



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 15, 2014

**Project# 1002885**

13DRB-70813 EXT OF SIA FOR TEMP DEFR SDWK CONST

GARCIA/KRAEMER & ASSOCIATES agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of OCTILLO SUBDIVISION zoned R-D 4 DU/ACRE, located on HOLBROOK ST NE BETWEEN ANAHEIM AVE NE AND PASEO DEL NORTE NE containing approximately 24.15 acres. (C-21) ) [Deferred from 1/8/14

At the January 15, 2014 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by January 30, 2014, 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.

- 1) 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, DRB Chair

Cc: GARCIA/KRAEMER & ASSOCIATES  
FILE

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

7. **Project# 1009840** |  
14DRB-70002 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
14DRB-70004 SUBDN DESIGN  
VARIANCE FROM MIN DPM STDS 
- THE GROUP agent(s) for NAVISH LLC request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 3, **NORTH ALBUQUERQUE ACRES** zoned RD, located on CARMEL AVE BETWEEN VENTURA BLVD AND VILLAGE AVE containing approximately .88 acre(s). (C-20) **DEFERRED TO 1/22/14.**
8. **Project# 1007140**  
14DRB-70006 MAJOR - FINAL PLAT  
APPROVAL
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract 2-A [**TBKA JUAN TABO HILLS Unit 3B**], zoned RD, located on JUAN TABO HILLS BETWEEN MANACHOS AND TIJERAS ARROYO containing approximately 9.54 acre(s). (M-22)**THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR RECORDING INFORMATION AND TO RECORD.**
9. **Project# 1004073**  
14DRB-70007 MAJOR - FINAL PLAT  
APPROVAL 
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 4-A, **JUAN TABO HILLS [TBKA VOLTERRA VILLAGE]** zoned SU-1, located on JUAN TABO HILLS BETWEEN TIJERAS ARROYO GALLANT ROX containing approximately 25.84 acre(s). (M-21 AND 22) **DEFERRED TO 1/22/14.**
10. **Project# 1002739**  
14DRB-70005 EXT OF SIA FOR TEMP  
DEFR SDWK CONST 
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 2**, zoned RD, located on 118TH ST SW BETWEEN DENNIS CHAVEZ SW AND GIBSON BLVD SW containing approximately 24.07 acres. (N-8)
- A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
11. **Project# 1002885**  
13DRB-70813 EXT OF SIA FOR TEMP  
DEFR SDWK CONST 
- GARCIA/KRAEMER & ASSOCIATES agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of **OCTILLO SUBDIVISION** zoned R-D 4 DU/ACRE, located on HOLBROOK ST NE BETWEEN ANAHEIM AVE NE AND PASEO DEL NORTE NE containing approximately 24.15 acres. (C-21) ) [*Deferred from 1/8/14*]**A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 22, 2012

**Project# 1002885**

12DRB-70054 EXT OF SIA FOR TEMP DEFR SDWK CONST

PETE DASKALOS & PEGGY DASKALOS request(s) the above action(s) for all or a portion of **OCTILLO**, zoned R-D 4 DU/ACRE, located on HOLBROOK ST NE BETWEEN ANAHEIM AVE NE AND PASEO DEL NORTE NE containing approximately 24.15 acre(s). (C-21)

At the February 22, 2012 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by March 8, 2012, 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).

A handwritten signature in black ink, appearing to read "Jack Cloud".

Jack Cloud, DRB Chair

Cc: Pete Daskalos  
Marilyn Maldonado  
file



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 24, 2010

**Project# 1002885**

10DRB-70066 EXT OF SIA FOR TEMP DEFR SDWK CONST

PETE DASKALOS & PEGGY DASKALOS request(s) the above action(s) for all or a portion of **OCTILLO**, zoned R-D 4 DU/ACRE, located on HOLBROOK ST NE BETWEEN ANAHEIM AVE NE AND PASEO DEL NORTE NE containing approximately 24.15 acre(s). (C-21) [*Deferred from 3/10/10, 3/17/10*]

At the March 24, 2010 Development Review Board meeting, a two year extension for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by April 8, 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.

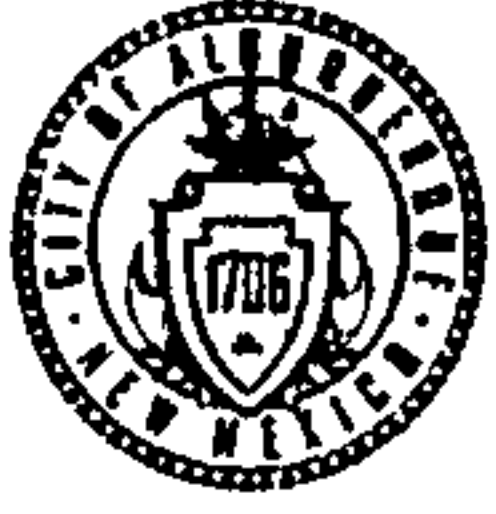
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

  
Jack Cloud, AICP, DRB Chair

Cc: Pete Daskalos/Peggy Daskalos – 5319 Menaul Blvd., NE – Albuquerque, NM 87110  
Marilyn Maldonado  
File

HEARING DATE 3-10-10 (ESA)

#10



# DRB CASE ACTION LOG (EPC SDP - BP)

REVISED 10/08/07

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.: 08DRB-70036

Project # 1006602

Project Name: NORTH ALBUQUERQUE ACRES UNIT A

Agent: GEORGE RAINHART ARCHITECTS

Phone No.:

Your request was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: address comments

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

CITY ENGINEER / AMAFCA: - case planner sign-off  
- P/D

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

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

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

Created For: 1/30/08



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 27, 2008

**Project # 1002885**  
08DRB-70080 EXT OF SIA FOR TEMP DEFR SDWK CONST

HIGH MESA CONSULTING GROUP agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 1-78, **OCOTILLO SUBDIVISION**, zoned R-D 4DU/A, located on HOLBROOK ST NE BETWEEN ANEHEIM AVE NE AND PASEO DEL NORTE NE containing approximately 24.15 acre(s). (C-21)

At the February 27, 2008 Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit C in the planning file.



Jack Cloud, AICP, DRB Chair

Cc: Hoech Real Estate Corp. – 8300 Carmel Ave NE. Ste 60 – Albuquerque, NM  
87122

Cc: High Mesa Consulting Group – 6010-B Midway Park Blvd NE – Albuquerque, NM  
87109



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

February 27, 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# 1000788**  
08DRB-70056 2 YR YEAR EXTENSION  
OF SUBDIVISION IMPROVEMENTS

BOHANNAN HUSTON INC agent(s) for LONGFORD AT PARADISE SKIES, LP request(s) the above/ referenced action(s) for all or a portion of **Unit(s) 8 & 9, PARADISE SKIES**, zoned SU-1/ RT, located on the south side of MCGRAHON BLVD NW BETWEEN ROCKCLIFF DR NW AND MILKY WAY ST NW containing approximately 29.8 acre(s). (A-11) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED WHICH WAS GRANTED THROUGH FEBRUARY 13, 2009.**
- 2. Project# 1006200**  
08DRB-70060 VACATION OF PUBLIC  
EASEMENTS  
08DRB-70061 VACATION OF PUBLIC  
RIGHT-OF-WAY  
08DRB-70070 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above/ referenced action(s) for CANYON MESA AVENUE SE, plus adjacent Public Utility Easements and Existing Public Drainage and Public Access Easements on Tract(s) 1 & 2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on the north side of CRICK AVE SE BETWEEN UNIVERSITY BLVD SE AND WATSON DR SE containing approximately 39.4 acre(s). (Q-16) **THE VACATIONS WERE 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. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/27/08, THE PRELIMINARY WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SIA.**



3. **Project# 1006602**  
08DRB-70053 VACATION OF PUBLIC EASEMENTS  
08DRB-70054 VACATION OF PUBLIC RIGHTS-OF-WAY  
08DRB-70028 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ALM, LLC request(s) the above/ referenced action(s) for a portion of PALOMAS AVENUE NE, plus the DRAINAGE RIGHT-OF-WAY known as Tract B and a Temporary Ponding Easement on Tract B and Lot 20A, plus a Public Waterline Easement on Lot 20A, **HERITAGE HILLS NORTH UNIT 1** (to be known as **VENTURA PLAZA**) zoned SU-2/C-1, located on the southwest corner of PASEO DEL NORTE NE AND VENTURA ST NE containing approximately 5.5 acre(s). (D-20) **THE VACATIONS WERE 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. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR THE CONDITION THAT THE EXISTING WATERLINE BE ABANDONED, AND TO PLANNING TO RECORD.**

- 8DRB-70036 EPC APPROVED SDP FOR BUILD PERMIT  
08DRB-70037 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECTS agent(s) for ALM LLC request(s) the above action(s) for all or a portion of Lot(s) 13-17, 18A-20A, Block(s) 31, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit A**, zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN BARSTOW NW AND VENTURA NE containing approximately 5.44 acre(s). (D-20) *(Deferred from 1/30/08)*. **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/27/08, THE SITE PLANS FOR SUBDIVISION AND BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS, AND TO CITY ENGINEER FOR THE SIA.**

4. **Project# 1006833**  
07DRB-70254 MAJOR - SDP FOR SUBDIVISION  
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)**, zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *(Deferred from 10/10/07, 11/14/08, 12/12/0 & 12/30/07)* **DEFERRED TO 3/26/08 AT THE AGENT'S REQUEST.**

5. **Project# 1006973**  
08DRB-70057 VACATION OF PUBLIC  
EASEMENT

SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH**, zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-11) **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.**

6. **Project# 1005108**  
08DRB-70059 MAJOR - PRELIMINARY  
PLAT APPROVAL

THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29**, zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15) **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**

7. **Project# 1007083**  
08DRB-70050 VACATION OF PUBLIC  
RIGHT-OF-WAY

JACKS HIGH COUNTRY INC agent(s) for JULIA SAMORA ESTATE request(s) the above action(s) for all or a portion of the NORTH-SOUTH ALLEY Lot, between the **JM MOORE REALTY COMPANY'S ADDITION # 1, and BLOCK B, BRANSON ADDITION**, located east of 8TH ST NW BETWEEN MOUNTAIN RD NW AND SUMMER NW. (J-14) *(Deferred from 2/20/08).* **THE ABOVE ITEM WAS WITHDRAWN AT THE AGENT'S REQUEST.**

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

8. **Project# 1006925**  
08DRB-70072 EPC APPROVED SDP  
FOR BUILD PERMIT

CONSENSUS PLANNING INC agent(s) for Werner Gilchrist LLC request(s) the above action(s) for all or a portion of Lot(s) 3&4, Block 10, **UNIVERSITY HEIGHTS ADDITION**, zoned SU-2/DR, located on CORNELL DRIVE SE BETWEEN SILVER AVE SE AND LEAD AVE SE containing approximately 0.3 acre(s). (K-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO SHOW CART STORAGE.**

9. **Project# 1006989**  
08DRB-70082 MINOR - SDP FOR  
BUILDING PERMIT  
08DRB-70083 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

LARRY READ AND ASSOCIATES agent(s) for HELMICK REALTY request(s) the above action(s) for all or a portion of Lot 16, Block 16, Tract A, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU-2/IP, located on SAN PEDRO NE BETWEEN PASEO DEL NORTE NE AND ALAMEDA NE containing approximately 0.63 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/27/08, THE PRELIMINARY PLAT. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS, AND TO PLANNING TO CHECK FOR THE PLAT AND FOR ADDITIONAL COMMENTS.**

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

10. **Project# 10028853**  
08DRB-70080 EXT OF SIA FOR TEMP  
DEFR SDWK CONST

HIGH MESA CONSULTING GROUP agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 1-78, **OCOTILLO SUBDIVISION**, zoned R-D 4DU/A, located on HOLBROOK ST NE BETWEEN ANEHEIM AVE NE AND PASEO DEL NORTE NE containing approximately 24.15 acre(s). (C-21) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project# 1004254**  
08DRB-70079 EXT OF MAJOR  
PRELIMINARY PLAT

WAYJOHN SURVEYING INC agent(s) for CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A-1, **ALVARADO GARDENS Unit 3**, zoned R-2, located on VERANDA RD NW BETWEEN RIO GRANDE BLVD NW AND GLENWOOD DR NW containing approximately 0.6061 acre(s). (G-12) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project# 1006939**  
08DRB-70078 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3**, zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) **DEFERRED TO 3/5/08 AT THE AGENT'S REQUEST.**

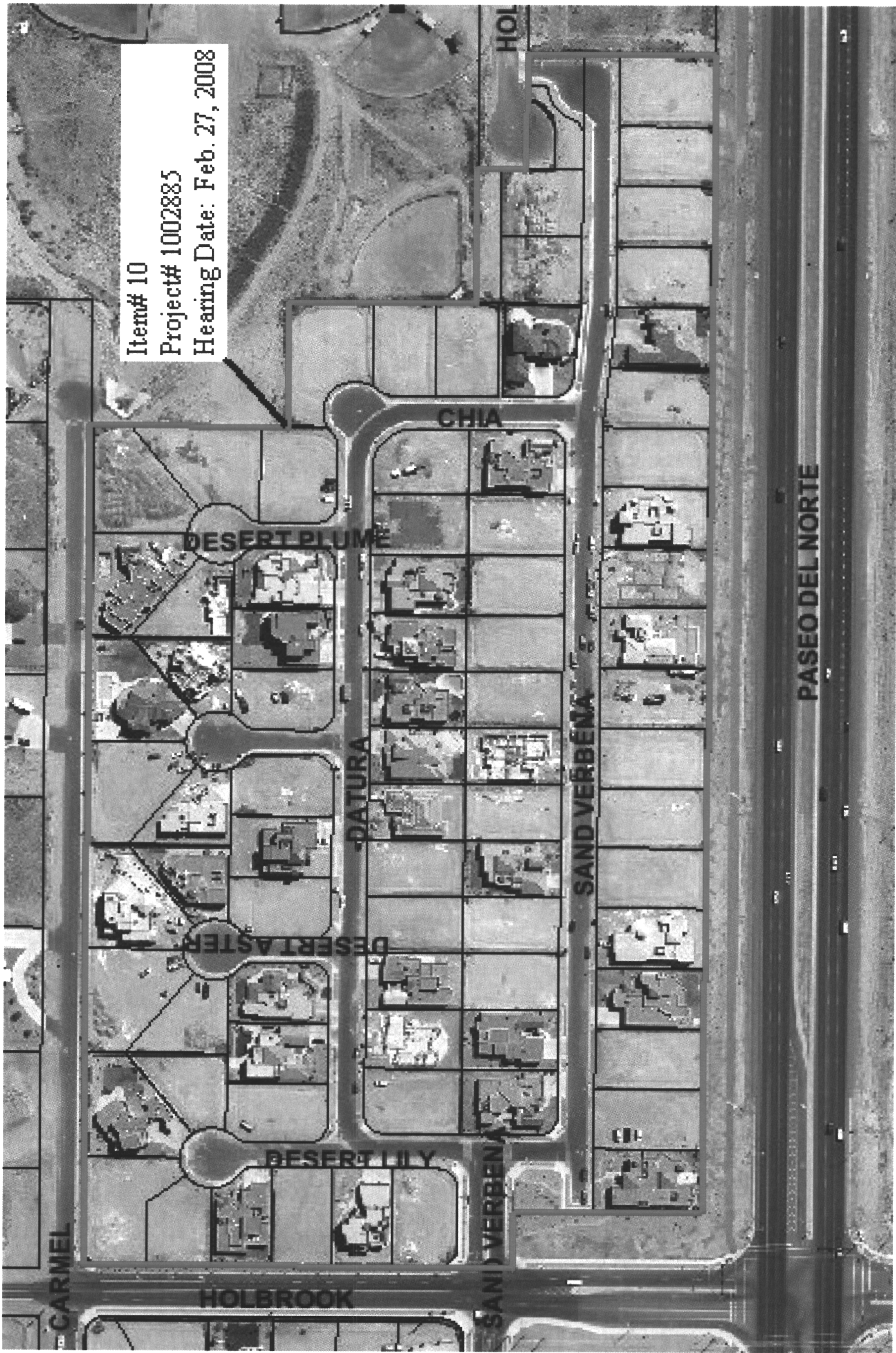
13. **Project# 1003554**  
08DRB-70081 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for CENTRAL PARK PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 5-A, **CENTRAL PARK PLACE**, zoned C-2, located on CENTRAL AVE SE BETWEEN CONCHAS ST SE AND EUBANK BLVD SE containing approximately 1.926 acre(s). (L-20)  
**THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS REGARDING RIGHT-OF-WAY DEDICATION, AND TO PLANNING.**
14. **Project# 1004073**  
08DRB-70073 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- HOMES BY KIM BROOKS INC agent(s) for RIO GRANDE ENGINEERING request(s) the above action(s) for all or a portion of Lot(s) 4-7, Block(s) 7, **JUAN TABO HILLS Unit 1**, zoned RD, located on SMARTY JONES ST SE BETWEEN BALLANT FOX RD SE AND SR BARTON RD SE containing approximately .56 acre(s). (M-22) **WITH THE GRADING AND DRAINAGE PLAN DATED 2/13/08, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE NOTE.**
15. **Project# 1006000**  
08DRB-70026 MINOR - FINAL PLAT  
APPROVAL
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract 12, **BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK**, zoned PC, located on SOLAR MESA SE BETWEEN TURNING SE AND SAGAN SE containing approximately 5.44 acre(s). (R-16)  
**THE FINAL PLAT WAS APPROVED.**
16. **Project# 1007133**  
08DRB-70087 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- WILSON & CO. agent(s) for CITY OF ALBUQUERQUE ET. AL, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS Unit 2**, zoned SU-2/R-1, located on SHIPROCK PL NW BETWEEN 81ST ST NW AND KIBO PLACE NW containing approximately 3.3677 acre(s). (E-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**

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

17. **Project# 1006825**  
08DRB-70088 SKETCH PLAT REVIEW  
AND COMMENT
- EDWARD FITZGERALD ARCHITECTS agent(s) for URBAN ASSETS LLC request(s) the above action(s) for all or a portion of Lot(s) B-1, Block(s) 3, **NEW YEAR ADDITION**, zoned C-2, located on JEFFERSON NE BETWEEN LOMAS BLVD NE AND MARBLE NE containing approximately 0.6 acre(s). (K-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project# 1007131**  
08DRB-70084 SKETCH PLAT REVIEW  
AND COMMENT
- DOUG SMITH agent(s) for TERRIE HERTWECK request(s) the above action(s) for all or a portion of Lot(s) 24-28, Block 9, **HOMESTEAD GARDENSPOT ATTITION**, zoned C, located on SLATE AVE NW BETWEEN 3RD ST NW AND 2ND ST NW containing approximately 0.5866 acre(s). (J-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project# 1007132**  
08DRB-70086 SKETCH PLAT REVIEW  
AND COMMENT
- JEFF HENRY request(s) the above action(s) for all or a portion of Lot(s) 15-16, Block 24, **MESA GRANDE**, zoned C-1, located on VALVERDE SE BETWEEN ZUNI SE AND CENTRAL SE containing approximately 0.3 acre(s). (K-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. Approval of the Development Review Board Minutes for January 30, 2008.

Other Matters: None

ADJOURNED: 10:50



Item# 10  
Project# 1002885  
Hearing Date: Feb. 27, 2008

CARMEL

HOLBROOK

SANI VERBENA

DESERT LILY

DESERT ASTER

DATURA

DESERT PLUME

CHIA

SAND VERBENA

PASEO DEL NORTE

HOL

#19



Completed 10/19/05

# DRB CASE ACTION LOG (PREL & 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.: 05DRB01522 (P&F)

Project # 1002885

Project Name: OCOTILLO SUBDIVISION

Agent: Jeff Mortensen & Associates

Phone No.: 345-4250

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/12/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

CITY ENGINEER / AMAFCA: dedication of parcel to AMAFCA  
\_\_\_\_\_  
\_\_\_\_\_

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

PLANNING (Last to sign): AGIS dxf  
Property Management signature  
[Signature]  
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

1002885

#19



# DRB CASE ACTION LOG (PREL & 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.: 05DRB01522 (P&F)

Project # 1002885

Project Name: OCOTILLO SUBDIVISION

Agent: Jeff Mortensen & Associates

Phone No.: 345-4250

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/12/05 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

CITY ENGINEER / AMAFCA: dedication of parcel to AMAFCA  
\_\_\_\_\_  
\_\_\_\_\_

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

PLANNING (Last to sign): AGIS dxf  
property management signature  
\_\_\_\_\_  
\_\_\_\_\_

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

Project Number 1002885



**2885**

### DXF Electronic Approval Form

DRB Project Case #: 1002885

Subdivision Name: OCOTILLO LOTS 35A, 35B & PARCEL D

Surveyor: CHARLES G CALA JR

Contact Person: DEBIE TRUJILLO

Contact Information: 345-4250

DXF Received: 10/13/2005

Hard Copy Received: 10/13/2005

Coordinate System: NMSP Grid (NAD 27)

  
Approved

10-13-2005  
Date

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

**AGIS Use Only**  
Copied fc 2885 to agiscov on 10/13/2005 Contact person notified on 10/13/2005



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 12, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:57 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. **Project # 1002201**  
05DRB-01471 Major-Two Year SIA

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 14-A & 21-A Block(s) 10, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 IP WITH CONDITIONAL USES, located on PAN AMERICAN FREEWAY NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 02DRB-01367, 03DRB-01382] (C-18) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003573**  
05DRB-01379 Major-Amended Grading  
Plan Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **OAKLAND NORTH**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF:04DRB01138, 04DRB01417,05DRB00481][Deferred from 9/28/05 & 10/5/05] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

3. **Project # 1004428**  
05DRB-01460 Major-Bulk Land Variance  
05DRB-01461 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, **WESTLAND SOUTH**, zoned SF RLT, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 118<sup>TH</sup> ST SW containing approximately 99 acre(s). [REF: 1003530, 04EPC01029, 04EPC01030, 04EPC01274] (P-9) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR NOTICE OF SUBDIVISION PLAT CONDITIONS, THE 15-DAY APPEAL PERIOD AND AGIS DXF FILE.**

4. **Project # 1004272**  
05DRB-01447 Major-Vacation of Public  
Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16D, A PORTION OF TRACT 16D OF BULK LAND TRACT FOR EL RANCHO GRANDE and Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE UNIT 17**) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB-01033, 05DRB-01038, 05DRB-01039, 05DRB-01084](N-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1001788**  
05DRB-01455 Major-Vacation of Public Easements  
05DRB-01456 Minor-Prelim&Final Plat Approval

DAVID OR EVELYN MARTINEZ agent(s) for DR LAURA NATHANSON request(s) the above action(s) for Lot(s) 6-A & 6-B, **QUARTER HORSE ACRES SUBDIVISION**, zoned R-1, located on SPUR CT NW, between GABALDON NW and MONTOYA NW containing approximately 1 acre(s). [REF: 02DRB00384, 02DRB00875] (H-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT WITH MAINTENANCE AND BENEFICIARIES BETWEEN LOTS 5A & 6A1 AND PLANNING FOR THE 15-DAY APPEAL PERIOD, AGIS DXF FILE AND TO RECORD THE PLAT.**

6. **Project # 1001081**  
05DRB-01173 Major-Vacation of Pub Right-of-Way

TIERRA WEST agent(s) for HOME DEPOT U.S.A. INC request(s) the above action(s) for all or a portion of Lot(s) 23, **SNOW HEIGHTS ADDITION**, zoned C-2 (SC) community commercial zone, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and SNOW HEIGHTS BLVD NE. [*Deferred from 8/10/05 & 8/24/05 & 9/14/05 & 10/5/05*] (H-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITIONS: THE EXISTING 14-INCH WATER LINE BE RELOCATED OR A PUBLIC WATERLINE EASEMENT MUST BE RETAINED. TURN BAYS SHALL BE PROVIDED PER THE TIS AND ALL ADJACENT OWNERS AGREE ON ACCESS.**

7. **Project #1002535**  
05DRB-01269 Major-Vacation of Public Easements  
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, **HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT**, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65<sup>TH</sup> ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF:1003709, Z-1211] [*Deferred from 8/31/05 &*

9/21/05] (K-10) THE VACATION ACTION WAS WITHDRAWN ON 9/29/05. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: DEDICATION ON THE EXTERIOR STREETS MATCH THE SITE PLAN AND CROSS ACCESS SHALL BE PER THE EPC CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

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

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

8. **Project # 1000551**  
05DRB-01544 Minor-SiteDev Plan  
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

9. **Project # 1003709**  
05DRB-01546 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01547 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES. agent(s) for TASSO, ANNA & CHRISTOPHER CHRONIS request(s) the above action(s) for all or a portion of Tract(s) 64, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned O-1, located on COORS BLVD SW, between 65<sup>TH</sup> ST SW and BATAAN DR SW containing approximately 5 acre(s). [REF: 04EPC-01545, 04EPC-01546, 04EPC-01547, 04EPC01785] [**Makita Hill, EPC Case Planner**] (K-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

WITH CONDITION: A COPY OF THE CITY COUNCIL APPROVAL AMENDING THE WESTSIDE STRATEGIC PLAN BE PROVIDED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING WITH CONDITION: A COPY OF THE CITY COUNCIL APPROVAL AMENDING THE WESTSIDE STRATEGIC PLAN BE PROVIDED.

