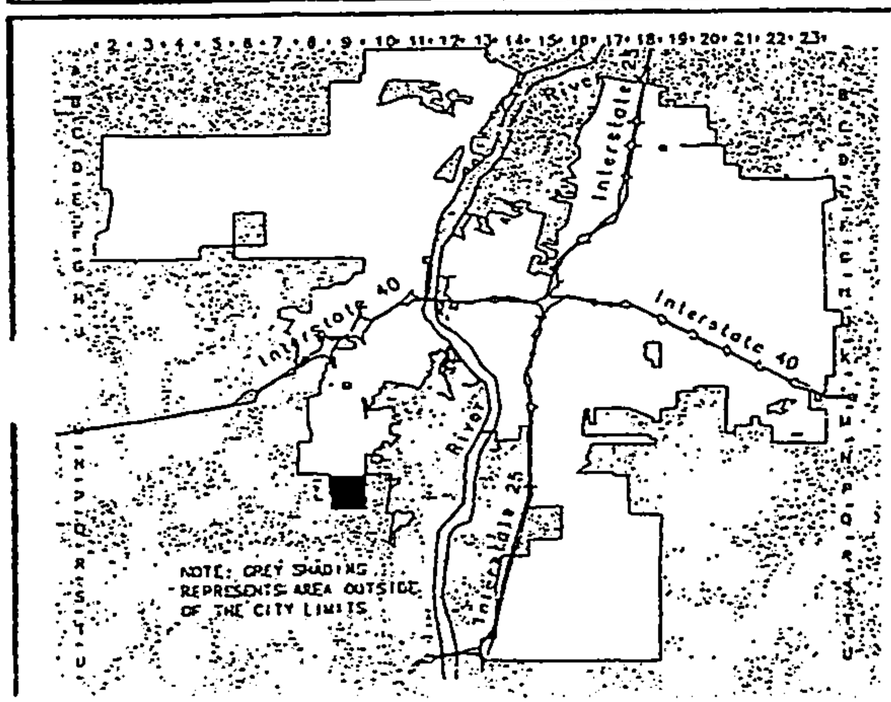
MOBILE HOME PARK

WESTLAND TRACT-RR-5

A-1

TOWN OF

ROW ONE NORTH



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

P-9-Z

Map Amended through January 22, 2003

FORM V: SUBDIVISION VARIANCE & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

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

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

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

☒ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

Diane Huelzer
Applicant name (print)

Diane Huelzer 2-20-04
Applicant signature / date

Form revised April 2003

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

Application case numbers
04DRB-_____-00235
_____-_____-_____
_____-_____-_____

B Dalbert 2/20/04
Planner signature / date

Project # 1002858

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, July 18, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

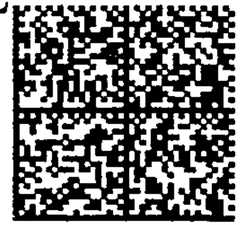
Project# 1002858 07DRB-70068 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)	MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel A-1 & I-1, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1, C-1 & R-2, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35.43 acre(s). (P-9)
Project# 1002856 07DRB-70069 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)	MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel 1, **THE MEADOWS @ ANDERSON HILLS,** zoned RLT, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and 98TH SW containing approximately 48.0729 acre(s). (P-9)
Project# 1005464 07DRB-70082 VACATION OF PUBLIC RIGHT-OF-WAY	THOMPSON ENGINEERING CONSULTANTS INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 32, Tract(s) A, **NORTH ALBUQUERQUE ACRES,** zoned R-LT, located on PALOMAS AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 0.73 acre(s). (D-19)
Project# 1003445 07DRB-70083 VACATION OF PUBLIC RIGHT-OF-WAY	BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC, request(s) the above action(s) for all or a portion of Tract(s) B-1-A, C-1-A, D-1-A, Lot(s) 10-A-2, Tract(s) B, Block(s) D, **ALBUQUERQUE WEST, UNIT 1** and **RICHLAND HILLS, UNIT 1,** zoned SU-1 / PDA to include C-3 uses, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW, containing approximately 39.9074 acre(s). *[07DRB-00261]* (C-12)
Project# 1002962 07DRB-70084 VACATION OF PUBLIC ROADWAY EASEMENT	BOHANNAN HUSTON INC agent(s) for CANTATA @ THE TRAILS INC, request(s) the above action(s) for all or a portion of Tract(s) 4- 0S, THE TRAILS UNIT 2 (to be known as **CANTATA @ THE TRAILS**) zoned SU-2 UR, located on OAKLAND RIDGE ST NW and WOODMONT AVE NW containing approximately 5.0749 acre(s). *[07DRB-00613]* (C-9)

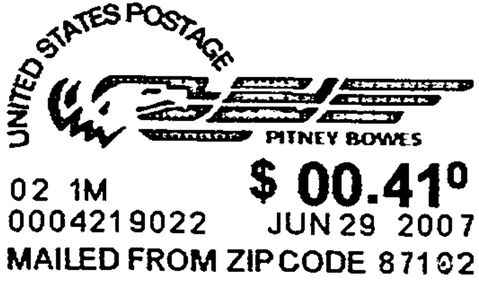
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 2, 2007.

CITY OF ALBUQUERQUE





Planning Department

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

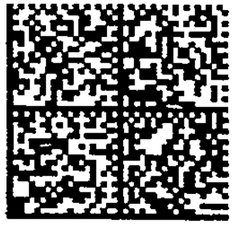
DRB

87103+1293

P O Box 1293 Albuquerque, New Mexico 87103

CITY OF ALBUQUERQUE

Planning Department



Or Current Resident
DARIA MAYETTE & ROBERTO
DARIA
8505 OLD COTTONWOOD DR SW
ALBUQUERQUE, NM 87121

DRB

NIXIE 871 CE 1 10 07/17/07

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 87103129393 *0568-06551-29-37

87121+7085 87103@1293

P O Box 1293 Albuquerque, New Mexico 87103

CITY OF ALBUQUERQUE

Planning Department

Or Current Resident
BRAGG JEFFREY L
8501 OLD COTTONWOOD AVE SW
ALBUQUERQUE, NM 87111

UNITED STATES POSTAGE
PITNEY BOWES
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0004219022 JUN 29 2007
MAILED FROM ZIP CODE 87102

DRB

871 CC N C 10 07/09/07
EXCEPTIONAL ADDRESS FORMAT:
MAIL PIECE TO BE DELIVERED
AS ADDRESSED UNLESS SPECIFIC
REASON FOR NON-DELIVERY EXISTS.
CARRIER: REMOVE LABEL BEFORE DELIVERY

87121+7025
87111@9998

P O Box 1293 Albuquerque, New Mexico 87103

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, July 18, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002858 07DRB-70068 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)	MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel A-1 & I-1, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1, C-1 & R-2, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35.43 acre(s). (P-9)
Project# 1002856 07DRB-70069 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)	MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel 1, **THE MEADOWS @ ANDERSON HILLS,** zoned RLT, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and 98TH SW containing approximately 48.0729 acre(s). (P-9)
Project# 1005464 07DRB-70082 VACATION OF PUBLIC RIGHT-OF-WAY	THOMPSON ENGINEERING CONSULTANTS INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 32, Tract(s) A, **NORTH ALBUQUERQUE ACRES,** zoned R-LT, located on PALOMAS AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 0.73 acre(s). (D-19)
Project# 1003445 07DRB-70083 VACATION OF PUBLIC RIGHT-OF-WAY	BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC, request(s) the above action(s) for all or a portion of Tract(s) B-1-A, C-1-A, D-1-A, Lot(s) 10-A-2, Tract(s) B, Block(s) D, **ALBUQUERQUE WEST, UNIT 1** and **RICHLAND HILLS, UNIT 1,** zoned SU-1 / PDA to include C-3 uses, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW, containing approximately 39.9074 acre(s). *[07DRB-00261]* (C-12)
Project# 1002962 07DRB-70084 VACATION OF PUBLIC ROADWAY EASEMENT	BOHANNAN HUSTON INC agent(s) for CANTATA @ THE TRAILS INC, request(s) the above action(s) for all or a portion of Tract(s) 4- 0S, THE TRAILS UNIT 2 (to be known as **CANTATA @ THE TRAILS**) zoned SU-2 UR, located on OAKLAND RIDGE ST NW and WOODMONT AVE NW containing approximately 5.0749 acre(s). *[07DRB-00613]* (C-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 2, 2007.

CITY OF ALBUQUERQUE

UNITED STATES POSTAGE
PITNEY BOWES
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0004219022 JUN 29 2007
MAILED FROM ZIP CODE 87102

Planning Department

Or Current Resident
KAN RANDY & SHIRI FARMAND A
4011 BARBARA LOOP
REDWOOD CITY, CA 94061

DRB

NIXIE 941 CC 1 30 07/04/07

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

CC: 07103129093 *0560 05195 29 37

94061+9755 87103@1293

P O Box 1293 Albuquerque, New Mexico 87103

Returned

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 17, 2004

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

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

AMAFCA — No comment.

COG

Unser Boulevard is a limited access principal arterial. As a limited access facility, only those access points which are identified on the Long Range Roadway System map be permitted. The access from Unser for Anderson Hill Avenue does not appear to be provided by the Long Range Roadway System map. This access must be requested from the Mid-Region Council of Governments' Metropolitan Transportation Board. In addition, for information, a bicycle trail and lane are required by the Long Range Bikeway System map for these portions of both Unser Boulevard and Senator Dennis Chavez Boulevard.

Transit — No comments received.

Zoning Enforcement — Reviewed, no comment.

Neighborhood Coord. — No Association.

APS — No comments received.

Police Department

A review of the following DRB 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. Maintenance of landscape.

Consulting

Ask Agent
for consent
address
Anderson Hills
LLC?

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD March 17, 2004

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

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

AMAFCA — No comment.

COG

Unser Boulevard is a limited access principal arterial. As a limited access facility, only those access points which are identified on the Long Range Roadway System map be permitted. The access from Unser for Anderson Hill Avenue does not appear to be provided by the Long Range Roadway System map. This access must be requested from the Mid-Region Council of Governments' Metropolitan Transportation Board. In addition, for information, a bicycle trail and lane are required by the Long Range Bikeway System map for these portions of both Unser Boulevard and Senator Dennis Chavez Boulevard.

Transit — No comments received.

Zoning Enforcement — Reviewed, no comment.

Neighborhood Coord. — No Association.

APS — No comments received.

Police Department

A review of the following DRB 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. Maintenance of landscape.

Fire Department	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Gas	Approves.
PNM Electric	PNM approves the Pre-Plat, but be aware tl PNM ELEC does not agree with putting 15'x15' electric switch gear easements or any other electric facilities of any kind within a gas transmission easement.
Comcast	No comments received
QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	An approved drainage plan is on file.

Transportation Development

TIS Mitigation needs to be finalized. Provide traffic distribution map. New "major local" street standards require pedestrian access points and 6' sidewalk. Where is infrastructure for Grace Vigil Road? Is future Anderson Hill supposed to connect further east? Provide exhibit for sidewalk variance.

Parks & Recreation

This request is subject to the City Park Dedication and Development Ordinance. A dedication and development agreement covering this requirement was recorded with the County Clerk on 2/20/04, Book A73 page 1985. No objection to the sidewalk variance.

Utilities Development

No objection to Preliminary Plat approval. **Condition of Final Plat is that the 1W water line in Unser be accepted for service or financially guaranteed.**

Since the Wall Moratorium was passed by the City Council, additional information is required on wall submittals. The perimeter wall submittal needs a statement indicating the maximum height of the wall on the street side. The pilasters can only be a maximum of 20 feet apart and should protrude a minimum of two inches. These dimensions should also be on the submittal. The wall cap must project a minimum of 2 inches. This dimension should be on the submittal.

Lastly, a sheet showing the location of the 3 wall types is needed. Please re-submit as soon as possible to allow enough time for review before the DRB hearing.

Once the wall design is approved, Planning has no objection to the approval of the plat or sidewalk variance.

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

cc: Anderson Hills LLC, P.O. Box 12317, 87195
Mark Goodwin & Associates, P.O. Box 90606, 87199

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

UNITED STATES POSTAGE
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0004329277 MAR 12 2004
MAILED FROM ZIP CODE 87102

ANK NOT

ANDERSON HILLS LLC
P.O. BOX 12317
ALBUQUERQUE NM 87195

DRB

87193+0317 03/12/04

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation — **V**
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ____ for Subdivision Purposes
- ____ for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE — **D**
- ____ Storm Drainage Cost Allocation Plan

Z **ZONING & PLANNING**
- ____ Annexation
- ____ County Submittal
- ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

A **APPEAL / PROTEST of...**
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: ANDERSON HILLS, LLC — PHONE: 822-5562

ADDRESS: PO BOX 9470 — FAX: 822-6301

CITY: ALBUQUERQUE STATE NM ZIP 87119 — E-MAIL:

Proprietary interest in site: OWNER — **List all owners:**

AGENT (if any): MARK GOODWIN & ASSOCIATES, PA — PHONE: 828-2200

ADDRESS: PO BOX 90606 — FAX: 797-9539

CITY: ALBUQUERQUE STATE NM ZIP 87199 — E-MAIL: diane@goodwinengineers.com

DESCRIPTION OF REQUEST: MESA AT ANDERSON HILLS, UNIT 2 (RIO BRAVO/2ND STREET) - 2 YEAR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

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

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

Lot or Tract No. PARCEL A-1, I-1 — Block: — Unit:

Subdiv. / Addn. MESA AT ANDERSON HILLS, UNIT 1

Current Zoning: SU-1 / C-1 & R2 — Proposed zoning: SAME

Zone Atlas page(s): P-9 — No. of **existing** lots: 3 — No. of **proposed** lots: 117

Total area of site (acres): 35.43 — Density if applicable: dwellings per gross acre: — dwellings per net acre:

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) — Within 1000FT of a landfill? NO

UPC No. 100905345844010308 — MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: DENNIS CHAVEZ BLVD SW

Between: UNSER BLVD SW and GRACE VIGIL ROAD SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002858, SD-8704O1, Z-99-58 / SPR-95-2-2

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

SIGNATURE Diane Hoelzer — DATE 6.18.07

(Print) DIANE L. HOELZER, PE — ___ Applicant X Agent

FOR OFFICIAL USE ONLY — Form revised 4/04

☑ **INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	67DRB-70068	SIA	$52	$ 50.00
☑ All fees have been collected				$
☑ All case #s are assigned				$
☑ AGIS copy has been sent		CMF		$ 20.00
☑ Case history #s are listed		AVP		$ 75.00
☑ Site is within 1000ft of a landfill				Total
N/A F.H.D.P. density bonus				$ 145.00
N/A F.H.D.P. fee rebate	Hearing date 7-18-07			

Jack McCoy 6/18/07

Project # 1002858

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
__ Signed & recorded Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
__ Zone Atlas map with the entire property(ies) 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
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ 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
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Plat or plan reduced to 8.5" x 11"
X Official D.R.B. Notice of the original approval
X Approved Infrastructure List. If not applicable, please initial. _____
X Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
X Any original and/or related file numbers are listed on the cover application
X Fee (see schedule)

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

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

DIANE L. HOELZER, PE
Applicant name (print)

Diane Hoelzer 6.18.07
Applicant signature / date

Form revised 11/04, 6/05 and **NOV 06**

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

Application case numbers
07DRB - _____ - 20068
_____ - _____ - _____
_____ - _____ - _____

Jack M Loman 6/18/07
Planner signature / date

Project # 1002858

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 17, 2004

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

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

AMAFCA — No comment.

COG

Unser Boulevard is a limited access principal arterial. As a limited access facility, only those access points which are identified on the Long Range Roadway System map be permitted. The access from Unser for Anderson Hill Avenue does not appear to be provided by the Long Range Roadway System map. This access must be requested from the Mid-Region Council of Governments' Metropolitan Transportation Board. In addition, for information, a bicycle trail and lane are required by the Long Range Bikeway System map for these portions of both Unser Boulevard and Senator Dennis Chavez Boulevard.

Transit — No comments received.

Zoning Enforcement — Reviewed, no comment.

Neighborhood Coord. — No Association.

APS — No comments received.

Police Department

A review of the following DRB 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. Maintenance of landscape.

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

PNM Gas — Approves.

PNM Electric

PNM approves the Pre-Plat, but be aware that PNM ELEC does not agree with putting 15'x15' electric switch gear easements or any other electric facilities of any kind within a gas transmission easement.

Comcast — No comments received

QWEST — No comments received

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

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer — An approved drainage plan is on file.

Transportation Development

TIS Mitigation needs to be finalized. Provide traffic distribution map. New "major local" street standards require pedestrian access points and 6' sidewalk. Where is infrastructure for Grace Vigil Road? Is future Anderson Hill supposed to connect further east? Provide exhibit for sidewalk variance.

Parks & Recreation

This request is subject to the City Park Dedication and Development Ordinance. A dedication and development agreement covering this requirement was recorded with the County Clerk on 2/20/04, Book A73 page 1985. No objection to the sidewalk variance.

Utilities Development

No objection to Preliminary Plat approval. **Condition of Final Plat is that the 1W water line in Unser be accepted for service or financially guaranteed.**

Planning Department

Since the Wall Moratorium was passed by the City Council, additional information is required on wall submittals. The perimeter wall submittal needs a statement indicating the maximum height of the wall on the street side. The pilasters can only be a maximum of 20 feet apart and should protrude a minimum of two inches. These dimensions should also be on the submittal. The wall cap must project a minimum of 2 inches. This dimension should be on the submittal.

Lastly, a sheet showing the location of the 3 wall types is needed. Please re-submit as soon as possible to allow enough time for review before the DRB hearing.

Once the wall design is approved, Planning has no objection to the approval of the plat or sidewalk variance.

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

cc: Anderson Hills LLC, P.O. Box 12317, 87195
Mark Goodwin & Associates, P.O. Box 90606, 87199

PNM Gas — PNM Gas Services objects to Project # 1002856 and 1002857 because electric may not be installed in the 50' gas easement.

PNM Electric

PNM objects to the Pre-Plat, PNM ELEC does not agree with putting the 15'x15' electric switch gear easement or any other electric facilities of any kind within a gas transmission easement. A PUE could be granted along the back of the lots parallel to the 50' gas easement for electric facilities. The developer needs to contact an engineer at the PNM Electric Service Center at 241-3425 to arrange placement of electric facilities before final plat sign off.

Comcast — No comments received

QWEST — No comments received

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

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer — An approved drainage plan is on file. Must include all storm drain in 98th on infrastructure list unless already financially guaranteed.

Transportation Development

TIS Mitigation needs to be finalized. Provide traffic distribution map. New "major local" street standards require pedestrian access points and 6' sidewalk. Provide exhibit for sidewalk variance.

Parks & Recreation

This request is subject to the City Park Dedication and Development Ordinance. A dedication and development agreement covering this requirement was recorded with the County Clerk on 2/20/04, Book A73 page 1985. No objection to the sidewalk variance.

Utilities Development

Subdivision is served by the 2WR water pressure zone, pad elevations can not be higher than elev. 5140. Unless phasing is part of Preliminary Plat, each phase must include all necessary infrastructure to stand alone. How does the infrastructure list comply with Availability Statement requirement of limiting number of lots until water loop north on Unser is included? **Condition of Final Plat is that the off-site 2W water line be accepted for service or financially guaranteed.**

Planning Department

Since the Wall Moratorium was passed by the City Council, additional information is required on wall submittals. The perimeter wall submittal needs a statement indicating the maximum height of the wall on the street side. The pilasters can only be a maximum of 20 feet apart and should protrude a minimum of two inches. These dimensions should also be on the submittal. The wall cap must project a minimum of 2 inches. This dimension should be on the submittal.

Lastly, a sheet showing the location of the 3 wall types is needed. Please re-submit as soon as possible to allow enough time for review before the DRB hearing.

Once the wall design is approved, Planning has no objection to the approval of the plat or sidewalk variance.

Same comment as Meadows on the miscellaneous tracts.

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

cc: Anderson Hills LLC, P.O. Box 12317, 87195
Mark Goodwin & Associates, P.O. Box 90606, 87199

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

June 18, 2007

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

Re: Mesa at Anderson Hills, Unit 2 – SIA Extension Request

Dear Ms. Matson:

On behalf of our client, Anderson Hills, LLC, and the requirements of the DPM, we are submitting the following DRB application requesting a 2 year extension of the SIA. All of the onsite improvements have been completed. The off-site improvements at the intersection of Rio Bravo/2nd Street are in the process of being designed and approved by the NMDOT before these improvements can be constructed. We will need additional time to complete these improvements.

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

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE
Senior Vice President

DLH/dlh

SITE

MESA @ A. HILLS

DENNIS CHAVEZ BLVD

SEE RIO BRAVO SECTOR PLAN FOR ZONING

WESTLAND SOUTH

A-1

BORREGA CHANNEL

WESTLAND SOUTH

AMAFCA BORREGA DAM

ROW ONE NORTH

ATRISCO

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

Albuquerque Geographic Information System

Map amended through: 5/17/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

P-09-Z

Selected Symbols

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

0 750 1,500 Feet

ALBUQUERQUE
Making History

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: June 14, 2007

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

This letter will serve to notify you that on June 14, 2007 (date)

TO CONTACT NAME: Lisa Anglada
COMPANY/AGENCY: Mark Goodwin and Associates
ADDRESS/ZIP: P.O. Box 90606
PHONE/FAX #: 826-2200 797-9539 (fax)

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Parcel "A-1" and all of Tract "1-1", The Mesa at Anderson Hills, Unit 1.
zone map page(s) P-09.

Our records indicate that as of June 14, 2007 (date), there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

planning.norecognized.na.form(07/04)

Exhibit "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

8-28-2003

6. Project # 1002858
03DRB-01206 Major-Preliminary Plat Approval
03DRB-01209 Major-Vacation of Public Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9)

At the August 27, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 8/27/03 and approval of the grading plan engineer stamp dated 8/22/03 the preliminary plat was approved with the following condition of final plat approval:

1. 56-feet of right-of-way shall be provided adjacent to the park where a 36-foot street is constructed or adequate public sidewalk easements shall be provided within Tract F.

The Vacations were approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:

2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.

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

4. Final disposition shall be through the City Real Estate Office.

5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

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.

If you wish to appeal this decision, you must do so by September 11, 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.)

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

Sheran Matson, AICP, DRB Chair

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

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 04/26/2005
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 4/7/04
Date Preliminary Plat Expires: 3/30/06
DRB Project No.: 1002858
DRB Application No.: 05DRB-00699

ORIGINAL

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

Amended Mesa Unit 2 at Anderson Hills

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts G, H & I, Arrowood Ranch Development

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
			PAVING						
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Mesa Springs Ave	Lot 28, Block 5	Mata Ortiz Dr	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Vista Penasco Ave	Lot 28, Block 4	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Old Caballero Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Mata Ortiz Dr	Anderson Hill	Llano Vista	/	/	/
		24' FF 4'	Res Pvmt, C & G Sidewalk (East Side Only) (1)	Mata Ortiz Dr	Llano Vista	Lot 62, B1	/	/	/
		24' FF	Perm Pvmt, C & G	Anderson Hills Ave	Mata Ortiz Dr	Lost Desert Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	El Caballero Dr	Lot 38, B 1	Llano Vista	/	/	/
		24' FF 4'	Res Pvmt, C & G Sidewalk (West Side Only) (1)	El Caballero Dr	Llano Vista	Lot 44, B1	/	/	/

Project name: Mesa at Anderson Hills, Unit 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			OFF SITE PAVING						
		24' FF	Perm Pvmt, C & G (3)	Anderson Hill Ave	Lost Desert Dr	Unser Bvd	/	/	/
		30' FF	Art Pvmt, C & G (2)	Unser Bvd	Anderson Hill Ave	Dennis Chavez	/	/	/
		Per Design	South Bound Right Turn Lane	Rio Bravo / 2nd Street			/	/	/
		Per Design	Street Lights				/	/	/
			WATER						
		12"-14"	Waterline (4)	Unser Corridor	Dennis Chavez	Blake Rd Ex.30" WL	/	/	/
		12"	Waterline (3)	Anderson Hill Ave	Unser Blvd Ex 12" WL	Lost Desert Dr	/	/	/
		12"	Waterline	Anderson Hill Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		12"	Waterline	Mata Ortiz Dr	Anderson Hill	Tract C	/	/	/
		12"	Waterline	Tract C	Mata Ortiz Dr	Grace Vigil Rd	/	/	/
		8"	Waterline	Tract A	Grace Vigil Rd	Mata Ortiz Dr	/	/	/
		8"	Waterline	Mata Ortiz Dr	Tract A	Tract C	/	/	/
		6"	Waterline	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		6"	Waterline	Mesa Springs Ave	Lot 28, B 5	Mata Ortiz Dr	/	/	/
		6"	Waterline	Vista Penasco Ave	Lot 28, B 4	Mata Ortiz Dr	/	/	/
		6"	Waterline	Old Caballero Ave	Lot 11, B 4	Mata Ortiz Dr	/	/	/
		6"	Waterline	El Caballero Dr	Lot 38, B 1	Llano Vista	/	/	/
		4"	Waterline	El Caballero Dr	Llano Vista	Lot 44, B1	/	/	/
			SAS						
		8"	SAS	Mata Ortiz Dr	Tract C	Lot 97, B 1	/	/	/
		8"	SAS (3)	Dennis Chavez ROW	Dennis Chavez (Existing SAS MH)	Tract A	/	/	/
		8"	SAS (3)	Tract A	Dennis Chavez ROW	38' Easmt (Lot 62)	/	/	/
		8"	SAS (3)	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Mata Ortiz Dr	38' Easmt (Lot 62)	Lot 80, B 1	/	/	/
		8"	SAS (3)	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Mesa Springs Ave	Lot 28, B 5	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Vista Penasco Ave	Lot 28, B 4	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	El Caballero Dr	Lot 38, B 1	Lot 44, B 1	/	/	/
		12"	SAS (3)	Tract C	Barbara Vista Ave	Mata Ortiz Dr	/	/	/
		12"	SAS (3)	Old Caballero Ave	Lot 11, B 4	Mata Ortiz Dr	/	/	/

revised 07/01/01

Project name: Mesa at Anderson Hills, Unit 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SAS						
		12"	SAS (3)	Mata Ortiz Dr	Old Caballero Ave	Tract C	/	/	/
		12"	SAS (3)	Anderson Hill Ave	Unser Boulevard	Lost Desert Dr	/	/	/
		36"	SAS (3)	Barbara Vista Ave	Tract C	East Ex 24" SAS MH	/	/	/
		36"	SAS (3)	Barbara Vista Ave	East of Tract C	Barbara Vista N. ROW	/	/	/
			STORM DRAIN						
		54"	Storm Drain w/ Appurtenances	Dennis Chavez R / W	Tract A	Rio Bravo Channel	/	/	/
		54"	Storm Drain w/ Appurtenances	Tract A	Dennis Chavez R/W	38' Easmt (Lot 62)	/	/	/
		54"	Storm Drain w/ Appurtenances	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr	/	/	/
		54"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Lot 62, Block 1	Llano Vista	/	/	/
		36"-48"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Llano Vista	Old Caballero Ave	/	/	/

(1) All internal sidewalks to be deferred

(2) These items built with project # 679582 (DRB 1002856) Meadows Unit 1

(3) These items built with project # 708184 (DRB 1002858) Mesa Unit 1 Under Construction

(4) These items built with project # 679481 Rio Bravo Sector Plan/Unser Blvd.

(5) GRADING & DRAINAGE CERTIFICATION REQUIRED PRIOR TO RELEASE FO SIA AND FINANCIAL GUARANTY.

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Diane Hoelzer 4-26-05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

5/4/05
DRB CHAIR - date

5-4-05
TRANSPORTATION DEVELOPMENT - date

5/4/05
UTILITY DEVELOPMENT - date

5/4/05
CITY ENGINEER - date

Christina Sandoval 5/4/05
PARKS & GENERAL SERVICES - date

AMAFCA - date

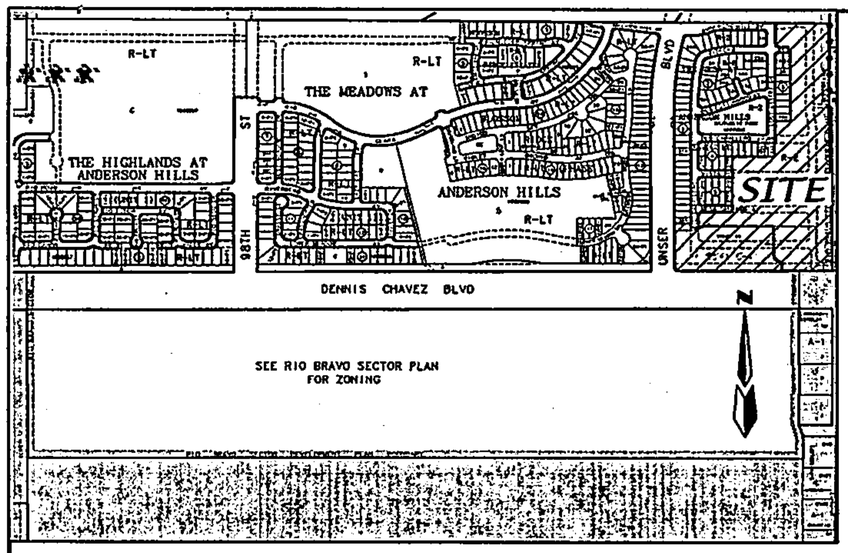
_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

revised 07/01/01



LOCATION MAP

ZONE ATLAS N-9-Z & P-9-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	20.9248 Ac.
Zone Atlas No.	P-9-Z
No. of Existing Tracts/Parcels	1 Tracts/ 1 Parcel
No. of Tracts/Lots/Parcels created	6 Tracts/149 Lots
No. of Tracts/Parcels eliminated	2 Tracts
Miles of full width streets created	0.73
Miles of half width streets created	0.00
Street Area dedicated to the City of Albuquerque	4.2721 Ac.
Date of Survey	October, 2002
Utility Control Location System Log Number	2002450460
Zoning	R-2

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: ANDERSON HILLS, LLC
A New Mexico Limited Liability Company

BY: Rex P. Wilson — 4.22.05
Rex Wilson, Managing Member — DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 22, 2005
By Rex Wilson, Managing Member of ANDERSON HILLS, LLC A New Mexico Limited Liability Company on behalf of said Company.

Susan Rasinski — 9.10.08
NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL
SUSAN RASINSKI
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires:

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 8, 9, and 10, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being comprised of all of PARCEL "A-1" and all of TRACT "I-1", THE MESA AT ANDERSON HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 19, 2004 in Book 2004C, Page 362 and containing 20.9248 acres more or less

NOTES

(SEE SHEET 3)

PURPOSE OF PLAT

1. Create 149 Residential lots and 6 HOA tracts.
2. Grant Easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.

2005150320
6346963
Page: 1 of 5
10/11/2005 02:54P
Bk-2005C Pg-336
Mary Herrera Bern. Co. PLAT R 27.00

PUBLIC UTILITY EASEMENT

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance,and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilites reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate. Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 100905 516 451 03 [illegible] 46010309
PROPERTY OWNER OF RECORD: Anderson Hills
BERNALILLO COUNTY TREASURER'S OFFICE
10/11/05

PLAT FOR THE MESA AT ANDERSON HILLS UNIT 2

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 9 & 10
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2005

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002858

Application Number: 05DRB-01487

PLAT APPROVAL

Utility Approvals:

Leonard D. Martinez — PNM Electric Services	5-13-05 Date
Leonard D. Martinez — PNM Gas Services	5-13-05 Date
Qwest	5-13-05 Date
Comcast	5.13.05 Date

City Approvals:

City Surveyor	5/13/05 Date
N/A — Real Property Division	10/11/05 Date
Traffic Engineering, Transportation Division	10-5-05 Date
Albuquerque Bernalillo County Utility Authority	10/5/05 Date
Parks and Recreation Department	10/5/05 Date
AMAFCA	10/5/05 Date
City Engineer	10/5/05 Date
DRB Chairperson, Planning Department	10/14/05 Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

05-12-05
Timothy Aldrich P.S. No. 7719 — Date

TIMOTHY ALDRICH NEW MEXICO 7719

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

PLOTTED BY RDQ

F:\A2106ANH\FINAL PLAT\MESA UNIT 2\MESA-U2FPS1.DWG (04-21-05 RDQ)

Dwg: MESA-U2FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 5
Scale: N/A	Date: 04/21/05	Job: A02106	

LINE DATA			LINE DATA		
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N00°08'05"W	235.36	L7	N00°08'05"W	76.86
L2	N89°57'17"E	7.00	L8	S89°51'55"W	195.86
L3	N00°08'05"W	46.22	L9	S00°08'05"E	384.00
L4	N89°51'55"E	100.00	L10	S89°51'55"W	86.00
L5	N00°08'05"W	23.46	L11	S00°08'05"E	0.92
L6	N89°46'57"E	50.00	L12	S89°51'55"W	43.00

LINE DATA			LINE DATA		
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L13	S00°08'05"E	5.92	L19	N00°16'59"W	150.00
L14	N89°51'55"E	43.00	L20	N89°43'01"E	100.00
L15	S00°08'05"E	2.37	L21	N89°43'01"E	10.00
L16	N89°43'01"E	106.96	L22	N00°16'59"W	21.50
L17	N00°16'59"W	95.00	L23	S89°47'57"E	60.21
L18	N89°43'01"E	3.63	L24	N00°16'59"W	134.26

PLAT FOR
THE MESA AT ANDERSON HILLS UNIT 2

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 9 & 10
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2005

AMOLE–HUBBELL–BORREGA DRAINAGE RIGHTS-OF-WAY R/W 2 (05-26-89, C39-59)

UNPLATTED LAND

FOUND 5/8" REBAR
N89°43'01"E 18.28'

BARBARA VISTA AVE. S.W. (RW/ 60')

LARRY VIGIL WEST (06-20-85, C27-123)

GRACE VIGIL ROAD SW (R/W 60')

SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

MEADE AVE. S.W. (R/W 60')

S00°12'19"W 577.79'

S00°16'59"E 1097.00'

S89°46'57"W

FOUND 1 1/2" PIPE
352.03'

SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
S89°47'57"E

N00°16'59"W 486.88'

MESA AT ANDERSON HILLS UNIT 1 (11-19-04, 04-362)

LOST DESERT DRIVE SW (50' R/W)

PARCEL "A-1"

TRACT "I-1"

PROPERTY LINE ELIMINATED BY THIS PLAT

DENNIS CHAVEZ BOULEVARD S.W. (255' R/W)

LANDS OF SALAZAR–DAVIS TRACT 1 (05-06-86, C30-91)

ANDERSON HILL AVENUE SW (50' R/W)

ZYDECKO AVENUE SW (50' R/W)

OLD COTTONWOOD AVENUE SW (50' R/W)

TRACT "H-1" PUBLIC PARK

OLD CABALLERO AVENUE SW (50' R/W)

VISTA PENASCO AVE. SW (46' R/W)

MESA SPRINGS AVENUE SW (46' R/W)

EL CABALLERO DRIVE SW (50' R/W)

TRACT J

TRACT D-1

UNSER BOULEVARD S.W. (156' R/W)

1002.76'

EASEMENTS

- (A) EXIST. PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (11-19-04, 04C-362)
- (B) EXISTING 7' PUE AND LANDSCAPE EASEMENT (11-19-04, 04C-362)
- (C) EXISTING 10' PUBLIC UTILITY EASEMENT (11-19-04, 04C-362)
- (D) EXISTING 25' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (11-19-04, 04C-362)
- (E) EXISTING 5' PUE (11-19-04, 04C-362)
- (F) EXISTING 10' x 20' QWEST EASEMENT (11-19-04, 04C-362)
- (G) EXISTING 15'x15' PNM SWITCH GEAR BOX EASEMENT (11-19-04, 04C-362)
- (H) EXISTING 50' QUITCLAIM EASEMENT FOR PNM GAS PIPELINE (03-27-00, A3-9161)
- (J) EXISTING 38' PUBLIC WATERLINE SANITARY SEWER AND STORM DRAIN EASEMENT (11-19-04, 04C-362)
- (K) 38' PUBLIC SANITARY SEWER, DRAINAGE, WATERLINE & PEDESTRIAN ACCESS EASEMENT (11-19-04, 04C-362)
- (L) EXISTING PUBLIC SANITARY SEWER EASEMENT (11-19-04, 04C-362)
- (M) EXISTING 10' PUBLIC STORM DRAIN EASEMENT (11-19-04, 04C-362)
- (N) 15' PUBLIC WATERLINE EASEMENT (11-19-04, 04C-362
- (P) 15' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT

N

100' 50' 0 100' 200'

SCALE: 1" = 100'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	30.00	47.17	90°04'58"	30.04	S45°10'34"E	42.46
C2	25.00	39.27	90°00'00"	25.00	S44°51'55"W	35.36
C3	25.00	39.06	89°30'58"	24.79	S45°02'28"E	35.21

02-02-05

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Mary Herrera Bern. Co. PLAT R 27.00

2005159828
Page: 2 of 5
10/11/2005 02:54P
Bk-2005C Pg-336

SEE SHEET 5 OF 5 FOR CURVE TABLE

REVISED 06-01-05 RDQ

F:\A2106ANH\FINAL PLAT\MESA UNIT 2\MESA-U2FPS2.DWG\ 05-10-05 SPS, RDQ

Dwg: MESA-U2FPS2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 5
Scale: AS SHOWN	Date: 06/01/05	Job: A02106	

PLOTTED BY RDQ

PLAT FOR
THE MESA AT ANDERSON HILLS UNIT 2
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 9 & 10
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2005

ACS MONUMENT "TRANS"
Y=1471822.67
X=354899.45
G-G=0.99967921
Δα=-00°16'42"
CENTRAL ZONE
(NAD 1927)

TRACT A
LANDS OF SALAZAR FAMILY TRUST
SALAZAR QUATRO TRUST
JSJ INVESTMENT COMPANY
ANF FALBA HANNET
(07-23-03, 2003C-223)

TEMP. PUBLIC ROADWAY EASEMENT GRANTED WITH THIS PLAT.

FOUND 1 1/2" PIPE

S89°47'57"E 352.03'

ANDERSON HILL AVE. SW

TRACT B
0.0432 AC.

FUTURE 100' R/W

60' R/W

ZYDECKO AVE. SW
(50' R/W)

LOST DESERT DR. SW
(50' R/W)

OLD COTTONWOOD AVE. SW
(50' R/W)

OLD CABALLERO AVE. SW
(50' R/W)

THE MESA AT ANDERSON HILLS UNIT 1
(11-19-04, 04C-362)

MATA ORTIZ DR. SW

AMOLE-HUBBELL-BORREGA DRAINAGE RIGHTS-OF-WAY R/W 2
(05-26-89, C39-59)

UNPLATTED LAND
FOUND 5/8" REBAR

BARBARA VISTA AVE. S.W.
(60' R/W)

N89°43'01"E 18.28'

GRACE VIGIL ROAD SW
(60' R/W)

S00°12'19"W 577.79'

N00°16'59"W 578.85'

N00°16'59"W 530.84'

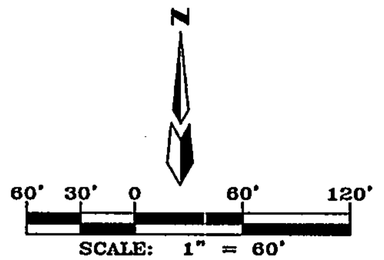
N00°16'59"W 486.88'

N00°16'59"W 239.00'

N89°43'01"E 245.37'

OLD CABALLERO AVE. SW
199.00'

MATCH LINE ~ SEE SHEET 4



LEGEND

1-P1	LOT NUMBER
③	BLOCK NUMBER
▲	CENTER LINE MONUMENT
△	EXISTING CENTER LINE MONUMENT

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

R/W = RIGHT-OF-WAY

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY IN FEE SIMPLE

SITE BENCHMARK

ACS MONUMENT
"3-P10"
ELEVATION=4935.735
(SLD 1929)

NOTES:

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:

   THE MESA AT ANDERSON HILLS UNIT 1, (11-19-04, 04C-362)

   BULK LAND PLAT OF "ARROWOOD RANCH DEVELOPMENT, TRACTS A THRU I", (12-06-02, 02C-390)

   PLAT OF "LANDS OF SALAZAR-DAVIS", (05-06-86, C30-91)

   AMOLE-HUBBELL-BORREGA "DRAINAGE RIGHTS-OF-WAY (05-26-89, C39-59)

   PLAT OF "LARRY VIGIL WEST", (06-20-85, C27-123)

   all being records of Bernalillo County, New Mexico.
5. Title Report: provided by Fidelity National Title, Commitment No.: 02-1024800-B-RAD (Effective Date: 11-07-02)
6. Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP).
7. DISLOSURE STATEMENT FOR EXISTING PNM GAS LINE:
   With the exception of areas located within the future rights-of-way of Unser Boulevard, SW and 98th Street, SW., The southeast corner of tract H and a future sanitary sewer crossing located approximately 470 feet west of the southwest corner of tract 14, any improvements encroaching into existing PNM natural gas line easements shall not interfere with nor inhibit PNM's ability to operate and maintain its gas line facilities. The property owner or person or business responsible for any encroachment shall pay for all PNM utility relocations or modifications caused by such easement encroachments.
8. All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped

   "CITY OF ALBUQUERQUE
   CENTERLINE MONUMENTATION,
   DO NOT DISTURB
   PLS 7719".
9. No individual lots shall be allowed direct access to Dennis Chavez Boulevard S.W. or Unser Blvd S.W.
10. All lots shown with the P-1 designation shall conform to intermittent parking design criteria.
11. Tracts A, B, E, F, AND G shall be a Public Pedestrian Access and Landscape Easement to be owned and maintained by the Anderson Hills Homeowners Association.
12. Tract "K" is to provide an additional 7' wide landscape area to be owned and maintained by the Anderson Hills Homeowner's Association. This tract will also be encumbered by a 7' wide Public Utility Easement (PUE) and Public Access and Sidewalk Easement.

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Page: 3 of 5
10/11/2005 02:54P
Bk-2005C Pg-338
Mary Herrera Bern. Co. PLAT R 27.00

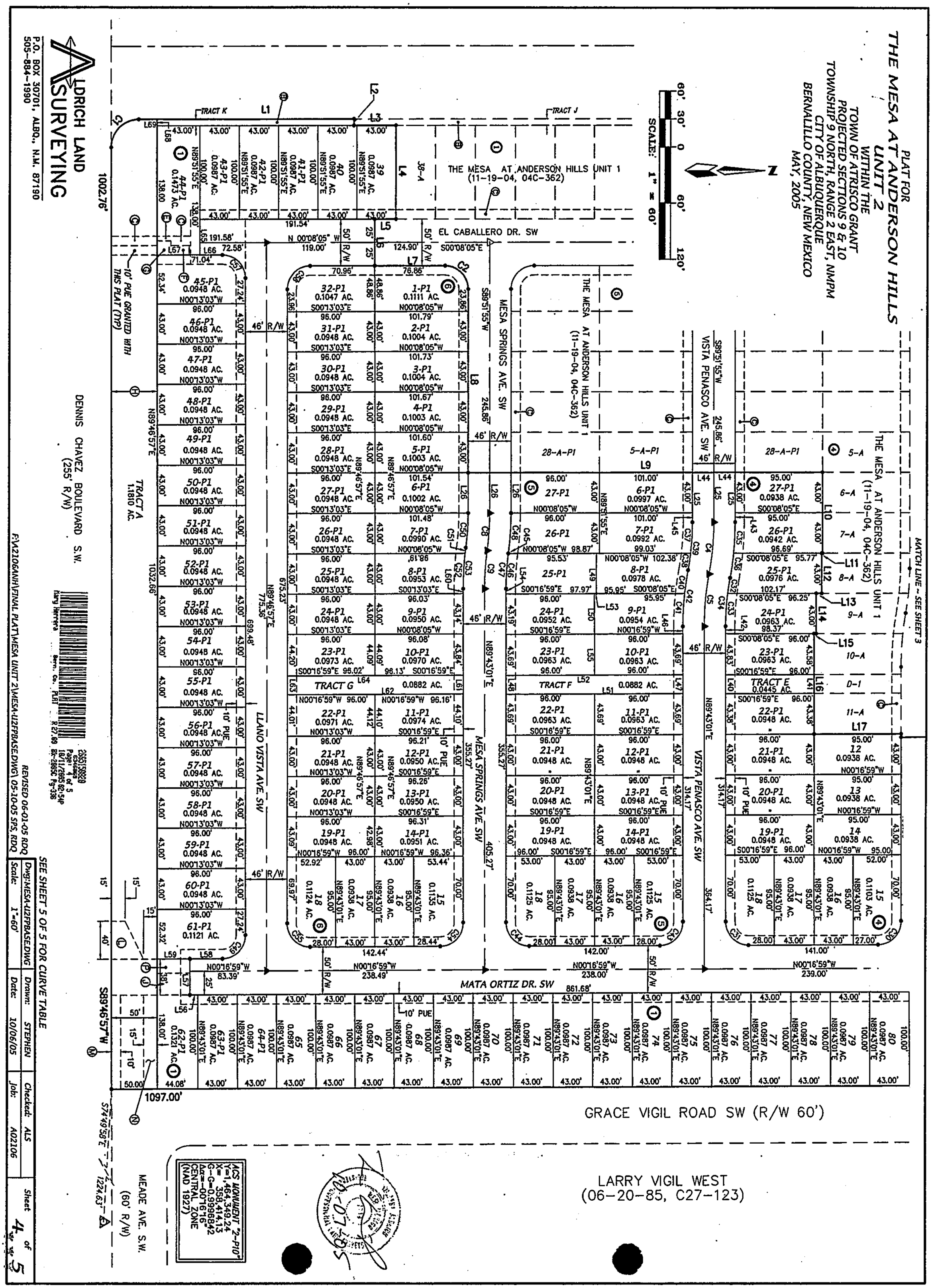
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

SEE SHEET 5 OF 5 FOR CURVE TABLE

REVISED (06-01-05) RDQ
F:\A2106ANH\FINAL PLAT\MESA UNIT 2/MESA-U2FPS2.DWG (05-10-05) SPS, RDQ

Dwg: MESA-U2FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet	of
Scale: AS SHOWN	Date: 06/01/05	Job: A02106	3	5

PLOTTED BY RDQ



LDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

SEE SHEET 5 OF 5 FOR CURVE TABLE

Dwg: MESA-U2FPBASE.DWG	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 5
Scale: 1"=60'	Date: 10/06/05	Job: A02106	

REVISED 06-01-05 RDQ
F:\A2106ANH\FINAL PLAT\MESA UNIT 2\MESA-U2FPBASE.DWG\ 05-10-05 SPS, RDQ

PLAT FOR

THE MESA AT ANDERSON HILLS UNIT 2

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 9 & 10
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2005

LINE DATA		
LINE ID	LENGTH	BEARING
L1	235.36	N00°08'05"W
L2	7.00	N89°57'17"E
L3	46.22	N00°08'05"W
L4	100.00	N89°51'55"E
L5	23.46	N00°08'05"W
L6	50.00	N89°46'57"E
L7	76.86	N00°08'05"W
L8	195.86	S89°51'55"W
L9	384.00	N00°08'07"W
L10	86.00	S89°51'55"W
L11	0.92	S00°08'05"E
L12	43.00	S89°51'55"W
L13	5.92	S00°08'05"E
L14	43.00	N89°51'55"E
L15	2.37	S00°08'05"E
L16	106.96	N89°43'01"E
L17	95.00	N00°16'59"W
L18	3.63	N89°43'01"E
L19	150.00	S00°16'59"E
L20	100.00	N89°43'01"E
L21	10.00	N89°43'01"E
L22	21.50	N00°16'59"W
L23	60.21	S89°47'57"E
L24	134.26	N00°16'59"W
L25	53.00	S89°51'55"W
L26	43.00	N89°51'55"E
L27	7.90	S89°47'57"E
L28	71.11	S84°04'52"W
L29	8.96	S89°47'57"E
L31	25.00	S00°12'19"W
L32	1.07	S00°12'19"W
L33	25.00	S00°12'19"W
L34	100.00	N89°47'41"W
L35	100.00	N89°47'41"W
L36	12.77	S00°16'59"E
L37	94.46	S89°47'57"E
L38	25.00	N00°16'59"W
L39	50.00	N00°16'59"W
L40	20.00	S89°43'01"W
L41	20.00	N89°43'01"E
L42	7.96	S89°43'01"W
L43	10.00	N89°51'55"E
L44	23.00	N00°08'06"W
L45	10.00	N89°51'55"E
L46	7.78	N89°43'01"E
L47	20.00	N89°43'01"E
L48	20.00	S89°43'01"W
L49	43.00	N89°51'55"E
L50	43.19	N89°43'01"E
L51	192.00	N00°16'59"W
L52	192.00	S00°16'59"E
L53	1.97	N00°08'20"W
L54	5.69	S89°43'01"W
L55	43.69	N89°43'01"E
L56	8.35	S00°16'59"E
L57	38.00	S89°46'57"W
L58	35.42	N00°16'59"W
L59	35.61	S00°16'59"E
L60	5.19	N89°43'01"E
L61	20.00	N89°43'01"E
L62	192.16	S00°16'59"E
L63	20.00	S89°43'01"W
L64	192.16	N00°16'59"W
L65	38.00	N89°51'55"E
L66	24.64	N00°08'05"W
L67	46.40	S00°08'05"E
L68	7.00	N89°46'57"E
L69	19.96	N00°08'05"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	30.00	47.17	90°04'58"	30.04	S45°10'34"E	42.46
C2	25.00	39.27	90°00'00"	25.00	S44°51'55"W	35.36
C3	25.00	39.06	89°30'58"	24.79	S45°02'28"E	35.21
C4	300.00	55.48	10°35'44"	27.82	N84°50'13"W	55.40
C5	300.00	56.26	10°44'38"	28.21	S84°54'40"E	56.17
C6	300.00	76.83	14°40'25"	38.63	S07°07'54"E	76.62
C7	300.00	74.27	14°11'08"	37.33	N07°22'33"W	74.09
C8	300.00	40.04	7°38'49"	20.05	N86°18'41"W	40.01
C9	300.00	40.82	7°47'43"	20.44	S86°23'08"E	40.78
C10	25.00	5.25	12°01'15"	2.63	S05°43'38"W	5.24
C11	25.00	34.24	78°27'47"	20.41	S50°58'09"W	31.62
C12	300.00	32.04	6°07'10"	16.04	N87°08'27"E	32.03
C13	300.00	32.04	6°07'10"	16.04	S87°08'27"W	32.03
C14	25.00	39.27	90°00'16"	25.00	N44°47'49"W	35.36
C15	325.00	38.46	6°46'49"	19.25	S03°11'06"E	38.44
C16	325.00	44.77	7°53'37"	22.42	S10°31'18"E	44.74
C17	325.00	83.23	14°40'25"	41.85	S07°07'54"E	83.01
C18	275.00	48.93	10°11'41"	24.53	S04°53'32"E	48.87
C19	275.00	21.50	4°28'44"	10.75	S12°13'45"E	21.49
C20	275.00	70.43	14°40'25"	35.41	S07°07'54"E	70.24
C21	325.00	24.52	4°19'20"	12.26	N12°18'27"W	24.51
C22	325.00	45.27	7°58'54"	22.67	N06°09'20"W	45.24
C23	325.00	10.67	1°52'54"	5.34	N01°13'26"W	10.67
C24	325.00	80.46	14°11'08"	40.44	N07°22'33"W	80.26
C25	275.00	5.31	1°06'24"	2.66	N13°54'55"W	5.31
C26	275.00	62.77	13°04'43"	31.52	N06°49'21"W	62.64
C27	275.00	68.09	14°11'08"	34.22	N07°22'33"W	67.91
C28	25.00	39.27	90°00'00"	25.00	N44°43'01"E	35.36
C29	25.00	39.27	90°00'00"	25.00	S45°16'59"E	35.36
C30	25.00	39.27	90°00'00"	25.00	N45°16'59"W	35.36
C31	25.00	39.27	90°00'00"	25.00	N44°43'01"E	35.36
C32	277.00	16.81	3°28'38"	8.41	S81°16'40"E	16.81
C33	277.00	35.13	7°16'00"	17.59	S86°38'59"E	35.11
C34	277.00	51.94	10°44'38"	26.05	S84°54'40"E	51.87
C35	323.00	33.06	5°51'50"	16.54	N87°12'10"W	33.04
C36	323.00	26.67	4°43'54"	13.34	N81°54'18"W	26.67
C37	277.00	33.08	6°50'32"	16.56	N86°42'49"W	33.06
C38	277.00	18.15	3°45'13"	9.08	N81°24'57"W	18.14
C39	277.00	51.23	10°35'44"	25.69	N84°50'13"W	51.15
C40	323.00	25.34	4°29'43"	12.68	S81°47'12"E	25.33
C41	323.00	35.23	6°14'56"	17.63	S87°09'31"E	35.21
C42	323.00	60.57	10°44'38"	30.37	S84°54'40"E	60.48
C43	25.00	39.27	90°00'00"	25.00	N45°16'59"W	35.36
C44	25.00	39.27	90°00'00"	25.00	N44°43'01"E	35.36
C45	277.00	0.02	0°00'14"	0.01	S82°29'23"E	0.02
C46	277.00	37.67	7°47'29"	18.86	S86°23'15"E	37.64
C47	277.00	37.69	7°47'43"	18.87	S86°23'08"E	37.66
C48	323.00	43.11	7°38'49"	21.59	N86°18'41"W	43.08
C49	25.00	39.24	89°56'03"	24.97	N45°15'01"W	35.34
C50	277.00	36.97	7°38'49"	18.51	N86°18'41"W	36.94
C51	323.00	6.19	1°05'53"	3.10	S83°02'12"E	6.19
C52	323.00	37.76	6°41'50"	18.90	S86°56'04"E	37.73
C53	323.00	43.95	7°47'43"	22.01	S86°23'08"E	43.91
C54	25.00	39.27	90°00'00"	25.00	N45°16'59"W	35.36
C55	25.00	39.30	90°03'57"	25.03	N44°44'59"E	35.38
C56	25.00	39.31	90°04'58"	25.04	S45°10'34"E	35.38
C57	25.00	39.23	89°55'02"	24.96	S44°49'26"W	35.33

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Page: 5 of 5
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Bk-2685C Pg-336
Mary Herrera Bern. Co. PLAT R 27.00

06-22-05

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

SEE SHEET 5 OF 5 FOR CURVE TABLE

Dwg: MESA-U2FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 5 of 5
Scale: N/A	Date: 06/01/05	Job: A02106	

F:\A2106ANH\FINAL PLAT\MESA UNIT 2\MESA-U2FPS5.DWG\ 05-10-05 SPS, RDQ

PLOTTED BY: RDQ

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

06/18/2007 Issued By: PLNCAS

Permit Number: 2007 070 068 **Category Code** 0910

Application Number: 07DRB-70068, Major - 2yr Subd Imp Agmt (2yr Sia)

Address:

Location Description: DENNIS CHAVEZ BLVD SW BETWEEN UNSER BLVD SW AND GRAVES RD SW

Project Number: 1002858

Applicant
Anderson Hills Llc

Po Box 9470
Albuquerque, NM 87119

Agent / Contact
Mark Goodwin And Associates Pa
Susan Rasinski
P.O. Box 90606
Albuquerque, NM 87199

susan.rasinski@comcast.net

Application Fees

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

City Of Albuquerque
Treasury Division

6/18/2007 4:15PM LOC: ANNX
RECEIPT# 00078297 WS# 006 TRANS# 0080
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $20.00
J24 Misc

Thank You

City Of Albuquerque
Treasury Division

6/18/2007 4:14PM LOC: ANNX
RECEIPT# 00078296 WS# 006 TRANS# 0080
Account 441018 Fund 0110
Activity 4971000 TRSCCS
Trans Amt $290.00
J24 Misc $75.00

Thank You

City Of Albuquerque
Treasury Division

6/18/2007 4:14PM LOC: ANNX
RECEIPT# 00078295 WS# 006 TRANS# 0080
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt $290.00
J24 Misc $50.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 7-3-07 To 7-18-07

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.

Elsalvia Martinez — E-Mail — 6-18-07

(Applicant or Agent) (Date)

I issued 3 signs for this application, 6/18/07 (Date) — (Staff Member)

DRB PROJECT NUMBER: 100258

Rev. 1/11/05

Proj 1002858

No. of Lots:
Nearest Major Streets

FIGURE 12

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

Mesa at Anderson Hills, Unit 2
Lot 28

708186

AGREEMENT TO CONSTRUCT PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 31st day of July, 2006, by and between the City of Albuquerque, New Mexico ("City"), a munidipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Anderson Hills, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company, whose address is PO Box 9470, Albuquerque, NM 87199 and whose telephone number is 822-5562, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lot 28, Mesa at Anderson Hills, Unit 2, recorded on _____ in the records of the Bernalillo County Clerk at Book __, pages __ through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Anderson Hills, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Lot 28, Mesa at Anderson Hills, Unit 2 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 10th day of July 2008 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 708186.

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

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Page: 1 of 8
08/01/2006 08:28A
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Mary Herrera Bern. Co. AGRE R 19.00

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

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

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

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

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

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

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

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

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Mark Goodwin & Associates, PA, and inspection of the private Improvements shall be performed by N/A, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

Mary Herrera Bern. Co. AGRE R 13.00 2006114281 8581644 Page: 2 of 8 08/01/2006 08:28A Bk-A121 Pg-3881

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

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

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

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

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

Type of Financial Guaranty: Subdivision Bond #019SB104730314BCM
Amount: $ 18,918.50 Name of Financial Institution or Surety providing Guaranty: Travelers Casualty and Surety Company
Date City first able to call Guaranty: July 10, 2008
Construction Completion Deadline: July 10, 2008
If Guaranty other than a Bond, last day City able to call Guaranty: _____
Additional Information: _____

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

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

Mary Herrera Bern. Co. AGRE R 19.00 2006114281 8591844 Page: 3 of 6 08/01/2006 08:28A Bk-A121 Pg-3881

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

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

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

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

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

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

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

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

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

Mary Herrera Bern. Co. PGRE R 18.00 2006114281 8501844 Page: 4 of 8 08/01/2006 08:28A Bk-A121 Pg-3861

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

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Page: 5 of 8
08/01/2006 08:28A
Bk-A121 Pg-3861
Mary Herrera Bern. Co. AGRE R 15.00

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: Anderson Hills, LLC

By [Signature]: _____
Name: Rex Wilson
Title: Managing Member
Dated: _____

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 7-31-06

7/29/06

7-26-06

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 5th day of July, 20 06 by [name of person:] Rex Wilson, [title or capacity, for instance, "President" or "Owner":] Managing Member of [Subdivider:] Anderson Hills, LLC.

