

11-18-03  
JMM

APPLICATION NO. 03DRB - 01296	PROJECT NO. 1002859
PROJECT NAME Anderson Addn	8A
EPC APPLICATION NO.	
APPLICANT / AGENT Philip Turner	PHONE NO. 884-9087
ZONE ATLAS PAGE 514	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN) (IR) (AA)	
<b>ONE STOP COMMENT FORM LOG</b>	

<b>TRANSPORTATION DEV (505) 924-3990</b>			
PLANS DISAPPROVED	<del>NA</del>	DATE	10-14-03
PLANS APPROVED	<del>NA</del>	DATE	10-22-03
COMMENTS:			
SAME COMMENTS		- IS ALLOT PAVED?	} SHOW of 2 DEURTS
		- RADIUS DEDICATION	} 10/21/03 NA

<b>UTILITY DEV (505) 924-3989</b>			
PLANS DISAPPROVED		DATE	
PLANS APPROVED	NA	DATE	10/16/03
COMMENTS:			

<b>HYDROLOGY DEV (505) 924-3986</b>			
PLANS DISAPPROVED		DATE	
PLANS APPROVED	NA	DATE	10/20/03
COMMENTS:			

<b>PARKS AND REC (505) 768-5328</b>			
PLANS DISAPPROVED		DATE	
PLANS APPROVED	CS	DATE	10/21/03
COMMENTS:			

<b>PLANNING (505) 924-3858</b>			
PLANS DISAPPROVED		DATE	
PLANS APPROVED		DATE	
COMMENTS:			
10/23 Agent (PT) for DXF approval JMM			
JMM 11/17/03			

(Return form with plat / site plan)



# DRB CASE ACTION LOG

REVISED 3/20/2003

✓ 11-18-03  
9M

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

DRB Application No.: 03-01296  
Project Name: Pedersen Addition  
Agent: Philip Turner

Project #: 1002859  
EPC Application No.: \_\_\_\_\_  
Phone No.: 884-9087

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8-13-03 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION:
  - alley
  - curve radii
  - \_\_\_\_\_
  - \_\_\_\_\_
- UTILITIES:
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- CITY ENGINEER / AMAFCA:
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- PARKS / CIP:
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

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

Project Number 1002859

0859

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002859 Subdivision Name Anderson Addn Lot BA B1K3

Surveyor Philip W. Turner Company Terrametrics of NM

Contact person 11 Phone # \_\_\_\_\_ email surveyor@sandia.n

Colleen G. Aniver Approved \_\_\_\_\_ \*Not Approved \_\_\_\_\_ Date 11/17/03

DXF RECEIVED 11/12/03 DATE  
 HARD-COPY RECEIVED 11/12/03 DATE  
 DISCLOSURE STATEMENT

NAD 27 rotated to grid

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

File Format and naming

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

Coordinate System

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

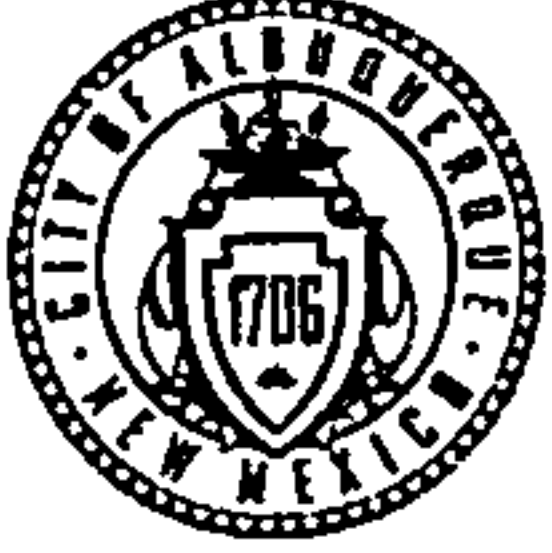
Content

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

Comments:

\_\_\_\_\_

AGIS Use Only: Copied cov 2859 to agiscov on 11/12/03 Client Notified via email  
11/12/03



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

August 13, 2003

9:00 a.m.

**MEMBERS:**

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

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:28 P.M.

