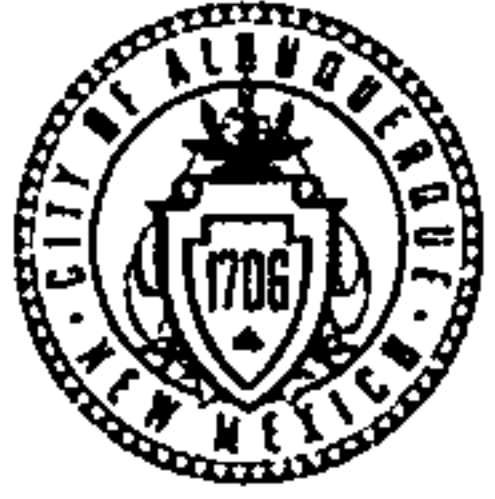


15



Completed 8/14/03  
Brd

### 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.: 03-01300 (P&F)  
Project Name: Chamisa Cove Subdivision  
Agent: Precision Surveys Inc.

Project # 1002862  
EPC Application No.: 856-5700  
Phone No.: \_\_\_\_\_

Project Number

1002862

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

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

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

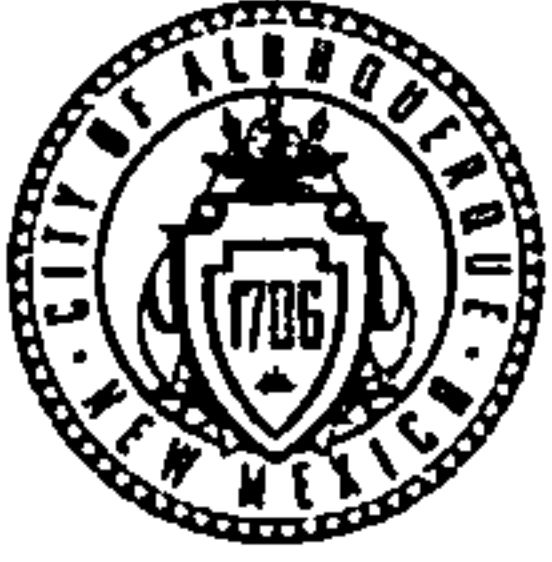
CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*Completed 8/14  
Agent called by Elaine for PM.*

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.**

*OK*



**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 RW  
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.

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002862 Subdivision Name Chamisa Cove 34API+35API

Surveyor Larry Medrano Company Precision

Contact person Larry Phone # \_\_\_\_\_ email \_\_\_\_\_

Neal Weinberg \_\_\_\_\_ 8/13/03  
Approved \*Not Approved Date

DXF RECEIVED 8/12 DATE  
 HARD-COPY RECEIVED 8/12 DATE  
 DISCLOSURE STATEMENT

NAD27 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 \_\_\_\_\_ to agiscov on \_\_\_\_\_ Client Notified \_\_\_\_\_