_____
Notary Public

My Commission Expires:
May 23, 2007

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 31st day of July, 2006 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:
11-25-2007

Mary Herrera Bern. Co. AGRE R 19.00 2006114291 Page: 6 of 6 08/01/2006 08:28A Bk-A121 Pg-3861

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Execute one (1) Original Bond

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
STA. SW'S. SPCL. AGRMT.

BOND NO. (SURETY'S NO.:) 019SB104730314BCM
CONTACT PERSON'S NAME: Shirley A. Talley

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we Anderson Hills, LLC, PO Box 9470, Albuquerque, NM 87119 ("SUBDIVIDER") a [state type of business entity, for instance, "New Mexico corporation," "general partnership", "joint venture", "individual", etc.:] New Mexico Corporation as "Principal", and Travelers Casualty and Surety Company of America ("NAME OF SURETY"), a corporation organized and existing under and by virtue of the laws of the State of Connecticut and authorized to do business in the State of New Mexico, as "Surety," whose address is One Tower Square, Hartford, CT 06183-6014 and whose telephone number is (860) 277-1561, are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of (WRITTEN AMOUNT) **Eighteen Thousand Nine Hundred Eighteen & 50/100** Dollars, (AMOUNT OF FIGURES) $ **18,918.50**], as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Mesa at Anderson Hills, Unit 2, Lot 28 ("NAME OF SUBDIVISION"), CITY PROJECT NO: 708186 ; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements, e.g., water, sewer, pavement, sidewalks:] Lot Improvement ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between ("NAME OF SUBDIVIDER") Anderson Hills, LLC and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. [leave blank], pages through , as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] July 10, 2008 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

ST PAUL TRAVELERS

POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
Seaboard Surety Company
St. Paul Fire and Marine Insurance Company

St. Paul Guardian Insurance Company
St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 216262 Certificate No. 000413461

KNOW ALL MEN BY THESE PRESENTS: That Seaboard Surety Company is a corporation duly organized under the laws of the State of New York, that St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company and St. Paul Mercury Insurance Company are corporations duly organized under the laws of the State of Minnesota, that Farmington Casualty Company, Travelers Casualty and Surety Company, and Travelers Casualty and Surety Company of America are corporations duly organized under the laws of the State of Connecticut, that United States Fidelity and Guaranty Company is a corporation duly organized under the laws of the State of Maryland, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc. is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Susan D. Martin, Thomas M. Padilla, Shirley A. Talley, David C. Mitchie, and E. Larry Lujan

of the City of Albuquerque, State of New Mexico, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 9th day of May, 2006.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
Seaboard Surety Company
St. Paul Fire and Marine Insurance Company

St. Paul Guardian Insurance Company
St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

State of Connecticut
City of Hartford ss.

By: George W. Thompson
George W. Thompson, Senior Vice President

On this the 9th day of May, 2006, before me personally appeared George W. Thompson, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., Seaboard Surety Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2006.

Marie C. Tetreault
Marie C. Tetreault, Notary Public

58440-9-05 Printed In U.S.A.

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Claire

Date Submitted: 05/5/2006
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 5/31/06
Date Preliminary Plat Expires: 5/31/07
DRB Project No.: 1002858
DRB Application No.: 06 DRB-00630

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

Lot 28-A, Block 3, The Mesa at Anderson Hills Unit 2

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 28, Block 3, The Mesa at Anderson Hills Unit 2
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
			PAVING						
		14'FF	Res Pvmt, C & G	Anderson Hill Avenue	Lost Desert Drive	Mata Ortiz Drive	/	/	/
		6'	Sidewalk (South Side)						

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Diane Hoelzer 5-31-06
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

D Matson 5/31/06
DRB CHAIR - date

Christina Sandoval 5/31/06
PARKS & GENERAL SERVICES - date

5-31-06
TRANSPORTATION DEVELOPMENT - date

_____
AMAFCA - date

William J. Fencl 5/31/06
UTILITY DEVELOPMENT - date

_____ - date

Bradley J. Bingham 5/31/06
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

revised 07/01/01

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- X Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

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

STORM DRAINAGE
- ____ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ____ Annexation
- ____ County Submittal
- ____ EPC Submittal

V
- ____ Zone Map Amendment (Establish or Change Zoning)

P
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: Anderson Hills, LLC PHONE: 822-5562

ADDRESS: PO Box 9470 FAX: 822-6301

CITY: Albuquerque STATE NM ZIP 87119 E-MAIL:

Proprietary interest in site: Owner **List all owners:**

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com

DESCRIPTION OF REQUEST: Vacation of Public Easement; Preliminary Plat & Final Plat Approval (Mesa at Anderson Hills, Unit 2)

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

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

Lot or Tract No. Lot 28-A Block: 13 Unit: 2

Subdiv. / Addn. Mesa at Anderson Hills, Unit 2

Current Zoning: SU-1/C-1 & R-2 Proposed zoning: same

Zone Atlas page(s): P-9 No. of **existing** lots: 31 No. of **proposed** lots: 1

Total area of site (acres): 35.43 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

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

UPC No. 100905345844010308 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd SW

Between: Unser Blvd SW and Grace Vigil Road SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002858, SD-870401, Z-99-58/SPR-95-2-2, 05DRB00488, 04DRB01744, 04DRB02683

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

SIGNATURE Diane Hoelzer DATE 5-5-06

(Print) Diane Hoelzer, PE ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers
- 06DRB-00629
- 06DRB-00630
- ____-____-____
- ____-____-____
- ____-____-____

Hearing date 5-31-06

Action	S.F.	Fees
VPE	V	$ 300.00
P&F	S(3)	$ 215.00
CMF	___	$ 20.00
ADV	___	$ 75.00
	___	$
	Total	$ 610.00

Yin Sick 5/5/06

Project # 1002858

FORM V: SUBDIVISION VARIANCES & VACATIONS

❑ BULK LAND VARIANCE (PUBLIC HEARING CASE)

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

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

❑ VACATION OF PUBLIC RIGHT-OF-WAY

☒ VACATION OF PUBLIC EASEMENT

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

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

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

❑ SIDEWALK DESIGN VARIANCE

❑ SIDEWALK WAIVER

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

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

❑ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

❑ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

❑ VACATION OF PRIVATE EASEMENT

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

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

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

Diane Hoelzer, PE
Applicant name (print)

Diane Hoelzer 5-5-06
Applicant signature / date

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

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

Application case numbers
06DRB - _____ - 00629
_____ - _____ - _____
_____ - _____ - _____

Yi Su 5/5/06
Planner signature / date

Project # 1002858

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

❑ SKETCH PLAT REVIEW AND COMMENT — YOUR ATTENDANCE IS REQUIRED.

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

❑ MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT — Your attendance is required.

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

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

❑ MAJOR SUBDIVISION FINAL PLAT APPROVAL — Your attendance is required.

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

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

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

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

❑ AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

❑ AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

Diane Hoelzer, PE
Applicant name (print)

Diane Hoelzer 5-5-06
Applicant signature / date

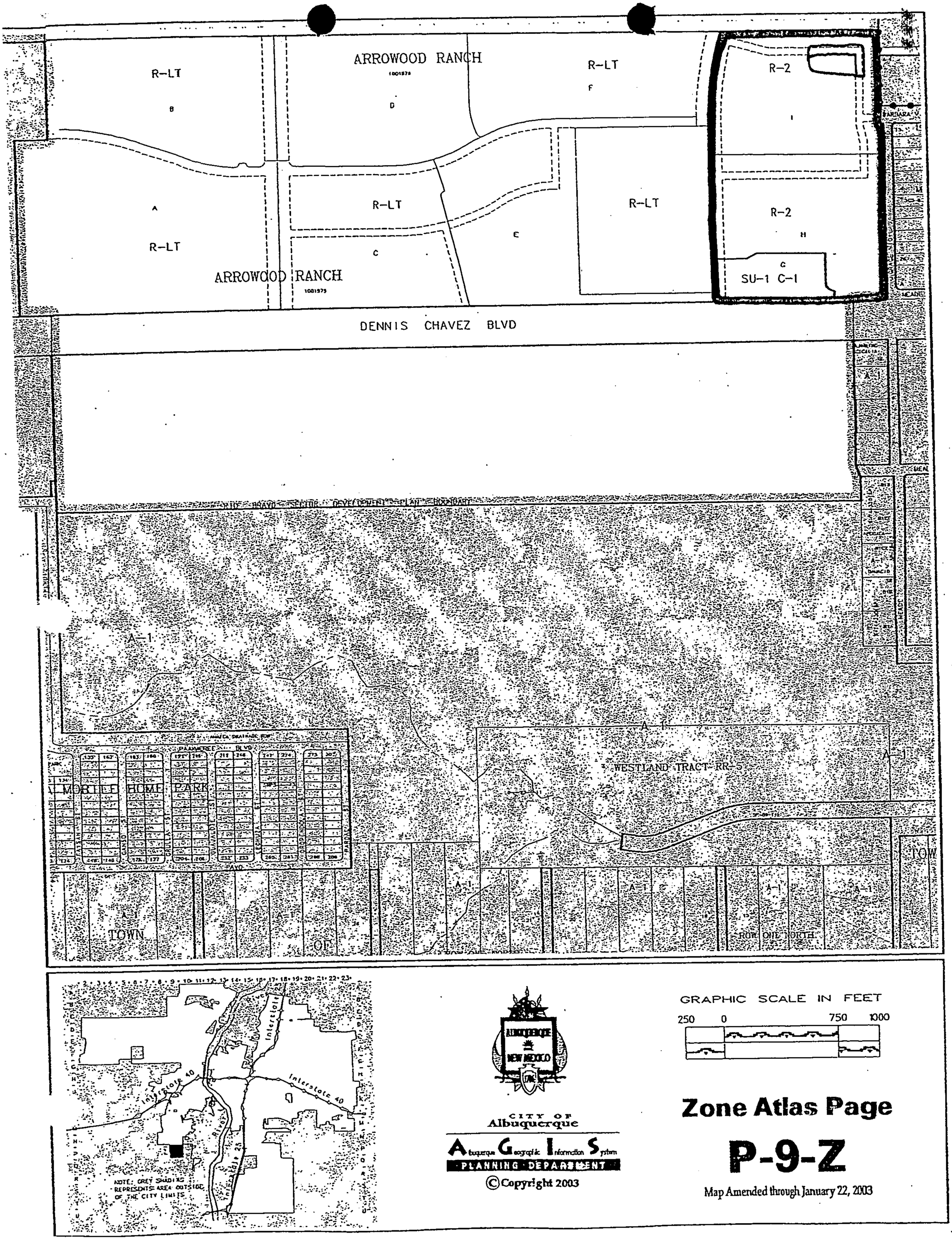
Form revised **11/04**

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

Application case numbers
06DRB - _____ - 00630
_____ - _____ - _____
_____ - _____ - _____

Kristal 5/5/06
Planner signature / date

Project # 1002858



CITY OF
Albuquerque

A Albuquerque G Geographic I Information S System
PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

P-9-Z

Map Amended through January 22, 2003

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

May 5, 2006

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

Re: Request Approval of Vacation of Temporary Public Roadway Easement and Granting 'revised' Temporary Public Roadway Easement and Preliminary and Final Plat for Lot 28, Block 3 of The Mesa at Anderson Hills Unit 2

Dear Ms. Matson;

On behalf of my clients, Vantage Builders Inc., I am requesting approvals for the above referenced actions on Lot 28 in The Mesa Unit 2. These requests are being made in an effort to rectify a building permit being granted to build a home within a temporary roadway easement. As a result the home is now constructed on the lot but cannot be occupied until the temporary roadway easement is vacated and more accurately redefined. The new easement is now outside of the building structure (with a minimum 5 foot offset)and offset from the existing curb by approximately six feet.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

ALBUQUERQUE
Making History

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

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

May 2, 2006

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

This letter will serve to notify you that on **May 2, 2006:**

CONTACT NAME: LISA ANGLADA

COMPANY OR AGENCY: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539
E-mail: goodwinengrs@comcastnet

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **LOT 28, BLOCK 3, THE MESA AT ANDERSON HILLS, UNIT 2** zone map **P-9.**

Our records indicate that as of May 2, 2006, there were no Recognized Neighborhood Associations in this area.

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(11/21/05)

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

PAID RECEIPT

APPLICANT NAME ANDERSON HILLS

AGENT MARK GOODWIN & ASSOC.

ADDRESS

PROJECT & APP # 1002858 / 06DRB-00629, 00630

PROJECT NAME MESA @ ANDERSON HILLS #2

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 515.00 441006/4983000 **DRB Actions**

$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ 75.00 441018/4971000 **Public Notification**

$ _____ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 610.00 **TOTAL AMOUNT DUE**

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

City Of Albuquerque
Treasury Division

5/5/2006 9:58AM LOC: ANNX
RECEIPT# 00059688 WS# 006 TRANS# 0003
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $515.00
J24 Misc $610.00
CK $610.00
CHANGE $0.00
Thank You

City Of Albuquerque
Treasury Division

5/5/2006 9:58AM LOC: ANNX
RECEIPT# 00059687 WS# 006 TRANS# 0003
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $610.00
J24 Misc $20.00
Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from MAY 16, 2006 To MAY 31, 2006

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.

Christine Garcia HGA — (Applicant or Agent)

5/5/06 — (Date)

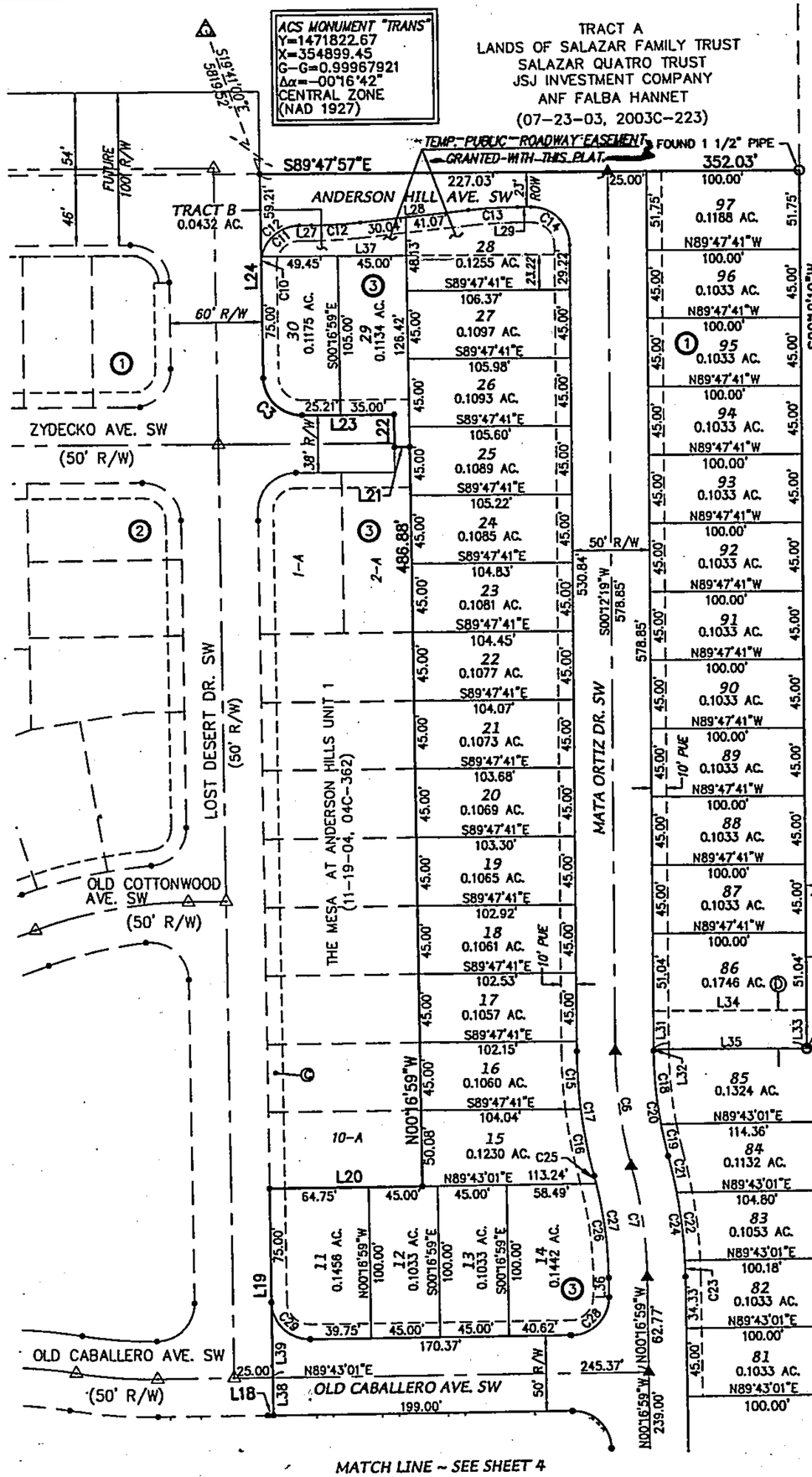
I issued 1 signs for this application, 5/5/06 (Date)

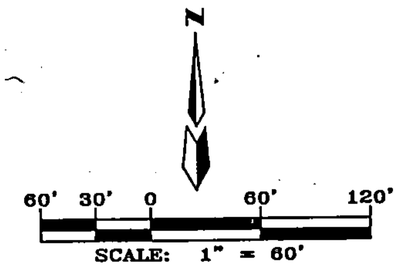
(Staff Member)

DRB PROJECT NUMBER: 1002858

Rev. 1/11/05

PLAT FOR
THE MESA AT ANDERSON HILLS UNIT 2
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 9 & 10
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2005





LEGEND

1-P1	LOT NUMBER
③	BLOCK NUMBER
▲	CENTER LINE MONUMENT
△	EXISTING CENTER LINE MONUMENT

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

R/W = RIGHT-OF-WAY

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY IN FEE SIMPLE

SITE BENCHMARK

ACS MONUMENT
"3-P10"
ELEVATION=4935.735
(SLD 1929)

NOTES:

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:

   THE MESA AT ANDERSON HILLS UNIT 1, (11-19-04, 04C-362)

   BULK LAND PLAT OF "ARROWOOD RANCH DEVELOPMENT, TRACTS A THRU I", (12-06-02, 02C-390)

   PLAT OF "LANDS OF SALAZAR-DAVIS", (05-06-88, C30-91)

   AMOLE-HUBBELL-BORREGA "DRAINAGE RIGHTS-OF-WAY (05-26-89, C39-59)

   PLAT OF "LARRY VIGIL WEST", (06-20-85, C27-123)

   all being records of Bernalillo County, New Mexico.
5. Title Report: provided by Fidelity National Title, Commitment No.: 02-1024800-B-RAD (Effective Date: 11-07-02)
6. Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP).
7. DISLOSURE STATEMENT FOR EXISTING PNM GAS LINE:
   With the exception of areas located within the future rights-of-way of Unser Boulevard, SW and 98th Street, SW., The southeast corner of tract H and a future sanitary sewer crossing located approximately 470 feet west of the southwest corner of tract 14, any improvements encroaching into existing PNM natural gas line easements shall not interfere with nor inhibit PNM's ability to operate and maintain its gas line facilities. The property owner or person or business responsible for any encroachment shall pay for all PNM utility relocations or modifications caused by such easement encroachments.
8. All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped

   "CITY OF ALBUQUERQUE
   CENTERLINE MONUMENTATION,
   DO NOT DISTURB
   PLS 7719".
9. No individual lots shall be allowed direct access to Dennis Chavez Boulevard S.W. or Unser Blvd S.W.
10. All lots shown with the P-1 designation shall conform to intermittent parking design criteria.
11. Tracts A, B, E, F, AND G shall be a Public Pedestrian Access and Landscape Easement to be owned and maintained by the Anderson Hills Homeowners Association.
12. Tract "K" is to provide an additional 7' wide landscape area to be owned and maintained by the Anderson Hills Homeowner's Association. This tract will also be encumbered by a 7' wide Public Utility Easement (PUE) and Public Access and Sidewalk Easement.

EXHIBIT B
Date 5/31/06

2005150828
Page: 3 of 5
10/11/2005 02:54P
Bk-2005C Pg-336
Mary Herrera Bern. Co. PLAT R 27.00

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

SEE SHEET 5 OF 5 FOR CURVE TABLE

REVISED (06-01-05) RDQ
F:\A2106ANH\FINAL PLAT\MESA UNIT 2\MESA-U2FPS2.DWG (05-10-05) SPS, RDQ

Dwg: MESA-U2FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 3 of 5
Scale: AS SHOWN	Date: 06/01/05	Job: A02106	

F:\A2106SVA2106ANH\FINAL PLAT\MESA UNIT 2\MESA-U2FPBASE.DWG, 6/1/2005 7:52:28 AM, MARK GOODWIN & ASSOCIATES, PLOTTED BY RDQ

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- X Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation — **V**
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ____ for Subdivision Purposes
- ____ for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE — **D**
- ____ Storm Drainage Cost Allocation Plan

Z **ZONING & PLANNING**
- ____ Annexation
- ____ County Submittal
- ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

A **APPEAL / PROTEST of...**
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Anderson Hills, LLC PHONE: 822-5562

ADDRESS: P.O. Box 9470 FAX: 822-6301

CITY: Albuquerque STATE NM ZIP 87119 E-MAIL:

Proprietary interest in site: Owner **List all owners:**

AGENT (if any): Mark Goodwin & Associates, P.A. PHONE: 828-2200

ADDRESS: P.O. Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.co

DESCRIPTION OF REQUEST: Final Plat Approval: Mesa at Anderson Hills Unit 2

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

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

Lot or Tract No. Parcel A-1, Tract I-1 Block: Unit:

Subdiv. / Addn. Mesa at Anderson Hills, Unit 1

Current Zoning: R-2 Proposed zoning: Same

Zone Atlas page(s): P-9 No. of **existing** lots: 1tr/1parcel No. of **proposed** lots: 6tr/149 lots

Total area of site (acres): 20.9248 Density if applicable: dwellings per gross acre: dwellings per net acre:

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 100905349846511401 / 100905348236210309 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd.

Between: Unser and Grace Vigil

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002858

pp-04DRB-00234, PP-04DRB-00235, 05DRB-00488

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

SIGNATURE Diane Hoelzer DATE

(Print) Diane L. Hoelzer ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB - ____ - 01487	EP	3(3)	$ 0.00
☑ All fees have been collected	____ - ____ - ____	CMF	___	$ 20.00
☑ All case #s are assigned	____ - ____ - ____	____	___	$ ____
☑ AGIS copy has been sent	____ - ____ - ____	____	___	$ ____
☑ Case history #s are listed	____ - ____ - ____	____	___	$ ____
☑ Site is within 1000ft of a landfill				Total
☐ F.H.D.P. density bonus	Hearing date 10/05/05			$ 20.00
☐ F.H.D.P. fee rebate				

Sandy Handley 09/21/05

Project # 1002858

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.**

X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
N/A Design elevations & cross sections of perimeter walls **3 copies** - Already Approved
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
X Property owner's and City Surveyor's signatures on the Mylar drawing
X SIA financial guaranty verification
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
X Any original and/or related file numbers are listed on the cover application
X **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.
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__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

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

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

Amended preliminary plat approval expires after one year

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

Diane Hoefzer
Applicant name (print)

Diane Hoefzer 9-21-05
Applicant signature / date

Form revised 11/04

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
05DRB - _____ - 01487
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 09/21/05
Planner signature / date

Project # 1002858

N-8-Z

N-9-Z

N-10-Z

P-8-Z

P-10-Z

Q-8-Z

Q-9-Z

Q-10-Z

R-LT

THE HIGHLANDS AT ANDERSON HILLS

THE MEADOWS AT ANDERSON HILLS

ANDERSON HILLS

R-2

ARROWOOD RANCH

98TH ST

UNSER BLVD

DENNIS CHAVEZ BLVD

SEE RIO BRAVO SECTOR PLAN FOR ZONING

RIO BRAVO SECTOR 1 DEVELOPMENT PLAN BOUNDARY

A-1

WESTLAND TRACT RR-5

TOWN OF ATRISCO

ROW ONE NORTH

PAAKWEREE BLVD

PAVO ST

AMAFCA DRAINAGE ROW

FAISAN ST

GANSO ST

GRULLA ST

GUAJALOTE ST

LECHUZA ST

OROPENDOLA ST

PARDAL ST

RIO GRANDE

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

Zone Atlas Page: **P-9-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet

THREE HUNDRED YEARS 1706 • 2006

ALBUQUERQUE

Haciendo Historia

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2004

(B-1)
Lorraine MGA

1st AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS
Mesa at Anderson Hills, Unit 2
City Project # 708185

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on 5/4/2005, which was recorded on 5/6/2005, in the records of the Bernalillo County Clerk at Book A96, pages 3562 thru --, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as MESA @ ANDERSON HILLS, UNIT 2; 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, dated 8/26/05
Amount: $ 927,509.66
Name of Financial Institution or Surety providing Guaranty: First Horizon
Date City first able to call guaranty: May 4, 2007
Construction Completion Deadline: May 4, 2007
If guaranty other than a Bond, last day City is able to call on Guaranty is: July 4, 2007
Additional information:

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.

2005134813
6330862
Page: 1 of 2
09/14/2005 02:07P
Mary Herrera Bern. Co. AMND R 11.00 Bk-A103 Pg-4430

07/02

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

PAID RECEIPT

APPLICANT NAME ANDERSON HILLS LLC

AGENT MARK GOODWIN & ASSOC.

ADDRESS P.O. BOX 906066

PROJECT & APP # 1002858/05DRB01487

PROJECT NAME MESA AT ANDERSON HILLS

$ 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.**

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

4649

95-681/1070

DATE 9-21-05

PAY TO THE ORDER OF City of Albuquerque

Twenty No/100 DOLLARS

$ 20.00

Security Features Details on Back.

BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

FOR Mesa 2 FP

RECEIPT# 00046112 WOR 00E TRANS# 01
Account 441032 FUND 0110
Activity 3424000
Date 9/21/05

⑈004649⑈ ⑆107006813⑆ 28300700 3⑈

CHANGE $0.00

Thank You

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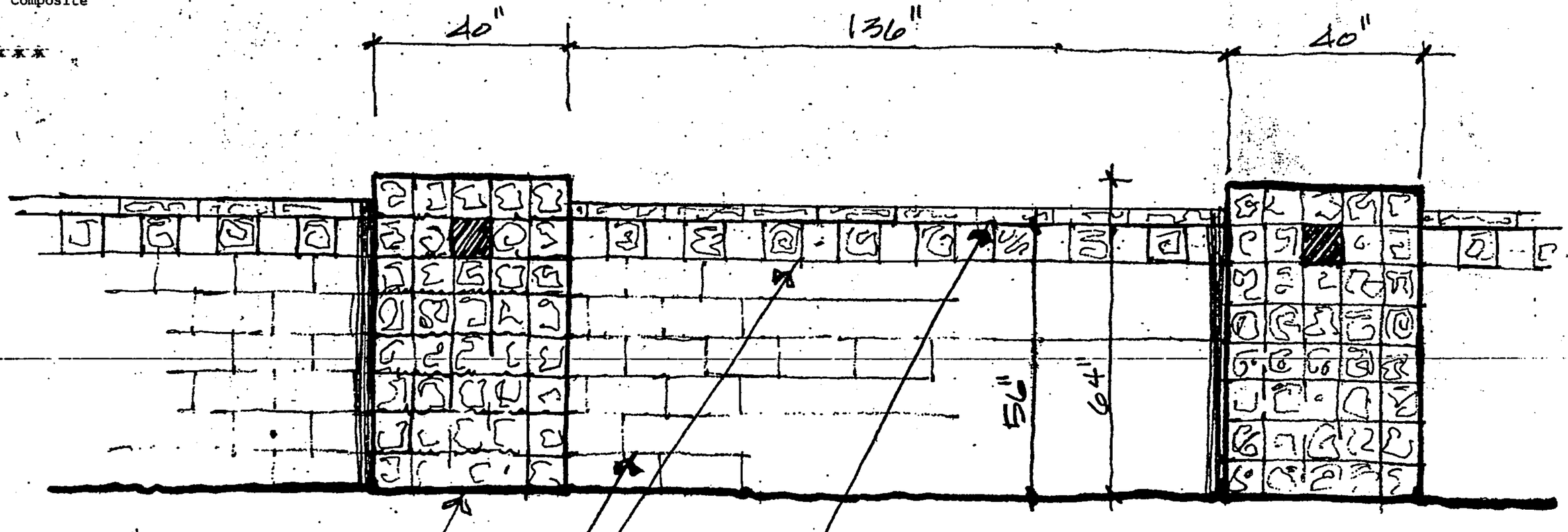
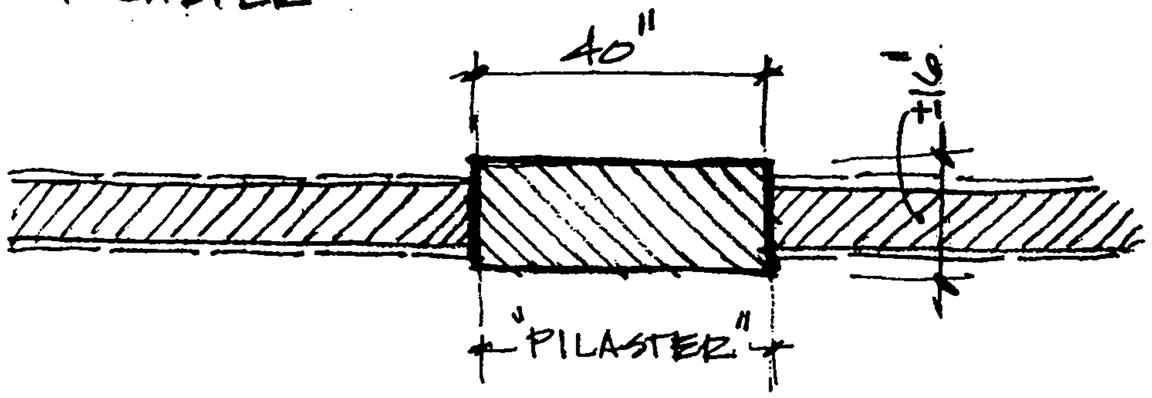


ELEVATION

- 8" x 8" SPLIT FACE CMU "PILASTER" WALL 40" WIDE. W/ ONE DECO BLOCK.
- WEEPING MORTAR @ "PILASTER."
- NO WALL CAP ON "PILASTER"
- SPLIT FACE WALL CAP.
  - 8" x 5" SPLIT FACE / SMOOTH FACE @ TOP COURSE.
  - 8" x 16" SMOOTH FACE.



PLAN.

WALL TYPE (A)

Mesa @ ANDERSON HILLS

ZAP: P-9

PERIMETER WALL

Closest Intersection:

Unser and Dennis Chavez

Project #:

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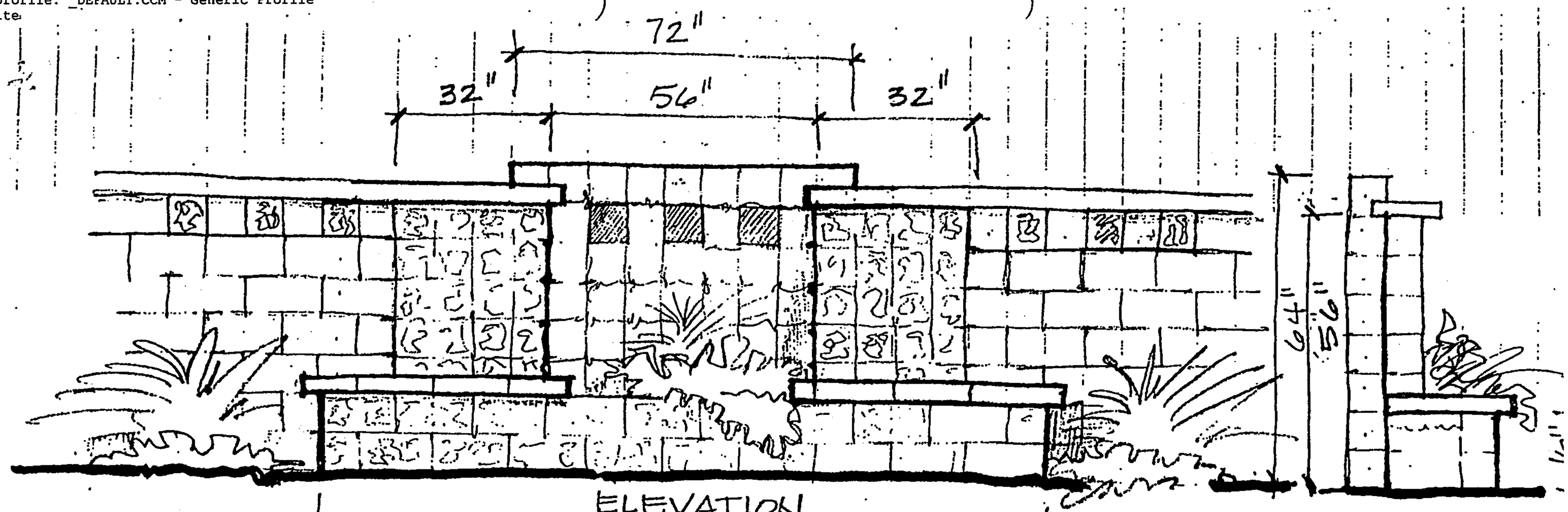
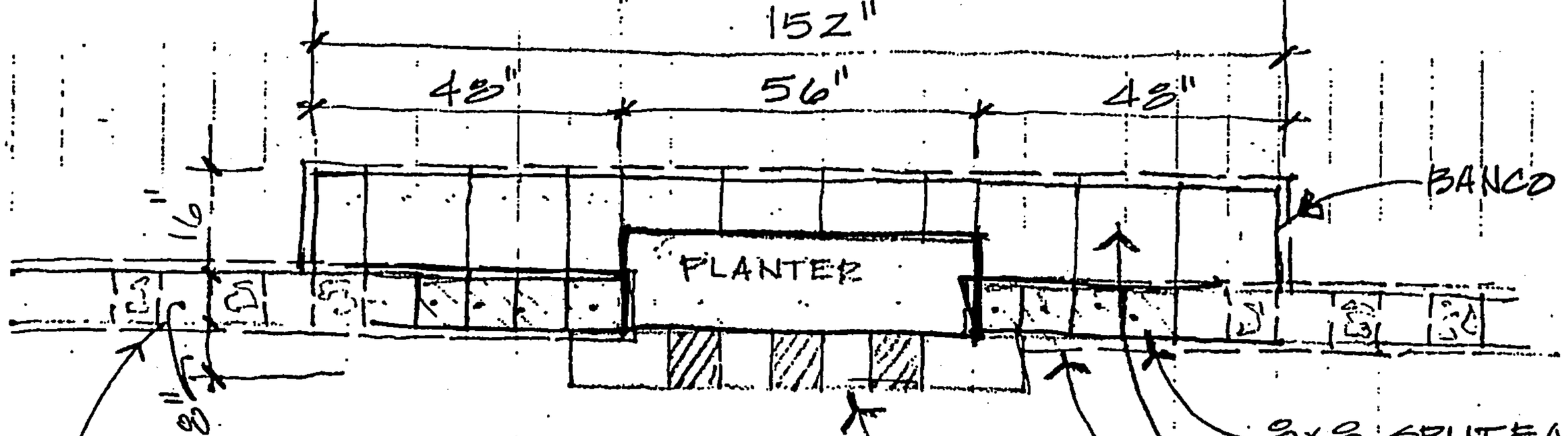


ELEVATION

SECTION



PLAN

3 EA 8x8 SPLITFACE
8x8 SMOOTH DENTIL
EACH SIDE of MONUMENT.

8x8 SPLITFACE

4" TH. WALL CAP BLOCK

8x8 BLOCK W/ 3 OPENINGS. WEEPING MORTAR THIS FACE ONLY.

WALL TYPE (5)

Mesa

ANDERSON HILLS FEATURE WALL

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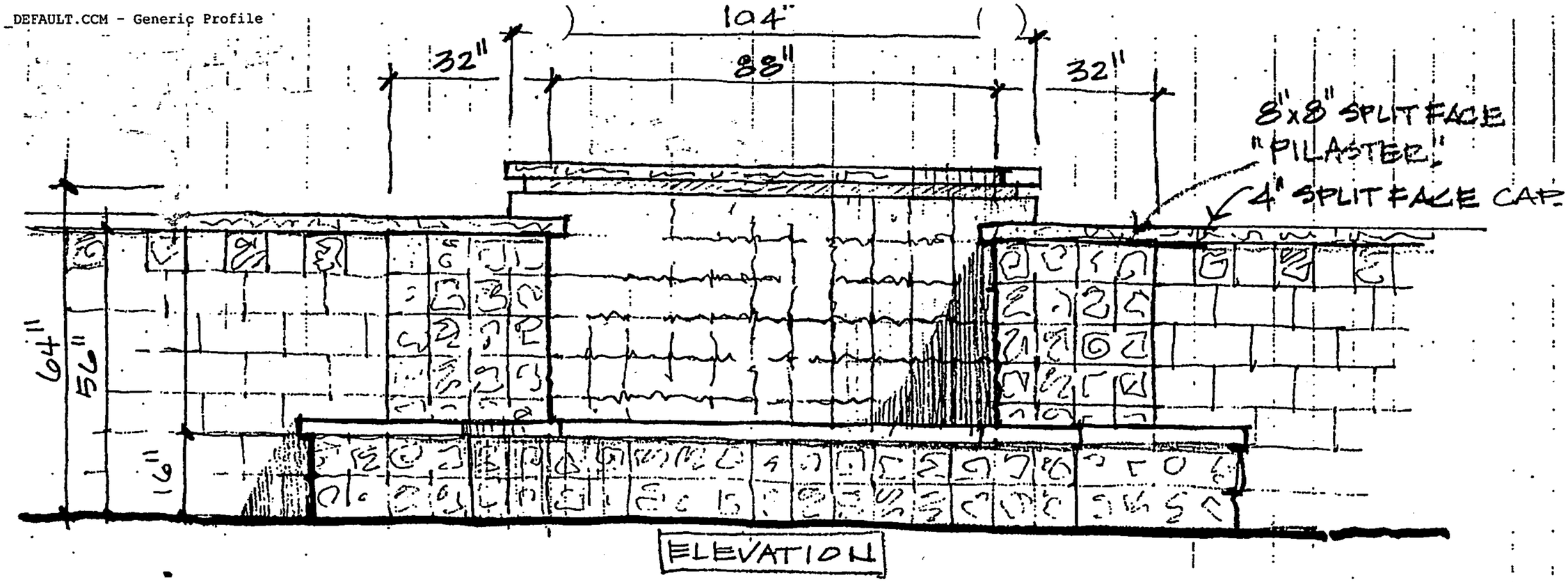
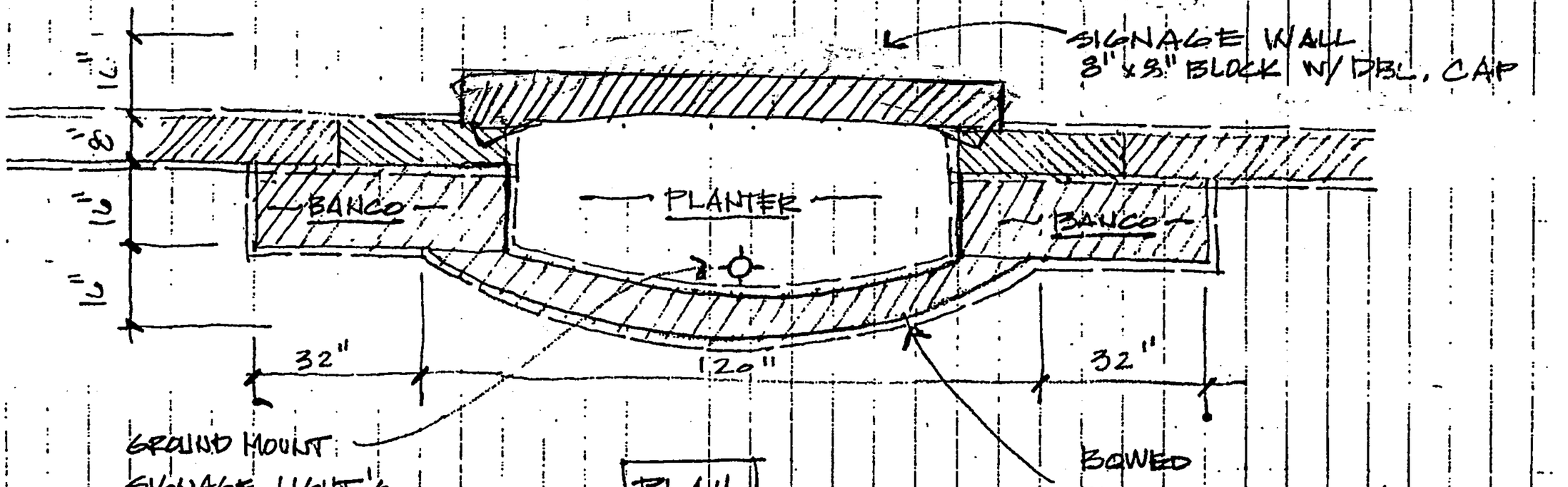


ELEVATION



PLAN.

WALL TYPE (C)

~~Page 3 of 3~~

Mesa @ ANDERSON HILLS SIGNAGE MONUMENT.

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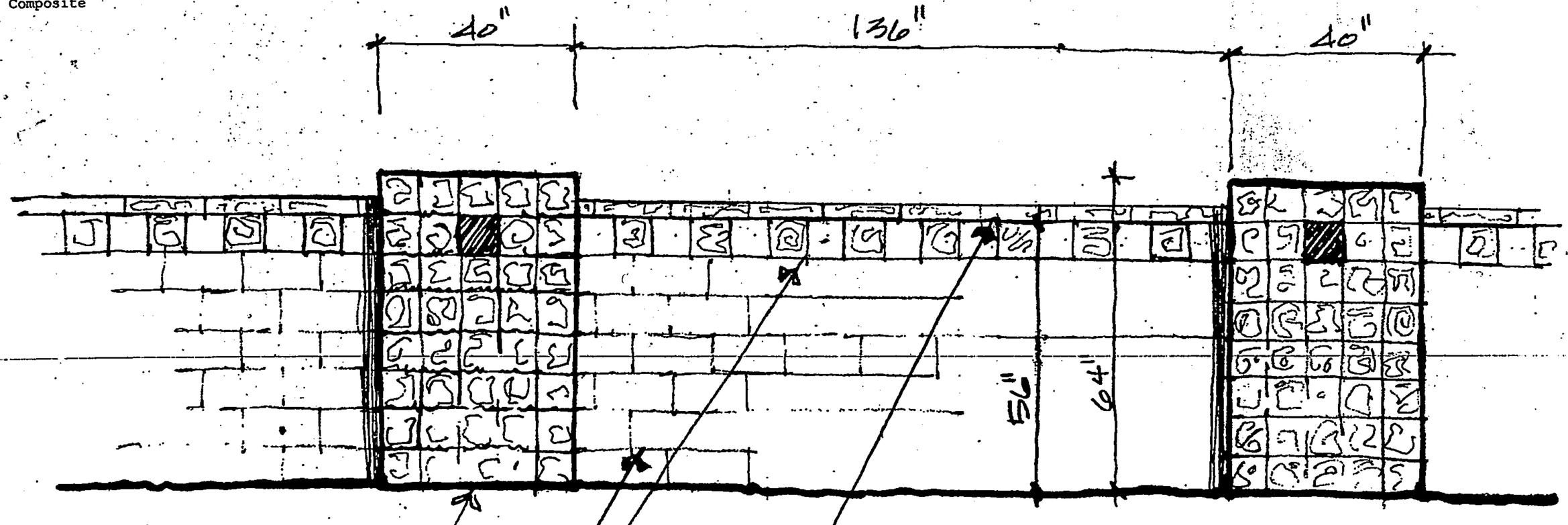

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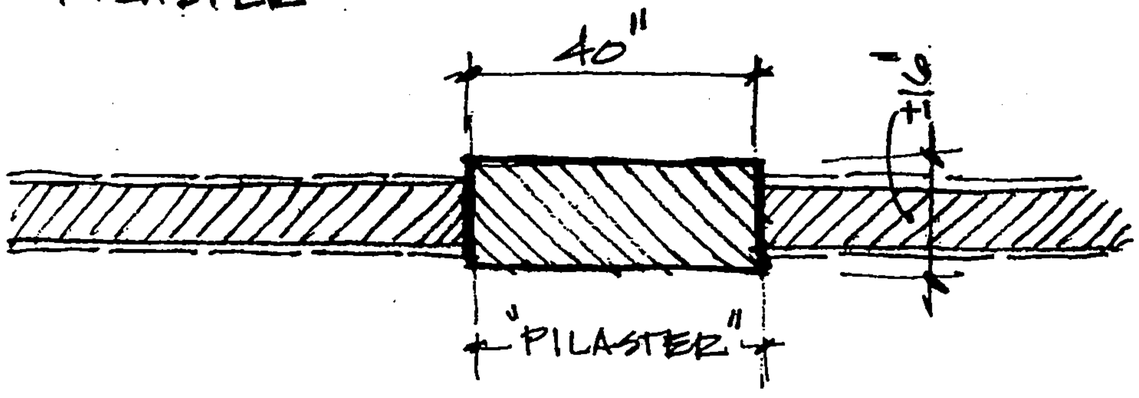

PLAN.

WALL TYPE (A)

Mesa @ ANDERSON HILLS PERIMETER WALL

ZAP: P-9

Closest Intersection: Unser and Dennis Chavez

Project #:

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Friday, February 20, 2004 8:42:37 AM

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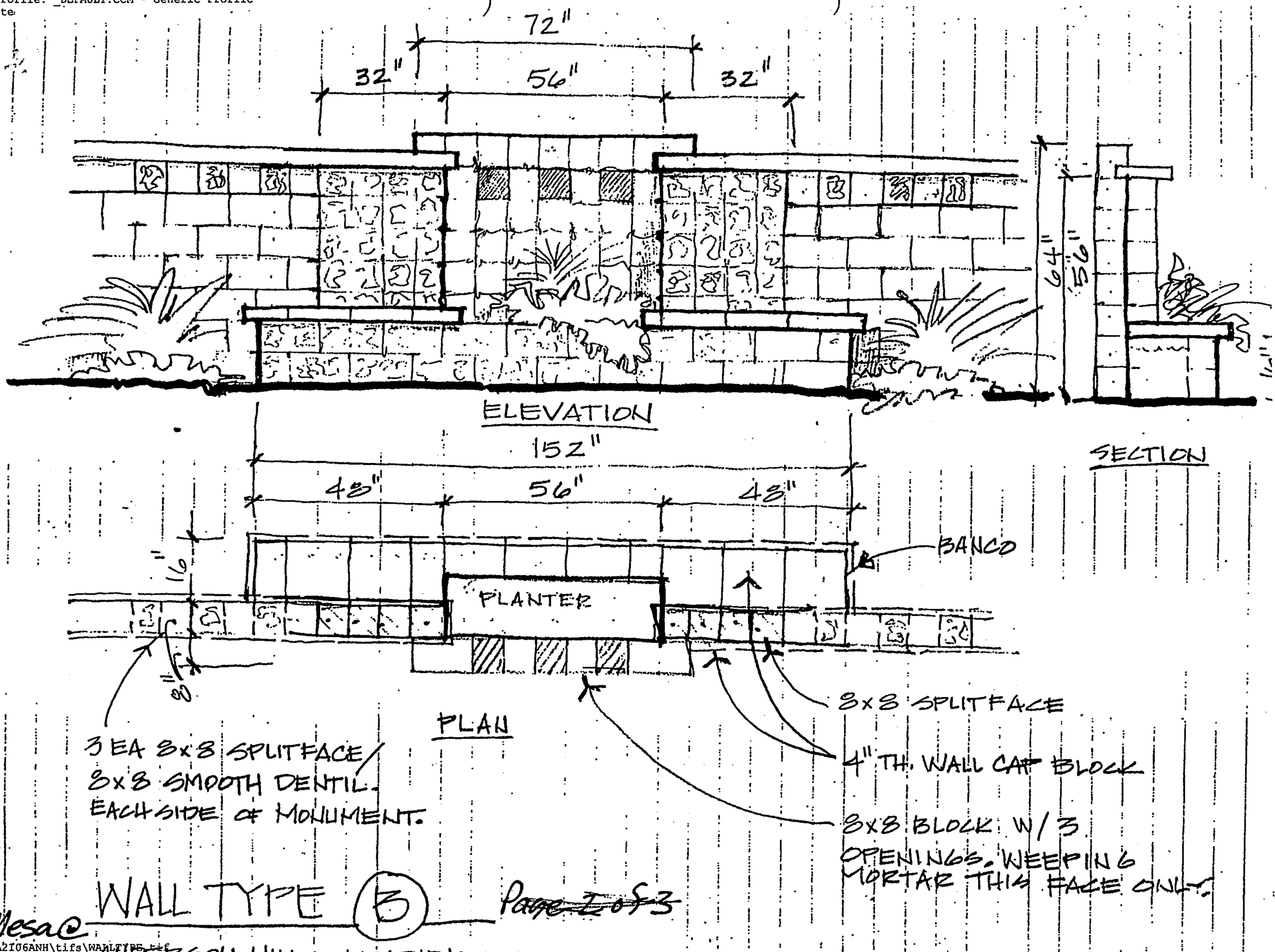

WALL TYPE (B)

Page 2 of 3

Mesa

ANDERSON HILLS FEATURE WALL

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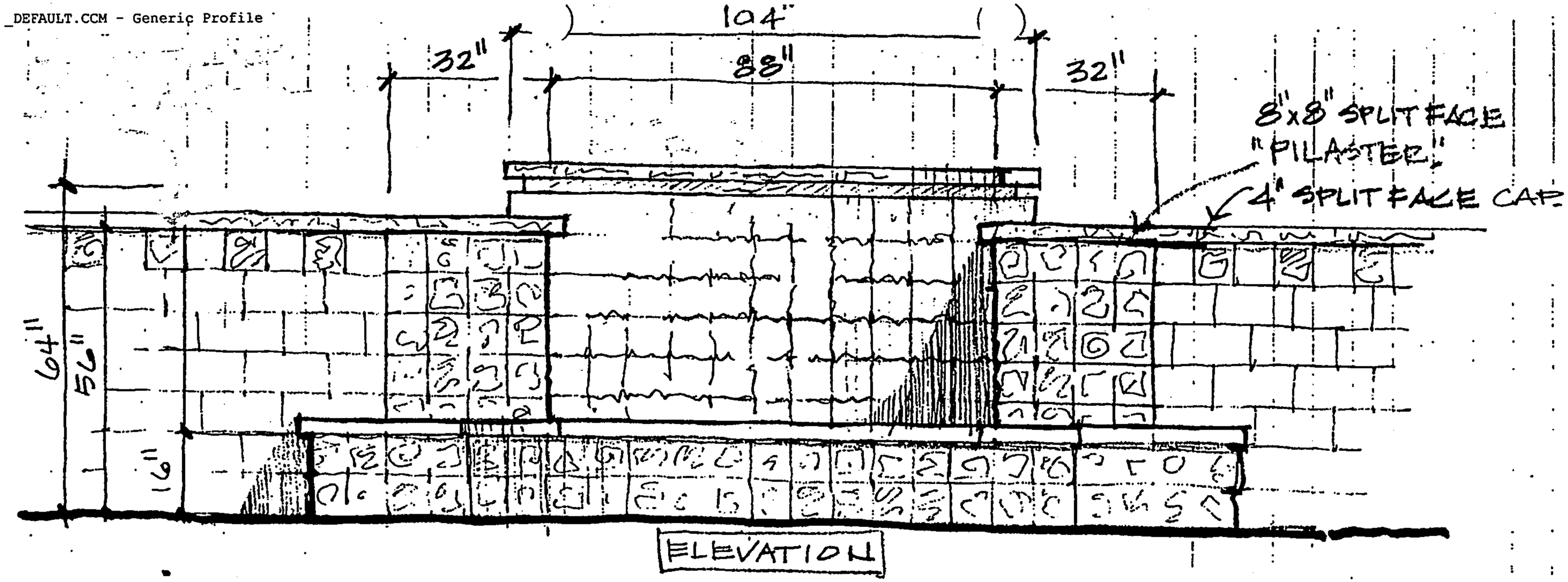

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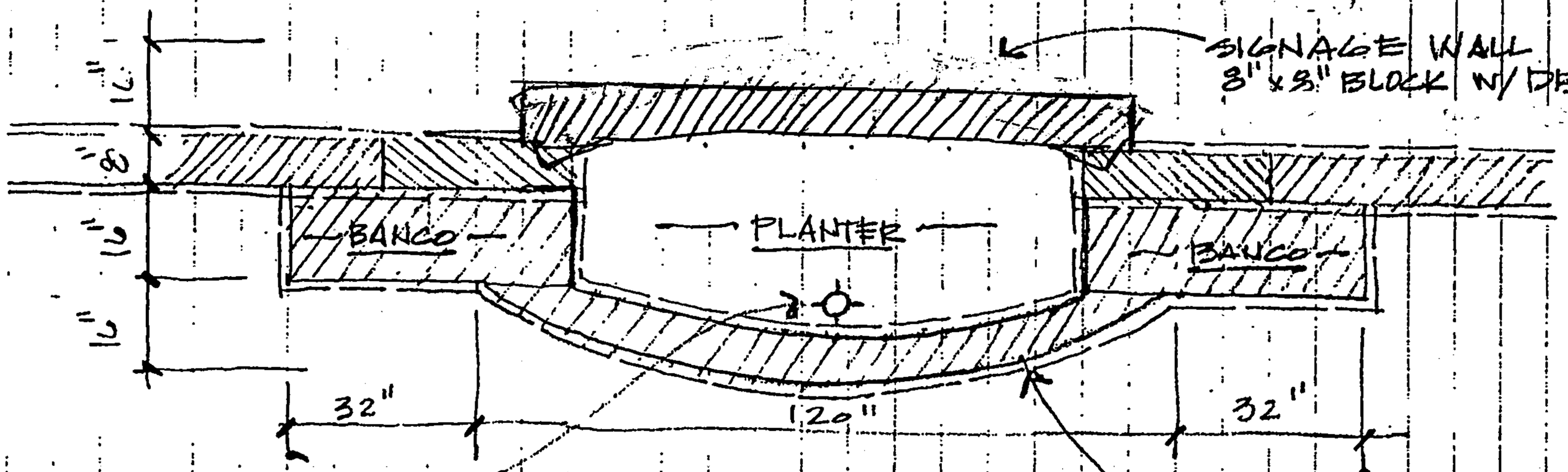

PLAN.

WALL TYPE (C)

~~Page 3 of 3~~

Mesa @ ANDERSON HILLS SIGNAGE MONUMENT.