B. Changes and/or Additions to the Agenda: Carmen Marrone sat in for Planning. Roger Green was Acting Chair.

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **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) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **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). [Deferred from 8/13/03] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/20/03.**

3. **Project # 1002593**  
03DRB-01186 Major-Preliminary Plat  
Approval  
03DRB-01188 Minor- 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) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/13/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/7/03 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **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) **THE ABOVE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST 8/20/03.**

5. **Project # 1002819**  
03DRB-01180 Major-Bulk Land Variance  
03DRB-01183 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 1, **SALAZAR-DAVIS TRACTS AND** Tract(s) E-5-A AND E-6-A, **ALBUQUERQUE SOUTH, UNIT 3**, zoned C-2 community commercial zone & SU-1 (R-2 & R-T), located on SNOW VISTA CHANNEL SW, between DE ANZA DR SW and BLAKE RD SW containing approximately 37 acre(s). [REF: SP-86-111, 02DRB-00608 (west of Proj. area)] (M-9/N-9) **THE BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA AND 15-DAY APPEAL PERIOD.**

6. **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) **THE BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA AND 15-DAY APPEAL PERIOD.**

7. **Project # 1002050**  
03DRB-01059 Major – Preliminary Plat  
Approval  
03DRB-01060 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for MEL FAMIE LLC, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LAS MARCADAS SUBDIVISION**, zoned R-LT, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 7 acre(s). [REF: V-89-95, 03EPC-00146, 03DRB-00573] [*Deferred from 7/30/03 & 8/13/03*] (C-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/27/03**

8. **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 SWK

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] *[Deferred from 8/13/03]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/27/03.**

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-Vac Pub R/W  
03DRB-01204 Minor-Sidewalk Waiver  
03DRB-01205 Minor-Temp Defer SWK

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] *[Deferred from 8/13/03]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/27/03.**

10. **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) **DEFERRED AT THE AGENT'S REQUEST TO 8/27/03.**

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

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

**THERE ARE NO SITE PLANS THIS WEEK**

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

11. **Project # 1002865**  
03DRB-01304 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC., agent(s) for TIBURON INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, 10-B, 15-A and 15-B, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on BARTLETT ST NE, between RUTLEDGE RD NE and MASTHEAD ST NE containing approximately 3 acre(s). [REF: DRB-95-268, 1000633, 02DRB-01598, 01440-00277] (D-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CORRECTION OF NOTE 4 AND THE AGIS DXF FILE.**



12. **Project # 1002859**  
03DRB-01296 Minor-Prelim&Final Plat  
Approval

PHILIP W. TURNER, P. S., agent(s) for JOHN & MARY BLAIR, request(s) the above action(s) for all or a portion of Lot(s) 8, 9, 10 and 11, Block(s) 3, **ANDERSON ADDITION**, zoned M-1, located on 3<sup>RD</sup> ST NW, between CONSTITUTION NW and ASPEN NW containing approximately 1 acre(s). [REF: DRB-99-278] (J-14) **INDEFINITELY DEFERRED FOR FRONT COUNTER ROUTING FOR TRANSPORTATION ISSUES.**

13. **Project # 1000658**  
03DRB-01303 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA, agent(s) for OTONO PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) F-1-A, LOOP INDUSTRIAL DISTRICT - UNIT 1, (to be known as **OTONO PLAZA**) zoned SU-1, M-1, located on ALAMEDA BLVD NE, between JEFFERSON NE and SAN MATEO NE containing approximately 5 acre(s). (C-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENT CORRECTIONS AND TO PLANNING FOR AGIS DXF FILE.**

14. **Project # 1000610**  
03DRB-00984 Minor- Final Plat Approval

CONSENSUS PLANNING, agent(s) for WEST MESA MINI STORAGE, request(s) the above action(s) for all or a portion of Tract(s) 334/SLY, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned SU-1 special use zone, OFFICE, located on the NORTHWEST CORNER OF MIAMI ST NW AND 57<sup>TH</sup> ST NW containing approximately 6 acre(s). [REF: 03EPC-00312, 03EPC-00314, 03EPC-00315] [MAKITA HILL, EPC CASE PLANNER] [*Deferred from 6/25/03, 7/9/03 & 7/16/03 & 7/23/03. The final plat was Indefinitely deferred on a no show 7/23/03 & 7/30/03*] (H-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD. A CONDITION OF FINAL PLAT APPROVAL IS THAT THE CITY WILL RECORD THIS PLAT CONCURRENTLY WITH ITEM 15, PROJECT**

15. **Project # 1002862**  
03DRB-01300 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC. agent(s) for DAPHNE L CALABAZA & CARLOS F ANGULO request(s) the above action(s) for all or a portion of Lot(s) 34-P1 and 35-P1, **CHAMISA COVE SUBDIVISION**, zoned RD, 10DU/Ac, located on FORESTAL CT NW, between MAIDENGRASS RD NW and POTENTILLA CT NW containing approximately 1 acre(s). [REF: DRB 1000610] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING TO RECORD. A CONDITION OF FINAL PLAT APPROVAL IS THAT THE CITY WILL RECORD THIS PLAT CONCURRENTLY WITH ITEM #14 PROJECT #1000610.**

