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DM
Completed
12/5/03

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: <u>03-01966 (FP)</u>	Project # <u>1002933</u>
Project Name: <u>VINEYARD ESTATES UNIT IV-B</u>	EPC Application No.:
Agent: <u>Jeff Mortensen & Associates</u>	Phone No.: <u>345-4250</u>

Project Number

1002933

Your request for (SDP for SUB), (SDP for BP), (**FINAL PLATS**), (MASTER DEVELOP. PLAN), was approved on 11/26/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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2933

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002933 Subdivision Name Vineyard Estates Unit IV-B
Surveyor Charles G Calva Jr Company JMA

Contact person Phone # email

Colleen Wheeler

11/18/03
Date

Approved

*Not Approved

DXF RECEIVED

11/18/03 DATE

HARD-COPY RECEIVED

11/18/03 DATE

DISCLOSURE STATEMENT

NAD 1927 ground rotated to grid

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

AGIS Use Only: Copied cov _____ to agiscov on _____ Client Notified _____

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DRB CASE ACTION LOG

REVISED 3/20/2003

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DRB Application No.: <u>03-01966 (FP)</u>	Project # <u>1002933</u>
Project Name: <u>VINEYARD ESTATES UNIT IV-B</u>	EPC Application No.:
Agent: <u>Jeff Mortensen & Associates</u>	Phone No.: <u>345-4250</u>

Your request for (SDP for SUB), (SDP for BP), (**FINAL PLATS**), (MASTER DEVELOP. PLAN), was approved on 11/26/09 by the DRB with delegation of signature(s) to the following departments
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
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 - Recording fee (checks payable to the County Clerk). RECORDED DATE _____
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- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- Copy of final plat AND a DXF File for AGIS is required. OK**
- Copy of recorded plat for Planning.**

Project Number 1002933



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 26, 2003

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned:

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001753**
03DRB-01884 Major-Preliminary Plat
Approval
03DRB-01885 Minor-Subd Design (DPM)
Variance

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 1-11, Tract(s) 1, Block(s) 11, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE TRAILS EAST**) zoned RD (3 DU/AC), located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 11 acre(s). [Deferred from 11/26/03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/3/03.**

2. **Project # 1002519**
03DRB-01883 Major-Vacation of Pub
Right-of-Way
03DRB-01882 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

3. **Project # 1002856**
03DRB-01891 Major-Bulk Land
Variance
03DRB-01893 Major-Vacation of
Public Easements
03DRB-01892 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) C through F, ARROWOOD RANCH DEVELOPMENT, (to be known as **MEADOWS @ ANDERSON HILLS**), zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between FUTURE 98TH ST SW and FUTURE UNSER BLVD SW containing approximately 107 acre(s). [REF: 03DRB-00234, (1001979) 02DRB-01496 & 01497] [Listed under Project #1002480 in error] (P-9) **BULK LAND VARIANCE WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

4. **Project # 1002668**
03DRB-01888 Major-Preliminary Plat
Approval
03DRB-01889 Major-Vacation of
Public Easements
03DRB-01890 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

5. **Project # 1003094**
03DRB-01886 Major-Vacation of Pub
Right-of-Way

BOHANNAN HUSTON, INC. agent(s) for PHOENIX PROPERTY COMPANY request(s) the above action(s) for all or a portion of Block(s) 30, **NM TOWN COMPANY ORIGINAL TOWNSITE**, zoned SU-3 special center zone, located on LEAD AVE SE, between 3rd ST SE and 2nd ST SE containing approximately 1 acre(s). (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH 2 CONDITIONS OF FINAL PLAT APPROVAL.**

6. **Project # 1003031**
03DRB-01741 Major-Preliminary Plat Approval
03DRB-01742 Major-Vacation of Pub Right-of-Way
03DRB-01743 Major-Vacation of Public Easements
03DRB-01744 Minor-Sidewalk Waiver
03DRB-01745 Minor-Temp Defer SDWK
03DRB-01746 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 14, EL RANCHO GRANDE, UNIT 14, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW, containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

7. **Project # 1003030**
03DRB-01738 Major-Vacation of Pub Easements
03DRB-01737 Major-Preliminary Plat Approval
03DRB-01739 Minor-Sidewalk Waiver
03DRB-01740 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 15, EL RANCHO GRANDE SUBDIVISION, UNIT 15, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DRIVE SW containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/03 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

8. **Project # 1002960**
03DRB-01537 Major-Preliminary Plat
Approval
03DRB-01538 Major-Vacation of Pub
Right-of-Way
03DRB-01539 Major-Vacation of Public
Easements
03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). *[Deferred from 10/8/03, 10/22/03 & 11/5/03]* (J-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/16/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. . A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1002792**
03DRB-01780 Major-Vacation of
Public Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s). [REF: 03EPC-01085 & 01086] [Deferred from 11/12/03 & 11/26/03] (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

03DRB-01945 Minor-SiteDev Plan
Subd/EPC
03DRB-01946 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agents for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s). [REF: 03EPC-01085 & 01086, 03DRB-01780] [Debbie Stover, EPC Case Planner] [Deferred from 11/26/03] (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

10. **Project # 1002928**
03DRB-01532 Major-Preliminary Plat
Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)) [Deferred from 10/8/03, 11/5/03 & 11/26/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

11. **Project # 1002929**
03DRB-01531 Major-Preliminary Plat
Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C (to be known as **SANTA FE @ THE TRAILS**) The Trails (portion of Tract 4, Black Ranch) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 10/8/03, 11/5/03 & 11/19/03, 11/26/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

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

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

12. **Project # 1001656**
03DRB-01942 Minor-SiteDev Plan
BldPermit/EPC

MOLZEN-CORBIN & ASSOCIATES, agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT, request(s) the above action(s) for all or a portion of Tract(s) A & E, **DOUBLE EAGLE II AIRPORT**, zoned SU-1 special use zone, for Double Eagle Airport, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE PARK RD NW containing approximately 14 acre(s). [REF: 02EPC-01956] [Chris Hyer, EPC Case Planner] (E-6, F-4, F-6) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002421**
03DRB-01968 Minor-SiteDev Plan
Subd
03DRB-01969 Minor-SiteDev Plan
BldPermit/EPC

GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-B, **TOWN OF ATRISCO GRANT, TRACT III – UNIT 6**, zoned SU-1 PRD (20DU/A, located on GWIN RD SW, between DELIA RD SW and 69TH ST SW containing approximately 1 acre(s). [REF: 03DRB-00053, 03EPC-00692] [**Juanita Vigil, EPC Case Planner**] [Deferred from 11/26/03] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

14. **Project # 1002873**
03DRB-01975 Minor-SiteDev Plan
BldPermit/EPC

DCSW INC agent(s) for MORELAND CORP request(s) the above action(s) for all or a portion of Tract(s) 5A & 7A, **YALE BUSINESS BARK**, zoned SU-1 Permissive O-1, C-2, IP, located on CENTRE AVE SE AND INTERNATIONAL AVE SE and containing approximately 5 acre(s). [REF: 03EPC-01324] [**Debbie Stover, EPC Case Planner**] [Deferred from 11/26/03] (L-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

15. **Project # 1000694**
03DRB-01897 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01898 Minor-Prelim&Final Plat
Approval

JCG & ASSOCIATES agent(s) for FAMILY WORSHIP CENTER request(s) the above action(s) for all or a portion of Lot(s) 226-230, **TOWN OF ATRISCO GRANT-AIRPORT UNIT**, zoned SU-1 for Church, located on GLENRIO RD NW, between I-40 and 72nd ST NW containing approximately 8 acre(s). [REF: DRB-96-415, DRB-96-313] **[Mary Piscitelli, EPC Case Planner] [Deferred from 11/12/03] (J-10) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND REVISED SHEET C7, AND TO TRANSPORTATION DEVELOPMENT FOR PARKING LOT LAYOUT NEEDS TO BE DIMENSIONED FOR STALL SIZES AND ANGLE WIDTHS AND PARKING SPACE DETAIL DRAWING FOR TRANSPORTATION DEVELOPMENT SIGN OFF.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

16. **Project # 1000132**
03DRB-01944 Minor-Ext of SIA for
Temp Defer SDWK

D. R. HORTON INC agent(s) request(s) the above action(s) for all or a portion of **CANTABELLA SUBDIVISION, UNIT 2**, zoned R-LT, located on VENTANA RD NW, EAST OF UNIVERSE BLVD NW and containing approximately 19 acre(s). [REF: 1000132, 1001453, 1000143] (B-10) **WITHDRAWN AT THE AGENT'S REQUEST.**

17. **Project # 1001453**
03DRB-01943 Minor-Ext of SIA for
Temp Defer SDWK

D. R. HORTON INC agent(s) request(s) the above action(s) for all or a portion of **CANTABELLA SUBDIVISION, UNIT 3**, zoned R-LT, located on VENTANA RD NW, EAST OF UNIVERSE BLVD NW and containing approximately 20 acre(s). [REF: 1000132, 1000143] (B-10) **WITHDRAWN AT THE AGENT'S REQUEST.**

18. **Project # 1000408**
03DRB-01971 Minor-Extension of
Preliminary Plat
- MARK GOODWIN & ASSOCIATES agent(s) for C&W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 490 & 491, Unit(s) 7, TOWN OF ATRISCO GRANT, **SAGE POINT SUBDIVISION**, zoned RD (14 DU/A), located on SAGE RD SW, between 86th ST SW and 82nd ST SW containing approximately 10 acre(s). (M-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
19. **Project # 1000147**
03DRB-01973 Minor-Extension of
Preliminary Plat
- MARK GOODWIN & ASSOCIATES agent(s) for C&W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 57-60, Unit(s) 2, TOWN OF ATRISCO GRANT, **WHISPERING POINTE SUBDIVISION**, zoned RD (9 DU/A), located on SUNSET GARDENS SW between 82ND ST SW and UNSER BLVD SW containing approximately 24 acre(s). (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
20. **Project # 1001400**
03DRB-01961 Minor-Prelim&Final Plat
Approval
- RHOMBUS PA INC agent(s) for SORIDA GRIEGO REVOCABLE TRUST, ELSIE CLARK, TTEE, request(s) the above action(s) for all or a portion of Lot(s) 5, Tract(s) 197-b-1-a and 197-b-1-b, MRGCD MAP #35, **SORIDA ADDITION**, zoned RA-2 residential and agricultural zone, located on FLORAL RD NW, between DURANES RD NW and PACHECO LN NW containing approximately 1 acre(s). [REF: 01DRB-01140] (H-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

21. **Project # 1001999**
03DRB-01871 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for FRANCISCO L. MELENDEZ request(s) the above action(s) for all or a portion of Lot(s) 13-A & 14-A, **RAYNOLDS ADDITION**, zoned SU-2 special neighborhood zone, MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 0.1625 acre(s). [REF: ZA-94-76, 02ZHE-00937 (1002035), 02DRB-01614, WAS INDEF. DEFERRED ON 11/5/03] (K-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A CORRECT PRIVATE SANITARY SEWER EASEMENT TO SERVE CENTER LOT AND CLEAR SITE TRIANGLE EASEMENT ON BOTH END LOTS AND AMAFCA'S SIGNATURES.**

22. **Project # 1002132**
03DRB-01963 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC agent(s) for ENTRADA DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) G, **VILLAGE CENTER NORTH**, (to be known as **VILLA DE VILLAGIO**) zoned SU1-R2, located on STONEBROOK PL NW, between SUMMER RIDGE RD NW and MONTEREY PIER DR NW containing approximately 13 acre(s). [REF: 1000898] (A-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PAYMENT OF CASH-IN-LIEU AND AMAFCA'S SIGNATURE.**

23. **Project # 1002636**
03DRB-01959 Minor-Prelim&Final Plat
Approval
03DRB-01960 Minor-Sidewalk Waiver

SURVEYS SOUTHWEST LTD agent(s) for ROBERT SIEGLITZ request(s) the above action(s) for all or a portion of Lot(s) 24, **RICE'S DURANES ADDITION NO. 1**, zoned R-2 residential zone, located on RICE AVE NW, between RIO GRANDE BLVD NW and DURANES NW containing approximately 1 acre(s). [REF: 03DRB-01084, 03DRB-00708] [Deferred from 11/26/03] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 12/3/03.**

24. **Project # 1002933** ➔
03DRB-01966 Minor-Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 18, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, (to be known as **VINEYARD ESTATES, UNIT IV-B**) zoned RD (5 DU/A), located on CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 2 acre(s). [REF: 03DRB-01443, 03DRB-01444, 03DRB-01446] (C-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

25. **Project # 1001730**
03DRB-01972 Minor-Sketch Plat or
Plan

SURVEYS SOUTHWEST LTD agent(s) for JOHN & CRISTY ROMERO request(s) the above action(s) for all or a portion of Tract(s) 175-A-1, 175-A-3, 175-A-2-B, 181-A-1-A, **MRGCD MAP 35**, zoned RA2, located on LEONORA DR NW, between GABALDON RD NW and CAMILO LN NW containing approximately 2 acre(s). [REF: 02DRB-00203, 02DRB-00482] (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1003110**
03DRB-01967 Minor-Sketch Plat or
Plan