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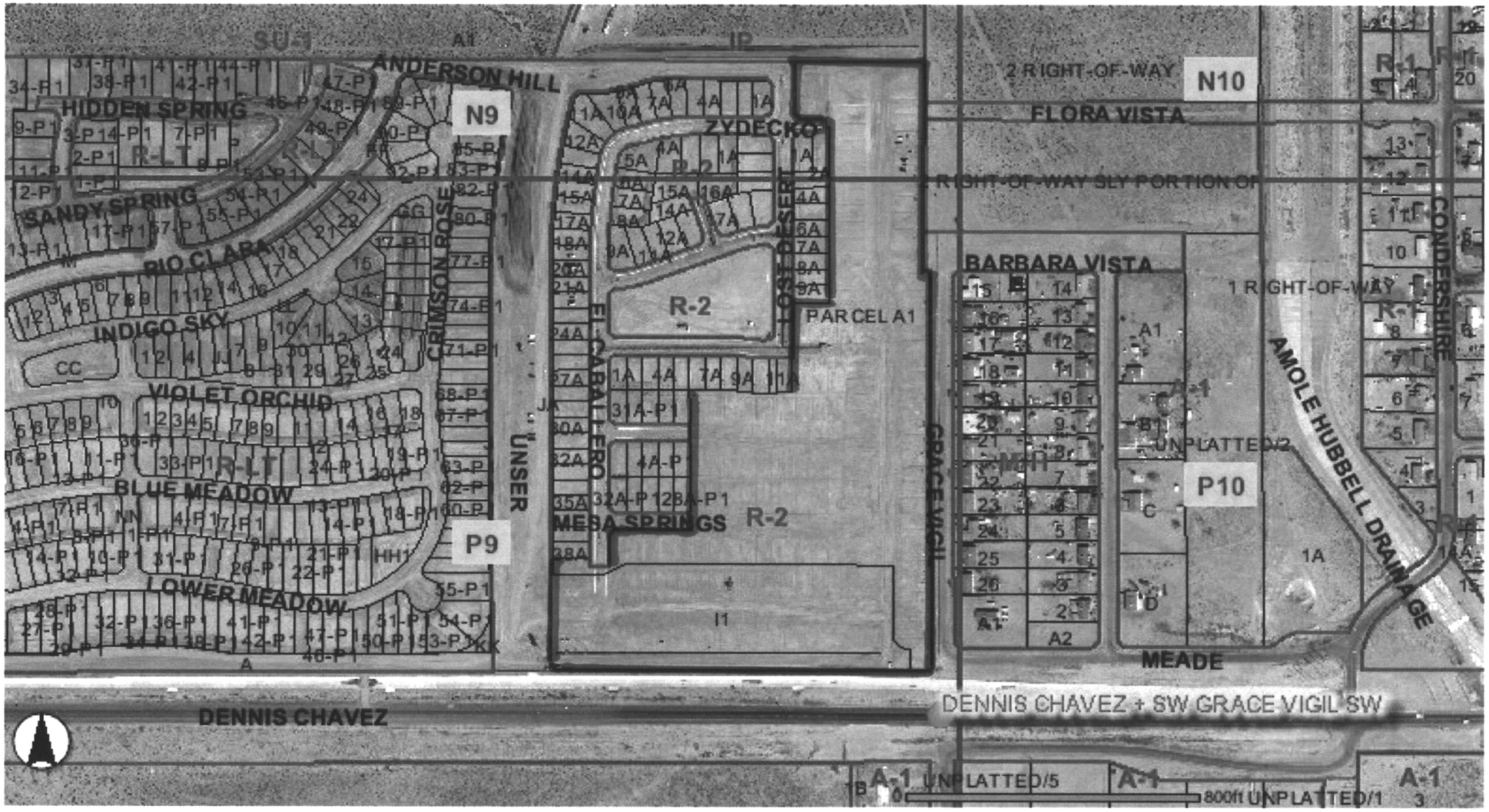

ANDERSON HILL
HIDDEN SPRING
SANDY SPRING
RIO CLARA
INDIGO SKY
VIOLET ORCHID
BLUE MEADOW
LOWER MEADOW
CRIMSON ROSE
UNSER
EL CABALLERO
MESA SPRINGS
ZYDECKO
LOST DESERT
PARCEL A1
GRACE VIGIL
BARBARA VISTA
FLORA VISTA
2 RIGHT-OF-WAY
1 RIGHT-OF-WAY
AMOLE HUBBELL DRAINAGE
CONDERSHIRE
MEADE
DENNIS CHAVEZ
DENNIS CHAVEZ + SW GRACE VIGIL SW
N9
N10
P9
P10
R-2
R-1
A-1
UNPLATTED/5
UNPLATTED/1
800ft

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 04/7/2004
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 4/7/04
Date Preliminary Plat Expires: 4/7/05
DRB Project No.: 1002858
DRB Application No.: 04-00234

ORIGINAL

10

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

Mesa Unit 2 at Anderson Hills

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts G, H & I, Arrowood Ranch Development

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
			PAVING						
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Llano Vista Ave	Tract J	Mata Ortiz Dr	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Mesa Springs Ave	Lot 28, Block 5	Mata Ortiz Dr	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Vista Penasco Ave	Lot 28, Block 4	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Old Caballero Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Mata Ortiz Dr	Anderson Hill	Llano Vista	/	/	/
		24' FF 4'	Res Pvmt, C & G Sidewalk (East Side Only) **(1)**	Mata Ortiz Dr	Llano Vista	Lot 62, B1	/	/	/
		24' FF	Perm Pvmt, C & G	Anderson Hills Ave	Mata Ortiz Dr	Lost Desert Dr	/	/	/

Project name: Mesa at Anderson Hills. Unit 2 ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			OFF SITE PAVING						
		24' FF	Perm Pvmt, C & G (3)	Anderson Hill Ave	Lost Desert Dr	Unser Bvd	/	/	/
		30' FF	Art Pvmt, C & G (2)	Unser Bvd	Anderson Hill Ave	Dennis Chavez	/	/	/
		Per Design	South Bound Right Turn Lane	Rio Bravo / 2nd Street			/	/	/
		Per Design	Street Lights				/	/	/
			WATER						
		12"-14"	Waterline (4)	Unser Corridor	Dennis Chavez	Blake Rd Ex.30" WL	/	/	/
		12"	Waterline (3)	Anderson Hill Ave	Unser Blvd Ex 12" WL	Lost Desert Dr	/	/	/
		12"	Waterline	Anderson Hill Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		12"	Waterline	Mata Ortiz Dr	Anderson Hill	Tract C	/	/	/
		12"	Waterline	Tract C	Mata Ortiz Dr	Grace Vigil Rd	/	/	/
		8"	Waterline	Tract A	Grace Vigil Rd	Mata Ortiz Dr	/	/	/
		8"	Waterline	Mata Ortiz Dr	Tract A	Tract C	/	/	/
		6"	Waterline	Llano Vista Ave	Tract J	Mata Ortiz Dr	/	/	/
		6"	Waterline	Mesa Springs Ave	Lot 28, Block 5	Mata Ortiz Dr	/	/	/
		6"	Waterline	Vista Penasco Ave	Lot 28, Block 4	Mata Ortiz Dr	/	/	/
		6"	Waterline	Old Caballero Ave	Lot 11, Block 4	Mata Ortiz Dr	/	/	/
			SAS						
		8"	SAS	Mata Ortiz Dr	Tract C	Lot 97, Block 1	/	/	/
		8"	SAS (3)	Dennis Chavez ROW	Dennis Chavez (Existing SAS MH)	Tract A	/	/	/
		8"	SAS (3)	Tract A	Dennis Chavez ROW	38' Easmt (Lot 62)	/	/	/
		8"	SAS (3)	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Mata Ortiz Dr	38' Easmt (Lot 62)	Lot 80, Block 1	/	/	/
		8"	SAS (3)	Llano Vista Ave	Tract J	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Mesa Springs Ave	Lot 28, Block 5	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Vista Penasco Ave	Lot 28, Block 4	Mata Ortiz Dr	/	/	/
		12"	SAS (3)	Tract C	Barbara Vista Ave	Mata Ortiz Dr	/	/	/
		12"	SAS (3)	Old Caballero Ave	Lot 11, Block 4	Mata Ortiz Dr	/	/	/
		12"	SAS (3)	Mata Ortiz Dr	Old Caballero Ave	Tract C	/	/	/

ORIGINAL

Project name: Mesa at Anderson Hills. Unit 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SAS						
		12"	SAS (3)	Anderson Hill Ave	Unser Boulevard	Lost Desert Dr	/	/	/
		36"	SAS (3)	Barbara Vista Ave	Tract C	East Ex 24" SAS MH	/	/	/
		36"	SAS (3)	Barbara Vista Ave	East of Tract C	Barbara Vista N. ROW	/	/	/
			STORM DRAIN						
		54"	Storm Drain w/ Appurtenances	Dennis Chavez R / W	Tract A	Rio Bravo Channel	/	/	/
		54"	Storm Drain w/ Appurtenances	Tract A	Dennis Chavez R/W	38' Easmt (Lot 62)	/	/	/
		54"	Storm Drain w/ Appurtenances	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr	/	/	/
		54"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Lot 62, Block 1	Llano Vista	/	/	/
		36"-48"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Llano Vista	Old Caballero Ave	/	/	/

(1) All internal sidewalks to be deferred

(2) These items built with project # 679582 (DRB 1002856) Meadows Unit 1

(3) These items built with project # 708184 (DRB 1002858) Mesa Unit 1 Under Construction

(4) These items built with project # 679481 Rio Bravo Sector Plan/Unser Blvd.

(5) GRADING & DRAINAGE CERTIFICATION REQUIRED PRIOR TO RELEASE FO SIA AND FINANCIAL GUARANTY.

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Diane Hoelzer 4/6/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 4/7/04

PARKS & GENERAL SERVICES - date 4/7/04

TRANSPORTATION DEVELOPMENT - date 4-7-04

AMAFCA - date

UTILITY DEVELOPMENT - date 4/7/04

_____ - date

CITY ENGINEER - date 4/7/04

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

ORIGINAL

New Mexico DEPARTMENT OF TRANSPORTATION

District Three Office - Albuquerque

April 4, 2004

Mr. Terry O. Brown
P. O. Box 92051
Albuquerque, NM 87199-2051

Subject: Anderson Hills Phase II & III
Dennis Chavez/Unser in Albuquerque, District Three

Dear Mr. Brown:

The NMDOT and Bernalillo County have concluded their review of the proposed Anderson Hills Phases II and III development. The proposed subdivision is located on the north side of Dennis Chavez Boulevard in the vicinity of the Unser Boulevard intersection. I offer the following comments:

1. **Rio Bravo and Coors:**

   No improvements will be required at this intersection. Even though a SB right turn lane onto westbound Rio Bravo/Dennis Chavez Boulevard was discussed in the report, that improvement has been assigned as part of the mitigation for the Rio Bravo Squares access study.

2. **Rio Bravo/Del Rio:**

   No improvements will be required at this intersection.

3. **Rio Bravo/Isleta:**

   EAST BND. LEFT - HIGHLANDS UNIT 3

   WEST BND THRU - MEADOWS UNIT 2

   a. Add a 2nd left turn lane on Eastbound Rio Bravo
   b. Add a third Westbound (WB) Rio Bravo lane in advance and beyond the Isleta Boulevard Intersection. The length of the WB lane in advance (east) of the intersection will be 750 Feet plus taper. The length of the WB lane beyond (west) of the intersection will be 1000 Feet plus taper.

   The intersection improvements mentioned above will result in a significant improvement to the traffic operation at the intersection when compared to the 2008 no build intersection level of service.

4. **Rio Bravo and Poco Loco:**

   This intersection is currently un-signalized. The intersection will remain un-signalized until there is significant development in the vicinity of the Intersection. The traffic study for Rio Bravo Commons concluded that a signalized intersection would be required at full build out of residential development and approximately 50% build out of commercial development as proposed. To date that has not happened. Given the information above, it is unreasonable to require dual lefts be added on Rio Bravo EB and WB at the intersection as was outlined in the report. The intersection improvements as outlined in your study will be required at such time when the signal at the intersection is warranted. Therefore, no additional improvements will be required at this intersection.

Bill Richardson
Governor

Rhonda G. Faught P.E.
Cabinet Secretary

Commission

Johnny Cope
Chairman
District 2

David Schutz
Vice Chairman
District 5

Gregory T. Ortiz
Secretary
District 6

Norman Assed
Commissioner
District 3

Jim Franken
Commissioner
District 1

Bud Hettinga
Commissioner
District 4

ORIGINAL

NEW MEXICO DEPARTMENT OF
TRANSPORTATION

5. **Rio Bravo and 2nd Street:** (MESA UNIT 2)

   Rio Bravo

   Add an exclusive right turn lane on southbound (SB) 2nd Street onto Westbound ~~Coors~~. A 350 Foot (plus taper) right turn lane will be required.

6. **Rio Bravo and Prince:**

   No improvements will be required at this intersection. It should be noted that the Anderson Hills Phases II and III devlopment have consumed a considerable amount of the available capacity at this intersection. The 2008 intersection Level of Service (LOS) has gone from a LOS of "C" with a delay of 29.2 seconds in the NO Build to a LOS of "D" with a delay of 41 seconds.

7. **Rio Bravo and Broadway:**

   No improvements will be required at this intersection. It should be noted that the Anderson Hills Phases II and III development have consumed a considerable amount of the available capacity at this intersection. The 2008 intersection Level of Service (LOS) has gone from a LOS of "C" with a delay of 30.5 seconds in the No-Build to a LOS of "D" with a delay of 33 seconds.

If you have any questions, please feel free to give me a call at 841-2761

Sincerely,

Tony Abbo, P.E.
District Three Traffic Engineer

Concur:

Nathan Masek
Bernalillo County

4/5/2004

cc: Julian Vigil
Mir Amiri
Nathan Masek
Wilfred Gallegos
File ✓

Tom Hartmann

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

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

November 25, 2003

Katherine J. Trujillo
NM State Department of Transportation
District III
P.O. Box 91750
Albuquerque, NM 87199

Wilfred Gallegos (Richard Dourte)
City of Albuquerque Planning Depart.
Development Services Division
P.O. Box 1293
Albuquerque NM 87103

Re: ***Intersection of Unser Boulevard and Anderson Hills Avenue SW***

Dear Ms. Trujillo and Mssr. Gallegos and Dourte:

After a series of discussions and meetings concerning the referenced subject, it was concluded that the proposed intersection met the basic requirement for the proposed full access point on Unser Boulevard midway between Blake Road and Dennis Chavez Boulevard. Participants in these discussions included Kathy Trujillo, Richard Dourte, John Hartmann, John Mackenzie, Terry Brown and myself. It should be noted that that only items under discussion are the proposed access location and its compliance with the LRRS, and the conceptual street sections at the various stage of development of the general area.

The primary area of discussion included site access, traffic impact, and compliance with the ***Long Range Roadway System*** *plan. The following summarizes the discussion on those items:*

- *This access point will provide shared access to Anderson Hills Subdivision on the south; and to Parcels 16 and 18 of the Rio Bravo Sector Plan on the north. All other adjacent parcels are taking exclusive access from other existing public street facilities. No new full access points onto Unser Boulevard will be allowed.*

- *The access point is located in the immediate proximity of the midpoint between Blake Road and Dennis Chavez Boulevard; and the rights-of-way for the intersection are to be granted by the three land owners at the time of development, per the City of Albuquerque development process. The Anderson Hills Subdivision has dedicated 156 feet and 60 feet of rights-of-way for Unser Boulevard and Anderson Hills Avenue, respectively.*

- *The conceptual ultimate intersection as attached will accommodate the required number of lanes and stacking areas for traffic based on the anticipated land uses on Parcels 16 and 18 as identified in the Rio Bravo Sector Development Plan and the approved Anderson Hills Subdivision. The final design will be determined as part subsequent traffic analyzes for those undeveloped parcels as part of the typical development process review.*

- *The western leg of the intersection should be extended to the proposed collectors connecting with 98th Street per the City of Albuquerque.*

Attached are the conceptual typical street sections for the ***initial section*** *for development of the Anderson Hills Subdivision, which includes full street width for Unser and half street width for Anderson Hills as a "T" intersection; and the* ***ultimate section*** *for full development of all the parcels, which includes full street width for Unser and for Anderson Hills as a "4-legged" intersection. The final (initial and ultimate) typical street sections must be reviewed and approved through the standard process City of Albuquerque development process.*

If you have any questions please contact me. Otherwise, please indicate your concurrence by signing on the space provided below.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Joseph D. Montaño

Joseph D. Montaño
Senior Planner

3 Dec 03

New Mexico Dept. of Transportation, District III Date

12-8-03

City of Albuquerque Development Services Date

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 17, 2004

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

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

AMAFCA

No comment.

COG

Unser Boulevard is a limited access principal arterial. As a limited access facility, only those access points which are identified on the Long Range Roadway System map be permitted. The access from Unser for Anderson Hill Avenue does not appear to be provided by the Long Range Roadway System map. This access must be requested from the Mid-Region Council of Governments' Metropolitan Transportation Board. In addition, for information, a bicycle trail and lane are required by the Long Range Bikeway System map for these portions of both Unser Boulevard and Senator Dennis Chavez Boulevard.

Transit — No comments received.

Zoning Enforcement — Reviewed, no comment.

Neighborhood Coord. — No Association.

APS — No comments received.

Police Department

A review of the following DRB 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. Maintenance of landscape.

Fire Department	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Gas	Approves.
PNM Electric	PNM approves the Pre-Plat, but be aware that PNM ELEC does not agree with putting 15'x15' electric switch gear easements or any other electric facilities of any kind within a gas transmission easement.
Comcast	No comments received
QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	An approved drainage plan is on file.

Transportation Development

TIS Mitigation needs to be finalized. Provide traffic distribution map. New "major local" street standards require pedestrian access points and 6' sidewalk. Where is infrastructure for Grace Vigil Road? Is future Anderson Hill supposed to connect further east? Provide exhibit for sidewalk variance.

Parks & Recreation

This request is subject to the City Park Dedication and Development Ordinance. A dedication and development agreement covering this requirement was recorded with the County Clerk on 2/20/04, Book A73 page 1985. No objection to the sidewalk variance.

Utilities Development

No objection to Preliminary Plat approval. **Condition of Final Plat is that the 1W water line in Unser be accepted for service or financially guaranteed.**

Planning Department

Since the Wall Moratorium was passed by the City Council, additional information is required on wall submittals. The perimeter wall submittal needs a statement indicating the maximum height of the wall on the street side. The pilasters can only be a maximum of 20 feet apart and should protrude a minimum of two inches. These dimensions should also be on the submittal. The wall cap must project a minimum of 2 inches. This dimension should be on the submittal.

Lastly, a sheet showing the location of the 3 wall types is needed. Please re-submit as soon as possible to allow enough time for review before the DRB hearing.

Once the wall design is approved, Planning has no objection to the approval of the plat or sidewalk variance.

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

cc: Anderson Hills LLC, P.O. Box 12317, 87195
Mark Goodwin & Associates, P.O. Box 90606, 87199

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 02/27/2004
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1002854
DRB Application No.:_____

ORIGINAL

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

~~Mesa at Anderson Hills, Unit 2~~
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts G, H & I, Arrowood Ranch Development
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
			PAVING						
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Llano Vista Ave SW	Tract J	Mata Ortiz Dr SW	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Mesa Springs Ave SW	Lot 28, Block 5	Mata Ortiz Dr SW	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Vista Penasco Ave SW	Lot 28, Block 4	Mata Ortiz Dr SW	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Mata Ortiz Dr SW	Lot 62, Block 1	Anderson Hill Ave SW	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Old Caballero Ave SW	Lot 11, Block 4	Mata Ortiz Dr SW	/	/	/
		24' FF	Perm Pvmt, C & G	Anderson Hills Ave SW	Mata Ortiz Dr SW	Lost Desert Dr SW	/	/	/
			OFF SITES						
		24' FF	Perm Pvmt, C & G	Anderson Hill Ave SW	Lost Desert Dr SW	Unser Boulevard	/	/	/
		30' FF	Art Pvmt, C & G **(2)**	Unser Boulevard	Anderson Hill Ave SW	Dennis Chavez	/	/	/
		Per Design	Street Lights				/	/	/

Project name: Mesa at Anderson Hills, Unit 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			WATER						
		6"	Water Line	Llano Vista Ave SW	Tract J	Mata Ortiz Dr SW	/	/	/
		6"	Water Line	Mesa Springs Ave SW	Lot 28, Block 5	Mata Ortiz Dr SW	/	/	/
		6"	Water Line	Vista Penasco Ave SW	Lot 28, Block 4	Mata Ortiz Dr SW	/	/	/
		6"	Water Line	Old Caballero Ave SW	Lot 11, Block 4	Mata Ortiz Dr SW	/	/	/
		8"	Water Line	Tract A	Grace Vigil Rd SW	Mata Ortiz Dr SW	/	/	/
		8"	Water Line	Mata Ortiz Dr SW	Tract A	Tract C	/	/	/
		12"	Water Line	Tract C	Grace Vigil Rd SW	Mata Ortiz Dr SW	/	/	/
		12"	Water Line	Mata Ortiz Dr SW	Tract C	Anderson Hill Ave SW	/	/	/
		12"	Water Line	Anderson Hill Ave SW	Lost Desert Dr SW	Mata Ortiz Dr SW			
		12"	Water Line (3)	Anderson Hill Ave SW	Lost Desert Dr SW	Unser Boulevard	/	/	/
			SAS						
		8"	SAS	Dennis Chavez R-o-W	Dennis Chavez (Existing SAS MH)	Tract A	/	/	/
		8"	SAS	Tract A	Dennis Chavez RoW	38' Easement			
		8"	SAS	38' Easement	Tract A	Mata Ortiz Dr SW	/	/	/
		8"	SAS	Mata Ortiz Dr SW	38' Easement	Lot 80, Block 1	/	/	/
		8"	SAS	Llano Vista Ave SW	Tract J	Mata Ortiz Dr SW	/	/	/
		8"	SAS	Mesa Springs Ave SW	Lot 28, Block 5	Mata Ortiz Dr SW	/	/	/
		8"	SAS	Vista Penasco Ave SW	Lot 28, Block 4	Mata Ortiz Dr SW	/	/	/
		8"	SAS	Mata Ortiz Dr SW	Tract C	Lot 97, Block 1	/	/	/
		8"	SAS	Tract A	Mata Ortiz Dr SW	Grace Vigil Rd SW	/	/	/
		12"	SAS	Tract C	36" Stub North	Mata Ortiz Dr SW	/	/	/
		12"	SAS	Old Caballero Ave SW	Lot 11, Block 4	Mata Ortiz Dr SW	/	/	/
		12"	SAS	Mata Ortiz Dr SW	Old Caballero Ave SW	Tract C	/	/	/
		12"	SAS	Anderson Hill Ave SW	Unser Boulevard	Lost Desert Dr SW	/	/	/
		36"	SAS	Barbara Vista Ave SW	36" Stub North	Exist SAS MH (East)	/	/	/

Project name: Mesa at Anderson Hills, Unit 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			STORM DRAIN						
		54"	Storm Drain w/ appurtences	Dennis Chavez R / W	Mata Ortiz Dr SW	Rio Bravo Channel	/	/	/
		54"	Storm Drain w/ appurtences	Tract A	Dennis Chavez R/W	38' Easement Lot 62	/	/	/
		54"	Storm Drain w/ appurtences	38' Easement	Tract A	Mata Ortiz Dr SW	/	/	/
		36"-54"	Storm Drain w/ appurtences	Mata Ortiz Dr SW	Lot 62, Block 1	Lot 83, Block 1	/	/	/
		18"-24"	Storm Drain w/ appurtences	Old Caballero Ave SW	Mata Ortiz Dr SW	Lot 13, Block 3	/	/	/

(1) All internal sidewalks to be deferred

(2) These items may be built with project # 708184 (DRB 1002858) or 679582 (DRB 1002856)

(3) These items built with project # 708184 (DRB 1002858) under construction

AGENT / OWNER

Diane L. Hoelzer, PE
NAME (print)
MARK GOODWIN & ASSOCIATES
FIRM
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

_____ - date

_____ - date

/IEW COMMITTEE REVISIONS

REVISION	ATE	DRC CHAIR	USER DEPARTMENT	/OWNER

OFF-SITE MITIGATION OF TRAFFIC IMPACTS

Subject to final negotiations between the developer and City/County staff, the following recommended off-site improvements are to be financially guaranteed with the City, of which is not to be released until the improvements are constructed and a letter from the County is obtained concurring that the improvements are completed as originally agreed to.

Rio Bravo Blvd. / Coors Blvd.:

- Implement the westbound and southbound dual left turn lanes by eradicating the existing cross-hatching in the existing second left turn lanes for the westbound left turns and the southbound left turns.
- Reconstruct the westbound right turn lane to maintain the existing free right turn, and lengthen the storage area to a length of 450 feet (1/2 of 850 feet calculated length).
- Construct a second eastbound thru lane on Rio Bravo Blvd. (Dennis Chavez Blvd.). The second eastbound thru lane can be a combined thru / right turn lane with a free right turn slip lane similar to the current configuration since the volume of eastbound right turn traffic is expected to be minor.
- Construct a new southbound right turn lane on Coors at Rio Bravo Blvd. The length of the right turn lane should be about 800 feet to prevent the southbound thru queue from blocking the lane. However, the new southbound right turn lane can only be constructed to the location of the existing entrance to Rio Bravo Square. Therefore, the southbound right turn lane should be constructed to be approximately 300 feet long plus transition to extend north to the existing signalized access into Rio Bravo Square Shopping Center.

Rio Bravo Blvd. / Isleta Blvd.:

- Implement the westbound and eastbound dual left turn lanes by eradicating the existing cross-hatching in the existing second left turn lanes for the westbound left turns and the eastbound left turns.
- Construct a second southbound left turn lane to create dual southbound left turn lanes. The length of the dual left turn lane should be 350 feet long (based on calculated queue length of 325 feet for the southbound thru lanes). Due to the conflict with the northbound left turn lane into the existing shopping center at the northwest corner of Rio Bravo / Isleta, the dual southbound left turn lane on Isleta Blvd. at Rio Bravo can only be constructed to a length of approximately 250 feet long.
- Construct a third westbound thru lane on Rio Bravo Blvd. at Isleta Blvd. Construction of the third westbound thru lane through the intersection is recommended to extend 750 feet east of the intersection (based on a calculated queue length of 650 feet for the

westbound thru lanes) and extend 500 feet west of the intersection to provide room for the outside thru lane to merge left downstream of the signal.

Rio Bravo Blvd. / Poco Loco:

- Construct a third westbound thru lane on Rio Bravo Blvd. at Poco Loco Dr. Construction of a third westbound thru lane through the intersection is recommended to extend 400 feet east of the intersection (based on a calculated queue length of 300 feet for the westbound thru lanes) and extend 500 feet west of the intersection to provide room for the outside thru lane to merge left downstream of the signal.

Rio Bravo Blvd. / 2nd St.:

- Construct a southbound right turn lane on 2nd St. at Rio Bravo Blvd. The length of the new southbound right turn lane should be 250 feet (1/2 of 475 feet) to accommodate the calculated queues in the southbound thru lane.
- Construct a third westbound thru lane on Rio Bravo Blvd. at 2nd St. Construction of a third westbound thru lane through the intersection is recommended to extend 800 feet east of the intersection (based on a calculated queue length of 700 feet for the westbound thru lanes) and extend 500 feet west of the intersection to provide room for the outside thru lane to merge left downstream of the signal.

Central Ave. / Unser Blvd.:

- Construct dual eastbound left turn lanes on Central Ave. at Unser Blvd. to a length of 450 feet plus transition.
- Construct a second southbound thru lane on Unser Blvd. at Central Ave. The second southbound thru lane should be constructed to a length of 500 feet long plus transition north of the intersection and 500 feet long plus transition to the south of the intersection.
- Construct a second northbound thru lane on Unser Blvd. at Central Ave. The second northbound thru lane should be constructed to a length of 500 feet long plus transition north of the intersection and 500 feet long plus transition to the south of the intersection.

Dennis Chavez Blvd. / Unser Blvd.

- With the implementation of Anderson Hills Subdivision, the intersection of Dennis Chavez Blvd. / Unser Blvd. will operate satisfactorily with the following geometry:

Recommended Geometry (Dennis Chavez Blvd. / Unser Blvd.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Dennis Chavez Blvd.	1	0	1	0	0
WB Dennis Chavez Blvd.	0	0	1	0	1
NB Unser Blvd.	0	0	0	0	0
SB Unser Blvd.	1	0	0	0	1

The design and construction of the intersection of Dennis Chavez Blvd. / Unser Blvd. should take into consideration that the intersection will be a major signalized intersection at some time in the future, since it is comprised of the intersection of two arterial roadways. Although full buildout of the intersection is not necessary for implementation of Anderson Hills Subdivision, the design can provide for ready expansion of the intersection geometry in the future.

Dennis Chavez Blvd. / 98th St.

- With the implementation of Anderson Hills Subdivision, the intersection of Dennis Chavez Blvd. / 98th St. will operate satisfactorily with the following geometry:

Recommended Geometry (Dennis Chavez Blvd. / 98th St.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Dennis Chavez Blvd.	1	0	1	0	0
WB Dennis Chavez Blvd.	0	0	1	0	1
NB 98th St.	0	0	0	0	0
SB 98th St.	1	0	0	0	1

The design and construction of the intersection of Dennis Chavez Blvd. / 98th St. should take into consideration that the intersection will be a major signalized intersection at some time in the future, since it is comprised of the intersection of two arterial roadways. Although full buildout of the intersection is not necessary for implementation of Anderson Hills Subdivision, the design can provide for ready expansion of the intersection geometry in the future.

98th St. Extension:

- The extension of 98th north of this development as a two-lane paved temporary roadway to connect to Gibson Blvd. should be implemented prior to full development of Anderson Hills. Since approximately 35% of the total traffic from Anderson Hills is expected to utilize the 98th St. connection (based on the MRCOG model), then the 98th St. connection should be constructed prior to the projects 65% occupation level. In other words, by the time the 999 lots (houses) are 65% occupied, then the 98th St. connection to Gibson Blvd. and the Gibson Blvd. connection to Unser Blvd. should be in place.

Anderson Hills Ave. / Unser Blvd.:

- The unsignalized intersection of Anderson Hills Ave. /Unser Blvd. should be designed and constructed in accordance with the April 22, 2003 letter to John Hartman found on Pages Z-58 thru Z-73 in Appendix "Z" of this study. It is anticipated that the intersection of Anderson Hills Ave. / Unser Blvd. may be a signalized intersection at some time in the future if and when the intersection meets the requirements to warrant a new signal and the City of Albuquerque and / or the New Mexico Department of Transportation approves of a signal there. Particular attention should be directed to the anticipated queuing lengths defined in the April 22, 2003 letter for left turns and right turn movements at the intersection. The current design of the intersection should include dedicated left turn lanes for all four legs of the intersection. The northbound and southbound left turn lanes on Unser Blvd. at Anderson Hills Dr. should meet the minimum requirements of the New Mexico Department of Transportation State Access Management Manual. Based on a posted speed limit of 45 M.P.H. the required lengths of the northbound and southbound left turn lanes on Unser Blvd. at Anderson Hills Dr. are 400 feet long plus 12.5:1 taper transitions.

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Anderson Hills, LLC — PHONE: 822-5562
ADDRESS: PO Box 12317 — FAX: 822-6301
CITY: Albuquerque — STATE NM — ZIP 87195 — E-MAIL:
Proprietary interest in site: Owner
AGENT (if any): Mark Goodwin & Associates, PA — PHONE: (505) 828-2200
ADDRESS: PO Box 90606 — FAX: (505) 797-9539
CITY: Albuquerque — STATE NM — ZIP 87199 — E-MAIL: goodwinengrs@comcast.net

DESCRIPTION OF REQUEST: Preliminary Plat Approval (Mesa @ Anderson Hills, Unit 3) and Sidewalk Variance
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. Tracts G, H & I — Block: ____ — Unit: ____

Subdiv. / Addn. Arrowood Ranch Development

Current Zoning: SU-1/C-1 & R-2 — Proposed zoning: Same

Zone Atlas page(s): P-9 — No. of **existing** lots: 3 — No. of **proposed** lots: 117

Total area of site (acres): 35.43 — 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. 100905345844010308 — MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Boulevard SW
Between: Unser Boulevard SW and Grace Vigil Road SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB 1002858, SD-87-4-1, Z-99-58 / SPR-95-2-2 03DRB-01206-07-08409

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 02/26/2003

SIGNATURE Diane Hoelzer — DATE 2-20-04

(Print) Diane Hoelzer, PE — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 10/03

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

Application case numbers	Action	S.F.	Fees
04DRB - - 00234	PPF	$ 2,890.00	
04DRB - - 00235	SW	V	$ -0-
- -	NOTIF. Fee		$ 75
- -	CM Fee		$ 20
- -			$
			Total $ 2,985

Hearing date Mar. 17, 04

Bohbert 2/20/04
Planner signature / date

Project # 1002858

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

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

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- ☒ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ☒ Proposed Infrastructure List. → already approved, see approval letter
- ☒ 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.

Diane Hoelzer
Applicant name (print)

Diane Hoelzer 2-20-04
Applicant signature / date

Form revised April 2003

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

Application case numbers
04DRB - _____ - 00234
_____ - _____ - _____
_____ - _____ - _____

2/20/04
Planner signature / date

Project # 1002858

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

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

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

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

☒ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

Diane Hoelzer
Applicant name (print)

Diane Hoelzer 2-20-04
Applicant signature / date

Form revised April 2003

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

Application case numbers
04DRB-____-00235
____-____-____
____-____-____

B Goehner 2/20/04
Planner signature / date

Project # 1002858

ARROWOOD RANCH
1001975

MEADOWS

HIGHLANDS

ARROWOOD RANCH
1001975

R-LT

R-2

SU-2 C-1

DENNIS CHAVEZ BLVD

Project Site:
MESA @ ANDERSON HILLS

RIO BRAVO SECTOR DEVELOPMENT PLAN BOUNDARY

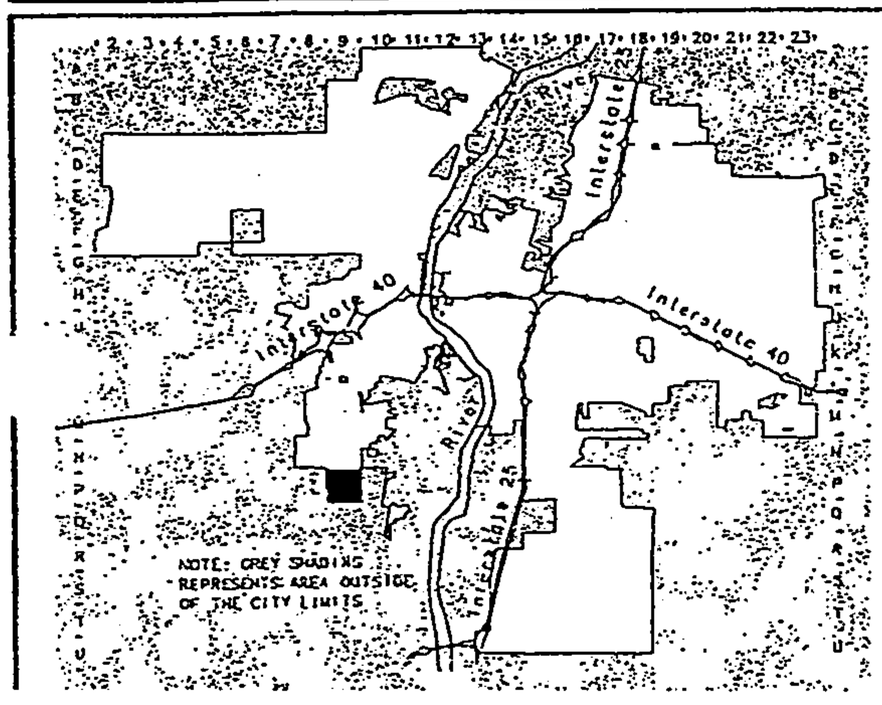
PARKWAY BLVD

MOBILE HOME PARK

WESTLAND TRACT RR 5

TOWN OF

ROW ONE NORTH



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

P-9-Z

Map Amended through January 22, 2003

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

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

February 20, 2004

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

Re: Request Approval of Preliminary Plat and Sidewalk Variance for Mesa Unit 2 at Anderson Hills Subdivision

Dear Ms. Matson;

On behalf of my clients, Anderson Hills LLC, I am requesting the following approvals at the DRB public hearing:

1. *PRELIMINARY PLAT for a 117 lot single family subdivision to be known as Mesa Unit 2 at Anderson Hills. Mesa Unit 1 was previously approved under DRB #1002858 for 101 lots.*

2. *SIDEWALK VARIANCE on adjacent to Tract "F" Public Park. The intent is to allow flexibility in the park design to incorporate a serpentine sidewalk that may be partly within the right of way and partly within the park areas. The final design within the park to be determined at DRC.*

Please note the following with regards to the Mesa Units 1, 2 and 3:

1. *Temporary Deferral of Sidewalk Construction for all the interior sidewalks that are adjacent to homes for all the Units were approved at the preliminary plat hearing for Unit 1(DRB# 1002858) on August 27, 2003. The sidewalks shall be constructed in conjunction with construction of each individual lot at a later time.*

3. *Sidewalk Waiver for those sidewalks that are adjacent to short stub streets that are typically 24' FF for all the units were approved at the Unit 1 DRB hearing (DRB# 1002858).*

4. *All the required Vacation of Public Easements for the entire site that consisted of public roadway, drainage, sanitary sewer and waterline easements that were originally dedicated with the Arrowood Bulk Land Plat were vacated at the Mesa Unit 1 DRB hearing (DRB # 1002858). Mesa Unit 2 and Unit 3 Preliminary Plats will dedicate all the required public*

roadway right of ways as well as public waterline, drainage and sanitary sewer easements as needed.

5. *The Grading and Drainage Plan and Drainage Report were for the entire site were approved at the DRB Public hearing for Unit 1. A copy of hydrology Dept approval letter and the DRB Official Notice of Decision is part of this submittal.*

6. *The perimeter wall design was previously submitted with Unit 1 Preliminary Plat and will be the same for these Units. I am submitting the previous design submittal for your files.*

The scope of the original preliminary plat approval request was reduced because at the time the traffic improvements beyond 431 lots has not been completely defined or decided upon yet. The required traffic improvements for the entire development have now been defined so we are rquesting PP approval on the rest of the development.

'The Mesa' consists of the middle portion of the Master Planned Community to be known as Anderson Hills. The two other areas within this community are 'The Highlands' and 'The Meadows' which are both located to the west of this subdivision. These three areas are separated by two principal arterial streets: 98th street and Unser Blvd. When the whole area is developed, it will consist of almost 1000 homes and each community will have its own 2.0+ acre public park. Additional landscaped areas along the major interior roads have been provided to enhance the neighborhood as well as a proposed trail system along the north side of the Rio Bravo channel located adjacent to the north side of Dennis Chavez Blvd. Access to each of these subdivisions will be from Dennis Chavez Blvd.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh
f:\\A2106 AndersonHills\mesa\drb_ltr3.wpd

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 5, 2003

Diane Hoelzer, PE
Mark Goodwin & Associates
P.O. 90606
Albuquerque, NM 87199

Re: Anderson Hills Drainage Management Plan
Engineer's Stamp dated 8-22-03 (P9/D2)

Dear Ms. Hoelzer,

Based upon the information provided in your submittal dated 8-26-03, the above referenced DMP is approved for Preliminary Plat action by the DRB.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: file

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

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: Highlands, Meadows and Mesa @ Anderson Hills
AGIS MAP #: P-9
LEGAL DESCRIPTION: Tracts A,B,C,D,E,F,G,H,I, Arrowood Ranch Development

✓

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 7-18-03 [date].

Diane Hoelzer — 7-18-03
Applicant / Agent — Date

Brad Bingham — 7/18/03
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 2-18-03 [date].

Diane Hoelzer — 7-17-03
Applicant / Agent — Date

Brad Bingham — _____
Utility Division Representative — Date

DRB# _____

f:\\forms\formdrws

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

8-28-2003

6. Project # 1002858
03DRB-01206 Major-Preliminary Plat Approval
03DRB-01209 Major-Vacation of Public Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9)

At the August 27, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 8/27/03 and approval of the grading plan engineer stamp dated 8/22/03 the preliminary plat was approved with the following condition of final plat approval:

1. 56-feet of right-of-way shall be provided adjacent to the park where a 36-foot street is constructed or adequate public sidewalk easements shall be provided within Tract F.

The Vacations were approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:

2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.

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

4. Final disposition shall be through the City Real Estate Office.

5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

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.

If you wish to appeal this decision, you must do so by September 11, 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.)

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

Sheran Matson, AICP, DRB Chair

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

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.

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

February 17, 2004

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

This letter will serve to notify you that on **February 17, 2004:**

CONTACT NAME: BETH GONZALES

COMPANY OR AGENCY: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539
E-mail: goodwinengrs@comcast.net

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **THE MESA AT ANDERSON HILLS, UNITS 2 AND 3, TRACTS G, H AND I, ARROWWOOD RANCH DEVELOPMENT,** zone map **P-9.**

Our records indicate that as of **February 17, 2004,** there were no Recognized Neighborhood Associations in this area.

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(02/13/04)

CITY OF ALBUQUERQUE

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

APPLICANT: Anderson Hills, LLC **Date of Request:** 2/20/04 **Zone Atlas Page(s):** P-9

CURRENT:

Zoning R-2

Parcel Size (acres/sq.ft.) 19 ac.

Legal Description:

Lot or Tract # G, H & I Block # _____

Subdivision Name Arrowood Ranch

REQUESTED CITY ACTION(S):

Annexation	[ ]
Sector Plan Amendment	[ ]
Zone Map Amendment	[ ]
Other (Subdivision)	[X]

Site Development Plan :

a.) Subdivision	[ ]	d. Building Permit	[ ]
b.) Building Purposes	[ ]	e. Other	[ ]
c.) Amendment	[ ]		

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:[1]

Number of units 117

Building size _____ (sq. ft.)

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

Applicant or Agent for the Applicant _____ Date _____

TRAFFIC IMPACT STUDY REQUIRED: YES [X] NO [ ] BORDERLINE [ ]

PUBLIC WORKS DEPT. Transportation Development Division 1st Floor/Plaza del Sol 924-3900

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

Notes: ANDERSON HILLS TIS

OFFSITE MITIGATION TO BE RESOLVED WITH TRANSPORTATION DEV. REQUIRED AND

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 updated or new TIS.**

TRAFFIC ENGINEER Tony Loyd DATE 2-20-04

AIR QUALITY IMPACT ASSESSMENT MAY BE REQUIRED

Section 14-16-3-14 of COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the zoning code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. No AQIA is required if associated TIS shows intersections functioning at level of service A, B or C.

IF AN AQIA IS REQUIRED: A scoping meeting must be held to define the level of analysis needed and the parameters of the study. The applicant should call 768-2638 or 768-2600 to insure that input is received from the AQD during the scoping of the companion TIS. Note that any subsequent changes to the development proposal identified above may require an updated or new AQIA.

Required **TIS** and/or **AQIA** **must be completed prior to applying to 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 1/13/04 Tony Loyd 2-20-04

- FINALIZED __/__/__ TRAFFIC ENGINEER DATE

May, 2001

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 3/2/04 To 3/17/04

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.

Morgan Dyett — (Applicant or Agent)

2/20/04 — (Date)

I issued 2 signs for this application, 2/20/04 (Date), [signature] (Staff Member)

DRB PROJECT NUMBER: 10028858

Rev. 5/9/03

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

PAID RECEIPT

APPLICANT NAME Anderson Hills LLC

AGENT Mark Goodwin & Assoc PA

ADDRESS P.O. Box 90606

PROJECT & APP # 1002858 - 04DRB-00234/00235

PROJECT NAME Arrowood Ranch Dev

$ 20 — 469099/4916000 **Conflict Management Fee**

$ 2890 — 441006/4983000 **DRB Actions**

$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ 75 — 441018/4971000 **Public Notification**

Mesa

$ _____ 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

$ 2985 — **TOTAL AMOUNT DUE**

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

02/20/2004 2:19PM LOC: ANNX
RECEIPT# 00019389 WS# 006 TRANS# 0017
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $2,985.00
J24 Misc $2,890.00
CK $75.00
CHANGE $0.00

City Of Albuquerque
Treasury Division

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

95-681/1070

DATE 2.20.04

PAY TO THE ORDER OF City of Albuquerque $ 2985 00

two thousand nine hundred eighty five ——— 00 DOLLARS

Security Features Details on Back

BANK OF THE WEST Coronado Office 1-800-488-2265

FOR Mesa @ Anderson Unit 2

⑈004179⑈ ⑆107006813⑆ 28300 7003⑈

Thank You

02/20/2004 2:18PM LOC: ANNX
RECEIPT# 00019387 WS# 006 TRANS# 0017
Account 469099 Fund 0110
Activity 4916000 TRSEJA
Trans Amt $2,985.00
J24 Misc $20.00

Thank You

DUPLICATE

City Of Albuquerque
Treasury Division

02/20/2004 2:18PM LOC: ANNX
RECEIPT# 00019388 WS# 006 TRANS# 0017
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $2,985.00
J24 Misc $2,890.00

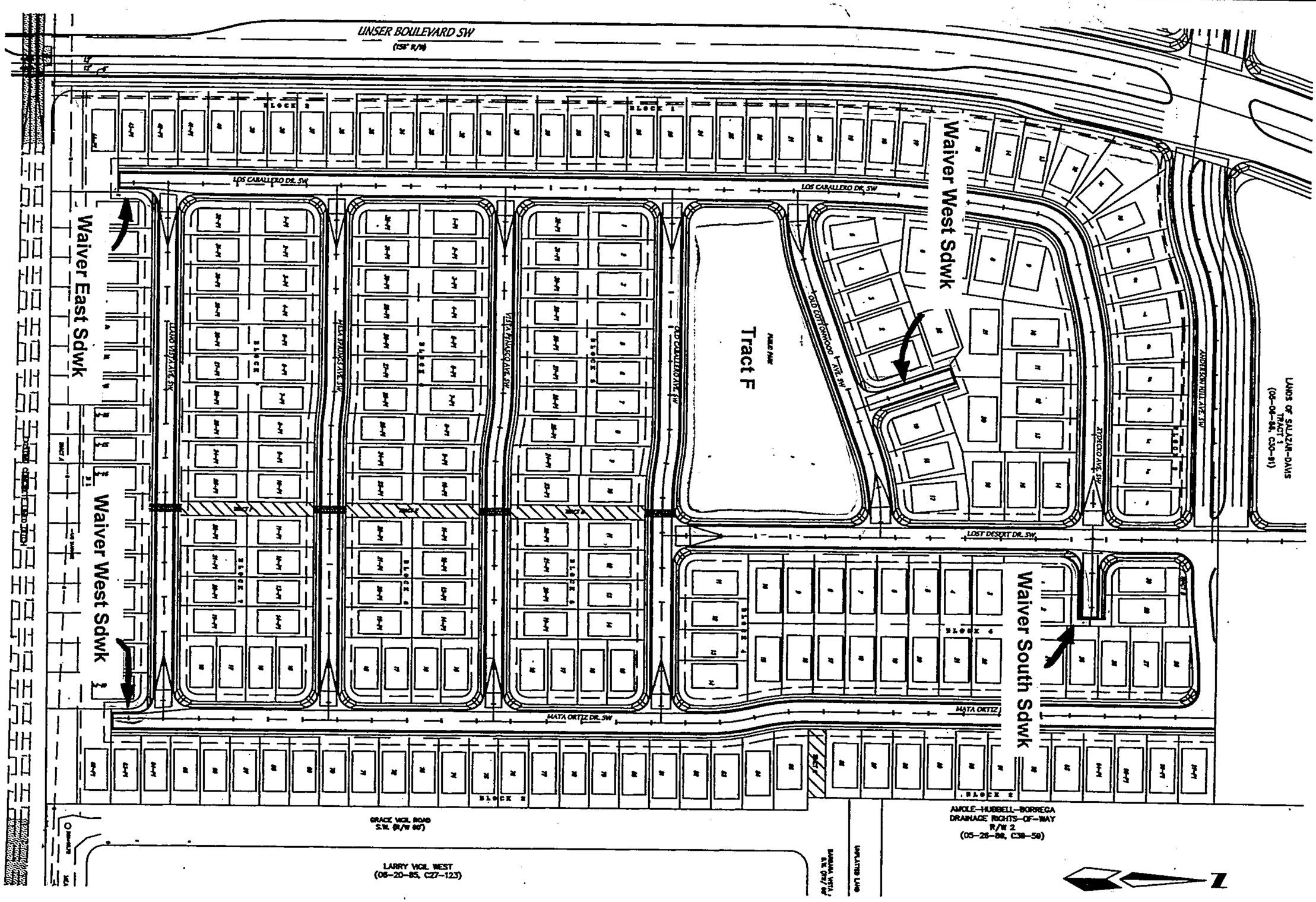
4179

Thank You

DUPLICATE

Thank You

© HARLAND STYLE XKJ



NOTES:

Unser Sidewalk Variance to allow for a serpentine sidewalk in this area.

Park Sidewalk Variance (Tract F) to allow for the Park Design to incorporate sidewalk and or trails into the overall park concept.

Revised
EXHIBIT C
4/7/04

A2106ANH/DWG/SW_DEF/02-19-04

MESA @ ANDERSON HILLS

SIDEWALK VARIANCE

dmg
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

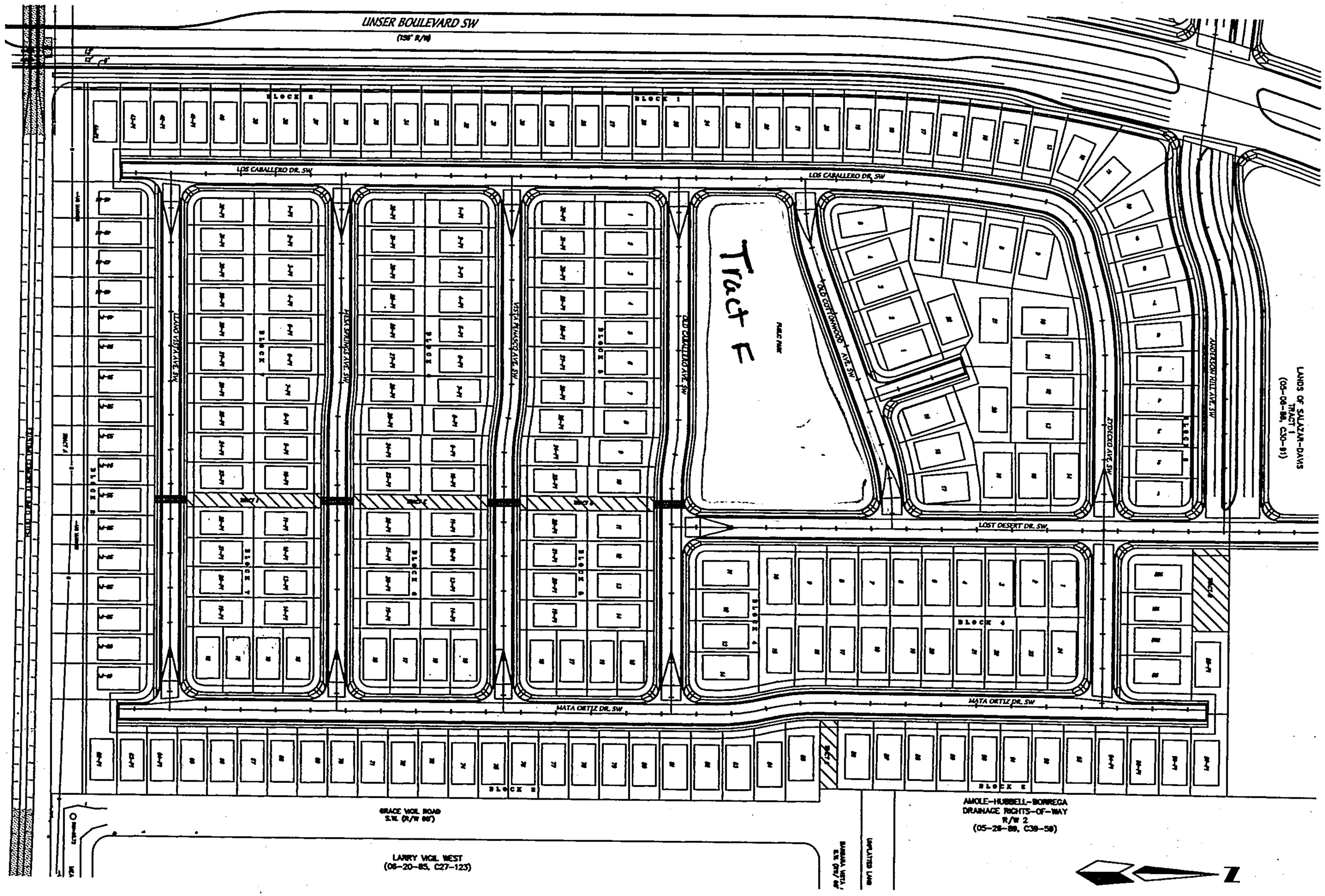


EXHIBIT C

Date 3/17/04

A2106ANH/DWG/SW_DEF/07-17-03

MESA @ ANDERSON HILLS

SIDEWALK VARIANCE

dmg
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

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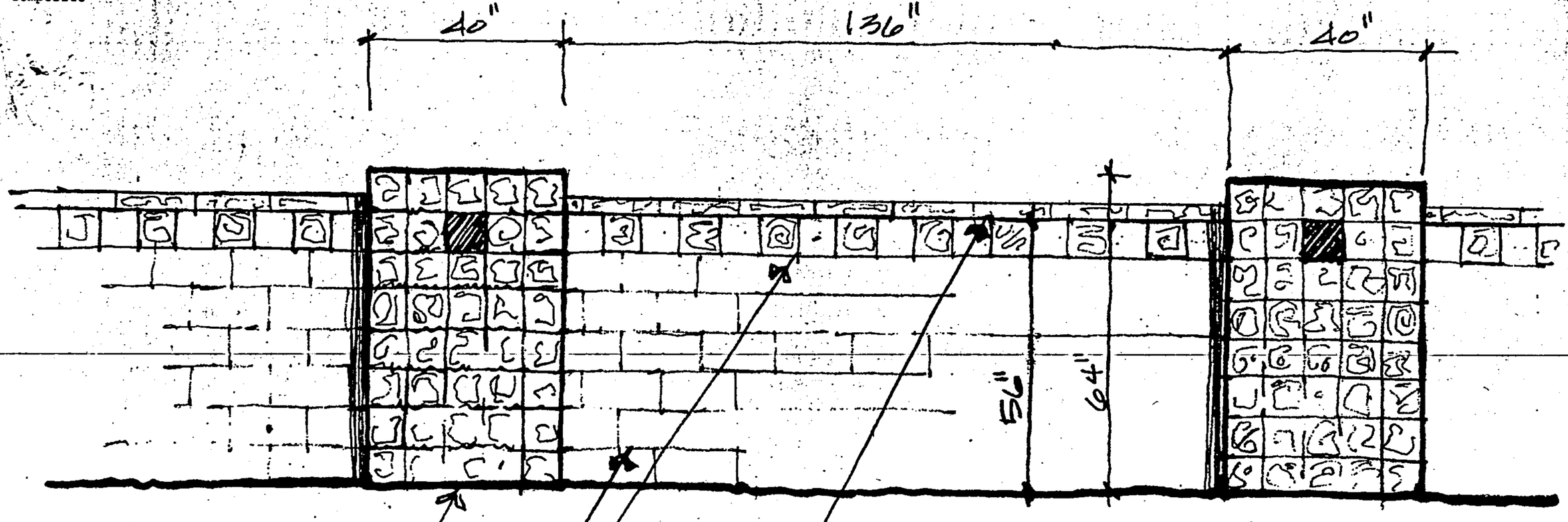
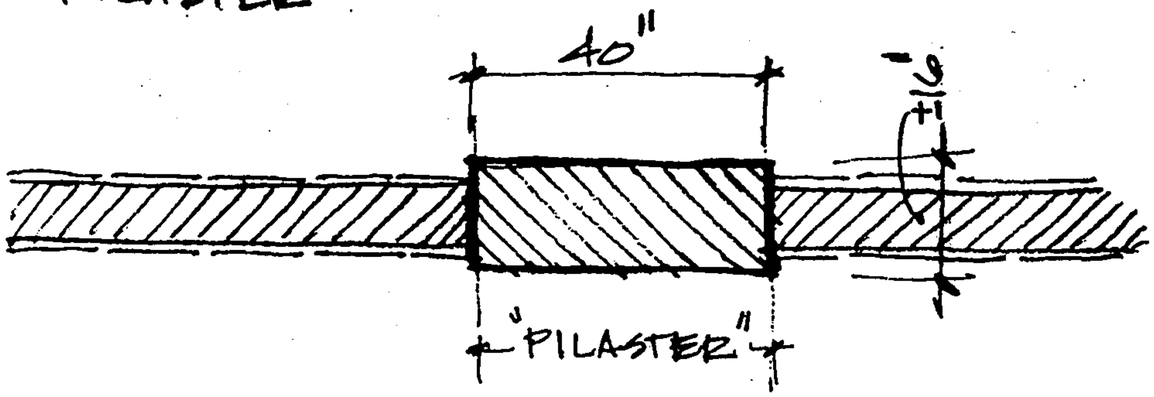
Composite



ELEVATION

- 8" x 8' SPLIT FACE CMU "PILASTER" WALL 40" WIDE. W/ ONE DECO BLOCK.
- WEEPING MORTAR @ "PILASTER."
- NO WALL CAP ON "PILASTER"
- SPLIT FACE WALL CAP.
- 8" x 8" SPLIT FACE / SMOOTH FACE @ TOP COURSE.
- 8" x 16" SMOOTH FACE.



PLAN.