10. **Project # 1003530**  
05DRB-01552 Minor-SiteDev Plan  
Subd/EPC

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, CEJA VISTA COMMERCIAL CENTER (also known as **ANDERSON HILLS SOUTH**) TOWN OF ATRISCO GRANT SEC9T9NR2E, zoned SU-2 FOR C-1, located on DENNIS CHAVIS BLVD SW, between 98<sup>TH</sup> ST SW and UNSER BLVD SW containing approximately 7 acre(s). [REF:04EPC01029, 04EPC01030, 04EPC01274] [Russell Brito for Elvira Lopez, EPC Case Planner] (P-9) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RUSSELL BRITO'S INITIALS AND EPC LANGUAGE.**

11. **Project # 1003747**  
05DRB-01550 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01551 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] [Carmen Marrone, EPC Case Planner] [Deferred from 10/12/05] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

12. **Project # 1003983**  
05DRB-01482 Minor-SiteDev Plan  
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING**) zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] *[Deferref from 9/28/05 & 10/5/05]* (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NMDOT APPROVAL FOR ALAMEDA ACCESS AND CROSS LOT ACCESS WITH NORTH PARCEL FOR ENTRANCE ON WASHINGTON AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE AND 3 COPIES OF THE SITE PLAN.**

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

13. **Project # 1000195**  
05DRB-01545 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for DAWN MATSON, ASSOCIATE BUILDERS & CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) L & M, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 special use zone, located on BROADWAY BLVD NE, between CLAREMONT AVE NE and MENAUL BLVD NE containing approximately 3 acre(s). [05DRB01356, 013A57, 01358 & 01359] (H-15) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AN AA TO THE SITE PLAN FOR SUBDIVISION.**

14. **Project # 1004461**  
05DRB-01519 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for PAUL LUCERO request(s) the above action(s) for all or a portion of Tract(s) 21-A-2 & 22-A-2, M.R.G.C.D. MAP 35 (to be known as **LANDS OF PAUL LUCERO**, zoned RA-2 residential and agricultural zone, located on LOS ANAYAS RD NW, between BEACH RD NW and LOS LUCEROS RD NW containing approximately 0.6703 acres. [REF: ZA-88-75] (H-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ESTATE CURBS AND WIDTH OF PAVEMENT.**

15. **Project # 1004468**  
05DRB-01553 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, TOGETHER WITH EAST 0.5 OF Lot(s) 76, **PERFECTO ARMIJO & BROTHERS ADDITION**, zoned SU-2, located on ROMA AVE NW, between 8<sup>TH</sup> ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] [Deferred from 10/12/05] (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

16. **Project # 1003591**  
05DRB-01548 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for **SUN GATE ESTATES, UNIT 2**, zoned R-2 FOR R-T & RLT, located on MESA ARENOSO DR SW, between 98<sup>TH</sup> ST SW and OPEN RANGE AVE SW containing approximately 17 acre(s). [REF: 04DRB01185] (N-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING TO RECORD.**



17. **Project # 1002321**  
05DRB-01549 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between MASTHEAD ST NE and WASHINGTON ST NE containing approximately 11 acre(s). [*Deferred from 10/12/05*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

18. **Project # 1002584**  
05DRB-01554 Minor-Prelim&Final Plat  
Approval

WILSON & CO agent(s) for LOVELACE SANDIA DBA WEST MESA MEDICAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A1 & 1A3 PARADISE HEIGHTS, UNIT 1, **ST JOSEPH WEST MESA HOSPITAL**, zoned SU-1 special use zone, located on GOLF COURSE RD NW between GOLF COURSE RD NW AND MCMAHON BLVD NW containing approximately 6 acre(s). [REF: 05DRB00168] [*Deferred from 10/12/05*] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

19. **Project # 1002885**  
05DRB-01522 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for LA SIERRA CONSTRUCTION CO & AMAFCA request(s) the above action(s) for all or a portion of Tract(s) 35A, 35B & Parcel D, **OCOTILLO SUBDIVISION**, zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s). [REF: 05-DRB-00631, 05DRB-00633] (C-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR DEDICATION OF PARCEL TO AMAFCA AND PLANNING FOR AGIS DXF APPROVAL AND PROPERTY MANAGEMENT'S SIGNATURE.**

20. **Project # 1002819**  
05DRB-01506 Minor-Prelim&Final Plat  
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98<sup>TH</sup> STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 06DRB-01180] [*Deferred from 10/5/05 & 10/12/05*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

21. **Project # 1003713**  
05DRB-00148 Minor- Final Plat Approval

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] [*Final Plat Indef Deferred from 2/23/05 for SIA*] (J-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

22. **Project # 1000965**  
05DRB-01382 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ**, zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] [*Deferred from 9/7/05 & 9/14/05 & 9/21/05 & 9/28/05*] (F-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT WITH CONDITIONS: FOR REVIEW OF 60-FOOT EASEMENTS AND CONDITIONS OF KEVIN CURRAN AND TO PLANNING TO RECORD THE PLAT.**

23. **Project # 1003859**  
05DRB-01010 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: [REF: 04EPC00855, 02EPC01770 & 01771, 04EPC01845] [*Indef deferred on 6/22/05 for SIA*] (E-12/F-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FINALIZING OF WATER LINE EASEMENT AND PLANNING FOR AGIS DXF FILE AND ADJOINING DRAINAGE EASEMENT.**

24. **Project # 1003128**  
05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). [*Deferred from 9/21/05 & 9/28/05 & 10/5/05*] (D-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO TIE STORM DRAIN EASEMENT TO PROPERTY, ULTIMATE CROSS SECTION OF SAN PEDRO TO VERIFY RIGHT-OF-WAY DEDICATION AND TO PLANNING FOR AGIS DXF FILE.**

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

25. **Project # 1001235**  
05DRB-01539 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH & MARGARET MOSES request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, EDWARD KROGH ADDITION (to be known as **LANDS OF BRANCH**) zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between KROGH CT NW and containing approximately 2 acre(s). [REF: 01EPC00639, 01EPC00640] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1004465**  
05DRB-01541 Minor-Sketch Plat or Plan

GARCIA/KRAEMER & ASSOCIATES agent(s) for AMY HENKEL request(s) the above action(s) for all or a portion of Lot(s) 9, **MAJOR ACRES**, zoned R-1, located on MAJOR AVE NW, between 12<sup>TH</sup> ST NW and 10<sup>TH</sup> ST NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for September 28, 2005. **THE DRB MINUTES FOR SEPTEMBER 28, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:57 A.M.

**City Of Albuquerque  
PLANNING DEPARTMENT  
October 12, 2005  
DRB Comments**

**Item # 19**

**Project # 1002885**

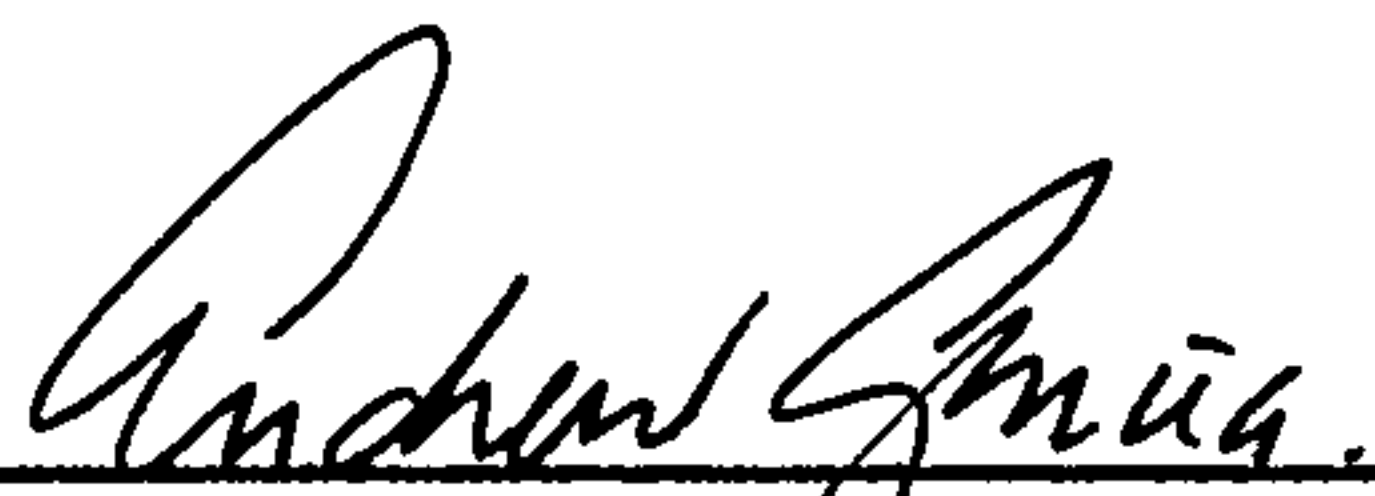
**Application # 05-01522**

**RE: Ocotillo Subdivision/pp & fp**

No objection. Defer to Traffic Engineer.

AGIS dxf file is not approved as of 10/10/05.

Applicant may file the plat provided Planning receives a recorded copy to close the file.

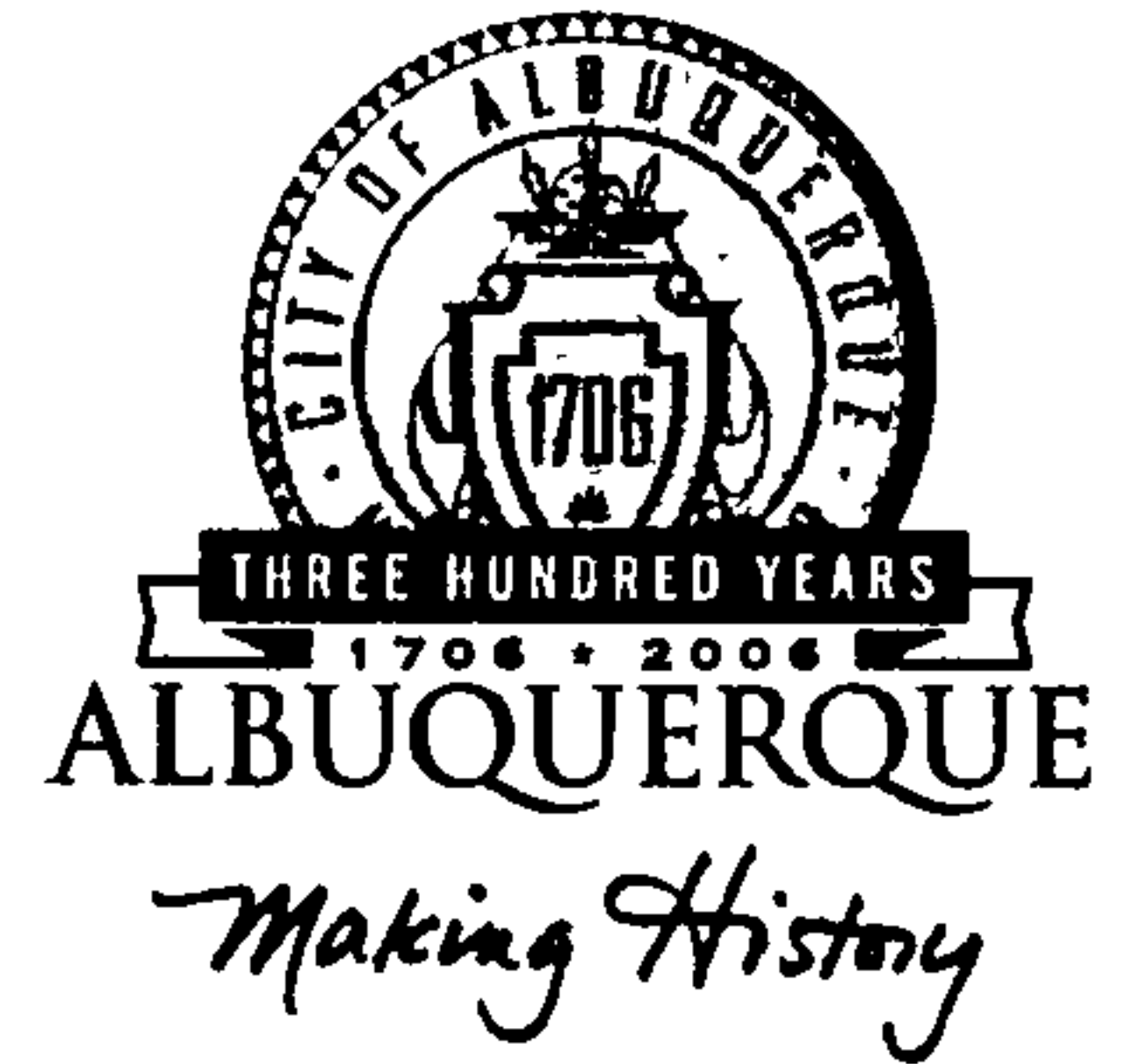


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Andrew Garcia DRB Planning Alternate  
924-3858 Fax 924-3864 agarcia@cabq.gov



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002885**

**AGENDA ITEM NO: 19**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

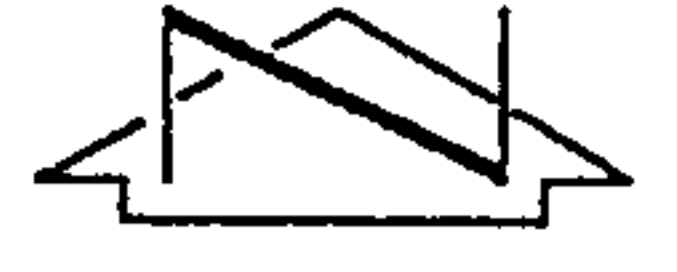
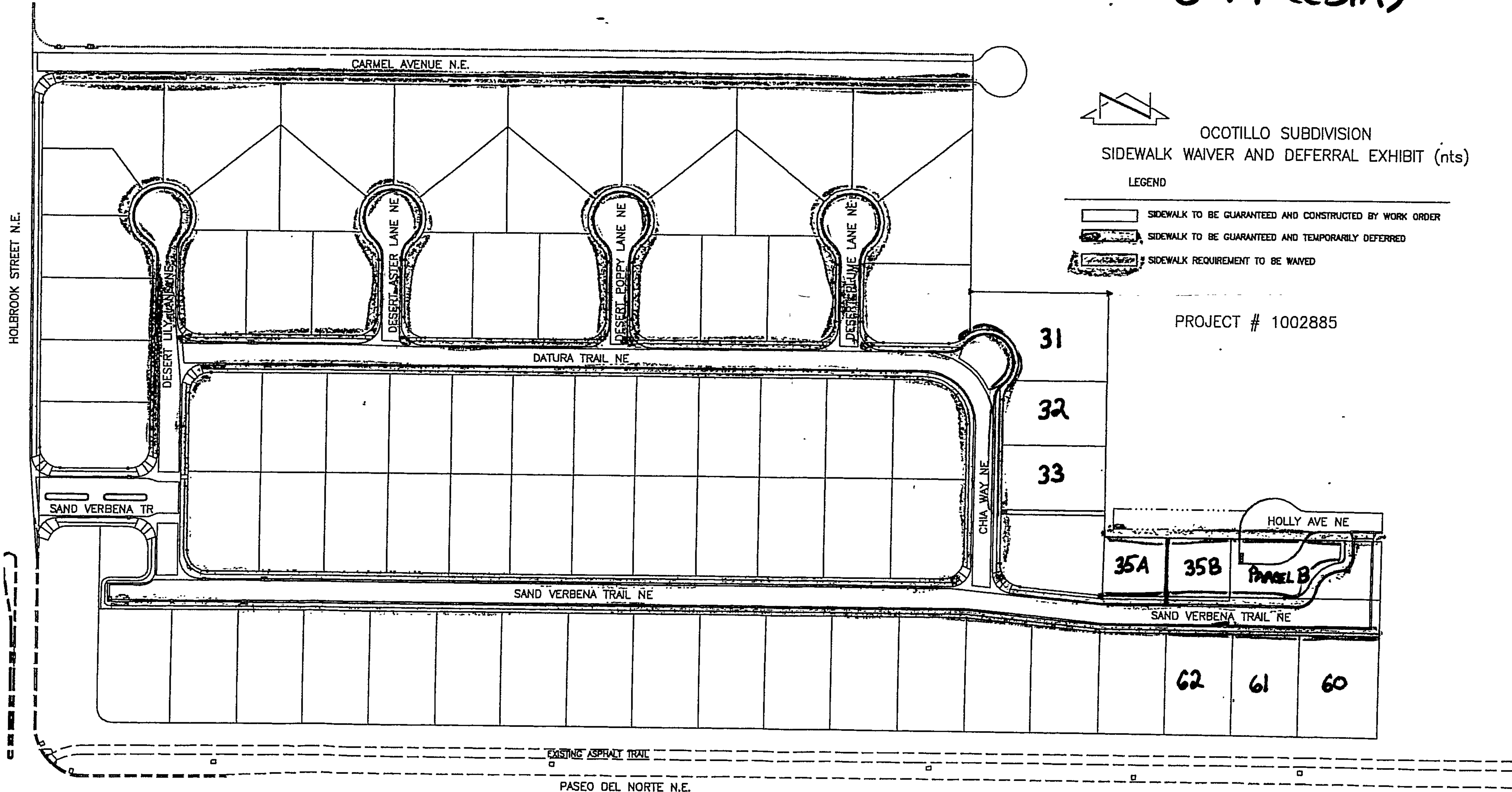
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

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

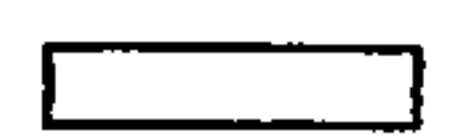


**DATE:** October 12, 2005

**PROJECT # 1002885**  
**1-8-14 (ESIA)**



OCOTILLO SUBDIVISION  
 SIDEWALK WAIVER AND DEFERRAL EXHIBIT (nts)

LEGEND

-  SIDEWALK TO BE GUARANTEED AND CONSTRUCTED BY WORK ORDER
-  SIDEWALK TO BE GUARANTEED AND TEMPORARILY DEFERRED
-  SIDEWALK REQUIREMENT TO BE WAIVED

PROJECT # 1002885



**GARCIA/KRAEMER & ASSOCIATES**

600 1ST St NW Suite 211

Albuquerque, NM 87102

(505) 440-1524 mobile

(505) 242-9028 office

January 7, 2014

Mr. Jack Cloud, Chairman  
Development Review Board  
City of Albuquerque, New Mexico 87102

RE: Ocotillo Subdivision  
DRB Project # 1002885

Dear Mr. Chairman:

Garcia/Kraemer and Associates, acting as agent for Pete Daskalos, is hereby requesting through the Development Review Board for a deferral of the above referenced case until the next scheduled DRB hearing on Wednesday January 15, 2014 Please feel free to contact me if you have questions.

Thank for your consideration in this matter.

Sincerely,



Jonathan Turner

Garcia/Kraemer and Associates

Cc: Pete Daskalos

Angela Gomez



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): GARCIA/KRAEMER + ASSOC. PHONE: 505-440-1524

ADDRESS: 600 1<sup>ST</sup> ST. NW - SUITE 211 FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: jturner@garciakraemer.com

APPLICANT: PETE DASKALOS PHONE: 505-883-4131

ADDRESS: 5319 MENAUL AVE. NE FAX: 505-883-4134

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: PETE DASKALOS

DESCRIPTION OF REQUEST: EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT OF TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: OCOTILLO SUBDIVISION

Existing Zoning: R-D 4 DU/ACRE Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): C-21 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.): DAB PROJ. # 1002885, 03 DRB 0135 thru 01356 + 01980 thru 01985, 04 DRB 0224, 05 DRB 00631, 00633 and 01522

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO

No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): 1/ 24.15 ACRES

LOCATION OF PROPERTY BY STREETS: On or Near: HOLBROOK ST. NE

Between: ANAHEIM AVE NE and PASEO DEL NORTE NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Jonathan Turner DATE 12/30/13

(Print Name) JONATHAN TURNER Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB 70813</u>	<u>ESIA</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected				<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input 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				\$ _____
				<b>Total</b>
				<u>\$ 70.00</u>

Hearing date January 8, 2014

[Signature] 12-31-13  
Staff signature & Date

Project # 1002885

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
  - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

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

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
  - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - List any original and/or related file numbers on the cover application

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

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

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- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
  - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - List any original and/or related file numbers on the cover application

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
  - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
  - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
  - Letter of authorization from the grantors and the beneficiaries (private easement only)
  - Fee (see schedule)
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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.

JONATHAN TURNER  
Applicant name (print)  
Jonathan Turner 12/30/13  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
BDRB - 70813

Vig 12-31-13  
Planner signature / date  
Project # 1002885



Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
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**SITE DEVELOPMENT PLAN**

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- Annexation
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**D Street Name Change (Local & Collector)**

**L A APPEAL / PROTEST of...**

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SIGNATURE Jonathan Turner DATE 12/30/13  
 (Print Name) JONATHAN TURNER Applicant  Agent

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

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Hearing date January 8, 2013

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Project # 1002885

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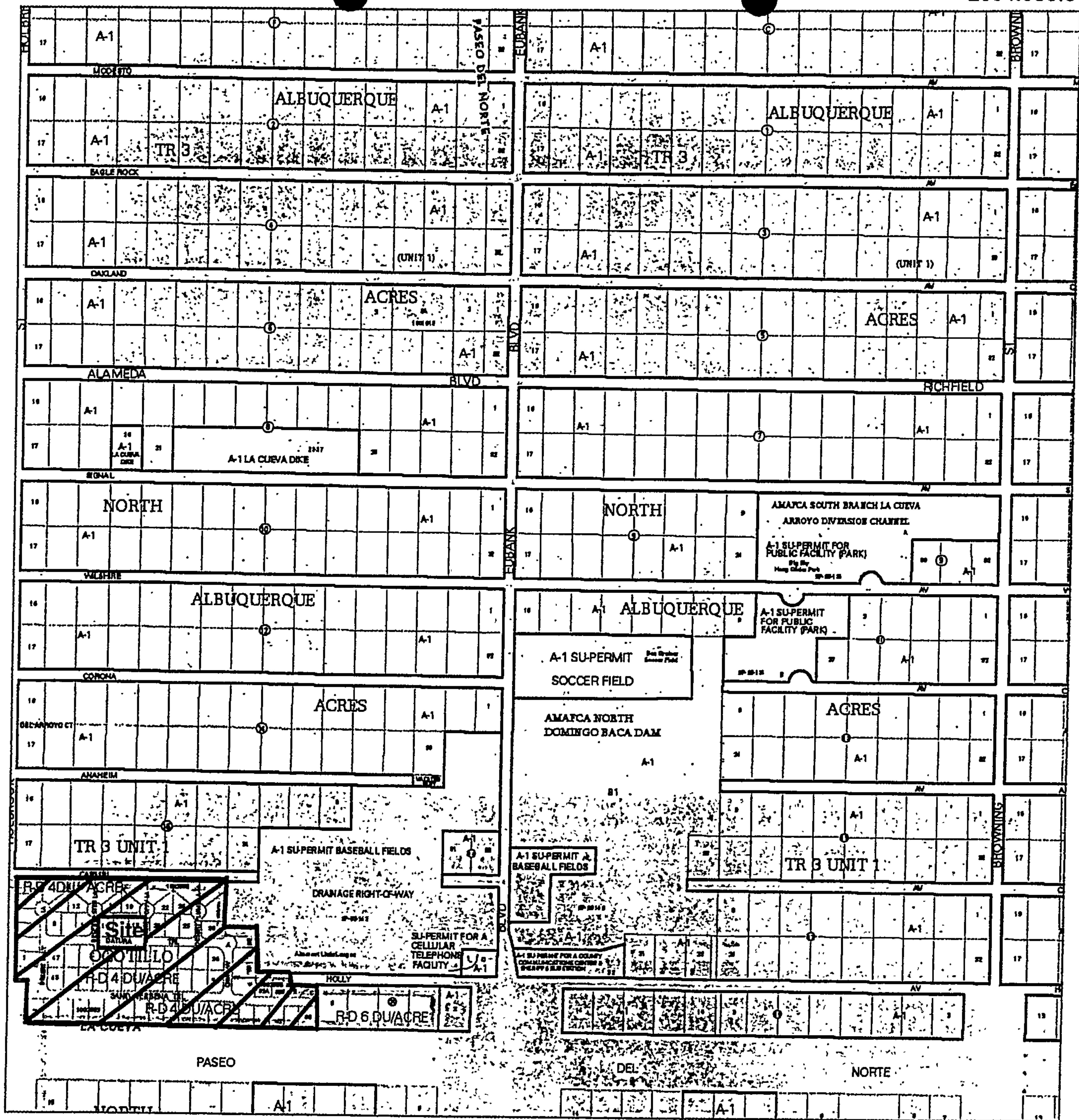
JONATHAN TURNER  
 Applicant name (print)  
Jonathan Turner 12/30/13  
 Applicant signature / date



Form revised 4/07

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 BDRB - 70813

Vign 12-31-13  
 Planner signature / date  
 Project # 1002885



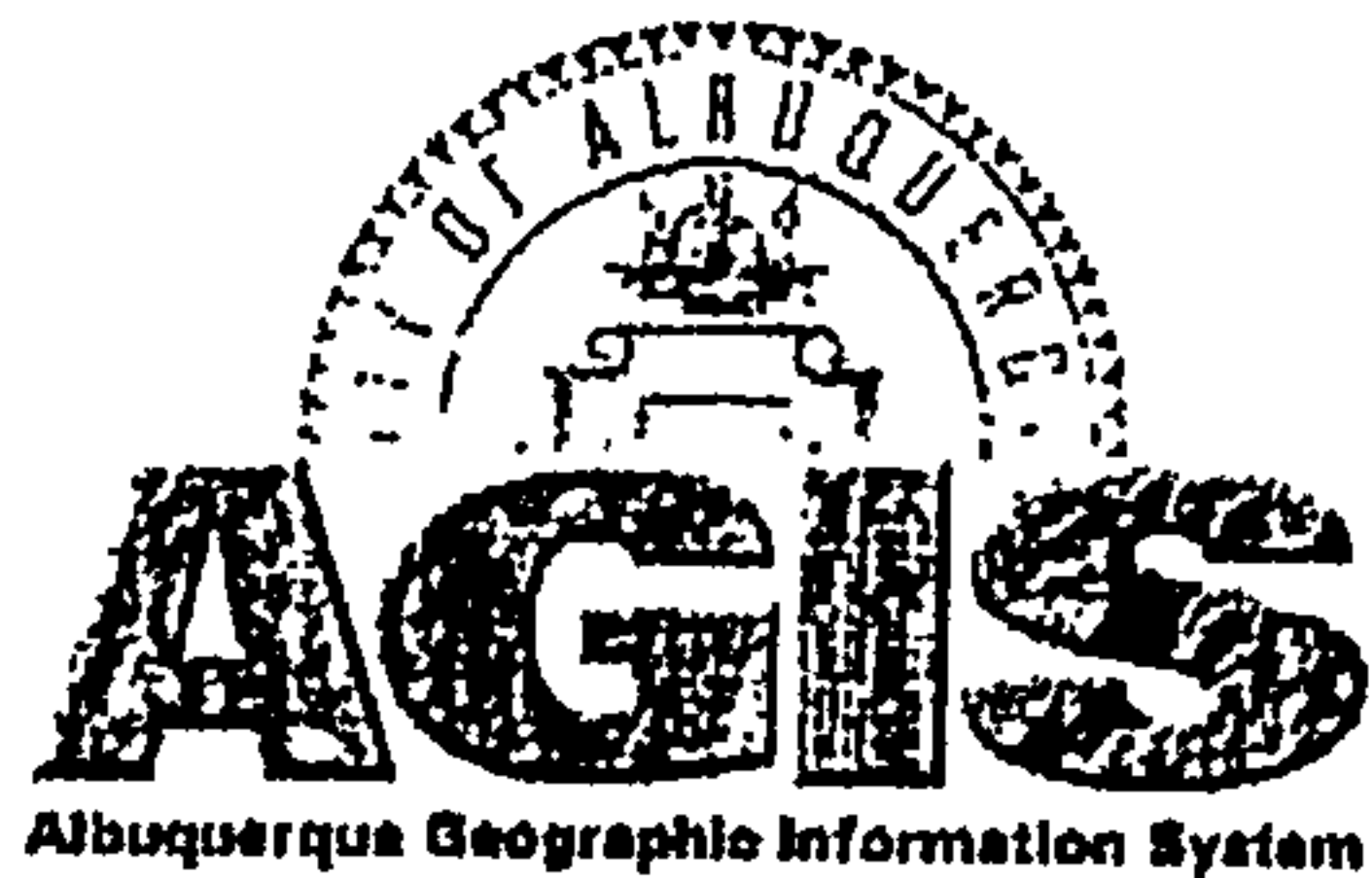
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

# C-21-Z

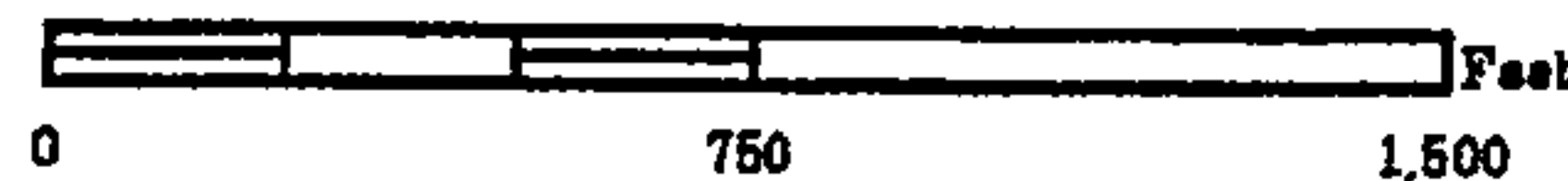
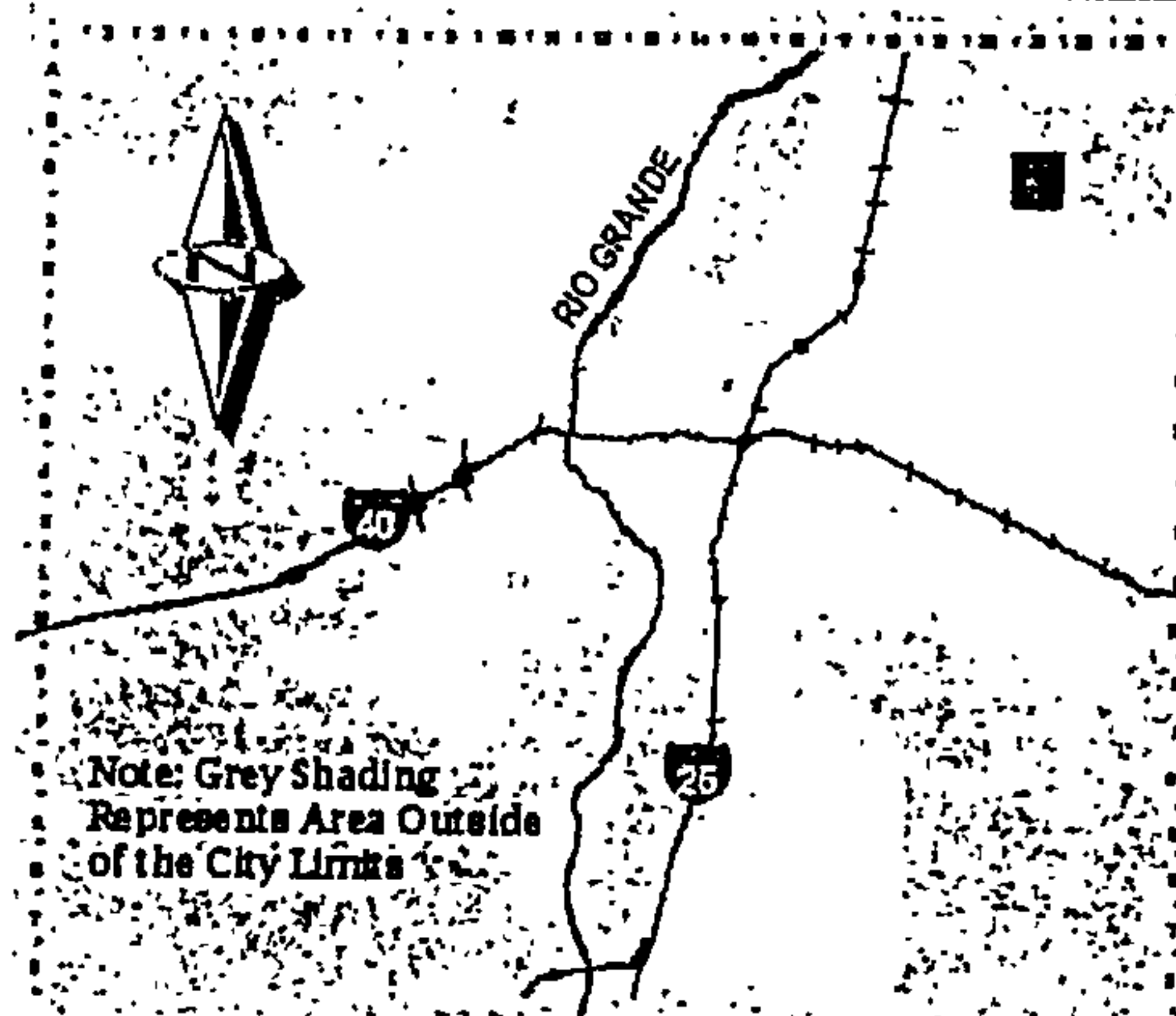
Selected Symbols

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



Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits



**GARCIA/KRAEMER & ASSOCIATES**

600 1ST St NW Suite 211

Albuquerque, NM 87102

(505) 440-1524 mobile

(505) 242-9028 office

December 29, 2013

Mr. Jack Cloud, Chairman  
Development Review Board  
City of Albuquerque, New Mexico 87102

RE: Ocotillo Subdivision  
DRB Project # 1002885

Dear Mr. Chairman:

Garcia/Kraemer and Associates, acting as agent for Pete Daskalos, is hereby requesting approval through the Development Review Board for an Extension of the SIA to grant a two-year (2) extension to the Sidewalk Deferral Agreement for the remaining eight lots (8 ) and Parcel B of the above referenced subdivision. The development of the Ocotillo subdivision has experienced slow residential lot sales due to changed economic development conditions. Construction and placement of the sidewalks would be premature at this time. Please feel free to contact me if you have questions

Thank for your consideration in this matter.