WILKS COMPANY agent(s) for SAMHO LLC
request(s) the above action(s) for all or a portion of
Lot(s) 5 & 6, Block(s) 4, **MONKBRIDGE ADDITION**,
zoned C-3 heavy commercial zone, located on 4TH
ST NW, between AZTEC NW and VERANDA 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 November 12, 2003. **MINUTES WERE
APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:35 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
November 26, 2003 Comments**

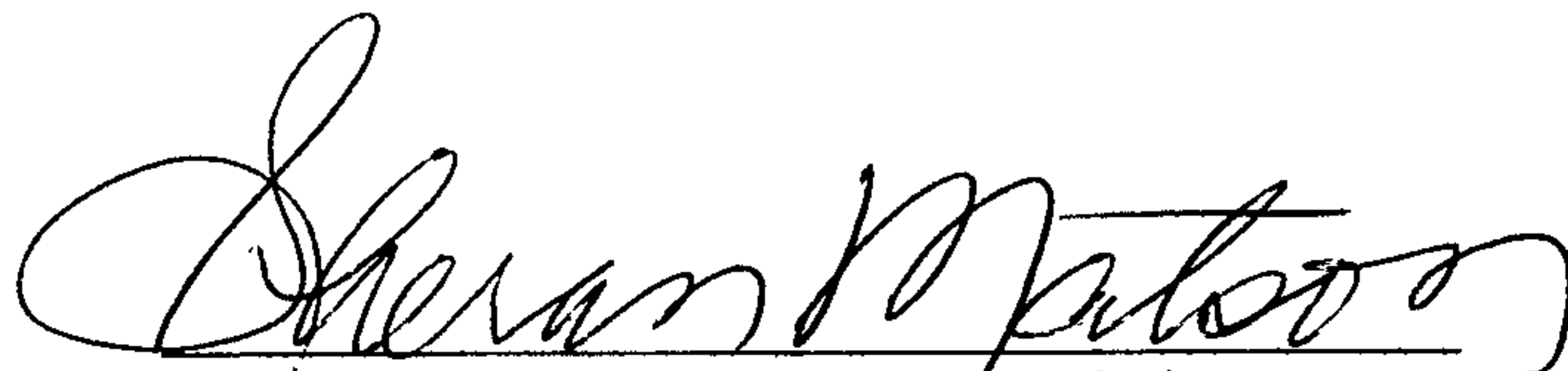
ITEM # 24

PROJECT # 1002933

APPLICATION # 03DRB-01966

RE# Vineyard Estates, Unit IV-B/final plat

No objection to approval.



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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002933

AGENDA ITEM NO: 24

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 26, 2003



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

Development Review Board Comments

Project Number: 1002933

Application Number: 03DRB-01966

DRB Date: 11/26/03

Item Number: 24

Subdivision: Vineyard Estates, Unit IV-B
Lots 28, Block 18, NAA, Tract 3, Unit 3

Zoning: RD

Zone Page: c-20

New Lots (or units) : 4

Request for:

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

Parks and Recreation Comments:

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

The park dedication requirement was met with the agreement for North Domingo Baca Park.

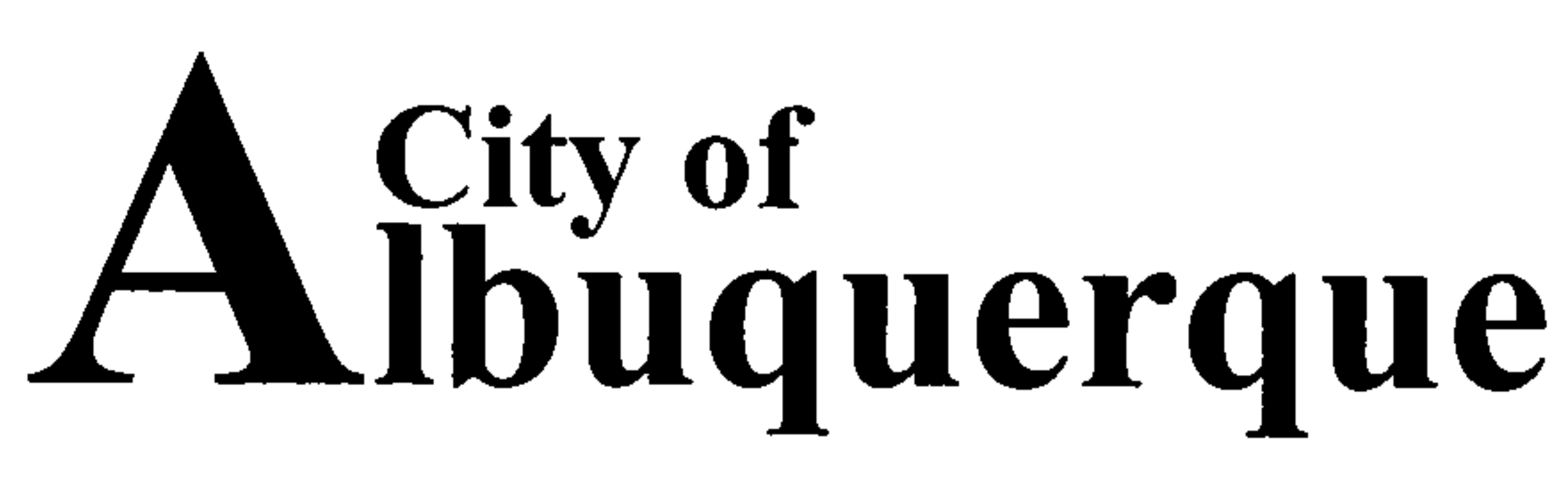
The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed:

Christina Sandoval, (DMD)

Phone: 768-3808

2003-044.1



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: <u>Hoech Real Estate Corporation</u>	PHONE: <u>821-4440</u>
ADDRESS: <u>8300 Carmel Avenue, NE Suite 601</u>	FAX:
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87122</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Jeff Mortensen & Associates, Inc.</u>	PHONE: <u>(505) 345-4250</u>
ADDRESS: <u>6010-B Midway Park Blvd. NE</u>	FAX: <u>(505) 345-4254</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>jmainc@swcp.com</u>

DESCRIPTION OF REQUEST: 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. Lot 28 Block: 18 Unit: 3

Subdiv. / Addn. North Albuquerque Acres, Tract 3, Unit 3

Current Zoning: R/D 5 DU/A Proposed zoning: N/A

Zone Atlas page(s): C-20 No. of existing lots: 1 No. of proposed lots: 4

Total area of site (acres): +/- 1.0009 Density if applicable: dwellings per gross acre: 3.99 dwellings per net acre: 5.19

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. 1-020-064-338-120-4-03-05 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Carmel Avenue, NE
Between: Ventura Street, 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 # 1002933

03DRB - 01443 / 01444 / 01446

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 09/24/03

SIGNATURE Debie LeBlanc Trujillo DATE November 17, 2003

(Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03DRB - 01966</u>	<u>FP</u>	<u>53</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	-	-	-	\$
<input checked="" type="checkbox"/> All case #s are assigned	-	-	-	\$
<input checked="" type="checkbox"/> AGIS copy has been sent	-	-	-	\$
<input checked="" type="checkbox"/> Case history #s are listed	-	-	-	\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill <u>NO</u>	-	-	-	\$
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>Nov 26 2000</u>			Total
<input type="checkbox"/> F.H.D.P. fee rebate	<u>11/18/03</u>			\$ <u>0</u>
Planner signature / date <u>[Signature]</u>		Project #	<u>1002933</u>	

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

vacant Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.

- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
Property owner's and City Surveyor's signatures on the Mylar drawing
Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
Fee (see schedule) NA
Any original and/or related file numbers are listed on the cover application
Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

JEFF MORTENSEN & ASSOC. INC

DEBIE LEBLANC TRUJILLO

Applicant name (print)

Debie LeBlanc Trujillo 11-18-03

Applicant signature / date



Form revised February 2003

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

Application case numbers
03 DRB - 01966

Planner signature / date

Project # 1002933



ENGINEERS & SURVEYORS

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

P: 505.345.4250
F: 505.345.4254
JMAINC@SWCP.COM

2003.044.1
November 18, 2003

Sheran Matson, AICP Chair
Development Review Board
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Final Plat Approval – Vineyard Estates, Unit IV-B
DRB Project # 1002933

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3)
- Six (6) copies of the Final Plat
- City of Albuquerque Zone Atlas C – 20 (with the site highlighted)

On behalf of our client Hoech Real Estate Corporation, we are requesting Final Plat Approval. We are proposing to create 4 lots from the existing 1 North Albuquerque Acre lot to be known as Vineyard Estates, Unit IV-B. The Preliminary Plat, Grading Plan and Infrastructure List for this project was approved on September 24, 2003. We understand that the Subdivision Improvement Agreement was recorded on November 13, 2003, but we still have not received a copy of the recorded agreement. Once this document is provided to our office, we will provide a copy at the hearing.