WALL TYPE (A)

Mesa @ ANDERSON HILLS

ZAP: P-9

PERIMETER WALL

Closest Intersection:

Unser and Dennis Chavez

Project #:

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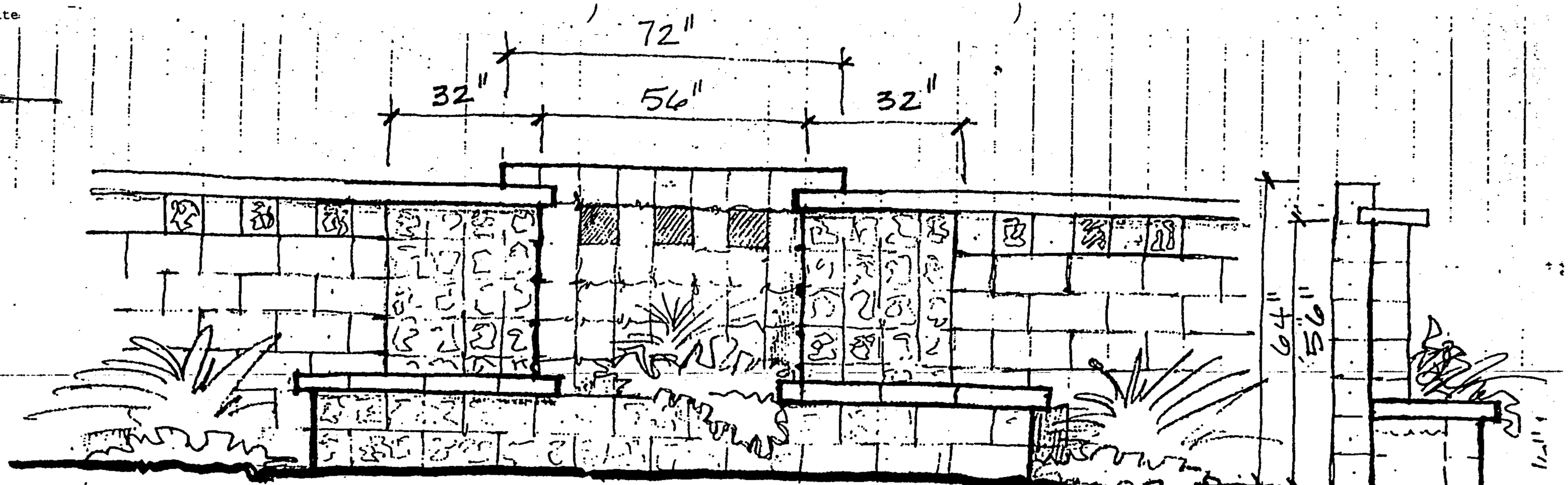

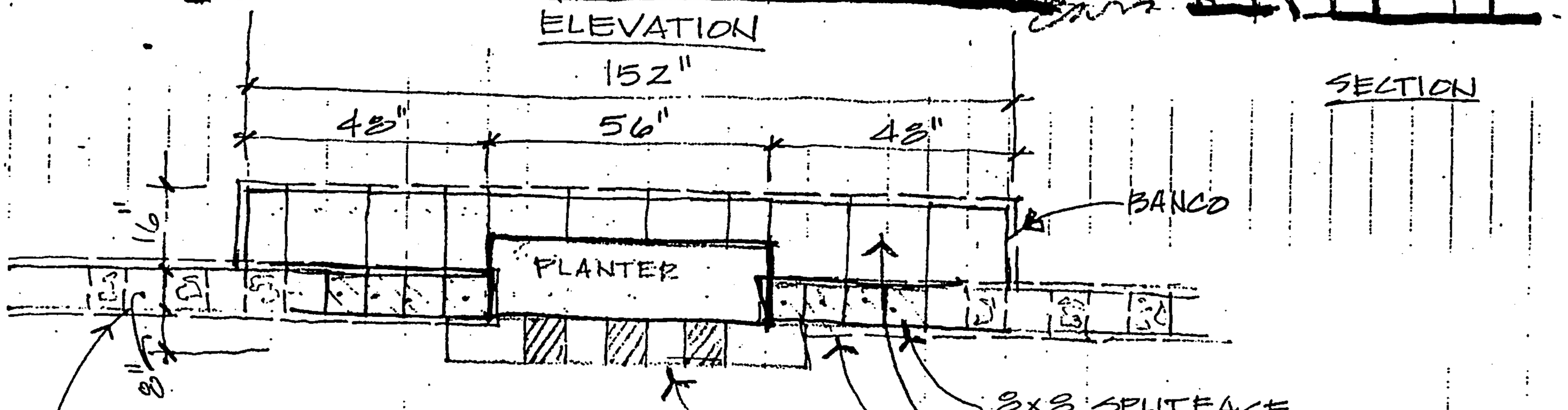

PLAN

WALL TYPE (B)

Page 2 of 3

Mesa@

ANDERSON HILLS FEATURE WALL

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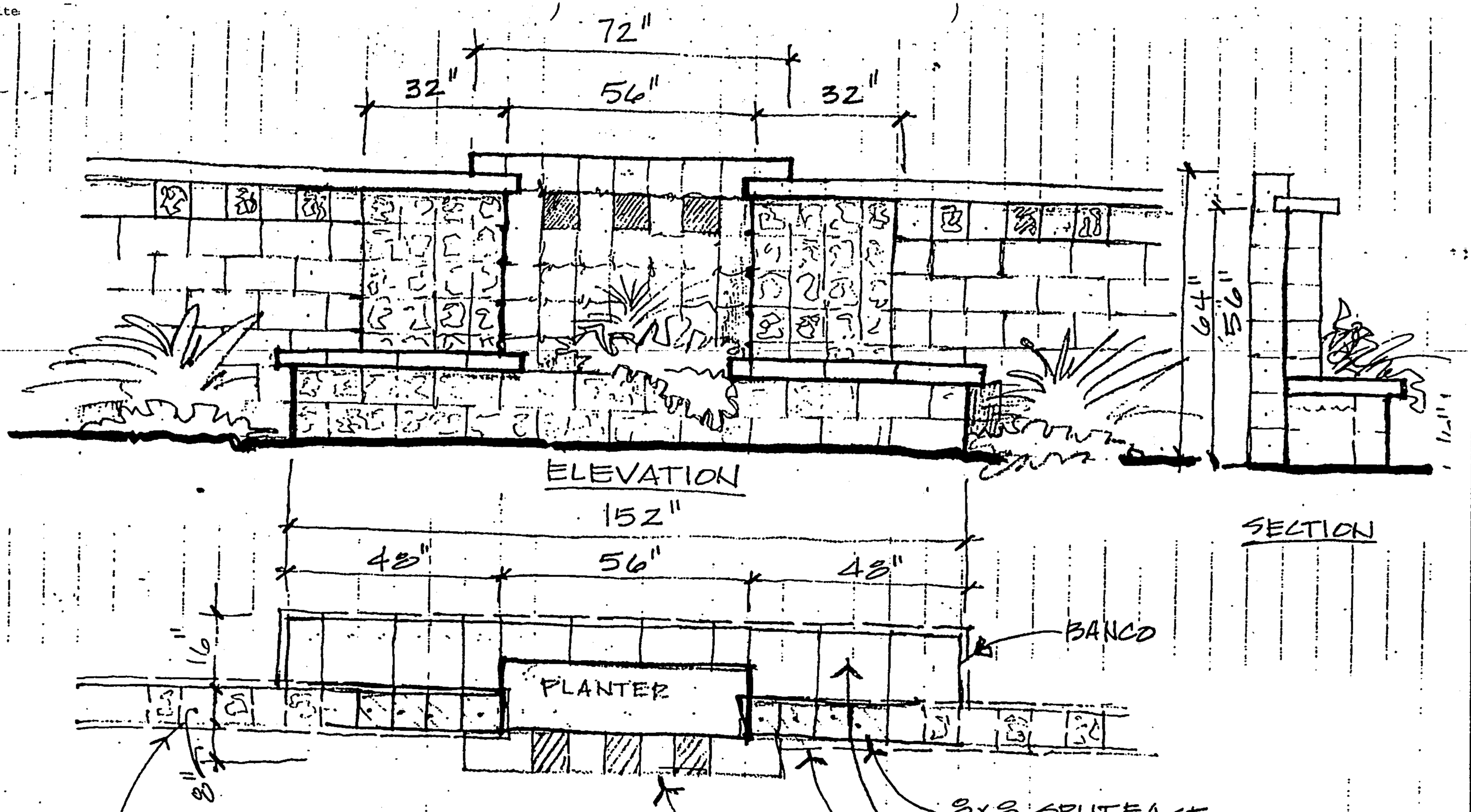

WALL TYPE (B)

Page 2 of 3

Mesa©

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ANDERSON HILLS FEATURE WALL

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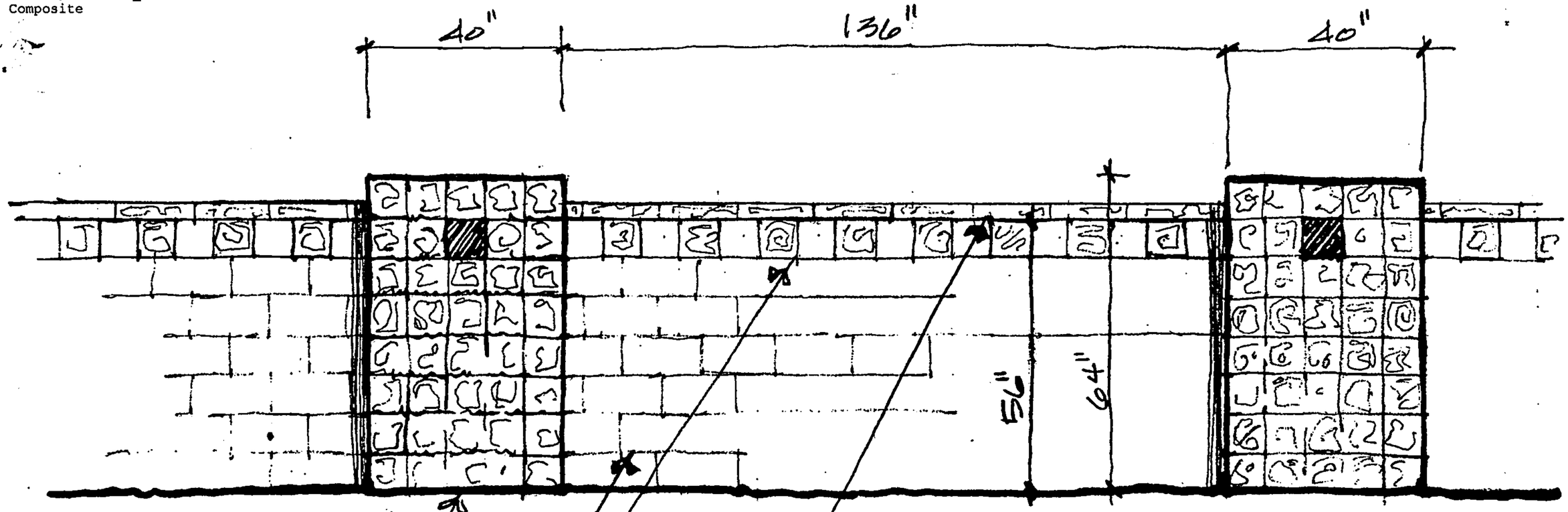
Composite



ELEVATION

- 8" x 8" SPLIT FACE CMU "PILASTER" WALL 40" WIDE. W/ ONE DECO BLOCK.
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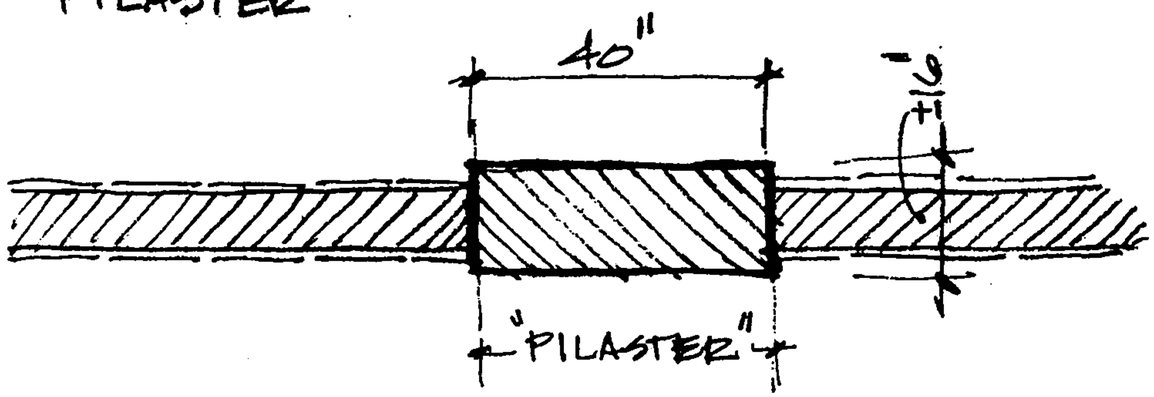

PLAN.

WALL TYPE (A)

Mesa @ ANDERSON HILLS PERIMETER WALL

ZAP: P-9

Closest Intersection: Unser and Dennis Chavez

Project #:

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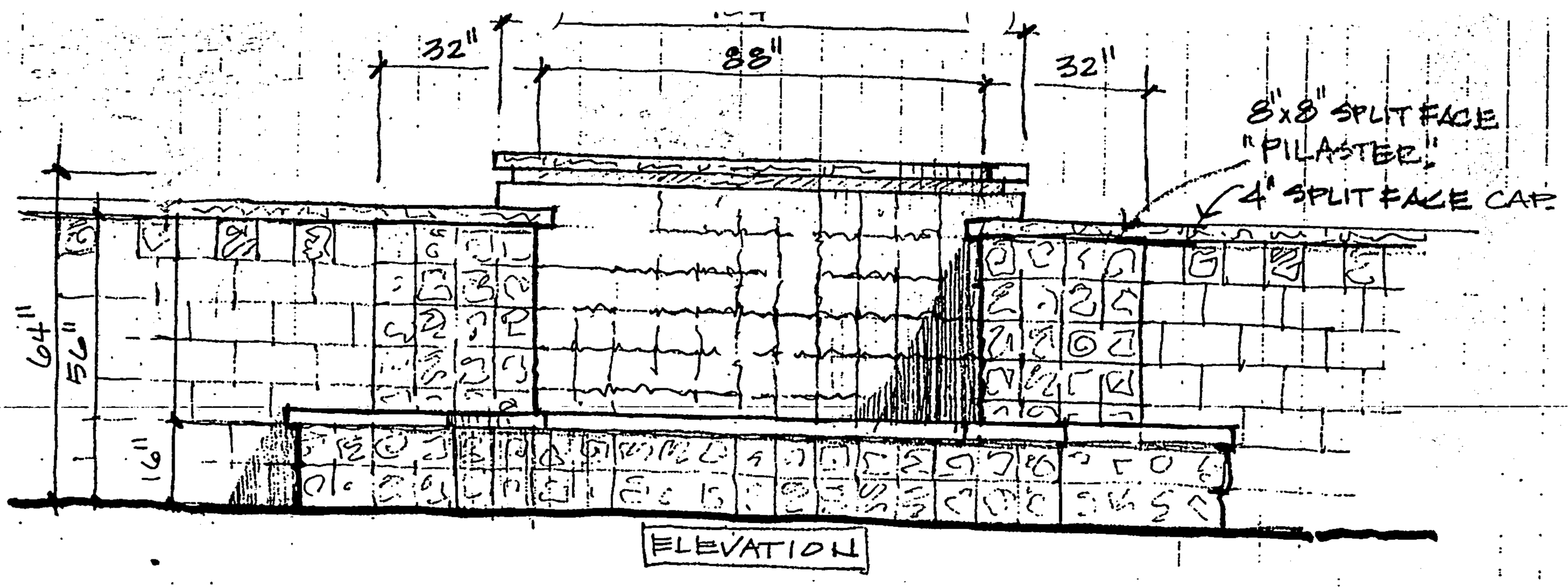

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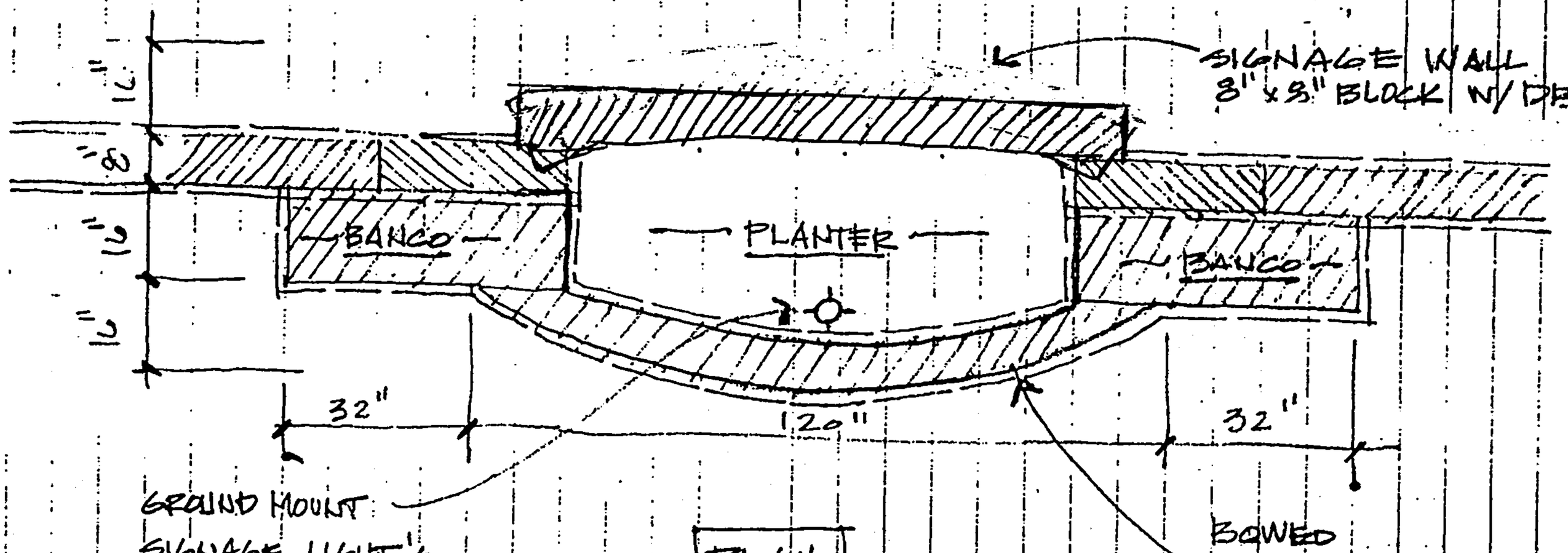

PLAN.

WALL TYPE (C)

Page ~~3 of 3~~

Mesa @ ANDERSON HILLS SIGNAGE MONUMENT.

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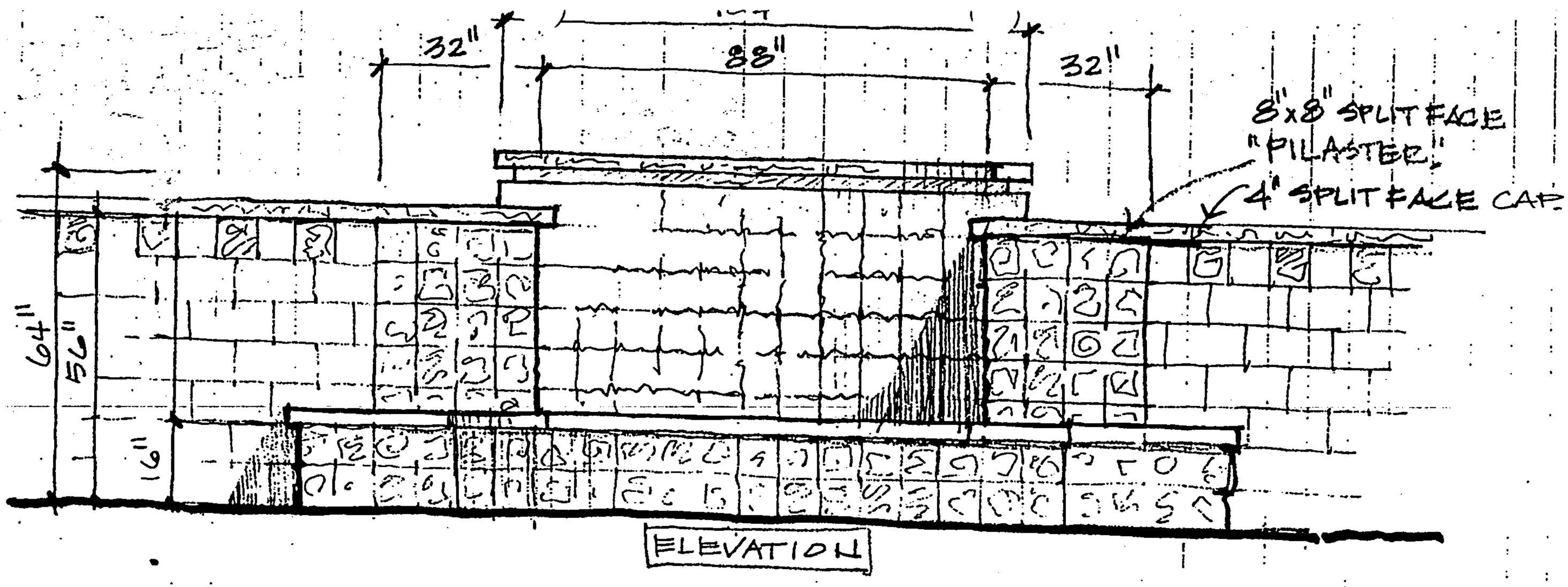

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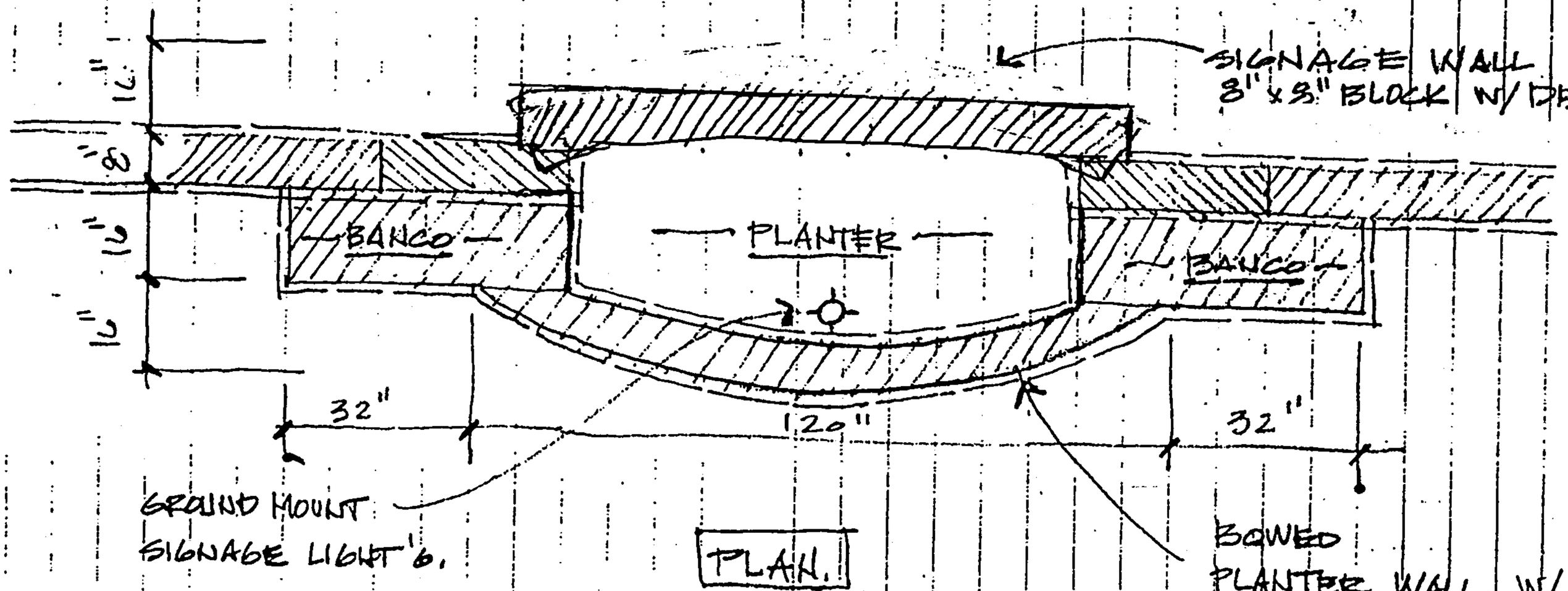

PLAN.

WALL TYPE (C)

Mesa @ ANDERSON HILLS SIGNAGE MONUMENT.

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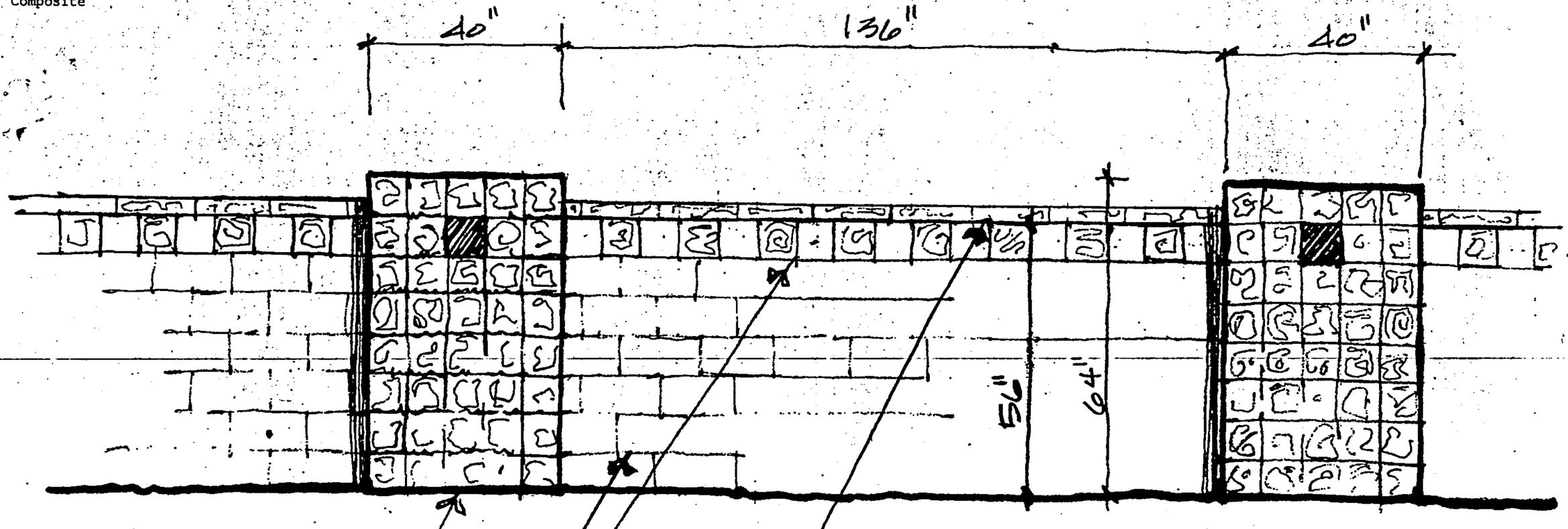

ELEVATION

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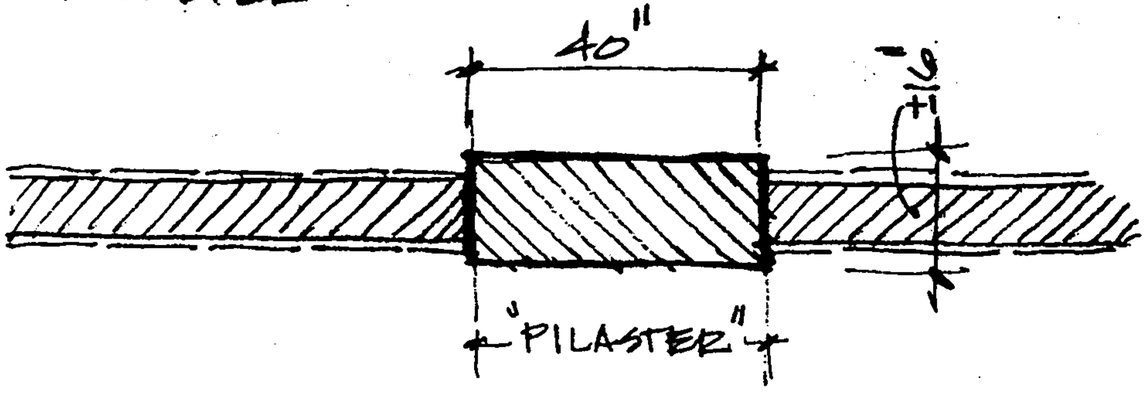

PLAN.

WALL TYPE (A)

Mesa @ ANDERSON HILLS

ZAP: P-9

PERIMETER WALL

Closest Intersection: Unser and Dennis Chavez

Project #:

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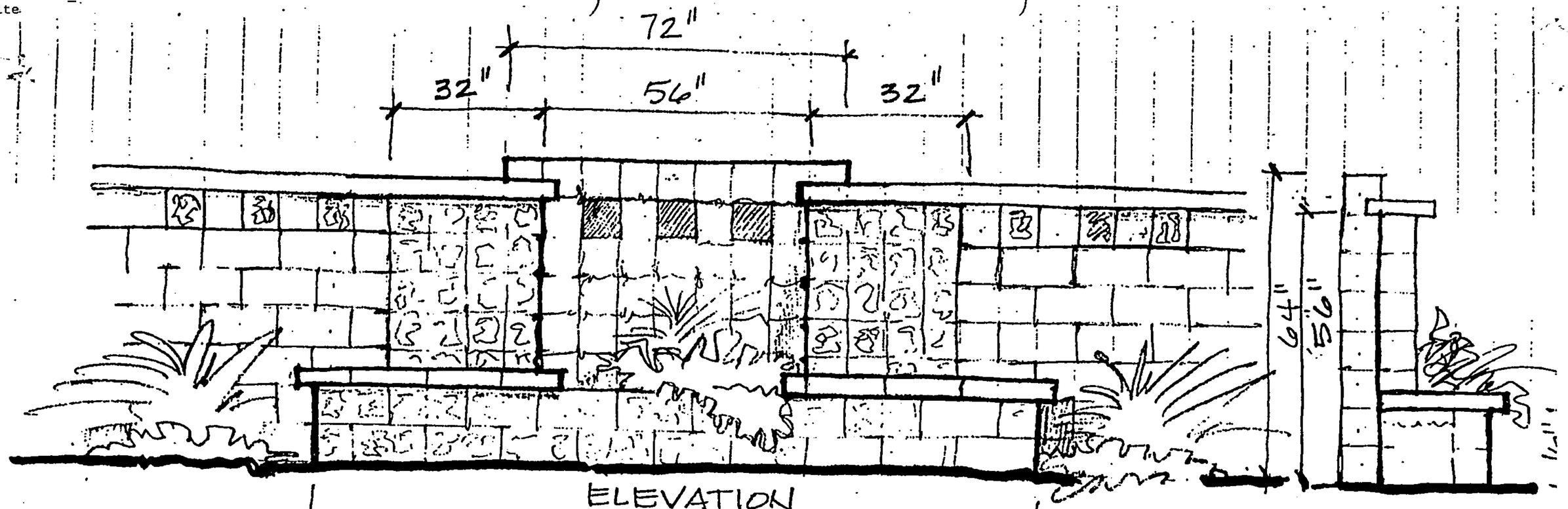
Composite



WALL TYPE (B)

~~Page 2 of 3~~

Mesa@

ANDERSON HILLS FEATURE WALL

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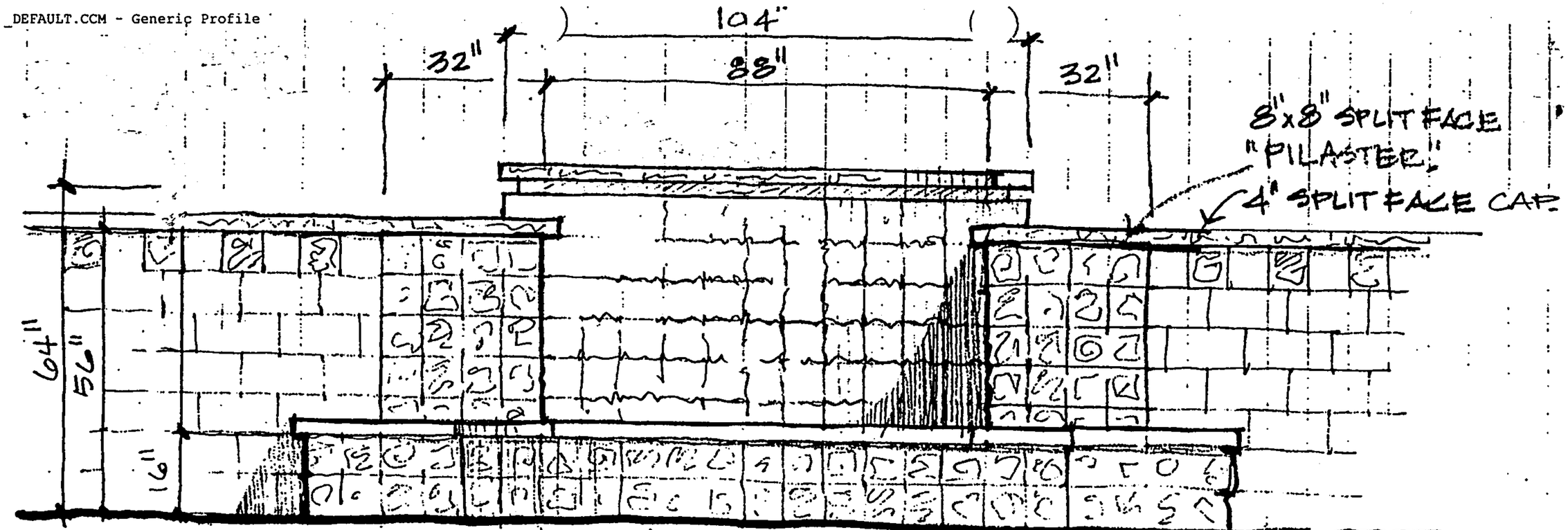

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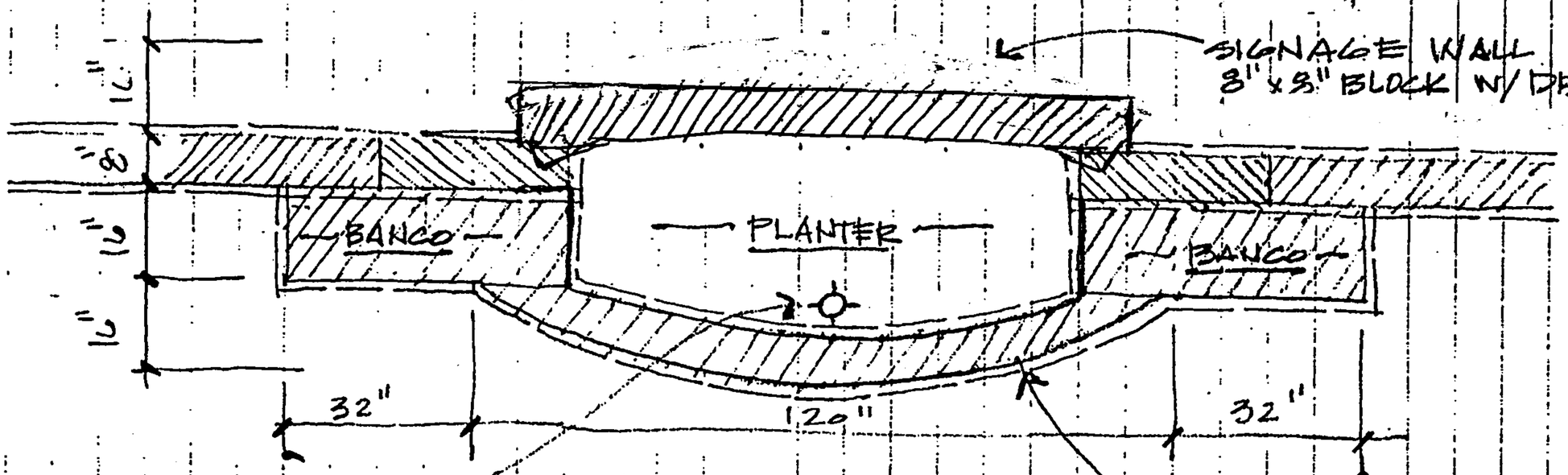

PLAN.

WALL TYPE (C)

~~Page 3 of 3~~

Mesa @ ANDERSON HILLS SIGNAGE MONUMENT.

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#6

Current DRC Project Number: ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 8-27-03
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 8-27-03
Date Preliminary Plat Expires: 8-27-04
DRB Project No.: 1002858
DRB Application No.: 03DRB01206

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

THE MESA AT ANDERSON HILLS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

ARROWOOD RANCH DEVELOPMENT, TRACTS 'G', 'H', AND 'I'
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.

UNIT 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		Per Design	Art Pvmt	Dennis Chavez	Unser Blvd.		/	/	/
		30' FF	Art Pvmt, Std C&G, Median C&G, and ~~6' Sidewalk~~ 10' TRAIL Perm. East Side Only	Unser Blvd.	Dennis Chavez Blvd	Anderson Hill Ave.	/	/	/
		24' FF	~~Res~~ Pvmt, Std. C&G, and (~~U2,U3~~) 4' Sidewalk South Side Only	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr.	/	/	/
		32' FF	Res Pvmt, C&G, and 4' Sidewalk[2] Both Sides	Lost Desert Dr.	Anderson Hill Ave.	Old Caballero Ave.	/	/	/
		32' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	Zydecko Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		24' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] North Sides	Zydecko Ave.	Lost Desert Dr.	Lot 2, Blk 3	/	/	/
		32' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	El Caballero Dr.	Zydecko Ave.	lot 38, Blk 1	/	/	/
		36' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Side	Old Cottonwood Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		36' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	Old Caballero Ave.	El Caballero Dr.	Lot 11, Blk 4	/	/	/
		28' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	Vista Penasco Ave.	El Caballero Dr.	Lot 5, Blk 5	/	/	/

36'FF (Adjacent to Park)

36' FF (Adjacent to Park)

UNIT 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	Mesa Springs Ave.	El Caballero Dr.	Lot 5, Blk 6	/	/	/
		24' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] East Side Only	Old Cottonwood Stub	Old Cottonwood Ave.	End of stub st.	/	/	/
		10'	Asphalt Trail	Tract "A"	Unser Blvd	East Prop. Line	/	/	/
		Per Design	Residential Street Lights				/	/	/
			WATER						
		12"	Water line	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr.	/	/	/
		12"	Water line	Lost Desert Dr.	Exist 12"WL (1W) Anderson Hill Ave.	Zydecko Ave.	/	/	/
		6"	Water line	Lost Desert Dr.	Zydecko Ave.	Old Caballero Ave.	/	/	/
		6"	Water line	Zydecko Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		4"	Water line	Zydecko Ave. Stub	Lost Desert Dr.	End stub road	/	/	/
		6"	Water line	Old Cottonwood Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		6"	Water line	El Caballero Dr.	Zydecko Ave.	Lot 38, Blk 1	/	/	/
		6"	Water line	Old Caballero Ave.	El Caballero Dr.	Lost Desert	/	/	/
		6"	Water line	Vista Penasco Ave.	El Caballero Dr.	Lot 5, Blk 5	/	/	/
		6"	Water line	Mesa Springs Ave.	El Caballero Dr.	Lot 5, Blk 6	/	/	/
		4"	Water line	Old Cottonwood Stub	Old Cottonwood Ave.	End of stub st.	/	/	/
			SANITARY SEWER						
		12"	Sanitary sewer	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr.	/	/	/
		12"	Sanitary sewer	Lost Desert Dr.	Anderson Hill Ave.	Old Caballero	/	/	/
		12"	Sanitary sewer ~~(U2)~~	Parcel A Public Easmt	Old Caballero	Barbara Vista	/	/	/
		36"	Sanitary sewer ~~(U2)~~	Barbara Vista Ave	Parcel A	Exist SAS MH	/	/	/
		12"	Sanitary sewer	Lost Desert Dr.	25' Public Easmt Zydecko Ave.	Old Caballero Ave.	/	/	/

12" WL (By others) Unser Blvd Dennis Chavez Gibson Exist W.L.

revised 07/01/01

UNIT 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Sanitary sewer	Zydecko Ave.	El Caballero Dr	Lost Desert Dr.	/	/	/
		8"	Sanitary sewer	Old Cottonwood Ave.	El Caballero Dr	Lost Desert Dr.	/	/	/
		8"	Sanitary sewer	El Caballero Dr.	Zydecko Ave.	Lot 38, Blk 1	/	/	/
		8"	Sanitary sewer	Old Caballero Ave.	El Caballero Dr.	Parcel 'A'	/	/	/
		8"	Sanitary sewer	Vista Penasco Ave.	El Caballero Dr.	Parcel 'A'	/	/	/
		8"	Sanitary sewer	Mesa Springs Ave.	El Caballero Dr.	Parcel 'A'	/	/	/
		8"	Sanitary sewer	Old Cottonwood Ave. Stub	Old Cottonwood Ave.	End of stub st.	/	/	/
		8"	Sanitary sewer	Parcel 'A'	Mesa Springs	Tract 'A'	/	/	/
		8"	Sanitary sewer	Parcel 'A'	Vista Penasco	Tract 'A'	/	/	/
		8"	Sanitary sewer	Tract 'A'	Parcel 'A'	Dennis Chavez R/W Exist SAS MH	/	/	/
			STORM SEWER						
		12'x6'	Concrete Box Culvert	Unser Blvd.	Dennis Chavez Blvd		/	/	/
		Per Design	Conc. Stem Wall (Freeboard)	Rio Bravo Channel Dennis Chavez R/W	Mata Ortiz Dr.	east end	/	/	/
		54"	Storm Sewer (~~U2,U3~~)	Dennis Chavez Blvd. R/W	Parcel 'A' SE corner	460' east	/	/	/
		18"~~24"~~ 60"	Storm Sewer (~~U2,U3~~)	Unser Blvd.	Dennis Chavez Blvd	Anderson Hill Ave.	/	/	/
		Per Design	Temporary pond, swale, Agreement & Covenant, Public Drainage Easement in Parcel 'A'.				/	/	/
		Per design	Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees. (to include Tract F)				/	/	/
			OFF-SITE PAVING						
		per design	Arterial Paving	Dennis Chavez		I-25 East Ramp intersection	/	/	/

NOTES

1 Standard curb and gutter will be used instead of roll curb and gutter where required for drainage.

2 All internal sidewalks to be deferred

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Diane Hoelzer NAME (print)	Sheran Matson 8/27/03 DRB CHAIR - date	Christina Sandoval 8/27/03 PARKS & GENERAL SERVICES - date
MARK GOODWIN + ASSOC. FIRM	[signature] 8-27-03 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Diane Hoelzer 8-27-03 SIGNATURE - date	Roger Green 8/27/03 UTILITY DEVELOPMENT - date	- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	Bradley L. Bykers 8/27/03 CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(County REQUIREMENTS)
off site mitigation - See Sheet 5 of 5. These improvements are to be financially guaranteed w/city, Not to be released until a letter from the County is obtained concurring w/the release of the financial guarantee(s).

From: , To: Blaine Hoelzel

ORIGINAL

101

GM

Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 - Voice
(303) 942-3600 - FAX
e-mail: tobe@swcp.com

Tuesday, August 19, 2003

Nathan Masek
Bernalillo County Public Works Dept.
2400 Broadway SE Bldg.
Albuquerque, NM 87102

Re: Anderson Hills Subdivision, Phase 1 (431 lots)

Dear Nathan:

Following is the proposed language for the transportation portion of the infrastructure list for Anderson Hills Subdivision, Phase 1:

* **Rio Bravo Blvd. / Isleta Blvd.** - Construct westbound dual left turn lanes on Rio Bravo Blvd. at Isleta Blvd. and modify southbound lanes on Isleta Blvd. south of Rio Bravo Blvd. to provide optimum length of dual southbound lanes.

* **Rio Bravo Blvd. / I-25 East Ramp** – Construct eastbound dual left turn lanes on Rio Bravo Blvd. and modify northbound I-25 on-ramp as necessary.

* **Rio Bravo Blvd. / 98th St.** – Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at 98th St.

* **Rio Bravo Blvd. / Unser Blvd.** – Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at Unser Blvd.

Would you please indicate your concurrence with the proposed language and requirements by signing below? Also, if you have comments regarding the language, please call me.

Please call if you have questions or need additional information.

Sincerely Yours,

Terry O. Brown

Concurrence: _____
Nathan Masek

D:\ATOBE\PROJECTS\Anderson_Hills\Masek_Infrastructure_List_Phase_1.doc

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

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

1002858

#6

August 22, 2003

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

RECEIVED
AUG 25 2003
HYDROLOGY SECTION

Re: Request Approval of Preliminary Plat, Temporary Sidewalk Deferral, Sidewalk Waiver and Vacation of Public Easements for Mesa at Anderson Hills Subdivision

Dear Ms. Matson;

On behalf of my clients, Anderson Hills LLC, I am requesting the following approvals at the DRB public hearing:

1. *PRELIMINARY PLAT for a 101 lot single family subdivision to be known as The Mesa at Anderson Hills. Ultimately this subdivision will be constructed in three phases but at this time, only 101 lots will be platted.*

2. *TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION for all the interior sidewalks that are adjacent to homes. The sidewalks shall be constructed in conjunction with construction of each individual lot at a later time.*

3. *SIDEWALK WAIVER for those sidewalks that are adjacent to short stub streets that are typically 24' FF.*

4. *VACATION OF PUBLIC EASEMENTS that consist of public roadway, drainage, sanitary sewer and waterline easements that were originally dedicated with the Arrowood Bulk Land Plat that had a completely different development plan concept. The Mesa will dedicate all the required public roadway right of ways as well as public waterline, drainage and sanitary sewer easements as necessary for this development as well as the adjacent future developments to the north, south, east and west.*

The scope of the original preliminary plat approval request was reduced because the traffic improvements beyond 431 lots has not been completely defined or decided upon yet. The required traffic improvements up to 431 lots has been defined. As a result, between The Highlands, The Meadows and The Mesa preliminary

plats, only a total of 431 lots are being requested for approval at this time.

'The Mesa' consists of the middle portion of the Master Planned Community to be known as Anderson Hills. The two other areas within this community are 'The Highlands' and 'The Meadows' which are both located to the west of this subdivision. These three areas are separated by two principal arterial streets: 98th street and Unser Blvd. When the whole area is developed, it will consist of almost 1000 homes and each community will have its own 2.0+ acre public park. Additional landscaped areas along the major interior roads have been provided to enhance the neighborhood as well as a proposed trail system along the north side of the Rio Bravo channel located adjacent to the north side of Dennis Chavez Blvd. Access to each of these subdivisions will be from Dennis Chavez Blvd.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh
f:\\A2106 AndersonHills\mesa\drb_ltr.wpd

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 8-22-03
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1002858
DRB Application No.:_____

THE MESA, UNITS 1 AT ANDERSON HILLS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

ARROWOOD RANCH DEVELOPMENT, TRACTS 'G', 'H', AND 'I'

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.

UNIT 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		Per Design	Art Pvmt	Dennis Chavez	Unser Blvd.		/	/	/
		30' FF	Art Pvmt, Std C&G, Median C&G, and 6' Sidewalk[3] East Side Only	Unser Blvd.	Dennis Chavez Blvd	Anderson Hill Ave.	/	/	/
		24' FF	Res Pvmt, Std. C&G, and (U2,U3) 4' Sidewalk South Side Only	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr.	/	/	/
		32' FF	Res Pvmt, C&G, and 4' Sidewalk[2] Both Sides	Lost Desert Dr.	Anderson Hill Ave.	Old Caballero Ave.	/	/	/
		32' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	Zydecko Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		24' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] North Sides	Zydecko Ave.	Lost Desert Dr.	Lot 2, Blk 3	/	/	/
		32' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	El Caballero Dr.	Zydecko Ave.	lot 38, Blk 1	/	/	/
		36' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Side	Old Cottonwood Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		36' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	Old Caballero Ave.	El Caballero Dr.	Lot 11, Blk 4	/	/	/
		28' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	Vista Penasco Ave.	El Caballero Dr.	Lot 5, Blk 5	/	/	/

UNIT 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	Mesa Springs Ave.	El Caballero Dr.	Lot 5, Blk 6	/	/	/
		24' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] East Side Only	Old Cottonwood Stub	Old Cottonwood Ave.	End of stub st.	/	/	/
		10'	Asphalt Trail	Tract "A"	Unser Blvd	East Prop. Line	/	/	/
		Per Design	Residential Street Lights				/	/	/
			WATER						
		12"	Water line	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr.	/	/	/
		12"	Water line	Lost Desert Dr.	Exist 12"WL (1W) Anderson Hill Ave.	Zydecko Ave.	/	/	/
		6"	Water line	Lost Desert Dr.	Zydecko Ave.	Old Caballero Ave.	/	/	/
		6"	Water line	Zydecko Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		4"	Water line	Zydecko Ave. Stub	Lost Desert Dr.	End stub road	/	/	/
		6"	Water line	Old Cottonwood Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		6"	Water line	El Caballero Dr.	Zydecko Ave.	Lot 38, Blk 1	/	/	/
		6"	Water line	Old Caballero Ave.	El Caballero Dr.	Lost Desert	/	/	/
		6"	Water line	Vista Penasco Ave.	El Caballero Dr.	Lot 5, Blk 5	/	/	/
		6"	Water line	Mesa Springs Ave.	El Caballero Dr.	Lot 5, Blk 6	/	/	/
		4"	Water line	Old Cottonwood Stub	Old Cottonwood Ave.	End of stub st.	/	/	/
			SANITARY SEWER						
		12"	Sanitary sewer	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr.	/	/	/
		12"	Sanitary sewer	Lost Desert Dr.	Anderson Hill Ave.	Old Caballero	/	/	/
		12"	Sanitary sewer (U2)	Parcel A Public Easmt	Old Caballero	Barbara Vista	/	/	/
		36"	Sanitary sewer (U2)	Barbara Vista Ave	Parcel A	Exist SAS MH	/	/	/
		12"	Sanitary sewer	Lost Desert Dr.	25' Public Easmt Zydecko Ave.	Old Caballero Ave.	/	/	/

UNIT 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Sanitary sewer	Zydecko Ave.	El Caballero Dr	Lost Desert Dr.	/	/	/
		8"	Sanitary sewer	Old Cottonwood Ave.	El Caballero Dr	Lost Desert Dr.	/	/	/
		8"	Sanitary sewer	El Caballero Dr.	Zydecko Ave.	Lot 38, Blk 1	/	/	/
		8"	Sanitary sewer	Old Caballero Ave.	El Caballero Dr.	Parcel 'A'	/	/	/
		8"	Sanitary sewer	Vista Penasco Ave.	El Caballero Dr.	Parcel 'A'	/	/	/
		8"	Sanitary sewer	Mesa Springs Ave.	El Caballero Dr.	Parcel 'A'	/	/	/
		8"	Sanitary sewer	Old Cottonwood Ave. Stub	Old Cottonwood Ave.	End of stub st.	/	/	/
		8"	Sanitary sewer	Parcel 'A'	Mesa Springs	Tract 'A'	/	/	/
		8"	Sanitary sewer	Parcel 'A'	Vista Penasco	Tract 'A'	/	/	/
		8"	Sanitary sewer	Tract 'A'	Parcel 'A'	Dennis Chavez R/W Exist SAS MH	/	/	/
			STORM SEWER						
		12'x6'	Concrete Box Culvert	Unser Blvd.	Dennis Chavez Blvd		/	/	/
		Per Design	Conc. Stem Wall (Freeboard)	Rio Bravo Channel Dennis Chavez R/W	Mata Ortiz Dr.	east end	/	/	/
		54"	Storm Sewer (U2,U3)	Dennis Chavez Blvd. R/W	Parcel 'A' SE corner	460' east	/	/	/
		18"-54"	Storm Sewer (U2,U3)	Unser Blvd.	Dennis Chavez Blvd	Anderson Hill Ave.	/	/	/
		Per Design	Temporary pond, swale, Agreement & Covenant, Public Drainage Easement in Parcel 'A'.				/	/	/
		Per design	Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees.				/	/	/

NOTES

1 Standard curb and gutter will be used instead of roll curb and gutter where required for drainage.
2 All internal sidewalks to be deferred
3

AGENT / OWNER

Diane Hoelzer
NAME (print)

MARK GOODWIN & ASSOC.
FIRM

Diane Hoelzer 8-22-03
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

- date

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

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

P.O. Box 90606 ❖ Albuquerque, NM 87199
(505) 828-2200 ❖ (505) 797-9539 fax
e-mail: dmg@swcp.com

LETTER OF TRANSMITTAL

Address:
One Stop
Plaza del Sol

TO: **Sheran Matson**
Richard Dourte
Roger Green
Brad Bingham
Christina Sandoval

DATE: **August 8, 2003**

RE: Mesa @ Anderson Hills
DRB # 1002858

We are sending:

Copies	Date	Description
1	8-8-03	Revised Infrastructure List
1	8-8-03	Letter of Explanation

__X__ For your information and files

_____ To be recorded

NOTES: ***Please call me if you have any questions. Thanks.***

Project Engineer: _____
Diane Hoelzer, PE

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

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

August 8, 2003

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

Re: Mesa @ Anderson Hill
(Project No. 1002858)

Dear Ms. Matson;

I am submitting a revised infrastructure list for the above referenced project that will be heard on August 13, 2003. Revisions were made to the infrastructure list as a result of recent meetings with city staff from Utilities, Drainage and Transportation as well as AMAFCA and Bernalillo County.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh
f:\\highlands\drb_ltr.wpd

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 7-29-03
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1002858
DRB Application No.:_____

THE MESA, UNITS 1, 2, & 3, AT ANDERSON HILLS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

ARROWOOD RANCH DEVELOPMENT, TRACTS 'G', 'H', AND 'I'

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.