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

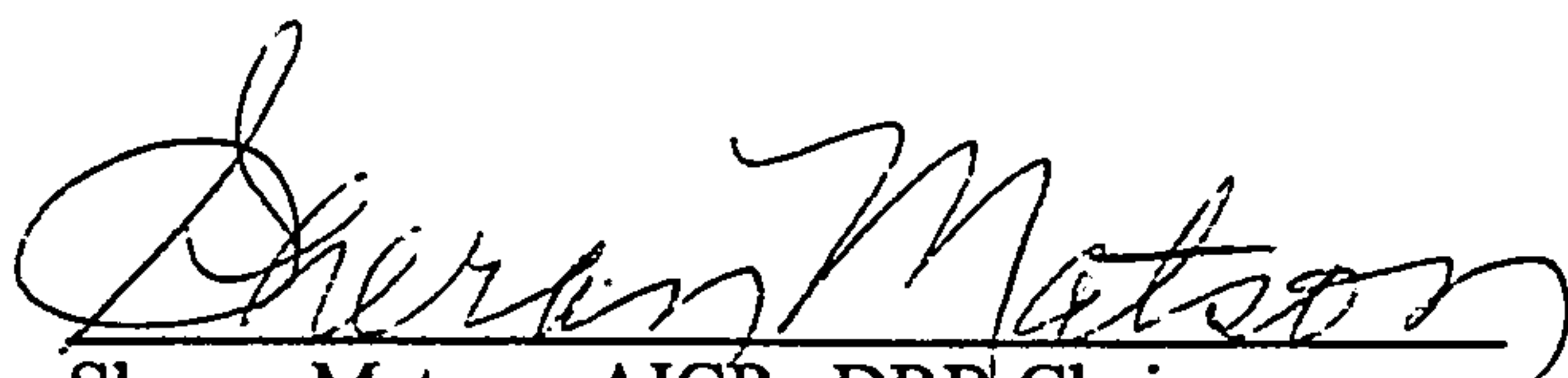
**Item # 15**

**Project # 1002862**

**Application # 03DRB-01300**

**RE: Chamisa Cove Subdivision, Lots 34-P1 & 35-P1**

No objection to this platting action.



Sheran Matson, AICP DRB Chair

924-3880 Fax 924-3864



**City of Albuquerque**  
CITY OF ALBUQUERQUE  
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002862**

**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 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:**

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

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

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

FOR:

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

**DATE:** August 13, 2003

15



# 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.: <u>03-01300 (P&amp;F)</u>	Project # <u>1002862</u>
Project Name: <u>Chamisa Cove Subdivision</u>	EPC Application No.: <u>856-5700</u>
Agent: <u>Precision Surveys Inc.</u>	Phone No.:

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: \_\_\_\_\_  
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 \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_
- 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.~~

AK

Project Number 1002862



F

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

Development Review Board Comments

**Project Number:** 1002862  
**Application Number:** 03DRB-01300

**DRB Date:** 8/13/03  
**Item Number:** 15

**Subdivision:** Chamisa Cove  
Lots 34-P1 and 35-P1, Chamisa Cove Subdivision

**Zoning:** RD

**Zone Page:** H-11

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

**Request for:**

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

**Parks and Recreation Comments:**

Plat incorporates vacation request, no new lots are created therefore no park dedication fee is required.

**Signed:** 

Christina Sandoval, (PRD)

Phone: 768-5328



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

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

**APPLICANT INFORMATION:**

NAME: <u>DAPHNE L. CALABAZA &amp; CARLOS F. ANGULO</u>	PHONE: <u>836-1955 &amp; 450-1244</u>
ADDRESS: <u>5701 FORESTAL CT &amp; 5700 FORESTAL CT NW</u>	FAX: <u>NONE</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87120</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNERS</u>	
AGENT (if any): <u>PRECISION SURVEYS, INC.</u>	PHONE: <u>856-5700</u>
ADDRESS: <u>8414-D JEFFERSON ST NE</u>	FAX: <u>856-7900</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87113</u>	E-MAIL: <u>presurv@presurv.com</u>

**DESCRIPTION OF REQUEST:** ~~TO VACATE RIGHT OF WAY~~ REPLAT THE VACATED RIGHT OF WAY AND THE EXISTING 2 LOTS INTO 2 NEW LOTS

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. 34-P1 AND 35-P1 Block: N/A Unit: N/A

Subdiv. / Addn. CHAMISA COVE SUBIVISION

Current Zoning: R-D 10 DU/AZ Proposed zoning: SAME

Zone Atlas page(s): H-11 No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres): 0.3770 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? N/A

UPC No. 101105918231522124 & 101105918232222123 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: ON 5700 & 5701 FORESTAL COURT NW NEAR 57<sup>th</sup> STREET NW  
Between: MAIDENGRASS RD NW and POTENTILLA CT 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 1000610

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

SIGNATURE Deborah Serna DATE 7/30/2003

(Print) DEBORAH SERNA 8/4/03  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB</u>	<u>P/F</u>	<u>23</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 <u>N/A</u>	-	-	-	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date	<u>Aug 13 2003</u>		\$ <u>215.-</u>
	Planner signature / date	<u>JAN 8/4/03</u>	Project #	<u>1002862</u>



**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 \* *on Mylar*
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
  - infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
  - DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

DEBORAH SERVA  
Deborah Serva  
 Applicant name (print) 8/4/03  
 Applicant signature / date



Form revised February 2003

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 03 DRB - \_\_\_\_\_ - 01300