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

Sincerely,

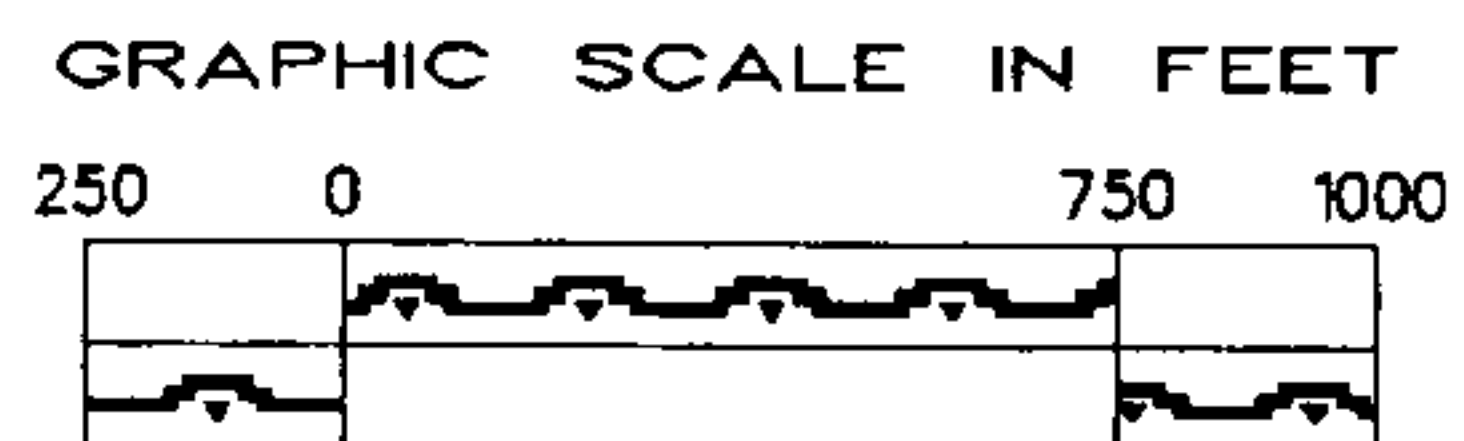
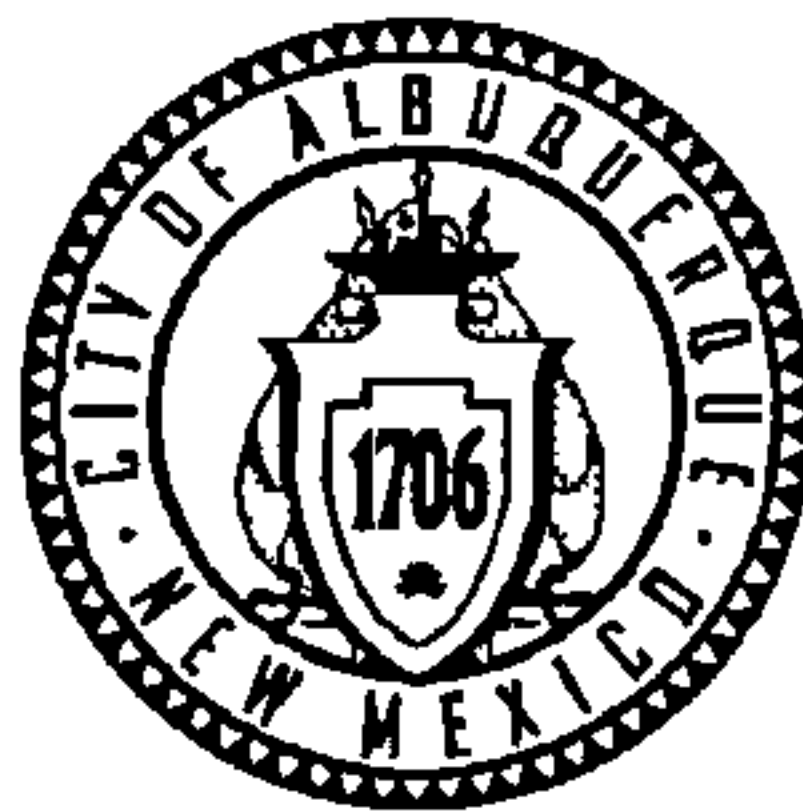
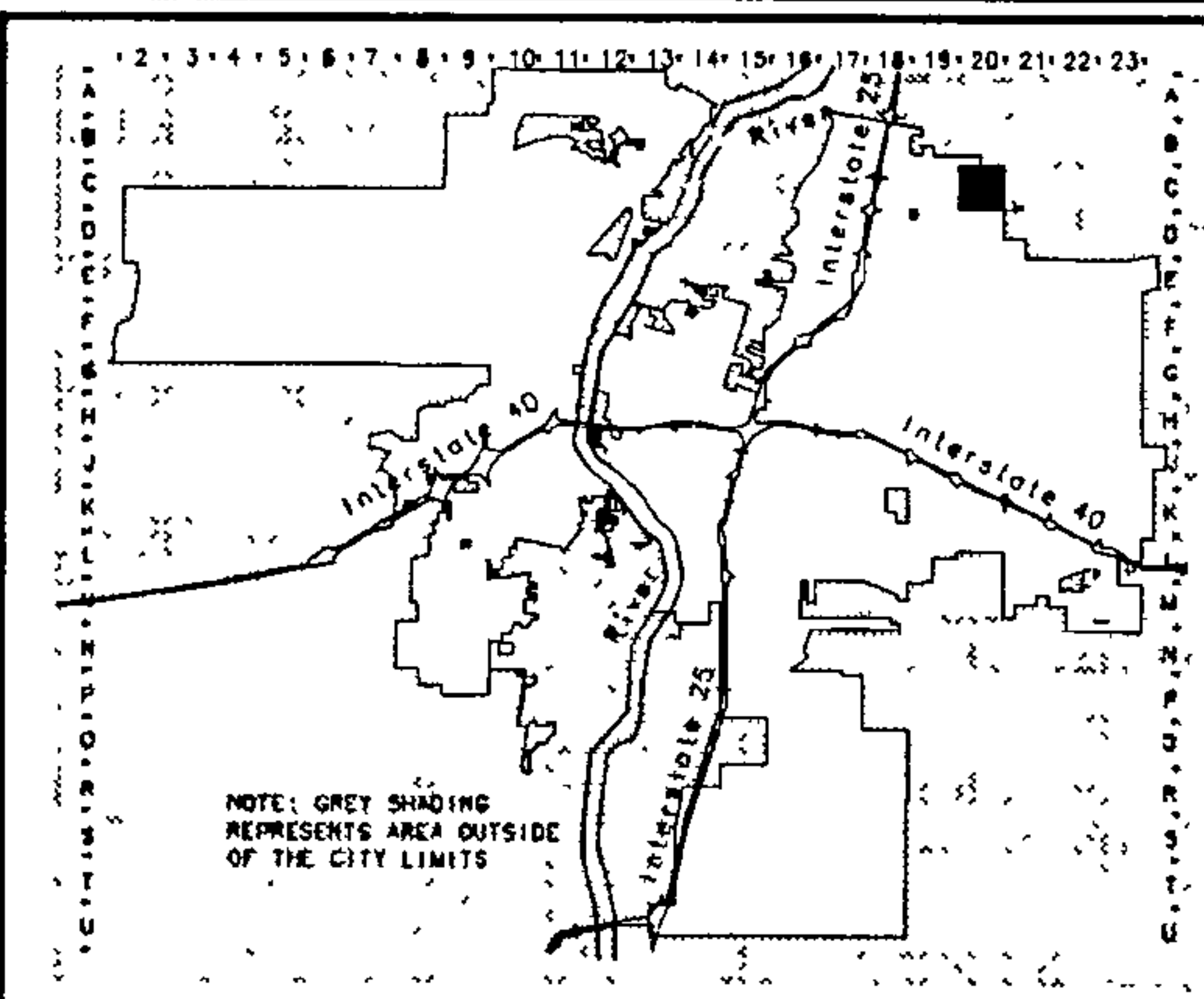
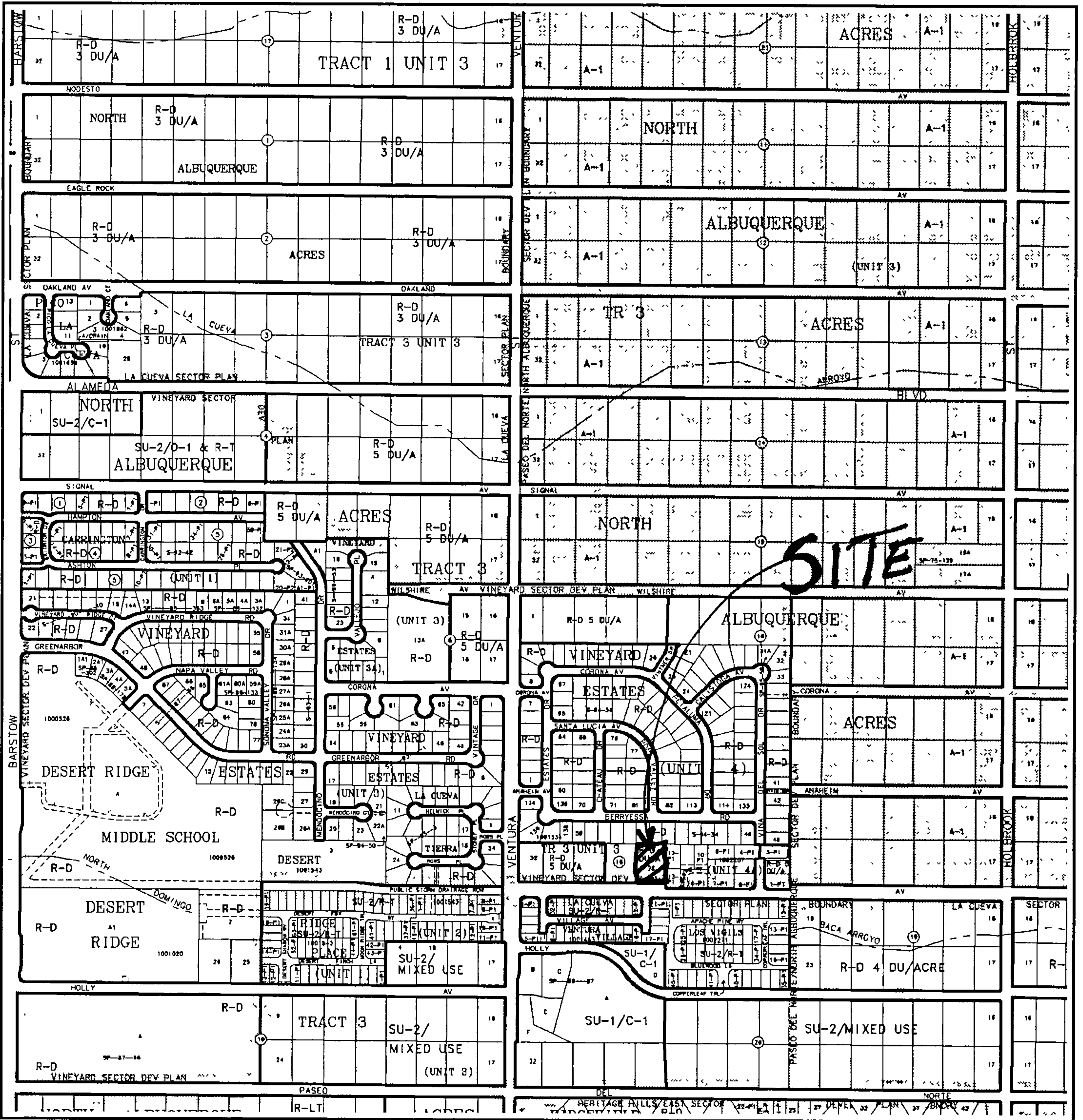
JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Justin Hoech, Hoech Real Estate Corporation

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 **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2003

Zone Atlas Page

C-20-Z

Map Amended through October 01, 2003

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

VINEYARD ESTATES, UNIT IV - B

LOT 28, BLOCK 18, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		22'-15'	Perm Pavement w/Mountable C&G	Visalia Way NE	Carmel Ave. NE	Lot 4	/	/	/
		8"	Sanitary Sewer	Visalia Way NE	Carmel Ave. NE	Lot 4	/	/	/
		4"	Water Line	Visalia Way NE	Carmel Ave. NE	Lot 4	/	/	/
FG'd by 705282, 699981	699981	8"	Waterline (Offsite)* (*Under Construction by CPN 699981)	Carmel Ave NE	Ventura St. NE	SE Corner of Site	/	/	/
		16'	Perm. Pavement (1/2 Width) w/standard C&G (north side only)	Carmel Ave NE	SW Corner of Site	SE Corner of Site	/	/	/
		4'	Sidewalk (northside)	Carmel Ave NE	SW Corner of Site	SE Corner of Site	/	/	/
AMAFCA	693481	96" to 54"	RCP Public Storm Drain (Construction by AMAFCA)	Carmel Ave NE	1320' West of Ventura Street NE	NE Cor. Lot 10, Blk 18, Tr. 3, Unit 1, N.A.A	/	/	/
FG'd by 705282, 699981	699981	8"	Sanitary Sewer (Offsite)* (*Under Construction by CPN 699981)	Carmel Ave N.E.	Ventura Street N.E.	SE Corner of Site	/	/	/
FG'd by 705282, 699981	699981	8"	Sanitary Sewer (Offsite)* (*to be superseded by line in Village Ave being constructed by CPN 699981)	Ventura Street N.E.	Holly Ave N.E.	Carmel Ave N.E.	/	/	/

ITEMS NO LONGER REQUIRED DUE TO IMPROVEMENTS GUARANTEED + CONSTRUCTED BY CPN 699981 (VENTURA VILLAGE) DS #100 1463

NOTES

- 1 Engineer's Certification per D.P.M is required for Financial Guarantee Release.
- 2 A Letter of Map Revision (LOMR) from FEMA is required for Financial Guaranty Release. This LOMR is Guaranteed by the AFAMCA Agreement
- 3 Street Lights are required per D.P.M. Requirements and subject to DRC Review and Approval.

AGENT / OWNER

J. Graeme Means
NAME (print)

Jeff Mortensen & Assoc.
FIRM

J. Graeme Means 8/29/03
SIGNATURE - date

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

ORIGINAL

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Shawn Nelson
DRB CHAIR - date 9/24/03

R. J. Deite 9-24-03
TRANSPORTATION DEVELOPMENT - date

Royce Lee 9/24/03
UTILITY DEVELOPMENT - date

Brad L. Biker 9/24/03
CITY ENGINEER - date

Christina Sandora 9/24/03
PARKS & GENERAL SERVICES - date
recreation

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	11-12-03	<i>[Signature]</i>	<i>[Signature]</i>	Debie Tuzillo - JMA
2	11-7-04	<i>[Signature]</i>	<i>[Signature]</i>	Debie & Cleve Tuzillo



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01446 (P&F)
Project Name: VINYARD ESTATES UNIT IV-B
Agent: Jeff Mortensen & Associates

Project # 1002933
EPC Application No.: _____
Phone No.: 345-4250

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/24/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number 1002933



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

9-25-2003

2. Project # 1002933

03DRB-01443 Major-Vacation of Public Easements
03DRB-01446 Minor- Preliminary & Final Plat Approval
03DRB-01444 Minor-Sidewalk Waiver

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for HOECH REAL ESTATE CORPORATION, request(s) the above action(s) for all or a portion of Block(s) 18, Lot(s) 28, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 (to be known as **VINEYARD ESTATES, UNIT IV-B**, zoned RD (5 DU/A), containing approximately 2 acre(s). (C-20)

At the September 24, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.
5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

With the signing of the infrastructure list dated 9/24/03 and approval of the grading plan engineer stamp dated 8/28/03 the preliminary plat was approved. The final plat was indefinitely deferred. A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

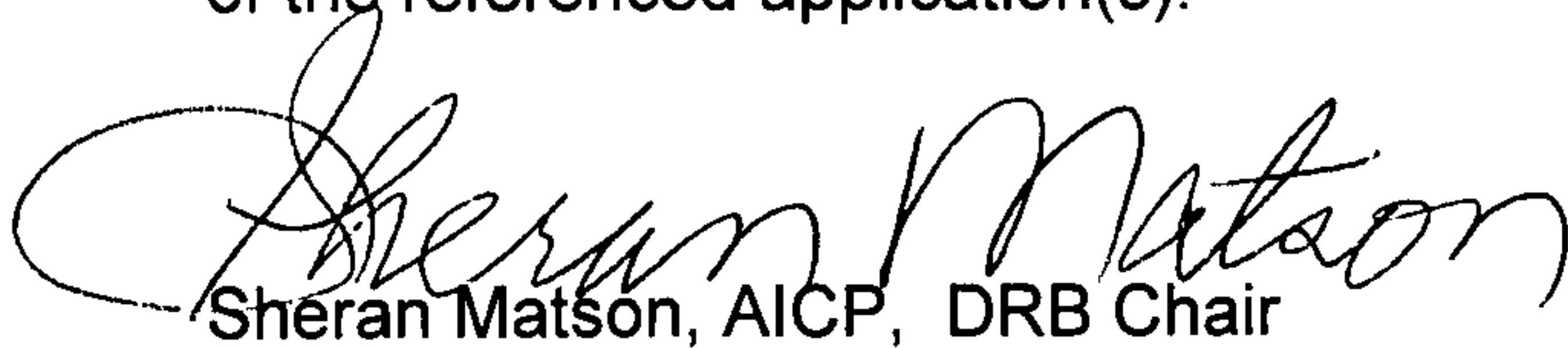


**OFFICIAL NOTICE OF DECISION
PAGE 2**

If you wish to appeal this decision, you must do so by October 9, 2003, in the manner described below.