UNIT 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		Per Design	Art Pvmt (U2, U3)	Dennis Chavez	Unser Blvd.		/	/	/
		31'FF	Art Pvmt, Std C&G, Median C&G, and 6' Sidewalk[3] East Side Only (U2,U3)	Unser Blvd.	Dennis Chavez Blvd	Anderson Hill Ave.	/	/	/
		36' FF	Res Pvmt, Std. C&G, and (U2,U3) 4' Sidewalk South Side Only	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr.	/	/	/
		32' FF	Res Pvmt, C&G, and (U2,U3) 4' Sidewalk[2] Both Sides No Sidewalk adjacent to Park	Lost Desert Dr.	Anderson Hill Ave.	Old Caballero Ave.	/	/	/
		32' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	Zydecko Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		32' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides No sidewalk adjacent to Park	El Caballero Dr.	Zydecko Ave.	Llano Vista Ave.	/	/	/
		36' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] North Side	Old Cottonwood Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		36' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] South Sides	Old Caballero Ave.	El Caballero Dr.	Unit 2 (L6,B5)	/	/	/
		28' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	Vista Penasco Ave.	El Caballero Dr.	Unit 2 (L6,B6)	/	/	/

UNIT 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	Mesa Springs Ave.	El Caballero Dr.	Unit 2 (L6,B7)	/	/	/
		28' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	Llano Vista Ave.	El Caballero Dr.	Unit 2 (L50,B2)	/	/	/
			PAVING						
		24' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] East Side Only	Old Cottonwood Stub	Old Cottonwood Ave.	End of stub st.	/	/	/
		24' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] West Side Only	Los Caballero Stub	Llano Vista Ave.	End of stub st.	/	/	/
		Per Design	Residential Street Lights				/	/	/
			WATER						
		12"	Water line (U2,U3)	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr.	/	/	/
		12"	Water line (U2,U3)	Lost Desert Dr.	Exist 12"WL (1W) Anderson Hill Ave.	Zydecko Ave.	/	/	/
		6"	Water line (U2)	Lost Desert Dr.	Zydecko Ave.	Old Caballero Ave.	/	/	/
		6"	Water line	Zydecko Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		6"	Water line	Old Cottonwood Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		6"	Water line	El Caballero Dr.	Zydecko Ave.	Llano Vista Ave.	/	/	/
		6"	Water line (U2)	Old Caballero Ave.	El Caballero Dr.	Lost Desert	/	/	/
		6"	Water line (U2)	Vista Penasco Ave.	El Caballero Dr.	Unit 2 (L6,B6)	/	/	/
		6"	Water line (U2)	Mesa Springs Ave.	El Caballero Dr.	Unit 2 (L6,B7)	/	/	/
		6"	Water line (U2)	Llano Vista Ave.	El Caballero Dr.	Unit 2 (L50,B2)	/	/	/
		4"	Water line	Old Cottonwood Stub	Old Cottonwood Ave.	End of stub st.	/	/	/
		4"	Water line	Los Caballero Stub	Llano Vista Ave.	End of stub st.	/	/	/

UNIT 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		18"	Sanitary sewer	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr.	/	/	/
		18"	Sanitary sewer	Lost Desert Dr.	Anderson Hill Ave.	Zydecko Ave.	/	/	/
		18"	Sanitary sewer (U2)	Zydecko Ave.	Lost Desert Dr.	Mata Ortiz Dr.	/	/	/
		18"	Sanitary sewer (U2)	Mata Ortiz Dr.	Zydecko Ave.	Tract B	/	/	/
		18"	Sanitary sewer (U2)	Tract B	Mata Ortiz Dr.	East P.L.	/	/	/
		18"	Sanitary sewer (U2)	Barbara Vista Ave	Tract B.	Exist SAS MH	/	/	/
		8"	Sanitary sewer	Lost Desert Dr.	Zydecko Ave.	Old Caballero Ave.	/	/	/
		8"	Sanitary sewer	Zydecko Ave.	El Caballero Dr	Lost Desert Dr.	/	/	/
		8"	Sanitary sewer	Old Cottonwood Ave.	El Caballero Dr	Lost Desert Dr.	/	/	/
		8"	Sanitary sewer	El Caballero Dr.	Zydecko Ave.	Lot 44, Bl 2	/	/	/
		8"	Sanitary sewer (U2, U3)	Old Caballero Ave.	El Caballero Dr.	Mata Ortiz Dr.	/	/	/
		8"	Sanitary sewer (U2, U3)	Vista Penasco Ave.	El Caballero Dr.	Mata Ortiz Dr.	/	/	/
		8"	Sanitary sewer (U2,U3)	Mesa Springs Ave.	El Caballero Dr.	Mata Ortiz Dr.	/	/	/
		8"	Sanitary sewer (U2, U3)	Llano Vista Ave.	El Caballero Dr.	Mata Ortiz Dr.	/	/	/
		8"	Sanitary sewer	Old Cottonwood Ave. Stub	Old Cotonwood Ave.	End of stub st.	/	/	/
		8"	Sanitary sewer (U2,U3)	Mata Ortiz Dr.	Old Caballero Ave.	Lot 62 Public Easmt	/	/	/
		8"	Sanitary sewer (U2,U3)	Lot 62, Tract A P.Easemt	Lot 62	Dennis Chavez R/W Exist SAS MH	/	/	/

UNIT 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			STORM SEWER						
		12'x6'	Concrete Box Culvert (U2,U3)	Unser Blvd.	Dennis Chavez Blvd		/	/	/
		Per Design	Conc. Stem Wall (Freeboard) (U2,U3)	Rio Bravo Channel Dennis Chavez R/W	Mata Ortiz Dr.	east end	/	/	/
		54"	Storm Sewer (U2,U3)	Dennis Chavez Blvd. R/W	Mata Ortiz Dr.	460' east	/	/	/
		18"-54"	Storm Sewer (U2,U3)	Mata Ortiz Dr.	Llano Vista Ave	Dennis Chavez R/W	/	/	/
		18"-54"	Storm Sewer (U2,U3)	Unser Blvd.	Dennis Chavez Blvd	Anderson Hill Ave.	/	/	/
		Per Design	Temporary pond, swale, Agreement & Covenant, Public Drainage Easement in Unit 3 (U2,U3)				/	/	/
		Per design	Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees.				/	/	/

UNIT 2

NOTE: *Additional items in Unit 1 identified as (U2) must be financially guaranteed prior to Unit 2 final plat approval, and shall be constructed prior to or with Unit 2.*

		PAVING						
		32' FF	Res Pvmt, C&G(1), and 4' Sidewalk(2) Both Sides	Zydecko Ave.	Lost Desert Dr.	Mata Ortiz Dr.	/	/	/
		24' FF	Res Pvmt, C&G(1), and 4' Sidewalk(2) East Side Only	Mata Ortiz Dr. Stub	Zydecko Ave.	End of Stub St.	/	/	/
		32' FF	Res Pvmt, C&G(1), and 4' Sidewalk(2) Both Sides	Mata Ortiz Dr.	Zydecko Ave.	Old Caballero Ave.	/	/	/
		28' FF	Res Pvmt, C&G(1), and 4' Sidewalk(2) Both Sides	Vista Penasco Ave.	Unit 1 (L5,B6)	Unit 3 (Tract D)	/	/	/
		28' FF	Res Pvmt, C&G(1), and 4' Sidewalk(2) Both Sides	Mesa Springs Ave.	Unit 1 (L5, B7)	Unit 3 (Tract E)	/	/	/
		28' FF	Res Pvmt, Roll C&G(1), and 4' Sidewalk(2) Both Sides	Llano Vista Ave.	Unit 1 (L49, B2)	Unit 3 (L56, B2)	/	/	/
		32' FF	Res Pvmt, C&G(1), and (U3) 4' Sidewalk(2) Both Sides No sidewalk adjacent to Park	Old Caballero Ave.	Unit 1 (L5, B5)	Mata Ortiz Dr.	/	/	/

UNIT 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			WATER						
		12"	Water line (U3)	Zydecko Ave.	Lost Desert Dr.	Mata Ortiz Dr.	/	/	/
		12"	Water line (U3)	Mata Ortiz Dr.	Zydecko Ave.	Tract B	/	/	/
		12"	Water line	Tract B	Mata Ortiz Dr.	Grace Vigil Rd. (Exist. 6"WL)	/	/	/
		8"	Water line (U3)	Mata Ortiz Dr.	Old Caballero	Tract B	/	/	/
		6"	Water line	Old Caballero Ave.	Lost Desert Dr.	Mata Ortiz Dr.	/	/	/
		6"	Water line	Vista Penasco Ave.	Unit 1 (L5,B6)	Unit 3 (Tract D)	/	/	/
		6"	Water line	Mesa Springs Ave.	Unit 1 (L5, B7)	Unit 3 (Tract E)	/	/	/
		6"	Water line	Llano Vista Ave.	Unit 1 (L49, B2)	Unit 3 (L56, B2)	/	/	/
		4"	Water line	Mata Ortiz Dr. Stub	Zydecko Ave.	End of Stub St.	/	/	/
			SANITARY SEWER						
		8"	Sanitary sewer	Mata Ortiz Dr.	Zydecko Ave.	End of Stub St.	/	/	/
		8"	Sanitary sewer	Mata Ortiz Dr.	Tract B	Old Caballero Ave.	/	/	/
			STORM SEWER						
		per design	Private Floodwall	North side of Tract A and Lots 97 and 98 Blk 1			/	/	/
		per design	Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees.				/	/	/

UNIT 3

NOTE: *Additional items in Units 1 & 2 identified as (U3) must be financially guaranteed prior to Unit 3 final plat approval, and shall be constructed prior to or with Unit 3.*

			PAVING						
		32' FF	Res Pvmt, C&G, and 4' Sidewalk(2) Both Sides	Mata Ortiz Dr.	Old Caballero Ave.	Llano Vista Ave.	/	/	/
		24' FF	Res Pvmt, C&G(1), and 4' Sidewalk(2) East Side Only	Mata Ortiz Dr.	Llano Vista Ave.	End of Stub St.	/	/	/
		28' FF	Res Pvmt, C&G(1), and 4' Sidewalk(2) Both Sides	Vista Penasco Ave.	Unit 2 (L10, B6)	Mata Ortiz Dr.	/	/	/

UNIT 3

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	Mesa Springs Ave.	Unit 2 (L10, B7)	Mata Ortiz Dr.	/	/	/
		28' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	Llano Vista Ave.	Unit 2 (L55, B2)	Mata Ortiz Dr.	/	/	/
			WATER						
		8"	Water line	Mata Ortiz Dr.	Old Caballero Ave.	Lot 62, B2 (end)	/	/	/
		8"	Water line	Public Easement	Mata Ortiz	Ex.6"WL (Meade Ave)	/	/	/
		6"	Water line	Vista Penasco Ave.	Unit 2 (L10, B6)	Mata Ortiz Dr.	/	/	/
		6"	Water line	Mesa Springs Ave.	Unit 2 (L10, B7)	Mata Ortiz Dr.	/	/	/
		6"	Water line	Llano Vista Ave.	Unit 2 (L55, B2)	Mata Ortiz Dr.	/	/	/
			STORM SEWER						
		18"-54"	Storm sewer	Mata Ortiz	Llano Vista	Old Cabalerro	/	/	/
		18"-36"	Storm sewer	Old Caballero	Mata Ortiz	Lost Desert	/	/	/
		Per design	Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees.				/	/	/

NOTES

1 Standard curb and gutter will be used instead of roll curb and gutter where required for drainage.

2 All internal sidewalks to be deferred

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Diane Hoelzer NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
MARK GOODWIN ASSOC FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Diane Hoelzer 8-8-03 SIGNATURE - date	UTILITY DEVELOPMENT - date	- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted:_____7-18-03_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.:_1002859
DRB Application No.:_____

ORIGINAL

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

THE MESA, UNITS 1, 2, & 3, AT ANDERSON HILLS
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

ARROWOOD RANCH DEVELOPMENT, TRACTS 'G', 'H', AND 'I'
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			UNIT 1						
			PAVING						
		30'FF	Art Pvmt, Std C&G, Median C&G, and 6' Sidewalk[2] East Side Only	Unser Blvd.	Dennis Chavez Blvd	Anderson Hill Ave.	/	/	/
		36' FF	Res Pvmt, Std. C&G, and 4' Sidewalk South Side Only	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr.	/	/	/
		32' FF	Res Pvmt, Std C&G, and 4' Sidewalk[2] Both Sides	Lost Desert Dr.	Anderson Hill Ave.	Old Caballero Ave.	/	/	/
		32' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Zydecko Ave.	Lost Desert Dr.	Lost Caballero Dr.	/	/	/
		32' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Lost Caballero Dr.	Zydecko Ave.	Llano Vista Ave.	/	/	/
		28' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Old Cotonwood Ave.	Lost Desert Dr.	Lost Caballero Dr.	/	/	/
		28' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Old Caballero Ave.	Lost Caballero Dr.	Unit 2	/	/	/
		24' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] South Side Only	Vista Penasco Ave.	Lost Caballero Dr.	Unit 2	/	/	/
		28' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Mesa Springs Ave.	Lost Caballero Dr.	Unit 2	/	/	/
		28' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Llano Vista Ave.	Lost Caballero Dr.	Unit 2	/	/	/

UNIT 1 Cont.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING CONT.						
		24' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] South Side Only	Old Cotonwood Ave.	Old Cotonwood Ave.	End of stub st.	/	/	/
		24' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] South Side Only	Lost Caballero Dr.	Llano Vista Ave.	End of stub st.	/	/	/
		Per Design	Residential Street Lights				/	/	/
			WATER						
		12"	Water line	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr.	/	/	/
		12"	Water line	Lost Desert Dr.	Anderson Hill Ave.	Zydecko Ave.	/	/	/
		6"	Water line	Lost Desert Dr.	Zydecko Ave.	Old Caballero Ave.	/	/	/
		6"	Water line	Zydecko Ave.	Lost Desert Dr.	Lost Caballero Dr.	/	/	/
		6"	Water line	Old Cotonwood Ave.	Lost Desert Dr.	Lost Caballero Dr.	/	/	/
		6"	Water line	Lost Caballero Dr.	Zydecko Ave.	Llano Vista Ave.	/	/	/
		6"	Water line	Vista Penasco Ave.	Lost Caballero Dr.	Unit 2	/	/	/
		6"	Water line	Mesa Springs Ave.	Lost Caballero Dr.	Unit 2	/	/	/
		6"	Water line	Old Caballero Ave.	Lost Caballero Dr.	Unit 2	/	/	/
		6"	Water line	Llano Vista Ave.	Lost Caballero Dr.	Unit 2	/	/	/
		4"	Water line	Old Cotonwood Ave.	Old Cotonwood Ave.	End of stub st.	/	/	/
		4"	Water line	Lost Caballero Dr.	Llano Vista Ave.	End of stub st.	/	/	/

UNIT 1 Cont.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		18"	Sanitary sewer	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr.	/	/	/
		18"	Sanitary sewer	Lost Desert Dr.	Anderson Hill Ave.	Zydecko Ave.	/	/	/
		18"	Sanitary sewer	Zydecko Ave.	Lost Desert Dr.	Mata Ortiz Dr.	/	/	/
		18"	Sanitary sewer	Mata Ortiz Dr.	Zydecko Ave.	Tract B	/	/	/
		18"	Sanitary sewer	Tract B	Mata Ortiz Dr.	Grace Vigil Rd.	/	/	/
		8"	Sanitary sewer	Lost Desert Dr.	Zydecko Ave.	Old Caballero Ave.	/	/	/
		8"	Sanitary sewer	Zydecko Ave.	Lost Desert Dr.	Lost Caballero Dr.	/	/	/
		8"	Sanitary sewer	Old Cotonwood Ave.	Lost Desert Dr.	Lost Caballero Dr.	/	/	/
		8"	Sanitary sewer	Lost Caballero Dr.	Zydecko Ave.	Llano Vista Ave.	/	/	/
		8"	Sanitary sewer	Vista Penasco Ave.	Lost Caballero Dr.	Mata Ortiz Dr.	/	/	/
		8"	Sanitary sewer	Mesa Springs Ave.	Lost Caballero Dr.	Mata Ortiz Dr.	/	/	/
		8"	Sanitary sewer	Old Caballero Ave.	Lost Caballero Dr.	Mata Ortiz Dr.	/	/	/
		8"	Sanitary sewer	Llano Vista Ave.	Lost Caballero Dr.	Mata Ortiz Dr.	/	/	/
		8"	Sanitary sewer	Old Cotonwood Ave.	Old Cotonwood Ave.	End of stub st.	/	/	/
		8"	Sanitary sewer	Lost Caballero Dr.	Llano Vista Ave.	End of stub st.	/	/	/
		8"	Sanitary sewer	Mata Ortiz Dr.	Old Caballero Ave.	Dennis Chavez Blvd.	/	/	/
			STORM SEWER						
		12'x6'	Concrete Box Culvert & Wingwalls	Unser Blvd.	Dennis Chavez Blvd		/	/	/
		Per Design	Dirt Berm	Dennis Chavez Blvd	Mata Ortiz Dr.	east end	/	/	/
		54"	Storm Sewer	Dennis Chavez Blvd.	Mata Ortiz Dr.	460' east	/	/	/
		18"-54"	Storm Sewer	Mata Ortiz Dr.	Old Caballero Ave.	Dennis Chavez Blvd.	/	/	/
		18"-54"	Storm Sewer	Unser Blvd.	Dennis Chavez Blvd	Anderson Hill Ave.	/	/	/
		per design	Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees.				/	/	/

UNIT 2

PAVING

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Zydecko Ave.	Lost Desert Dr.	Mata Ortiz Dr.	/	/	/
		24' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] East Side Only	Mata Ortiz Dr.	Zydecko Ave.	End of Stub St.	/	/	/
		28' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Mata Ortiz Dr.	Zydecko Ave.	Old Caballero Ave.	/	/	/
		28' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Vista Penasco Ave.	Unit 1	Unit 3	/	/	/
		28' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Mesa Springs Ave.	Unit 1	Unit 3	/	/	/
		24' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] West Side Only	Old Caballero Ave.	Lost Caballero Dr.	Mata Ortiz Dr.	/	/	/
		28' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Llano Vista Ave.	Unit 1	Unit 3	/	/	/

UNIT 2 Cont.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			WATER						
		12"	Water line	Zydecko Ave.	Lost Desert Dr.	Mata Ortiz Dr.	/	/	/
		6"	Water line	Mata Ortiz Dr.	Zydecko Ave.	End of Stub St.	/	/	/
		12"	Water line	Mata Ortiz Dr.	Zydecko Ave.	Tract B	/	/	/
		12"	Water line	Tract B	Mata Ortiz Dr.	Grace Vigil Rd.	/	/	/
		6"	Water line	Vista Penasco Ave.	Unit 1	Unit 3	/	/	/
		6"	Water line	Mesa Springs Ave.	Unit 1	Unit 3	/	/	/
		6"	Water line	Old Caballero Ave.	Lost Caballero Dr.	Mata Ortiz Dr.	/	/	/
		6"	Water line	Llano Vista Ave.	Unit 1	Unit 3	/	/	/
			SANITARY SEWER						
		8"	Sanitary sewer	Mata Ortiz Dr.	Zydecko Ave.	End of Stub St.	/	/	/
		8"	Sanitary sewer	Mata Ortiz Dr.	Tract B	Old Caballero Ave.	/	/	/
			STORM SEWER						
		per design	Private Floodwall	North side of tract A and lots 97 and 98 Blk 1			/	/	/
		per design	Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees.				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			UNIT 3						
			PAVING						
		25' FF	Art Pvmt, Std C&G, Median C&G, and 6' Sidewalk[2] West Side Only	Mata Ortiz Dr.	Old Caballero Ave.	Llano Vista Ave.	/	/	/
		28' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Mata Ortiz Dr.	Llano Vista Ave.	End of Stub St.	/	/	/
		28' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Vista Penasco Ave.	Unit 2	Mata Ortiz Dr.	/	/	/
		28' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Mesa Springs Ave.	Unit 2	Mata Ortiz Dr.	/	/	/
		28' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Llano Vista Ave.	Unit 2	Mata Ortiz Dr.	/	/	/
			WATER						
		6"	Water line	Mata Ortiz Dr.	Old Caballero Ave.	Llano Vista Ave.	/	/	/
		4"	Water line	Mata Ortiz Dr.	Llano Vista Ave.	End of Stub St.	/	/	/
		6"	Water line	Vista Penasco Ave.	Unit 2	Mata Ortiz Dr.	/	/	/
		6"	Water line	Mesa Springs Ave.	Unit 2	Mata Ortiz Dr.	/	/	/
		6"	Water line	Llano Vista Ave.	Unit 2	Mata Ortiz Dr.	/	/	/
		6"	Water line	Rio San Diego Dr.	Rio Corto Ave	Esm't. lot 7 Blk 1	/	/	/
			SANITARY SEWER						
							/	/	/
							/	/	/
			STORM SEWER						
		per design	Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees.				/	/	/

NOTES

1 Standard curb and gutter will be used instead of roll curb and gutter where required for drainage.

2 All internal sidewalks to be deferred

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Diane Hoelzer NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
MARK GOODWIN + ASSOC. FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Diane Hoelzer 7-18-03 SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☒ Major Subdivision action PP		☐ Annexation & Zone Establishment	
☐ Minor Subdivision action		☐ Sector Plan (Phase I, II, III)	
☒ Vacation PROW	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☒ Variance (Non-Zoning) TDSW MD SW		☐ Zone Change	
SITE DEVELOPMENT PLAN	**P**	☐ Text Amendment	
☐ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

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

APPLICANT INFORMATION:

NAME: Anderson Hills, LLC — PHONE: 822-5562
ADDRESS: PO Box 12317 — FAX:
CITY: Albuquerque — STATE NM — ZIP87195 — E-MAIL:
Proprietary interest in site: Owner
AGENT (if any): Mark Goodwin & Associates — PHONE: (505) 828-2200
ADDRESS: PO Box 90606 — FAX: (505) 797-9539
CITY: Albuquerque — STATE NM — ZIP 87199 — E-MAIL: _____

DESCRIPTION OF REQUEST: Preliminary Plat Approval, Sidewalk Deferral, Sidewalk Waiver, Vacation of Public ~~right of way~~ EASEMENT (The Mesa at Anderson Hills)

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. G-I — Block: _____ — Unit: _____

Subdiv. / Addn. Arrowood Ranch Development

Current Zoning: RLT — Proposed zoning: _____

Zone Atlas page(s): P-9 — No. of **existing** lots: 3 — No. of **proposed** lots: 242

Total area of site (acres): 42.1309 — 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. 100905345844010308 — MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd
Between: Unser Blvd 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.): SD-87-4-1, Z-99-58 / SPR-95-2-2

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 02/26/2003

SIGNATURE Diane Hoelzer DATE 07/08/03

(Print) Diane Hoelzer, P.E.. ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

☐ **INTERNAL ROUTING**

☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☐ Case history #s are listed
NO ☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
03DRB - _____ - 01206	PP	$(2)	$ 350
03DRB - _____ - 01207	TDS	V	$ 50
03DRB - _____ - 01208	SW	V	$ 0
03DRB - _____ - 01209	VPE	V	$ 45 ~~350~~
_____ - _____ - _____	Notice Fee		$ 75
			Total $ 3670.00

Hearing date AUG 13 2003

7/18/03
Planner signature / date

Project # ~~1002480~~ 1002858

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☒ **VACATION OF PUBLIC EASEMENT**

- ☒ ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
- ☒ ✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
- ☒ ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ ✓ Letter briefly describing, explaining, and justifying the request
- ☒ ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☑ ✓ Sign Posting Agreement
- ☒ Fee (see schedule) $300 45.00
- ☒ Any original and/or related file numbers are listed on the cover application

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

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

☐ **SIDEWALK DESIGN VARIANCE**

☒ **SIDEWALK WAIVER**

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

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION** $ 50.00

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

Diane Hoelzer
Applicant name (print)

Diane Hoelzer 7-18-03
Applicant signature / date

Form revised April 2003

- ☑ ✓ Checklists complete
- ☐ ✓ Fees collected
- ☐ ✓ Case #s assigned
- ☐ ✓ Related #s listed

Application case numbers
03DRB - 01207
03DRB - 01208
03DRB - 01209

P Baldonado 7/18/03
Planner signature / date

Project # 1002858

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

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

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- ☒ ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ☒ ✓ Proposed Infrastructure List.
- ☒ ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ ✓ Letter briefly describing, explaining, and justifying the request
- ☒ ✓ Property owner's and City Surveyor's signature on the proposed plat
- ☒ ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ☒ ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☒ ✓ Sign Posting Agreement
- ☒ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ☒ ✓ Fee (see schedule) 565 + 15/p + 95 i 15 x 242
- ☒ ✓ 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.

Diane Hoelzer
Applicant name (print)

Diane Hoelzer 7-18-03
Applicant signature / date

Form revised April 2003

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

Application case numbers
03DRB - _____ - 01206
_____ - _____ - _____
_____ - _____ - _____

JM 7/18/03
Planner signature / date

Project # 1002480 2858

CITY OF ALBUQUERQUE

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

APPLICANT: ANDERSON HILLS LLC Date of Request: 7-18-03 Zone Atlas Page(s): P-9

Legal Description - ARROWOOD RANCH DEVELOPMENT

Current Zoning: RLT Lot or Tract # G thru T Block# _____

Parcel Size (acres/sq.ft.) 42.1309 ACRES Subdivision Name MESA @ ANDERSON HILLS

REQUESTED CITY ACTION(S):

Annexation	( )	Sector Plan	( )	Site Development Plan:		Building Permit	( )
Comp. Plan Amendment	( )	Zone Change	( )	a) Subdivision	( )	Access Permit	( )
		Conditional Use	( )	b) Build'g Purposes	( )	Other	(X) PREL. PLAT APPROVAL & GRADING PERMIT
				c) Amendment	( )		

PROPOSED DEVELOPMENT:

No Construction/Development	( )
New Construction	(X)
Expansion of Existing Development	( )

GENERAL DESCRIPTION OF ACTION:

# of Units - 242 LOTS

Building Size - _____ (sq.ft.)

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

Applicant or Representative: M. Dekker Date: 7/18/03

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: Yes (X) No ( ) Borderline ( )

PWD. Dev. & bldg. Services Div., Transportation Development Div. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

Thresholds Met? Yes (X) No ( ) Mitigating reasons for not requiring **TIS:** Previously studied: (X) ANDERSON HILLS TIS

Notes: Must adhere to approved TIS for Anderson Hills

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.**

Brad S. Bingham 7/18/03

TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: Yes ( ) No ( ) Borderline ( )

Environmental Health Dept. Air Quality Div. 3rd Floor/Rm. 3023 City/County Bldg. 768-2600

Thresholds Met? Yes ( ) No ( ) Mitigating reasons for not requiring **AQIA:** Previously studied: ( )

Notes:

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

ENVIRONMENTAL HEALTH DATE

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

TIS	**- SUBMITTED**	11/25/02	Tony Loyd	7-18-03
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	**- SUBMITTED**	___/___/___		
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

f:\\forms\traffic.imp

02480

R-LT

B

ARROWOOD RANCH

1001979

0

MEADOWS

R-LT

F

R-2

HIGHLANDS

A

R-LT

R-LT

R-LT

E

C

ARROWOOD RANCH

1001975

SU-2 C-1

DENNIS CHAVEZ BLVD

Project Site:

MESA @ ANDERSON HILLS

RIO BRAVO SECTOR DEVELOPMENT PLAN BOUNDARY

A-1

A-1

A-1

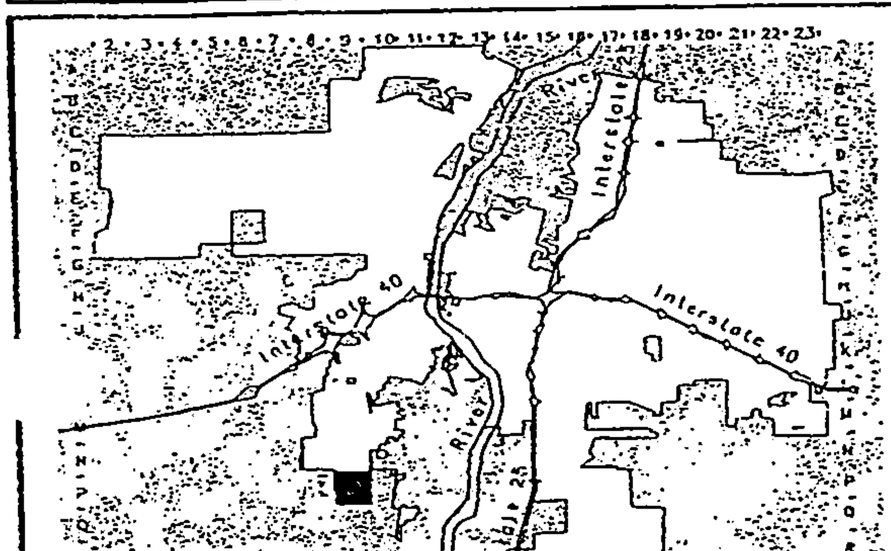
A-1

MOBILE HOME PARK

WESTLAND TRACT-RR-5

TOWN OF

ROW OHL NORTH



CITY OF
Albuquerque

A buquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

P-9-Z

Map Amended through January 22, 2003

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

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

July 18, 2003

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

Re: Request Approval of Preliminary Plat, Temporary Sidewalk Deferral, Sidewalk Waiver and Vacation of Public Easements for Mesa at Anderson Hills Subdivision

Dear Ms. Matson;

On behalf of my clients, Anderson Hills LLC, I am requesting the following approvals at the DRB public hearing:

1. *PRELIMINARY PLAT for a 242 lot single family subdivision to be known as The Mesa at Anderson Hills to be constructed in 3 Units.*

2. *TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION for all the interior sidewalks that are adjacent to homes. The sidewalks shall be constructed in conjunction with construction of each individual lot at a later time.*

3. *SIDEWALK WAIVER for those sidewalks that are adjacent to short stub streets that are typically 24' FF.*

4. *VACATION OF PUBLIC EASEMENTS that consist of public roadway, drainage, sanitary sewer and waterline easements that were originally dedicated with the Arrowood Bulk Land Plat that had a completely different development plan concept. The Mesa will dedicate all the required public roadway right of ways as well as public waterline, drainage and sanitary sewer easements as necessary for this development as well as the adjacent future developments to the north, south, east and west.*

'The Mesa' consists of the middle portion of the Master Planned Community to be known as Anderson Hills. The two other areas within this community are 'The Highlands' and 'The Meadows' which are both located to the west of this subdivision. These three areas are separated by two principal arterial streets: 98th street and Unser Blvd. When the whole area is developed, it will consist of almost 1000 homes and each community

will have its own 2.0+ acre public park. Additional landscaped areas along the major interior roads have been provided to enhance the neighborhood as well as a proposed trail system along the north side of the Rio Bravo channel located adjacent to the north side of Dennis Chavez Blvd. Access to each of these subdivisions will be from Dennis Chavez Blvd.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh
f:\\A2106 AndersonHills\mesa\drb_ltr.wpd

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: Highlands, Meadows and Mesa @ Anderson Hills
AGIS MAP #: P-9
LEGAL DESCRIPTION: Tracts A,B,C,D,E,F,G,H,I, Arrowood Ranch Development

---

✓ **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 7-18-03 [date].

Deane Hoelzer — 7-18-03
Applicant / Agent — Date

Brad Bingham — 7/18/03
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 2-18-03 [date].

Deane Hoelzer — 7-17-03
Applicant / Agent — Date

Brad Bingham — _____
Utility Division Representative — Date

DRB# ~~1002480~~ 2858
03DRB-01206-10

f:\\forms\formdrws

City of Albuquerque

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

Date: July 8, 2003

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

This letter will serve to notify you that on July 8, 2003 (date)

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

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Lots G-I, Arrowood Ranch Development.
zone map page(s) P-9.

Our records indicate that as of 7-8-03 (date), there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina R Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planning.norecognized.na.form(05/08/01)

City of Albuquerque

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

Date: July 8, 2003

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

This letter will serve to notify you that on July 8, 2003 (date)

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

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Lots G-I, Arrowood Ranch Development.
zone map page(s) P-9.

Our records indicate that as of 7-8-03 (date), there were **no Recognized Neighborhood Associations** in this area.

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Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planning.norecognized.na.form(05/08/01)

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

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

PAID RECEIPT

APPLICANT NAME ANDERSON HILLS

AGENT MGA

ADDRESS

PROJECT NO. 1002858

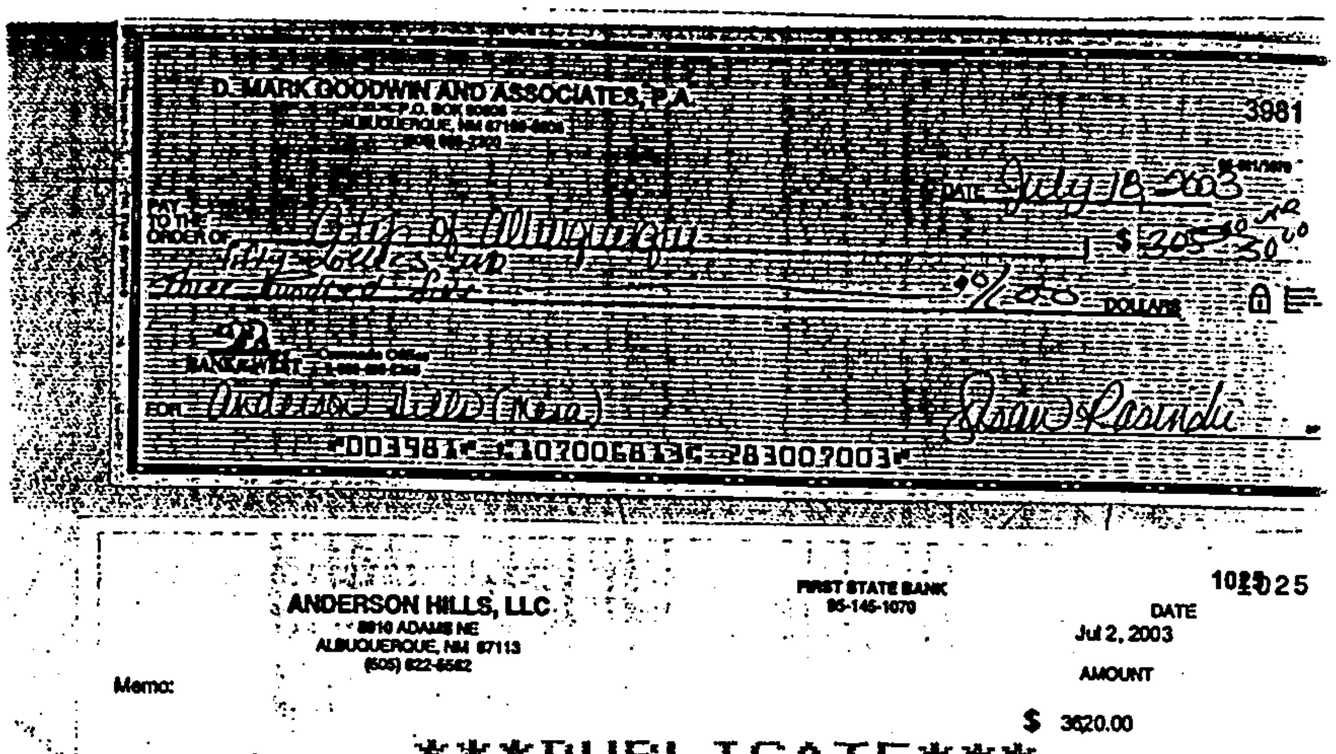
APPLICATION NO.

$ 3595 441006 / 4983000 (DRB Cases)

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

$ 75 441018 / 4971000 (Notification)

$3670 **Total amount due**


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

3981

DATE July 18, 2003

PAY TO THE ORDER OF City of Albuquerque $ 3595.00

Three Thousand Five Hundred Ninety-five and 00/100 DOLLARS

BANK OF THE WEST

FOR Anderson Hills (Note)

Diane Rosenda

⑈003981⑈ ⑆307006813⑆ 8300?003⑈

ANDERSON HILLS, LLC
8910 ADAMS NE
ALBUQUERQUE, NM 87113
(505) 822-6562

FIRST STATE BANK
85-145-1070

10250 25

DATE
Jul 2, 2003

AMOUNT
$ 3620.00

Memo:

PAY TO THE ORDER OF: City Of Albuquerque

Three Thousand Six Hundred Twenty and 00/100 Dollars

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

07/18/2003 1:19PM LOC: ANNX
RECEIPT# 00010074 WS# 006 TRANS# 0031
⑈00102S⑈ ⑆307001452⑆ 00192254⑈
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $3,670.00
J24 Misc $75.00
CK $50.00
CK $3,620.00
CHANGE $0.00

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

07/18/2003 1:18PM LOC: ANNX
RECEIPT# 00010075 WS# 006 TRANS# 0031
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $3,670.00
J24 Misc $3,595.00

10/28/02
Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from July 29 2003 To Aug 13 2003

5. REMOVAL

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

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

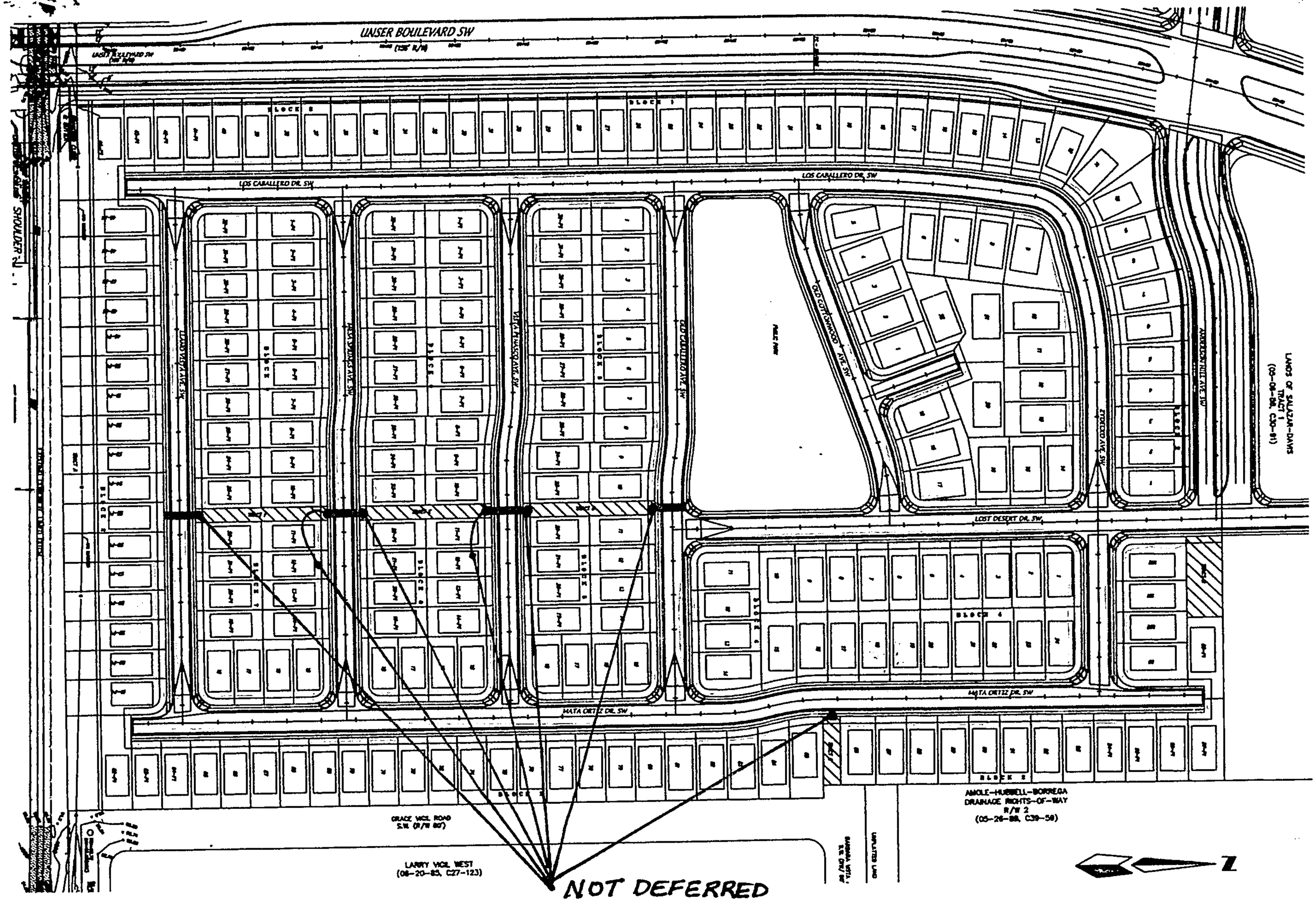
M. R. [illegible] 7/18/03
(Applicant or Agent) (Date)

I issued 2 signs for this application, 7/18/03 (Date), [illegible] (Staff Member)

DRB PROJECT NUMBER: ~~10021980~~ 2858

03DRB-9206
01207
01208, 9, & 10

Rev. 5/9/03



MESA @ ANDERSON HILLS

SIDEWALK DEFERRAL

EXHIBIT C

Date 8/13/03

A2106ANH/DWG/SW_DEF.DWG/07-17-03

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

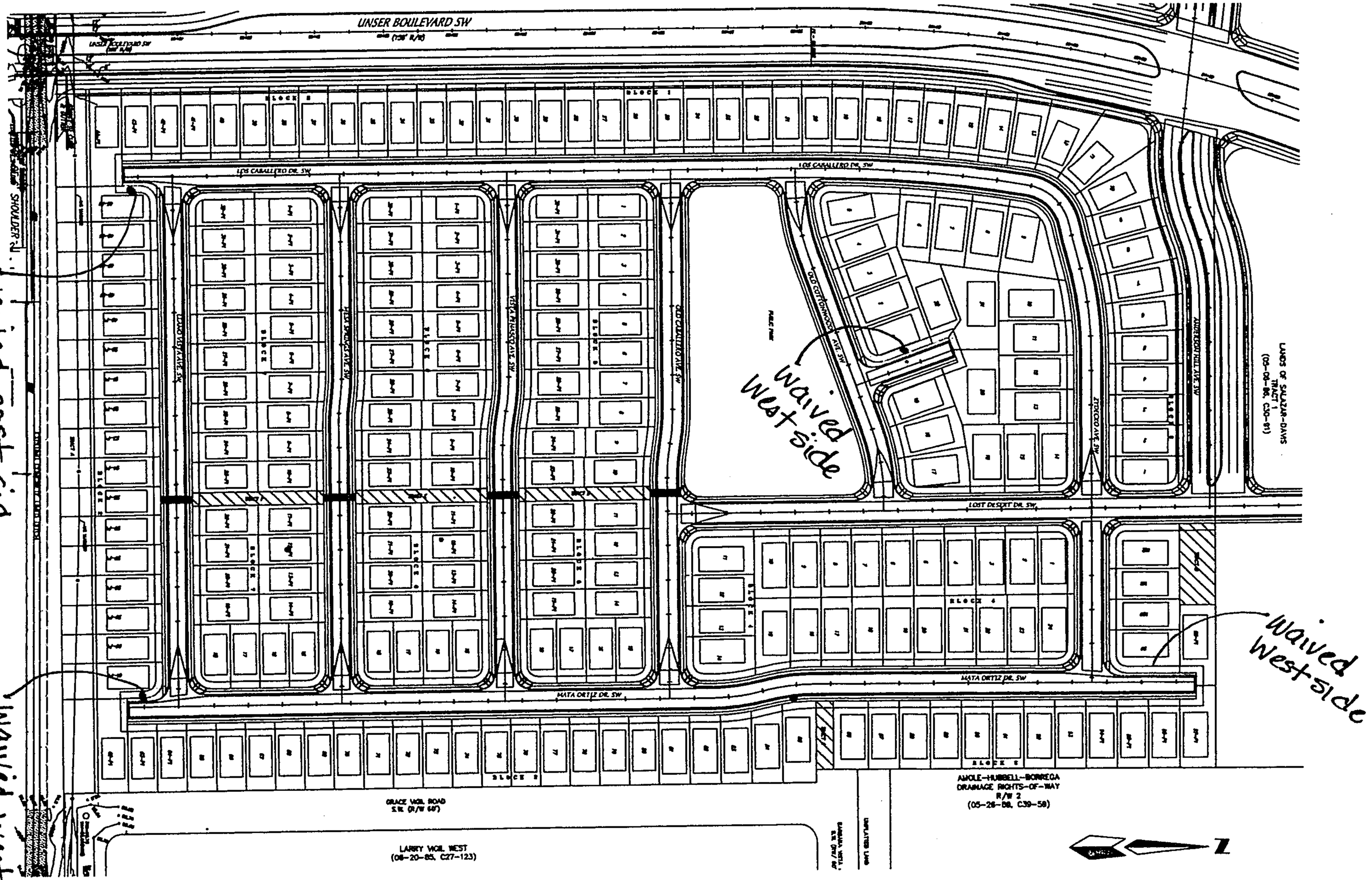


EXHIBIT C
Date 8/13/03

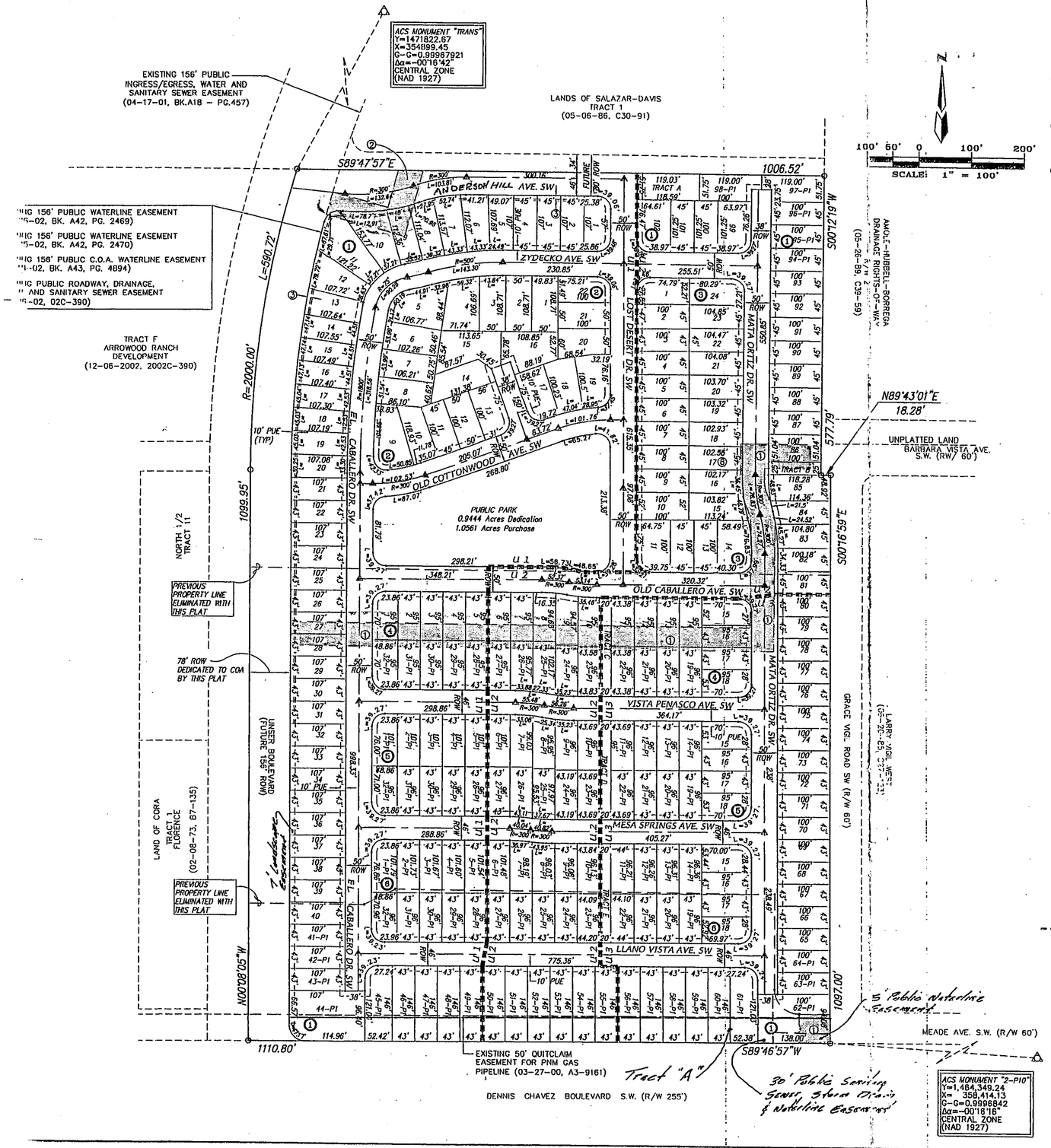
MESA @ ANDERSON HILLS

SIDEWALK WAIVER

dmg
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

A2106ANH/DWG/SW_DEF/07-17-03

PRELIMINARY PLAT
THE MESA AT ANDERSON HILLS
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 8, 9 & 10
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2003



N

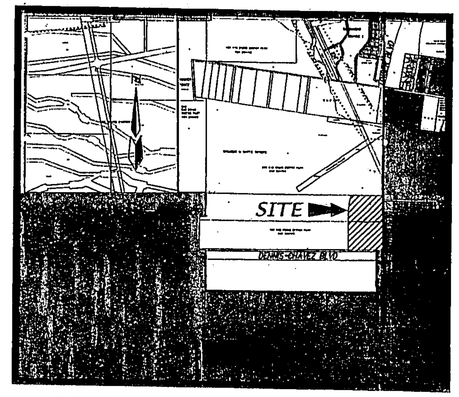
100' 50' 0 100' 200'
SCALE: 1" = 100'

EASEMENTS

① EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390) VACATED BY:_____

② EXISTING 48' PUBLIC ROADWAY EASEMENT (12-06-02, 02C-390) VACATED BY:_____

③ 7' LANDSCAPE EASEMENT GRANTED WITH THIS PLAT



ZONE ATLAS: N-9-Z & P-9-Z

SITE BENCHMARK

ACS MONUMENT
"3-P10"
ELEVATION=4935.735
(SLD 1929)

LEGEND

- 1 — LOT NUMBER
- (9) — BLOCK NUMBER
- △ — CENTER LINE MONUMENT
- ——— RIGHT-OF-WAY
- - - - - UNIT LINE
- U 1 — UNIT NUMBER
- VACATION

SUBDIVISION DATA

GROSS ACREAGE	42.1309 AC
ZONE ATLAS NO.	N-9-Z P-9-Z
NO. OF LOTS CREATED	242 LOTS
NO. OF TRACTS CREATED	5 TRACTS
AREA DEDICATED TO CITY	12.8281 AC
PARK DEDICATION	2.0005 AC
ZONING	RLT
DATE OF SURVEY	OCTOBER 2002

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS o SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP.).

2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲. WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:

"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
PS#7719"

3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.

4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.

5. ALL DISTANCES SHALL BE GROUND DISTANCES.

6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

7. TRACT B SHALL BE A PUBLIC WATERLINE, PUBLIC SANITARY SEWER, PEDESTRIAN & LANDSCAPE EASEMENT AND DEEDED TO THE HOME OWNERS ASSOCIATION

8. TRACTS A, C, D, E SHALL BE A PUBLIC PEDESTRIAN ACCESS & LANDSCAPE EASEMENT AND DEEDED TO THE HOME OWNERS ASSOCIATION.

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 8, 9, and 10, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACTS G THRU I, ARROWOOD RANCH DEVELOPMENT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 6, 2002 in Book 2002C, Page 390 and containing 42.1309 acres more or less.

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

OWNERS

ANDERSON HILLS, LLC
PO BOX 12317
ALBUQUERQUE, N.M. 87195
(505) 822-5562

SURVEYOR

ALDRICH LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990

REX WILSON
Managing Member, Anderson Hills, LLC — 7/01/2003 DATE

APPROVED FOR MONUMENTATION AND STREET NAMES

City Surveyor, City of Albuquerque, N.M. — 7-2-03 Date

EXHIBIT B
8/13/03

PRELIM PLAT 3.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 1
Scale: 1"=100'	Date: 07/01/03	Job: A02106	

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 4, 2005

4. Project # 1002858
05DRB-00699 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 and I-1, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1, C-1 AND R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 05DRB00488, 05DRB01744, 04DRB01683] (P-9)

At the May 4, 2005, Development Review Board meeting, the amended preliminary plat was approved. The amended infrastructure list dated 5/4/05 was approved. This amendment does not extend the expiration date of the already approved preliminary plat.

Sheran Matson, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Anderson Hills LLC, P.O. Box 9470, 87119
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002858 **AGENDA ITEM NO: 4**

SUBJECT:

Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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 **DATE**: May 4, 2005
City Engineer/AMAFCA Designee

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 4, 2005 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:25 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 # 1003813
05DRB-00590 Major-Preliminary Plat Approval
05DRB-00591 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 24 & 25, Tract(s) B, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**), zoned SU-2/RLT, located on LADERA DR NW, between 98TH ST NW and GAVIN RD NW containing approximately 15 acre(s). [REF: 04DRB01869] *(Deferred from 5/4/05)* (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

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

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

2. Project # 1002944
05DRB-00706 Minor-SiteDev Plan Subd/EPC
05DRB-00707 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for LINDA CONTOS & JOHN HEIDRICH request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC., CURB INC. AND THE CITY OF ALBUQUERQUE**, zoned SU-1 FOR MIXED USE C-1 PERMISSIVE, located on UNSER BLVD NW, between MCMAHON DR NW and NIGHT WHISPER RD NW containing approximately 9 acre(s). [REF: Z-97-119,ZA-99-118, DRB-90-423,04EPC-01556] **[Elvira Lopez, EPC Case Planner]** *(Indef deferred 5/4/05)* (A-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

3. Project # 1003672
05DRB-00704 Minor-Prelim&Final Plat Approval
05DRB-00705 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) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT)** 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: 04DRB01423] *(Deferred from 5/4/05)* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

4. Project # 1002858
05DRB-00699 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 and I-1, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1, C-1 AND R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 05DRB00488, 05DRB01744, 04DRB01683] (P-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE**

AMENDED INFRASTRUCTURE LIST DATED 5/4/05 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.

5. Project # 1003080
05DRB-00701 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE,** zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 6 acre(s). [REF:04DRB-00591, 03EPC-01851] *(Deferred from 5/4/05)* (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

6. Project # 1003522
05DRB-00703 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 89 & 6, Tract(s) B2, **SYDNEY PLACE,** zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB01002, 04DRB01725, 04DRB01726, 04DRB01727, 04DRB01728] (G-13) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

7. Project # 1003975
05DRB-00698 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION, (to be known as **ZUNI TOWNHOMES**) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-78-377, Z-72,

05DRB00301] (Deferred from 5/4/05) (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

8. **Project # 1003273**
05DRB-00671 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A thru 13A, **VISTA SUBDIVISION,** zoned C-2, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3,V-85-44, 04DRB00279, 04DRB00338, 04ZHE01933, 05ZHE00383] (Deferred from 5/4/05) (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

9. **Project # 1003687**
05DRB-00697 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, **WESTERN RIDGE, UNIT 1,** zoned R-LT, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 29 acre(s). [REF: 04DRB01461, 04DRB01510, 04DRB01511, 04DRB01512 04DRB01513] (B-8) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

10. Approval of the Development Review Board Minutes for April 20, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 4/20/05 WERE APPROVED.**

ADJOURNED: 10:25 A.M.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 30, 2005

10. Project # 1002858
05DRB-00488 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 and I-1, MESA @ ANDERSON HILLS, UNIT 1, (to be known as **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1, C-1 & R-1 USES, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL SW containing approximately 36 acre(s).(P-9)

At the March 30, 2005, Development Review Board meeting, a one-year extension of the preliminary plat was approved.

Sheran Matson, AICP, DRB Chair

Cc:Anderson Hills LLC, P.O. Box 9470, 87119
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002858 **AGENDA ITEM NO: 10**

SUBJECT:

Preliminary Plat Extension

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

RESOLUTION:

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: March 30, 2005

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 30, 2005 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

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

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

1. **Project # 1001569**
   05DRB-00376 Major-Two Year SIA

   CHANT FAMILY III LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1-6, **JEFFERSON COMMONS II,** zoned IP, located on JEFFERSON NE, between SINGER NE and PAN AMERICAN FRWY NE containing approximately 18 acre(s). [REF: 02DRB00231, 02DRB00927, 03DRB00205, 03DRB00206, O4AA00223, 03AA02031] (F-17) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JUNE 1, 2006.**

2.	**Project # 1003470** 04DRB-01522 Major-Bulk Land Variance 04DRB-01523 Major-Preliminary Plat Approval 04DRB-01524 Minor-Temp Defer SDWK	WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**
3.	**Project # 1002636** 05DRB-00373 Major-Vacation of Public Easements 05DRB-00372 Minor-Prelim&Final Plat Approval 05DRB-00374 Minor-Vacation of Private Easements	SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for LOTS 24-A, 24-B, 24-C & 24-D, **RICE'S DURANES ADDITION NO. 1,** zoned R-2, located on RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-00371] *[Deferred from 3/30/05]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**
	Project # 1002636 05DRB-00371 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or a portion of Lot(s) 23-B, **RICE'S DURANES ADDITION NO. 1,** zoned R-2, located on RICE AVE NW and RIO GRANDE BLVD NW and containing approximately 1 acre(s). *[Deferred from 3/16/05 & 3/30/05]* (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**
4.	**Project # 1003790** 05DRB-00375 Major-Bulk Land Variance	BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25 FRONTAGE NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB01790] (B-18) **THE BULK LAND VARIANCE WAS APPROVED.**

	05DRB-00490 Minor-Amnd Prelim Plat Approval	BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on SAN MATEO BLVD NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB-01790] (B-18) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMNARY PLAT.**
5.	**Project # 1003821** 05DRB-00334 Major-Preliminary Plat Approval 05DRB-00335 Minor-Temp Defer SDWK	ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK UNIT 2 (to be known as **EMBUDO CANYON SOUTH**, zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 04DRB01887, DRB-97-49] *[Deferred from 3/23/05]* (G-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/30/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/05 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.**

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

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK UNIT 2, (to be known as **EMBUDO CANYON NORTH**, zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE NE and COMANCHE NE containing approximately 2 acre(s). [REF: 04DRB01888] *[Deferred from 3/23/05]* (G-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/30/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/05 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.**

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 # 1003761**
05DRB-00491 Minor-SiteDev Plan BldPermit/EPC

BRISCOE ARCHITECTS, PC agent(s) for VAUGHN EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15 and 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2/ MIXED USE, located on PASEO DEL NORTE NE, between HOLBROOK NE and VENTURA NE containing approximately 3 acre(s). **[Carmen Marrone, EPC Case Planner]** (C-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT ACCESS AND DRAINAGE EASEMENTS, PARKING STALL COUNT, ISLAND RADIUS AND STRIPING ON HOLLY AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

05DRB-00210 Minor- Final Plat Approval

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

8. **Project # 1001946**
05DRB-00492 Minor-SiteDev Plan BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for WALGREENS CO. request(s) the above action(s) for all or a portion of LOT A, **LOS ANGELES CENTER**, zoned M-1, located on the southwest corner of PASEO DEL NORTE NE and SAN PEDRO NE and containing approximately 2 acre(s). [REF: 05EPC-00176] **[Makita Hill, EPC Case Planner]** (D-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR UTILITY PLAN – FIRELINE (PRIVATE) SHOULD BE FIRE HYDRANT (PUBLIC) AT SOUTH ENTRANCE AND LANDSCAPE PLAN – REMOVE TREE THAT IS IN PUBLIC WATER EASEMENT AND TO PLANNING FOR MAKITA HILL'S INITIALS ON THE SITE PLAN AND 3 COPIES OF THE SITE PLAN.**

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

9. **Project # 1003573**
05DRB-00481 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) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION,** zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 05DRB01417] (C-20) **TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002858**
05DRB-00488 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 and I-1, MESA @ ANDERSON HILLS, UNIT 1, (to be known as **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1, C-1 & R-1 USES, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL SW containing approximately 36 acre(s).(P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

11. **Project # 1000440**
05DRB-00487 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for ROBERT A. RUSSELL request(s) the above action(s) for all or a portion of Tract(s) 5-A, **INTERSTATE BUSINESS PARK,** zoned M-2, located on, between and containing approximately 5 acre(s). [REF: DRB97-362, 05DRB-00089] (G-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A PRIVATE SANITARY SEWER EASEMENT ACROSS 5A1 FOR 5A2's PRIVATE SEWER WITH MAINTENANCE AND BENEFICIARY LANGUAGE AND THEY NEED A SHARED SEWER AGREEMENT.**

12. **Project # 1000676**
05DRB-00489 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for FIFTEEN FOOTHILL INVESTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER,** zoned SU-1/ IP USES, located on CORRALES RD NW, between ALAMEDA BLVD NW and CALLE CUERVO NW containing approximately 3 acre(s). [REF: 04DRB-01822, 04DRB-01823, 04EPC-01345, 04EPC-01353] (A-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1003615**
05DRB-00494 Minor-Prelim&Final Plat Approval

JEAN MC MANUS request(s) the above action(s) for all or a portion of Lot(s) 29A and 29B, **ALVARADO GARDENS, UNIT 2,** zoned RA-2, located on TRELLIS DR NW, between CAMPBELL RD NW and CASTANEDA NW containing approximately 1 acre(s). [REF: 04ZHE01262] (G-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A VARIANCE TO LOT SIZE.**

14. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25C and 25D, **ALVARADO GARDENS, UNIT 1,** zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**

15. **Project # 1004036**
05DRB-00446 Minor-Prelim&Final Plat Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT,** zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). (H-12/H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project # 1003247**
05DRB-00498 Minor-Prelim&Final Plat Approval

LYLE C LOSACK, PE agent(s) for MARK D VALENCIA request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **CORONA DEL SOL,** zoned R-2, located on ALAMAGORDO NW, between ST. JOSEPHS NW and TUCSON NW containing approximately 2 acre(s). [REF: DRB-98-18, Z-98-38, 04DRB00190] *[Deferred from 3/30/05]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

17. **Project # 1002629**
05DRB-00497 Minor-Prelim&Final Plat Approval

LYLE C LOSACK, PE agent(s) for BRENDAN T. O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) C, DAVIDSON ADDITION **(to be known as DON JUAN DE ONATE ALBUQUERQUE REDEVELOPMENT DEVELOPMENT OWNED AND BUILT BY BRENDAN T. O' SULLIVAN SUBDIVISION,** zoned SU-2 FOR RT, located on CANDELARIA NW, between 10TH STREET NW and 7TH STREET NW containing approximately 1 acre(s).[REF: 03DRB00683, 03DRB02124] *[Deferred from 3/30/05]* (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

18. **Project # 1002802**
05DRB-00496 Minor-Prelim&Final Plat Approval

RHOMBUS P.A. INC. agent(s) for GORDON LAND AND CATTLE, TOM GORDON request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF J.W. JONES, (to be known as **GORLAND SQUARE)** zoned C-3, located on SUSAN AVE SE, between WYOMING BLVD SE and MOON AVE SE containing approximately 3 acre(s). [REF: 03DRB-01141] (L-20) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

19. **Project # 1003231**
05DRB-00483 Minor-Amnd Prelim Plat Approval
05DRB-00484 Minor-Sidewalk Waiver
05DRB-00485 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD, LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, LANDS OF SALAZAR/QUATRO/JSJ/HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION)** zoned R-LT, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB-00261, 04DRB-00263] (N-9) **WITH THE APPROVAL OF THE AMENDED GRADING PLAN DATED 3/21/05 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

20. Project # 1004058
05DRB-00486 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for SANDIA FOUNDATION / PATRICK GLENNON request(s) the above action(s) for all or a portion of Tract(s) A & B, **LOMAS AND BROADWAY, UNIT 2,** and Tract(s) P-1, **LANDS OF NEW MEXICO CREDIT CORPORATION, UNIT 2,** zoned SU-2, M-1, located on MARBLE AVE NE, between BROADWAY BLVD NE and LOMAS BLVD NE containing approximately 4 acre(s). [REF: DRB-90-186, DRB-93-164] (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for March 16, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 16, 2005 WERE APPROVED.**

ADJOURNED: 10:55 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 30, 2005
DRB Comments

ITEM # 10

PROJECT # 1002858 **APPLICATION # 05-00488**

RE: Mesa at Anderson Hills, Unit 2/~~minor~~ ext of preliminary plat

Has anything changed from the previous submittal?

The preliminary plat was approved on April 7, 2004. this extension request is just short of the one year expiration date of the preliminary plat.

No objection to the request.

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

#14

completed 12/7/04 - published by Agenda

Amended Prel & Final

DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB-01744 (MF) Project # 1002858

Project Name: Mesa @ Ladera Hills

Agent: Mark Goodwin Phone No.: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 11/17/04 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: 11-13-04
-Tax printout from the County Assessor.