16. **Project # 1002849**  
03DRB-01272 Minor-Prelim&Final Plat  
Approval

JASON BUCKNER request(s) the above action(s) for all or a portion of Tract(s) A & B, **VAN CLEAVE ACRES**, zoned RA-2 residential and agricultural zone, located on VAN CLEAVE RD NW, between SAN YSIDRO RD NW and GRANDE RD NW containing approximately 2 acre(s). [*Deferred from 8/6/03*] (G-13) **THIS REQUEST TO BE ROUTED THROUGH THE FRONT COUNTER AT THE BOARD'S REQUEST.**

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

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

18. **Project # 1000501**  
03DRB-00546 Minor-Prelim&Final Plat  
Approval

BRASHER & LORENZ INC agent(s) for NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 17 and 18, Tract(s) A, Block(s) 8, **CASAS SERENAS SUBDIVISION**, zoned SU-1 for Church, located on PENNSYLVANIA SE, between BELL AVE SE and TRUMBELL AVE SE containing approximately 1 acre(s). [Deferred from 4/16/03].*[Was Indefinitely Deferred on 4/30/03 & 8/13/03.]* (L-19) **INDEFINITELY DEFERRED ON A NO SHOW.**

19. **Project # 1001374**  
03DRB-00740 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for RIDGEFIELD WEST LLC request(s) the above action(s) for all or a portion of Block(s) 31, Tract(s) 21A1, NORTH ALBUQUERQUE ACRES, (to be known as **HERITAGE HILLS NORTH, UNIT 3**) zoned R-LT residential zone, located on PALOMAR AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: DRB-98-130, 03DRB-00667 (VPE) 03DRB-00666 (VRW)] *[The Final Plat was Indefinitely Deferred on 5/21/03]* (D-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

20. **Project # 1002861**  
03DRB-01299 Minor-Sketch Plat or Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15 and 16, Block(s) 46 and Lot 16 / Blk 14 wn company's Original Townsite), NM TOWN COMPANY'S ORIGINAL TOWNSITE, (to be known as **SILVER AVENUE LIVE-WORK LOFTS**) zoned SU-3, located on SILVER AVE SW, between 8<sup>TH</sup> ST SW and 9<sup>TH</sup> ST SW containing approximately 1 acre(s). (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS**

21. **Project # 1002864**  
03DRB-01302 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, **LANDS OF MASSACHUSETTS GENERAL HOSPITAL**, zoned R-LT residential zone, located on NO. OF IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:AX-99-9, Z-99-98](A-9/A-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002632**  
03DRB-01306 Minor-Sketch Plat or Plan

TIERRA WEST LLC, agent(s) for BUILDERS INVESTMENT CO. OF NM, request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **PARAGON RESOURCES INC.**, zoned SU-1 special use zone, IP USES, located on the south side of PARADISE BLVD NW, between UNIVERSE BLVD NW and LYON BLVD NW containing approximately 103 acre(s). [REF:DRB-93-401, Z-94-58, AX-85-20, Z-85-84, Z-85-144, 03EPC-00690 (B-11)] **THE ABOVE REQUEST WAS REVIEWED AND**

23. Approval of the Development Review Board Minutes for July 30, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:28 P.M.

12



# DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01296  
Project Name: Redesign Addition  
Agent: Philip Sumner

Project # 1002859  
EPC Application No.: \_\_\_\_\_  
Phone No.: 884-9087

Project Number 1002859

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8-13-03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION:

- 
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- 
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*alley  
curve radii*

UTILITIES:

- 
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- 
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CITY ENGINEER / AMAFCA:

- 
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- 
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PARKS / CIP:

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- 
- 

PLANNING (Last to sign):

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

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

**Include 3 copies of the approved site plan along with the originals.**

**County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**

**Property Management's signature must be obtained prior to Planning Department's signature.**

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

**Copy of recorded plat for Planning.**



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002859

Item No. 12

Zone Atlas J-14

DATE ON AGENDA 8-13-03

INFRASTRUCTURE REQUIRED (?)YES ( )NO

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

**TYPE OF APPROVAL REQUESTED:**

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

No.	Comment
<input type="checkbox"/>	A 15ft radius is needs to be dedicated at the intersection.
<input type="checkbox"/>	Is the alley paved?

- A 15ft radius is needs to be dedicated at the intersection.
- Is the alley paved?