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

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


Sheran Matson, AICP, DRB Chair

Cc: Hoech Real Estate Corp., 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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002933

AGENDA ITEM NO: 2

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan dated 8-28-03 is on file for Preliminary Plat approval.

RESOLUTION: *Signal I.L.*

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: September 24, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002933 AGENDA#: 2 DATE: 9-24-03

1. Name: Debie Inyell Address: JMA Zip: _____

2. Name: Justin Haech Address: Haech RE Corp 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 REVIEW BOARD

September 24, 2003

Project # 1002933

03DRB-01443 Major-Vacation of Public Easements
03DRB-01446 Minor- Preliminary & Final Plat Approval
03DRB-01444 Minor-Sidewalk Waiver

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for HOECH REAL ESTATE CORPORATION, request(s) the above action(s) for all or a portion of Block(s) 18, Lot(s) 28, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 (to be known as **VINYARD ESTATES, UNIT IV-B**, zoned RD (5 DU/A), containing approximately 2 acre(s). (C-20)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coor.	

Letter sent to North Albuquerque Acres (R) Neighborhood Assn.

APS	No comments received.
Police Department	

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

Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	Approves.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer No objection to vacation request. An approved drainage plan is required for Preliminary Plat approval.

Transportation Development

No objection to the vacation request. No objection to the sidewalk waiver.

Parks & Recreation

Defer to the affected agencies regarding the vacation request. The park dedication requirement has been met through an existing park dedication agreement. The park development requirement will be met at building permit. No objection to the sidewalk waiver.

Utilities Development

No objection to Vacation request. No objection to Preliminary Plat approval with correction of minor comments on plat and infrastructure list. No objection to Sidewalk Waiver.

Planning Department

Planning needs a separate vacation exhibit showing the easement to be vacated on one sheet with the explanation.

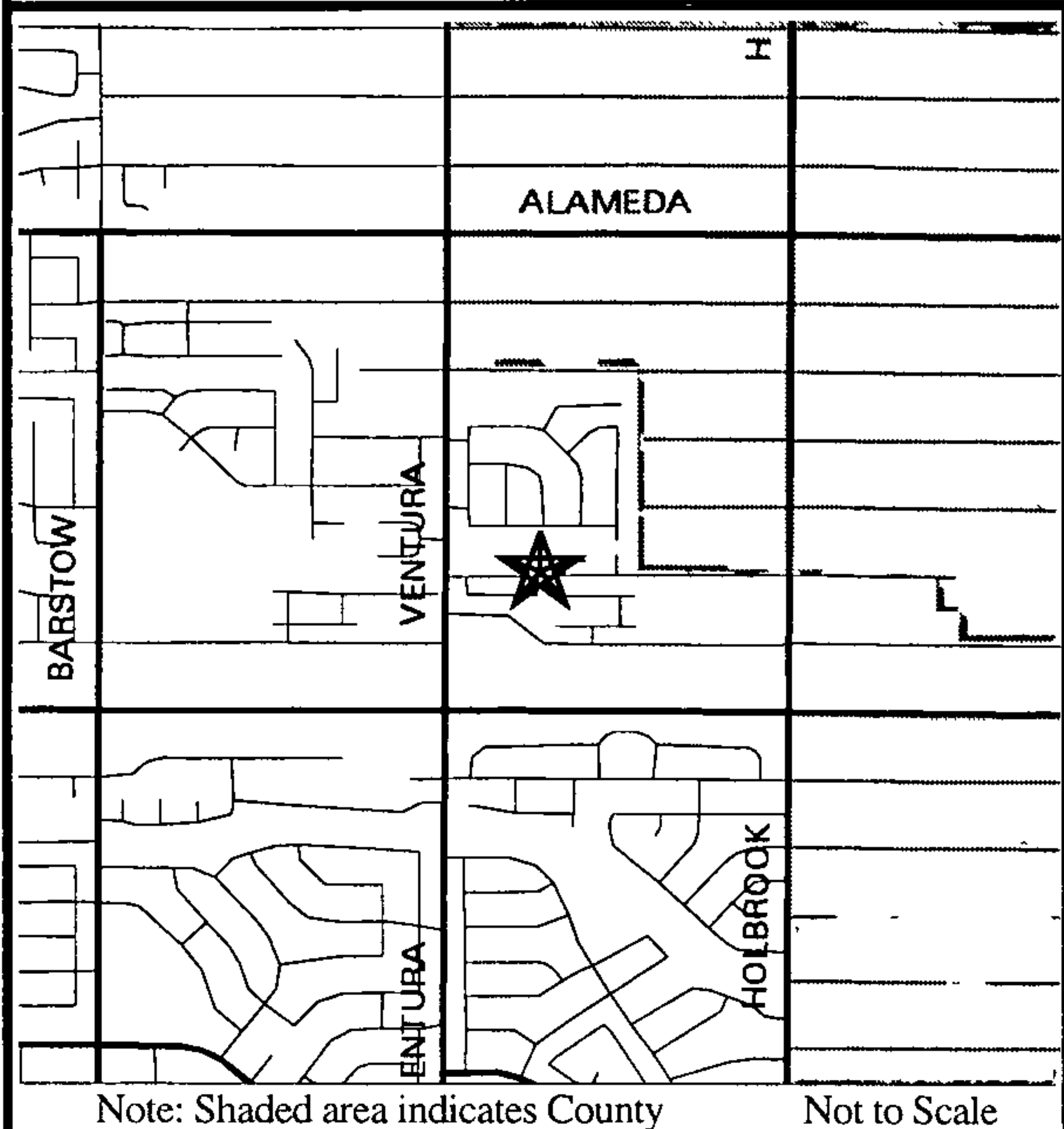
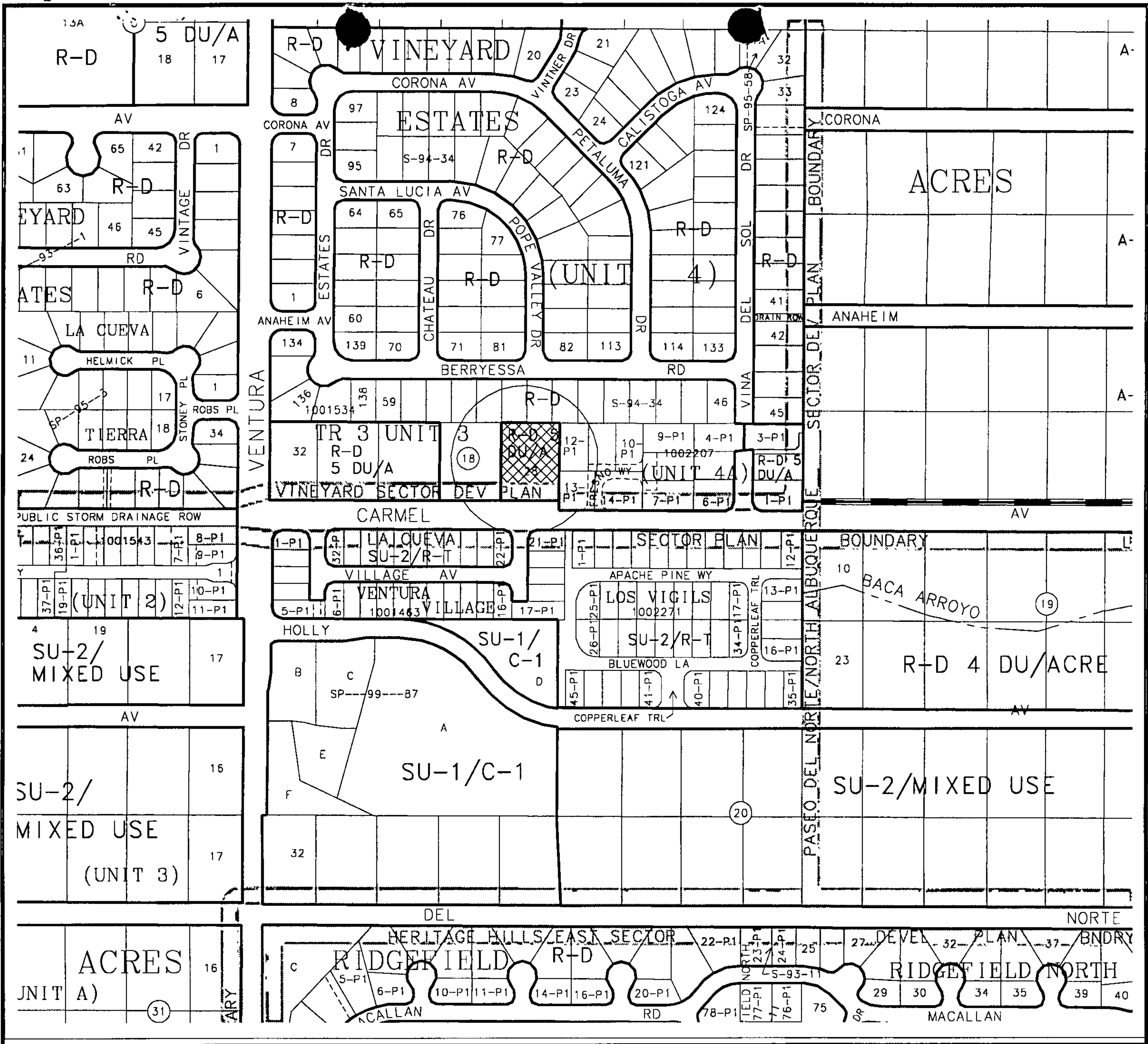
The platting action appears to conform to the Vineyard Sector Development plan.

No objection to the requested platting action AGIS dxf approval is required before Planning signs the final plat. Applicant may file the plat. Please be sure to provide Planning with a copy of the plat for the file.

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

cc:Hoech Real Estate Corp., 8300 Carmel Ave NE, Suite 601, 87122

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



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1" = 385'

PROJECT NO.
1002933

HEARING DATE
9-24-03

MAP NO.
C-20

ADDITIONAL CASE NUMBER(S)
 03DRB-01443
 03DRB-01444
 03DRB-01446



**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, September 24, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002322
03DRB-00420 Major-Final Plat Approval

MULE BARN ENTERPRISE agent(s) for ACME REAL ESTATE FUND LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIG. SITE OF WESTLAND**, zoned SU-2 special neighborhood zone- IP, located on the westside of 90th ST SW, between CENTRAL AVE SW and SUNSET GARDENS RD SW containing approximately 9 acre(s). [REF: 02DRB-01666 SK, 03DRB-00420 PP, 03DRB-00349 P&F] **[NO NEW SUBMITTAL]** (L-9)

~~**Project # 1002933**~~
03DRB-01443 Major-Vacation of Public Easements
03DRB-01446 Minor- Preliminary & Final Plat Approval
03DRB-01444 Minor-Sidewalk Waiver

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for HOECH REAL ESTATE CORPORATION, request(s) the above action(s) for all or a portion of Block(s) 18, Lot(s) 28, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 (to be known as **VINYARD ESTATES, UNIT IV-B**), zoned RD (5 DU/A), containing approximately 2 acre(s). (C-20)

Project # 1002934
03DRB-01445 Major-Vacation of Pub Right-of-Way

DE LA TORRE ARCHITECTS, agent(s) for FOURTH STREET & MENAUL INC., request(s) the above action(s) for all or a portion of Block(s) O, Tract(s) 1A, **WALGREEN ADDITION**, zoned C-2 (SC), containing approximately 11 acre(s). (H-14)

Project # 1002935
03DRB-01447 Major-Bulk Land Variance
03DRB-01449 Major-Vacation of Pub Right-of-Way
03DRB-01450 Major-Preliminary Plat Approval
03DRB-01451 Minor-SiteDev Plan Subd
03DRB-01452 Minor-Temp Defer SDWK
03DRB-01453 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC., agent(s) for WESTLAND DEVELOPMENT CO., INC, request(s) the above action(s) for all or a portion of Tract(s) A, PARKWAY SUBDIVISION AND PARCEL 1 OF WESTLAND NORTH, (to be known as **SUNDORO UNITS 1, 2, 3 & 4**) zoned SU-2/R-LT AND R-D, containing approximately 55 acre(s). [REF: 03DRB-00736 (SK) (J-9/8 & H-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Roger A. Sheen
For Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 8, 2003.