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

Project Number 1002858

#14

Amended Prel & Final

DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB-01744 (AF) Project # 1002858

Project Name: Mesa @ Anderson Hills

Agent: Mark Goodwin Phone No.: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 11/17/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

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

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

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

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

Project Number 1002858

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 17, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:55 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 # 1000029**
   04DRB-01650 Major-Vacation of Public Easements
   04DRB-01651 Minor-Extension of Preliminary Plat

   BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1 **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, **ARBOLERA DE VIDA, PHASE 2,** zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 03DRB01785, 03DRB01786] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

2. **Project # 1001273**
04DRB-01659 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER,** zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] *[Deferred from 11/17/04]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

3. **Project # 1003420**
04DRB-01657 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS SUBDIVISION (to be known as **SUNRISE RIDGE,** zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 1 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-01508 Major-Preliminary Plat Approval
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] *[Deferred from 10/27/04 & 11/11/04]* (E-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003696**
04DRB-01654 Major-Vacation of Pub Right-of-Way
04DRB-01655 Major-Preliminary Plat Approval
04DRB-01656 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s).[REF:04DRB01495] *[Deferred from 11/17/04]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

5. **Project # 1003238**
04DRB-01569 Major-Preliminary Plat Approval
04DRB-01573 Minor-Vacation of Private Easements
04DRB-01571 Minor-Sidewalk Waiver
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION,** zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] *[Deferred from 11/3/04]* (H-12/H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. 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. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003571**
04DRB-01517 Major-Vacation of Public Easements
04DRB-01518 Major-Preliminary Plat Approval
04DRB-01519 Minor-Sidewalk Waiver
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B,** zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04 & 11/17/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

7. **Project # 1003775**
04DRB-01745 Minor-SiteDev Plan BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for DGM LLC request(s) the above action(s) for all or a portion of Tract(s) G-1A-1, **SEVEN BAR RANCH,** zoned SU-1 FOR C-2 USES, located on COTTONWOOD DR NW, between COTTONWOOD PARK NW and OLD AIRPORT AVE NW containing approximately 2 acre(s). [REF: Z-96-92, AA-98-138] *[Deferred from 11/17/04]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

8. **Project # 1003671**
04DRB-01746 Minor-SiteDev Plan BldPermit

KIRA SOWANICK agent(s) for SOUTHWEST GLASS AND GLAZING request(s) the above action(s) for all or a portion of Tract(s) 27, **LADERA BUSINESS PARK,** zoned SU-1, located on UNSER BLVD NW, between LADERA DR NW and 98TH ST NW containing approximately 3 acre(s). [REF: 04DRB01422] **[Russell Brito for Lola Bird, EPC Case Planner]** (H-9/H-10) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR EPC COMMENTS AND INFRASTRUCTURE LIST LANGUAGE ON SIGNATURE BLOCK.**

9. **Project # 1001946**
04DRB-01670 Minor-SiteDev Plan BldPermit/EPC

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] **[Makita Hill, EPC Case Planner]** *[Deferred from 11/3/04 & 11/17/04]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

10. **Project # 1003010**
04DRB-01687 Minor-SiteDev Plan BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE,** zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO* 11/17/04] **[Makita Hill, EPC Case Planner]** (J-13) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR SIA AND THREE COPIES OF THE SITE PLAN.**

11. **Project # 1002786**
04DRB-01635 Minor-SiteDev Plan BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s).[REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] *[Deferred from 10/27/04 & 11/10/04]* (B-18) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR REVIEW OF COMMENTS ON SITE PLAN.**

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

12. **Project # 1003236**
04DRB-01739 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA, UNIT 1,** zoned SU-1 FOR PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804] (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PERIMETER WALLS AND AGIS DXF FILE.**

13. **Project # 1001463**
04DRB-01736 Minor-Prelim&Final Plat Approval

LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, **VENTURA VILLAGE SUBDIVISION,** zoned SU-2 RT, located on VILLAGE AVE NE, between VENTURA NE and HOLBROOK NE containing approximately 1 acre(s). [REF: 0A2EPC01148, 02EPC01150, 02DRB01494, 02DRB01366, 02DRB01365, 01DRB0129, 03DRB00479, 02DRB01550, 02DRB01549] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND CLARIFICATION OF DIMENSION ON PEDESTRIAN EASEMENTS.**

14. **Project # 1002858**
04DRB-01744 Minor-Amended Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWWOOD RANCH DEVELOPMENT, **MESA @ ANDERSON HILLS,** zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: Z-99-58, SPR-95-2-2, SD-87-4-1] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1001926**
04DRB-01394 Major-Final Plat Approval

TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **MUSTANG MESA SUBDIVISION, TOWN OF ATRISCO GRANT, AIRPORT UNIT,** zoned R-2, located on 72ND PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] *[Final Plat was Indefinitely. Deferred for SIA on 10/13/04].* (J-10) **THE FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1003688**
04DRB-01463 Minor-Prelim&Final Plat Approval

SURV-TEK INC., agent(s) for JAMES BAKER, THE TRAILS LLC, LONGFORD GROUP INC., request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned RD, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 6 acre(s). [*Deferred from 11/17/04]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

17. **Project # 1003231**
04DRB-01743 Minor-Amnd Prelim Plat Approval

WILSON & COMPANY agent(s) for LONGFORD AT ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1 LANDS OF SALAZAR/QUATRO/J.S.J.HANNETT, **LONGFORD @ ARROWWOOD,** zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00261, 04DRB00263] (N-9) **THE AMENDED INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE AMENDED GRADING PLAN DATED 11/8/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: TO REVISIT THE WIDTH OF COLOBEL AND AMOLE MESA AT THE INTERSECTION OF 98TH STREET. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT DATED 6/16/04.**

18. **Project # 1003774**
04DRB-01742 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORPORATION agent(s) for GEORGE MCCLELLAN request(s) the above action(s) for all or a portion of Tract(s) 5-A-1 and 5-A-2, **SANDIA MANOR SUBDIVISION,** zoned R-1 residential zone, located on PIEDRAS RD NE, between CAMINO DE LA SIERRA NE and OAXWOOD NE containing approximately 1 acre(s). (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003187**
04DRB-01704 Minor-Final Plat Approval
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU RECEIPT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

20. **Project # 1003673**
04DRB-01637 Minor-Prelim&Final Plat Approval
04DRB-01638 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) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

21. **Project # 1002397**
04DRB-01668 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA,** zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587,04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003634**
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION,** zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES,** zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

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

24. **Project # 1001685**
04DRB-01741 Minor-Sketch Plat or Plan

WILSON & COMPANY agent(s) for the CITY OF ALBUQUERQUE AND GOLF COURSE MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, **PARADISE NORTH SUBDIVISION,** zoned SU-1 IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB00005, 04DRB01566] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for November 3, 2004. **THE DRB MINUTES FOR NOVEMBER 3, 2004 WERE APPROVED.**

Other Matters:

The Development Review Board signed a plat for Project #1001785/04DRB-01775.

ADJOURNED: 11:55 a.m.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 17, 2004
DRB Comments

ITEM # 14

PROJECT # 1002858 **APPLICATION # 04-01744**

RE: Mesa @ Anderson Hills/minor replat

The City Surveyor overlooked some requirements of a replat. For example, the purpose of the plat changes, the legal description changes and the lot numbers change to distinguish it from the previously approved plat.

DRB cannot act on this plat until the corrections are made & the City Surveyor signs off on the plat.

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

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

P.O. Box 90606 ❖ Albuquerque, NM 87199
(505) 828-2200 ❖ (505) 797-9539 fax
e-mail: dmg@swcp.com

LETTER OF TRANSMITTAL

TO: Sharen Matson (PLUS)
One Stop
Plaza del Sol

DATE: November 16, 2004
RE: Mesa Unit 1 Final Plat

ALL DRB Members.

#14

We are sending:

Copies	Date	Description
6		**Mesa Unit 1 Revised Plat**

__X__ **For hearing tomorrow Nov 17th !**

____ To be recorded ____ For your use

NOTES: Call me if you have any questions. Thanks,

Project Engineer: Diane Hoelzer
Diane Hoelzer, PE

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002858 **AGENDA ITEM NO: 14**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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: November 17, 2004

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 10, 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: 9:25 A.M.

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

1. **Project # 1002092**
   04DRB-01623 Major-Two Year SIA

   BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Unit(s) 1, 2 & 3, **OXBOW NORTH,** zoned SU-3 special center zone, located on COORS BLVD NW, between NAMASTE DR NW and north of ST PIUS X HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB01159] (F-11) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1002464**
04DRB-01576 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS INC agent(s) for UNSER VULCAN LLC request(s) the above action(s) for all or a portion of Lot(s) 6A, **SANTA FE VILLAGE, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on VULCAN RD NW, between BOGART ST NW and UNSER BLVD NW containing approximately 1 acre(s). [REF: 03DRB00191] (F-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003420**
04DRB-01508 Major-Preliminary Plat Approval
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] *[Deferred from 10/27/04 & 11/17/04]* (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04, 6/23/04, 8/4/04 & 9/29/04]* [REF: 02DRB-00963] (B-10) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

5. **Project # 1003571**
04DRB-01517 Major-Vacation of Public Easements
04DRB-01518 Major-Preliminary Plat Approval
04DRB-01519 Minor-Sidewalk Waiver
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B,** zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

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

7. **Project # 1003705**
04DRB-01540 Major-Vacation of Public Easements
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38] *[Deferred from 11/3/04]* (K-15) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

8. **Project # 1003125**
04DRB-01505 Major-Bulk Land Variance
04DRB-01506 Minor-Prelim&Final Plat Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04 & 11/10/04, NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* [REF: 03EPC02054](F-6/G-6) **DEFERRED TO 12/8/04.**

04DRB-01630 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506]**[Chris Hyer, EPC Case Planner]** *[Deferred from 10/27/04 & 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* (F-5/G-6) **DEFERRED TO 12/8/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

9. **Project # 1003010**
04DRB-01687 Minor-SiteDev Plan BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE,** zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO* 11/17/04] **[Makita Hill, EPC Case Planner]** (J-13) **DEFERRED T0 11/17/04.**

10. **Project # 1002786**
04DRB-01635 Minor-SiteDev Plan BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s).[REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] *[Deferred from 10/27/04 & 11/10/04]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

11. **Project # 1000633**
04DRB-01700 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT INC request(s) the above action(s) for all or a portion of Lot(s) 6A-1,13, 15, 9, 11, 5, 6 and 7, **JOURNAL CENTER, PHASE 2, UNIT 2,** zoned IP, located on TIBURON ST NE, between MASTHEAD ST NE and WOLCOTT AVE NE [REF: 02DRB01598] (D-17) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALK WAS APPROVED.**

12. **Project # 1001289**
04DRB-01701 Minor-Ext of SIA for Temp Defer SDWK

TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2,** zoned RD, located on EUCARIZ AVE SW, between 94TH STREET SW and 98TH STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT]* (L-9) **INDEFINITELY DEFERRED ON A NO SHOW.**

13. **Project # 1000635**
04DRB-01698 Minor-Vacation of Private Easements

PRECISION SURVEYS INC agent(s) for COORS & MONTANO LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-L-A and 38-3-A, **TAYLOR RANCH SUBDIVISION,** zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS BLVD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455] (E-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1002405**
04DRB-01703 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER,** zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] *[Deferred from 11/10/04]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

15. **Project # 1002858**
04DRB-01683 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for **MESA @ ANDERSON HILLS, UNIT 1,** zoned R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: 04DRB01155, Z-88-58] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

16. **Project # 1003187**
04DRB-01704 Minor-Final Plat Approval
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-12) **DEFERRED TO 11/17/04.**

17. **Project # 1003467**
04DRB-01706 Minor-Prelim&Final Plat Approval

WALLACE BINGHAM agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1,** zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB 95-337, DRB 95-438, 04DRB00814] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

18. **Project # 1003673**
04DRB-01637 Minor-Prelim&Final Plat Approval
04DRB-01638 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) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **DEFERRED TO 11/17/04.**

19. **Project # 1002397**
04DRB-01668 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA,** zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587,04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **DEFERRED TO 11/17/04.**

20. **Project # 1003634**
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION,** zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **DEFERRED TO 11/17/04.**

21. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES,** zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request,11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **DEFERRED TO 11/17/04.**

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

22. **Project # 1003759**
04DRB-01702 Minor-Sketch Plat or Plan

KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173-A-1, 173-A-2, 174-A and 174-B, M.R.G.C.D. MAP 31, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). *[INDEF. DEFERRED ON A NO SHOW 11/10/04]* (G-13) **COMMENTS RECEIVED BY THE AGENT.**

23. Approval of the Development Review Board Minutes for October 27, 2004. **DRB MINUTES FOR OCTOBER 27, 2004 WERE APPROVED.**

ADJOURNED: 9:25 A.M.

CITY OF ALBUQUERQUE

797.9539

Copied

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

Comments from 11/10/04

DRB CASE NO/PROJECT NO: 1002858

AGENDA ITEM NO: 15

DRB

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 AMD	(09) Infrastructure List	(14) Cost Allocation Plan

ACTION REQUESTED:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the amendment request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 10, 2004

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 10, 2004
Staff Comments

ITEM # 15

PROJECT # 1002858 **APPLICATION # 04-01683**

RE: Mesa@ Anderson Hills, Unit 1/amended prelim.plat

This plat was actually recorded as a final plat on 8/27/04. So, an application for a new platting action is required. Agent was called on 11/08/04 and asked to send a withdrawal letter for this application & apply for a new minor platting action.

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

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002858 **AGENDA ITEM NO: 15**

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 AMD	(09) Infrastructure List	(14) Cost Allocation Plan

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the amendment request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 10, 2004

FILE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 10, 2004
Staff Comments

ITEM # 15

PROJECT # 1002858 APPLICATION # 04-01683

RE: Mesa@ Anderson Hills, Unit 1/amended prelim.plat

This plat was actually recorded as a final plat on 8/27/04. So, an application for a new platting action is required. Agent was called on 11/08/04 and asked to send a withdrawal letter for this application & apply for a new minor platting action.

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

Complete 8-27-04 BG.

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-01155 (FP)** Project #: **1002858**

Project Name: **MESA @ ANDERSON HILLS UNIT 1**

Agent: Mark Goodwin & Associates Phone No.: 828-2200

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): TRACT C reinstatement 5 lots into Parcel A + remnant of West turner into Tract A.
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ **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: 8-27-04
  -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 1002858

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

August 26, 2004

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

Re: Mesa Unit 1 Final Plat (Anderson Hills)
DRB Project: 1002858

Dear Ms. Matson;

This letter is in response to your request at the DRB hearing for an explanation letter with regards to the above referenced subdivision final plat approval. Five of the southernmost lots (Lots 1-5, Block 6) in Mesa Unit 1 extended approximately 5 feet into Tract G (Arrowood Ranch Development) which was zoned commercial (C-1). On August 19, 2004 the EPC approved the zone change to R-2 with the condition that the Rio Bravo Sector Plan and the Westside Strategic Plan be updated and approved at City Council. Given that this process could take up to two months for approval at Council, these five affected lots were removed from the final plat so that this plat could be recorded by August 26, 2004.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh
f:\\A2106 AndersonHills\mesa\drb_ltr6.wpd

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 25, 2004

15. Project # 1002858
04DRB-01155 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1,** zoned R-2, SU-1, C-1, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, 04DRB-00234, 03DRB-01208, 03DRB-01207, 01206, 01209] *[Deferred from 8/4/04]*(N-9/P-9)

At the August 25, 2004, Development Review Board meeting, the final plat was approved with final signoff delegated to Planning for Tract G reinstatement, 5 lots into Parcel A and remnant on west turned into a tract.

04DRB-01272 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOC., PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G THRU I, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1,** zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (N-9/P-9)

A one-year extension of the preliminary plat was approved.

If you wish to appeal this decision, you must do so by September 9, 2004 in the manner described below.

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

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

Sheran Matson, AICP, DRB Chair

Cc:Anderson Hills LLC, 8910 Adams NE, 87113
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

15

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-01155 (FP)** Project #: **1002858**

Project Name: **MESA @ ANDERSON HILLS UNIT 1**

Agent: Mark Goodwin & Associates Phone No.: 828-2200

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): TRACT G reinstatement 5 lots into Parcel A + remnant on West turned into Tract.
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ **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 1002858

2858

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002858

Subdivision Name: The Mesa at Anderson Hills Unit 1

Surveyor: Timothy Aldrich

Company/Agent: Goodwin & Associates

Contact Person: Stephen Stasiewicz E-mail: _____

Phone: _____ Fax: 797-9539

☒ DXF Received Date: 7/27/2004

☒ Hard-Copy Date: 7/27/2004

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

Approved

7/27/04
Date

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

AGIS Use Only

Copied cov2858 to agiscov on 7/27/2004. Contact person notified on 7/27/2004

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 25, 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: 11:35 A.M.

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

1. **Project # 1000352**
   04DRB-01175 Major-Two Year SIA

   ARLAN COLLATZ agent(s) for COLLATZ INC, ANTHONY PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-111, Tract(s) A, **RINCONADA MESA SUBDIVISION**, LAVA SHADOWS, zoned SU-1, located on UNSER BLVD NW, between 71ST ST NW and WESTERN TRAIL NW containing approximately 18 acre(s). [REF: 02DRB01158, DRB-99-124, 00128-00430, 00431] (F-10) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001946**
04DRB-01177 Major-Vacation of Pub Right-of-Way
04DRB-01178 Major-Preliminary Plat Approval
04DRB-01176 Minor-Vacation of Private Easements

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE RD NE, between I-25 FRONTAGE RD. NE and SAN FRANCISCO DR. NE containing approximately 32 acre(s). [REF: 03DRB-01271] *[Deferred from 8/25/04]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

3. **Project # 1002047**
04DRB-01174 Major-Vacation of Public Easements

TIERRA WEST, LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) 2, **MOUNTAIN RUN SUBDIVISION,** zoned C-2 community commercial zone, located on EUBANK BLVD NE, between JUAN TABO BLVD NE and MALAGUENA LANE NE containing approximately 8 acre(s). [REF:Z-77-106-1, ZA-83-145, 02DRB-00955] (E-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION OF FINAL PLAT APPROVAL.**

4. **Project # 1003572**
04DRB-01143 Major-SiteDev Plan BldPermit
04DRB-01142 Major-SiteDev Plan Subd

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as **BRUNACINI @ JOURNAL CENTER**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] [Listed as Project #1000633 in error] *[Deferred from 8/18/04]* (D-16) **SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5.	**Project # 1003369** 04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements	BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04 & 8/25/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**
6.	**Project # 1002715** 04DRB-00964 Major-Bulk Land Variance 04DRB-00965 Major-Vacation of Pub Right-of-Way 04DRB-00966 Major-Vacation of Public Easements 04DRB-00967 Minor-Prelim&Final Plat Approval	ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION,** zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] *[Deferred from 7/14/04 & 7/28/04]* (B-11) **BULK LAND VARIANCE WAS APPROVED. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED EASEMENT FROM BUGLO NORTH RECORDED AND REVIEW DEDICATION OF UNSER AND PLANNING FOR NMU INC. SIGNATURE, TRACT ACREAGES MATCH SITE PLAN AND 15-DAY APPEAL PERIOD.**
	04DRB-01061 Minor-SiteDev Plan Subd/EPC	CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON CORPORATION REPLAT OF TRACT H,** zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] **[Juanita Vigil, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (B-11) SITE PLAN FOR SUBDIVISION WAS APPROVED WITH **FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED TO REMOVE ACCESS TO UNSER AND PLANNING FOR TRACT ACREAGES MATCH PLAT, 15-DAY APPEAL PERIOD, SIGNATURE BLOCK INFRASTRUCTURE LIST LANGUAGE.**

7. **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 & 7/28/04]*(C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

04DRB-01167 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS agent(s) for SANTOSH BHARAT & CHAMPA MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on SAN PEDRO NE, between SIGNAL AVE NE and ALAMEDA NE containing approximately 3 acre(s). [REF: 04DRB-00881] *[Deferred from 8/4/04]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/17/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

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

8. **Project # 1003421**
04DRB-01266 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for FIRST FAMILY CHURCH, request(s) the above action(s) for all or a portion of Tract(s) 1B1E, 1B1D & 1A2, **RENAISSANCE CENTER,** zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on UNION WAY DR NE, between MONTANO RD NE and MISSION AVE NE containing approximately 13 acre(s). [REF: 04EPC00685, 04EPC00684] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 8/25/04]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/1/04.**

9. **Project # 1000560**
04DRB-01273 Minor-Amnd SiteDev Plan BldPermit

DEKKER, PERICH & SABATINI agent(s) for NEW MEXICO ONCOLOGY HEMATOLOGY CONSULTANTS, request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B, **JOURNAL CENTER,** zoned IP, located on LANG AVE NE, between JEFFERSON NE and HEADLINE BLVD NE containing approximately 4 acre(s). [REF: 00450-01713] *[Deferred from 8/25/04]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/1/04.**

10. **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: 04DRB-00531] *[Deferred from 8/11/04 & 8/25/04]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

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

11. **Project # 1000908**
04DRB-01264 Minor-Final Plat Approval

WILSON & COMPANY INC agent(s) for LONGFORD GROUP INC., N. JEFF RAINEY, request(s) the above action(s) for all or a portion of Tract(s) 439 (to be known as **CASITA DEL LA MESA, UNIT 4**, TOWN OF ATRISCO GRANT UNIT 3, zoned R-D residential and related uses zone, developing area, located east of 94th ST SW between TOWER RD SW AND SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 02DRB00721,02DRB00722, 02DRB00723, 02DRB00724] (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1001543**
04DRB-01269 Minor- Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for TIARA HOMES, INC. request(s) the above action(s) for all or a portion of Tract(s) 2, **DESERT RIDGE PLACE, UNIT 1,** zoned R-D residential and related uses zone, developing area, located on DESERT FOX WAY NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 02DRB-01128, 02EPC-00131, 02DRB-01126] (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001984**
03DRB-01379 Minor- Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION,** and **Tract(s) A, LANDS OF ROBERT L. JOHNSON** and **NMSHTD AIRSPACE PARCEL B-13-5,** zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (*Was Indefinitely Deferred on 8/27/03*) (Final Plat was indefinitely deferred for SIA on 7/14/04) (J-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003509**
04DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYING CONTROL, INC. agent(s) for CITY OF ALBUQUERQUE LEGAL DEPARTMENT, REAL PROPERTY, request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 6 & remaining portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA,** zoned C-3, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 5 acre(s). [REF: 04DRB-00983] (H-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.**

15. **Project # 1002858**
04DRB-01155 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1,** zoned R-2, SU-1, C-1, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, 04DRB-00234, 03DRB-01208, 03DRB-01207, 01206, 01209] *[Deferred from 8/4/04]*(N-9/P-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR TRACT G REINSTATEMENT, 5 LOTS INTO PARCEL A AND REMNANT ON WEST TURNED INTO A TRACT.**

04DRB-01272 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOC., PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G THRU I, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1,** zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (N-9/P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

16. **Project # 1003153**
04DRB-01271 Minor-Prelim&Final Plat Approval
04DRB-01313 Minor-Vacation of Private Easement(s)

GEORGE J. MARQUEZ agent(s) for LEO KORTE request(s) the above action(s) for all or a portion of Tract(s) 8-A-B, **ALBUQUERQUE BUSINESS ADDITION,** zoned C-2, located on CENTRAL AVE NW, between 50TH ST NW and ARENAL CANAL containing approximately 1 acre(s). [REF:DRB 95-408, DRB 95-495, 03DRB02140, Z- 84-87, ZA 95-199] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1003617**
04DRB-01265 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 1-A, 2-A, 3-A AND 4-A, **BREEZE @ MOUNTAIN GATE,** zoned SU-1 special use zone, PRD, located on FOUR HILLS RD SE, between WENONAH AVE. SE and LANIER DR SE containing approximately 1 acre(s). [REF: 1000849, 03DRB-02074] (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003572**
04DRB-01135 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). *(Deferred from 7/28/04)* (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/24/04 THE PRELIMINARY PLAT WAS APPROVED THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

19. **Project # 1003216**
04DRB-00093 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 12-C and remainder of Lot 12, Block(s) 141, **SNOW HEIGHTS ADDITION,** zoned C-2, located on WYOMING BLVD NE, between NORTHEASTERN BLVD NE and INDIAN SCHOOL RD NE containing approximately 2 acre(s). *[Final Plat was indefinitely deferred on 2/18/04]* (H-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . .

20. Approval of the Development Review Board Minutes for August 11, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES DATED AUGUST 11, 2004 WERE APPROVED.**

ADJOURNED: 11:35 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
8/25/04 DRB COMMENTS

ITEM # 15

PROJECT # 1002858 APPLICATION # 04-01155 & 01272

RE: The Mesa @ Anderson Hills, Unit 1/EPP & FP

There was a condition of final plat. Was that met with the final plat submittal?

If so, Planning has no objection to either requested action.

Planning must record the plat.

C. Council has not yet approved the text amendment to Sector or Areaplan

Sheran Matson

Sheran Matson, AICP DRB Chair

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

3. Project # 1003527*
04EPC-01018 Zone Map Amendment

CHAPARAL CORP. agents for CHELWOOD CHRISTIAN REFORMED CHURCH request the above action for all or a portion of Block 1, Tracts D & E, **PANORAMA ESTATES**, a zone map amendment from SU-1 for Church and Related Uses to R-1, located on TOWNER NE, between CHELWOOD PARK NE and LANDMAN NE, containing approximately 1 acre. (H-22) Stephanie Shumsky, Staff Planner **(APPROVED)**

4. Project # 1002456*
04EPC-01025 EPC Sector Development Plan
04EPC-01024 Zone Map Amendment
04EPC 01151 EPC Text Amendment to a Sector Plan
04EPC 01152-Text Amendment to Area Plan

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request the above action(s) for all or a portion of Tracts G, **Bulk Land Plat of Arrowood Ranch Devel.**, a zone map amendment from SU-1 for C-1 to R-2, located on DENNIS CHAVEZ BLVD. SW, between UNSER BLVD. SW and GRACE VIGIL ROAD SW, containing approximately 7 acres. (P-9) Elvira Lopez, Staff Planner **(RECOMMENDED APPROVAL TO THE CITY COUNCIL)**

5. Project # 1003238*
04EPC-01038 Zone Map Amendment
04EPC-01042 EPC Sector Development Plan

CONSENSUS PLANNING, INC. agent(s) for EVERGREEN DEVELOPMENT LLC request the above action(s) for all or a portion of Tract(s) E PORTION OF TRACT B-1, **MACIEL & TRUJILLO**, a zone map amendment from RA-2 residential and agricultural zone to R-LT residential zone, located on FLORAL PLACE NW, between MONTOYA ST. NW and RIO GRANDE BLVD. NW, containing approximately 1 acre(s). (H-12) Stephanie Shumsky, Staff Planner **(APPROVED)**

6. Project # 1003525*
04EPC-01015 Zone Map Amendment

DAC ENTERPISES, INC. agents for MARK G. DUNATCHIK request the above action for all or a portion of Lots 1B,2B,3A, **Eastridge Addition**, a zone map amendment from P to C-2, located on JUAN TABO BLVD. NE, between INDIAN SCHOOL RD. NE and HAINES AVE. NE, containing approximately 2 acres. (J-21) Anna DiMambro, Staff Planner **(APPROVED)**

ENVIRONMENTAL PLANNING COMMISSION
ACTION SHEET
Thursday, August 19, 2004

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS PRESENT: Jeffrey Jesionowski, Chairman
Jens Deichmann
David Steele
Larry Chavez
James Grout
Klarissa Pena
Virginia Klebesadel
Ishmael Valenzuela

MEMBERS ABSENT:

RECORDING SECRETARY: April Candelaria

****

1. Call to Order. 8:35 a.m.

A. Announcement of Changes and/or Additions to the Agenda
B. Approval of the Amended Agenda **(APPROVED)**
D. Approval of Minutes for July 15, 2004. **(APPROVED)**

2. Project # 1002571*
04EPC-00993 Annexation
04EPC-00994 Zone Map Amendment

MAURICE W. IKLE agent(s) for JAMES P. GUTHERIE request the above action(s) for all or a portion of Tract(s) 89-A-2 & TRACTS 89-B-2 & 89-B-3, , a zone map amendment from M-1 (COUNTY) to M-1 (CITY), located on MONTANO NE, between EDITH BLVD. NE and I-25, containing approximately 2 acre(s). (F-15) Russell Brito, Staff Planner **(RECOMMENDED APPROVAL TO THE CITY COUNCIL)**

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002858 **AGENDA ITEM NO: 15**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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: August 25, 2004

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 4, 2004 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 a.m. Adjourned: 10:50 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 # 1002051**
   03DRB-02008 Major-Preliminary Plat Approval
   03DRB-02009 Major-Vacation of Public Easements
   03DRB-02010 Minor-Vacation of Private Easements
   03DRB-02011 Minor-Temp Defer SDWK

   TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04, 6/23/04 & 8/4/04]* [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.**

2. **Project # 1002529**
04DRB-01059 Major-Preliminary Plat Approval
04DRB-01060 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, Lot(s) 1 thru 5, **PARTITION OF BLACK RANCH,** zoned SU-1 special use zone for C-1, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 03EPC02058,03EPC 02059,03EPC 02060, Z- 93-115] **[Makita Hill, EPC Case Planner]** *[Deferred from 7/28/04]* (B-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ADD A PUBLIC SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MRGCOG "MTB" APPROVAL FOR ACCESS FROM COORS.**

3. **Project # 1003417**
04DRB-01056 Major-Preliminary Plat Approval
04DRB-01057 Minor-Subd Design (DPM) Variance
04DRB-01058 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **MOUNTAIN RIDGE SUBDIVISION,** zoned R-D residential and related uses zone, developing area, (3DU/A) located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671] *[Deferred from 7/28/04]* (B-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/04 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FROM THE DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1001182**
04DRB-01047 Major-Vacation of Pub Right-of-Way
04DRB-01048 Major-Vacation of Public Easements
04DRB-01049 Major-Preliminary Plat Approval
04DRB-01050 Minor-Sidewalk Waiver
04DRB-01051 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTING INC., agent(s) for VISION DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B, WESTRIDGE MOBILE HOME PARK, PHASE 2, (to be known as **BLUEWATER POINTE SUBDIVISION,** zoned R-LT residential zone, located on 94TH ST NW, between BLUEWATER RD NW and AVALON RD NW containing approximately 8 acre(s). [REF: Z-97-58, AX-97-7, Z-99-60, 01EPC-01088, 01089, 01DRB-00505, 00506,02DRB-00337] *(Deferred from 7/28/04)* (K-9) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/28/04 THE PRELIMINARY PLAT WAS APPROVED. 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.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK. . .

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

5. **Project # 1001362**
04DRB-01158 Minor-Ext of SIA for Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for TRILLIUM DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Block(s) A-F, **TRILLIUM @ HIGH DESERT,** UNIT 3, zoned SU-HD RLT, located on CORTADERIA ST NE, between SPAIN RD NE and ACADEMY BLVD NE containing approximately 11 acre(s). [REF: DRB-94-526, DRB-96-531, DRB-97-87, 02DRB-01232] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

6. **Project # 1002092**
04DRB-01159 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for OXBOW NORTH VENTURES request(s) the above action(s) for all or a portion of Tract(s) A, **OXBOW NORTH, UNIT 2,** zoned SU-3 special center zone, located on NAMASTE RD NW, between COORS BLVD NW and containing approximately 10 acre(s). [REF: 03DRB-01523] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FEE SIMPLE TITLE LANGUAGE ON THE PLAT AND THE AGIS DXF FILE.**

7. **Project # 1002856**
04DRB-01156 Minor-Amnd Prelim Plat Approval
04DRB-01157 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Unit(s) 1 and 3A, Tract(s) 1-5 FORMERLY KNOWN AS MEADOWS @ ANDERSON HILLS UNIT 3A, (to be known as **BLOSSOM RIDGE, UNIT 1,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH STREET SW containing approximately 107 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9) **THE AMENDED PRELIMINARY PLAT DATED 8/4/04 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR AMENDED INFRASTRUCTURE LIST AND TRANSPORTATION DEVELOPMENT FOR SIGHT DISTANCE ON PLAT FOR "CROCUS TRAIL"**

8. **Project # 1002858**
04DRB-01155 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1,** zoned R-2, SU-1, C-1, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, 04DRB-00234, 03DRB-01208, 03DRB-01207, 01206, 01209] *[Deferred from 8/4/04]* (N-9/P-9) **DEFERRED AT AGENT'S REQUEST TO 8/25/04.**

9. **Project # 1003581**
04DRB-01154 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for RUSSELL PEACOCK, request(s) the above action(s) for all or a portion of Lot(s) 11, 12-A, 12-B & 13-A, Block(s) 7, **SANDIA MANOR SUBDIVISION,** zoned R-1 residential zone, located on PIEDRAS DR NE, between OAKWOOD PL NE and CAMINO DE LA SIERRA NE containing approximately 2 acre(s). (K-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003578**
04DRB-01145 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for ROSEMARY ROLLER/MARY LYNN CHANEY request(s) the above action(s) for all or a portion of Lot(s) 1A, with Lot(s) 3, 21, 22, 23 & 24, Block(s) 5, **MENDELSBERG'S SUBDIVISION OF BLOCK 5 OF BARON BURG HEIGHTS,** zoned C-1 neighborhood commercial zone, located on ZUNI RD SE, between PALOMAS DR SE and ALVARADO DR SE containing approximately 2 acre(s). [REF: ZA-84-97, ZA-89-355, ZA-83-289] (L-18) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002935** 04DRB-01160 Major-Final Plat Approval	BOHANNAN HUSTON, INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 1,** zoned SU-2, R-LT, located on LADERA DR NW, between TIERRA PINTADA ST NW and ARROYO VISTA BLVD NW containing approximately 17 acre(s). [REF: 03DRB00736, 03DRB01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AN ADDED NOTE ABOUT 25-FOOT FLOATING PUBLIC WATERLINE EASEMENT AND MATCHING PLAT AND CITY ENGINEER FOR BULK LAND VARIANCE LANGUAGE, AGIS DXF FILE, AMAFCA SIGNATURE AND REAL PROPERTY'S SIGNATURE.**
04DRB-01163 Minor-Final Plat Approval	BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 2,** zoned SU-2, R-LT, located on LADERA DR NW, between TIERRA PINTADA ST. NW and ARROYO VISTA BLVD NW containing approximately 17 acre(s). [REF: 03DRB-00736, 03DRB01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR UNIT 1 CORRECTIONS AND CITY ENGINEER FOR AGIS DXF FILE AND AMAFCA SIGNATURE.**
04DRB-01161 Major-Final Plat Approval	BOHANNAN HUSTON, INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 3,** zoned SU-2/R-LT, located on LADERA DR NW, between TIERRA PINTADA ST NW and ARROYO VISTA BLVD NW containing approximately 28 acre(s). [REF: 03DRB00736, 03DRB-01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR UNIT 1 CORRECTIONS AND CITY ENGINEER FOR AGIS DXF FILE AND AMAFCA SIGNATURE.**
04DRB-01164 Major-Final Plat Approval	BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 4,** zoned SU-2/R-LT, located on LADERA DR NW, between TIERRA PINTADA ST NW and ARROYO VISTA BLVD NW containing approximately 14 acre(s). [REF: 03DRB00736, 03DRB01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR UNIT 1 CORRECTIONS AND CITY ENGINEER FOR AGIS DXF FILE AND AMAFCA SIGNATURE.**

12. **Project # 1003483**
04DRB-01167 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS agent(s) for SANTOSH BHARAT & CHAMPA MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on SAN PEDRO NE, between SIGNAL AVE NE and ALAMEDA NE containing approximately 3 acre(s). [REF: 04DRB-00881] *[Deferred from 8/4/04]* (C-18) **DEFERRED TO 8/25/04.**

13. **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]* (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/11/04.**

14. **Project # 1003567**
04DRB-01130 Minor-Prelim&Final Plat Approval

RHOMBUS, P. A. INC agent(s) for JOANNE NEALEY request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, **MC DONALD ACRES, UNIT 3,** zoned R-1 residential zone, located on PHOENIX AVE NW, between 11TH ST NW and 10TH ST NW containing approximately 1 acre(s). *(Deferred from 7/28/04)*(H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO OPEN A NEW CUSTOMER SERVICE ACCOUNT FOR NEW SERVICES, NEED WATER AND SEWER TAPS FOR LOT 30-B (SEPARATION OF SERVICES FROM LOT 30-A)**

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

15. **Project # 1003585**
04DRB-01168 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Block(s) 4, **GRANADA HEIGHTS ADDITION**, (zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for July 21, 2004. **THE JULY 21, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 10:50 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 4, 2004
DRB Comments

ITEM # 8

PROJECT # 1002858 APPLICATION # 04-01155

RE: The Mesa @ Anderson Hills, Unit 1/final plat

Clarify request with Waterline

This plat proposes to incorporate an SU1 for C1 Tract (G) into Tract H zoned R-2. This cannot happen until such time as the zoning is changed to R2, if in fact that happens.

Planning has to deny your request for a replat at this time.

The request to plat only about 7 acres to SU1 for C1 should not have been approved. The amended Rio Bravo Sector Plan shows Parcel 19B as 20 acres of SU1 for C1.

Zoning Prelim Plat approved

If the request to rezone Tract G is approved, DRB can consider this platting request.

Sheran Matson

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

Elvira Lopez

08/03/04 11:41 AM

To: Sheran A. Matson/PLN/CABQ@COA, Bob Paulsen/PLN/CABQ@COA, Richard W. Dineen/PLN/CABQ@COA, Elvira Lopez/PLN/CABQ@COA, Russell D. Brito/PLN/CABQ@COA

cc:

Subject: DRB project 1002858/ scheduled for Aug. 4 DRB

Hi Sharon,

This email is to give you a heads up on DRB case 1002858, Tracts H and I, Arrowood Ranch Development which will be heard by you tomorrow. The applicant requests Final Plat approval for these tracts to develop detached single family homes at a density of approximately 5 du/acre.

My concern is that Tracts H and I are located within a designated neighborhood activity center in the West Side Strategic Plan and the Rio Bravo Sector Development Plan. While zoning on the site (R-2) allows single family homes, WSSP Policy 1.1 of the WSSP states, "Low-density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers". This policy puts into question DRB approval for a final plat of Tracts H and I at a density of 5 du/acre.

In addition, I am currently reviewing an EPC case that will be affected by the above project (1002858). The applicant bases their justification for a zone change from commercial to residential (proposing to develop 5 du/acre) on the fact that Tracts H and I will be platted for development of single family homes at a density of 5 du/acre. The applicant suggests that an activity center designation is less appropriate given that Lots H and I will have a Final plat approved with a relatively low density (5 du/acre).

I'm am unclear about what to recommend on my property given that Tracts H and I are not yet platted for low density and because the neighborhood activity center designation still exists on Tracts H, I and G indicating that Policy 1.1 of WSSP applies on this land. We can set up a meeting to discuss this if you'd like.

Thanks,

Elvira

Elvira Lopez
Associate Planner
COA Planning Department
Development Review Division
(505) 924-3910

Too late
Preliminary Plat
Approved

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002858 **AGENDA ITEM NO: 8**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 8-25-04 X ; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 4, 2004

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002858

Application Number: 04DRB-01155

DRB Date: 8/4/04

Item Number: 8

Subdivision:

Tracts G, H & I, Arrowwood Ranch Development

Request for:

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

Zoning: R-2, SU-1, C1

Zone Page: N-09/P09

New Lots (or units) : 0

Parks and Recreation Comments:

This subdivision is covered under the Park Dedication, Puchase, Development and Maintenance Agreement for Anderson Hills. Therefore the park dedication and development requirements have already been met.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 25, 2004

15. Project # 1002858
04DRB-01155 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1,** zoned R-2, SU-1, C-1, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, 04DRB-00234, 03DRB-01208, 03DRB-01207, 01206, 01209] *[Deferred from 8/4/04]*(N-9/P-9)

At the August 25, 2004, Development Review Board meeting, the final plat was approved with final signoff delegated to Planning for Tract G reinstatement, 5 lots into Parcel A and remnant on west turned into a tract.

04DRB-01272 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOC., PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G THRU I, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1,** zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (N-9/P-9)

A one-year extension of the preliminary plat was approved.

If you wish to appeal this decision, you must do so by September 9, 2004 in the manner described below.

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

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

Sheran Matson, AICP, DRB Chair

Cc:Anderson Hills LLC, 8910 Adams NE, 87113
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 25, 2004 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A Call to Order: 9:00 A.M. Adjourned: 11:35 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 # 1000352**
   04DRB-01175 Major-Two Year SIA

   ARLAN COLLATZ agent(s) for COLLATZ INC, ANTHONY PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-111, Tract(s) A, **RINCONADA MESA SUBDIVISION**, LAVA SHADOWS, zoned SU-1, located on UNSER BLVD NW, between 71ST ST NW and WESTERN TRAIL NW containing approximately 18 acre(s). [REF: 02DRB01158, DRB-99-124, 00128-00430, 00431] (F-10) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001946**
04DRB-01177 Major-Vacation of Pub Right-of-Way
04DRB-01178 Major-Preliminary Plat Approval
04DRB-01176 Minor-Vacation of Private Easements

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE RD NE, between I-25 FRONTAGE RD. NE and SAN FRANCISCO DR. NE containing approximately 32 acre(s). [REF: 03DRB-01271] *[Deferred from 8/25/04]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

3. **Project # 1002047**
04DRB-01174 Major-Vacation of Public Easements

TIERRA WEST, LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) 2, **MOUNTAIN RUN SUBDIVISION,** zoned C-2 community commercial zone, located on EUBANK BLVD NE, between JUAN TABO BLVD NE and MALAGUENA LANE NE containing approximately 8 acre(s). [REF:Z-77-106-1, ZA-83-145, 02DRB-00955] (E-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION OF FINAL PLAT APPROVAL.**

4. **Project # 1003572**
04DRB-01143 Major-SiteDev Plan BldPermit
04DRB-01142 Major-SiteDev Plan Subd

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as **BRUNACINI @ JOURNAL CENTER**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] [Listed as Project #1000633 in error] *[Deferred from 8/18/04]* (D-16) **SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

6. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION,** zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] *[Deferred from 7/14/04 & 7/28/04]* (B-11) **BULK LAND VARIANCE WAS APPROVED. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED EASEMENT FROM BUGLO NORTH RECORDED AND REVIEW DEDICATION OF UNSER AND PLANNING FOR NMU INC. SIGNATURE, TRACT ACREAGES MATCH SITE PLAN AND 15-DAY APPEAL PERIOD.**

04DRB-01061 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON CORPORATION REPLAT OF TRACT H,** zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] **[Juanita Vigil, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (B-11) SITE PLAN FOR SUBDIVISION WAS APPROVED WITH **FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED TO REMOVE ACCESS TO UNSER AND PLANNING FOR TRACT ACREAGES MATCH PLAT, 15-DAY APPEAL PERIOD, SIGNATURE BLOCK INFRASTRUCTURE LIST LANGUAGE.**

7. **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 & 7/28/04]*(C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

04DRB-01167 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS agent(s) for SANTOSH BHARAT & CHAMPA MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on SAN PEDRO NE, between SIGNAL AVE NE and ALAMEDA NE containing approximately 3 acre(s). [REF: 04DRB-00881] *[Deferred from 8/4/04]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/17/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

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

8. **Project # 1003421**
04DRB-01266 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for FIRST FAMILY CHURCH, request(s) the above action(s) for all or a portion of Tract(s) 1B1E, 1B1D & 1A2, **RENAISSANCE CENTER,** zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on UNION WAY DR NE, between MONTANO RD NE and MISSION AVE NE containing approximately 13 acre(s). [REF: 04EPC00685, 04EPC00684] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 8/25/04]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/1/04.**

9. **Project # 1000560**
04DRB-01273 Minor-Amnd SiteDev Plan BldPermit

DEKKER, PERICH & SABATINI agent(s) for NEW MEXICO ONCOLOGY HEMATOLOGY CONSULTANTS, request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B, **JOURNAL CENTER,** zoned IP, located on LANG AVE NE, between JEFFERSON NE and HEADLINE BLVD NE containing approximately 4 acre(s). [REF: 00450-01713] *[Deferred from 8/25/04]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/1/04.**

10. **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: 04DRB-00531] *[Deferred from 8/11/04 & 8/25/04]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

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

11. **Project # 1000908**
04DRB-01264 Minor-Final Plat Approval

WILSON & COMPANY INC agent(s) for LONGFORD GROUP INC., N. JEFF RAINEY, request(s) the above action(s) for all or a portion of Tract(s) 439 (to be known as **CASITA DEL LA MESA, UNIT 4**, TOWN OF ATRISCO GRANT UNIT 3, zoned R-D residential and related uses zone, developing area, located east of 94th ST SW between TOWER RD SW AND SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 02DRB00721,02DRB00722, 02DRB00723, 02DRB00724] (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1001543**
04DRB-01269 Minor- Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for TIARA HOMES, INC. request(s) the above action(s) for all or a portion of Tract(s) 2, **DESERT RIDGE PLACE, UNIT 1,** zoned R-D residential and related uses zone, developing area, located on DESERT FOX WAY NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 02DRB-01128, 02EPC-00131, 02DRB-01126] (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001984**
03DRB-01379 Minor- Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION,** and **Tract(s) A, LANDS OF ROBERT L. JOHNSON** and **NMSHTD AIRSPACE PARCEL B-13-5,** zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (*Was Indefinitely Deferred on 8/27/03*) (Final Plat was indefinitely deferred for SIA on 7/14/04) (J-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003509**
04DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYING CONTROL, INC. agent(s) for CITY OF ALBUQUERQUE LEGAL DEPARTMENT, REAL PROPERTY, request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 6 & remaining portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA,** zoned C-3, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 5 acre(s). [REF: 04DRB-00983] (H-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.**

15. **Project # 1002858**
04DRB-01155 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1,** zoned R-2, SU-1, C-1, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, 04DRB-00234, 03DRB-01208, 03DRB-01207, 01206, 01209] *[Deferred from 8/4/04]*(N-9/P-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR TRACT G REINSTATEMENT, 5 LOTS INTO PARCEL A AND REMNANT ON WEST TURNED INTO A TRACT.**

04DRB-01272 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOC., PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G THRU I, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1,** zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (N-9/P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

16. **Project # 1003153**
04DRB-01271 Minor-Prelim&Final Plat Approval
04DRB-01313 Minor-Vacation of Private Easement(s)

GEORGE J. MARQUEZ agent(s) for LEO KORTE request(s) the above action(s) for all or a portion of Tract(s) 8-A-B, **ALBUQUERQUE BUSINESS ADDITION,** zoned C-2, located on CENTRAL AVE NW, between 50TH ST NW and ARENAL CANAL containing approximately 1 acre(s). [REF:DRB 95-408, DRB 95-495, 03DRB02140, Z- 84-87, ZA 95-199] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1003617**
04DRB-01265 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 1-A, 2-A, 3-A AND 4-A, **BREEZE @ MOUNTAIN GATE,** zoned SU-1 special use zone, PRD, located on FOUR HILLS RD SE, between WENONAH AVE. SE and LANIER DR SE containing approximately 1 acre(s). [REF: 1000849, 03DRB-02074] (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003572**
04DRB-01135 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). *(Deferred from 7/28/04)* (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/24/04 THE PRELIMINARY PLAT WAS APPROVED THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

19. **Project # 1003216**
04DRB-00093 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 12-C and remainder of Lot 12, Block(s) 141, **SNOW HEIGHTS ADDITION,** zoned C-2, located on WYOMING BLVD NE, between NORTHEASTERN BLVD NE and INDIAN SCHOOL RD NE containing approximately 2 acre(s). *[Final Plat was indefinitely deferred on 2/18/04]* (H-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . .

20. Approval of the Development Review Board Minutes for August 11, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES DATED AUGUST 11, 2004 WERE APPROVED.**

ADJOURNED: 11:35 A.M.

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:
Date Site Plan Approved:
Date Preliminary Plat Approved: 4/7/06
Date Preliminary Plat Expires: 3/30/06
DRB Project No.: 1002858
DRB Application No.: 05DRB-00699

INFRASTRUCTURE LIST

ORIGINAL

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

Amended Mesa Unit 2 at Anderson Hills

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts G, H & I, Arrowood Ranch Development
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
			PAVING						
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Mesa Springs Ave	Lot 28, Block 5	Mata Ortiz Dr	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Vista Penasco Ave	Lot 28, Block 4	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Old Caballero Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Mata Ortiz Dr	Anderson Hill	Llano Vista	/	/	/
		24' FF 4'	Res Pvmt, C & G Sidewalk (East Side Only) **(1)**	Mata Ortiz Dr	Llano Vista	Lot 62, B1	/	/	/
		24' FF	Perm Pvmt, C & G	Anderson Hills Ave	Mata Ortiz Dr	Lost Desert Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	El Caballero Dr	Lot 38, B 1	Llano Vista	/	/	/
		24' FF 4'	Res Pvmt, C & G Sidewalk (West Side Only) **(1)**	El Caballero Dr	Llano Vista	Lot 44, B1	/	/	/

ORIGINAL

Project name: Mesa at Anderson Hills, Unit 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			OFF SITE PAVING						
		24' FF	Perm Pvmt, C & G **(3)**	Anderson Hill Ave	Lost Desert Dr	Unser Bvd	/	/	/
		30' FF	Art Pvmt, C & G **(2)**	Unser Bvd	Anderson Hill Ave	Dennis Chavez	/	/	/
		Per Design	South Bound Right Turn Lane	Rio Bravo / 2nd Street			/	/	/
		Per Design	Street Lights				/	/	/
			WATER						
		12"-14"	Waterline **(4)**	Unser Corridor	Dennis Chavez	Blake Rd Ex.30" WL	/	/	/
		12"	Waterline **(3)**	Anderson Hill Ave	Unser Blvd Ex 12" WL	Lost Desert Dr	/	/	/
		12"	Waterline	Anderson Hill Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		12"	Waterline	Mata Ortiz Dr	Anderson Hill	Tract C	/	/	/
		12"	Waterline	Tract C	Mata Ortiz Dr	Grace Vigil Rd	/	/	/
		8"	Waterline	Tract A	Grace Vigil Rd	Mata Ortiz Dr	/	/	/
		8"	Waterline	Mata Ortiz Dr	Tract A	Tract C	/	/	/
		6"	Waterline	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		6"	Waterline	Mesa Springs Ave	Lot 28, B 5	Mata Ortiz Dr	/	/	/
		6"	Waterline	Vista Penasco Ave	Lot 28, B 4	Mata Ortiz Dr	/	/	/
		6"	Waterline	Old Caballero Ave	Lot 11, B 4	Mata Ortiz Dr	/	/	/
		6"	Waterline	El Caballero Dr	Lot 38, B 1	Llano Vista	/	/	/
		4"	Waterline	El Caballero Dr	Llano Vista	Lot 44, B1	/	/	/
			SAS						
		8"	SAS	Mata Ortiz Dr	Tract C	Lot 97, B 1	/	/	/
		8"	SAS **(3)**	Dennis Chavez ROW	Dennis Chavez (Existing SAS MH)	Tract A	/	/	/
		8"	SAS **(3)**	Tract A	Dennis Chavez ROW	38' Easmt (Lot 62)	/	/	/
		8"	SAS **(3)**	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr	/	/	/
		8"	SAS **(3)**	Mata Ortiz Dr	38' Easmt (Lot 62)	Lot 80, B 1	/	/	/
		8"	SAS **(3)**	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		8"	SAS **(3)**	Mesa Springs Ave	Lot 28, B 5	Mata Ortiz Dr	/	/	/
		8"	SAS **(3)**	Vista Penasco Ave	Lot 28, B 4	Mata Ortiz Dr	/	/	/
		8"	SAS **(3)**	El Caballero Dr	Lot 38, B 1	Lot 44, B 1	/	/	/
		12"	SAS **(3)**	Tract C	Barbara Vista Ave	Mata Ortiz Dr	/	/	/
		12"	SAS **(3)**	Old Caballero Ave	Lot 11, B 4	Mata Ortiz Dr	/	/	/

revised 07/01/01

Project name: Mesa at Anderson Hills, Unit 2

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SAS						
		12"	SAS (3)	Mata Ortiz Dr	Old Caballero Ave	Tract C	/	/	/
		12"	SAS (3)	Anderson Hill Ave	Unser Boulevard	Lost Desert Dr	/	/	/
		36"	SAS (3)	Barbara Vista Ave	Tract C	East Ex 24" SAS MH	/	/	/
		36"	SAS (3)	Barbara Vista Ave	East of Tract C	Barbara Vista N. ROW	/	/	/
			STORM DRAIN						
		54"	Storm Drain w/ Appurtenances	Dennis Chavez R / W	Tract A	Rio Bravo Channel	/	/	/
		54"	Storm Drain w/ Appurtenances	Tract A	Dennis Chavez R/W	38' Easmt (Lot 62)	/	/	/
		54"	Storm Drain w/ Appurtenances	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr	/	/	/
		54"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Lot 62, Block 1	Llano Vista	/	/	/
		36"-48"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Llano Vista	Old Caballero Ave	/	/	/

(1) All internal sidewalks to be deferred

(2) These items built with project # 679582 (DRB 1002856) Meadows Unit 1

(3) These items built with project # 708184 (DRB 1002858) Mesa Unit 1 Under Construction

(4) These items built with project # 679481 Rio Bravo Sector Plan/Unser Blvd.

(5) GRADING & DRAINAGE CERTIFICATION REQUIRED PRIOR TO RELEASE FO SIA AND FINANCIAL GUARANTY.

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Diane Hoelzer 4-26-05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

5/4/05
DRB CHAIR - date

5-4-05
TRANSPORTATION DEVELOPMENT - date

5/4/05
UTILITY DEVELOPMENT - date

5/4/05
CITY ENGINEER - date

Christina Sandoval 5/4/05
PARKS & GENERAL SERVICES - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

revised 07/01/01

Current DRC
Project Number:_____

FIGURE 12

Claire

Date Submitted: 04/26/2005
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 4/7/04
Date Preliminary Plat Expires: 3/30/06
DRB Project No.: 1002858
DRB Application No.: 05DRB-00699

ORIGINAL

INFRASTRUCTURE LIST

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

Amended Mesa Unit 2 at Anderson Hills

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts G, H & I, Arrowood Ranch Development

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
			PAVING						
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Mesa Springs Ave	Lot 28, Block 5	Mata Ortiz Dr	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Vista Penasco Ave	Lot 28, Block 4	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Old Caballero Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Mata Ortiz Dr	Anderson Hill	Llano Vista	/	/	/
		24' FF 4'	Res Pvmt, C & G Sidewalk (East Side Only) **(1)**	Mata Ortiz Dr	Llano Vista	Lot 62, B1	/	/	/
		24' FF	Perm Pvmt, C & G	Anderson Hills Ave	Mata Ortiz Dr	Lost Desert Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	El Caballero Dr	Lot 38, B 1	Llano Vista	/	/	/
		24' FF 4'	Res Pvmt, C & G Sidewalk (West Side Only) **(1)**	El Caballero Dr	Llano Vista	Lot 44, B1	/	/	/

revised 07/01/01

ORIGINAL

Project name: Mesa at Anderson Hills, Unit 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			OFF SITE PAVING						
		24' FF	Perm Pvmt, C & G (3)	Anderson Hill Ave	Lost Desert Dr	Unser Bvd	/	/	/
		30' FF	Art Pvmt, C & G (2)	Unser Bvd	Anderson Hill Ave	Dennis Chavez	/	/	/
		Per Design	South Bound Right Turn Lane	Rio Bravo / 2nd Street			/	/	/
		Per Design	Street Lights				/	/	/
			WATER						
		12"-14"	Waterline (4)	Unser Corridor	Dennis Chavez	Blake Rd Ex.30" WL	/	/	/
		12"	Waterline (3)	Anderson Hill Ave	Unser Blvd Ex 12" WL	Lost Desert Dr	/	/	/
		12"	Waterline	Anderson Hill Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		12"	Waterline	Mata Ortiz Dr	Anderson Hill	Tract C	/	/	/
		12"	Waterline	Tract C	Mata Ortiz Dr	Grace Vigil Rd	/	/	/
		8"	Waterline	Tract A	Grace Vigil Rd	Mata Ortiz Dr	/	/	/
		8"	Waterline	Mata Ortiz Dr	Tract A	Tract C	/	/	/
		6"	Waterline	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		6"	Waterline	Mesa Springs Ave	Lot 28, B 5	Mata Ortiz Dr	/	/	/
		6"	Waterline	Vista Penasco Ave	Lot 28, B 4	Mata Ortiz Dr	/	/	/
		6"	Waterline	Old Caballero Ave	Lot 11, B 4	Mata Ortiz Dr	/	/	/
		6"	Waterline	El Caballero Dr	Lot 38, B 1	Llano Vista	/	/	/
		4"	Waterline	El Caballero Dr	Llano Vista	Lot 44, B1	/	/	/
			SAS						
		8"	SAS	Mata Ortiz Dr	Tract C	Lot 97, B 1	/	/	/
		8"	SAS (3)	Dennis Chavez ROW	Dennis Chavez (Existing SAS MH)	Tract A	/	/	/
		8"	SAS (3)	Tract A	Dennis Chavez ROW	38' Easmt (Lot 62)	/	/	/
		8"	SAS (3)	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Mata Ortiz Dr	38' Easmt (Lot 62)	Lot 80, B 1	/	/	/
		8"	SAS (3)	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Mesa Springs Ave	Lot 28, B 5	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Vista Penasco Ave	Lot 28, B 4	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	El Caballero Dr	Lot 38, B 1	Lot 44, B 1	/	/	/
		12"	SAS (3)	Tract C	Barbara Vista Ave	Mata Ortiz Dr	/	/	/
		12"	SAS (3)	Old Caballero Ave	Lot 11, B 4	Mata Ortiz Dr	/	/	/

Project name: Mesa at Anderson Hills, Unit 2

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SAS						
		12"	SAS (3)	Mata Ortiz Dr	Old Caballero Ave	Tract C	/	/	/
		12"	SAS (3)	Anderson Hill Ave	Unser Boulevard	Lost Desert Dr	/	/	/
		36"	SAS (3)	Barbara Vista Ave	Tract C	East Ex 24" SAS MH	/	/	/
		36"	SAS (3)	Barbara Vista Ave	East of Tract C	Barbara Vista N. ROW	/	/	/
			STORM DRAIN						
		54"	Storm Drain w/ Appurtenances	Dennis Chavez R / W	Tract A	Rio Bravo Channel	/	/	/
		54"	Storm Drain w/ Appurtenances	Tract A	Dennis Chavez R/W	38' Easmt (Lot 62)	/	/	/
		54"	Storm Drain w/ Appurtenances	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr	/	/	/
		54"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Lot 62, Block 1	Llano Vista	/	/	/
		36"-48"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Llano Vista	Old Caballero Ave	/	/	/

(1) All internal sidewalks to be deferred

(2) These items built with project # 679582 (DRB 1002856) Meadows Unit 1

(3) These items built with project # 708184 (DRB 1002858) Mesa Unit 1 Under Construction

(4) These items built with project # 679481 Rio Bravo Sector Plan/Unser Blvd.

(5) GRADING & DRAINAGE CERTIFICATION REQUIRED PRIOR TO RELEASE FO SIA AND FINANCIAL GUARANTY.