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

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



**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: 1002859

AGENDA ITEM NO: 12

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

*Indef for counter routing*

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: August 13, 2003

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
August 13, 2003 Comments**

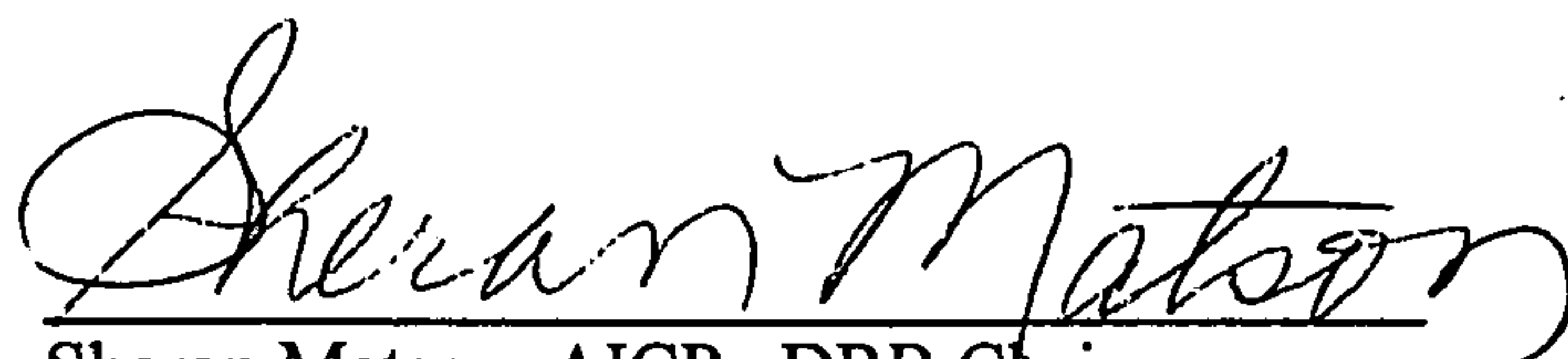
**Item # 12**

**Project # 1002859**

**Application # 03DRB-01296**

**RE: Anderson Addition, Lots 8-11, Block 3**

No objection to the requested replat. AGIS dxf file approval is required before Planning can sign the plat. Be sure Planning gets a recorded copy of the plat to close the file.



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



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: JOHN H. & MARY M. BLAIR PHONE: 259-7381  
 ADDRESS: 1605 SAN PATRICIO S.W. FAX: 764-2729  
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS  
 AGENT (if any): PHILIP W. TURNER, P.S. PHONE: 884-9087  
 ADDRESS: 2927 ARIZONA PLACE NE FAX: 884-2192  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: Surveyor@sandia.net

DESCRIPTION OF REQUEST: CONSOLIDATE LOTS 8-11, BLOCK 3 OF ANDERSON ADDITION INTO LOT 8-A P/F Plat to

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

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

Lot or Tract No. LOTS 8,9,10 & 11 Block: 3 Unit: \_\_\_\_\_  
 Subdiv. / Addn. ANDERSON ADDITION  
 Current Zoning: M-1 Proposed zoning: M-1  
 Zone Atlas page(s): J-14 No. of existing lots: 4 No. of proposed lots: 1  
 Total area of site (acres): 0.3235 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101405829942611901 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: AT INTERSECTION 3<sup>rd</sup> & CONSTITUTION, NW  
 Between: Constitution NW and ASPEN NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): DRB-99-278

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_  
 SIGNATURE Philip W. Turner DATE 8-4-03  
 (Print) PHILIP W. TURNER Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>035RB</u>	<u>P/F</u>		\$ <u>215.</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>Aug 13 2003</u>			Total \$ <u>215.</u>

Jan 8/4/03  
 Planner signature / date

Project # 1002859

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

**SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. ~~Otherwise, bring Mylar to meeting.~~
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule) *145 + 70 = 215.-*
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**

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

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

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

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

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

Philip W. Turner  
 Applicant name (print)  
Philip W. Turner 8-4-03  
 Applicant signature / date



Form revised MARCH 2003

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

Application case numbers  
03DRB - 01296  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

JAM 8/4/03  
 Planner signature / date  
**Project #** 1002859



Philip W. Turner, PS  
*Professional Land Surveyor*  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
505 884-9087; FAX 505 884-2192; Mobile 505 379-4301

8/4/03

City of Albuquerque Planning Department  
600 2nd St. NW  
Albuquerque, NM 87103

Re: Replat of Lots 8 through 11, Block 3 of Anderson Addition.