JM 8/4/03  
 Planner signature / date

**Project #** 1002862



# PRECISION SURVEYS, INC.

August 4, 2003

Ms. Sheran Matson, AICP  
Chair, Development Review Board  
Planning/Development Services Division  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

**RE: REQUEST FOR PRELIMINARY/FINAL PLAT APPROVAL LOTS 34-P1 AND 35-P1, CHAMISA COVE SUBDIVISION, ZONE ATLAS H-11-Z**

Dear Ms. Matson,

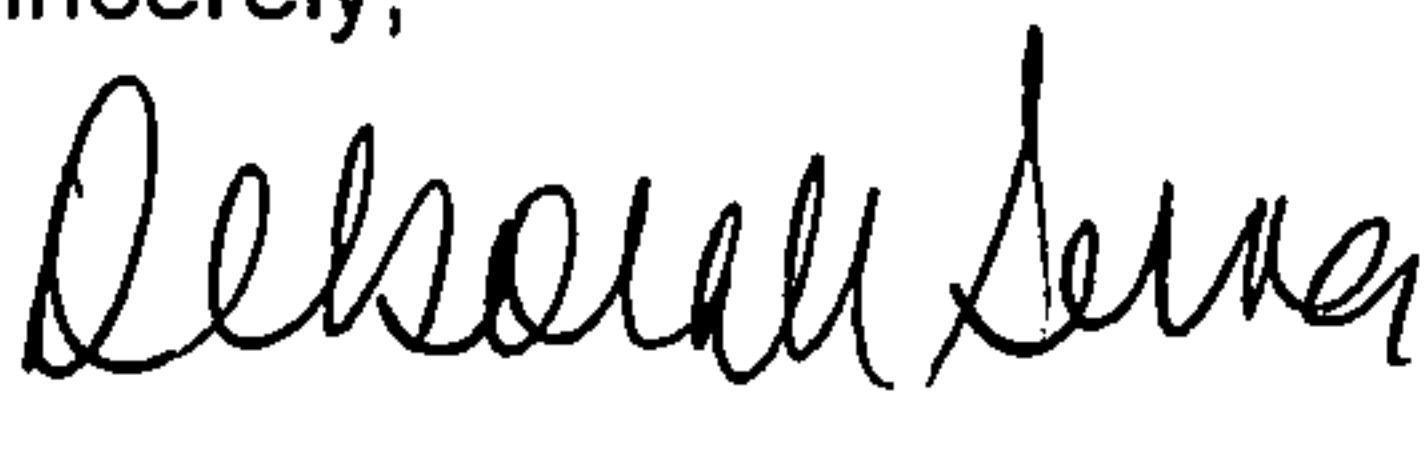

On behalf of our client, Randy Stone, we are submitting an application for minor subdivision preliminary/final plat approval. The purpose is to replat the vacated right of way and the existing lots into two lots.

Please see attached documentation, which approved the vacation of the right of way.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.



Sincerely,

Deborah Serna

8414 - D JEFFERSON ST NE  
ALBUQUERQUE, NEW MEXICO 87113  
email [presurv@presurv.com](mailto:presurv@presurv.com)

PHONE 505 856 5700  
FAX 505 856 7900  
[www.presurv.com](http://www.presurv.com)

**OFFICIAL NOTICE**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION**

8-15-02

1. **Project # 1000610**  
02DRB-01101 Major-Two Year SIA  
02DRB-01104 Major-Vacation of Pub Right-of-Way

**MARK GOODWIN & ASSOCIATES PA, agent(s) for DOS PIEDRAS LLC, request(s) the above action(s) for all or a portion of Tract(s) 333-a-1-C-1, TOWN OF ATRISCO GRANT, UNIT 8, WEST MESA MINI STORAGE, zoned SU-2 for C-2, and located on the east side of 57<sup>th</sup> St NW between Ouray Rd NW and Miami Rd NW, containing approximately 3 acre(s). [REF: DRB-94-87, DRB-94-185, DRB-98-3, Z-94-53] (H-11)**

**At the August 14, 2002, Development Review Board meeting, a One-year Extension of the Subdivision Improvements Agreement was approved to the construction completion deadline date of 8/14/03 subject to the following findings and conditions:**