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Diane Hoelzer 4-26-05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

5/4/05
DRB CHAIR - date

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DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

revised 07/01/01

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 04/26/2005
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1002858
DRB Application No.:_____

Amended Mesa Unit 2 at Anderson Hills

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts G, H & I, Arrowood Ranch Development

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		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Old Caballero Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) **(1)**	Mata Ortiz Dr	Anderson Hill	Llano Vista	/	/	/
		24' FF 4'	Res Pvmt, C & G Sidewalk (East Side Only) **(1)**	Mata Ortiz Dr	Llano Vista	Lot 62, B1	/	/	/
		24' FF	Perm Pvmt, C & G	Anderson Hills Ave	Mata Ortiz Dr	Lost Desert Dr	/	/	/
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Project name: Mesa at Anderson Hills, Unit 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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		Per Design	Street Lights				/	/	/
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		12"	Waterline	Mata Ortiz Dr	Anderson Hill	Tract C	/	/	/
		12"	Waterline	Tract C	Mata Ortiz Dr	Grace Vigil Rd	/	/	/
		8"	Waterline	Tract A	Grace Vigil Rd	Mata Ortiz Dr	/	/	/
		8"	Waterline	Mata Ortiz Dr	Tract A	Tract C	/	/	/
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			SAS						
		8"	SAS	Mata Ortiz Dr	Tract C	Lot 97, B 1	/	/	/
		8"	SAS **(3)**	Dennis Chavez ROW	Dennis Chavez (Existing SAS MH)	Tract A	/	/	/
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revised 07/01/01

Project name: Mesa at Anderson Hills, Unit 2

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		54"	Storm Drain w/ Appurtenances	Dennis Chavez R / W	Tract A	Rio Bravo Channel	/	/	/
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AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Diane Hoelzer 4-26-05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

revised 07/01/01

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

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

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

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

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

APPLICANT INFORMATION:

NAME: Anderson Hills, LLC PHONE: 822-5562
ADDRESS: PO Box 9470 FAX: 822-6301
CITY: Albuquerque STATE NM ZIP 87119 E-MAIL:
Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:diane@goodwinengineers.com

DESCRIPTION OF REQUEST: Amended Preliminary Plat and Amended Infrastructure List (Mesa at Anderson Hills, Unit 2)

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

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

Lot or Tract No. Parcel A-1, I-1 Block: Unit:
Subdiv. / Addn. Mesa at Anderson Hills, Unit 1
Current Zoning: SU-1/C-1 & R-2 Proposed zoning: Same
Zone Atlas page(s): P-9 No. of **existing** lots: 3 No. of **proposed** lots: 117
Total area of site (acres): 35.43 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100905345844010308 MRGCD Map No. _____
LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd SW
Between: Unser Blvd SW and Grace Vigil Road SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002858, SD-870401, Z-99-58 / SPR-95-2-2 05DRB 00488, 04DRB01744, 04DRB01683
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 2/26/2003

SIGNATURE Diane Hoelzer DATE 4-26-05

(Print) Diane Hoelzer, PE ___ Applicant __X__ Agent

FOR OFFICIAL USE ONLY

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

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

Application case numbers	Action	S.F.	Fees
05DRB - ____ - 00699	APP	SC3)	$ 50.00
____ - ____ - ____	am	____	$ 20.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 70.00

Hearing date 5-4-05

Planner signature / date

Project # 1002858

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

❑ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

❑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

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

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

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

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

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

X 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.
X Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X 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.
X Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
X 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.

Diane Hoetzer
Diane Hoetzer — 4-26-05
Applicant name (print)
Applicant signature / date

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

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

Application case numbers
05DRB-_____-00699
_____-_____-_____
_____-_____-_____

B Hunnel 4-26-05
Planner signature / date

Project # 1002858

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

April 26, 2005

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

Re: Request Approval of Amended Preliminary Plat and Infrastructure List for Mesa Unit 2 at Anderson Hills Subdivision

Dear Ms. Matson;

On behalf of my clients, Anderson Hills LLC, I am requesting approval for an amended preliminary plat and infrastructure list for the above referenced project. The preliminary plat has been amended to include the 27 lots in the southwest corner of the project site that were pending City Council approval. The zone change has now been approved by City Council as of April 11, 2005. The plat also reflects the addition of a 10'PUE in Tract 'A' near Lot 44-P1 and public easements in the eastern portion of Tract 'A'. The infrastructure list has been revised to reflect additional infrastructure requirements for the additional lots.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh f:\\A2106 Anderson Hills \ Mesa \drb_ltr11.wpd

R-LT

THE HIGHLANDS AT ANDERSON HILLS

G 1002857

THE MEADOWS AT

R-LT

ANDERSON HILLS

BLOSSOM (PHASE I)

RIDGE

(PHASE 2)

RIDGE ESTATES

HIDDEN SPRING AV

SANDY SPRING

RIO ROJO

RIO LARGO

RIO CANON AV

RIO FONDA AV

RIO LINDA DR

RIO SECO DR

RIO VALLE AV

RIVERBEND

LAZY DAY

CLARA

INDIGO SKY

VIOLET

ORCHID

BLUE MEADOW

LOWER MEADOW

GRASSY CT

GRASSHOPPER

YELLOW PINE

LEAF

CRIMSON

ROSE

98TH ST

UNSER BLVD

THE MESA AT ZYDECKO

ANDERSON HILLS HI/PUBLIC PARK 1002858

OLD COTTONWOOD AV

OLD CABALLERO AV

VISTA PERICO AV

MESA SPRINGS AV

LOST DESERT DR

PARCEL A1

TRACT 11

SU-2 C-1

BARBARA VI

GRACE VIGIL

MEADE

DENNIS CHAVEZ BLVD

SEE RIO BRAVO SECTOR PLAN FOR ZONING

A-1

PERALTA ST

BORREGA CHANNEL

TRACT A

PARK (UNPLATTED)

PAAKWEREE BLVD

SRP--4008

FAISAN ST

GANSO ST

GRULLA ST

GUAJALOTE ST

LECHUZA ST

OROPENDOLA ST

PARDAL ST

PAVO ST

BERNALILLO COUNTY PUBLIC ROW

WESTLAND TRACT RR-5

LD--93--11

SP-89-144

LANDING--CICELIA

APODACA

DAMACIO

MEADE

TOWN

OF

ROW ONE NORTH

ATRISCO

ROW ONE NORTH

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

CITY OF ALBUQUERQUE AGIS

Albuquerque Geographic Information System

Map amended through: Apr 18, 2005

Note: Grey Shading Represents Area Outside of the City Limits

RIO GRANDE

Zone Atlas Page:

P-9-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

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

PAID RECEIPT

APPLICANT NAME Anderson Hills

AGENT MARK Goodwin

ADDRESS _____

PROJECT & APP # 1002858 / 05DRB 00699

PROJECT NAME _____

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 50.00 441006/4983000 **DRB Actions**

$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ _____ 441018/4971000 **Public Notification**

$ _____ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 70.00 **TOTAL AMOUNT DUE**

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

4504

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

95-681/1070

DATE April 26, 2005

PAY TO THE ORDER OF City of Albuquerque $ 70.00

Seventy and NO/100 DOLLARS

BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

FOR Mesa 2, and PPE IL

Security Features Details on Back.

DUPLICATE

City Of Albuquerque
Treasury Division

4/26/2005 10:38AM LOC: ANNX
RECEIPT# 00039595 WS# 008 TRANS# 0005
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $70.00
J24 Misc $20.00

Thank You

"004504" 1:107006813: 283007003"

4/26/2005 RECEIPT# 00039596 WS# 008 TRANS# 0005
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt $70.00
J24 Misc $50.00
CK CHANGE $0.00

DUPLICATE
City Of Albuquerque
Treasury Division
LOC: ANNX
OP: EMILY
TRSCCS

Thank You

City of Albuquerque

Action Summary

City Council

Albuquerque/Bernalillo
County
Government Center
One Civic Plaza
Albuquerque, NM 87102

Council President Brad Winter, District 4
Vice President Miguel A. Gómez, District 1

Council Members: Debbie O'Malley, District 2;
Eric Griego, District 3 ; Michael J. Cadigan, District 5;
Martin Heinrich, District 6; Sally Mayer, District 7;
Craig Loy, District 8; Tina L. Cummins, District 9

TTY Phone # - 1-800-659-8331

For Weekly Schedule of Meetings Call: 768-4777

O-05-99 Annexation - Annexing 7 Acres Located on 94th NW between Endee NW and I-40; Amending Zone Map to Establish SU-2 for R-LT Zoning (Gomez)

Postponed, due back on May 2, 2005

Votes: For: 7 - Council Members: Winter, Gómez, Cadigan, Heinrich, Mayer, Loy and Cummins
Against: 1 - Council Members: E. Griego
Excused: 1 - Council Members: O'Malley

R-05-223 Amending the Boundaries of the Westland Sector Development Plan to Include Tract 37, Town of Atrisco Grant, in the Plan Boundaries (Gomez)

Postponed, due back on May 2, 2005

Votes: For: 7 - Council Members: Winter, Gómez, Cadigan, Heinrich, Mayer, Loy and Cummins
Against: 1 - Council Members: E. Griego
Excused: 1 - Council Members: O'Malley

O-05-102 Annexation - Annexing 14 Acres Located on 98th between Endee NW and I-40; Amending Zone Map to Establish SU-2 for R-LT Zoning (Gomez, by request)

Postponed, due back on May 2, 2005

Votes: For: 5 - Council Members: Winter, Gómez, Cadigan, Mayer and Loy
Excused: 4 - Council Members: O'Malley, E. Griego, Heinrich and Cummins

R-05-227 Amending Boundaries of the Westland Sector Development Plan to Include Tracts of Town of Atrisco Grant In the Plan Boundaries (Gomez, by request)

Postponed, due back on May 2, 2005

Votes: For: 6 - Council Members: Winter, Gómez, Cadigan, Mayer, Loy and Cummins
Against: 1 - Council Members: E. Griego
Excused: 2 - Council Members: O'Malley and Heinrich

O-05-103 Annexation - Annexing 12 Acres Located North of I-40 between 118th and 98th NW; Amending Zone Map to Establish SU-2 for R-LT Zoning (Gomez, by request)

Postponed, due back on May 2, 2005

Votes: For: 7 - Council Members: Winter, Gómez, Cadigan, Heinrich, Mayer, Loy and Cummins
Against: 1 - Council Members: E. Griego
Excused: 1 - Council Members: O'Malley

R-05-228 Amending Boundaries of the Westland Sector Development Plan to Include Tracts of Town of Atrisco Grant In the Plan Boundaries (Gomez, by request)

Postponed, due back on May 2, 2005

Votes: For: 7 - Council Members: Winter, Gómez, Cadigan, Heinrich, Mayer, Loy and Cummins
Against: 1 - Council Members: E. Griego
Excused: 1 - Council Members: O'Malley

R-04-204 Requesting the Mayor to Complete all Necessary Procedures to Utilize All Four Lanes of Traffic Capacity on the Montaño Bridge and Corridor (Cadigan)

Postponed, due back on May 2, 2005

Votes: For: 8 - Council Members: Winter, Gómez, E. Griego, Cadigan, Heinrich, Mayer, Loy and Cummins
Excused: 1 - Council Members: O'Malley

R-04-203 C/S Establishing the Proper Order for Planning, Engineering and Financial Analysis Regarding Expanding the Capacity of Montano (O'Malley)

Postponed, due back on May 2, 2005

Votes: For: 8 - Council Members: Winter, Gómez, E. Griego, Cadigan, Heinrich, Mayer, Loy and Cummins
Excused: 1 - Council Members: O'Malley

O-05-100 Annexation - Annexing 2.44 Acres Located Off of Sunset Gardens between Powell and Atrisco SW; Amending Zone Map to Establish SU-1 for PRD Zoning (Griego)

Passed

Votes: For: 8 - Council Members: Winter, Gómez, E. Griego, Cadigan, Heinrich, Mayer, Loy and Cummins
Excused: 1 - Council Members: O'Malley

R-04-143 Providing Protection for Areas of the Petroglyph National Monument Not Included in the Paseo del Norte Extension Project (Cadigan)

Postponed, due back on May 16, 2005

Votes: For: 8 - Council Members: Winter, Gómez, E. Griego, Cadigan, Heinrich, Mayer, Loy and Cummins
Excused: 1 - Council Members: O'Malley

R-04-168 C/S Amending Huning Highland Boundary Map and Zoning Map for Lots in the Boundary Expansion Area as Articulated (Griego)

Postponed, due back on May 2, 2005

Votes: For: 7 - Council Members: Gómez, E. Griego, Cadigan, Heinrich, Mayer, Loy and Cummins
Abstain: 1 - Council Members: Winter
Excused: 1 - Council Members: O'Malley

R-04-184 Amending Rio Bravo Sector Development Plan to Remove the Neighborhood Activity Center Designation from the Northeast Quadrant of the Unser/Dennis Chavez Intersection (Gomez, by request) 4-11-05

Passed

Votes: For: 6 - Council Members: Winter, Gómez, Heinrich, Mayer, Loy and Cummins
Against: 1 - Council Members: Cadigan
Excused: 2 - Council Members: O'Malley and E. Griego

R-04-185 Amending West Side Strategic Plan to Remove the Neighborhood Activity Center Designation from the Northeast Quadrant of the Unser/Dennis Chavez Intersection (Gomez, by request)

Passed

Votes: For: 7 - Council Members: Winter, Gómez, Cadigan, Heinrich, Mayer, Loy and Cummins
Excused: 2 - Council Members: O'Malley and E. Griego

R-05-234 Authorizing an Update of the Coors Corridor Plan; Providing for Coors/Montano Design Overlay Zone; Appropriating Funds to the Planning Department (Cadigan)

Passed as Amended

Votes: For: 7 - Council Members: Winter, Gómez, Cadigan, Heinrich, Mayer, Loy and Cummins
Excused: 2 - Council Members: O'Malley and E. Griego

CITY of ALBUQUERQUE
SIXTEENTH COUNCIL

COUNCIL BILL NO. R-04-185 ENACTMENT NO. R-2005-055

SPONSORED BY: Miguel Gomez, by request

RESOLUTION

AREA PLAN AMENDMENT 04EPC-01152, AMENDING THE WEST SIDE STRATEGIC PLAN TO REMOVE THE NEIGHBORHOOD ACTIVITY CENTER DESIGNATION FROM THE NORTHEAST QUADRANT OF THE UNSER /DENNIS CHAVEZ INTERSECTION (FORMERLY LOTS G, H, AND I, BULK LAND PLAT OF ARROWOOD RANCH DEVELOPMENT), LOCATED IN THE SOUTHWEST AREA OF ALBUQUERQUE, CONTAINING APPROXIMATELY 43 ACRES.

WHEREAS, the City of Albuquerque adopted the *West Side Strategic Plan* in March, 1997, through Enactment Number 35-1997; and

WHEREAS, the Council has the authority to not only adopt but amend such an area plan; and

WHEREAS, the Plan established policies for growth and development of Albuquerque's West Side; and

WHEREAS, the Plan designated a neighborhood activity center, called Rio Bravo I, at the northeast corner of Dennis Chavez Boulevard and Unser Boulevard; and

WHEREAS, August 19, 2004, the Environmental Planning Commission, in its advisory role on land use and planning matters, recommended approval to the City Council of an amendment to the *West Side Strategic Plan* to remove the neighborhood activity center designation from the subject site; and

WHEREAS, the *West Side Strategic Plan* is a broad-based, Rank II Plan which contains regulatory policies for a large geographical area; and

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[-Bracketed/Strikethrough Material-] - Deletion

WHERAS, the modifications to the *West Side Strategic Plan* are minor, in conformance with the Plan policies and are part of a more detailed planning process; and

WHEREAS, the Environmental Planning Commission found the Area Plan amendment was consistent with applicable *Comprehensive Plan* and *Rio Bravo Sector Development Plan* policies.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. WEST SIDE STRATEGIC PLAN AMENDED. The West Side Strategic Plan is amended to remove the neighborhood activity center designation from the Northeast quadrant of the Unser/Dennis Chavez intersection (formerly known as Lots G, H, and I, Arrowood Ranch Development). Page 110 of the Plan is amended to delete the Rio Bravo I Neighborhood Center.

Section 2. FINDINGS ACCEPTED. The following findings for the Area Plan amendment are adopted by the City Council:

1. This is a request to amend the *West Side Strategic Plan* by removing the Rio Bravo 1 Neighborhood Activity Center designation for Lots G, H, and I, Bulk Land Plat of Arrowood Ranch Development, located on the northeast corner of Unser Boulevard SW and Senator Dennis Chavez Boulevard SW, and containing approximately 43 acres.
2. An amendment to the *West Side Strategic Plan* is necessary to remove the activity center designation for the above-mentioned lots, also located within the *Rio Bravo Sector Development Plan*. But, without a reasonable and supportable sector plan amendment, the amendment to the *West Side Strategic Plan* cannot be justified. The two text amendment requests are intricately tied to one another.
3. Tract G of the subject request (approximately 6.6 acres) constitutes the only commercial zoning within the Rio Bravo 1 Neighborhood Activity Center. The remaining zoning within the Rio Bravo 1 Neighborhood Activity Center is R-2 (approximately 36 acres).

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4. Two additional activity centers are located within the *West Side Strategic Plan*. A Neighborhood Activity Center is located at Unser/98th Street. A Community Activity Center is located at the intersection of Gibson/98th Street.

5. The *West Side Strategic Plan* anticipated that land zoned R-2 within Rio Bravo I activity center would develop with higher density housing up to 20 du/acre, to reflect the *Rio Bravo Sector Development Plan* (p.25). However, Lots H and I, within the activity center, are planned to develop with single family, detached houses, a Permissive use in the R-2 zone, at a density of approximately 5 dwelling units per acre (Project 1002858). This indicates that the activity center designation for these lots is much less appropriate (*Comprehensive Plan*, Activity Center Policies e and i; *West Side Strategic Plan*, Policies, 1.1, 3.46 and 3.47).

6. Senator Dennis Chavez Blvd. and Unser Blvd. are access-controlled arterials limiting the viability of a commercial site to function within Rio Bravo I, and consequently the Neighborhood Activity Center designation at this intersection is much less appropriate (*Comprehensive Pl*an, Activity Center Policy e).

7. Under the existing SU-1/C-1 zoning on Lot G, commercial access to this tract would likely be from the north, through lots H and I which are planned for single-family homes at a density of 5 du/acre. Full access may be possible through the recently platted single-family subdivision, but commercial through-traffic is not appropriate. The noise and contamination from this traffic may be harmful to the community (*Comprehensive Plan*, Policy 5d).

8. A related request (Project 1003530), submitted by the current applicant and scheduled for the September 2004 EPC hearing, has been made to expand the SU-1/C-1 zoning for a Neighborhood Activity Center located at the corner of 98th/Dennis Chavez Blvd, west of the subject property.

9. There are no known Recognized neighborhood associations affected by this request. There is no known neighborhood opposition to this request.

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Section 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

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PASSED AND ADOPTED THIS 11th DAY OF April, 2005

BY A VOTE OF: 7 FOR 0 AGAINST.

Excused: Griego, O'Malley

Brad Winter

Brad Winter, President

City Council

APPROVED THIS 25th DAY OF April, 2005

Bill No. R-04-185

Martin J. Chavez, Mayor

City of Albuquerque

ATTEST:

City Clerk

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CITY of ALBUQUERQUE
SIXTEENTH COUNCIL

COUNCIL BILL NO. R-04-184 ENACTMENT NO. R-2005-056

SPONSORED BY: Miguel Gomez, by request

RESOLUTION

SECTOR DEVELOPMENT PLAN AMENDMENT 04EPC-01151, AMENDING THE RIO BRAVO SECTOR DEVELOPMENT PLAN TO REMOVE THE NEIGHBORHOOD ACTIVITY CENTER DESIGNATION FROM THE NORTHEAST QUADRANT OF THE UNSER/DENNIS CHAVEZ INTERSECTION (FORMERLY KNOWN AS LOTS G, H, AND I, BULK LAND PLAT OF ARROWOOD RANCH DEVELOPMENT), LOCATED IN THE SOUTHWEST AREA OF ALBUQUERQUE, AND CONTAINING APPROXIMATELY 43 ACRES.

WHEREAS, the City of Albuquerque adopted a revised version of the RIO BRAVO SECTOR DEVELOPMENT PLAN in December, 1999 through Enactment 4-2000; and

WHEREAS, the Council has the authority to not only adopt but amend such a sector development plan; and

WHEREAS, the Plan established zoning, and land use and transportation guidelines for an approximately 1,289 acre area generally south of the existing Westgate Heights and Atrisco Village neighborhoods, one mile west of Coors boulevard, one mile east of the Southwest Mesa escarpment ("ceja") and just south of Senator Dennis Chavez Boulevard (Formerly known as Rio Bravo Boulevard); and

WHEREAS, the Plan designated an activity center at the northeast corner of Dennis Chavez Boulevard and Unser Boulevard as shown on Illustrations 3 and 4 and the table on page 42 of the Plan; and

WHEREAS, on August 19, 2004, the Environmental Planning Commission, in its advisory role on land use and planning matters, recommended approval to

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the City Council of an amendment to the *Rio Bravo Sector Development Plan* to remove the neighborhood activity center designation from the northeast quadrant of the Unser/Dennis Chavez intersection (formerly known as Lots G, H, and I, Arrowood Ranch Development); and

WHEREAS, the Environmental Planning Commission found the above Sector Development Plan amendment was consistent with applicable *Comprehensive Plan* and *West Side Strategic Plan* policies.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. RIO BRAVO SECTOR DEVELOPMENT PLAN AMENDED. The Sector Development Plan is amended to remove the neighborhood activity center designation from the northeast quadrant of the Unser/Dennis Chavez intersection (formerly known as Lots G, H and I, Arrowood Ranch Development), an approximately 43 acre site located in the southwest area of Albuquerque. Illustrations 3 and 4 and the table on page 42 are amended to remove the activity center designation from this location.

Section 2. FINDINGS ACCEPTED. The following findings for the Sector Development Plan amendment are adopted by the City Council:

1. This is a request to amend the *Rio Bravo Sector Development Plan* by removing the activity center designation for Lots G, H, and I, Bulk Land Plat of Arrowood Ranch Development, located on the northeast corner of Unser Boulevard SW and Senator Dennis Chavez Boulevard SW, and containing approximately 43 acres.
2. An amendment to the *Rio Bravo Sector Development Plan* is necessary to remove the activity center designation, for the above-mentioned lots, located also within the *West Side Strategic Plan*. But, without a reasonable and supportable amendment to the *West Side Strategic Plan*, the amendment to the *Rio Bravo Sector Development Plan* cannot be justified. The two amendment requests are intricately tied to one another.
3. Tract G of the subject request (approximately 6.6 acres) constitutes the only commercial zoning within the Rio Bravo I activity center. The remaining zoning within the Rio Bravo I Activity Center is R-2 (approximately 36 acres).

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4. Two additional activity centers are located within the *Rio Bravo Sector Development Plan*. A Neighborhood Activity Center is located at Unser/98th Street. A Community Activity Center is located at the intersection of Gibson/98th Street.

5. The *Rio Bravo Sector Development Plan* anticipated that land zoned R-2 within Rio Bravo I activity center would develop with higher density housing up to 20 du/acre as stated on p.25 of the plan. However, Lots H and I, within the activity center, are planned to develop with single family, detached houses, a Permissive use in the R-2 zone, at a density of approximately 5 dwelling units per acre (Project 1002858). This indicates that the activity center designation for these lots is much less appropriate (*Comprehensive Plan*, Activity Center Policies e and i; *West Side Strategic Plan*, Policies, 1.1, 3.46 and 3.47).

6. Senator Dennis Chavez Blvd. and Unser Blvd. are access-controlled arterials limiting the viability of a commercial site to function within Rio Bravo I, and consequently the Neighborhood Activity Center designation at this intersection is much less appropriate (*Comprehensive Plan*, Activity Center Policy e).

7. Under the existing SU-1/C-1 zoning on Lot G, commercial access to this tract would likely be from the north, through lots H and I which are planned for single-family homes at a density of 5 du/acre. Full access may be possible through the recently platted single-family subdivision, but commercial through-traffic is not appropriate. The noise and contamination from this traffic may be harmful to the community (*Comprehensive Plan*, Policy 5d)

8. A related request (Project 1003530), submitted by the current applicant and scheduled for the September 2004 EPC hearing, has been made to expand the SU-1/C-1 zoning for a Neighborhood Activity Center located at the corner of 98th/Dennis Chavez Blvd, west of the subject property

9. There are no known Recognized neighborhood associations affected by this request. There is no known neighborhood opposition to this request.

Section 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or

[+Bracketed/Underscored Material+] - New
[-Bracketed/Strikethrough Material-] - Deletion

unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

[+Bracketed/Underscored Material+] - New
[-~~Bracketed/Strikethrough Material~~-] - Deletion

PASSED AND ADOPTED THIS 11th DAY OF April, 2005
BY A VOTE OF: 6 FOR 1 AGAINST.

Yes: 6

No: Cadigan

Excused: Griego, O'Malley

Brad Winter

Brad Winter, President

City Council

APPROVED THIS 25th DAY OF April, 2005

Bill No. R-04-184

Martin J. Chavez, Mayor

City of Albuquerque

ATTEST:

City Clerk

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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 4, 2005
DRB Comments

ITEM # 4

PROJECT # 1002858 **APPLICATION # 05-00699**

RE: Mesa @ Anderson Hills, Unit 2/ minor Amend PP

Has anything changed from the previous submittal.

A Certificate of Zoning is required. If it is unavailable, it will be a condition of Final Plat.

Andrew Garcia, Planning Alternate
924-3895 Fax 924-3864 agarcia@cabq.gov

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Claire

Date Submitted: 04/7/2004
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 4/7/04
Date Preliminary Plat Expires: 4/7/05
DRB Project No.: 1002858
DRB Application No.: 04-00234

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

Mesa Unit 2 at Anderson Hills

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts G, H & I, Arrowood Ranch Development

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
			PAVING						
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Llano Vista Ave	Tract J	Mata Ortiz Dr	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Mesa Springs Ave	Lot 28, Block 5	Mata Ortiz Dr	/	/	/
		28' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Vista Penasco Ave	Lot 28, Block 4	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Old Caballero Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmt, C & G Sidewalk (Both Sides) (1)	Mata Ortiz Dr	Anderson Hill	Llano Vista	/	/	/
		24' FF 4'	Res Pvmt, C & G Sidewalk (East Side Only) (1)	Mata Ortiz Dr	Llano Vista	Lot 62, B1	/	/	/
		24' FF	Perm Pvmt, C & G	Anderson Hills Ave	Mata Ortiz Dr	Lost Desert Dr	/	/	/
		32' FF 4'	Res Pvmt C & G Sidewalk (Both Sides)(1)	El Caballero Dr.	Lot 39 Block 1	Llama Vista			
		24' FF 4'	Res Pvmt, C & G Sidewalk (W. Side Only)(1)	El Caballero Dr.	Llama Vista	End of Stub St.			

Project name: Mesa at Anderson Hills. Unit 2 ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			OFF SITE PAVING						
		24' FF	Perm Pvmt, C & G (3)	Anderson Hill Ave	Lost Desert Dr	Unser Bvd	/	/	/
		30' FF	Art Pvmt, C & G (2)	Unser Bvd	Anderson Hill Ave	Dennis Chavez	/	/	/
		Per Design	South Bound Right Turn Lane	Rio Bravo / 2nd Street			/	/	/
		Per Design	Street Lights				/	/	/
			WATER						
		12"-14"	Waterline (4)	Unser Corridor	Dennis Chavez	Blake Rd Ex.30" WL	/	/	/
		12"	Waterline (3)	Anderson Hill Ave	Unser Blvd Ex 12" WL	Lost Desert Dr	/	/	/
		12"	Waterline	Anderson Hill Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		12"	Waterline	Mata Ortiz Dr	Anderson Hill	Tract C	/	/	/
		12"	Waterline	Tract C	Mata Ortiz Dr	Grace Vigil Rd	/	/	/
		8"	Waterline	Tract A	Grace Vigil Rd	Mata Ortiz Dr	/	/	/
		8"	Waterline	Mata Ortiz Dr	Tract A	Tract C	/	/	/
		6"	Waterline	Llano Vista Ave	Tract J	Mata Ortiz Dr	/	/	/
		6"	Waterline	Mesa Springs Ave	Lot 28, Block 5	Mata Ortiz Dr	/	/	/
		6"	Waterline	Vista Penasco Ave	Lot 28, Block 4	Mata Ortiz Dr	/	/	/
		6"	Waterline	Old Caballero Ave	Lot 11, Block 4	Mata Ortiz Dr	/	/	/
			SAS						
		8"	SAS	Mata Ortiz Dr	Tract C	Lot 97, Block 1	/	/	/
		8"	SAS (3)	Dennis Chavez ROW	Dennis Chavez (Existing SAS MH)	Tract A	/	/	/
		8"	SAS (3)	Tract A	Dennis Chavez ROW	38' Easmt (Lot 62)	/	/	/
		8"	SAS (3)	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Mata Ortiz Dr	38' Easmt (Lot 62)	Lot 80, Block 1	/	/	/
		8"	SAS (3)	Llano Vista Ave	Tract J	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Mesa Springs Ave	Lot 28, Block 5	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Vista Penasco Ave	Lot 28, Block 4	Mata Ortiz Dr	/	/	/
		12"	SAS (3)	Tract C	Barbara Vista Ave	Mata Ortiz Dr	/	/	/
		12"	SAS (3)	Old Caballero Ave	Lot 11, Block 4	Mata Ortiz Dr	/	/	/
		12"	SAS (3)	Mata Ortiz Dr	Old Caballero Ave	Tract C	/	/	/

revised 07/01/01

ORIGINAL

Project name: Mesa at Anderson Hills. Unit 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SAS						
		12"	SAS (3)	Anderson Hill Ave	Unser Boulevard	Lost Desert Dr	/	/	/
		36"	SAS (3)	Barbara Vista Ave	Tract C	East Ex 24" SAS MH	/	/	/
		36"	SAS (3)	Barbara Vista Ave	East of Tract C	Barbara Vista N. ROW	/	/	/
			STORM DRAIN						
		54"	Storm Drain w/ Appurtenances	Dennis Chavez R / W	Tract A	Rio Bravo Channel	/	/	/
		54"	Storm Drain w/ Appurtenances	Tract A	Dennis Chavez R/W	38' Easmt (Lot 62)	/	/	/
		54"	Storm Drain w/ Appurtenances	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr	/	/	/
		54"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Lot 62, Block 1	Llano Vista	/	/	/
		36"-48"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Llano Vista	Old Caballero Ave	/	/	/

(1) All internal sidewalks to be deferred

(2) These items built with project # 679582 (DRB 1002856) Meadows Unit 1

(3) These items built with project # 708184 (DRB 1002858) Mesa Unit 1 Under Construction

(4) These items built with project # 679481 Rio Bravo Sector Plan/Unser Blvd.

(5) GRADING & DRAINAGE CERTIFICATION REQUIRED PRIOR TO RELEASE FO SIA AND FINANCIAL GUARANTY.

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Diane Hoelzer 4/6/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

4/7/04
DRB CHAIR - date

4/7/04
PARKS & GENERAL SERVICES - date

4-7-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

4/7/04
UTILITY DEVELOPMENT - date

_____ - date

Brad S. Bihn 4/7/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	4-1-05			

ORIGINAL

New Mexico DEPARTMENT OF
TRANSPORTATION

District Three Office - Albuquerque

April 4, 2004

Mr. Terry O. Brown
P. O. Box 92051
Albuquerque, NM 87199-2051

Subject: Anderson Hills Phase II & III
Dennis Chavez/Unser in Albuquerque, District Three

Dear Mr. Brown:

The NMDOT and Bernalillo County have concluded their review of the proposed Anderson Hills Phases II and III development. The proposed subdivision is located on the north side of Dennis Chavez Boulevard in the vicinity of the Unser Boulevard intersection. I offer the following comments:

1. **Rio Bravo and Coors:**

   No improvements will be required at this intersection. Even though a SB right turn lane onto westbound Rio Bravo/Dennis Chavez Boulevard was discussed in the report, that improvement has been assigned as part of the mitigation for the Rio Bravo Squares access study.

2. **Rio Bravo/Del Rio:**

   No improvements will be required at this intersection.

3. **Rio Bravo/Isleta:**

   a. Add a 2nd left turn lane on Eastbound Rio Bravo EAST BND. LEFT - HIGHLANDS UNIT 3 WEST BND THRU - MEADOWS UNIT 2
   b. Add a third Westbound (WB) Rio Bravo lane in advance and beyond the Isleta Boulevard Intersection. The length of the WB lane in advance (east) of the intersection will be 750 Feet plus taper. The length of the WB lane beyond (west) of the intersection will be 1000 Feet plus taper.

   The intersection improvements mentioned above will result in a significant improvement to the traffic operation at the intersection when compared to the 2008 no build intersection level of service.

4. **Rio Bravo and Poco Loco:**

   This intersection is currently un-signalized. The intersection will remain un-signalized until there is significant development in the vicinity of the Intersection. The traffic study for Rio Bravo Commons concluded that a signalized intersection would be required at full build out of residential development and approximately 50% build out of commercial development as proposed. To date that has not happened. Given the information above, it is unreasonable to require dual lefts be added on Rio Bravo EB and WB at the intersection as was outlined in the report. The intersection improvements as outlined in your study will be required at such time when the signal at the intersection is warranted. Therefore, no additional improvements will be required at this intersection.

Bill Richardson
Governor

Rhonda G. Faught P.E.
Cabinet Secretary

Commission

Johnny Cope
Chairman
District 2

David Schutz
Vice Chairman
District 5

Gregory T. Ortiz
Secretary
District 6

Norman Assed
Commissioner
District 3

Jim Franken
Commissioner
District 1

Bud Hennigh
Commissioner
District 4

ORIGINAL

NEW MEXICO DEPARTMENT OF
TRANSPORTATION

5. **Rio Bravo and 2nd Street:** (MESA UNIT 2)

Rio Bravo

Add an exclusive right turn lane on southbound (SB) 2nd Street onto Westbound ~~Coors~~. A 350 Foot (plus taper) right turn lane will be required.

6. **Rio Bravo and Prince:**

No improvements will be required at this intersection. It should be noted that the Anderson Hills Phases II and III devlopment have consumed a considerable amount of the available capacity at this intersection. The 2008 intersection Level of Service (LOS) has gone from a LOS of "C" with a delay of 29.2 seconds in the NO Build to a LOS of "D" with a delay of 41 seconds.

7. **Rio Bravo and Broadway:**

No improvements will be required at this intersection. It should be noted that the Anderson Hills Phases II and III development have consumed a considerable amount of the available capacity at this intersection. The 2008 intersection Level of Service (LOS) has gone from a LOS of "C" with a delay of 30.5 seconds in the No-Build to a LOS of "D" with a delay of 33 seconds.

If you have any questions, please feel free to give me a call at 841-2761

Sincerely,

Tony Abbo, P.E.
District Three Traffic Engineer

cc: Julian Vigil
Mir Amiri
Nathan Masek
Wilfred Gallegos
File ✓

Concur:

Nathan Masek
Bernalillo County

4/5/2004

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

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

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

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

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

APPLICANT INFORMATION:

NAME: Anderson Hills, LLC PHONE: 822-5562
ADDRESS: PO Box 9470 FAX: 822-6301
CITY: Albuquerque STATE NM ZIP 87119 E-MAIL:
Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:diane@goodwinengineers.com

DESCRIPTION OF REQUEST: ~~Amended Preliminary Plat~~ and Preliminary Plat Extension (Mesa at Anderson Hills, Unit 2)

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

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

Lot or Tract No. Parcel A-1, I-1 Block: Unit:
Subdiv. / Addn. Mesa at Anderson Hills, Unit 1
Current Zoning: SU-1/C-1 & R-2 Proposed zoning: Same
Zone Atlas page(s): P-9 No. of **existing** lots: 3 No. of **proposed** lots: 117
Total area of site (acres): 35.43 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100905345844010308 MRGCD Map No. _____
LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd SW
Between: Unser Blvd SW and Grace Vigil Road SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002858, SD-870401, Z-99-58 / SPR-95-2-2

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 2/26/2003

SIGNATURE Diane Hoelzer DATE 3-1-05

(Print) Diane Hoelzer, PE ___ Applicant X Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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

Application case numbers	Action	S.F.	Fees
05DRB - _____ - 00488	EPP	$(3)	$ 50.00
_____ - _____ - _____	CMF	___	$ 20.00
_____ - _____ - _____	_____	___	$ _____
_____ - _____ - _____	_____	___	$ _____
_____ - _____ - _____	_____	___	$ _____
			Total
			$ 70.00

Hearing date 3-30-05

3-22-05
Planner signature / date

Project # 1002858

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☒ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

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

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

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

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

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

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

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

Diane Hoelzer
Applicant name (print)

Diane Hoelzer 3-1-05
Applicant signature / date

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

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

Application case numbers
05DRB - _____ - 00488
_____ - _____ - _____
_____ - _____ - _____

A Garcia 3-30-05
Planner signature / date

Project #

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

March 22, 2005

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

Re: Request Preliminary Plat Extension approval for Mesa Unit 2 at Anderson Hills Subdivision

Dear Ms. Matson;

On behalf of my clients, Anderson Hills LLC, I am requesting an extension for the above referenced preliminary plat. The amendment to the plat to add the lots in the southwest corner of the project site is still pending approval from City Council. The zone change has been on the agenda the last two meetings but the Council has not been able to get to our request and has been deferred twice now.

Construction for Unit 1 is complete and the close out package submitted to the City. Final construction plans for Mesa Unit 2 are pending final signature at DRC.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh f:\\A2106 AndersonHills\highlands \drb_ltr10.wpd

R-LT

SP-80144

SU-1 MIXED USE

IP

AMOLE ARROYO DISH

P-10

Z-8-Z

R-LT

R-LT

R-2

THE MEADOWS AT

ANDERSON HILLS AV

BLVD

ARROWOOD RANCH

THE HIGHLANDS AT ANDERSON HILLS

RIO ROJO

RIO LARGO

RIO LINDA DR

RIO FONDA

RIO SECO DR

RIO CANON

VALLE AV

98TH ST

RIO

WEST MEADOW DR

CLARA

DAZY DAY DR

RIVERBEND

GRASSLOOK DR

LOWER MEADOW

ANDERSON HILLS

UNSER

SU-1 C-1

GRACE VIOL

MEADE

DENNIS CHAVEZ BLVD

PROJECT SITE
MESA UNIT 2
(ANDERSON HILLS)

SEE RIO BRAVO SECTOR PLAN
FOR ZONING

RIO BRAVO SECTOR DEVELOPMENT PLAN BOUNDARY

P-8-Z

P-10-Z

A-1

AMAFCA DRAINAGE ROW

PAAKWERE BLVD

FASAN ST

CANSO ST

GRULLA ST

GUAJALOTE ST

LECHUZA ST

OROPENDOLA ST

PAVO ST

PARDAL ST

A-1

WESTLAND TRACT RR-5

SP-88144

TOWN OF ATRISCO

ROW ONE NORTH

ROW

Q-8-Z

Q-9-Z

Q-10-Z

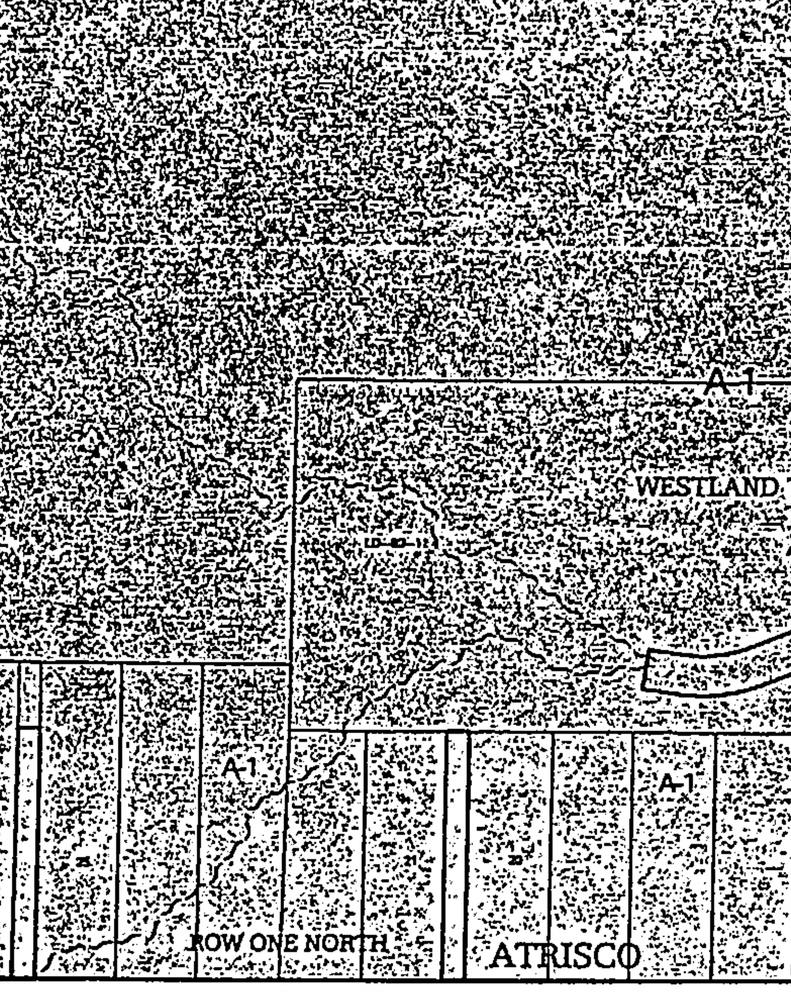
Zone Atlas Page: **P-9-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet



CITY OF ALBUQUERQUE
1706
THREE HUNDRED YEARS
1706 • 2006
ALBUQUERQUE
Haciendo Historia
Albuquerque Geographic Information System
PLANNING DEPARTMENT

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PRELIMINARY PLAT

THE MESA AT ANDERSON HILLS UNIT 2

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 8, 9 & 10
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2003

SUBDIVISION DATA

GROSS ACREAGE	19.1072 AC
ZONE ATLAS NO.	N-9-Z P-9-Z
NO. OF LOTS CREATED – UNIT 2	117 LOTS
NO. OF TRACTS CREATED	8 TRACTS
AREA DEDICATED TO CITY	3.5905 AC
PARK DEDICATION (UNIT 1)	2.0005 AC
ZONING	RLT
DATE OF SURVEY	OCTOBER ,2002

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS o SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP.).

2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲ , WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:

"CITY OF ALBUQUERQUE CENTERLINE MON[illegible]"W"
"DO NOT DISTURB"
PS/7719"

3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.

4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.

5. ALL DISTANCES SHALL BE GROUND DISTANCES.

6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

7. TRACT C SHALL BE A PUBLIC WATERLINE, PUBLIC SANITARY SEWER, & LANDSCAPE EASEMENT DEEDED TO, FOR THE BENEFIT OF, AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. PUBLIC SANITARY SEWER AND WATER TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE.

8. TRACTS A, B, D, E, F, G, AND I SHALL BE A PUBLIC PEDESTRIAN ACCESS & LANDSCAPE EASEMENT AND DEEDED TO, FOR THE BENEFIT OF, AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 8, 9, and 10, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being comprised of all of Parcel "A" THE MESA AT ANDERSON HILLS UNIT 1, as same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on [illegible], in Book [illegible], Page [illegible], and containing 19.1972 acres more or less.

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90508
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

OWNERS

ANDERSON HILLS, LLC
PO BOX 12317
ALBUQUERQUE, N.M. 87195
(505) 822-5562

SURVEYOR

ALDRICH LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990

ROBERT LUPTON
Manager, Anderson Hills, LLC

2-19-2004
DATE

APPROVED ~~FOR MONUMENTATION AND STREET NAMES~~

City Surveyor, City of Albuquerque, N.M.

2-19-04
Date

ZONE ATLAS: N-9-Z & P-9-Z

EASEMENTS

① PROPOSED 7' PUBLIC UTILITY EASEMENT (PUE) (GRANTED WITH UNIT 1) PLATTING

② PROPOSED PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (GRANTED WITH UNIT 1 PLATTING)

③ PROPOSED PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (GRANTED WITH UNIT 1 PLATTING)

④ PROPOSED 50'± 178' PUBLIC SANITARY SEWER, DRAINAGE AND WATERLINE EASEMENT (GRANTED WITH UNIT 1 PLATTING)

⑤ PROPOSED 36' PUBLIC SANITARY SEWER, DRAINAGE, WATERLINE & PEDESTRIAN ACCESS EASEMENT (GRANTED WITH UNIT 1 PLATTING)

SITE BENCHMARK

ACS MONUMENT
"J-P10"
ELEVATION=4935.735
(SLD 1929)

LEGEND

- 1 — LOT NUMBER
- ③ — BLOCK NUMBER
- ▲ — CENTER LINE MONUMENT
- ▲ — EXISTING CENTER LINE MONUMENT
- ——— RIGHT-OF-WAY & PROPERTY LINES
- - - - - - UNIT LINE
- UNIT 1 — UNIT NUMBER

ACS MONUMENT "TRANS"
Y=1471822.67
X=354899.45
C-C=0.99987921
Δα=-0016'42"
CENTRAL ZONE
(NAD 1927)

ACS MONUMENT "J-P10"
Y=1,484,349.24
X=358,414.13
C-C=0.9996842
Δα=-0016'16"
CENTRAL ZONE
(NAD 1927)

MESA02R.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 1
Scale: 1"=100'	Date: 02/18/04	Job: A02106	

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

8-28-2003

6. Project # 1002858
03DRB-01206 Major-Preliminary Plat Approval
03DRB-01209 Major-Vacation of Public Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9)

At the August 27, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 8/27/03 and approval of the grading plan engineer stamp dated 8/22/03 the preliminary plat was approved with the following condition of final plat approval:

1. 56-feet of right-of-way shall be provided adjacent to the park where a 36-foot street is constructed or adequate public sidewalk easements shall be provided within Tract F.

The Vacations were approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:

2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.

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

4. Final disposition shall be through the City Real Estate Office.

5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

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.

If you wish to appeal this decision, you must do so by September 11, 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.)

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

Sheran Matson, AICP, DRB Chair

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

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COOKWILSON DEVELOPME

Current DRC Project Number: ~~ORIGINAL~~

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 8-27-03
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 8-27-03
Date Preliminary Plat Expires: 8-27-04
DRB Project No.: 1002858
DRB Application No.: 03DRB01206
△1 2-5-04

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

THE MESA AT ANDERSON HILLS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

ARROWOOD RANCH DEVELOPMENT, TRACTS 'G', 'H', AND 'I'
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.

UNIT 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		Per Design	Art Pvmt	Dennis Chavez	Unser Blvd.		/	/	/
		30' FF	Art Pvmt, Std C&G, Median C&G, and ~~6' Sidewalk~~ 10' TRAIL East Side Only Perm.	Unser Blvd.	Dennis Chavez Blvd	Anderson Hill Ave.	/	/	/
		24' FF	~~Res~~ Pvmt, Std. C&G, and (~~U2,U3~~) 4' Sidewalk South Side Only	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr	/	/	/
		32' FF	Res Pvmt, C&G, and 4' Sidewalk[2] Both Sides	Lost Desert Dr.	Anderson Hill Ave.	Old Caballero Ave	/	/	/
		32' FF	36'FF (Adjacent to Park) Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	Zydecko Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		24' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] North Sides	Zydecko Ave.	Lost Desert Dr.	Lot 2, Blk 3	/	/	/
		32' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	El Caballero Dr.	Zydecko Ave.	lot 38, Blk 1	/	/	/
		36' FF	36' FF (Adjacent to Park) Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Side	Old Cottonwood Ave	Lost Desert Dr.	El Caballero Dr	/	/	/
		36' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	Old Caballero Ave.	El Caballero Dr.	Lot 11, Blk 4	/	/	/
		28' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	Vista Penasco Ave.	El Caballero Dr.	Lot 5, Blk 5	/	/	/

revised 07/01/01

ORIGINAL

UNIT 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] Both Sides	Mesa Springs Ave.	El Caballero Dr.	Lot 5, Blk 6	/	/	/
		24' FF	Res Pvmt, C&G[1], and 4' Sidewalk[2] East Side Only	Old Cottonwood Stub	Old Cottonwood Ave.	End of stub st.	/	/	/
		10'	Asphalt Trail	Tract "A"	Unser Blvd	East Prop. Line	/	/	/
		Per Design	Residential Street Lights				/	/	/
			WATER						
		12"	Water line	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr.	/	/	/
		12"	Water line	Lost Desert Dr.	Exist 12"WL (1W) Anderson Hill Ave.	Zydecko Ave.	/	/	/
		6"	Water line	Lost Desert Dr.	Zydecko Ave.	Old Caballero Ave.	/	/	/
		6"	Water line	Zydecko Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		4"	Water line	Zydecko Ave. Stub	Lost Desert Dr.	End stub road	/	/	/
		6"	Water line	Old Cottonwood Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		6"	Water line	El Caballero Dr.	Zydecko Ave.	Lot 38, Blk 1	/	/	/
		6"	Water line	Old Caballero Ave.	El Caballero Dr.	Lost Desert	/	/	/
		6"	Water line	Vista Penasco Ave.	El Caballero Dr.	Lot 5, Blk 5	/	/	/
		6"	Water line	Mesa Springs Ave.	El Caballero Dr.	Lot 5, Blk 6	/	/	/
		4"	Water line	Old Cottonwood Stub	Old Cottonwood Ave.	End of stub st.	/	/	/
			SANITARY SEWER						
		12"	Sanitary sewer	Anderson Hill Ave	Unser Blvd.	Lost Desert Dr.	/	/	/
		12"	Sanitary sewer	Lost Desert Dr.	Anderson Hill Ave.	Old Caballero	/	/	/
		12"	Sanitary sewer ~~(U2)~~	Parcel A Public Easmt	Old Caballero	Barbara Vista	/	/	/
		36"	Sanitary sewer ~~(U2)~~	Barbara Vista Ave	Parcel A	Exist SAS MH	/	/	/
		12"	Sanitary sewer	Lost Desert Dr.	25' Public Easmt Zydecko Ave.	Old Caballero Ave.	/	/	/
		12"	W L (By others)	Unser Blvd	Dennis Chavez	Gibson Exist W.L.			

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COOKWILSON DEVELOPME

ORIGINAL

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8226301
COOKWILSON DEUELOPME

UNIT 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Sanitary sewer	Zydecko Ave.	El Caballero Dr	Lost Desert Dr.	/	/	/
		8"	Sanitary sewer	Old Cottonwood Ave.	El Caballero Dr	Lost Desert Dr.	/	/	/
		8"	Sanitary sewer	El Caballero Dr.	Zydecko Ave.	Lot 38, Blk 1	/	/	/
		8"	Sanitary sewer	Old Caballero Ave.	El Caballero Dr.	Parcel 'A'	/	/	/
		8"	Sanitary sewer	Vista Penasco Ave.	El Caballero Dr.	Parcel 'A'	/	/	/
		8"	Sanitary sewer	Mesa Springs Ave.	El Caballero Dr.	Parcel 'A'	/	/	/
		8"	Sanitary sewer	Old Cottonwood Ave. Stub	Old Cottonwood Ave.	End of stub st.	/	/	/
		8"	Sanitary sewer	Parcel 'A'	Mesa Springs	Tract 'A'	/	/	/
		8"	Sanitary sewer	Parcel 'A'	Vista Penasco	Tract 'A'	/	/	/
		8"	Sanitary sewer	Tract 'A'	Parcel 'A'	Dennis Chavez R/W Exist SAS MH	/	/	/
			STORM SEWER						
		12'x6'	Concrete Box Culvert	Unser Blvd.	Dennis Chavez Blvd		/	/	/
		Per Design	Conc. Stem Wall (Freeboard)	Rio Bravo Channel Dennis Chavez R/W	Mata Ortiz Dr.	east end	/	/	/
		54"	Storm Sewer (~~U2,U3~~)	Dennis Chavez Blvd. R/W	Parcel 'A' SE corner	460' east	/	/	/
		18"~~30"~~ 60"	Storm Sewer (~~U2,U3~~)	Unser Blvd.	Dennis Chavez Blvd	Anderson Hill Ave.	/	/	/
		Per Design	Temporary pond, swale, Agreement & Covenant, Public Drainage Easement in Parcel 'A'.				/	/	/
		Per design	Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees. (to include Tract F)				/	/	/
			OFF-SITE PAVING						
		per design	Arterial Paving	Dennis Chavez		I-25 East Ramp intersection	/	/	/

02/05/04 01:29pm P. 011

8226301 COOKWILSON DEUELOPME

NOTES

1. Standard curb and gutter will be used instead of roll curb and gutter where required for drainage.
2. All internal sidewalks to be deferred
3. Per design Parks & Recreation letter of acceptance required for the park development for release of financial guarantees.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Diane Hoelzer
NAME (print)

MARK GOODWIN + ASSOC.
FIRM

Diane Hoelzer 8-27-03
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

Shawn Mitchell 8/27/03
DRB CHAIR - date

8-27-03
TRANSPORTATION DEVELOPMENT - date

Robert Queen 8/27/03
UTILITY DEVELOPMENT - date

Brad J. Bylen 8/27/03
CITY ENGINEER - date

Christina Sandoval 8/27/03
PARKS & GENERAL SERVICES - date

_____
AMAFCA - date

_____
- date

_____
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1.	2/5/04		Christina Sandoval	Dale Cochran

(County REQUIREMENTS)
off site mitigation - See Sheet 5 of 5. These improvements are to be financially guaranteed w/city, Not to be released until a letter from the County is obtained concurring w/the release of the financial guarantee(s).

ORIGINAL

101

GH

431

Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 - Voice
(303) 942-3600 - FAX
e-mail: tobe@swcp.com

Tuesday, August 19, 2003

Nathan Masek
Bernalillo County Public Works Dept.
2400 Broadway SE Bldg.
Albuquerque, NM 87102

Re: Anderson Hills Subdivision, Phase 1 (431 lots)

Dear Nathan:

Following is the proposed language for the transportation portion of the infrastructure list for Anderson Hills Subdivision, Phase 1:

* **Rio Bravo Blvd. / Isleta Blvd.** - Construct westbound dual left turn lanes on Rio Bravo Blvd. at Isleta Blvd. and modify southbound lanes on Isleta Blvd. south of Rio Bravo Blvd. to provide optimum length of dual southbound lanes.

* **Rio Bravo Blvd. / I-25 East Ramp** – Construct eastbound dual left turn lanes on Rio Bravo Blvd. and modify northbound I-25 on-ramp as necessary.

* **Rio Bravo Blvd. / 98th St.** – Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at 98th St.

* **Rio Bravo Blvd. / Unser Blvd.** – Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at Unser Blvd.

Would you please indicate your concurrence with the proposed language and requirements by signing below? Also, if you have comments regarding the language, please call me.

Please call if you have questions or need additional information.

Sincerely Yours,

Terry O. Brown

Concurrence: _____
Nathan Masek

D:\ATOBE\PROJECTS\Anderson_Hills\Masek_Infrastructure_List_Phase_1.doc

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME _____

AGENT Mark Goodwin & Associates PA

ADDRESS P.O. Box 9606

PROJECT & APP # 1002858 / 05DRB 00488

PROJECT NAME _____

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 50.00 **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ _____ **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 70.00 **TOTAL AMOUNT DUE**

****NOTE**: *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* **additional charge.**

3/22/2005 9:48AM
RECEIPT# 00037477 WS# 006 TRANS# 0010
Account 441032 Fund 0110
Activity 3424000
Trans Amt $70.00
J24 Misc $20.00
CK #4477
CHANGE $0.00

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199-0606
(505) 828-2200

4477

City Of Albuquerque 95-681/1070
DATE 3-22-05

PAY TO THE ORDER OF City of Albuquerque $ 70.00
Seventy and 00/100 DOLLARS

3/22/2005 9:48AM
RECEIPT# 00037477 WS# 006 TRANS# 0010
Account 441032 Fund 0110
Activity 3424000
Trans Amt $70.00
J24 Misc $20.00

BANK OF THE WEST
Coronado Office
1-800-488-2265

FOR Mesa 2 PPX

Thank You
Susan Rosendin

"004477" :107006813: 28300700 3"

©HARLAND STYLE XKJ

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**

___ Major Subdivision action
_X_ Minor Subdivision action
___ Vacation
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**

___ for Subdivision Purposes
___ for Building Permit
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — **D**

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — **Z**

___ Annexation
___ County Submittal
___ EPC Submittal — **V**
___ Zone Map Amendment (Establish or Change Zoning)
___ Sector Plan **(Phase I, II, III)** — **P**
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Sub Regs)
___ Street Name Change (Local & Collector) — **L**

APPEAL / PROTEST of... — **A**

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals — **D**

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Anderson Hills, LLC PHONE: 822-5562
ADDRESS: PO Box 12317 FAX: 822-6301
CITY: Albuquerque STATE NM ZIP 87195 E-MAIL:
Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com

DESCRIPTION OF REQUEST: Minor Subdivision: Final Plat Approval; Mesa, Unit 1 @ Anderson Hills
(Preliminary 5)

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. _X_ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. See Attached 2, 1 & 2 Arrowood Ranch Desc - Block: Unit: 1
Subdiv. / Addn. Mesa @ Anderson Hills
Current Zoning: R-2 Proposed zoning: Same 96L
Zone Atlas page(s): N-9 & P-9 No. of **existing** lots: 3 Tracts No. of **proposed** lots: 96L/4Tr/1P
Total area of site (acres): 42.1309 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? _X_ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100905348540510308; 100905348036010309; 100905349047510307 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd SW
Between: Unser Blvd SW and Grace Vigil Road SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB 1002858; SD-87-4-1; Z-99-58 / SPR-95-2-2

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review:

SIGNATURE DATE
(Print) Diane Hoelzer, P.E. _X_ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

- ☐ **INTERNAL ROUTING**
- ☐ All checklists are complete
- ☐ All fees have been collected
- ☐ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
04DRB - 01744	RLF	___	$ -0-
___-___-___	___	___	$ ___
___-___-___	___	___	$ ___
___-___-___	___	___	$ ___
___-___-___	___	___	$ ___
			Total $ -0-

Hearing date 11.17.04

Diane Hoelzer 11/9/04

Project # 1002858

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

❑ SKETCH PLAT REVIEW AND COMMENT — YOUR ATTENDANCE IS REQUIRED.

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

❑ MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT — **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

❑ MAJOR SUBDIVISION FINAL PLAT APPROVAL — **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☒ MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL — **Your attendance is required.**

X Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
NA 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.
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
X Property owner's and City Surveyor's signatures on the Mylar drawing
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
NO Fee (see schedule)
X Any original and/or related file numbers are listed on the cover application
NA Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
NA **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**
already done.