Sincerely,

Jonathan Turner

Garcia/Kraemer and Associates

Cc: Pete Daskalos

GARCIA/KRAEMER & ASSOCIATES

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December 29, 2013

Mr. Jack Cloud, Chairman  
Development Review Board  
City of Albuquerque, New Mexico 87102

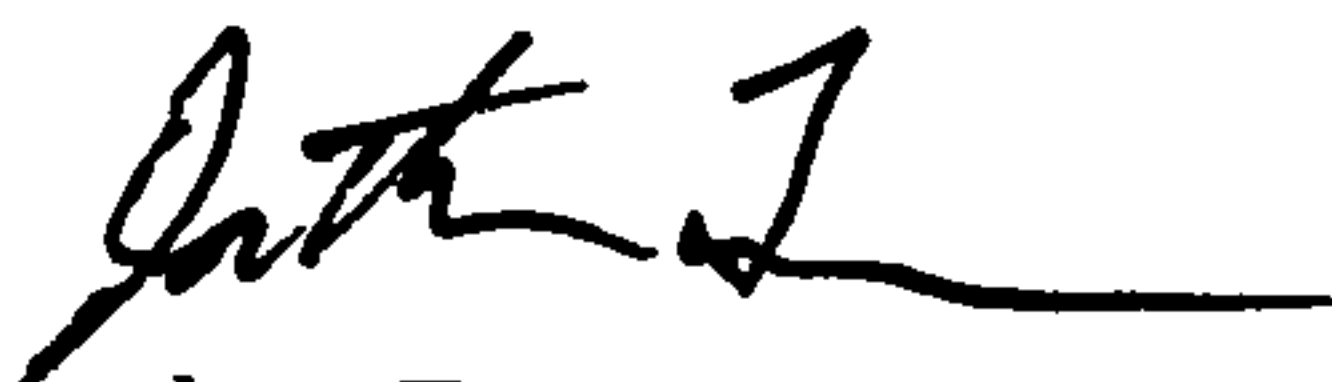
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Thank for your consideration in this matter.

Sincerely,



Jonathan Turner

Garcia/Kraemer and Associates

Cc: Pete Daskalos



January 8, 2014

(ESIA)

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### 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

### Supplemental form

S Z

### ZONING & PLANNING

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

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

### APPLICATION INFORMATION:

Professional/Agent (if any): Pete Daskalos/Peggy Daskalos PHONE: 883-4131  
 ADDRESS: 5319 Menaul Blvd, NE FAX: 883-4134  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: pete@daskalosdi.com

APPLICANT: Pete Daskalos PHONE: 883-4131  
 ADDRESS: 5319 Menaul Blvd, NE FAX: 883-4134  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: Pete@daskalosdi.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: Pete Daskalos

### DESCRIPTION OF REQUEST:

Extension of the Subdivision Improvement Agreement of Temporary deferral of sidewalk construction  
 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. 1-78 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Ocotillo Subdivision  
 Existing Zoning: R-D 4 DU/Acre Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-21 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.): DRB Project no 1002885, 03DRB, 0135 thru 01356 & 01980 thru 01985, 04DRB 00224, 05DRB 00631, 00633 and 01522

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 78 No. of proposed lots: 78 Total area of site (acres): ±1-24.150

LOCATION OF PROPERTY BY STREETS: On or Near: Holbrook Street NE  
 Between: Anaheim Avenue NE and Paseo Del Norte NE

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

SIGNATURE Peggy Daskalos DATE 2/19/2010  
 (Print) Peggy Daskalos Applicant:  Agent:

### FOR OFFICIAL USE ONLY

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

Application case numbers  
04DRB 70054

Action	S.F.	Fees
<u>ESIA</u>	<u>X</u>	<u>\$ 50.00</u>
<u>CME</u>		<u>\$ 20.00</u>
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		Total
		<u>\$ 70.00</u>

Hearing date \_\_\_\_\_

Project # 1002885

Planner signature / date \_\_\_\_\_

Form revised 4/07

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)  
24 copies
    - Application for Minor Plat on FORM S-3, including those submittal requirements.
    - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
    - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
  - 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
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**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the variance or waiver
    - List any original and/or related file numbers on the cover application
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- 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
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    - List any original and/or related file numbers on the cover application
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- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
    - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
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  - VACATION OF RECORDED PLAT (DRB29)**
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    - Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
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**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.

Joe DeArcher  
Applicant name (print)  
\_\_\_\_\_  
Applicant signature / date.

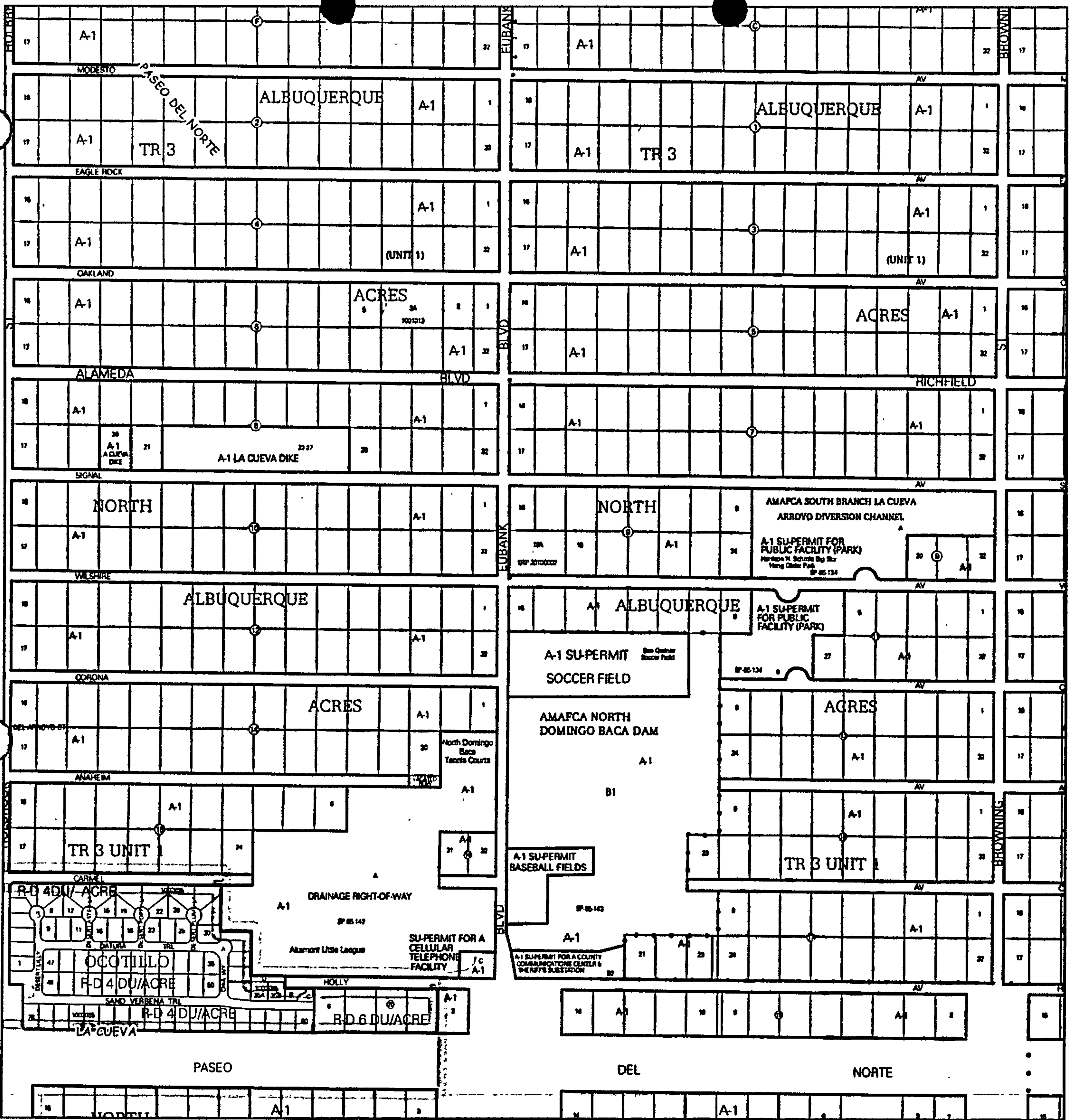


Form revised 4/07

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

Application case numbers  
12 DRB- \_\_\_\_\_ -70054  
\_\_\_\_\_  
\_\_\_\_\_

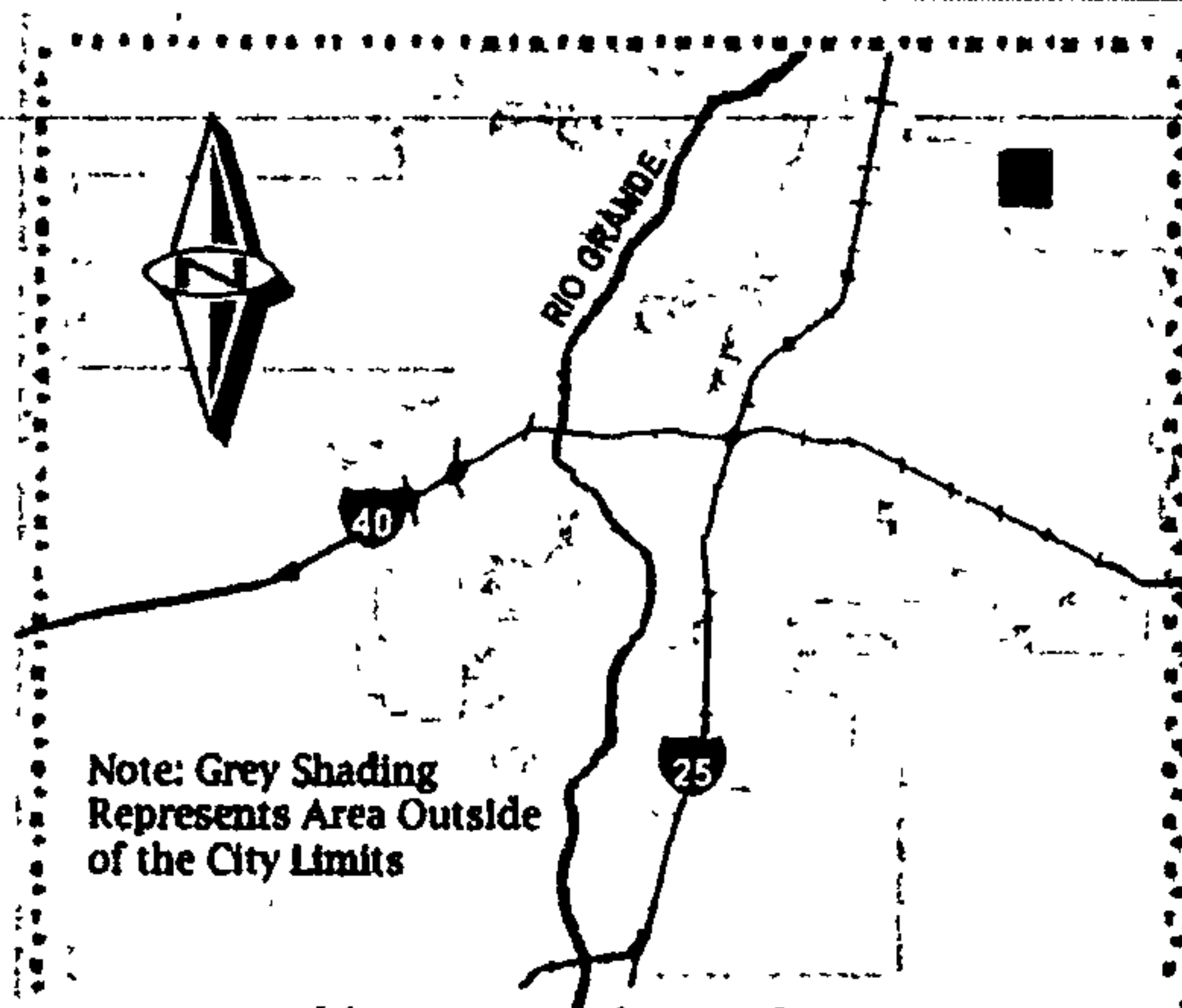
V. J. [Signature] 2-17-12  
Planner signature / date  
Project # 1002685



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



Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**C-21-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

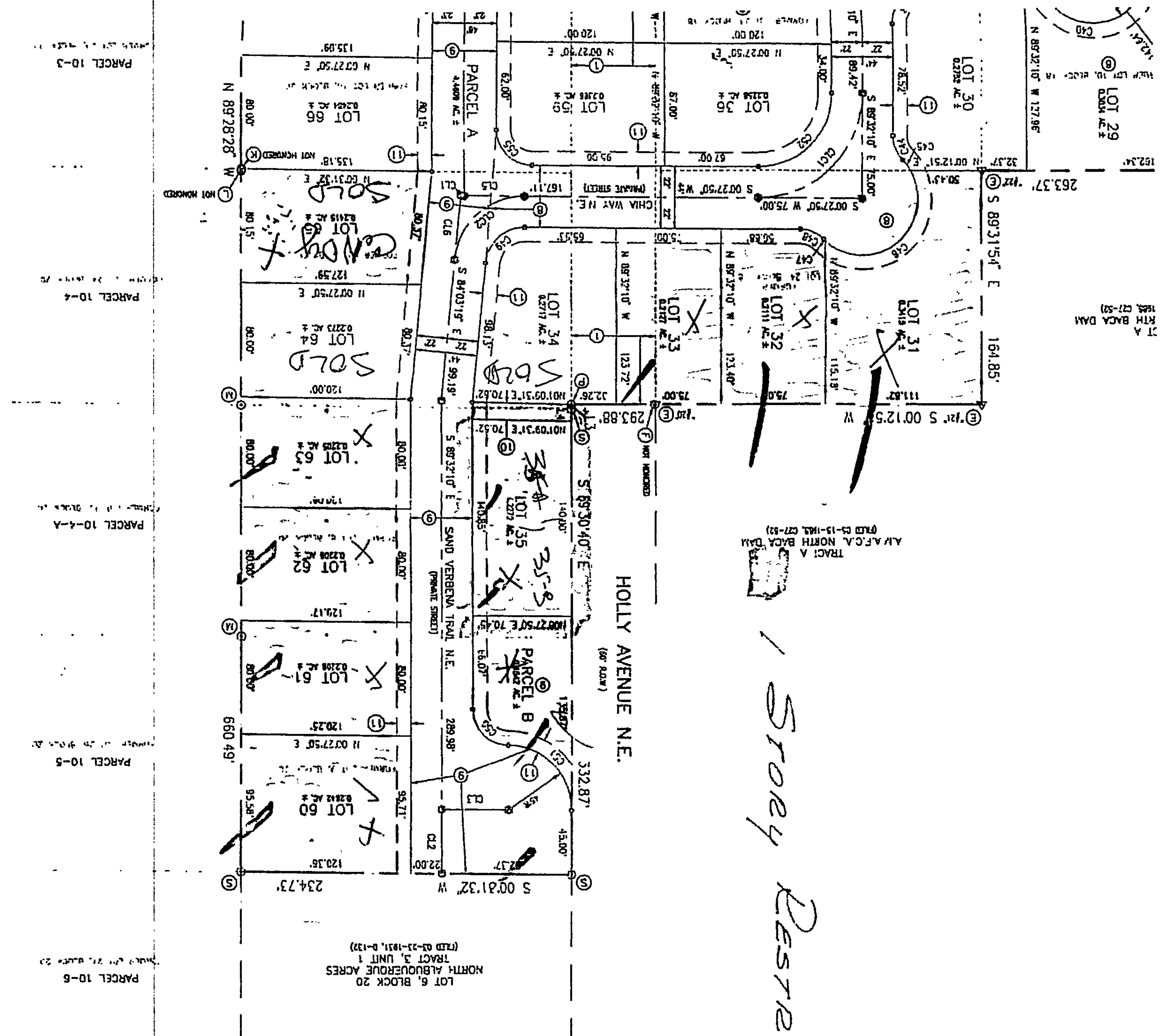


2011 Payment to Bernalillo County  
Pete Daskalos  
5321 Menaul Blvd NE  
Albuquerque, NM 87110

1-021-064-154-045-30736	Ocotillo	Monahiti LLC	Unknown ✓	PARCEL B SUBDIVISION PLAT OF OCOTILLO SUBD CONT .1401 AC	\$ -	\$ -	\$ -
1-021-064-161-043-30737	Ocotillo	Monahiti LLC	Unknown	PARCEL C SUBDIVISION PLAT OF OCOTILLO SUBD CONT .1084 AC	\$ -	\$ -	\$ -
1-021-064-136-045-30735	Ocotillo	Monahiti LLC	Unknown ✓	LT 35-A Plat of Lots 35-a, 35-B, and Parcel D OCOTILLO SUB .2071 AC	\$ 1,141.87	\$ 1,141.87	\$ 2,283.74
1-021-064-145-045-30738	Ocotillo	Monahiti LLC	Unknown ✓	LT 35-B Plat of Lots 35-A, 35-B and Parcel D OCOTILLO SUB .2071 ac	\$ 1,141.87	\$ 1,141.87	\$ 2,283.74
1-021-064-125-062-30732	Ocotillo	Monahiti LLC	8208 Chia Way NE ✓	LT 32 SUBDIVISION PLAT OF OCOTILLO SUBD CONT .2185 AC	\$ 1,170.71	\$ 1,170.71	\$ 2,341.42
1-021-064-135-030-30126	Ocotillo	Monahiti LLC	10008 San Verbena Tr NE ✓	LT 83 SUBDIVISION PLAT OF OCOTILLO SUBD CONT .2205 AC	\$ 1,176.18	\$ 1,176.18	\$ 2,352.36
1-021-064-143-030-30125	Ocotillo	Monahiti LLC	10012 San Verbena Tr NE ✓	LT 62 SUBDIVISION PLAT OF OCOTILLO SUBD CONT .2206 AC	\$ 1,176.18	\$ 1,176.18	\$ 2,352.36
1-021-064-151-030-30124	Ocotillo	Monahiti LLC	10016 San Verbena Tr NE ✓	LT 61 SUBDIVISION PLAT OF OCOTILLO SUBD CONT .2208 AC	\$ 1,176.96	\$ 1,176.96	\$ 2,353.92
1-021-064-125-055-30733	Ocotillo	Monahiti LLC	8204 Chia Way NE ✓	LT 33 SUBDIVISION PLAT OF OCOTILLO SUBD CONT .2212 AC	\$ 1,177.72	\$ 1,177.72	\$ 2,355.44
1-021-064-160-030-30123	Ocotillo	Monahiti LLC	10020 San Verbena Tr NE ✓	LT 60 SUBDIVISION PLAT OF OCOTILLO SUBD CONT .2642 AC	\$ 1,287.71	\$ 1,287.71	\$ 2,575.42
1-021-064-126-072-30731	Ocotillo	Monahiti LLC	8212 Chia Way NE ✓	LT 31 SUBDIVISION PLAT OF OCOTILLO SUBD CONT .3285 AC	\$ 1,451.50	\$ 1,451.50	\$ 2,903.00

102106411903130128

Lt 65 SBD of Plat Ocotillo SUBD



TRACI A  
 A.M.A.F.C.A. NORTH BACK DAM  
 (FIELD 05-15-1951, 07-52)

*1 Story Restriction*

*affected lots*

PARCEL 10-3  
 PARCEL 10-4  
 PARCEL 10-4-A  
 PARCEL 10-5  
 PARCEL 10-6

LOT 6, BLOCK 20  
 NORTH ALBUQUERQUE ACRES  
 TRACT 3, UNIT 1  
 (FIELD 05-23-1951, 0-13)

17 A  
 18A  
 19A  
 20A  
 21A  
 22A  
 23A  
 24A  
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 65A  
 66A

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### 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

### Supplemental form

- |   |   |  |
|---|---|--|
| S | Z | ZONING & PLANNING  |
|   |   | <input type="checkbox"/> Annexation  |
|   |   | <input type="checkbox"/> County Submittal  |
| V |   | <input type="checkbox"/> EPC Submittal   |
|   |   | <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)                                       |
| P |   | <input type="checkbox"/> Sector Plan (Phase I, II, III)  |
|   |   | <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan                             |
|   |   | <input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)   |
| D |   | <input type="checkbox"/> Street Name Change (Local & Collector)  |
| L | A | APPEAL / PROTEST of...   |
|   |   | <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.