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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Project # 1002933

03DRB-01443 Major-Vacation of Public Easements

03DRB-01446 Minor- Preliminary & Final Plat

Approval

03DRB-01444 Minor-Sidewalk Waiver

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for HOECH REAL ESTATE CORPORATION, request(s) the above action(s) for all or a portion of Block(s) 18, Lot(s) 28, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 (to be known as **VINYARD ESTATES, UNIT IV-B**), zoned RD (5 DU/A), containing approximately 2 acre(s). (C-20)

Project # 1002934

03DRB-01445 Major-Vacation of Pub Right-of-Way

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03DRB-01447 Major-Bulk Land Variance

03DRB-01449 Major-Vacation of Pub Right-of-Way

03DRB-01450 Major-Preliminary Plat Approval

03DRB-01451 Minor-SiteDev Plan Subd

03DRB-01452 Minor-Temp Defer SDWK

03DRB-01453 Minor-Sidewalk Waiver

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Roger A. Sheran
For Sheran Matson, AICP, DRB Chair
Development Review Board

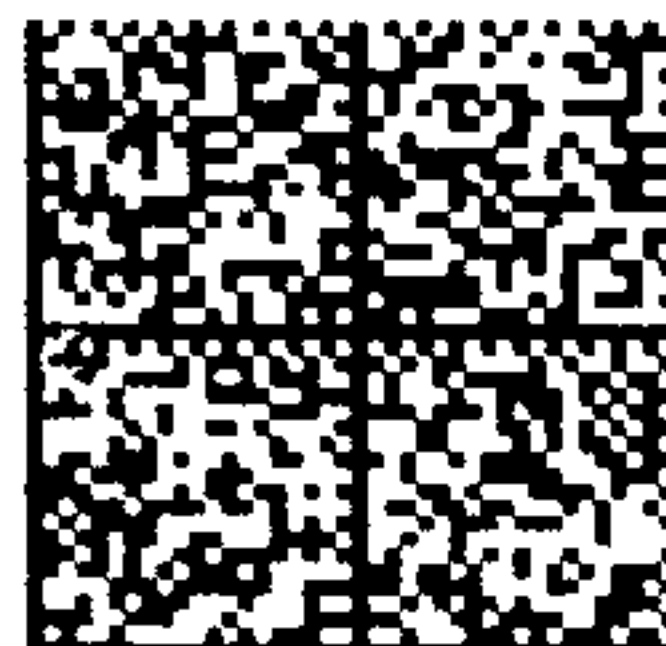
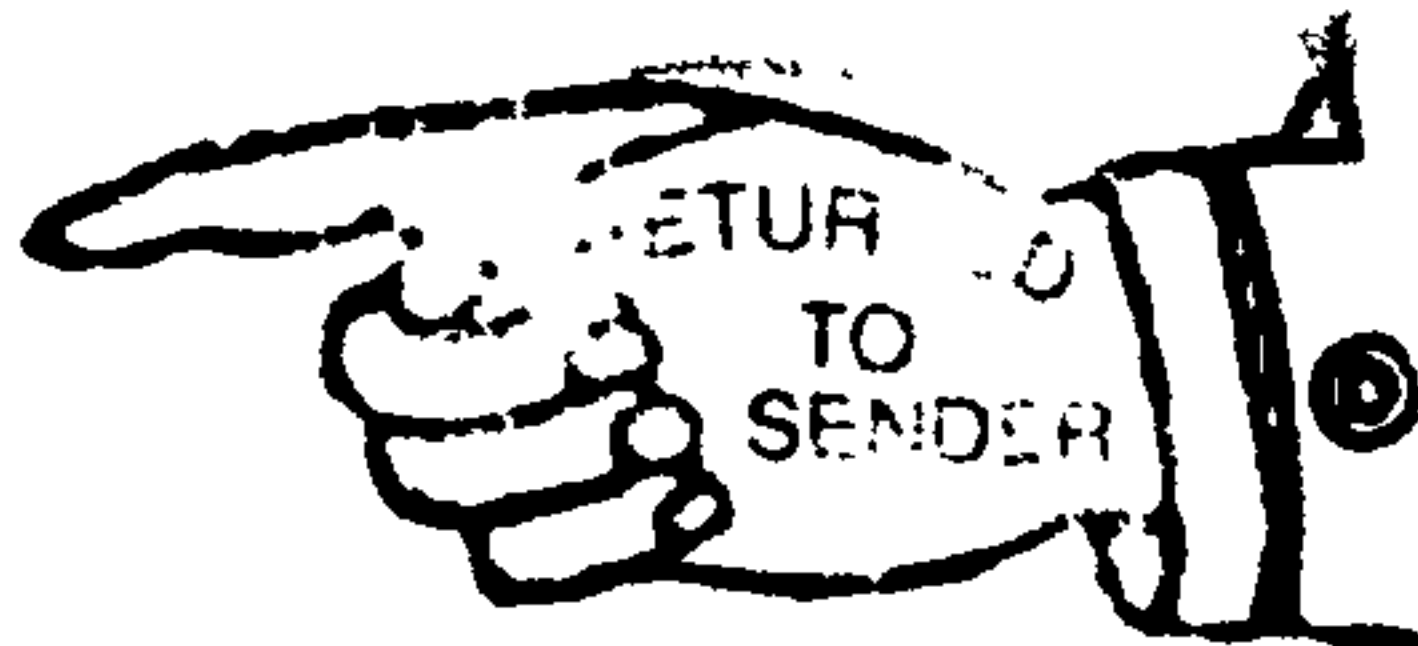
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 8, 2003.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



02 1A \$ 00.37⁰
0004329277 SEP 05 2003
MAILED FROM ZIP CODE 87102

INSUFFICIENT ADDRESS

Do not remail in this envelope.

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GENERAL DELIVERY
ALBUQUERQUE NM 87191

DRB

87191+3333



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

Meeting Date: 9-24-03
Zone Atlas Page: C-20-Z
Notification Radius: 100 Ft.

Project# 1002933
App# 03DRB-01443
App# 03DRB-01444
App# 03DRB-01446

Cross Reference and Location: N/A

Applicant: HOECH REAL ESTATE CORPORATION
Address: 8300 CARMEL AVE. NE, STE# 601
ALBUQUERQUE NM 87122

Agent: JEFF MORTENSEN & ASSOCIATES
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: 9-5-03

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page / Of /

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-20	1020064	338-120	403-05	✓
		305-120	03	✓
		322-120	04	✓
		355-120	06	✓ mp
		370-120	07	✓ mp
		317-138	36	✓
		361-138	37	✓
		353-138	38	✓
		344-138	59	✓
		340-138	40	✓
		333-138	41	✓
		326-138	42	✓
		319-138	43	✓
		313-138	44	✓
		318-153	409-01	✓
		329-153	11	✓
		347-153	408-01	✓
		358-153	32	✓
		372-090	402-24	✓ mp

1020064 355-090 402 27 ✓
 338-090 28 ✓
 322-090 29 ✓
 361-090 30 ✓



<mainframe@coa1mp
3.cabq.gov>

09/04/03 09:49 AM

To:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE
1
01020064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102006433812040305 LEGAL: * 02 8 01 8NORTH ALBUQ ACRES UN3 TR3
LAND USE:
PROPERTY ADDR: 00000 CARMEL AVE NE
OWNER NAME: MONTGOMERY EMILY L ETAL
OWNER ADDR: 07401 HARWOOD AV NE
ALBUQUERQUE NM 87110
0102006430512040303 LEGAL: * 03 0 01 8NORTH ALBUQ ACRES UN3 TR3
LAND USE:
PROPERTY ADDR: 00000 9150 CARMEL AVE NE
OWNER NAME: CAMBISE RICHARDO J & MARCELINA
OWNER ADDR: 00000
ALBUQUERQUE NM 87199
0102006432212040304 LEGAL: * 02 9 01 8NORTH ALBUQ ACRES UN3 TR3
LAND USE:
PROPERTY ADDR: 00000 CARMEL AVE NE
OWNER NAME: LEUNG SHEK L & HELENA K
OWNER ADDR: 07709 CALLE DE COBRE NE
ALBUQUERQUE NM 87109
0102006435512040306 LEGAL: * 02 7 01 8NORTH ALBUQ ACRES UN3 TR3
LAND USE:
PROPERTY ADDR: 00000 CARMEL AVE NE
OWNER NAME: HOECH REAL ESTATE CORP
OWNER ADDR: 08300 CARMEL AV NE
ALBUQUERQUE NM 87122
0102006437012040307 LEGAL: * 02 6 01 8NORTH ALBUQ ACRES UN3 TR3
LAND USE:
PROPERTY ADDR: 00000 CARMEL AVE NE
OWNER NAME: HOECH REAL ESTATE CORP
OWNER ADDR: 08300 CARMEL AV NE
ALBUQUERQUE NM 87122
0102006436713840336 LEGAL: LT 4 9 SU BD PLAT OF VINEYARD ESTATES UNIT IV
CONT 0 LAND USE:
PROPERTY ADDR: 00000 9200 BERRYESSA NE
OWNER NAME: BERNARD STEPHEN F & LANGE CARO
OWNER ADDR: 09200 BERRYESSA NE
ALBUQUERQUE NM 87122
0102006436113840337 LEGAL: LT 5 0 SU BD PLAT OF VINEYARD ESTATES UNIT IV
CONT 0 LAND USE:
PROPERTY ADDR: 00000 9124 BERRYESSA NE
OWNER NAME: TREU WILLIAM D & STACEY M
OWNER ADDR: 09124 BERRYESSA RD NE
ALBUQUERQUE NM 87122
0102006435313840338 LEGAL: LT 5 1 SU BD PLAT OF VINEYARD ESTATES UNIT IV
CONT 0 LAND USE:
PROPERTY ADDR: 00000 9120 BERRYESSA NE
OWNER NAME: ALEXANDERSON RUSSELL D & PAMEL
OWNER ADDR: 09120 BERRYESSA RD NE
ALBUQUERQUE NM 87122
0102006434613840339 LEGAL: LT 5 2 SU BD PLAT OF VINEYARD ESTATES UNIT IV

CONT 0 LAND USE:

PROPERTY ADDR: 00000 9116 BERRYESSA RD NE
OWNER NAME: ROBERTS THOMAS P & MELISSA H
OWNER ADDR: 09116 BERRYESSA RD NE

ALBUQUERQUE NM 87122

0102006434013840340 LEGAL: LT 5 3 SU BD PLAT OF VINEYARD ESTATES UNIT IV

CONT 0 LAND USE:

PROPERTY ADDR: 00000 9112 BERRYESSA NE
OWNER NAME: ARGENTA MARCUS O & DANIELLE R
OWNER ADDR: 09112 BERRYESSA RD NE

ALBUQUERQUE NM 87122

0102006433313840341 LEGAL: LT 5 4 SU BD PLAT OF VINEYARD ESTATES UNIT IV

CONT 0 LAND USE:

PROPERTY ADDR: 00000 9108 BERRYESSA NE
OWNER NAME: KELLY ROBERT J JR & THERESA M
OWNER ADDR: 09108 BERRYESSA RD NE

ALBUQUERQUE NM 87122

1 R E C O R D S W I T H L A B E L S PAGE

2

0102006432613840342 LEGAL: LT 5 5 SU BD PLAT OF VINEYARD ESTATES UNIT IV

CONT 0 LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: HARRISON JERRY N & ANITA M
OWNER ADDR: 09104 BERRYESSA RD NE

ALBUQUERQUE NM 87122

0102006431913840343 LEGAL: LT 5 6 SU BD PLAT OF VINEYARD ESTATES UNIT IV

CONT 0 LAND USE:

PROPERTY ADDR: 00000 9100 BERRYESSA NE
OWNER NAME: OMS JOSE E & ELIZABETH J
OWNER ADDR: 09100 BERRYESSA RD NE

ALBUQUERQUE NM 87122

0102006431313840344 LEGAL: LT 5 7 SU BD PLAT OF VINEYARD ESTATES UNIT IV

CONT 0 LAND USE:

PROPERTY ADDR: 00000 9026 BERRYESSA RD NE
OWNER NAME: DOMONKOS DARRYL W & DIANA T
OWNER ADDR: 09026 BERRYESSA RD NE

ALBUQUERQUE NM 87122

0102006431815340901 LEGAL: LT 7 1 SU BD PLAT OF VINEYARD ESTATES UNIT IV

CONT 0 LAND USE:

PROPERTY ADDR: 00000 8400 CHATEAU DR NE
OWNER NAME: KERN PETER E & MARNIE K
OWNER ADDR: 08400 CHATEAU DR NE

ALBUQUERQUE NM 87122

0102006432915340911 LEGAL: LT 8 1 SU BD PLAT OF VINEYARD ESTATES UNIT IV

CONT 0 LAND USE:

PROPERTY ADDR: 00000 8401 POPE VALLEY DR NE
OWNER NAME: CANDELARIA MICHAEL G & ANN C
OWNER ADDR: 08401 POPE VALLEY DR NE

ALBUQUERQUE NM 87122

0102006434715340801 LEGAL: LT 8 2 SU BD PLAT OF VINEYARD ESTATES UNIT IV

CONT 0 LAND USE:

PROPERTY ADDR: 00000 8400 POPE VALLEY DR NE
OWNER NAME: MCALISTER JAMES D & LAURIE R
OWNER ADDR: 08400 POPE VALLEY NE

ALBUQUERQUE NM 87122

0102006435815340832 LEGAL: LT 1 13 S UBD PLAT OF VINEYARD ESTATES UNIT IV

CONT LAND USE:

PROPERTY ADDR: 00000 8401 PETALUMA DR NE
OWNER NAME: ADKINS HOMES INC
OWNER ADDR: 00000

ALBUQUERQUE NM 87199

2003-044.1



City of Albuquerque

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

Date: August 28, 2003

TO CONTACT NAME: Debie LeBlanc Trujillo
 COMPANY/AGENCY: Jeff Mortensen & Assoc. LLC
 ADDRESS/ZIP: 6010 - B Midway Park Blvd. NE 87129
 PHONE/FAX #: 345-4250 / 345-4254

Thank you for your inquiry of 8-28-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lot 28, Block 18, North Albuquerque Acres, Part 3, Unit 3.
 zone map page(s) C-20

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

North Albuquerque Acres
 Neighborhood Association
 Contacts Bonnie Harley
11021 Signal Ave. NE
856-0057 (h+w) 87122
Jackie McDowell
7820 Beverly Hills Ave NE
828-2430 (h) 87122

Neighborhood Association
 Contacts: _____

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

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

Sincerely,

Dalana R. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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 OCNC use only)

Date of Inquiry: 8-28-03 Time Entered: 8:15am OCNC Rep. Initials: DD

Project # 1002933

Hoech Real Estate Corporation
8300 Carmel Ave NE, Ste# 601
Albuquerque NM 87122

JACKIE MCDOWELL
North Albuquerque Acres Comm. Assoc.
7820 BEVERLY HILLS AVE NE
ALBUQUERQUE NM 87122

102006432212040304

LEUNG SHEK L & HELENA K
7709 CALLE DE COBRE NE
ALBUQUERQUE NM 87109

102006435313840338

ALEXANDERSON RUSSELL & PAME
9120 BERRYESSA RD NE
ALBUQUERQUE NM 87122

102006433313840341

KELLY ROBERT J JR & THERESA M
9108 BERRYESSA RD NE
ALBUQUERQUE NM 87122

102006431313840344

DOMONKOS DARRYL W & DIANA T
9026 BERRYESSA RD NE
ALBUQUERQUE NM 87122

102006434715340801

MCALISTER JAMES D & LAURIE R
8400 POPE VALLEY NE
ALBUQUERQUE NM 87122

102006432209040229

CLARK JIM L & CONNIE
PO BOX 908
TIJERAS NM 87059

Project # 1002933

Jeff Mortensen & Associates
6010-B Midway Park Blvd NE
Albuquerque NM 87109

102006433812040305

MONTGOMERY EMILY L ETAL
7401 HARWOOD AV NE
ALBUQUERQUE NM 87110

102006436713840336

BERNARD STEPHEN F & LANGE CAR
9200 BERRYESSA NE
ALBUQUERQUE NM 87122

102006434613840339

ROBERTS THOMAS P & MELISSA H
9116 BERRYESSA RD NE
ALBUQUERQUE NM 87122

102006432613840342

HARRISON JERRY N & ANITA M
9104 BERRYESSA RD NE
ALBUQUERQUE NM 87122

102006431815340901

KERN PETER E & MARNIE K
8400 CHATEAU DR NE
ALBUQUERQUE NM 87122

102006435815340832

JARGOSCH REINER E & DEBRA L
8401 PETALUMA DR NE
ALBUQUERQUE NM 87122

102006430609040230

ERIMY PROPERTIES LTD
GENERAL DELIVERY
ALBUQUERQUE NM 87191

BONNIE HARLEY
North Albuquerque Acres Comm. Assoc.
11021 SIGNAL AVE NE
ALBUQUERQUE NM 87122

102006430512040303

CAMBISE RICHARDO J & MARCELIN
PO BOX 93372
ALBUQUERQUE NM 87199

102006436113840337

TREU WILLIAM D & STACEY M
9124 BERRYESSA RD NE
ALBUQUERQUE NM 87122

102006434013840340

ARGENTA MARCUS O & DANIELLE R
9112 BERRYESSA RD NE
ALBUQUERQUE NM 87122

102006431913840343

OMS JOSE E & ELIZABETH J
9100 BERRYESSA RD NE
ALBUQUERQUE NM 87122

102006432915340911

CANDELARIA MICHAEL G & ANN C
8401 POPE VALLEY DR NE
ALBUQUERQUE NM 87122

102006437209040226

VIGIL SANDRA M & PETE JR
9300 HOLLYWOOD NE
ALBUQUERQUE NM 87122

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

APANT

NIA

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
Property owner's and City Surveyor's signatures on the Mylar drawing
Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
Fee (see schedule) \$280 + 145
Any original and/or related file numbers are listed on the cover application
Infrastructure list if required (verify with DRB Engineer)
NO INTERNAL ROUTING
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

JEFF MORTENSEN & ASSOCIATES, INC.

DEBIE LEBLANC TRUJILLO

Debie LeBlanc Trujillo 03.28.03

Applicant name (print)

Applicant signature / date



Form revised February 2003

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

Application case numbers
03DRB - 01440

Planner signature / date

Project # 1002933

Claire

Date Submitted: 09/24/03
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 9/24/03
Date Preliminary Plat Expires: 9/24/04
DRB Project No.: 1002933
DRB Application No.: 03DRB-01446

INFRASTRUCTURE LIST

EXHIBIT "A"

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

VINEYARD ESTATES, UNIT IV - B

LOT 28, BLOCK 18, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		22'-16'	Perm. Pavement w/Mountable C&G	Visalia Way NE	Carmel Ave. NE	Lot 4	/	/	/
		8"	Sanitary Sewer	Visalia Way NE	Carmel Ave. NE	Lot 4	/	/	/
		4"	Water Line	Visalia Way NE	Carmel Ave. NE	Lot 4	/	/	/
FG'd by 705282, 699981	699981	8"	Waterline (Offsite)* (*Under Construction by CPN 699981)	Carmel Ave NE	Ventura St NE	SE Corner of Site	/	/	/
		16'	Perm Pavement (1/2 Width) w/standard C&G (north side only)	Carmel Ave NE	SW Corner of Site	SE Corner of Site	/	/	/
		4'	Sidewalk (northside)	Carmel Ave NE	SW Corner of Site	SE Corner of Site	/	/	/
AMAFCA	693481	96" to 54"	RCP Public Storm Drain (Construction by AMAFCA)	Carmel Ave NE	1320' West of Ventura Street NE	NE Cor. Lot 10, Blk 18, Tr. 3, Unit 1, N.A.A	/	/	/
FG'd by 705282, 699981	699981	8"	Sanitary Sewer (Offsite)* (*Under Construction by CPN 699981)	Carmel Ave N.E.	Ventura Street N.E.	SE Corner of Site	/	/	/
FG'd by 705282, 699981	699981	8"	Sanitary Sewer (Offsite)* (*to be superseded by line in Village Ave being constructed by CPN 699981)	Ventura Street N.E.	Holly Ave N.E.	Carmel Ave N E.	/	/	/

NOTES

- 1 Engineer's Certification per D.P.M is required for Financial Guarantee Release.
- 2 A Letter of Map Revision (LOMR) from FEMA is required for Financial Guaranty Release. This LOMR is Guaranteed by the AFAMCA Agreement
- 3 Street Lights are required per D.P.M. Requirements and subject to DRC Review and Approval.

AGENT / OWNER

J. Graeme Means
NAME (print)

Jeff Mortensen & Assoc.
FIRM

J. Graeme Means 8/28/03
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Phyllis M. Jackson
DRB CHAIR - date 9/24/03

Christina Sandora 9/24/03
PARKS & GENERAL SERVICES - date
Recreation

R. J. DeTe 9-24-03
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Robert Allen 9/24/03
UTILITY DEVELOPMENT - date

_____ - date

Brad L. Byker 9/24/03
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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

P: 505.345.4250
 F: 505.345.4254
 JMAINC@SWCP.COM

2003.044.1
 September 22, 2003

Sheran Matson, AICP Chair
 Development Review Board
 City of Albuquerque
 600 2nd Street, NW
 Albuquerque, NM 87103

#2

Re: Vacation and Preliminary Plat Vineyard Estates Unit IV-B
 DRB Project # 1002933

Dear Sheran:

Transmitted are the following items associated with the subject request:

- Six (6) copies of the Revised Vacation Request / Preliminary Plat - Sheets 2 and 3
- One (1) reduced copy (8 1/2 x 11) of the Vacation Request highlighted

Please replace sheets 2 and 3 of the Vacation and Preliminary Plat of Vineyard Estates Unit IV-B with the revised sheets. Per Roger Green's request, we have revised the limits of the Public Water and Sanitary Sewer Easements (Notes 3 and 4).

In the meantime, 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: Justin Hoech, Hoech Real Estate Corporation

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.

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: <u>Hoech Real Estate Corporation</u>	PHONE: <u>821-4440</u>
ADDRESS: <u>8300 Carmel Avenue, NE Suite 601</u>	FAX:
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87122</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Jeff Mortensen & Associates, Inc.</u>	PHONE: <u>(505) 345-4250</u>
ADDRESS: <u>6010-B Midway Park Blvd. NE</u>	FAX: <u>(505) 345-4254</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>jmainc@swcp.com</u>

DESCRIPTION OF REQUEST: Vacation request of Non - Specific Utility Easements, and Request for Sidewalk Waiver and Preliminary Plat Approval *Final*

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. Lot 28 Block: 18 Unit: 3

Subdiv. / Addn. North Albuquerque Acres, Tract 3, Unit 3 *TBKA VINYARD ESTATES UNIT B*

Current Zoning: R/D 5 DU/A Proposed zoning: N/A

Zone Atlas page(s): C-20 No. of existing lots: 1 No. of proposed lots: 4

Total area of site (acres): +/- 1.0009 Density if applicable: dwellings per gross acre: 3.99 dwellings per net acre: 5.19

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. 1-020-064-338-120-4-03-05 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Carmel Avenue, NE
Between: Ventura Street, 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 # 1002207 *NA*

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

SIGNATURE Debie LeBlanc Trujillo DATE August 29, 2003

(Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 01443</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 4500</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>03DRB - 01444</u>	<u>SW</u>	<u>✓</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>03DRB - 01446</u>	<u>PLF</u>	<u>S(3)</u>	<u>\$ 42500</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>NOTIFIC. FEE</u>		<u>\$ 7500</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>Total</u>
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>Sept. 24th 03</u>			<u>\$ 54500</u>
	<u>8/29/03</u>	Project # <u>1002933</u>		

Debie
Planner signature / date

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- infrastructure list if required (verify with DRB Engineer)

NO INTERNAL ROUTING

ACANT

N/A

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

JEFF MORTENSEN & ASSOCIATES, INC.

DEBIE LEBLANC TRUJILLO

Applicant name (print)

Debie LeBlanc Trujillo 08.28.03

Applicant signature / date



Form revised February 2003

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

Application case numbers
 03PRP - - 01446

Planner signature / date

Planner signature / date

Project # 1002933

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (Public Hearing Case)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.) **PAPER EASEMENT**
 - 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) **BASED**
 - 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 & ASSOCIATES, INC.
DEBIE LEBLANC TRUJILLO

Debie LeBlanc Trujillo 08-28-03
Applicant signature / date



Form revised April 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|-------|
| Application case numbers | |
| 03 DRB - | 01443 |
| 03 DRB - | 01444 |
| - | - |

Robert 8/29/03
Planner signature / date
Project # 1002933



ENGINEERS & SURVEYORS

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

P: 505.345.4250
F: 505.345.4254
JMAINC@SWCP.COM

2003.044.1
August 28, 2003

Sheran Matson, AICP Chair
Development Review Board
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Vacation Request of Non-Specific Utility Easement for Pipeline Purposes, Request for Sidewalk Waiver and Preliminary Plat Approval (Including Grading and Drainage Plan)

Final

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 / Preliminary Plat Approval
- Twenty Four (24) copies of the document that created the easement to be vacated
- City of Albuquerque Zone Atlas C – 20 (with the site highlighted)
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts
- Six (6) copies of the Sidewalk Waiver Exhibit
- Six (6) copies of the Grading and Drainage Plan
- One (1) copy of the proposed Infrastructure List

On behalf of our client Hoech Real Estate Corporation, we are requesting a vacation of the non-specific utility easement for pipeline purposes. We are proposing to create 4 lots from the existing 1 North Albuquerque Acre lot to be known as Vineyard Estates Unit IV-B. In support of the minor platting action, we are also requesting approval of the grading plan.