City of Albuquerque Planning Department:

The owners of the referenced property desire a replat to consolidate the said lots into a single parcel. The property is zoned M-1 and lies in a mixed use area north of downtown Albuquerque and south of Interstate 40. Existing lots, as platted are 25' x 140' and front on N. Third Street. Improvements under construction, a shop and warehouse facility, straddle existing lot lines which this replat seeks to vacate. This use conforms with the M-1 zoning of the property. The original approval of the project is conditioned upon completion of the platting action now being brought. Thank you for your consideration of this matter.

Sincerely,



Philip W. Turner, PS

ONE STOP SHOP ••• FRONT COUNTER  
City of Albuquerque • Planning Department

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

PAID RECEIPT

APPLICANT NAME

John + Mary Blair

AGENT

Philip Turner

ADDRESS

PROJECT NO.

100 2859


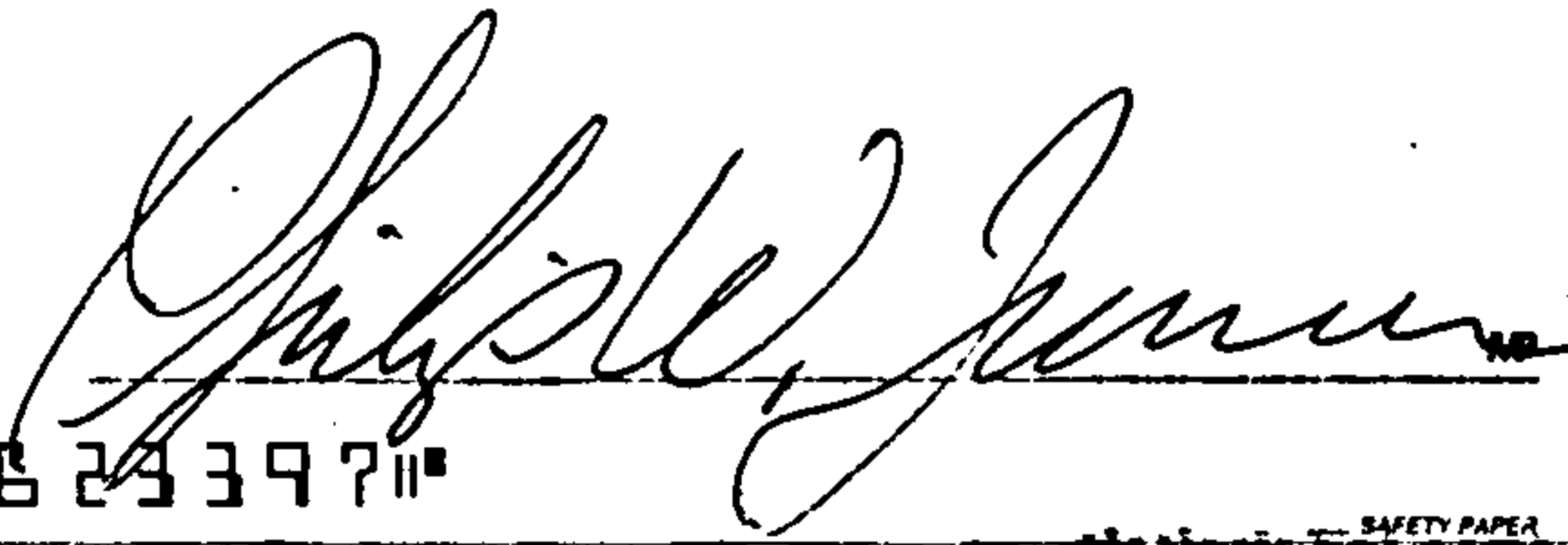
APPLICATION NO.

\$ 215. 441006 / 4983000 (DRB Cases)

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

\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

\$ 215. Total amount due

PHILIP W. TURNER 07-00 P.O. BOX 30192 ALBUQUERQUE, NM 87190-0192	95-145/1070 001623397	1119
DATE <u>8/4/2003</u>		
PAY TO THE ORDER OF <u>City of Albuquerque</u>	\$ <u>215.00</u>	
<u>Two hundred fifteen and 00/100</u>		DOLLARS
 Taos, Santa Fe, Albuquerque and Surrounding Communities Ph. 505-241-7500		
MEMO _____		
⑆ 10700 14521 ⑆ 1119 001623397 ⑆		

City Of Albuquerque  
Treasury Division

08/04/2003 11:14AM LOC: ANN  
X  
RECEIPT# 00010019 WSH 007 TRANS# 0023  
Account 441006 Fund 0110  
Activity 4983000 TRSLJS  
Trans Amt \$215.00  
J24 Misc 10/28/02 215.00  
CK \$215.00  
CHANGE \$0.00