**FINDINGS:**

1. **The street pattern and development are such that a minimal need exists for immediate construction of improvements.**
2. **The extension would not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.**
3. **The extension will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, the applicable zoning ordinance, or any other City code or ordinance.**
4. **The extension will not hinder future planning, public right-of-way acquisition, or the financing of construction of public infrastructure improvements.**

**CONDITIONS:**

1. **Engineering estimates be revised to reflect the current unit costs for the financial guarantee amount.**
2. **This Extension is contingent on the subdivider submitting an acceptable extension agreement and financial guarantees to the City Engineer.**



## OFFICIAL NOTICE PAGE TWO

The Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

### FINDINGS:

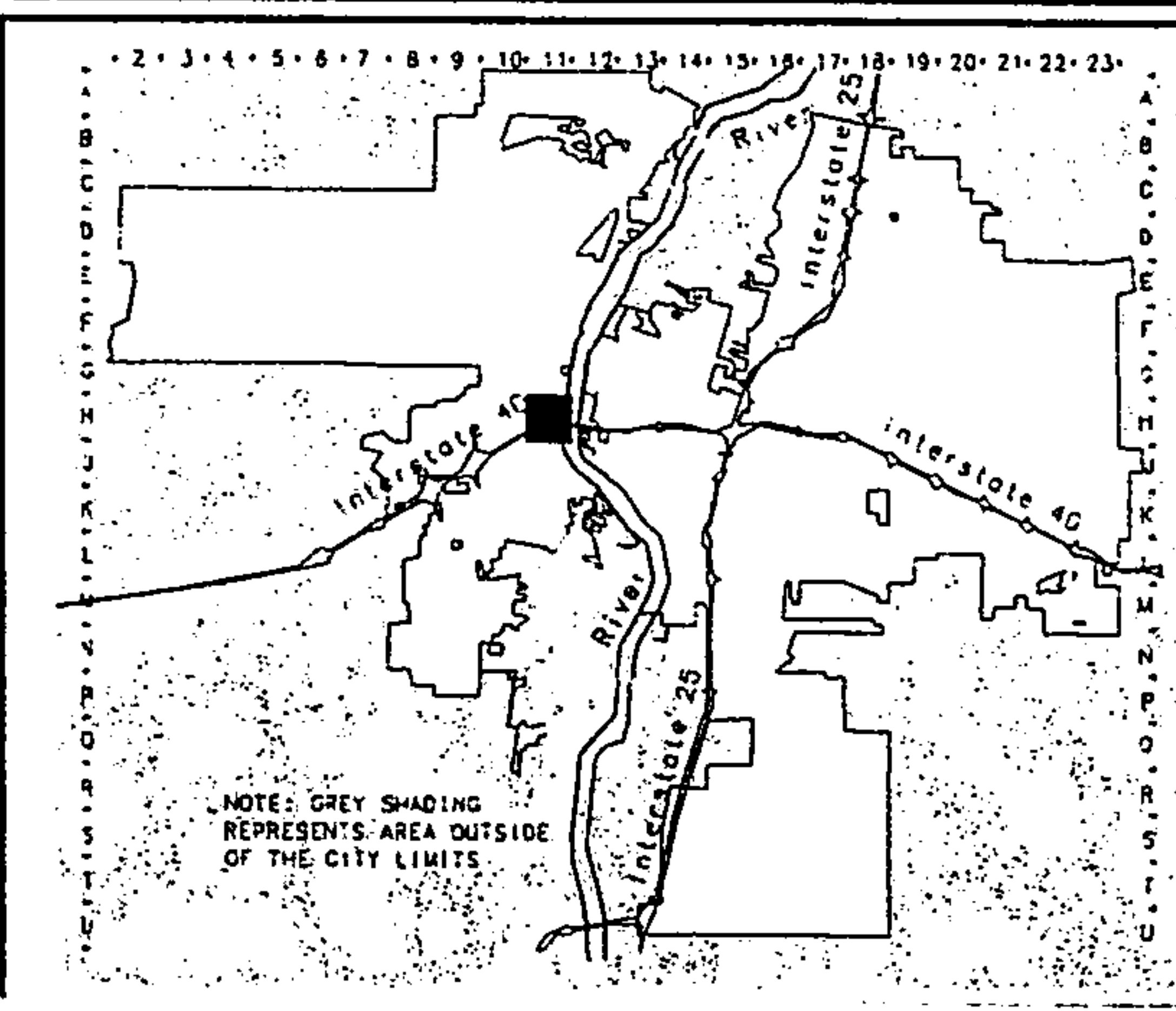
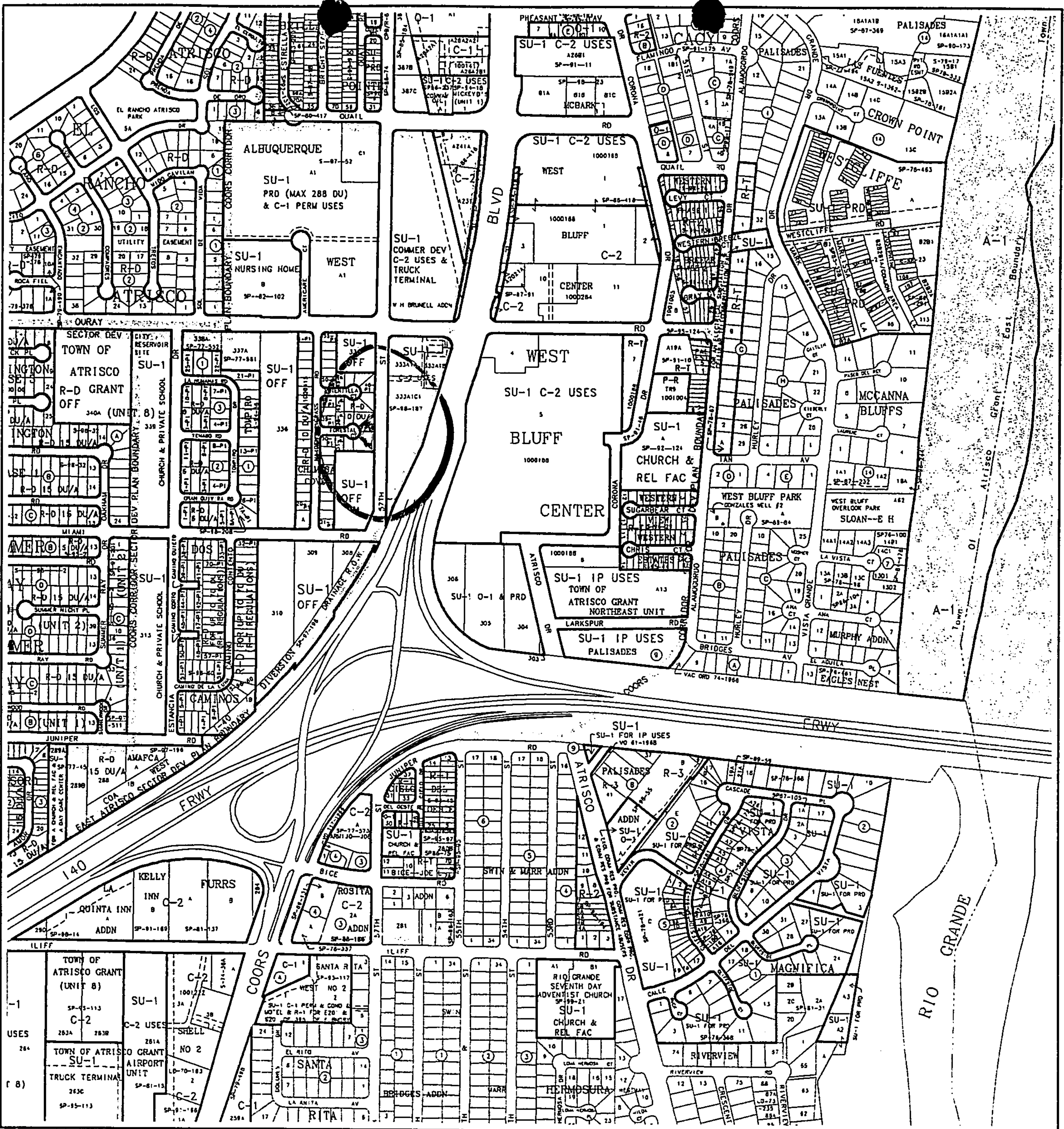
1. The Chamisa Cove Subdivision has a financial guarantee or equivalent for the half street section of 57<sup>th</sup> Street adjacent to their subdivision. This financial guarantee will need to be released when the final plat is filed completing this vacation.
2. The public welfare is in no way served by retaining the rights-of-way and/or easements.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