We are also requesting a variance for waiver of Sidewalk installation on Visalia Way based upon D.P.M. Section 23.5.A.2.c.3 that states "Sidewalks may be waived for cul-de-sacs with a maximum of 5 lots and a maximum length of 200 feet." Visalia Way is a private street serving 4 homes and meeting this criteria.

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.

Sheran Matson
August 28, 2003
Page 2

Please schedule this matter for the next appropriate DRB Hearing. In the meantime, 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: Justin Hoech, Hoech Real Estate Corporation



ENGINEERS & SURVEYORS

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

P: 505.345.4250
F: 505.345.4254
JMAINC@SWCP.COM

2003.044.1
August 28, 2003

Ms. Bonnie Harley
North Albuquerque Acres Neighborhood Association
11021 Signal Avenue, NE
Albuquerque, NM 87122

Via Certified Mail – Return Receipt Requested

and

Ms. Jackie McDowell
North Albuquerque Acres Neighborhood Association
7820 Beverly Hills Avenue, NE
Albuquerque, NM 87122

Via Certified Mail – Return Receipt Requested

Project Title: Vineyard Estates Unit IV-B

Type of Request: Vacation of Non-specific Utility Easements for Pipeline Purposes, Request for Sidewalk Waiver and Preliminary Plat Approval

Current Legal Description: Lot 28, Block 18, North Albuquerque Acres, Tract 3, Unit 3

Location: The subject property lies along the north side of Carmel Avenue, NE between Ventura Street, NE and Holbrook Street, NE

Developer: Hoech Real Estate Corporation

Agent/Engineer: Jeff Mortensen & Associates, Inc.

Contact: Debie LeBlanc Trujillo, Project Coordinator

Ladies:

Transmitted herewith is a copy of the Vacation of Non-specific Utility Easements for Pipeline Purposes, Request for Sidewalk Waiver and Preliminary Plat Approval. This project is scheduled to be heard at the Development Review Board hearing on September 24, 2003. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

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.

North Albuquerque Acres Neighborhood Association

June 24, 2003

Page 2

This project consists of vacation of the Non-specific Utility Easement for pipeline purposes and the creation of 4 residential lots. If you have any questions regarding this information, please do not hesitate to call me.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Hoech Real Estate Corporation w/enc.

2003-044-1



City of Albuquerque

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

Date: August 28, 2003

TO CONTACT NAME: Debie LeBlanc Trujillo
 COMPANY/AGENCY: Jeff Mortensen & Assoc. Inc.
 ADDRESS/ZIP: 6010 - B Midway Park Blvd. NE 87129
 PHONE/FAX #: 345-4250 / 345-4254

Thank you for your inquiry of 8-28-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lot 28, Block 18, North Albuquerque Acres, Part 3, Unit 3.
 zone map page(s) C-20

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

North Albuquerque Acres
 Neighborhood Association
 Contacts: Bonnie Harley
11021 Signal Ave. NE
856-0051 (h+w) 87122
Jackie McDowell
7820 Beverly Hills Ave NE
828-2430 (h) 87122

Neighborhood Association

Contacts: _____

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

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

Sincerely,

Dalana R. Carmena
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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 OCNC use only)

Date of Inquiry: 8-28-03 Time Entered: 8:15am OCNC Rep. Initials: DB



7001 1940 0005 9630 3138

UNITED STATES POSTAGE
196 PB8638986
5861 \$ 05.11⁰ AUG 29 03
2276 POSTAL REGISTRATION REQUIRED

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. Bonnie Harley
 North Albuquerque Acres
 Neighborhood Association
 11021 Signal Avenue NE
 Albuquerque, NM 87122

2. Article Number
 (Transfer from service label) 7001 1940 0005 9630 3138

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Agent
 Addressee

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

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

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

4. Restricted Delivery? (Extra Fee) Yes

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS

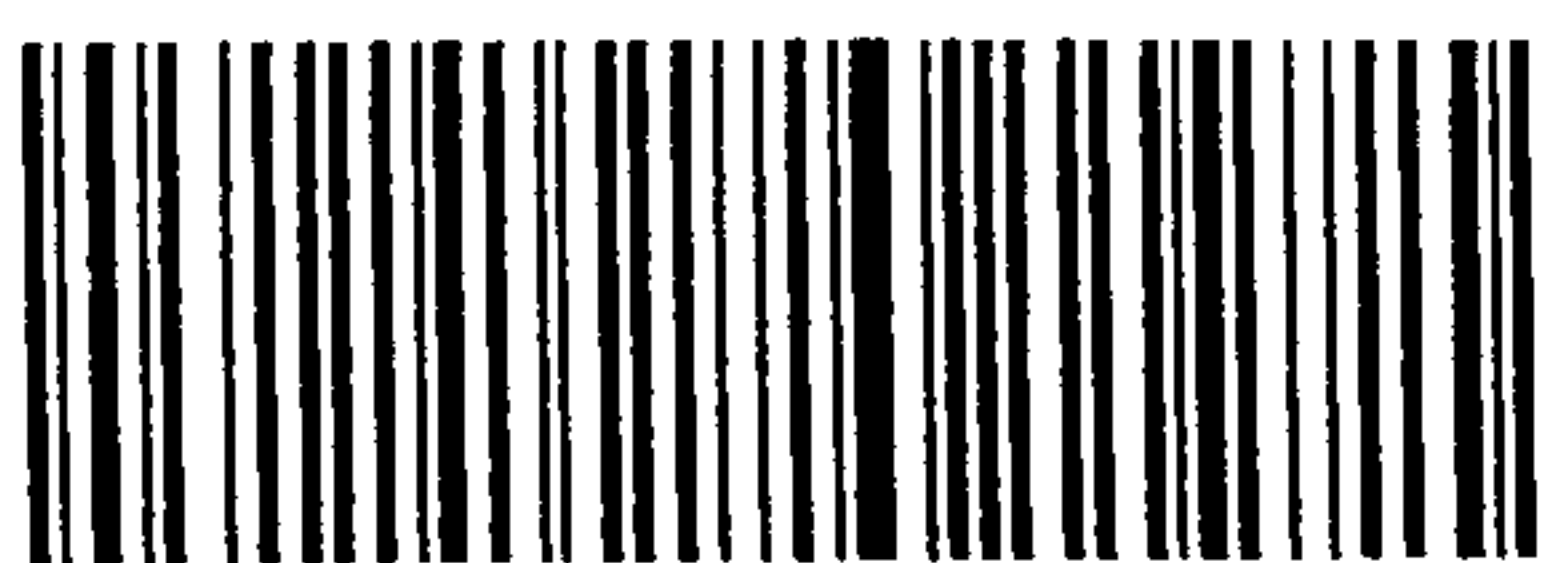
FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS



7001 1940 0005 9630 3145

UNITED STATES POSTAGE
111 PB8638986
5801 \$ 05.11⁰ AUG 29 03
2275 POSTAL REGISTRATION REQUIRED

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. Jackie McDowell
 North Albuquerque Acres
 Neighborhood Association
 7820 Beverly Hills Avenue NE
 Albuquerque, NM 87122

2. Article Number
 (Transfer from service label) 7001 1940 0005 9630 3145

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

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS

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FIRST CLASS

FIRST CLASS

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

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

PAID RECEIPT

APPLICANT NAME

HOECH REAL ESTATE CORP.

AGENT

JEFF MORTENSEN & ASSOC. INC

ADDRESS

6010 B MIDWAY PARK BLVD. NE

PROJECT NO.

100 2933

APPLICATION NO.

03DRB-01743-1446

\$ 470⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 545⁰⁰ Total amount due

9850

BANK OF AMERICA
01125 NM
95-32-1070

8-28-03

\$ 545.⁰⁰

DOLLARS

HOECH REAL ESTATE CORPORATION
8300 CARMEL AVENUE N.E., SUITE 601
ALBUQUERQUE, NM 87122

DEF 2003
RE IPT# 00011587 W# 007 TRANS# 7023
AC Jnt 441018
Activity 4983000
Trans Amt. 545.00
J24 Misc \$470.00
MEMO

DUPLICATE
City of Albuquerque
Treasury Division

City of Albuquerque
five hundred forty five & 00/100

DUPLICATE
City of Albuquerque
Treasury Division

Donald J. Hoech

0009850 1070003271:000
Account 441018 - FUND 0110
Activity 4971000

Trans Amt \$545.00
J24 Misc \$470.00
CK \$75.00
CHANGE

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Sept. 9th '03 To Sept. 24th '03

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.

Antonio Blauz Tujillo
(Applicant or Agent)

08-29-03
(Date)

I issued 1 signs for this application, *8/29/03*
(Date)

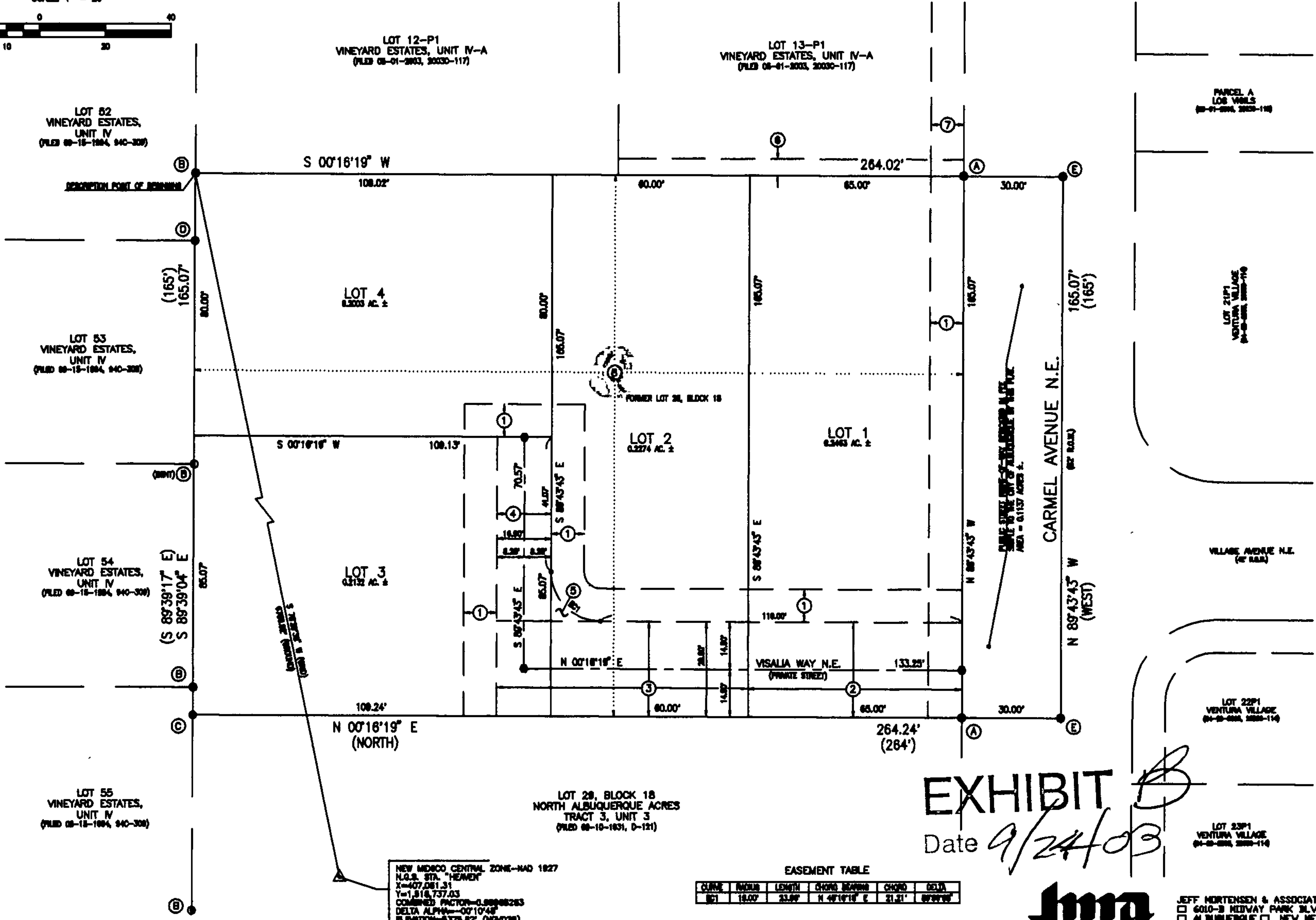
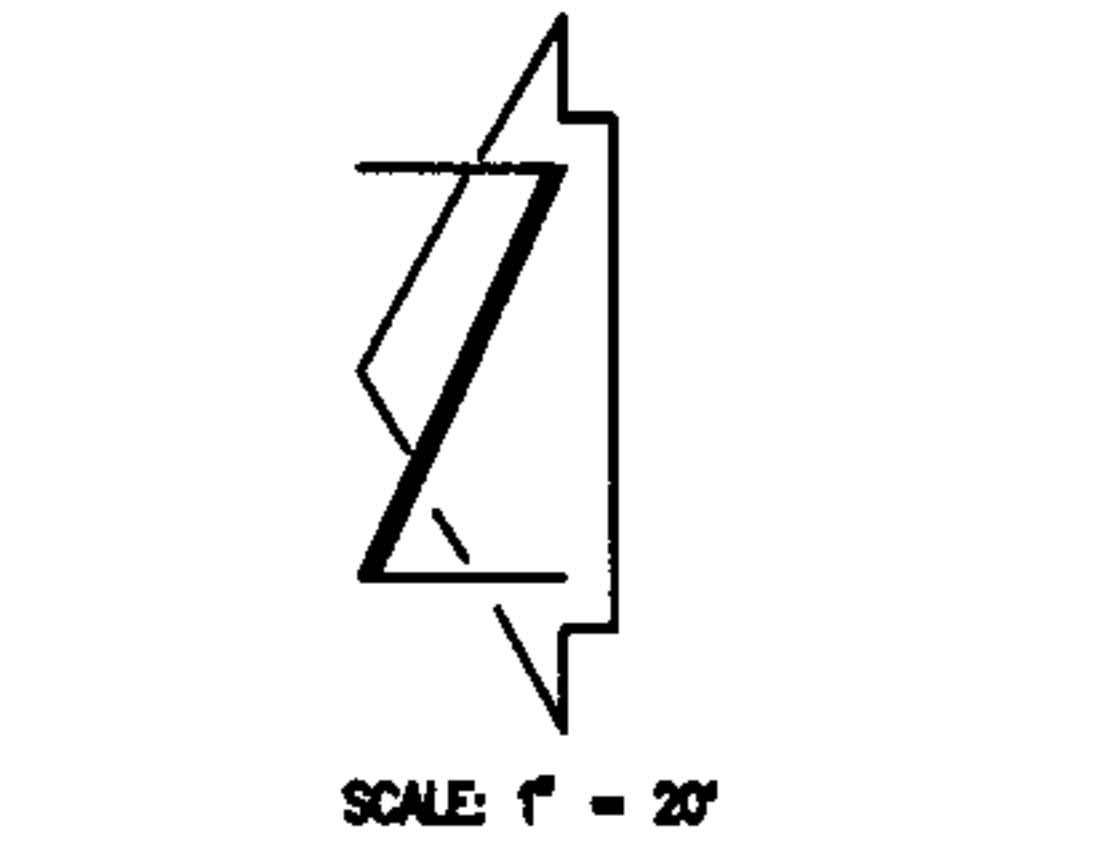
[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1002933