### APPLICATION INFORMATION:

Professional/Agent (if any): Pete Daskalos/Peggy Daskalos PHONE: 883-4131  
 ADDRESS: 5319 Menaul Blvd., NE FAX: 883-4134  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: pete@daskalosdi.com

APPLICANT: Pete Daskalos PHONE: 883-4131  
 ADDRESS: 5319 Menaul Blvd. NE FAX: 883-4134  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: Pete@Daskalosdi.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: Pete Daskalos

### DESCRIPTION OF REQUEST:

Extension of the Subdivision Improvement Agreement of Temporary deferral of sidewalk construction  
 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. 1-78 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Ocotillo Subdivision  
 Existing Zoning: R-D 4 DU/Acre Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-21 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.): DRB Project no 1002885, 03DRB, 0135 thru 01356 & 01980 thru 01985, 04DRB 00224, 05DRB 00631, 00633 and 01522

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill?  no  
 No. of existing lots: 78 No. of proposed lots: 78 Total area of site (acres): ±1-24.50  
 LOCATION OF PROPERTY BY STREETS: On or Near: Holbrook Street NE  
 Between: Anaheim Avenue NE and Paseo Del Norte NE

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

SIGNATURE Peggy Daskalos DATE 2/19/2010  
 (Print) Peggy Daskalos Applicant:  Agent:

### FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
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- F.H.D.P. density bonus
- F.H.D.P. fee rebate

### Application case numbers

10DRB 70060  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### Action

ESIA  
CMF

Form revised 4/07

S.F.	Fees
<input checked="" type="checkbox"/>	\$ <u>50.00</u>
	\$ <u>20.00</u>
	\$ _____
	\$ _____
	\$ _____
	\$ _____
Total	\$ <u>70.00</u>

Hearing date 03/10/10

Sandy Handley 02/26/10  
 Planner signature / date

Project # 1002885

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)  
24 copies
  - \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements.
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(Not required for City owned public right-of-way.)
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- SIDEWALK WAIVER (DRB21)**
  - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
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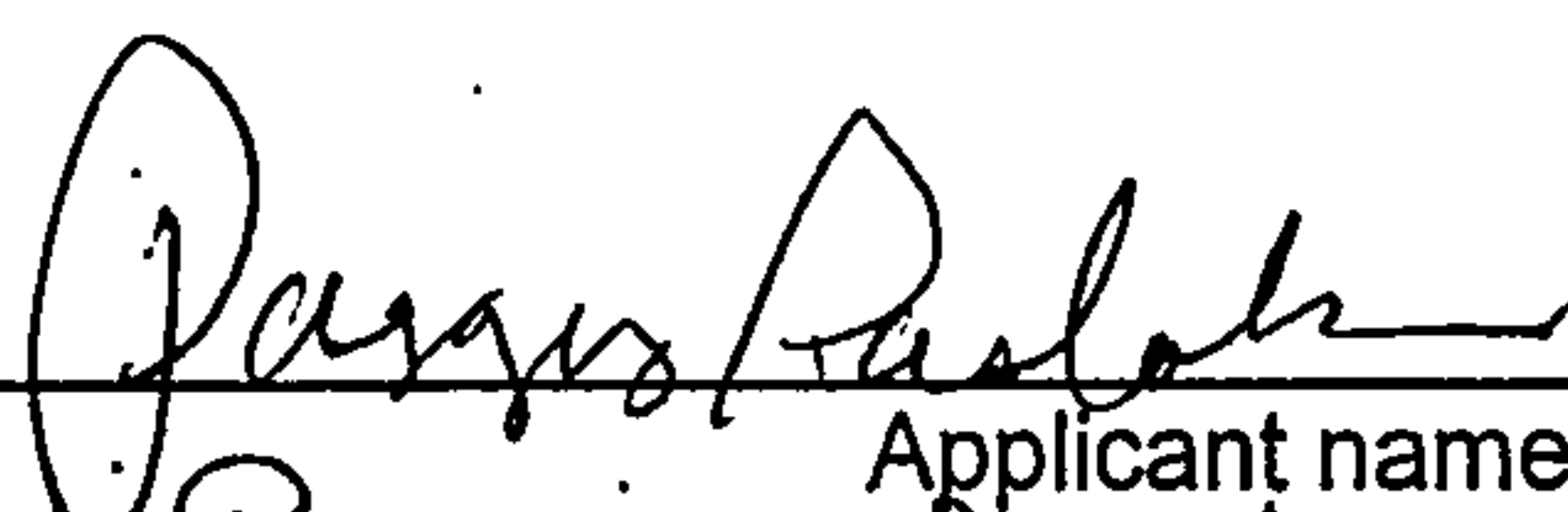

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
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 Applicant name (print)  
  
 Applicant signature / date

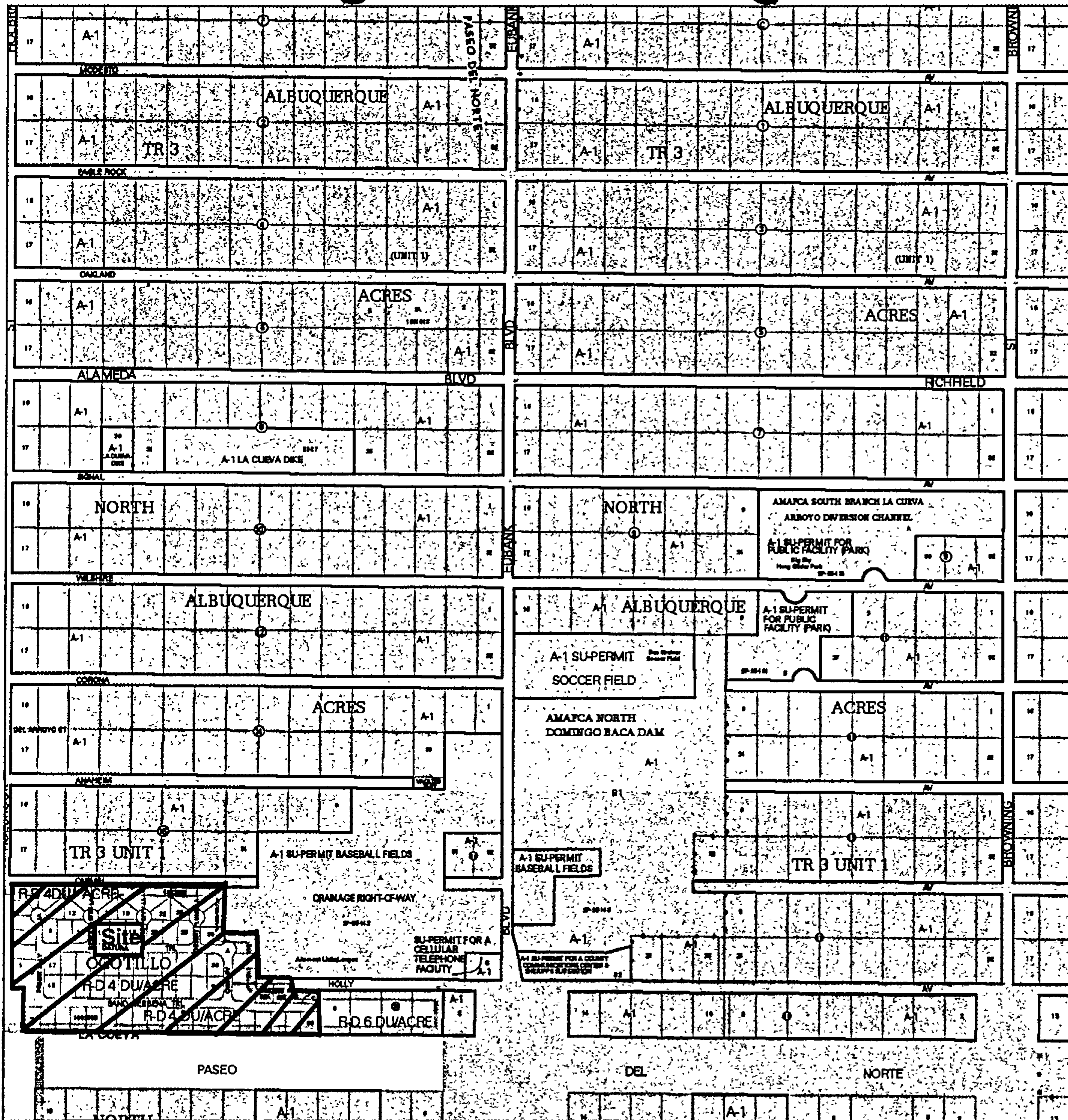


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 1002885 - 10066

Form revised 4/07  
  
 Planner signature / date  
 Project # 1002885





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

Map amended through: 1/4/2008

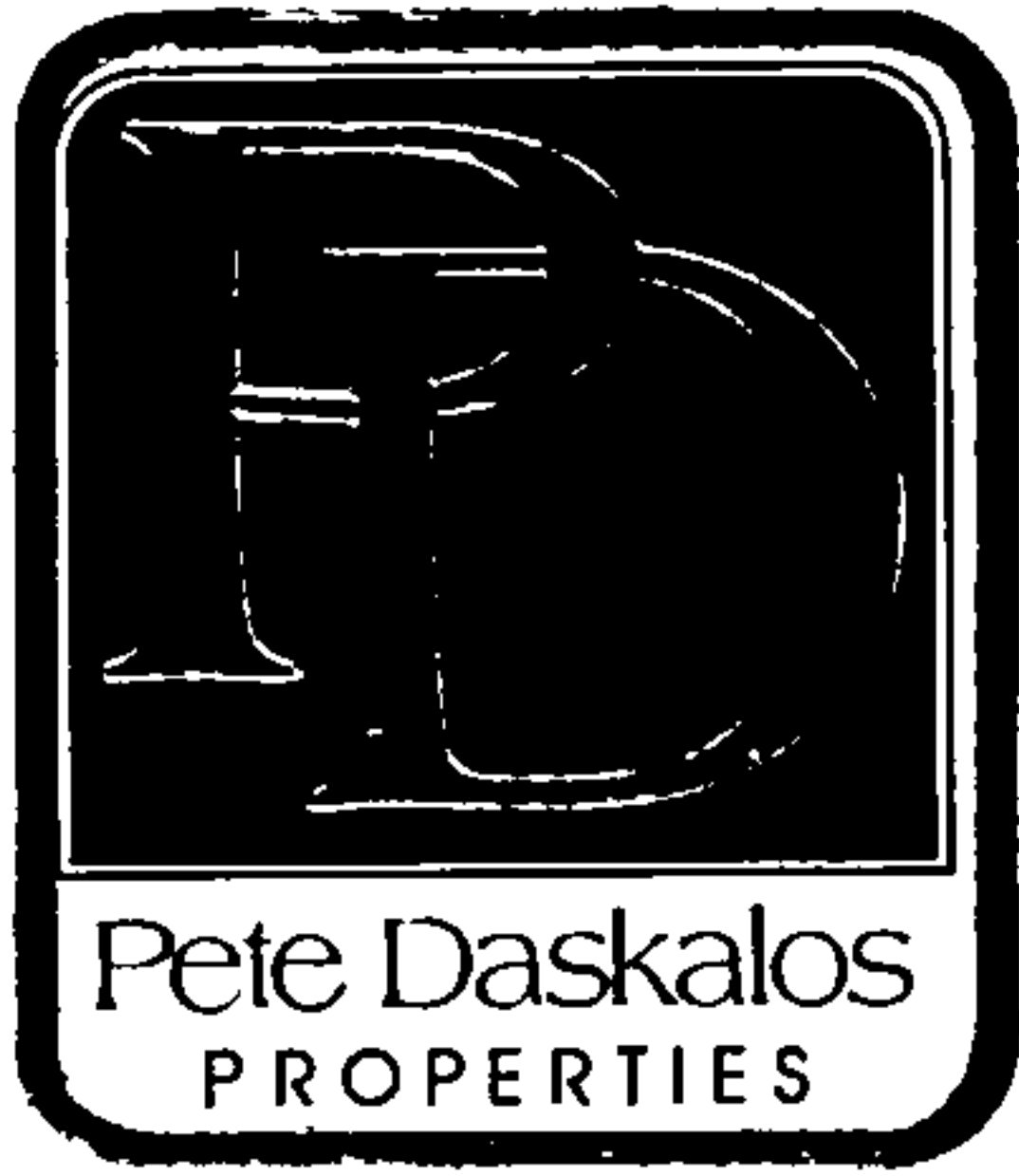
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-21-Z**

Selected Symbols

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

0 750 1,500 Feet



February 26, 2010

Jack Cloud  
Planning Manager, DRB Chair  
Planning Department  
Development & Building Services Division  
City of Albuquerque  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87103

Re: Request for Extension of the SIA Temporary Deferral of Sidewalk Construction for  
Ocotillo Subdivision  
DRB Project No. 1002885  
CPN: 729181

Dear Mr. Cloud:

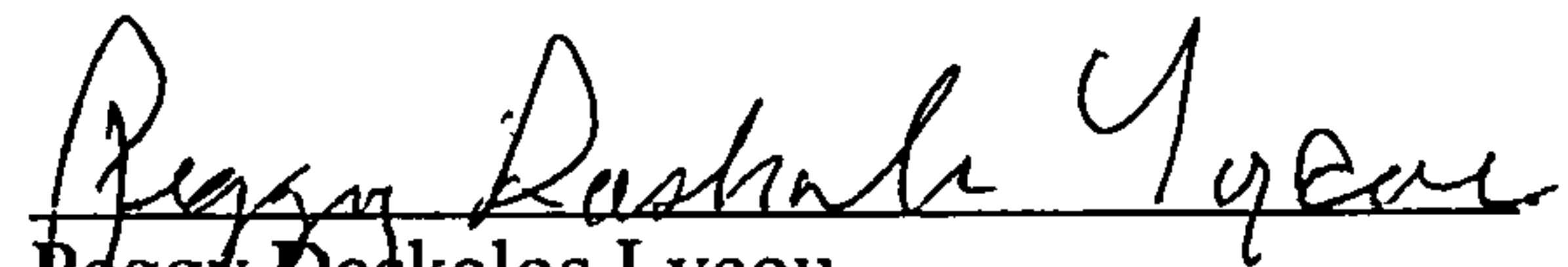
Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form V and related fees
- Six (6) color copies of the Sidewalk Waiver and Deferral Exhibit
- City of Albuquerque Zone Atlas C-21 with site indicated
- Copy of Original Official Notice of Decision Approving "Sidewalk Deferral"

Please schedule us for the next available Development Review Board hearing.

Sincerely,

PETE DASKALOS PROPERTIES, LLC

  
Reggy Daskalos Lycou

**SIDEWALK VERIFICATION**  
**AND**  
**CALCULATIONS**

PROJECT NO.: 729181

PROJECT NAME: Ocotillo

CALCULATIONS:

<u>2,063.64</u>	X	4=	<u>8,254.56</u>	+ 9	=	<u>97.17</u>
(Total Linear Feet)			(Square Feet)			(Square Yards)
<u>\$29.00</u>		=	<u>\$26,597.93</u>	X	<u>6.875 %</u>	=
(Unit Price)			(Base Price)		(Gross Rcpt. Tax Rate)	
<u>\$1,828.61</u>		+	<u>\$26,597.93</u>	=	<u>\$28,426.54</u>	
(Gross Rcpt. Amt.)			(Base Price)		(Total Cost of Const.)	
<u>\$28,426.54</u>		X 125% =			<u>\$35,533.18</u>	
(Total Cost of Const.)					(Amount of Financial Guaranty)	

REVIEWED/APPROVED:

M. Maldonado  
Marilyn Maldonado,  
Contract Specialist  
Design Review Section

Verification Performed By: Orlando B.

Date of Verification: 12/9/2009

Gross Receipts Tax Rates:  
City Tax Rate = 6.875%  
County Tax Rate = 5.5625%

Unit Price Breakdown:

Total Square Yards	Less than 618 = \$30.00
Total Square Yards	618 to 5,563 = \$29.00
Total Square Yards	Greater than 5,563 = \$28.00

Post-it® Fax Note	7671	Date	12/17	# of pages	1
To	Don Hoek	From	Marilyn M		
Co./Dept.		Co.	COA		
Phone #		Phone #	924-3592		
Fax #	857 9774	Fax #			

**PARTIAL ASSIGNMENT AND AMENDMENT  
TO SIDEWALK DEFERRAL AGREEMENT  
TO CONSTRUCT SUBDIVISION IMPROVEMENTS**

**NAME OF PROJECT:** Ocotillo Subdivision  
**ORIGINAL SUBDIVIDER/ASSIGNOR:** Hoech Real Estate Corporation  
**NEW OWNER/ASSIGNEE:** Pete Daskolas  
**CITY PROJECT #** 729181

THIS PARTIAL ASSIGNMENT AND AMENDMENT is made this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by the City of Albuquerque, New Mexico ("City") and (the original subdivider) Hoech Real Estate Corporation ("Assignor") and (new owner) Pete Daskolas *dealing in his Sole and Separate Property.* ("Assignee") a, (state type of business entity, for instance "corporation," "general partnership", "joint venture", "individual," etc.): Individual whose address is 5321 Menaul Blvd NE, Albuquerque and whose telephone number is (505)883-0414, is made in Albuquerque, New Mexico and is effective as of the date of final execution on this Agreement.

WHEREAS, the Assignor was the subdivider of the (Name of Project:) Ocotillo Subdivision, City Project No: 729181; and

WHEREAS, the City and Desert Ridge Development, LLC entered into a Sidewalk Deferral Agreement ("Original Agreement") on February 2, 2004, which was recorded on February 5, 2004 in the records of the Bernalillo County Clerk at Book Bk-A72 Pages 5781 through \_\_\_\_\_, wherein Desert Ridge Development, LLC agreed to construct sidewalks as shown on Plans and Specifications submitted to and approved by the City; and

WHEREAS, the Earlier Agreement was amended by a Sidewalk Deferral Extension Agreement dated March 23, 2007 recorded March 23, 2007, in Book Misc. Bk-A134, pages 4773-- through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to February 1, 2010 and

WHEREAS, the Earlier Agreement was amended by a Sidewalk Deferral Extension Agreement dated January 26, 2009 recorded January 27, 2009, in Document. #2009007851, pages \_\_\_\_\_ through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to \_\_\_\_\_; and

WHEREAS, the Original Agreement provides that if the Subdivision or any part thereof is sold, conveyed or assigned the City will not release the Assignor from its obligations, nor will the City release Assignor's financial guaranty until a successor in interest to the Assignor has entered into a Partial Assignment and Amendment to the Sidewalk Deferral Agreement with of the City and posted a substitute financial guaranty satisfactory to the City; and

WHEREAS, Assignee is the owner of, lots 31-33, and lot 35, lots 60-63 and lot 65 as specified on the Subdivision Plat of Ocotillo Subdivision, dated February, 2004 which was recorded on March 3, 2004 in the records of the Bernalillo County Clerk at Book Misc. 20043, Pages 76 through \_\_\_\_\_; and

THEREFORE, the Assignor, Assignee and the City agree:

1. Assignment: Assignor hereby assigns to Assignee all of Assignor's right, title and interest in and to the Original Agreement as amended. Assignee hereby accepts said assignment, and assumes the Original Agreement as amended, and all of the duties and obligations of Assignor thereunder. All references in the Original Agreement as amended to the Assignor as "Subdivider" are deleted and the Assignee is substituted hereafter. Assignee agrees that the terms and conditions of the Original Agreement as amended which previously applied to Assignor are hereby ratified and confirmed by, and made applicable to Assignee.

2. Financial Guaranty: Section 2, Page 5-94 of the Original Agreement, specifically the information regarding the financial guaranty, is amended to read:

Type of Financial Guaranty: Letter of Credit amount: \$17,370.54

Name of Financial Institution or Surety providing Guaranty: New Mexico Bank and Trust

Date City first able to call Guaranty: February 1, 2012

Construction Completion Deadline: February 1, 2012

If Guaranty other than a Bond, last day City able to call Guaranty is: April 1, 2012

Additional Information: None

3. 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 Partial Assignment and Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of this Assignment to Original Agreement will control.

4. Entire Agreement: This Partial Assignment and Amendment 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.

5. Changes to Agreement: Changes to this Partial Assignment and Amendment are not binding unless made in writing, signed by all parties.

6. Form not Changed: Assignor and Assignee agree that changes to this form are not binding unless initialed by both on this form.

7. Authority to Execute: If the Assignor signing below was not the prior owner of the subdivision, or the Assignee is not the present owner of the Subdivision, the true past and/or present owner(s) must execute and deliver to the City a Power of Attorney or other evidence of authority which is acceptable to the City, establishing the authority of the Assignor and/or Assignee to sign this Partial Assignment and Amendment.

Executed on the date stated in the first paragraph of this Partial Assignment and Amendment.

**ASSIGNOR:**

**ASSIGNEE:**

By (signature): Donald G Hoech  
Name (printed): Donald G Hoech  
Title: President  
Date: February 17, 2010

By (signature): Pete Daskolas  
Name (printed): Pete Daskolas  
Title: Individual  
Date: February 17, 2010

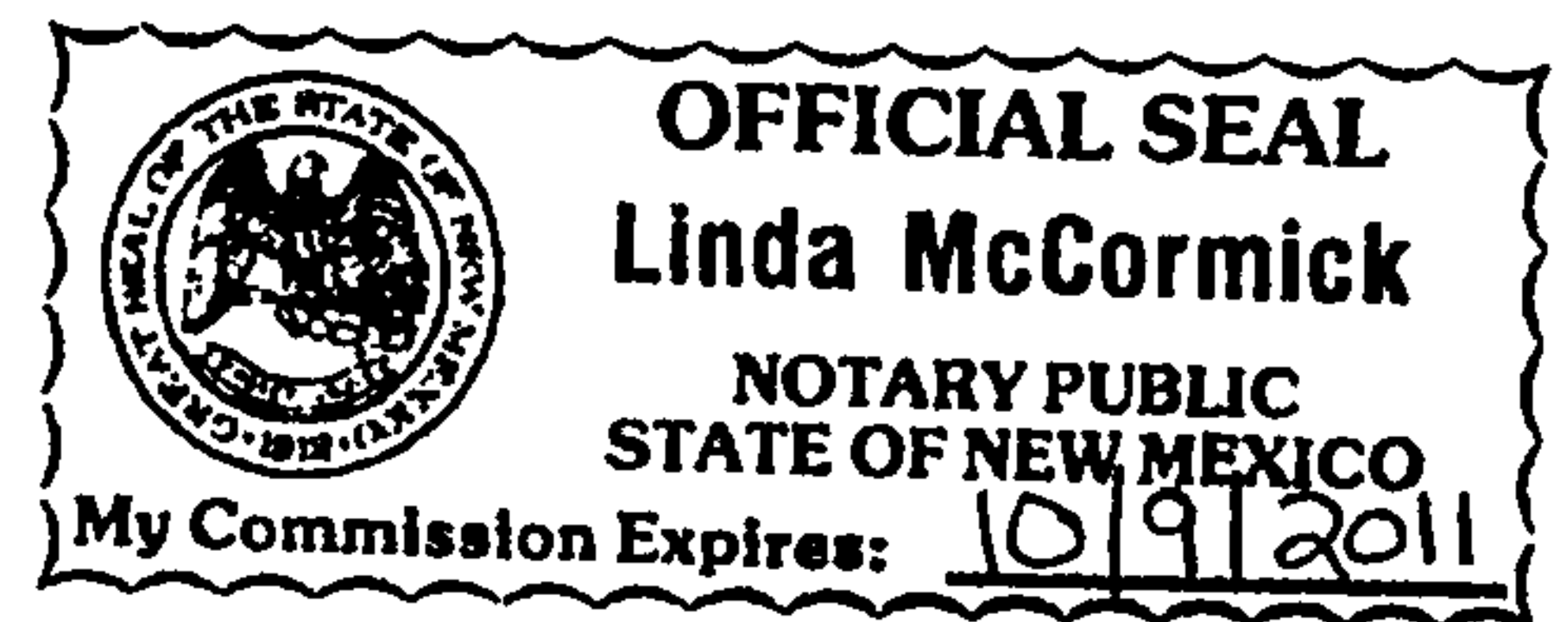
**ASSIGNOR'S NOTARY**

STATE OF NEW MEXICO )  
 )ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on February 17, 2010 by Donald G. Hoech (name of person) President (title or capacity, for instance, "President" or "Owner"), on behalf of Hoech Real Estate Corp.

Linda McCormick  
Notary Public

My Commission Expires: October 9, 2011



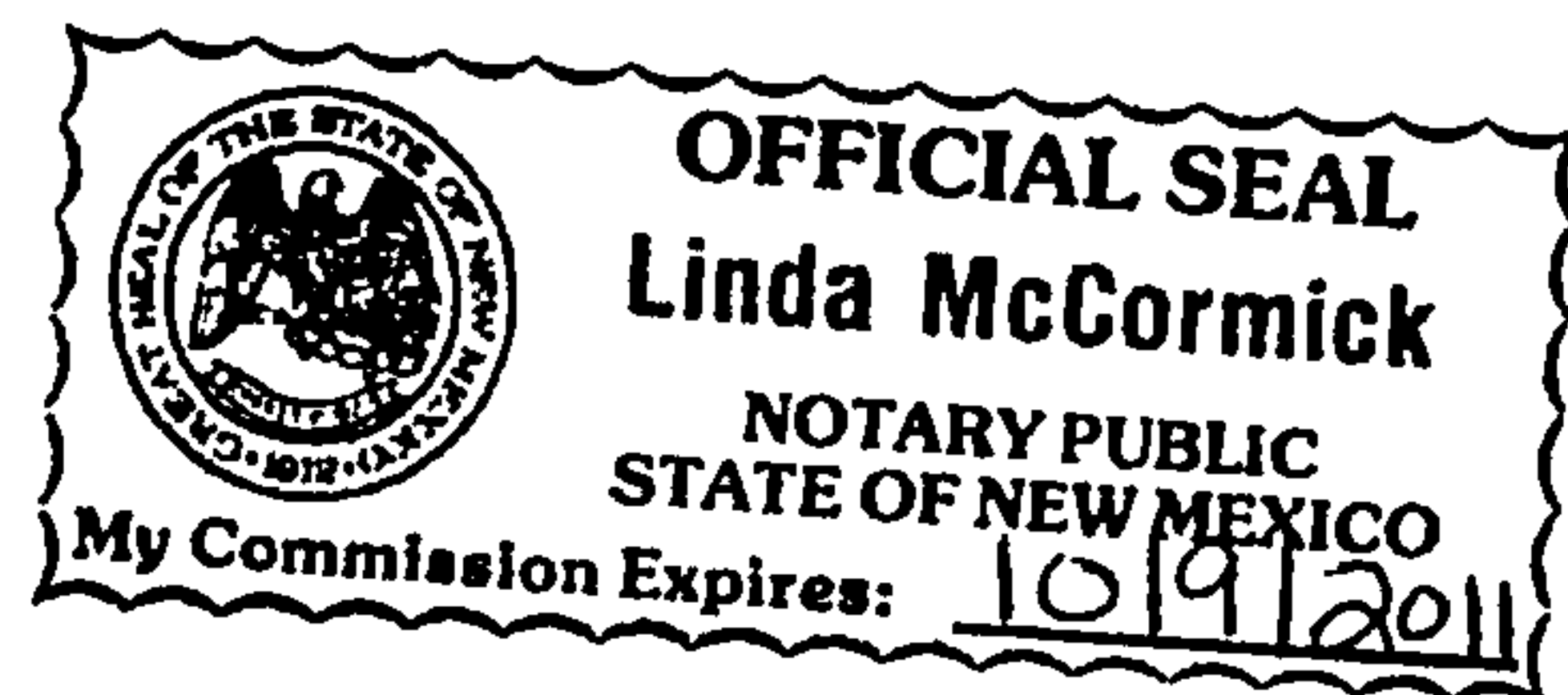
**ASSIGNEE'S NOTARY**

STATE OF NEW MEXICO )  
 )ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on February 17, 2010 by Pete Daskolas (name of person) An individual (title or capacity, for instance, "President" or "Owner"), on behalf of \_\_\_\_\_

Linda McCormick  
Notary Public

My Commission Expires: October 9, 2011



**CITY OF ALBUQUERQUE:**

By: \_\_\_\_\_  
Richard Dourte, City Engineer

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

**CITY'S NOTARY**

STATE OF NEW MEXICO     )  
  )ss.  
COUNTY OF BERNALILLO    )

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_ by  
Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of  
the municipal corporation.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_



02002.050.6

## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

12/17/03

- Project # 1002885**  
03DRB-01980 Major-Vacation of Pub Right-of-Way  
03DRB-01983 Major-Preliminary Plat Approval  
03DRB-01981 Minor-Vacation of Private Easements  
03DRB-01985 Minor-Temp Defer SDWK  
03DRB-01984 Minor-Sidewalk Waiver

JEFF MORTENSEN & ASSOCIATES, agent(s) for DESERT RIDGE DEVELOPMENT LLC & GENEVA LLC request(s) the above action(s) for all or a portion of Lot(s) 10 - 24 and Lot(s) 7 - 15 and easterly portion of Lot 16, Block(s) 18 & 20, Unit 3, Tract 3, Unit 1, North Albuquerque Acres, (to be known as **OCOTILLO SUBDIVISION**) zoned RD (4DU/A), located on HOLBROOK ST NE between ANAHEIM AVE NE and PASEO DEL NORTE NE containing approximately 25 acre(s). [REF: 03DRB-01354, 03DRB-01355, 03DRB-01356] (C-21)

At the December 17, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

- The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
- 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.
- There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
- Final disposition shall be through the City Real Estate Office.
- 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 12-17-03 and approval of the grading plan engineer stamp dated 12-16-03. The preliminary plat was approved with the following condition:

- The homeowner's association document must be filed with the final plat.

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.





OFFICIAL NOTICE OF DECISION  
PAGE 2

If you wish to appeal this decision, you must do so by January 2, 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.)

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.)