❑ AMENDMENT TO PRELIMINARY PLAT (with minor changes) — **Your attendance is required.**
❑ AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)
❑ AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

DIANE HOETZER, PE
Applicant name (print)

Applicant signature / date 11/9/04

Form revised 3/03, 8/03, 11/03 & **8/04**

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB - 01741
- -
- -

Planner signature / date 11/9/04

Project # 1002858

ARROWOOD RANCH
1001978

MEADOWS

HIGHLANDS

ARROWOOD RANCH
1001975

R-LT

R-2

SU-2 C-1

DENNIS CHAVEZ BLVD

Project Site:
MESA @ ANDERSON HILLS

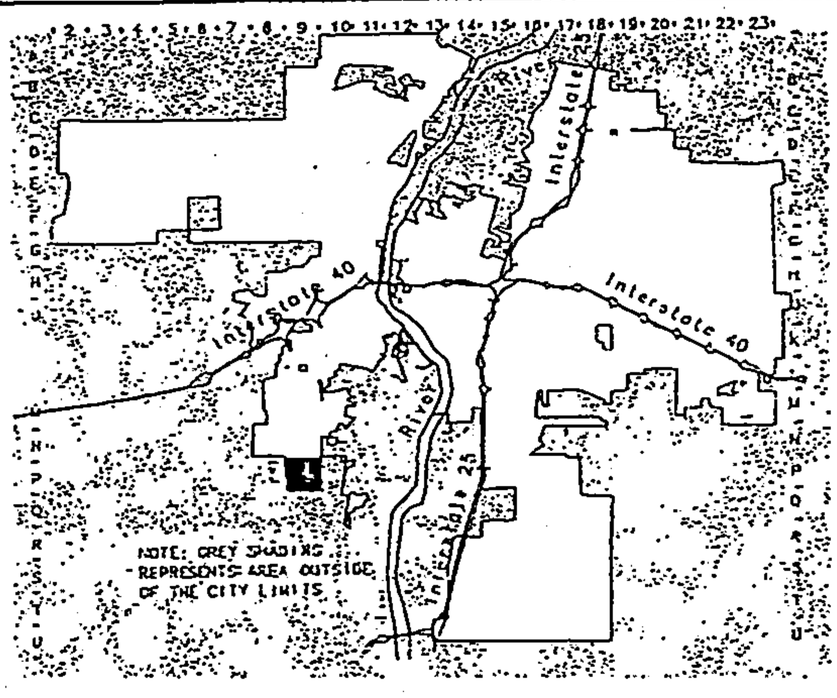
A-1

WESTLAND TRACT-RR-5

MOBILE HOME PARK

TOWN OF ATRISCO GRANT

ROAD ONE NORTH



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

P-9-Z

Map Amended through January 22, 2003

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

November 9, 2004

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: ***Mesa Unit 1 Final Plat (Anderson Hills)*** Perlimanary / final Plat
DRB Project: 1002858

Dear Ms. Matson;

The final plat for the above referenced project was recorded 8-27-04. The ~~final~~ plat has been revised to change the 'Landscape Easement' to a 'Landscape Tract J' designation in the areas adjacent to Unser Blvd. and Anderson Hill Road. These areas are to be maintained by the Anderson Hill Homeowners Association.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh
f:\\A2106 AndersonHills\mesa\drb_ltr7.wpd

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

November 9, 2004

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Withdraw Amended Final Plat approval Request for
Mesa Unit 1 (Anderson Hills) DRB Project: 1002858
DRB Case Number 04DRB-01683

Dear Ms. Matson;

Please remove the request for the above referenced project case number that was to be heard November 10, 2004. I am making a resubmittal today for a minor plat subdivision action for preliminary/final plat approval.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh
f:\\A2106 AndersonHills\mesa\drb_ltr8.wpd

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

X Major Subdivision action
___ Minor Subdivision action
___ Vacation **V**
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

___ ...for Subdivision Purposes
___ ...for Building Permit
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

___ Annexation
___ County Submittal
___ EPC Submittal
___ Zone Map Amendment (Establish or Change Zoning)
___ Sector Plan (Phase I, II, III)
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... **A**

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Anderson Hills, LLC PHONE: 822-5562
ADDRESS: PO Box 12317 FAX: 822-6301
CITY: Albuquerque STATE NM ZIP 87195 E-MAIL:
Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:diane@goodwinengineers.com

DESCRIPTION OF REQUEST: Major Subdivision: Mesa, Unit 1 @ Anderson Hills; Appication for Amended Preliminary Plat Approval

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. See Attached Block: Unit: 1
Subdiv. / Addn. Mesa @ Anderson Hills
Current Zoning: R-2 Proposed zoning: Same
Zone Atlas page(s): N-9 & P-9 No. of **existing** lots: 3 Tr No. of **proposed** lots: 96 lots/ 4 Tr/1 Parcel
Total area of site (acres): 42.1309 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100905348540510308; 100905348036010309; 100905349047510307 MRGCD Map No._____
LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Boulevard SW
Between: Unser Boulevard SW and Grace Vigil Road SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB 1002858, SD-87-4-1, Z-99-58 / SPR-95-2-2 04 01155

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE Diane Hoelzer DATE 10-27-04
(Print) Diane Hoelzer, PE ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

☐ INTERNAL ROUTING
☑ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☑ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

W/D

Application case numbers	Action	S.F.	Fees
04DRB-_____-01683	APP	5(3)	$ 50.00
_____-_____-_____	CMF	___	$ 20.00
_____-_____-_____	_____	___	$ _____
_____-_____-_____	_____	___	$ _____
_____-_____-_____	_____	___	$ _____
			Total
			$ 70.00

Hearing date 11-10-04

Planner signature / date 10.28.04

Project # 1002858

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

❑ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

❑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

❑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☒ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
❑ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
❑ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

X 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.
X Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X 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.
X Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
X 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.

Diane Hoelzer
Applicant name (print)

Diane Hoelzer 10-27-04
Applicant signature / date

Form revised 3/03, 8/03 and **11/03**

❑ Checklists complete
❑ Fees collected
❑ Case #s assigned
❑ Related #s listed

Application case numbers
04DRB-_____-01683
_____-_____-_____
_____-_____-_____

10-28-04
Planner signature / date

Project # 1002858

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

October 27, 2004

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Mesa Unit 1 Amended Final Plat (Anderson Hills)
DRB Project: 1002858

Dear Ms. Matson;

The final plat for the above referenced project was recorded 8-27-04. The final plat has been amended to change the 'Landscape Easement' to a 'Landscape Tract J' designation in the areas adjacent to Unser Blvd. and Anderson Hill Road. These areas are to be maintained by the Anderson Hill Homeowners Association.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh
f:\\A2106 AndersonHills\mesa\drb_ltr7.wpd

ARROWOOD RANCH
1001575

MEADOWS

R-LT

R-LT

R-2

HIGHLANDS

R-LT

R-LT

R-LT

R-2

SU-2 C-1

ARROWOOD RANCH
1001575

DENNIS CHAVEZ BLVD

Project Site:
MESA @ ANDERSON HILLS

RIO BRAVO SECTOR DEVELOPMENT PLAN BOUNDARY

A-1

MOBILE HOME PARK

A-1

A-1

A-1

A-1

WESTLAND TRACT-RR-5

A-1

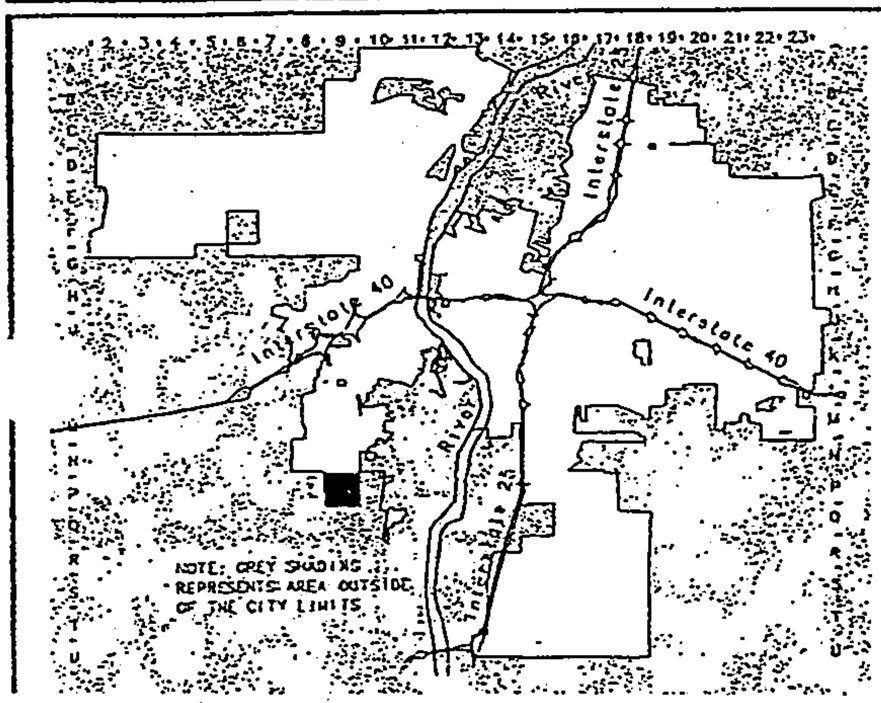
A-1

A-1

A-1

TOWN OF

ROW ONE NORTH



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

P-9-Z

Map Amended through January 22, 2003

92.

1ST AMENDMENT TO AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS PUBLIC AND/OR PRIVATE
Mesa at Anderson Hills, Unit 1

City Project #: 708184

WHEREAS, the City and Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on January 23, 2004, which was recorded on January 27, 2004 in the records of the Bernalillo County Clerk at Book A72, pages 538 thru 538, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as Mesa at Anderson Hills, Unit 1; 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 a follows:

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Municipal Lien
Amount: $ 1,892,967.35
Name of Financial Institution or Surety providing Guaranty: City of Albuquerque
Date City first able to call Guaranty: January 23, 2006
[Construction Completion Deadline]: January 23, 2006
If Guaranty other than a Bond, last day City able to call Guaranty is: March 23, 2006, 20
Additional information: This Amendment also changes the 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.

Mary Herrera Bern. Co. AGRE R 13.00
2004098519
6112812
Page: 1 of 3
07/14/2004 03:08P
Bk-A80 Pg-8261

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Anderson Hills

AGENT Mark Goodwin & Assoc

ADDRESS PO Box 90606

PROJECT & APP # 1002858/04DRB01683

PROJECT NAME Mesa @ Anderson Hills

$ 20.00 441032/3424000 Conflict Management Fee

$ 50.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 70.00 TOTAL AMOUNT DUE

***NOTE: *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.

1156

ANDERSON HILLS, LLC
8910 ADAMS NE
ALBUQUERQUE, NM 87113

FIRST STATE BANK
95-145-1070

DATE Oct 27, 2004

AMOUNT
$ 70.00

Memo: Mesa - Replat (505) 822-5562

Seventy and 00/100 Dollars

PAY TO THE ORDER OF: City Of Albuquerque

Details on back.

0810B1/12-00

MP

⑈001156⑈ ⑆107001452⑆ 00192225 4⑈

DUPLICATE
City Of Albuquerque
Treasury Division

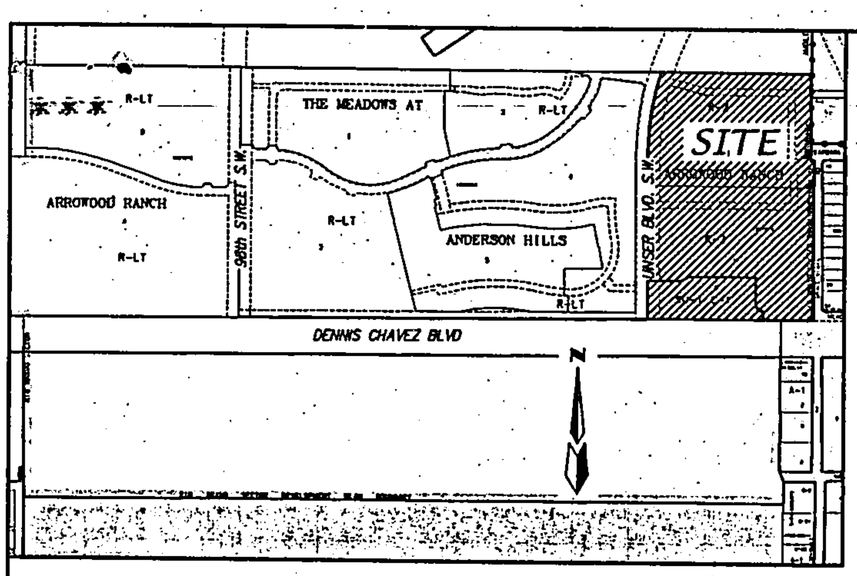
10/28/2004 2:58PM LOC: ANNX
RECEIPT# 00030903 WS# 008 TRANS# 0014
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $70.00
J24 Misc $20.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

10/28/2004 2:58PM LOC: ANNX
RECEIPT# 00030904 WS# 008 TRANS# 0014
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt $70.00
J24 Misc $50.00
CK $70.00
CHANGE $0.00

Thank You



LOCATION MAP

ZONE ATLAS N-9-Z & P-9-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	42.1309 Ac.
Zone Atlas No.	N-9-Z & P-9-Z
No. of Existing Tracts	3 Tracts
No. of Tracts/Lots/Parcels created	3 Tracts/ 96 Lots/1 Parcel
No. of Tracts eliminated	3 Tracts
Miles of full width streets created	0.80
Miles of half width streets created	0.44
Street Area dedicated to the City of Albuquerque	8.3185 Ac.
Date of Survey	October, 2002
Utility Control Location System Log Number	2002450460
Zoning	R-2

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways and parks shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: ANDERSON HILLS, LLC
A New Mexico Limited Liability Company

BY: Robert Lupton 5-17-04
Robert Lupton, Manager DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 17, 2004
By Robert Lupton, Manager of ANDERSON HILLS, LLC, A New Mexico Limited Liability Company on behalf of said Company.

Susan Rasinski 9.3.2004
NOTARY PUBLIC MY COMMISSION EXPIRES

OFFICIAL SEAL
SUSAN RASINSKI
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 9.3.2004

LEGAL DESCRIPTION

(SEE SHEET 2)

NOTES

(SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide 3 Existing Tracts into 3 Tracts, 96 Residential lots and 1 Parcel.
2. Grant easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.
4. Dedicate Public Park as shown hereon.
5. Vacate Easements as shown hereon.

2004121459
Page: 1 of 6
08/27/2004 09:22A
Bk-2004C Pg-250
Mary Herrera Bern. Co. PLAT R 32.00

6 copies previously recorded F. Plat

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # see attached
PROPERTY OWNER OF RECORD:
Brookside Holdings LLC
BERNALILLO COUNTY TREASURER'S OFFICE:
26 Aug 04

PLAT FOR
THE MESA AT ANDERSON HILLS UNIT 1
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 9 & 10
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002858

Application Number: 04-01155

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	7/23/2004 Date
PNM Gas Services	7/23/2004 Date
Qwest	7-22-04 Date
Comcast	7-23-04 Date

City Approvals:

City Surveyor	7-12-04 Date
Real Property Division	N/A pam 8/25/04 Date
Traffic Engineering, Transportation Division	8.25.04 Date
Utilities Development	8.25.04 Date
Parks and Recreation Department	8/25/04 Date
AMAFCA	8/25/04 Date
City Engineer	8/25/04 Date
DRB Chairperson, Planning Department	8/25/04 Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich P.S. No. 7719 06-30-04 Date

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg:	SHEET1.dwg	Drawn:	STEPHEN	Checked:	ALS	Sheet	1 of 6
Scale:	N/A	Date:	06/15/04	Job:	A02106		

NOTES:

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:

   BULK LAND PLAT OF "ARROWOOD RANCH DEVELOPMENT, TRACTS A THRU I", (12-06-02, 02C-390)

   PLAT OF "LANDS OF SALAZAR-DAVIS", (05-06-86, C30-91)

   AMOLE-HUBBELL-BORREGA "DRAINAGE RIGHTS-OF-WAY (05-26-89, C39-59)

   PLAT OF "LARRY VIGIL WEST", (06-20-85, C27-123)

   all being records of Bernalillo County, New Mexico.

5. Title Report: provided by Fidelity National Title, Commitment No.: 02-1024800-B-RAD (Effective Date: 11-07-02)
6. Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP).
7. DISLOSURE STATEMENT FOR EXISTING PNM GAS LINE:
   With the exception of areas located within the future rights-of-way of Unser Boulevard, SW and 98th Street, SW., The southeast corner of tract H and a future sanitary sewer crossing located approximately 470 feet west of the southwest corner of tract 14, any improvements encroaching into existing PNM natural gas line easements shall not interfere with nor inhibit PNM's ability to operate and maintain its gas line facilities. The property owner or person or business responsible for any encroachment shall pay for all PNM utility relocations or modifications caused by such easement encroachments.
8. All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB PLS 7719".
9. No individual lots shall be allowed direct access to Dennis Chavez Boulevard S.W. or Unser Blvd S.W.
10. All lots shown with the P-1 designation shall conform to intermittent parking design criteria.
12. Tract "D" shall be a public pedestrian access and landscape easement to be owned and maintained by the Anderson Hills Homeowners Association.
13. Tract "H" (park) is comprised of 0.9444 acres dedicated to the city of Albuquerque and 1.0561 acres purchased by the city of Albuquerque.

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 9 and 10, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACTS G THRU I, ARROWOOD RANCH DEVELOPMENT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 6, 2002 in Book 2002C, Page 390 and containing 42.1309 acres more or less.

PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance,and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilites reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate. Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

PLAT FOR
THE MESA AT ANDERSON HILLS UNIT 1
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 9 & 10
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

2004121459
013452
Page: 2 of 6
06/27/2004 08:22A
Bk-2004C Pg-258
Mary Herrera Bern. Co. PLAT R 32.00

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg: SHEET2.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 6
Scale: N/A	Date: 08/25/04	Job: A02106	

F:\A02JOBS\A2106ANH\FINAL PLAT\Meso unit 1\SHEET2.dwg

PLAT FOR
THE MESA AT ANDERSON HILLS UNIT 1
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 9 & 10
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

2004121459
Page: 3 of 6
06/27/2004 08:22A
Bk-2004C Pg-258
Mary Herrera Bern. Co. PLAT R 32.00

DENOTES EASEMENTS OR PORTION OF EASEMENTS BEING VACATED

SITE BENCHMARK

ACS MONUMENT "3-P10"
ELEVATION=4935.735
(SLD 1929)

ACS MONUMENT "2-P10"
Y=1,464,349.24
X= 358,414.13
G-G=0.9996842
Δα=-00°16'16"
CENTRAL ZONE
(NAD 1927)

UNPLATTED LAND

BARBARA VISTA AVE. S.W. (RW 60')

LARRY VIGIL WEST
(06-20-85, C27-123)

MEADE AVE. S.W. (R/W 60')

S74°49'39"E
1224.63'

GRACE VIGIL ROAD SW (R/W 60')

N89°43'01"E 18.28'

AMOLE-HUBBELL-BORREGA DRAINAGE RIGHTS-OF-WAY R/W 2
(05-26-89, C39-59)

FOUND 1 1/2" PIPE

S00°12'19"W 1006.52'

SEC 3 | SEC 10
SEC 4 | SEC 9

577.79'

S00°16'59"E

FOUND 5/8" REBAR

1097.00'

EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)
VACATED BY: 03DRB-01209

EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)
VACATED BY: 03DRB-01209

S89°46'57"W

TRACT I
ARROWOOD RANCH DEVELOPMENT
(12-6-2002, 2002C- 390)

TRACT H
ARROWOOD RANCH DEVELOPMENT
(12-6-2002, 2002C- 390)

PREVIOUS PROPERTY LINE ELIMINATED WITH THIS PLAT

EXISTING PROPERTY LINE TO REMAIN

DENNIS CHAVEZ BOULEVARD S.W. (R/W 255')

LANDS OF SALAZAR-DAVIS TRACT 1
(05-06-86, C30-91)

EXISTING 50' QUITCLAIM EASEMENT FOR PNM GAS PIPELINE (03-27-00, A3-9181)

TRACT G
ARROWOOD RANCH DEVELOPMENT
(12-6-2002, 2002C- 390)
(6.6533 Acres)

N

100' 50' 0 100' 200'
SCALE: 1" = 100'

EXISTING 46' PUBLIC ROADWAY EASEMENT
(12-06-02, 02C-390)
VACATED BY: 03DRB-01209

EXISTING 156' PUBLIC WATERLINE EASEMENT
(09-25-02, BK. A42, PG. 2469)

EXISTING 156' PUBLIC WATERLINE EASEMENT
(09-25-02, BK. A42, PG. 2470)

EXISTING 156' PUBLIC C.O.A. WATERLINE EASEMENT
(10-18-02, BK. A43, PG. 4894)

EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT
(12-06-02, 02C-390)

ACCESS CONTROL LINE

EXISTING 156' PUBLIC INGRESS/EGRESS, WATER AND SANITARY SEWER EASEMENT (04-17-01, BK.A18 - PG.457)

S89°47'57"E

N 13°24'29" W 5630.66'

78'
78'

R=2000.00' L=590.72' Δ=16°55'22"
CH= N08°19'36"E 588.57'

1099.95'

FUTURE 156' ROW

FUTURE UNSER BOULEVARD
(FUTURE 156' ROW)

N00°08'05"W 1110.80'

SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

ACS MONUMENT "TRANS"
Y=1471822.67
X=354899.45
G-G=0.99967921
Δα=-00°16'42"
CENTRAL ZONE
(NAD 1927)

TRACT F
ARROWOOD RANCH DEVELOPMENT
(12-06-2002, 2002C-390)

NORTH 1/2
TRACT 11

LAND OF CORA
TRACT 1
FLORENCE
(02-08-73, B7-135)

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg: sheet3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 6
Scale: AS SHOWN	Date: 08/25/04	Job: A02106	

F:\A02.GBS\A2106AHH\FINAL PLAT\Mesa unit 1\sheet3.dwg

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

2004121459
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Page: 4 of 6
08/27/2004 06:22A
Bk-2004C Pg-259
Mary Herrera Bern. Co. PLAT R 32.00

PLAT FOR THE MESA AT ANDERSON HILLS UNIT 1

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 9 & 10
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

LEGEND

53-P1	LOT NUMBER
⑨	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY DEDICATED WITH THIS PLAT
PUE	PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
LSE	LANDSCAPE EASEMENT GRANTED WITH THIS PLAT

EXISTING 158' PUBLIC INGRESS/EGRESS, WATER AND SANITARY SEWER EASEMENT (04-17-01, BK.A18 - PG.457)

LANDS OF SALAZAR-DAVIS
TRACT 1
(05-06-86, C30-91)

FUTURE 54' ROW DEDICATION BY OTHERS

FUTURE ROW

FOUND 1 1/2" PIPE

SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

ANDERSON HILL AVENUE SW

ZYDECKO AVENUE SW

OLD COTTONWOOD AVENUE SW

OLD CABALLERO AVENUE SW

LOST DESERT DRIVE SW

EL CABALLERO DRIVE SW

LINSER BOULEVARD

PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT.

50' PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT.

25' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT.

50' PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT.

TRACT "H" PUBLIC PARK 2.0005 AC.
SEE NOTE 13

PARCEL "A" 14.7588 Acres

TRACT A ARROWOOD RANCH DEVELOPMENT (12-06-2002, 2002C-390)

AMOLE-HUBBELL-BORREGA DRAINAGE RIGHTS-OF-WAY R/W 2 (05-26-89, C39-59)

UNPLATTED LAND

BARBARA VISTA AVE. S.W. (RW/ 60')
FOUND 5/8" REBAR
N89°43'01"E 18.28'

GRACE VIGIL ROAD SW (R/W 60')

LARRY VIGIL WEST (06-20-85, C27-123)

ALL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

SCALE: 1" = 60'

SEE SHEET 4 OF 6 FOR CONTINUATION OF PLAT

SEE SHEET 6 OF 6 FOR CURVE TABLE

Dwg:	base.dwg	Drawn:	STEPHEN	Checked:	ALS
Scale:	AS SHOWN	Date:	08/25/04	Job:	A02106

Sheet 4 of 6

F:\A02106\A2106ANH\FINAL PLAT\Mesa unit 1\base.dwg

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

ALL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

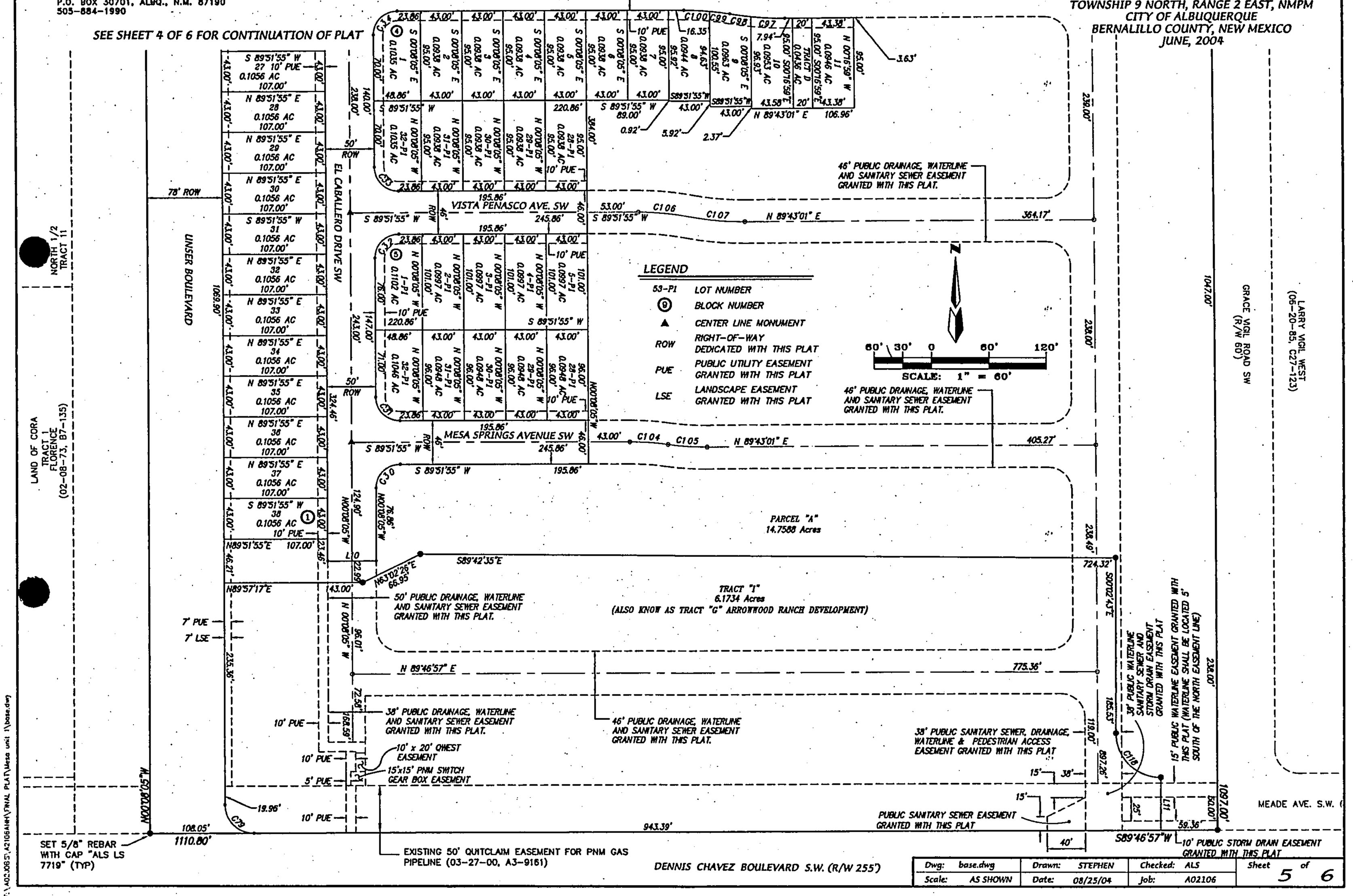
SEE SHEET 6 OF 6 FOR CURVE TABLE

SEE SHEET 4 OF 6 FOR CONTINUATION OF PLAT

2004121459
Page: 5 of 6
08/27/2004 08:22A
Bk-2004C Pg-260
Mary Herrera Bern. Co. PLAT R 32.00

PLAT FOR THE MESA AT ANDERSON HILLS UNIT 1

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 9 & 10
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004



Dwg: base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 5 of 6
Scale: AS SHOWN	Date: 08/25/04	Job: A02106	

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City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

X Major Subdivision action
___ Minor Subdivision action
___ Vacation **V**
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

___ ...for Subdivision Purposes
___ ...for Building Permit
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

___ Annexation
___ County Submittal
___ EPC Submittal
___ Zone Map Amendment (Establish or Change Zoning)
___ Sector Plan (Phase I, II, III)
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... **A**

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Anderson Hills, LLC PHONE: 822-5562
ADDRESS: 8910 Adams NE FAX:
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:diane@goodwinengineers.com

DESCRIPTION OF REQUEST: The Mesa @ Anderson Hills, Unit 1: Final Plat Approval

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts G, H, & I Block: Unit:
Subdiv. / Addn. Arrowood Ranch Development
Current Zoning: R-2, SU-1/C-1 Proposed zoning: Same
Zone Atlas page(s):N-9 & P-9 No. of **existing** lots: 3 Tracts No. of **proposed** lots: 101
Total area of site (acres): 42.1309 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100905348540510308, 100905349047510307, 100905348036010309 MRGCD Map No._____
LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd SW
Between: Unser Blvd SW and Grace Vigil Road SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):DRB 1002858, SD-87-4-1, Z-99-58 / SPR-95-2-2 04DRB 00235 04DRB00234 03DRB01208 03DRB01207 03DRB01206 03DRB01209, 1001979

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 02/26/2003

SIGNATURE Diane Hoelzer DATE 7-27-04

(Print) Diane Hoelzer, PE ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

☐ **INTERNAL ROUTING**
☐ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
04DRB - - 01155	EP	SC3	$ 0
- -			$
- -	CMF		$ 20.00
- -			$
- -			$

Total $ 20.00

Hearing date 8-04-04

Planner signature / date 7-27-04

Project # 1002858

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.
NA 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
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Any original and/or related file numbers are listed on the cover application
✓ ✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

DIANE HOELZER PE
Applicant name (print)

Diane Hoelzer
Applicant signature / date

Form revised 3/03, 8/03 and **11/03**

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB - ____ - 01155
____ - ____ - ____
____ - ____ - ____

7-27-04
Planner signature / date

Project # 1002858

ARROWOOD RANCH
1001979

R-LT

B

D

F

R-2

I

A

R-LT

C

E

H

G

SU-1 C-1

DENNIS CHAVEZ BLVD

RIO BRAVO SECTOR

RIO BRAVO SECTOR DEVELOPMENT PLAN BOUNDARY

A-1

MOBILE HOME PARK

PASEO DEL NORTE BLVD

WESTLAND TRACT RR-5

TOWN OF ALAMEDA

ROW ONE NORTH

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

P-9-Z

Map Amended through November 01, 2003

1ST AMENDMENT TO AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS PUBLIC AND/OR PRIVATE
Mesa at Anderson Hills, Unit 1

City Project #: 708184

WHEREAS, the City and Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on January 23, 2004, which was recorded on January 27, 2004 in the records of the Bernalillo County Clerk at Book A72, pages 538 thru 538, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as Mesa at Anderson Hills, Unit 1; 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 a follows:

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Municipal Lien
Amount: $ 1,892,967.35
Name of Financial Institution or Surety providing Guaranty: City of Albuquerque
Date City first able to call Guaranty: January 23, 2006
[Construction Completion Deadline]: January 23, 2006
If Guaranty other than a Bond, last day City able to call Guaranty is: March 23, 2006, 20
Additional information: This Amendment also changes the 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.

Mary Herrera Bern. Co. AGRE R 13.00
2004098519
6112012
Page: 1 of 3
07/14/2004 03:08P
Bk-A80 Pg-8261

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Anderson Hills

AGENT Mark Goodwin & Assoc

ADDRESS PO Box 90606 87199

PROJECT & APP # 1002858/04DRB 01155

PROJECT NAME The Mesa @ Anderson Hills

$ 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.**

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199-0606
(505) 828-2200

4294
95-681/1070

DATE July 26, 2004

PAY TO THE ORDER OF City of Albuquerque $ 20.00

Twenty and no/100 DOLLARS

Security Features Details on Back.

BANK OF THE WEST Coronado Office 1-800-488-2265

RECEIPT# 00028528 REV 002 TEA
Account 441032
Activity 3424000
Trans Amt 20.00

FOR Mesa I final plat

Susan Rasenski

⑈004294⑈ ⑆107006813⑆ 283007003⑈

©HARLAND STYLE XKJ

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

___ Major Subdivision action
_✓_ Minor Subdivision action EXT. P.P.
___ Vacation **V**
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

___ ...for Subdivision Purposes
___ ...for Building Permit
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

___ Annexation
___ County Submittal
___ EPC Submittal
___ Zone Map Amendment (Establish or Change Zoning)
___ Sector Plan (Phase I, II, III)
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... **A**

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Anderson Hills, LLC PHONE: (505) 822-5562

ADDRESS: PO Box 12317 FAX:

CITY: Albuquerque STATE NM ZIP 87195 E-MAIL:

Proprietary interest in site: Owner **List all owners:**

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com

DESCRIPTION OF REQUEST: Mesa Unit 1 @ Anderson Hills; Preliminary Plat Extension

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts G thru I Block: Unit:

Subdiv. / Addn. Arrowood Ranch Development

Current Zoning: R-2 Proposed zoning: Same

Zone Atlas page(s): N-9; P-9 No. of **existing** lots: 3 Tracts No. of **proposed** lots: 101

Total area of site (acres): 42.1309 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 100905348036010 39; 100905348540510308; 100905349047510307 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd SW

Between: Unser Blvd SW and Grace Vigil Road SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB 1002858, SD-87-4-1, Z-99-58 / SPR-95-2-2 (03DRB-01206)

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 02/26/2003

SIGNATURE Diane Hoelzer DATE 8-17-04

(Print) Diane Hoelzer, PE ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

☑ INTERNAL ROUTING
☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☐ Case history #s are listed
☒ N/A Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
04DRB - _____ - 01272	EPP	5(3)	$ 50.00
_____ - _____ - _____	_____	_____	$ _____
_____ - _____ - _____	CONFL. MGM. FEE		$ 20.00
_____ - _____ - _____	_____	_____	$ _____
_____ - _____ - _____	_____	_____	$ _____
			Total $ 70.00

Hearing date Aug. 25th '04

B Bohannan 8/17/04
Planner signature / date

Project # 1002858

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

☑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

✓ Preliminary Plat reduced to 8.5" x 11"
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Copy of previous D.R.B. approved infrastructure list
✓ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
✓ Any original and/or related file numbers are listed on the cover application
Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

DIANE HOETZER PE
Diane Hoetzer
Applicant name (print)
8-17-04
Applicant signature / date

Form revised 3/03, 8/03 and **11/03**

☑ Checklists complete
☑ Fees collected
☐ Case #s assigned
☑ Related #s listed

Application case numbers
04DRB - ____ - 01272
____ - ____ - ____
____ - ____ - ____

Boerbert 8/17/04
Planner signature / date

Project # 1002858

R-LT

B

ARROWOOD RANCH

1001979

D

R-LT

F

R-2

BARBARA

A

R-LT

R-LT

C

E

R-LT

R-2

ARROWOOD RANCH

1001979

G

SU-1 C-1

DENNIS CHAVEZ BLVD

RIO BRAVO SECTOR DEVELOPMENT PLAN BOUNDARY

A-1

AMAFCA DRAINAGE ROW

PARKWAY BLVD

MOBILE HOME PARK

PAYO

A-1

TOWN

A-1

OF

A-1

WESTLAND TRACT RR-5

A-1

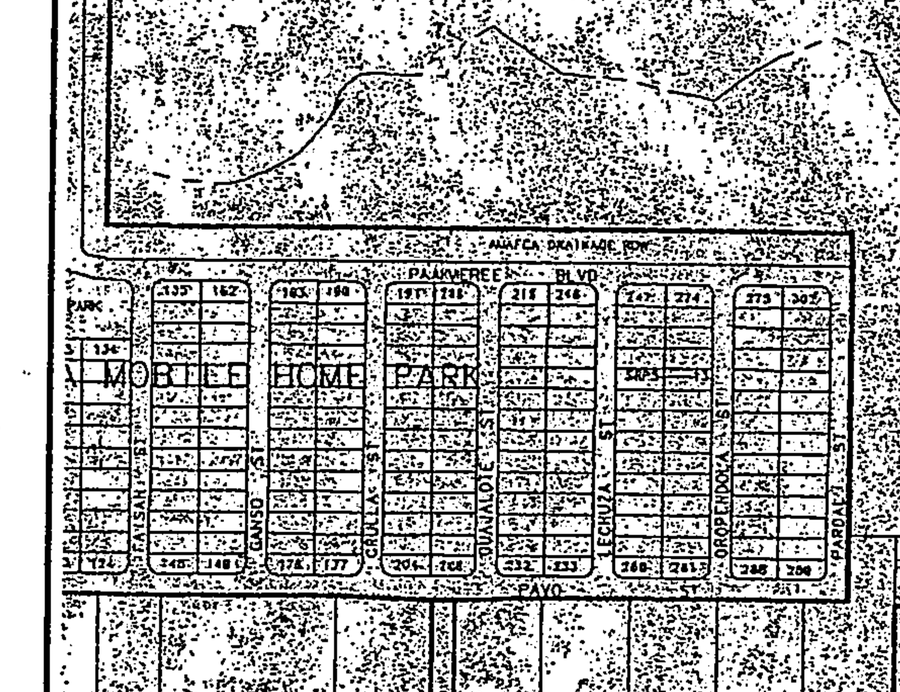
A-1

A-1

A-1

ROW ONE NORTH

TOW



CITY OF
Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

P-9-Z

Map Amended through January 22, 2003

ALBUQUERQUE SOUTH

E1

(UNIT 3)

E3

SEE RIO BRAVO SECTOR PLAN FOR ZONING

E2

1001898

E6

ARROYO

OVERLAY ZONE

VERSION CHANNEL N

EL RANCHO

SU-1 MIXED USE

GRANDE 1

AMOLE ARROYO

AMOLE ARROYO DESIGN OVERLAY ZONE

AMOLE ARROYO DRAINAGE ROW

SEE RIO BRAVO SECTOR PLAN FOR ZONING

SP-86-111

LEAVITT WELL #3

BYPASS SITE

(UNIT 5A)

(UNIT 4A)

(UNIT 5B)

(UNIT 4B)

(UNIT 9A)

BAY MARE AV

WINTER SAGE RD

MUSTANG RIDGE DR

FENCE POST RD

SPOTTED PONY AV

BLACK STALLION RD

STONY CREEK RD

SPRING SAGE RD

SILVER TAIL RD

SUMMER SAGE DR

TROTTER RD

BILLY THE KID RD

BUTCH CASSIDY DR

JESSE JAMES DR

SUNDANCE KID DR

3401

33C1

BLAKE RD

1001594

1002481

32H1

31A1

EL RANCHO

11A

9B1

9B2

12A1

12A2

29A

30A1

130

GRANDE 1

SALAZAR/QUATRO/JSJ/HANNETT

A

SEE RIO BRAVO SECTOR PLAN FOR ZONING

SP-86-144

AMOLE-HUBBELL DRAINAGE

SCA23

AMOLE-ARROYO DESIGN OVERLAY ZONE

ARROWOOD RANCH

1001979

R-LT

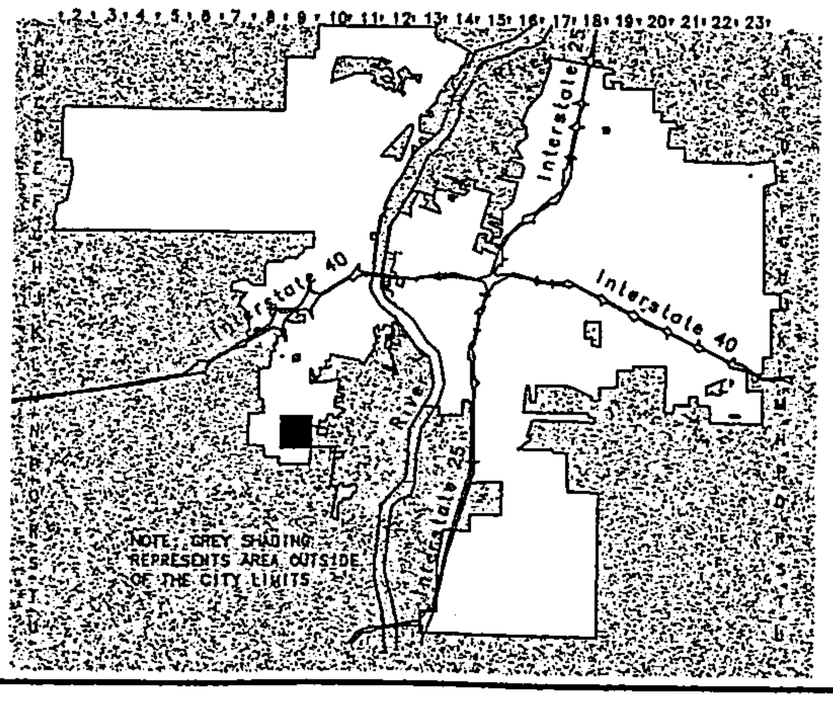
B

D

R-LT

F

R-2



CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

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Zone Atlas Page

N-9-Z

Map Amended through July 09, 2003

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

8-28-2003

6. Project # 1002858
03DRB-01206 Major-Preliminary Plat Approval
03DRB-01209 Major-Vacation of Public Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9)

At the August 27, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 8/27/03 and approval of the grading plan engineer stamp dated 8/22/03 the preliminary plat was approved with the following condition of final plat approval:

1. 56-feet of right-of-way shall be provided adjacent to the park where a 36-foot street is constructed or adequate public sidewalk easements shall be provided within Tract F.

The Vacations were approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:

2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.

3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

4. Final disposition shall be through the City Real Estate Office.

5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

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.

If you wish to appeal this decision, you must do so by September 11, 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.)

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

cc:Anderson Hills LLC, P.O. Box 12317, 87195
Mark Goodwin & Associates, P.O. Box 90606, 87199
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539
e-mail: goodwinengrs@comcast.net

August 17, 2004

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Request Approval of Extension of Preliminary Plat
Mesa Unit 1 at Anderson Hills Subdivision
DRB Project: 1002858

Dear Ms. Matson;

On behalf of my clients, Anderson Hills LLC, I am requesting an extension of the preliminary plat approval which expires August 27, 2004. The Mesa Unit 1 final plat was deferred a couple weeks ago until August 25 and it is unlikely will be filed before the expiration date.

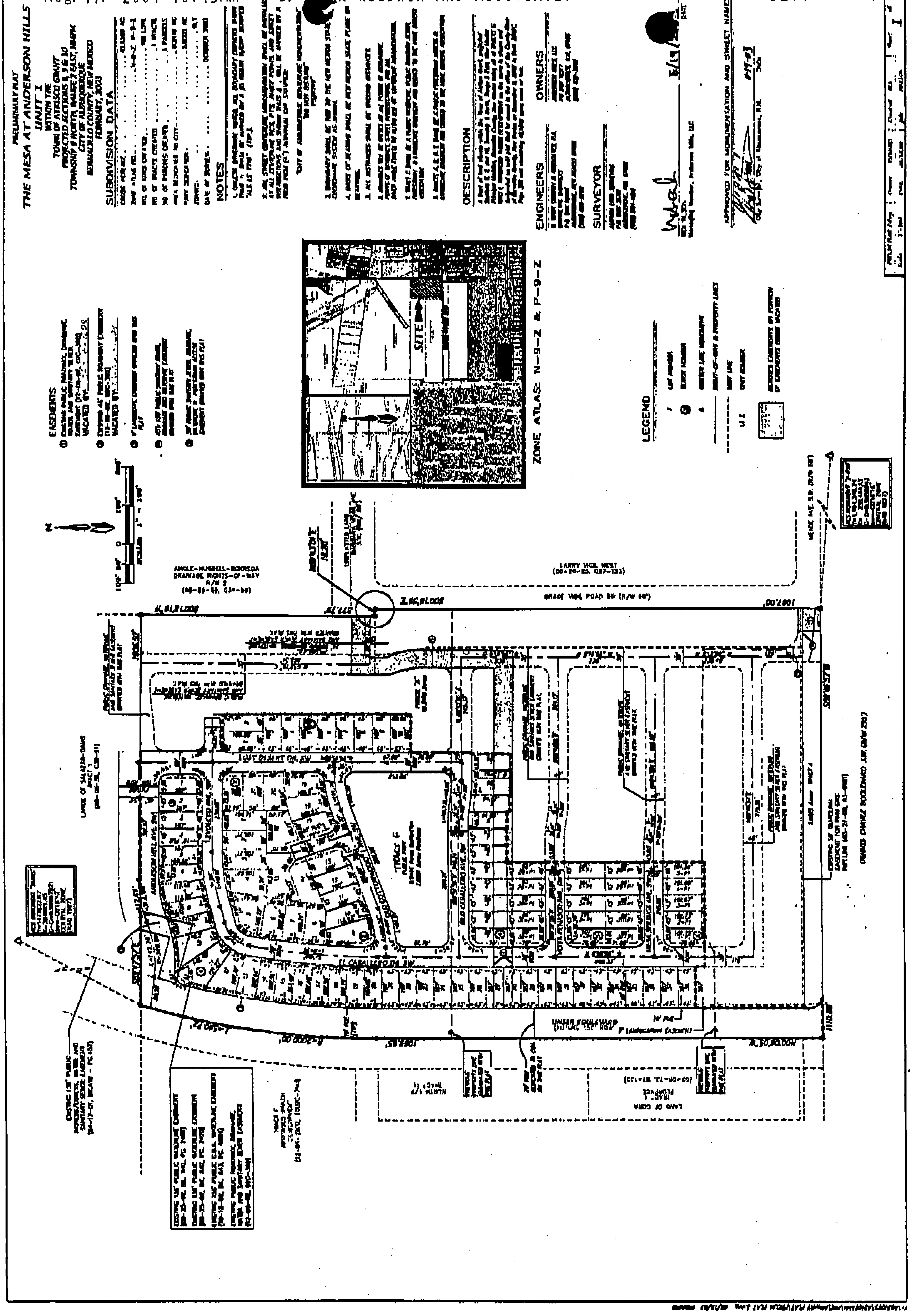
Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh
f:\\A2106 AndersonHills\mesa\drb_ltr5.wpd


PRELIMINARY PLAT
THE MESA AT ANDERSON HILLS
UNIT 1
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 9 & 10
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2003
SUBDIVISION DATA
NOTES
DESCRIPTION
ENGINEERS
OWNERS
SURVEYOR
APPROVED FOR MONUMENTATION AND STREET NAMES
EASEMENTS
SITE
ZONE ATLAS: N-9-Z & P-9-Z
LEGEND
LARRY VIGIL WEST
TRACT F
EL CABALLERO DR SW
UNSER BOULEVARD
LAND OF CORA

02/05/04 01:29pm P. 008
8226301
COUNTRYSUN DEVELOPME

Current DRC Project Number: ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 8-27-03
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 8-27-03
Date Preliminary Plat Expires: 8-27-04
DRB Project No.: 1002858
DRB Application No.: 03DRB01206
△ 2-5-04

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

THE MESA AT ANDERSON HILLS
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

ARROWOOD RANCH DEVELOPMENT, TRACTS 'G', 'H', AND 'I'
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst. Engineer
			UNIT 1						
			PAVING						
		Per Design	Art Pvmt	Dennis Chavez	Unser Blvd.		/	/	/
		30' FF	Art Pvmt, Std C&G, Median C&G, and 6' Sidewalk East Side Only	Unser Blvd.	Dennis Chavez Blvd	Anderson Hill Ave.	/	/	/
		24' FF	~~Res Pvmt, Std. C&G, and (Ua,Ua)~~ Perm. 10' TRAIL 4' Sidewalk South Side Only	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr	/	/	/
		32' FF	Res Pvmt, C&G, and 4' Sidewalk[m] Both Sides	Lost Desert Dr.	Anderson Hill Ave.	Old Caballero Ave	/	/	/
		36' FF (Adjacent to Park)							
		32' FF	Res Pvmt, C&G[m], and 4' Sidewalk[m] Both Sides	Zydecko Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		24' FF	Res Pvmt, C&G[m], and 4' Sidewalk[m] North Sides	Zydecko Ave.	Lost Desert Dr.	Lot 2, Blk 3	/	/	/
		32' FF	Res Pvmt, C&G[m], and 4' Sidewalk[m] Both Sides	El Caballero Dr.	Zydecko Ave.	lot 38, Blk 1	/	/	/
		36' FF (Adjacent to Park)							
		36' FF	Res Pvmt, C&G[m], and 4' Sidewalk[m] Both Side	Old Cottonwood Ave	Lost Desert Dr.	El Caballero Dr	/	/	/
		36' FF	Res Pvmt, C&G[m], and 4' Sidewalk[m] Both Sides	Old Caballero Ave.	El Caballero Dr.	Lot 11, Blk 4	/	/	/
		28' FF	Res Pvmt, C&G[m], and 4' Sidewalk[m] Both Sides	Vista Penasco Ave.	El Caballero Dr.	Lot 5, Blk 5	/	/	/

02/05/04 01:29pm P. 009

ORIGINAL

UNIT 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF	Res Pvmt, C&G[m], and 4' Sidewalk[m] Both Sides	Mesa Springs Ave.	El Caballero Dr.	Lot 6, Blk 6	/	/	/
		24' FF	Res Pvmt, C&G[m], and 4' Sidewalk[m] East Side Only	Old Cottonwood Stub	Old Cottonwood Ave.	End of stub st.	/	/	/
		10'	Asphalt Trail	Tract "A"	Unser Blvd	East Prop. Line	/	/	/
		Per Design	Residential Street Lights				/	/	/
			WATER						
		12"	Water line	Anderson Hill Ave.	Unser Blvd.	Lost Desert Dr.	/	/	/
		12"	Water line	Lost Desert Dr.	Exist 12"WL (1W) Anderson Hill Ave.	Zydecko Ave.	/	/	/
		6"	Water line	Lost Desert Dr.	Zydecko Ave.	Old Caballero Ave.	/	/	/
		6"	Water line	Zydecko Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		4"	Water line	Zydecko Ave. Stub	Lost Desert Dr.	End stub road	/	/	/
		6"	Water line	Old Cottonwood Ave.	Lost Desert Dr.	El Caballero Dr.	/	/	/
		6"	Water line.	El Caballero Dr.	Zydecko Ave.	Lot 38, Blk 1	/	/	/
		6"	Water line	Old Caballero Ave.	El Caballero Dr.	Lost Desert	/	/	/
		6"	Water line	Vista Penasco Ave.	El Caballero Dr.	Lot 5, Blk 5	/	/	/
		4"	Water line	Mesa Springs Ave.	El Caballero Dr.	Lot 5, Blk 6	/	/	/
			SANITARY SEWER						
		12"	Sanitary sewer	Old Cottonwood Stub.	Old Cottonwood Ave.	End of stub st.	/	/	/
		12"	Sanitary sewer	Anderson Hill Ave	Unser Blvd.	Lost Desert Dr.	/	/	/
		12"	Sanitary sewer ~~(U2)~~	Lost Desert Dr.	Anderson Hill Ave.	Old Caballero	/	/	/
		36"	Sanitary sewer ~~(U2)~~	Parcel A Public Easmt	Old Caballero	Barbara Vista	/	/	/
		12"	Sanitary sewer	Barbara Vista Ave	Parcel A 25' Public Easmt Zydecko Ave.	Exist SAS MH	/	/	/
				Lost Desert Dr.		Old Caballero Ave.	/	/	/

12" WL (By others)

Unser Blvd

Dennis Chavez

Gibson Exist W.L.

COUNTYLOUN JEWELUPITE 1062778

ORIGINAL

UNIT 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Sanitary sewer	Zydecko Ave.	El Caballero Dr	Lost Desert Dr.	/	/	/
		8"	Sanitary sewer	Old Cottonwood Ave.	El Caballero Dr	Lost Desert Dr.	/	/	/
		8"	Sanitary sewer	El Caballero Dr.	Zydecko Ave.	Lot 38, Blk 1	/	/	/
		8"	Sanitary sewer	Old Caballero Ave.	El Caballero Dr.	Parcel 'A'	/	/	/
		8"	Sanitary sewer	Vista Penasco Ave.	El Caballero Dr.	Parcel 'A'	/	/	/
		8"	Sanitary sewer	Mesa Springs Ave.	El Caballero Dr.	Parcel 'A'	/	/	/
		8"	Sanitary sewer	Old Cottonwood Ave. Stub	Old Cottonwood Ave.	End of stub sL	/	/	/
		8"	Sanitary sewer	Parcel 'A'	Mesa Springs	Tract 'A'	/	/	/
		8"	Sanitary sewer	Parcel 'A'	Vista Penasco	Tract 'A'	/	/	/
		8"	Sanitary sewer	Tract 'A'	Parcel 'A'	Dennis Chavez R/W Exist SAS MH	/	/	/
			STORM SEWER						
		12'x6'	Concrete Box Culvert	Unser Blvd.	Dennis Chavez Blvd		/	/	/
		Per Design	Conc. Stem Wall (Freeboard)	Rio Bravo Channel Dennis Chavez R/W	Mata Ortiz Dr.	east end	/	/	/
		54"	Storm Sewer (~~U2,U3~~)	Dennis Chavez Blvd. R/W	Parcel 'A' SE corner	460' east	/	/	/
		18" ~~30"~~ 60"	Storm Sewer (~~U2,U3~~)	Unser Blvd.	Dennis Chavez Blvd	Anderson Hill Ave.	/	/	/
		Per Design	Temporary pond, swale, Agreement & Covenant, Public Drainage Easement in Parcel 'A'.				/	/	/
		Per design	Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees. (to include Tract F)				/	/	/
			OFF-SITE PAVING						
		per design	Arterial Paving	Dennis Chavez	I-25 East Ramp Intersection		/	/	/

02/05/04 01:29pm P. 011

ORIGINAL

NOTES

1 Standard curb and gutter will be used instead of roll curb and gutter where required for drainage.
2 All internal sidewalks to be deferred
3 Δ Per design Parks & Recreation letter of acceptance required for the park development for release of financial guarantees.

AGENT / OWNER

Diane Hoelzer
NAME (print)

MARK GOODWIN + ASSOC.
FIRM

Diane Hoelzer 8-27-03
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sheran Watson 8/27/03
DRB CHAIR - date

[signature] 8-27-03
TRANSPORTATION DEVELOPMENT - date

Roger Green 8/27/03
UTILITY DEVELOPMENT - date

Brady J. Byhan 8/27/03
CITY ENGINEER - date

Christina Sandoval 8/27/03
PARKS & GENERAL SERVICES - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	2/5/04	[signature]	Christina Sandoval	[signature] Cochran

(County REQUIREMENTS)
off site mitigation - See Sheet 5 of 5. These improvements are to be financially guaranteed w/city, Not to be released until a letter from the County is obtained concurring w/the release of the financial guarantee(s).

COURNTESON DEVELOPME 8226301

ORIGINAL

101

GH

431

Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 - Voice
(303) 942-3600 - FAX
e-mail: tobe@swcp.com

Tuesday, August 19, 2003

Nathan Masek
Bernalillo County Public Works Dept.
2400 Broadway SE Bldg.
Albuquerque, NM 87102

Re: Anderson Hills Subdivision, Phase 1 (431 lots)

Dear Nathan:

Following is the proposed language for the transportation portion of the infrastructure list for Anderson Hills Subdivision, Phase 1:

* **Rio Bravo Blvd. / Isleta Blvd.** - Construct westbound dual left turn lanes on Rio Bravo Blvd. at Isleta Blvd. and modify southbound lanes on Isleta Blvd. south of Rio Bravo Blvd. to provide optimum length of dual southbound lanes.

* **Rio Bravo Blvd. / I-25 East Ramp** – Construct eastbound dual left turn lanes on Rio Bravo Blvd. and modify northbound I-25 on-ramp as necessary.

* **Rio Bravo Blvd. / 98th St.** – Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at 98th St.

* **Rio Bravo Blvd. / Unser Blvd.** – Construct unsignalized intersection at this time implementing a stop sign to control southbound 98th St. traffic. Consideration should be given when designing this intersection that it will ultimately be a major signalized intersection. The north leg of intersection in the interim condition can be a three-lane facility (one southbound left turn lane and one southbound right turn lane and one northbound lane). Construct a westbound right turn deceleration lane on Dennis Chavez Blvd. at Unser Blvd.

Would you please indicate your concurrence with the proposed language and requirements by signing below? Also, if you have comments regarding the language, please call me.

Please call if you have questions or need additional information.

Sincerely Yours,

Terry O. Brown

Concurrence: _____
Nathan Masek

D:\ATOBE\PROJECTS\Anderson_Hills\Masek_Infrastructure_List_Phase_1.doc

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME ANDERSON HILLS, LLC

AGENT MARK GOODWIN & ASSOC.

ADDRESS P.O. Box 90606 87199

PROJECT & APP # MEGA @ ANDERSON HILLS, Unit 1, P.P. EXT

PROJECT NAME 1002825 / 04DRB-01276

$ 20 **441032/3424000 Conflict Management Fee**

$ 50 **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ _____ **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 70.00 **TOTAL AMOUNT DUE**

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.*

ANDERSON HILLS, LLC
8910 ADAMS NE
ALBUQUERQUE, NM 87113
(505) 822-5562

FIRST STATE BANK
95-145-1070

1152

Aug 17, 2004

Memo:

AMOUNT
$ 70.00

PAY TO THE ORDER OF: City Of Albuquerque

Seventy and 00/100 Dollars

Security Features Included. Details on back.

8/17/2004 RECEIPT# 00027908 WS# 006 TRANS# 0034 LOC: ANNX
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $70.00
J24 Misc $50.00
CK $70.00
CHANGE $0.00

DUPLICATE
City Of Albuquerque
Treasury Division
8/17/2004 11:11AM

DUPLICATE
City Of Albuquerque
Treasury Division

8/17/2004 11:11AM LOC: ANNX
RECEIPT# 00027908 WS# 006 TRANS# 0034
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $70.00 MP
$20.00

Thank You

Thank You