### CONDITIONS:

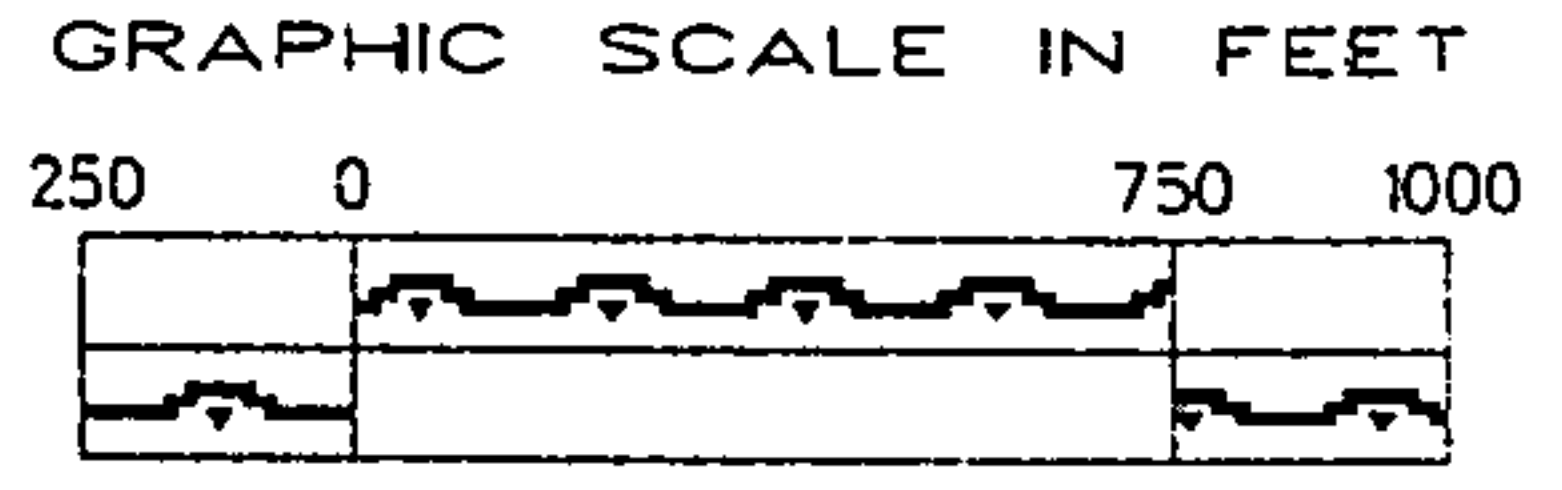
1. In order for the final plat to be approved an executed purchase of Tract 334 must occur.
2. Final disposition shall be through the City Real Estate Office.
3. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
4. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

If you wish to appeal this decision, you must do so by August 29, 2002 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.



CITY OF  
Albuquerque  
**AGIS**  
Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



**Zone Atlas Page**  
**H-11-Z**  
Map Amended through July 10, 2003

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 DAPHNE Calabaza & CARLOS Angulo  
AGENT Precision Survey  
ADDRESS \_\_\_\_\_  
PROJECT NO. 1002862  
APPLICATION NO. 03DRB - 01300

\$ 215.- 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ \_\_\_\_\_ 441018 / 4971000 (Notification)  
\$ 215 Total amount due

006366

 **PRECISION SURVEYS, INC.**  
PHONE 505-856-5700 FAX 505-856-7900  
8414-D JEFFERSON ST. N.E.  
ALBUQUERQUE, N.M. 87113

**FIRST STATE BANK**  
Taos, Santa Fe, Albuquerque  
and Surrounding Communities  
Ph. 505-241-7500  
95-145/1070

7/30/09

PAY TO THE ORDER OF CITY OF ALBUQUERQUE \$ 215.00  
Two Hundred Fifteen and 00/100 DOLLARS

MEMO APP. FEE

  
TREASURER AUTHORIZED SIGNATURE

08/01/2007 2:44PM LOC: AMB  
RECEIPT# 00010949 WS# 006 TRANS# 0010  
Account 441006 Fund 0310  
Activity 4983000  
Trans Act  
10/28/02