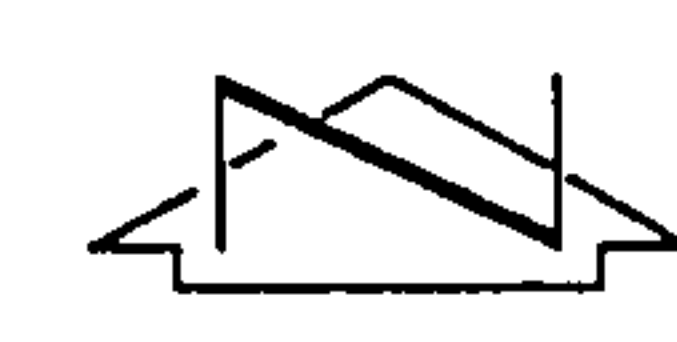
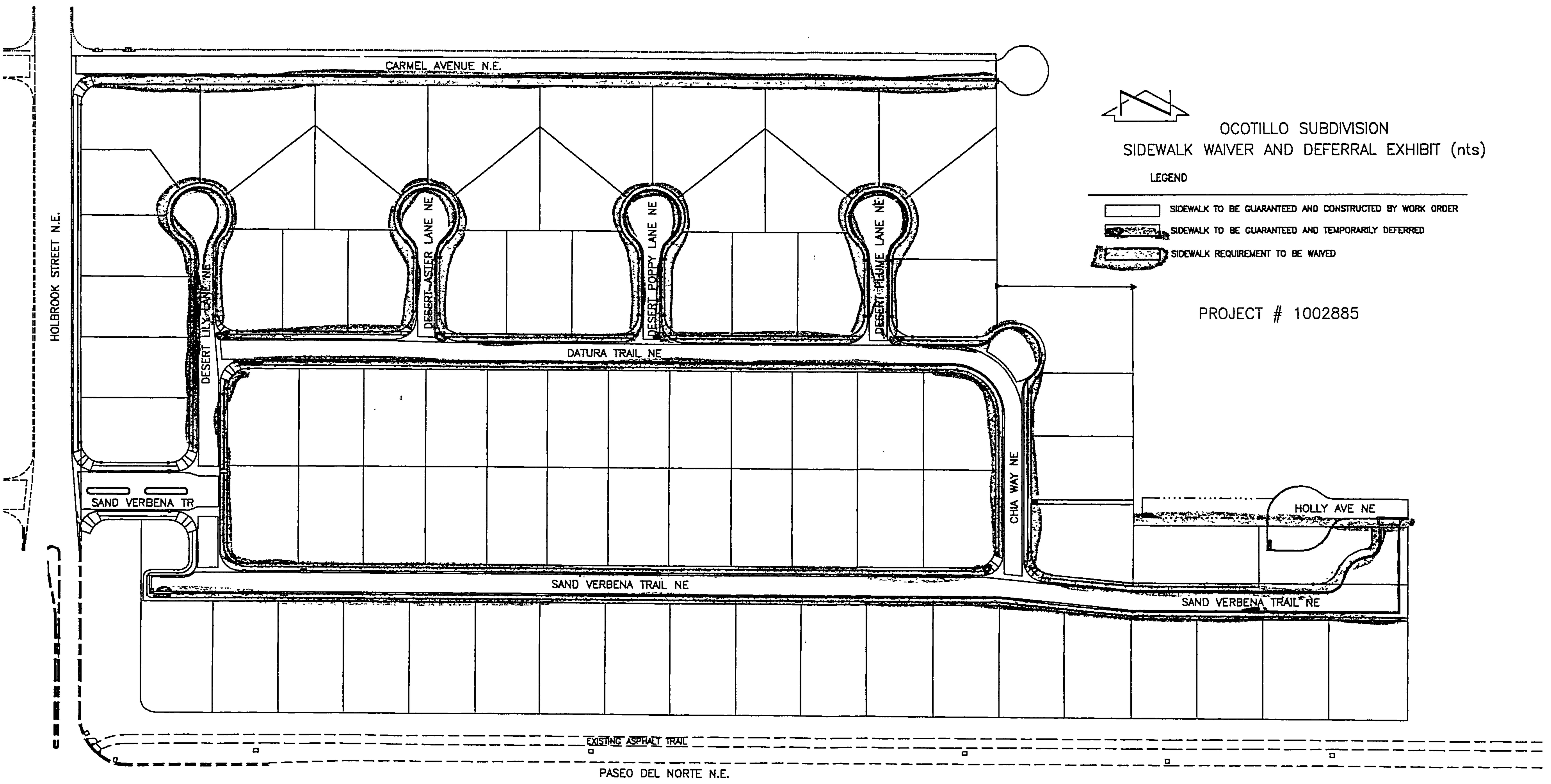
Sheran Matson, AICP, DRB Chair

cc: Desert Ridge Development LLC & Geneva LLC, 8300 Carmel Ave NE, Suite 601, 87122

Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109



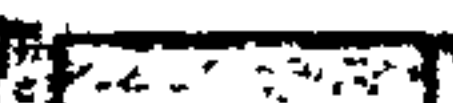
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



OCOTILLO SUBDIVISION  
 SIDEWALK WAIVER AND DEFERRAL EXHIBIT (nts)

LEGEND

-  SIDEWALK TO BE GUARANTEED AND CONSTRUCTED BY WORK ORDER
-  SIDEWALK TO BE GUARANTEED AND TEMPORARILY DEFERRED
-  SIDEWALK REQUIREMENT TO BE WAIVED

PROJECT # 1002885

# City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

2004-038.3

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

Supplemental form

S

V

P

L

Supplemental form

**ZONING**

Z

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

**APPEAL / PROTEST of...**

A

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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: Hoech Real Estate Corp.

ADDRESS: 8300 Carmel Avenue NE, Suite 60

CITY: Albuquerque

STATE NM

ZIP 87122

Proprietary interest in site: Financial Guaranty Obligee (Developer)

AGENT (if any): High Mesa Consulting Group

ADDRESS: 6010-B Midway Park Blvd. NE

CITY: Albuquerque

STATE NM

ZIP 87109

PHONE: 505-821-4440

FAX: (505) 857-9774

E-MAIL: \_\_\_\_\_

PHONE: 505-345-4250

FAX: 505-345-4254

E-MAIL: dtrujillo@highmesacg.com

**DESCRIPTION OF REQUEST:** Extension of the Subdivision Improvement Agreement of Temporary Deferral of Sidewalk Construction  
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. 1 - 78

Block: ---

Unit: ---

Subdiv. / Addn. Ocotillo Subdivision

Current Zoning: R-D 4 DU/Acre

Proposed zoning: ---

Zone Atlas page(s): C-21

No. of existing lots: ---

No. of proposed lots: ---

Total area of site (acres): +/- 24.150

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. 102106401006030701

MRGCD Map No. ---

LOCATION OF PROPERTY BY STREETS: On or Near: Holbrook Street NE

Between: Anaheim Avenue NE

and Paseo Del Norte NE

**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 Project No. 1002885, 03DRB 01354 thru 01356 and 01980 thru 01985, 04DRB 00224, 05DRB 00631, 00633 and 01522

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

SIGNATURE Debie LeBlanc Trujillo

DATE February 15, 2008

(Print) Debie LeBlanc Trujillo for High Mesa Consulting Group

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
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

08AA - - - 70080

Action

ESIA

S.F.

Fees

\$ 50.00

\$ 20.00

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

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

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

Total

\$ 70.00

Hearing date February 27, 2008

Andrew Garcia

2/15/08

Planner signature / date

Project # 1002885

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
  - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

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

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)** 6 copies
  - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - List any original and/or related file numbers on the cover application

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

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

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

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)** 6 copies
  - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14")
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - List any original and/or related file numbers on the cover application

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)** 6 copies
  - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14")
  - Scale drawing showing the easement to be vacated (8.5" by 11")
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter/documents briefly describing, explaining, and justifying the vacation
  - Letter of authorization from the grantors and the beneficiaries (private easement only)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

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

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

HIGH MESA CONSULTING GROUP  
 DEBIE LEBLANC TRUJILLO  
 Applicant name (print)  
 Debie LeBlanc Trujillo  
 Applicant signature / date  
 02-15-08



Form revised 4/07

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

Application case numbers  
 08AA - \_\_\_\_\_ - 70080  
 \_\_\_\_\_  
 \_\_\_\_\_

*Audrey J. Garcia*  
 Planner signature / date  
 2/15/08  
 Project # 1002885

# HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2004.038.3  
February 15, 2008

Jack Cloud  
Planning Manager, DRB Chair  
Planning Department  
Development & Building Services Division  
City of Albuquerque  
600 2nd Street, NW  
Albuquerque, NM 87103

Re: Request for Extension of the SIA Temporary Deferral of Sidewalk Construction for Ocotillo Subdivision  
DRB Project No. 1002885  
CPN: 729181

Dear Mr. Cloud:

Transmitted are the following items associated with the subject request:

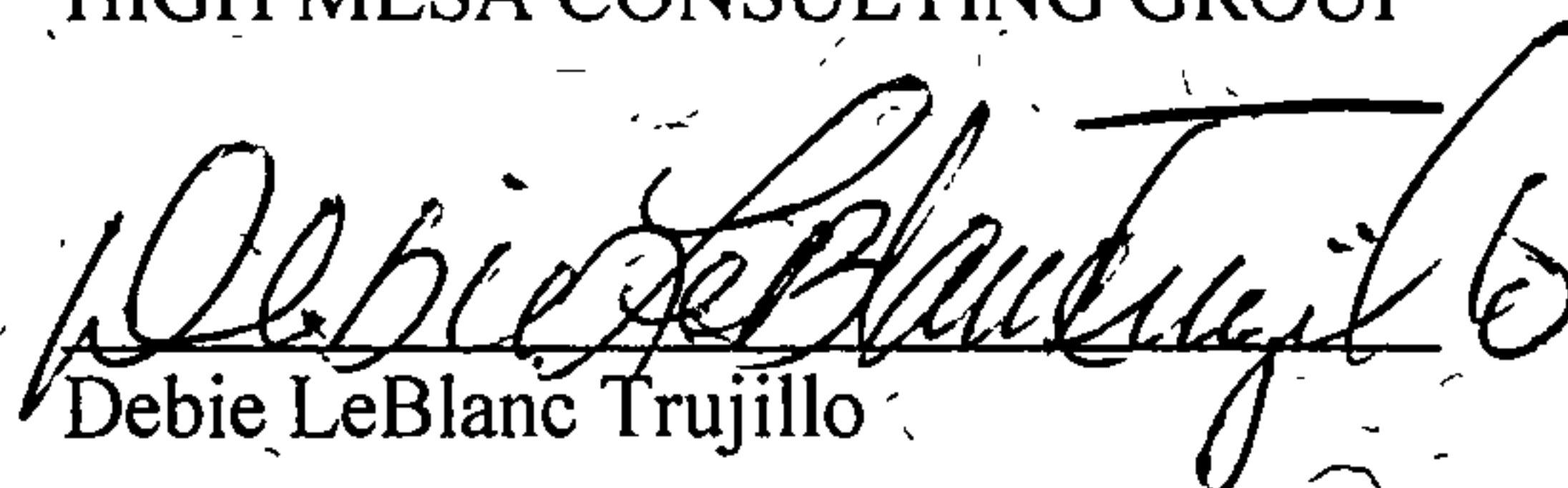
- DRB Application, Supplemental Form V and related fees
- Six (6) color copies of the Sidewalk Waiver and Deferral Exhibit
- City of Albuquerque Zone Atlas C-21 with site indicated
- Copy of Original Official Notice of Decision Approving "Sidewalk Deferral"

On behalf of our clients, Hoech Real Estate Corporation, we are requesting an extension for the temporary deferral of sidewalk construction for Ocotillo Subdivision. Our client has sold all the lots in the Ocotillo Subdivision to various owners and builders. Due to the recent current homebuilding economy, most of the lots have not been built and completed with the required sidewalks.

Please schedule us for the next available Development Review Board hearing. In the meantime, if you or other DRB representatives are in need of additional explanation or information, please feel free to call.

Sincerely,

HIGH MESA CONSULTING GROUP

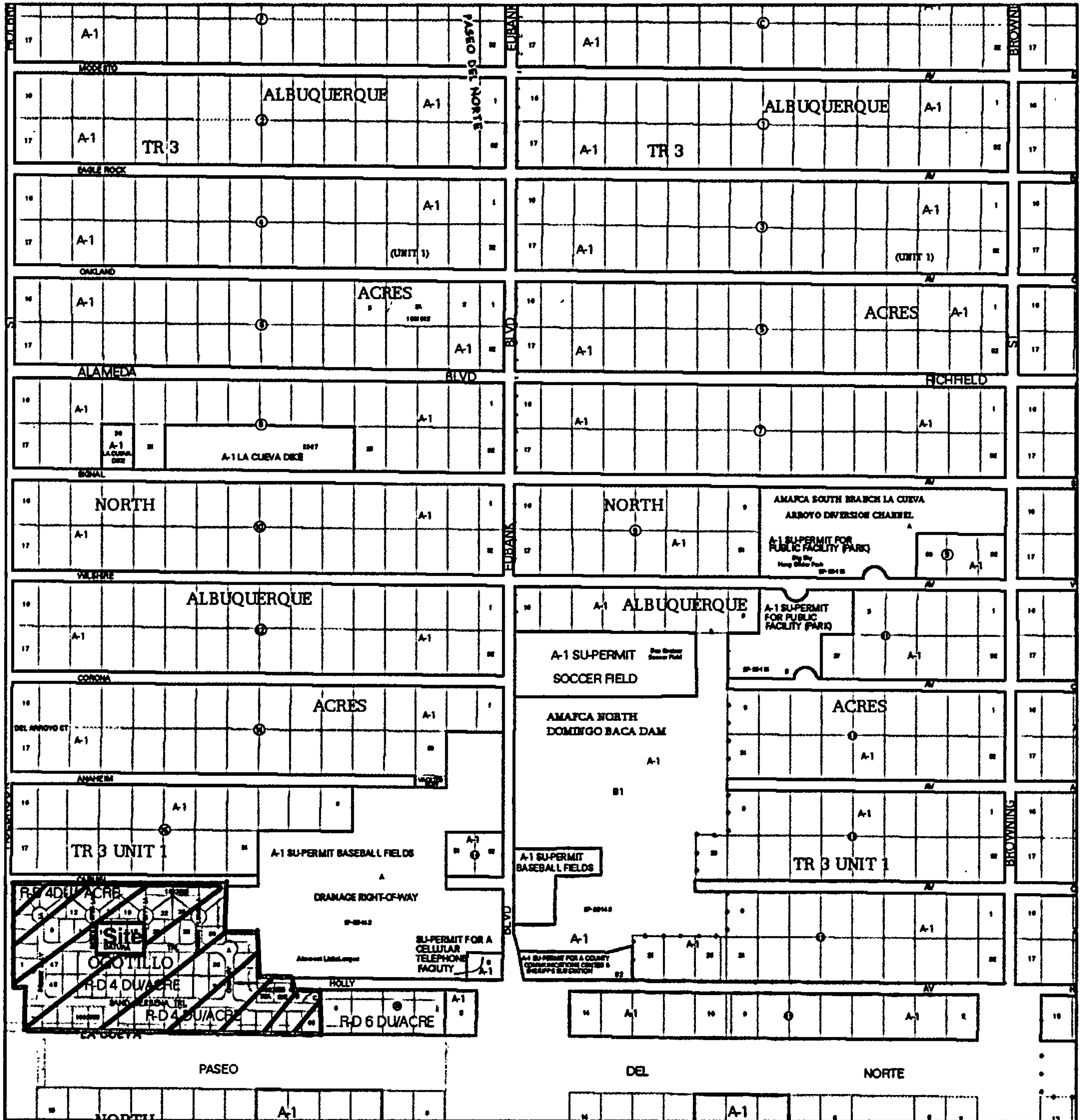


Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Donald G. Hoech, Hoech Real Estate Corporation – w/enc.

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala  
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White • Grady E. Barrens



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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-21-Z**

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 1/4/2008



2002.050.6

## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

12/17/03

**1. Project # 1002885**

03DRB-01980 Major-Vacation of Pub Right-of-Way  
03DRB-01983 Major-Preliminary Plat Approval  
03DRB-01981 Minor-Vacation of Private Easements  
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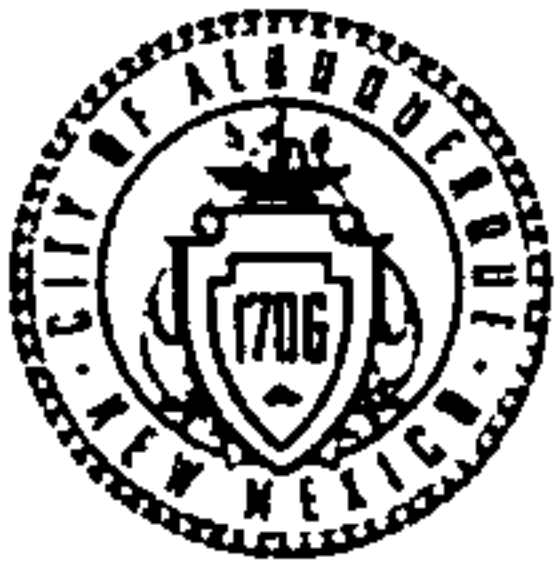
At the December 17, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

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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.
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OFFICIAL NOTICE OF DECISION  
PAGE 2

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Sheran Matson, AICP, DRB Chair

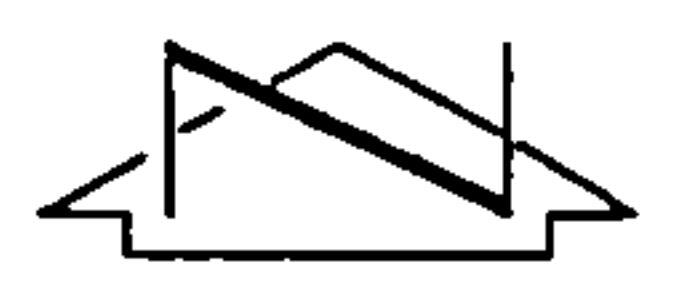
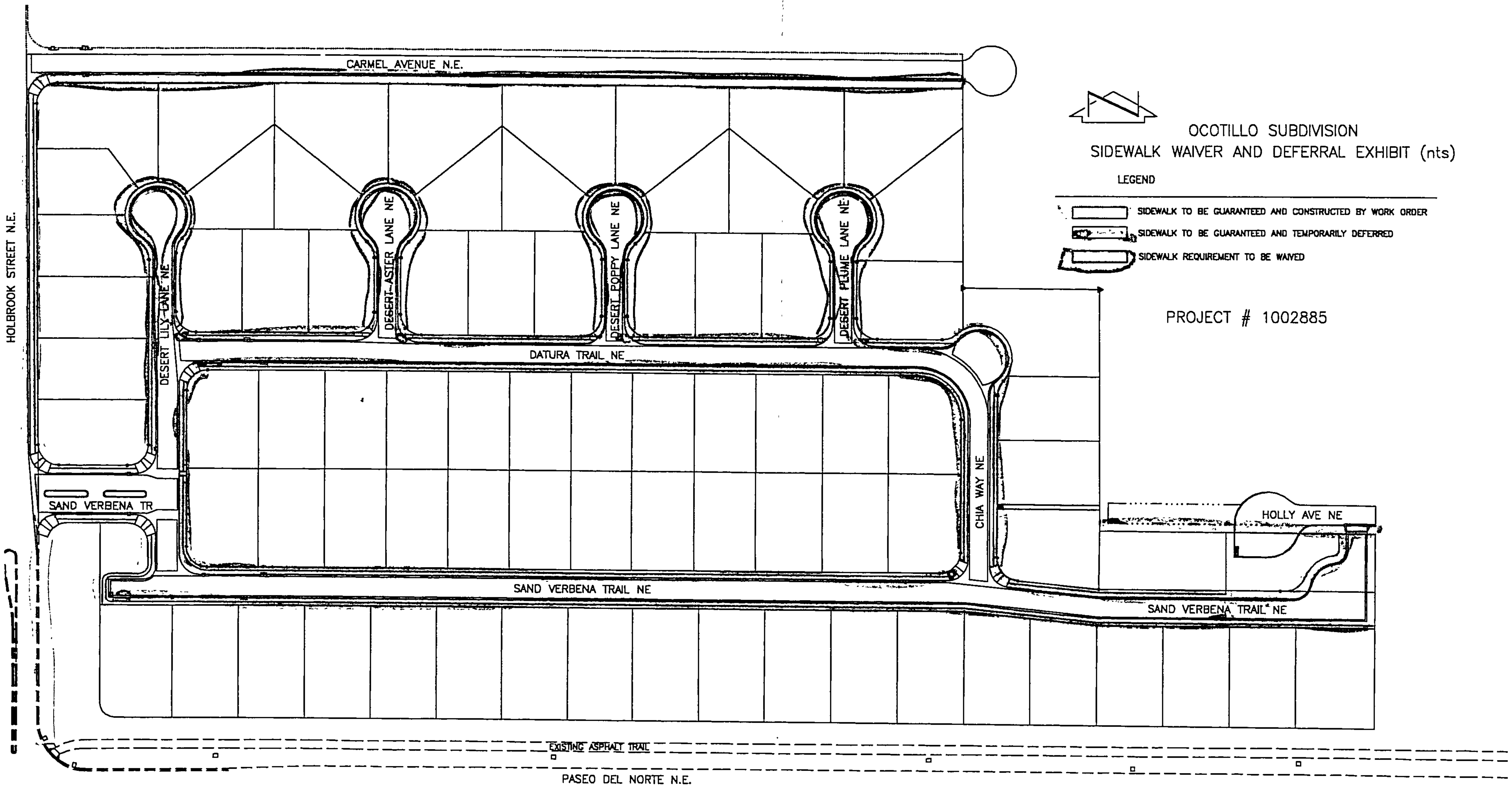
cc: Desert Ridge Development LLC & Geneva LLC, 8300 Carmel Ave NE, Suite 601, 87122

Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109

Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.

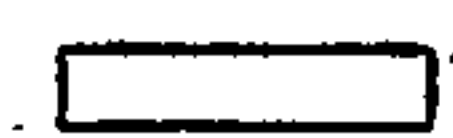

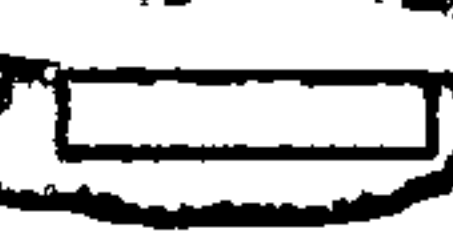
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File





OCOTILLO SUBDIVISION  
 SIDEWALK WAIVER AND DEFERRAL EXHIBIT (nts)

LEGEND

-  SIDEWALK TO BE GUARANTEED AND CONSTRUCTED BY WORK ORDER
-  SIDEWALK TO BE GUARANTEED AND TEMPORARILY DEFERRED
-  SIDEWALK REQUIREMENT TO BE WAIVED

PROJECT # 1002885



# DEVELOPMENT REVIEW APPLICATION

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

...for Subdivision Purposes  
 ...for Building Permit  
 IP Master Development Plan  
 Cert. of Appropriateness (LUCC)

Supplemental form **S**

Supplemental form **V**

Supplemental form **P**

Supplemental form **L**

**ZONING**

Annexation & Zone Establishment  
 Sector Plan  
 Zone Change  
 Text Amendment

**APPEAL / PROTEST of...**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

**Z**

**A**

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: La Sierra Construction Co. and AMAFCA PHONE: 505-883-0414  
 ADDRESS: 5321 Menaul Blvd. NE (La Sierra Const.) FAX: 505-872-1248  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owners  
 AGENT (if any): JEFF MORTENSEN & ASSOCIATES, INC. PHONE: 505-345-4250  
 ADDRESS: 6010-B Midway Park Blvd. NE FAX: 505-345-4254  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: dtrujillo@jmainc.org

### DESCRIPTION OF REQUEST: Preliminary / Final Plat Approval

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

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

Lot or Tract No. 35\*, 35-B & PARCEL D Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Ocotillo Subdivision  
 Current Zoning: R-D 4 DU/Acre Proposed zoning: n/c  
 Zone Atlas page(s): C - 21 No. of existing lots: 1 No. of proposed lots: 3  
 Total area of site (acres): +/-0.539 Density if applicable: dwellings per gross acre: 4.8 dwellings per net acre: 4.8  
 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. 102106414003830124 MRGCD Map No. n/a  
 LOCATION OF PROPERTY BY STREETS: On or Near: 10009 Sand Verbena Trail NE  
 Between: Eubank Blvd. NE and Holbrook Street, NE

### 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 Project No. 1002885, 05DRB-00631, 05DRB-00633

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: May 11, 2005

SIGNATURE Debie LeBlanc Trujillo DATE Sept. 20, 2005  
 (Print) Debie LeBlanc Trujillo for JEFF MORTENSEN & ASSOCIATES, INC.  Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 01522</u>	<u>PF</u>	<u>5(3)</u>	<u>\$ 355.<sup>00</sup></u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.<sup>00</sup></u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>10/12/05</u>			Total <u>\$ 375.<sup>00</sup></u>

Ki Sis 9/29/05  
 Planner signature / date

Project # 1002885

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
Design elevations & cross sections of perimeter walls 3 copies
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
Property owner's and City Surveyor's signatures on the Mylar drawing
SIA financial guaranty verification
Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
Any original and/or related file numbers are listed on the cover application
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

JEFF WORTENBEN & ASSOC., INC.
DEBIE LEBLAN TRUJILLO
Applicant name (print)
Applicant signature / date 09-29-05



Form revised 11/04

- Checklists complete
Fees collected
Case #s assigned
Related #s listed
Application case numbers
05DRB- - 0522

Planner signature / date
Project # 1002885



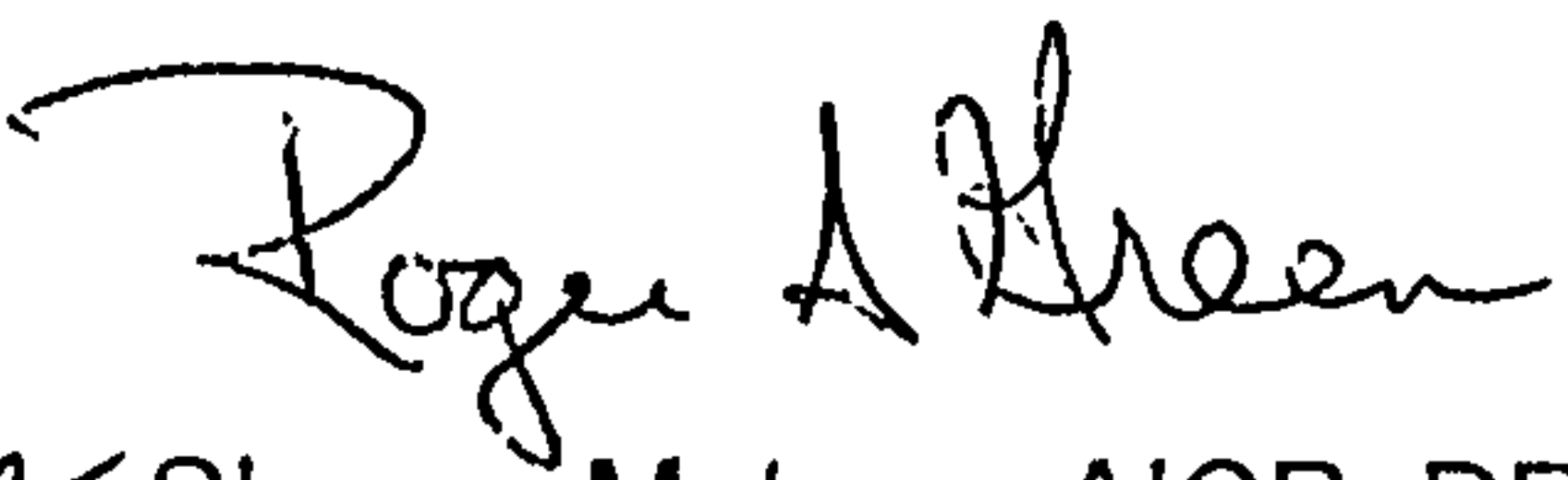
OFFICIAL NOTICE OF DECISION  
PAGE 2

If you wish to appeal this decision, you must do so by May 26, 2005, 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.)

  
For Sheran Matson, AICP, DRB Chair

Cc: La Sierra Construction Company, 5321 Menaul Blvd NE, 87110  
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



2004.118.2

## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 11, 2005

1. **Project # 1002885**  
05DRB-00631 Major-Vacation of Pub Right-of-Way  
05DRB-00633 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LA SIERRA CONSTRUCTION CO AND AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 35, **OCOTILLO SUBDIVISION**, zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s). [REF:04DRB00244, 03DRB01355, 03DRB01356, 03DRB01354, 03DRB01980, 03DRB01981, 03DRB01983, 03DRB01984, 03DRB01985] (C-21)

At the May 11, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

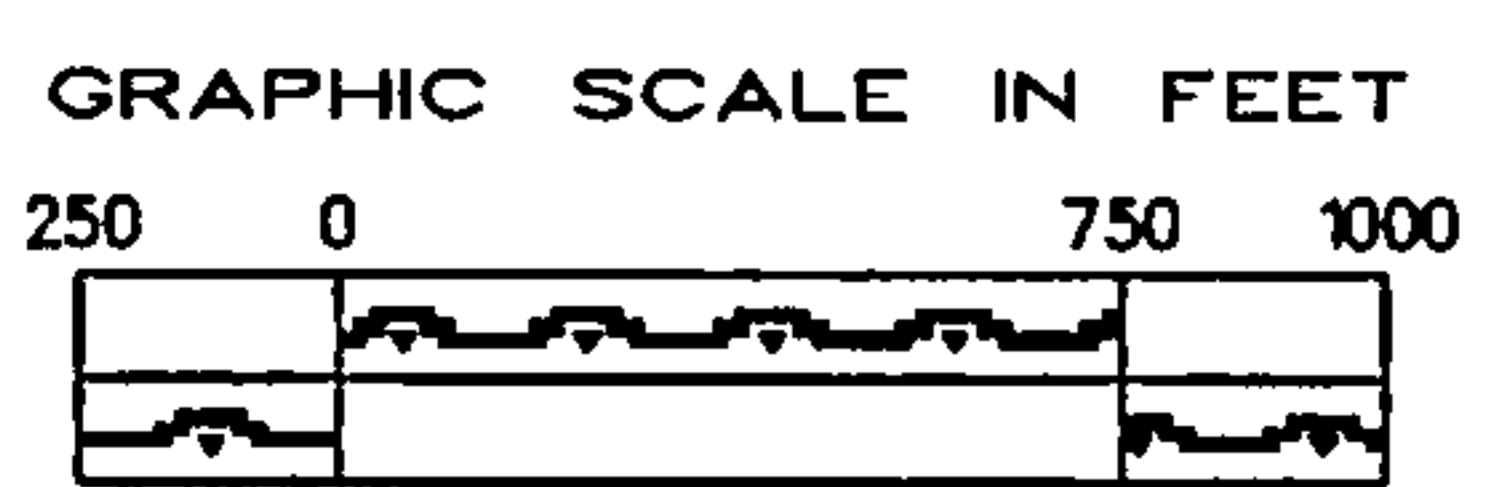
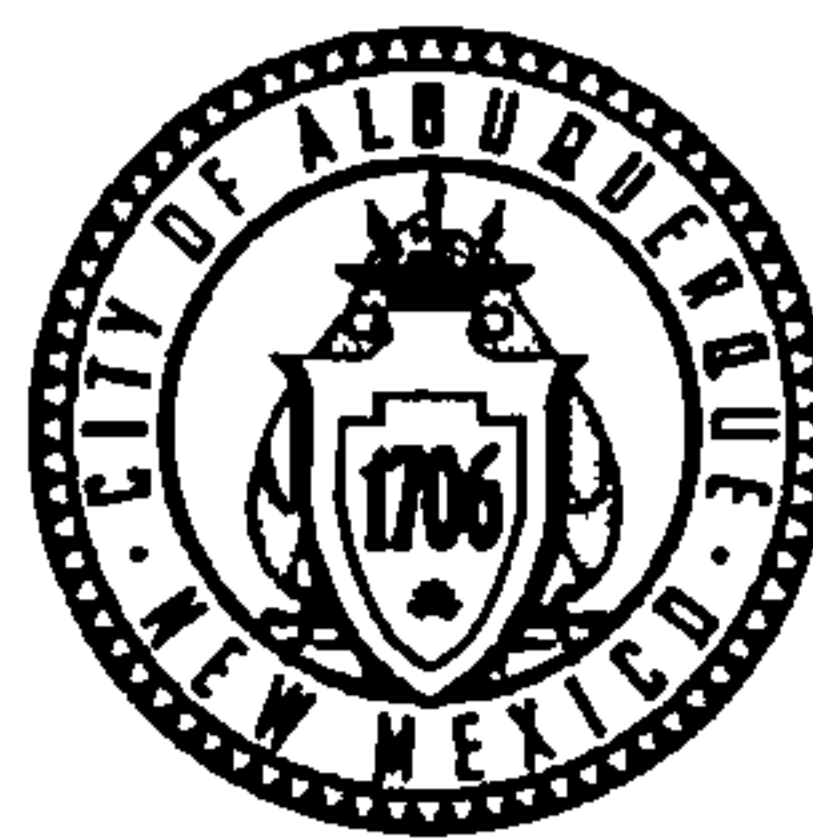
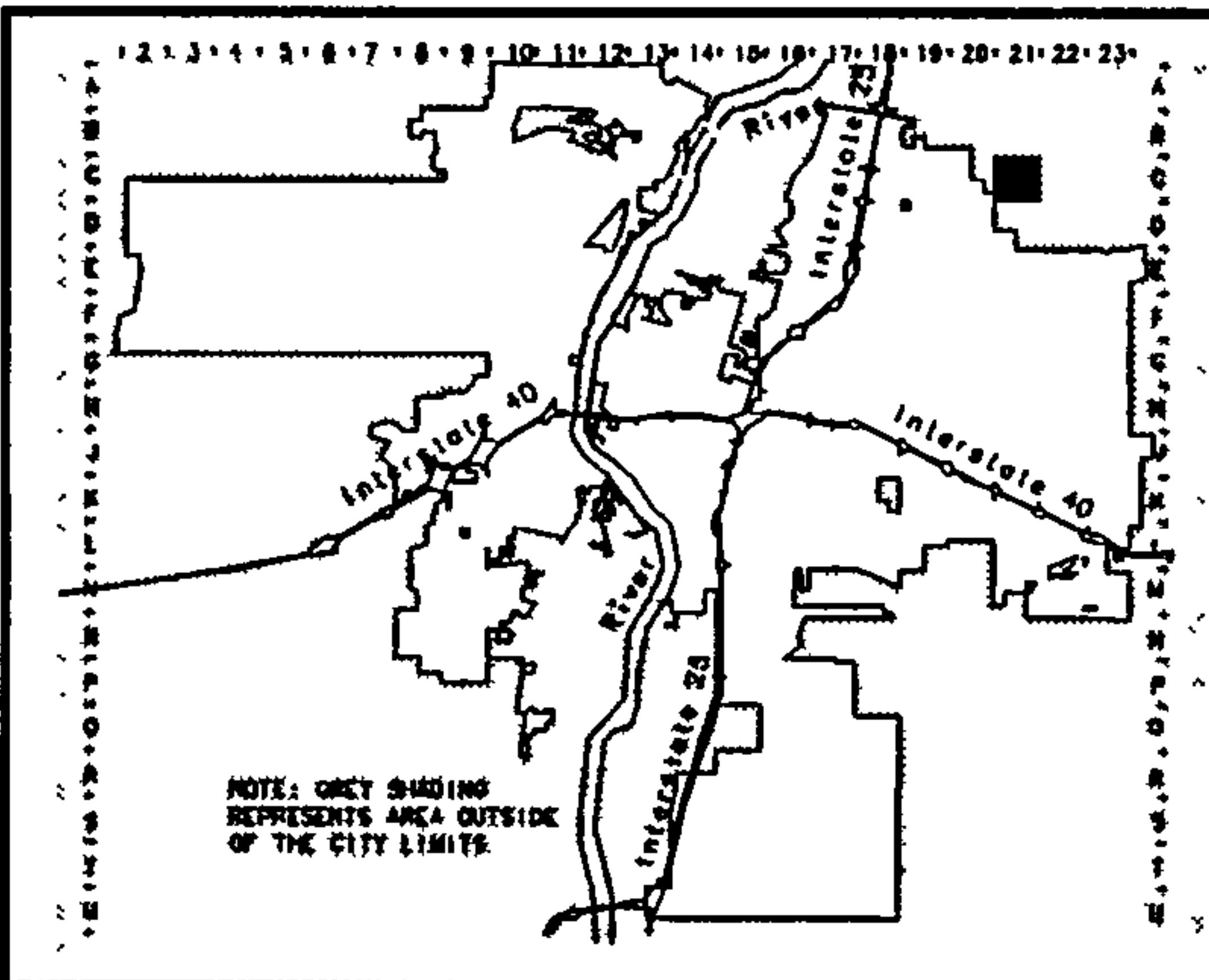
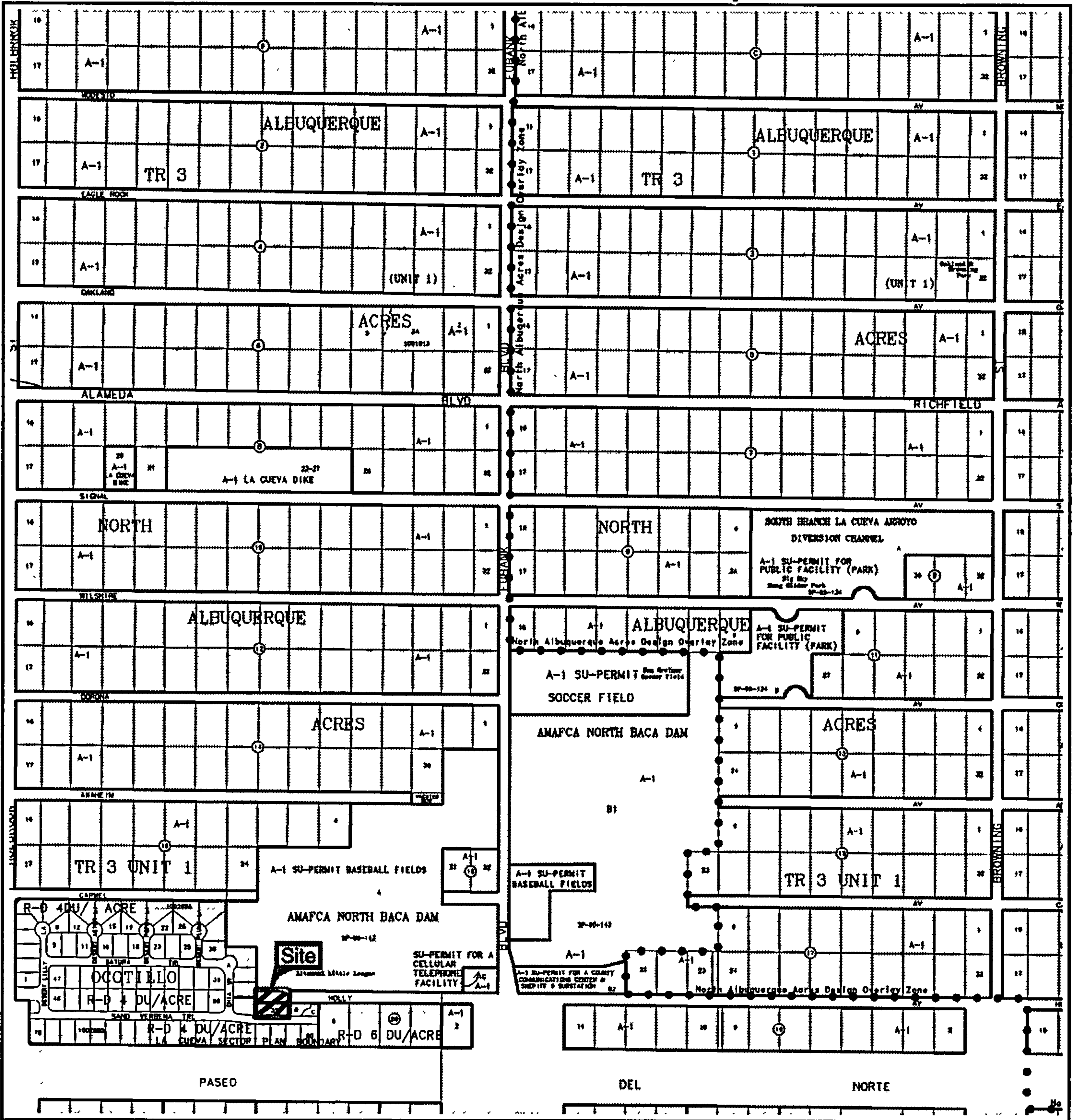
### FINDINGS:

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. Final disposition shall be through the City Real Estate Office.
2. 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 above request was reviewed and comments were given.



**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
 © Copyright 2004

**Zone Atlas Page**  
**C-21-Z**  
 Map Amended through March 08, 2005



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD., NE  
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250  
F: 505.345.4254  
ESTABLISHED 1977

2004.118.2  
September 29, 2005

Sheran Matson, AICP  
Planning Manager, DRB Chair  
Planning Department  
Development & Building Services Division  
City of Albuquerque  
600 2nd Street, NW  
Albuquerque, NM 87103

Re: Preliminary / Final Plat Approval  
Lot 35, Ocotillo Subdivision and Holly Avenue, NE  
DRB Project No. 1002885 (05DRB-00633)

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) along with the related fees
- Six (6) copies of the Final Plat
- City of Albuquerque Zone Atlas C-21(highlighted)
- Copy of Official Notice of Decision

On behalf of our clients, La Sierra Construction Co., and Albuquerque Metropolitan Flood Control Authority (A.M.A.F.C.A.) we are requesting Preliminary / Final Plat approval. This request is to finalize the vacation action approved on May 11, 2005 for of a portion of Holly Avenue, NE. The vacated right-of-way will be incorporated into the existing lot to create Lots 35-A and 35-B, along with creation of Parcel D, Ocotillo Subdivision.

Please schedule this matter for the next appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

  
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Jason and Cindy Lynn Daskalos – La Sierra Construction, Co w/enc.  
Marty Eckert – A.M.A.F.C.A. w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

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

**PAID RECEIPT**

APPLICANT NAME La SIERRA CONSTRUCTION  
 AGENT JEFF MORTENSEN  
 ADDRESS 6010 - B  
 PROJECT & APP # 1002885 / 01522  
 PROJECT NAME Ocotillo Subdivision

\$ 20.<sup>00</sup> 441032/3424000 Conflict Management Fee  
 \$ 355.<sup>00</sup> 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  
 \$ 375.<sup>00</sup> TOTAL AMOUNT DUE

**\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

CHARGE \$0.00

9/29/2005 12:41PM  
 RECEIPT# 00046782 WSH 008 TRANS# 0016  
 Account 441032 Fund 0110  
 Activity 3424000 TRSCCS

**MORTENSEN & ASSOCIATES**  
 1000-B MIDWAY PARK BLVD. NE  
 ALBUQUERQUE, NM 87109-5830  
 City of Albuquerque  
 Treasury Division

DATE 9/29/05 16469 95-681/1070

ORDER OF Three hundred Seventy five 00/100  
 \$375.00  
 \*\*\*DUPLICATE\*\*\*  
 City of Albuquerque  
 Treasury Division

Manzano Office  
 1-800-488-2265

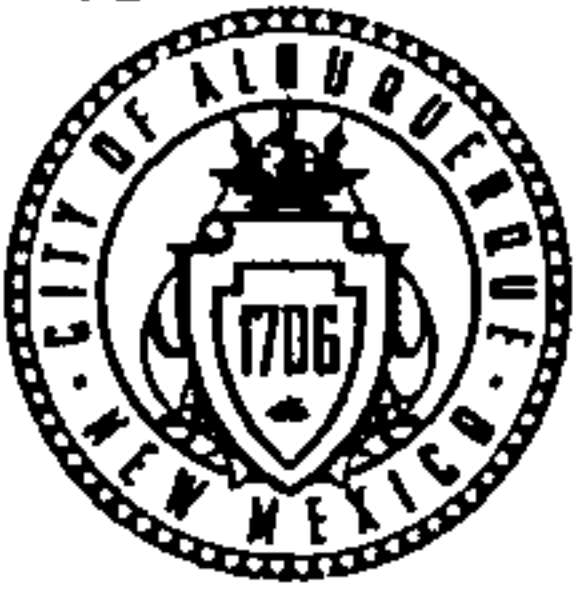
FOR 2004-18-2 DRB submittal

9/29/2005 12:41PM LOC: ANNX  
 RECEIPT# 00046782 WSH 008 TRANS# 0016  
 Account 441032 Fund 0110  
 Activity 3424000 TRSCCS  
 Trans Amt \$375.00  
 J24 Misc

018469 107006813 27703665

Thank You





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 11, 2005

1. **Project # 1002885**  
05DRB-00631 Major-Vacation of Pub Right-of-Way  
05DRB-00633 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LA SIERRA CONSTRUCTION CO AND AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 35, **OCOTILLO SUBDIVISION**, zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s). [REF:04DRB00244, 03DRB01355, 03DRB01356, 03DRB01354, 03DRB01980, 03DRB01981, 03DRB01983, 03DRB01984, 03DRB01985] (C-21)

At the May 11, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

### FINDINGS:

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

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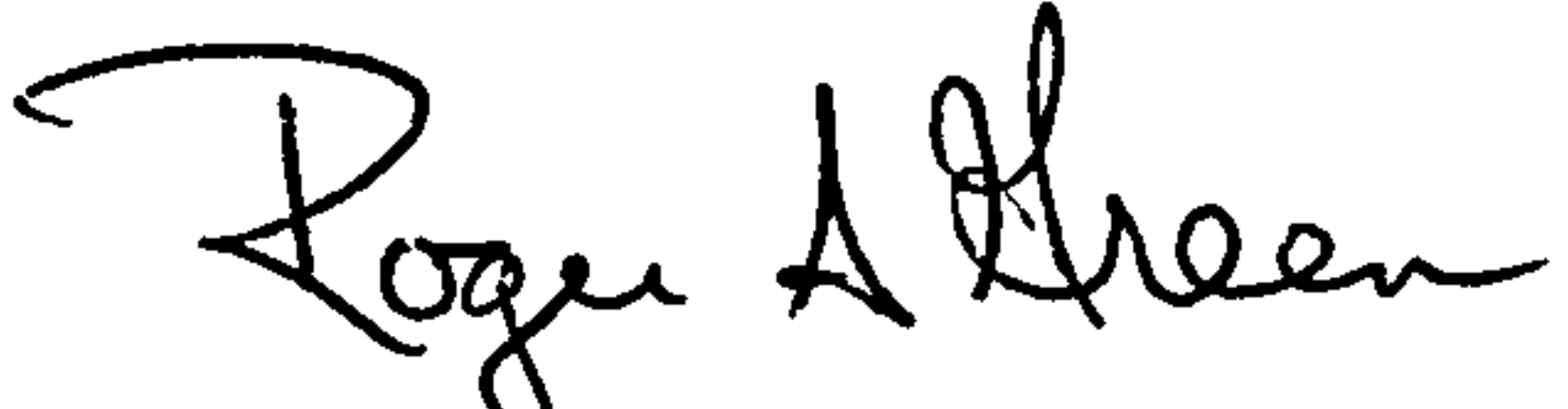
**OFFICIAL NOTICE OF DECISION  
PAGE 2**

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For Sheran Matson, AICP, DRB Chair

Cc: La Sierra Construction Company, 5321 Menaul Blvd NE, 87110  
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002885 AGENDA#: 1 DATE: 5-11-05

1. Name: Graeme Means Address: 6010-B MIDWAY PK BLVD NE Zip: 87109

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: \_\_\_\_\_

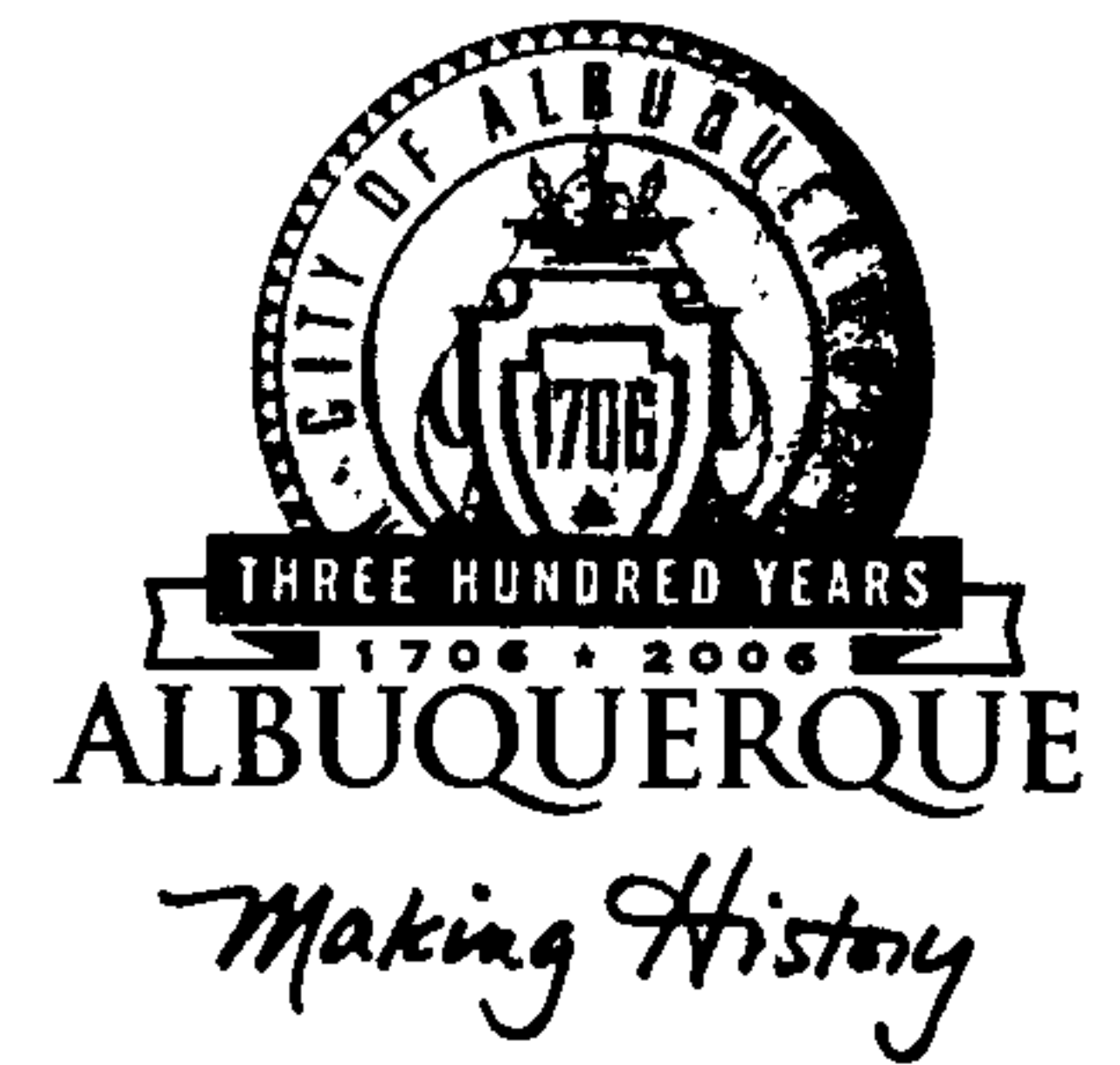
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002885

AGENDA ITEM NO: 1

SUBJECT:

Sketch Plat/Plan  
Vacation

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham  
City Engineer/AMAFCA Designee

DATE: May 11, 2005



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 11, 2005

**Project # 1002885**

05DRB-00631 Major-Vacation of Pub Right-of-Way

05DRB-00633 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LA SIERRA CONSTRUCTION CO AND AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 35, **OCOTILLO SUBDIVISION**, zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s). [REF:04DRB00244, 03DRB01355, 03DRB01356, 03DRB01354, 03DRB01980, 03DRB01981, 03DRB01983, 03DRB01984, 03DRB01985] (C-21)

AMAFCA No objection to requested actions. AMAFCA will sign the Final Plat.

COG No adverse comments.

Transit No objection to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter sent to North Albuquerque Acres NA (R).

APS No comments received.

Police Department No comments at this time.

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 Electric & Gas Approves.

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division

No adverse comments.

City Engineer

No objection to the vacation request. Infrastructure may be required to drain Holly through AMAFCA parcel

Transportation Development

Ultimate layout of the cul-de-sac is required for Holly. (Why is note 3 a temporary easement?) An infrastructure list will be required. Assuming that the lots will take access from Sand Verbena Trail. Are these P1 lots?

Parks & Recreation

Defer to Transportation.

Utilities Development

No objection to Vacation request.

Planning Department

No objection to the vacation request. Defer to Transportation. In the future, please turn in vacation & sidewalk exhibits on sheets no larger than legal size paper. It is much easier to find the exhibits if they are the smaller size.

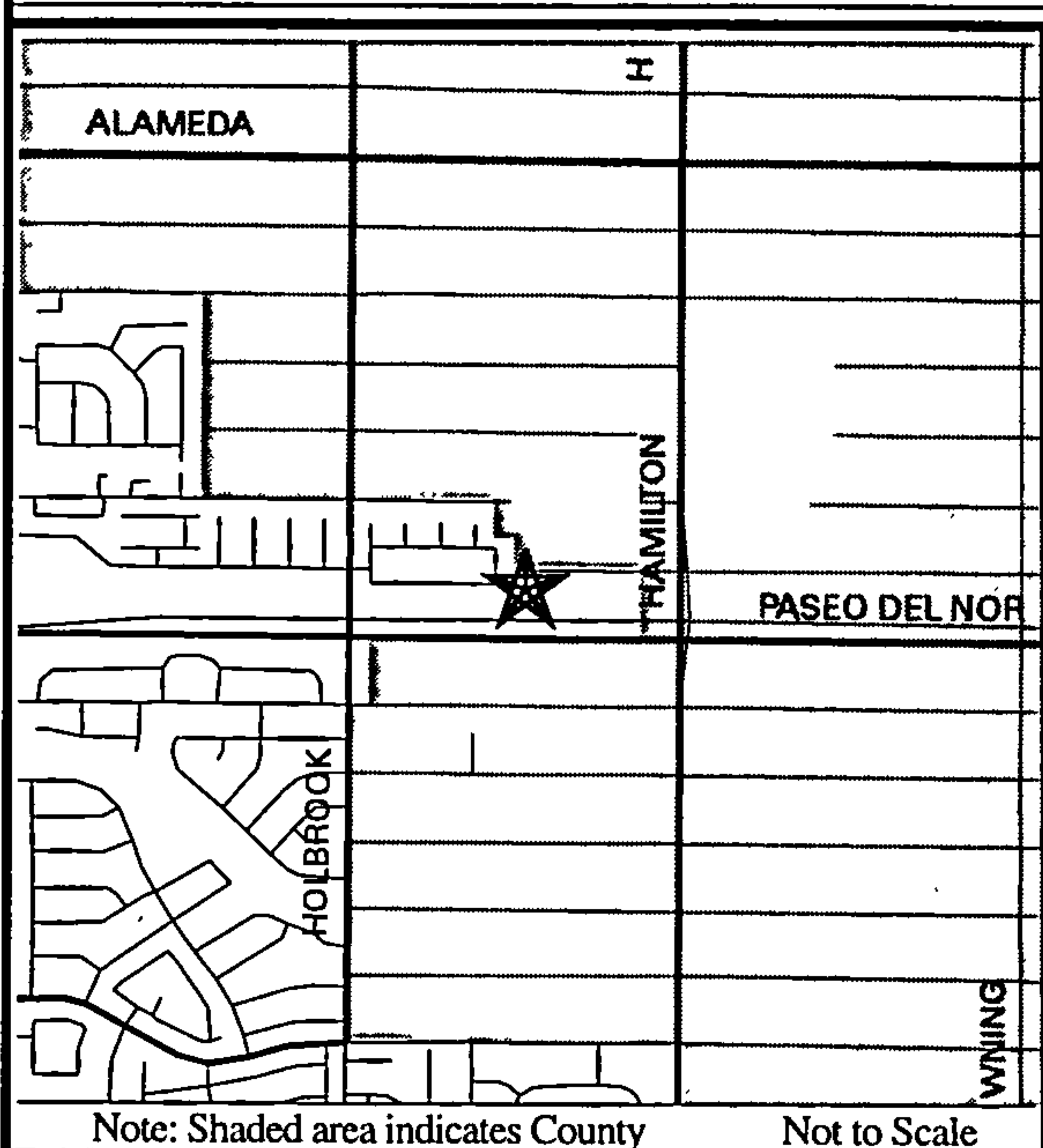
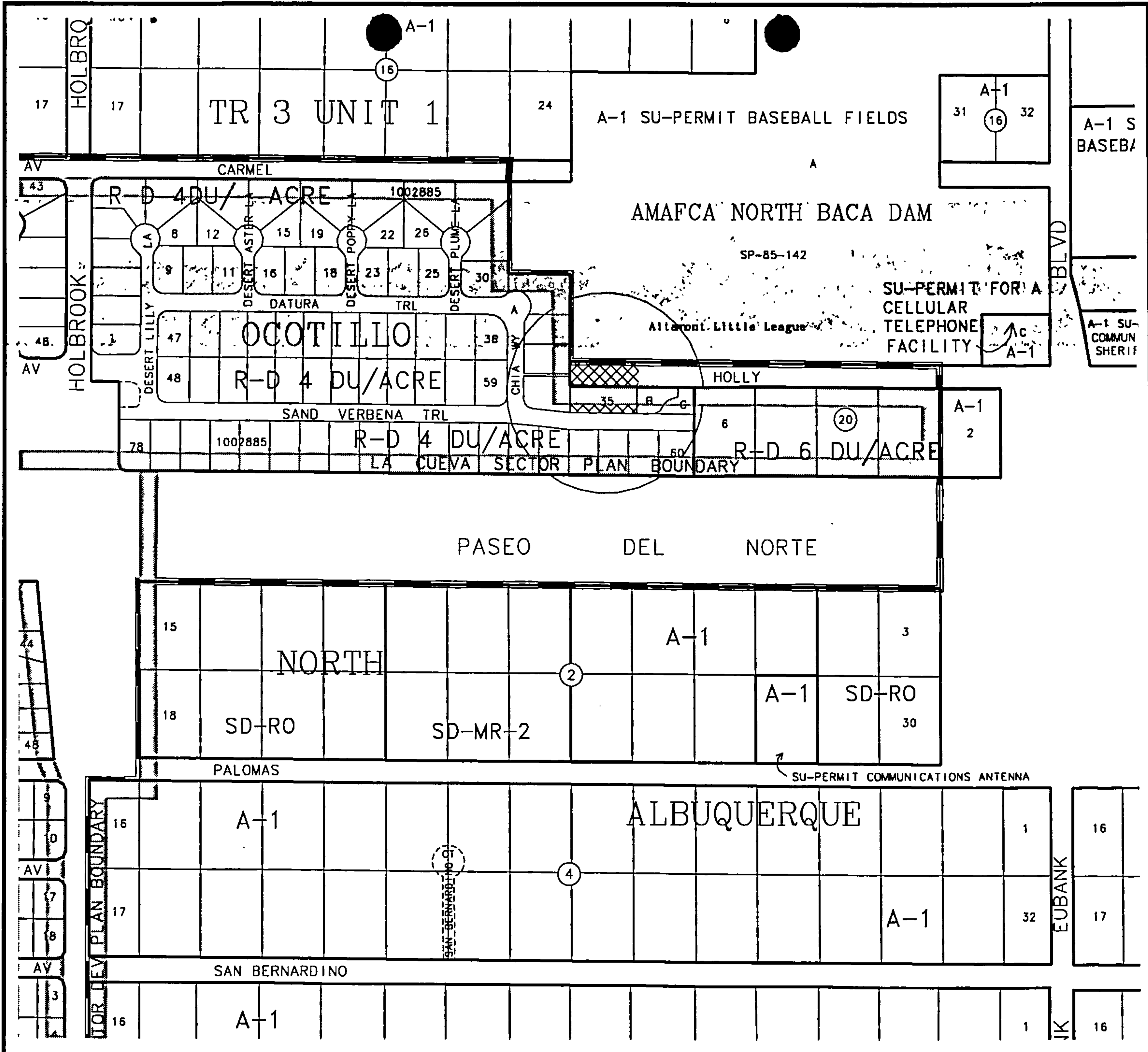
Applicant has one year from the DRB vacation approval date to file a plat completing the vacation action.

The sketch plat: The property is shown as RD/4dus/acre in the La Cueva Sector Plan. As long as the lot sizes remain larger than 5,000 square feet, Planning will not require a site plan submittal.


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

cc: La Sierra Construction Company, 5321 Menaul Blvd NE, 87110

Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109



## ZONING MAP



Scale 1" = 385'

PROJECT NO. <b>1002885</b>
HEARING DATE <b>5-11-05</b>
MAP NO. <b>C-21</b>
ADDITIONAL CASE NUMBER(S) <b>05DRB-00631 05DRB-00633</b>



**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 11, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1002457**

05DRB-00651 Major-Vacation of Public Easements  
05DRB-00650 Major-Preliminary Plat Approval  
05DRB-00654 Minor-Temp Defer SDWK  
05DRB-00652 Minor-Subd Design (DPM) Variance  
05DRB-00653 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as **GLENWOOD LOFTS SUBDIVISION**) zoned SU-1 PRD, located on MONTGOMERY NE, between TRAMWAY BLVD NE and SUNSET CANYON DR NE containing approximately 2 acre(s). [REF: 05DRB00529] (G-23)

**Project # 1002885**

05DRB-00631 Major-Vacation of Pub Right-of-Way  
05DRB-00633 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LA SIERRA CONSTRUCTION CO AND AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 35, **OCOTILLO SUBDIVISION**, zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s). [REF: 04DRB00244, 03DRB01355, 03DRB01356, 03DRB01354, 03DRB01980, 03DRB01981, 03DRB01983, 03DRB01984, 03DRB01985] (C-21)

**Project # 1003364**

05DRB-00656 Major-Vacation of Public Easements  
05DRB-00657 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB01409] (C-19)

**Project # 1004137**

05DRB-00658 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D-1, **JOURNAL CENTER**, zoned IP, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17)

**SEE PAGE 2 . . .**





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

**PAGE 2**

**Project # 1003655**

05DRB-00661 Major-Vacation of Public Easements

05DRB-00660 Major-Vacation of Pub Right-of-Way

05DRB-00659 Major-Preliminary Plat Approval

05DRB-00663 Minor-Temp Defer SDWK

05DRB-00662 Minor-Sidewalk Waiver

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**, zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] (C-19)

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, APRIL 25, 2005.**

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

**Meeting Date:** MAY 11, 2005  
**Zone Atlas Page:** C-21-Z  
**Notification Radius:** 100 Ft.

**Project# 1002885**  
**App# 05DRB-00631**  
**App# 05DRB-00633**

**Cross Reference and Location:**

**Applicant:** LA SIERRA CONSTRUCTION CO. & AMAFCA  
**Address:** 5321 MENAUL BLVD NE  
ALBUQUERQUE NM 87110

**Agent:** JEFF MORTENSEN & ASSOCIATES, INC.  
**Address:** 6010-B MIDWAY PARK BLVD NE  
ALBUQUERQUE NM 87109

**Special Instructions:**

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

**Date Mailed:** APRIL 22, 2005

**Signature:** KYLE TSETHLIKAI

102106418910830220	LEGAL: TR " A" A MAFCA NORTH BACA DAM CONT 27.0793 AC	LAND USE:
	PROPERTY ADDR: 00000 HOLLY	
	OWNER NAME: A M A F C A	
	OWNER ADDR: 02600 PROSPECT	NE ALBUQUERQUE NM 87107
102106412306830208	LEGAL: LT 2 4 BL K 18 NORTH ALBUQUERQUE ACRES TR 3 UNIT 1	LAND USE:
	PROPERTY ADDR: 00000 HOLLY	
	OWNER NAME: JASPEG GENERAL PARTNERSHIP	
	OWNER ADDR: 05321 MENAUL	BL NE ALBUQUERQUE NM 87110
102106412303830125	LEGAL: LT 9 BLK 20 NORTH ALBUQUERQUE ACRES TR 3 UNIT 1	LAND USE:
	PROPERTY ADDR: 00000 HOLLY	
	OWNER NAME: LA SIERRA CONSTRUCTION INC	
	OWNER ADDR: 05321 MENAUL	NE ALBUQUERQUE NM 87110
102106414003830124	LEGAL: LT 8 BLK 20 NORTH ALBUQUERQUE ACRES TR 3 UNIT 1	LAND USE:
	PROPERTY ADDR: 00000 HOLLY	
	OWNER NAME: LA SIERRA CONSTRUCTION INC	
	OWNER ADDR: 05321 MENAUL	NE ALBUQUERQUE NM 87110
102106415603830123	LEGAL: LT 7 BLK 20 NORTH ALBUQUERQUE ACRES TR 3 UNIT 1	LAND USE:
	PROPERTY ADDR: 00000 HOLLY	
	OWNER NAME: LA SIERRA CONSTRUCTION INC	
	OWNER ADDR: 05321 MENAUL	NE ALBUQUERQUE NM 87110
102106412301530108	LEGAL: LT 2 4 BL K 20 NORTH ALBUQUERQUE ACRES TR 3 UNIT 1	LAND USE:
	PROPERTY ADDR: 00000 LOS ANGELES	
	OWNER NAME: COUNTY OF BERNALILLO	
	OWNER ADDR: 02400 BROADWAY	BL SE ALBUQUERQUE NM 87102
102106414001530109	LEGAL: LT 2 5 BL K 20 NORTH ALBUQUERQUE ACRES TR 3 UNIT 1	LAND USE:
	PROPERTY ADDR: 00000 LOS ANGELES	
	OWNER NAME: COUNTY OF BERNALILLO	
	OWNER ADDR: 02400 BROADWAY	BL SE ALBUQUERQUE NM 87102

# "Attachment A"

**Date of Request: April 13, 2005**

**Name: Debie LeBlanc Trujillo, Jeff Mortensen & Associates, Inc.**

**Address/Zip: 6010-B Midway Park Blvd. NE/87109**

**Phone: 345-4250/Fax – 345-4254**

**Zone Map: C-21**

**NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"**

**\*Cynthia Reinhart**

11300 Oakland NE/87122 856-6054 (h) 884-3939 (w)

Jackie McDowell

7820 Beverly Hills Ave. NE/87122 821-4857 (h) 828-2430 (w)

**ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,**  
you are most welcomed to notify the following "*Unrecognized*"  
neighborhood associations of this project.

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

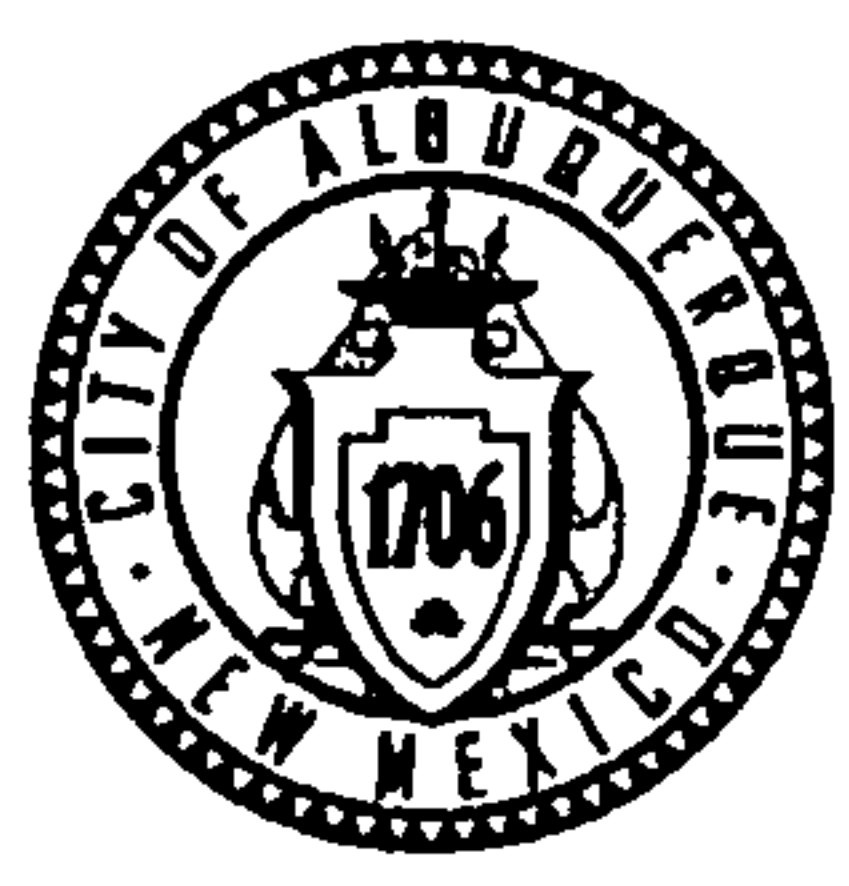
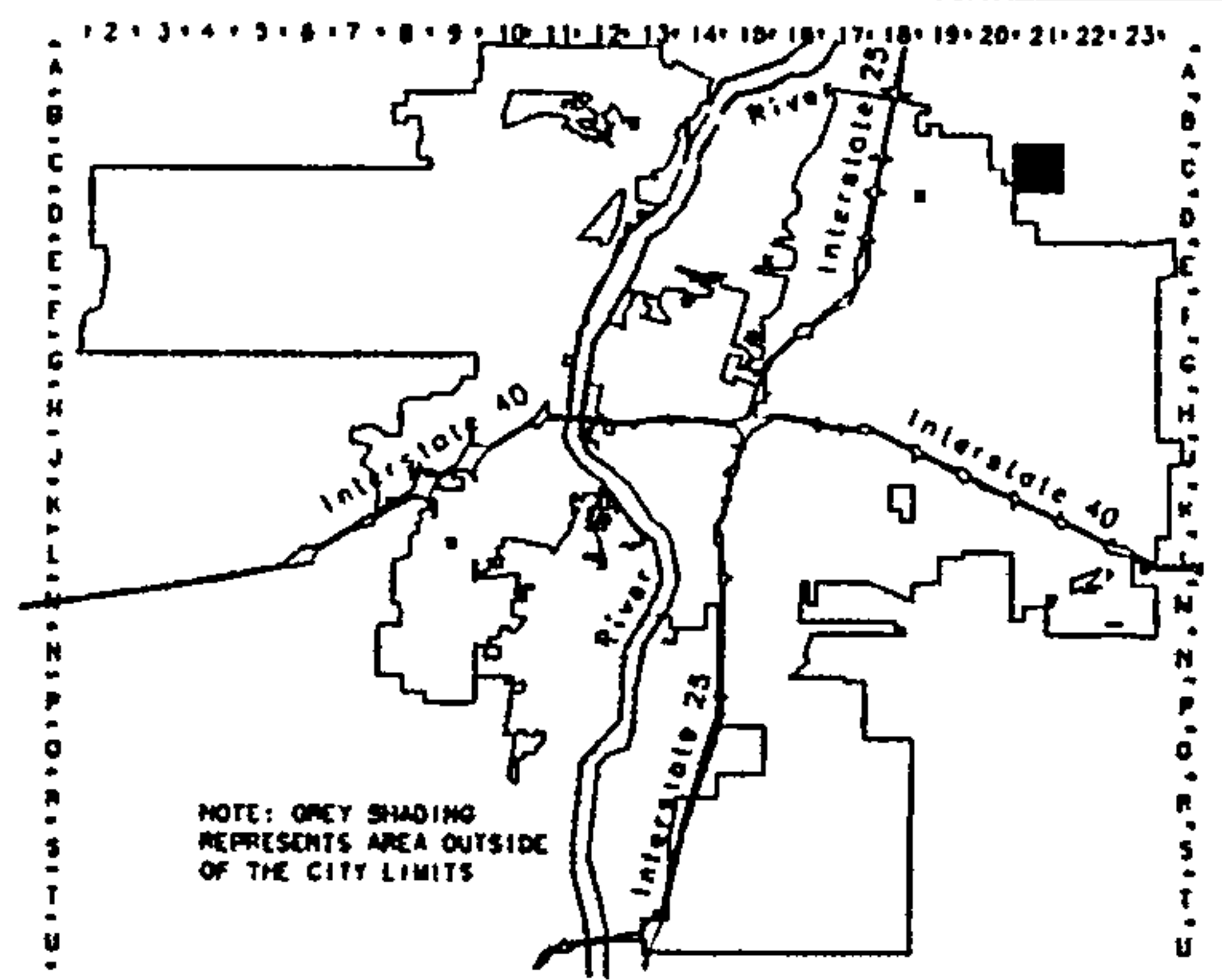
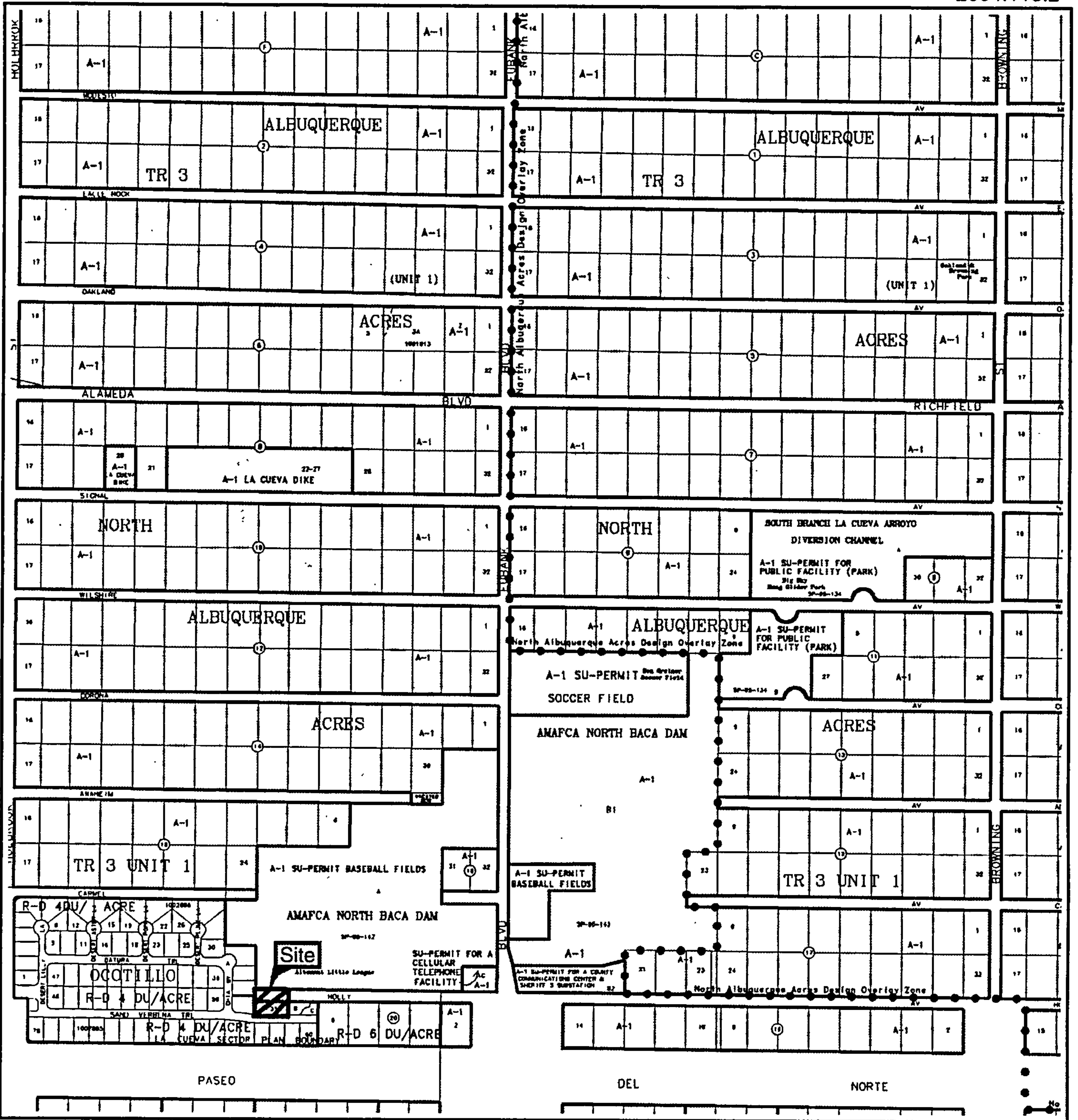
### **WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:**

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

\*\*\*\*\*

*(below this line for ONC use only)*

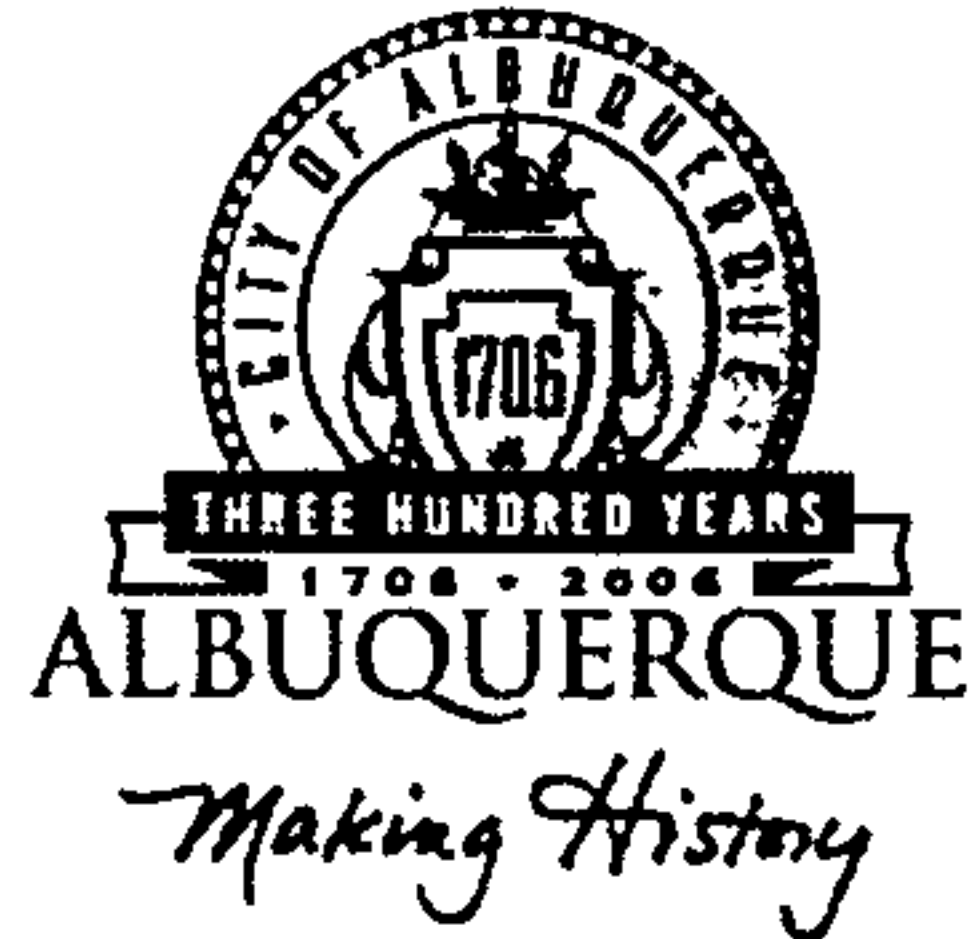
Date of Inquiry: 04/13/05 Time Entered: 8:25 a.m. ONC Rep. Initials: SW



**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
 © Copyright 2004



**Zone Atlas Page**  
**C-21-Z**  
 Map Amended through March 08, 2005



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

2004.118.2

**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.

April 13, 2005

Debie LeBlanc Trujillo  
Jeff Mortensen and Associates, Inc.  
6010-B Midway Park Blvd. NE/87109  
Phone: 345-4250/Fax - 345-4254  
e-mail: [dtrujillo@jmainc.org](mailto:dtrujillo@jmainc.org)

Dear Debie:

Thank you for your inquiry of **April 13, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 35, OCTOTILLO SUBDIVISION AND HOLLY AVENUE NE, zone map C-21.**

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

### **SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

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

Sincerely,

*Stephani I. Winklepleck*

Stephani I. Winklepleck  
Neighborhood Program Coordinator  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(10/08/04)

**F Y I**

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

April 21, 2005

**TO: Cynthia Reinhart and Jackie McDowell, North Albuquerque Acres  
Neighborhood Association**

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately one (1) acre(s): Major Vacation of Public Right-of-Way and Minor Sketch Plat or Plan for vacating Lot 35 to create two lots and the northern portion will become an AMAFCA parcel.**

*Proposed by: Jeff Mortensen and Associates, Inc. at 345-4250  
Agent for: La Sierra Construction Co. and AMAFCA*

*For property located: On or near 10009 Sand Verbena Trail NE between Eubank  
Boulevard NE and Holbrook Street NE.*

*The case number(s) assigned is: 05DRB-00631 and 00633, Project # 1002885.*

City Planning accepted application for this request on **April 14, 2005.**

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, May 11, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

*Stephani I. Winklepleck*

*Stephani I. Winklepleck*

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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





DEVELOPMENT REVIEW APPLICATION

Supplemental form S ZONING Z
SUBDIVISION
[ ] Major Subdivision action
[ ] Minor Subdivision action
[ ] Vacation
[ ] Variance (Non-Zoning)
SITE DEVELOPMENT PLAN
[ ] ... for Subdivision Purposes
[ ] ... for Building Permit
[ ] IP Master Development Plan
[ ] Cert. of Appropriateness (LUCC)
APPEAL / PROTEST of... A
[ ] Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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: La Sierra Construction Co. and AMAFCA
ADDRESS: 5321 Menaul Blvd. NE (La Sierra Const.)
CITY: Albuquerque STATE NM ZIP 87110
Proprietary interest in site: Owners
AGENT (if any): JEFF MORTENSEN & ASSOCIATES, INC.
ADDRESS: 6010-B Midway Park Blvd. NE
CITY: Albuquerque STATE NM ZIP 87109
PHONE: 505-883-0414
FAX: 505-872-1248
E-MAIL:
PHONE: 505-345-4250
FAX: 505-345-4254
E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: Vacation of Public Right - of - Way, Sketch Plat Review and Comment

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. 35 Block: Unit:
Subdiv. / Addn. Ocotillo Subdivision
Current Zoning: R-D 4 DU/Acre Proposed zoning: n/c
Zone Atlas page(s): C - 21 No. of existing lots: 1 No. of proposed lots: 2
Total area of site (acres): +/-0.539 Density if applicable: dwellings per gross acre: 3.7 dwellings per net acre: 4.8
Within city limits? [X] Yes. No [ ], but site is within 5 miles of the city limits (DRB jurisdiction.) -Within 1000FT of a landfill? n/a
UPC No. 102106414003830124 MRGCD Map No. n/a
LOCATION OF PROPERTY BY STREETS: On or Near: 10009 Sand Verbena Trail NE
Between: Eubank Blvd. NE and Holbrook Street, NE

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 Project No.
1002885 04DRB 00244, 03DRB 01355, 01356, 01354, 03-0980, 01981
01983, 01984, 01985
Check-off if project was previously reviewed by Sketch Plat/Plan [ ], or Pre-application Review Team [ ]. Date of review: \_\_\_\_\_

SIGNATURE [Signature] DATE April 12, 2005
(Print) Debie LeBlanc Trujillo for JEFF MORTENSEN & ASSOCIATES, INC. [ ] Applicant [X] Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

Table with columns: INTERNAL ROUTING, Application case numbers, Action, S.F., Fees. Includes rows for VRW, SK, CMF, Ad Fee, and Total fees of \$395.00.

Hearing date 5-11-05 Project # 1002885
Planner signature / date [Signature] 4-14-05

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (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.

JEFF MORTENSEN & ASSOC., INC.  
 DEBIE LEBLANC TRUST  
 Applicant name (print)  
 Debby LeBlanc  
 Applicant signature / date 04-12-05



Form revised 4/03 and October 2003

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

Application case numbers  
 OS DRP 00631

*[Signature]*  
 Planner signature / date

Project # 1002885

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

JEFF MORTENSEN & ASSOC. INC.  
 DEBIE LEBLANC TRUSTED  
 Debie Leblanc Trust 04-20-05  
 Applicant name (print)  
 Applicant signature / date



Form revised 11/04

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

Application case numbers  
 OSDRP2- - 00633  
 - - -  
 - - -

Planner signature / date  
 [Signature] 4-14-05  
 Project # 1002995



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. NE  
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250  
F: 505.345.4254  
ESTABLISHED 1977

2004.118.2  
April 13, 2005

Sheran Matson, AICP  
Planning Manager, DRB Chair  
Planning Department  
Development & Building Services Division  
City of Albuquerque  
600 2nd Street, NW  
Albuquerque, NM 87103

Re: Vacation Request of Public Right of Way (Holly Avenue, NE) and Sketch Plat Review and Comment  
Lot 35, Ocotillo Subdivision and Holly Avenue, NE

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms V and S(3) along with the related fees
- Twenty Four (24) copies of the Vacation Request / Sketch Plat
- City of Albuquerque Zone Atlas C-21(highlighted)
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts

On behalf of our clients, La Sierra Construction Co., and Albuquerque Metropolitan Flood Control Authority (A.M.A.F.C.A.) we are requesting the Vacation of a portion of Holly Avenue, NE and a Sketch Plat Review and comment for Lot 35, Ocotillo Subdivision. We are proposing to create two lots from existing Lot 35 along with the vacated right-of-way of Holly Avenue. As demonstrated on the Sketch Plat and Vacation Request the northern portion of the vacated right-of-way will become an A.M.A.F.C.A. parcel.

Please schedule this matter for the next appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

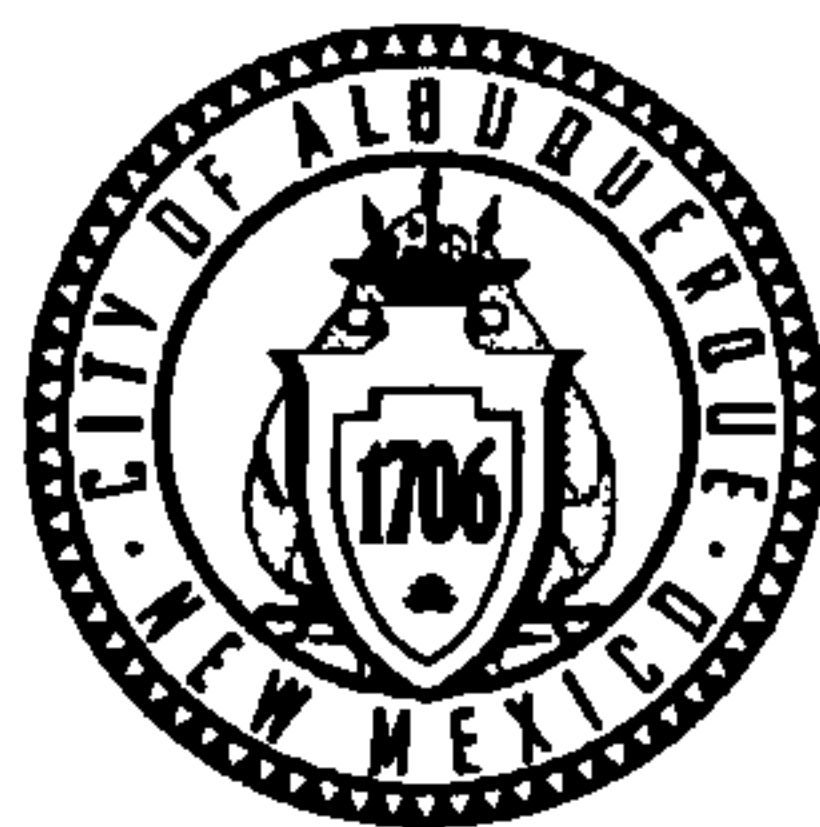
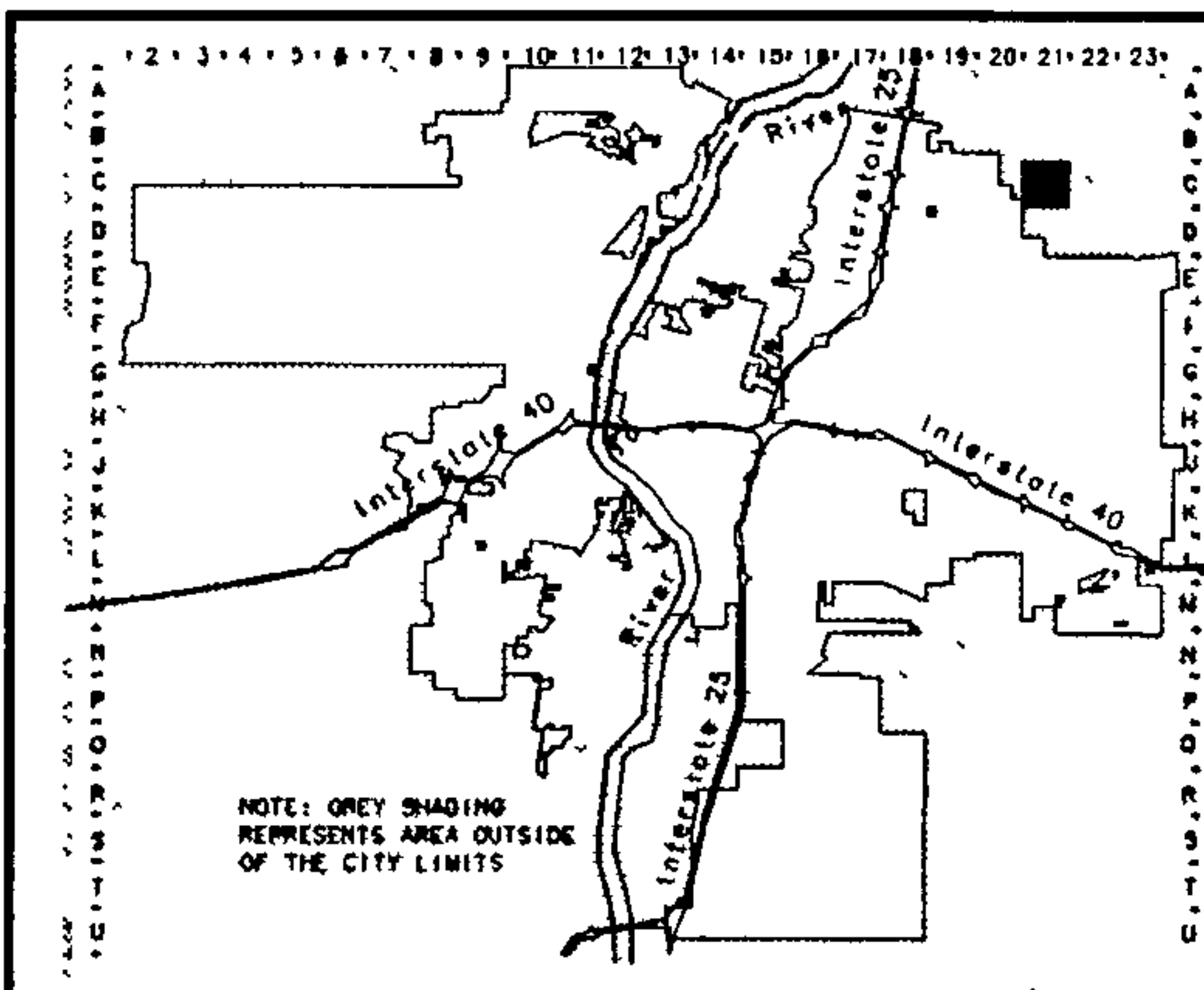
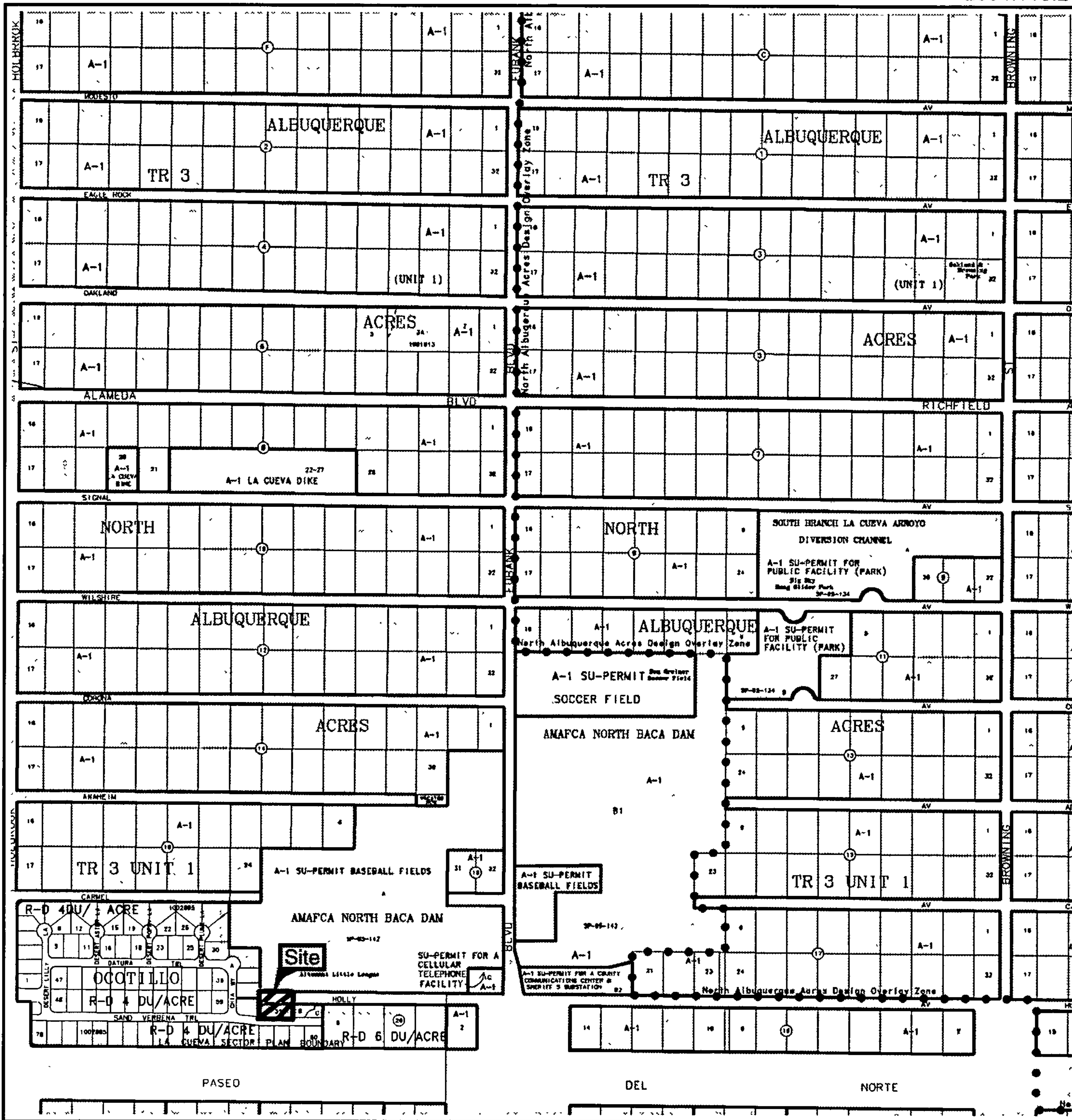
JEFF MORTENSEN & ASSOCIATES, INC.

*Debie LeBlanc Trujillo*  
Debie LeBlanc Trujillo

DLT  
Enclosures

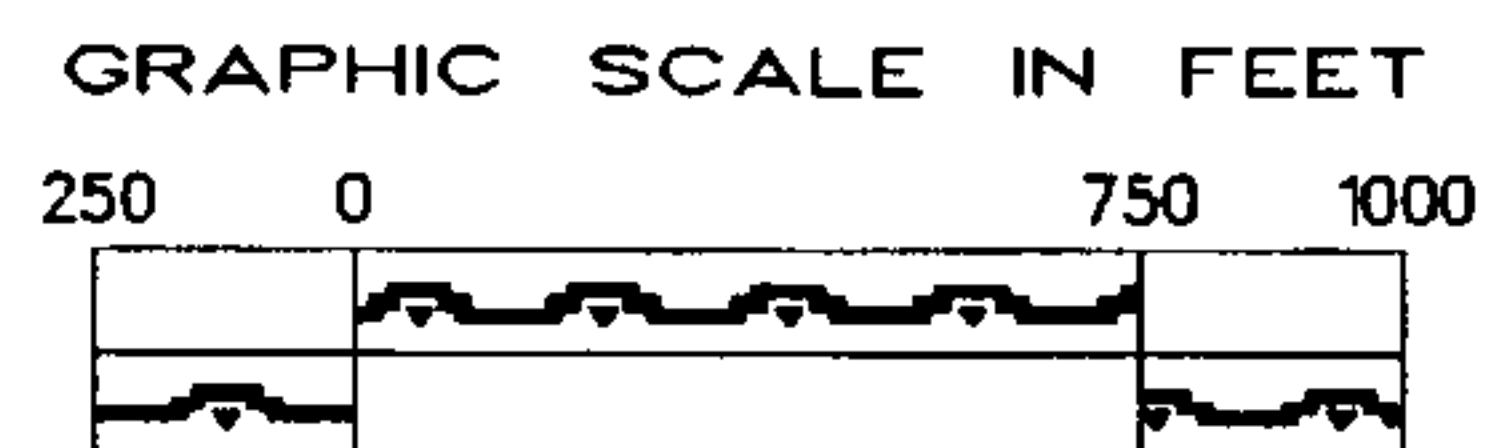
xc: Jason and Cindy Lynn Daskalos – La Sierra Construction, Co w/enc.  
Marty Eckert – A:M.A.F.C.A. w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.



Albuquerque Geographic Information System  
 PLANNING DEPARTMENT

© Copyright 2004

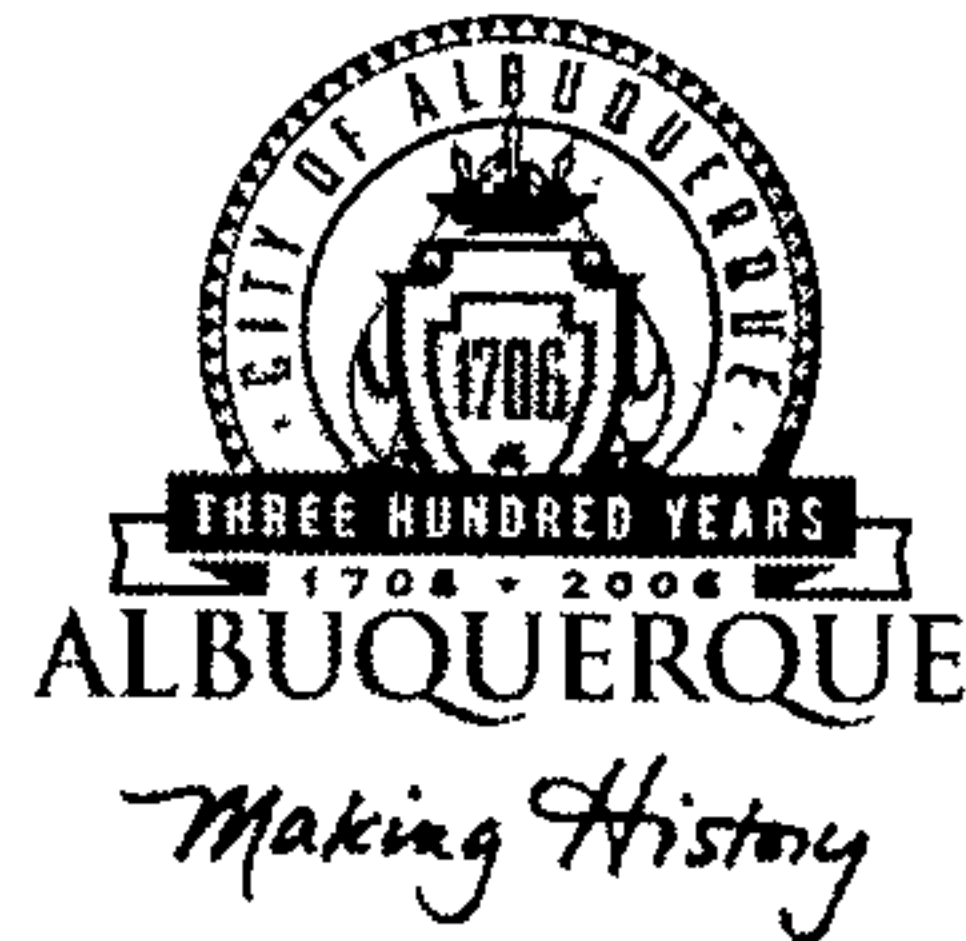


Zone Atlas Page

C-21-Z

Map Amended through March 08, 2005

2004-118.2



**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.

April 13, 2005

Debie LeBlanc Trujillo  
Jeff Mortensen and Associates, Inc.  
6010-B Midway Park Blvd. NE/87109  
Phone: 345-4250/Fax - 345-4254  
e-mail: [dtrujillo@jmainc.org](mailto:dtrujillo@jmainc.org)

Dear Debie:

Thank you for your inquiry of **April 13, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 35, OCTOTILLO SUBDIVISION AND HOLLY AVENUE NE, zone map C-21.**

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

**SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

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

Sincerely,

*Stephani I. Winklepleck*

Stephani I. Winklepleck  
Neighborhood Program Coordinator  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(10/08/04)

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: 04/13/05 Time Entered: 8:25 a.m. ONC Rep. Initials: SW

# "Attachment A"

**Date of Request: April 13, 2005**

**Name: Debie LeBlanc Trujillo, Jeff Mortensen & Associates, Inc.**

**Address/Zip: 6010-B Midway Park Blvd. NE/87109**

**Phone: 345-4250/Fax – 345-4254**

**Zone Map: C-21**

**NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"**

**\*Cynthia Reinhart**

11300 Oakland NE/87122 856-6054 (h) 884-3939 (w)

Jackie McDowell

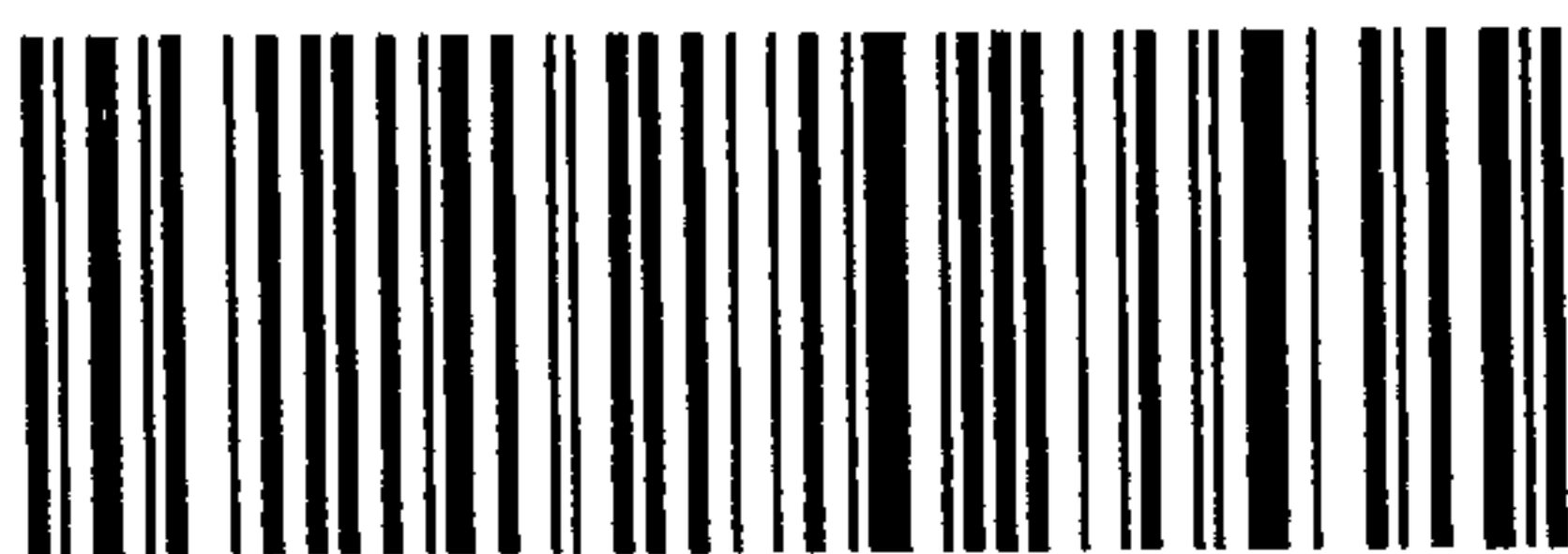
7820 Beverly Hills Ave. NE/87122 821-4857 (h) 828-2430 (w)

**ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,**  
you are most welcomed to notify the following "*Unrecognized*"  
neighborhood associations of this project.


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



CERTIFIED MAIL



7001 1940 0005 9630 3480

UNITED STATES POSTAGE  
  
 02 1P \$ 004.88<sup>0</sup>  
 0002527965 APR 14 2005  
 MAILED FROM ZIP CODE 87109

# First Class Mail

# First Class Mail

**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:  
 Ms. Cynthia Reinhart  
 North Albuquerque Acres  
 Community Association  
 11300 Oakland Ave. NE  
 Albuquerque, NM 87122

2. Article Number  
 (Transfer from service label) 7001 1940 0005 9630 3480

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 X  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.

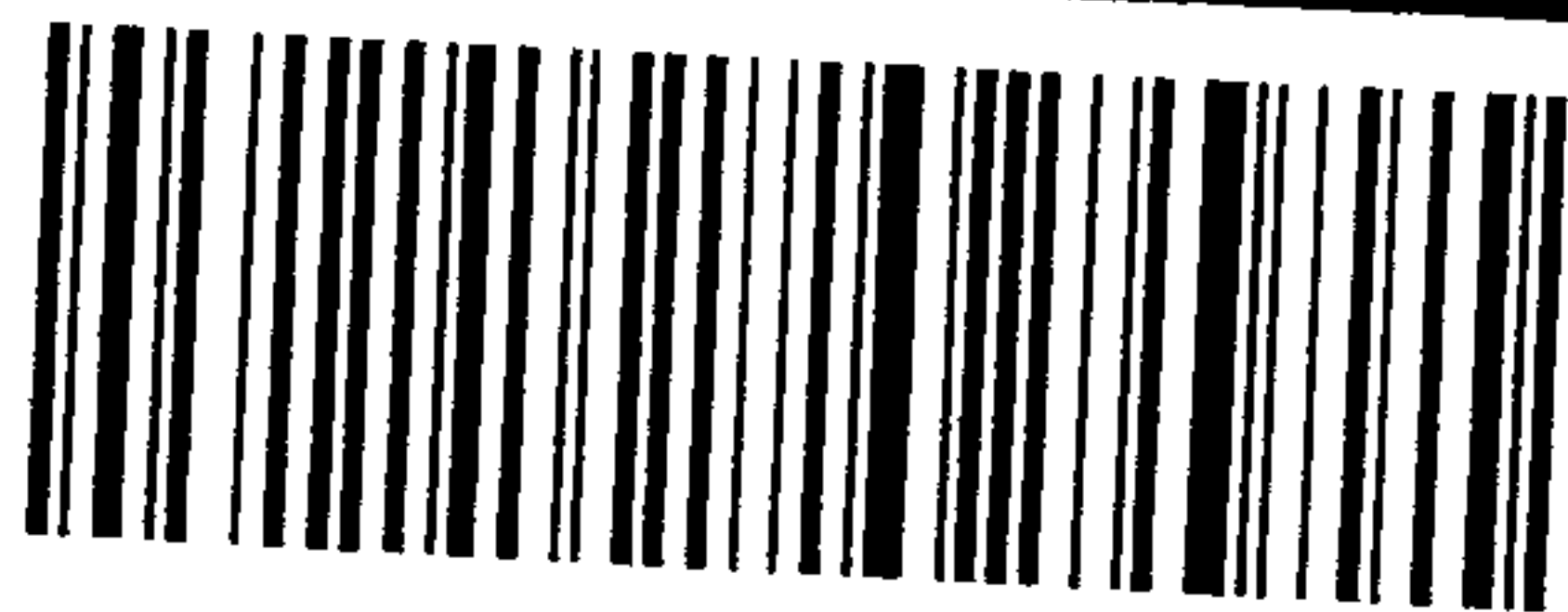
4. Restricted Delivery? (Extra Fee)  Yes

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

CERTIFIED MAIL



7001 1940 0005 9630 3497



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P \$ 004.880  
0002527985 APR 14 2005  
MAILED FROM ZIP CODE 87109

# First Class Mail

# First Class Mail

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <b>X</b> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: Ms. Jackie McDowell North Albuquerque Acres Community Association 7820 Beverly Hills Ave. NE Albuquerque, NM 87122	B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7001 1940 0005 9630 3497	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.		
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. NE  
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250  
F: 505.345.4254  
ESTABLISHED 1977

2004.118.2  
April 13, 2005

Ms. Cynthia Reinhart *Via Certified Mail – Return Receipt Requested*  
North Albuquerque Acres Community Association  
11300 Oakland Avenue, NE  
Albuquerque, NM 87122

and  
Ms. Jackie McDowell *Via Certified Mail – Return Receipt Requested*  
North Albuquerque Acres Community Association  
7820 Beverly Hills Avenue, NE  
Albuquerque, NM 87122

Project Title: Proposed Lot 35-A, 35-B and Parcel D, Ocotillo Subdivision

Type of Request: Vacation of Public Right-of-Way (Holly Avenue, NE)

Current Legal Description: Lot 35, Ocotillo Subdivision and Holly Avenue, NE

Location: The subject property includes Holly Avenue, NE and Lot 35, Ocotillo Subdivision between Holbrook Street, NE and Eubank Boulevard, NE

Property Owners: La Sierra Construction Co., and Albuquerque Metropolitan Flood Control Authority (A.M.A.F.C.A.)

Agent/Engineer: Jeff Mortensen & Associates, Inc.

Contact: J. Graeme Means, Project Engineer  
Debie LeBlanc Trujillo, Project Coordinator

Ladies:

Transmitted herewith is a copy of the Vacation Request and Sketch Plat Review Exhibit. On behalf of our clients, La Sierra Construction Co., and Albuquerque Metropolitan Flood Control Authority (A.M.A.F.C.A.) we are requesting the Vacation of a portion of Holly Avenue, NE and a Sketch Plat Review and comment for Lot 35, Ocotillo Subdivision. We are proposing to create two lots from existing Lot 35 along with the vacated right-of-way of Holly Avenue. As demonstrated on the Sketch Plat and Vacation Request the northern portion of the vacated right-of-way will become an A.M.A.F.C.A. parcel.

<b>PRINCIPALS</b>	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J GRAEME MEANS, P.E	RICHARD C WHITE	JOSEPH M SOLOMON, JR, P.S.

North Albuquerque Acres Community Association  
April 13, 2005  
Page 2

This project is scheduled to be heard at the Development Review Board hearing on May 11, 2005. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

If you should have any questions regarding this information, please do not hesitate to call me.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

  
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Jason and Cindy Lynn Daskalos – La Sierra Construction, Co w/enc.  
Marty Eckert – A.M.A.F.C.A. w/enc.



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 6010-B MIDWAY PARK BLVD. NE  
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North Albuquerque Acres Community Association  
April 13, 2005  
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DLT  
Enclosures

xc: Jason and Cindy Lynn Daskalos – La Sierra Construction, Co w/enc.  
Marty Eckert – A.M.A.F.C.A. w/enc.

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

**PAID RECEIPT**

APPLICANT NAME La Sienna Const  
 AGENT Jeff Montenser  
 ADDRESS \_\_\_\_\_  
 PROJECT & APP # 100 2885 / 05 DRB 00631 / 00632  
 PROJECT NAME Ocotillo Subd.

City Of Albuquerque  
Treasury Division

4/14/2005 9:40AM LOC: ANNX  
 RECEIPT# 00039080 WSH 006 TRANSH 0003  
 Account 441018 Fund 0110  
 Activity 4971000 TRSEJA  
 Trans Amt \$395.00  
 J24 Misc \$75.00  
 MC \$395.00  
 CHANGE \$0.00

Thank You

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 300.00 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  
 \$ 395.00 TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

4/14/2005 9:40AM LOC: ANNX  
 RECEIPT# 00039079 WSH 006 TRANSH 0003  
 Account 441006 Fund 0110  
 Activity 4983000 TRSEJA  
 Trans Amt \$395.00  
 J24 Misc \$30.00  
 Counterreceipt.doc 6/21/04

City Of Albuquerque  
Treasury Division

City Of Albuquerque  
Treasury Division

4/14/2005 9:40AM LOC: ANNX  
 RECEIPT# 00039078 WSH 006 TRANSH 0003  
 Account 441032 Fund 0110  
 Activity 3424000 TRSEJA  
 Trans Amt \$395.00  
 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 4-26-05 To 5-11-05

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

[Signature]  
(Applicant or Agent)

4/14/05  
(Date)

I issued 2 signs for this application, 4-14-05  
(Date)

[Signature]  
(Staff Member)

DRB PROJECT NUMBER: 1002885