03DRB-01443-1446

VACATION AND PRELIMINARY PLAT OF
VINEYARD ESTATES, UNIT IV-B
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2003

COUNTY CLERK FILING DATA



NEW MDS00 CENTRAL ZONE--MAD 1927
 N.G.S. STA. "HEAVEN"
 X=407,061.31
 Y=1,919,737.03
 CONVERSION FACTOR=0.98006263
 DELTA ALPHA=07'10.48"
 ELEVATION=3378.62' (NOV028)

EASEMENT TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DATA
B1	18.00'	23.00'	N 49°18'18" E	21.21'	89°44'18"

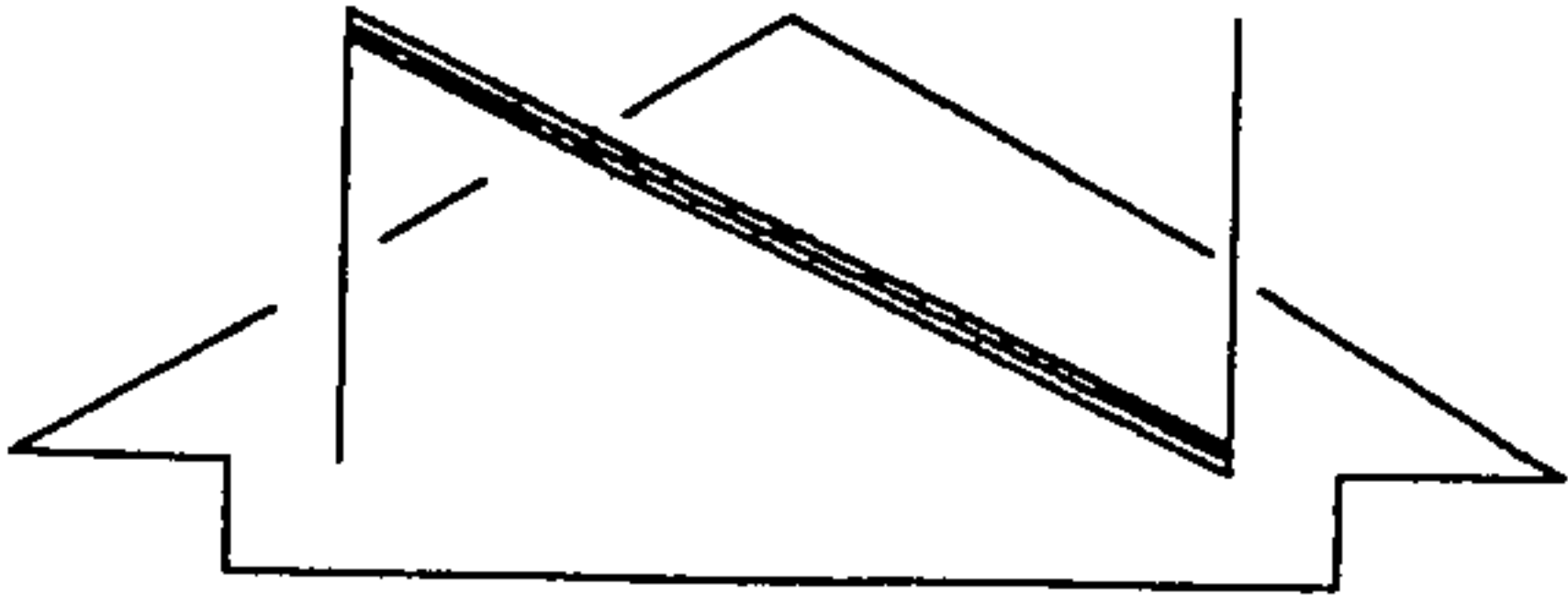
EXHIBIT B
 Date 9/24/03



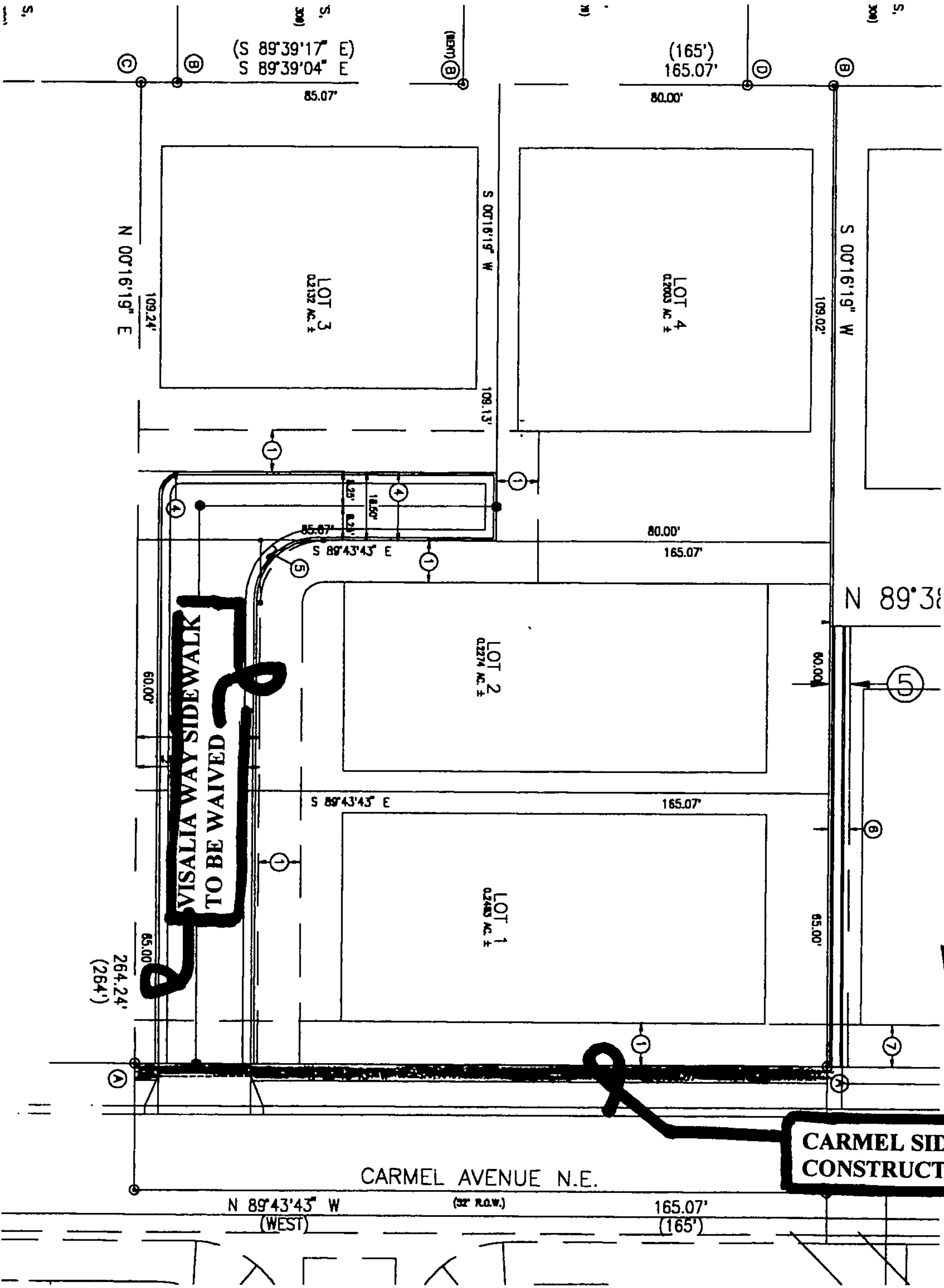
JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 ENGINEERS & SURVEYORS (905) 243-4250
 JOB #2003.044.1 PRELIM

DRB# 1002933

VINEYARD ESTATES, UNIT IV-B
 SIDEWALK WAIVER EXHIBIT



SCALE: 1" = 40'



**VISALIA WAY SIDEWALK
 TO BE WAIVED**

**CARMEL SIDEWALK TO BE
 CONSTRUCTED BY WORK ORDER**

EXHIBIT C
 Date 9/24/03

This instrument was filed for record on the 18th day of July, 1937 at 8:35 o'clock A.M. Recorded in Book 104, Page 94, this 18th day of July, 1937.

Valma Dandy, Clerk of the County Recorder
May S. Scull, Deputy Clerk

(86493) JM.

TRUSTEE

*24 copies
of Non-specific
Warranty Esmt.
document
(To Be vacated)*

THIS INDENTURE, Made this 17th day of July, 1937, between TRUST CO., a corporation, in Albuquerque, New Mexico, as Trustee, and Mutual Investment and Agency Company, a corporation, as party of the second part, and recorded in the Office of the County Clerk of Bernalillo, New Mexico, in execution of the trust reposed in this grantor, the party of the first part, in said deed, and NORINS REALTY COMPANY, INC., of LOS ANGELES, CALIFORNIA the party of the second part;

THE GUARANTEE AND WARRANTY provided herein, as stated between the first part, and First National Bank of Albuquerque, as Trustee, Records in the Office of the County Clerk of Bernalillo, New Mexico, in execution of the trust reposed in this grantor, the party of the first part, in said deed, and NORINS REALTY COMPANY, INC., of LOS ANGELES, CALIFORNIA the party of the second part;

WITNESSETH

That the party of the first part, for and in consideration of the sum of \$1.00, lawful money of the United States, and other good and valuable consideration, to it in hand paid by the party of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, conveyed, released and confirmed, and by these presents does remise, convey, release and confirm unto the party of the second part, its heirs or assigns, forever, all the following described lot or parcel of land and real estate, situate, lying and being in the County of Bernalillo and State of New Mexico, to-wit:

SEE ATTACHED DESCRIPTION FOR 106 ACRES IN THAT TRACT OF LAND KNOWN AS ELENA GALLEGOS GRANT, IN THE COUNTY OF BERNALILLO, STATE OF NEW MEXICO, N.M.P.M.,

All of Lot 10, Block 18, Tract 2, Unit 1, as per map recorded March 23, 1931 in Book 2, Page 105 of Map Book; Also all of Lots 31, 32, Block 11, Tract 3, Unit 2, as per map recorded June 8th, 1931, in Book 2, Page 110 of Map Book; Also all of Lot 28, Block 18, Tract 3, Unit 3, as per map recorded September 10th, 1931, in Book 2, Page 117 of Map Book; Also all of Lots 15, 16, Block 10, Tract 3, Unit 1, as per map recorded March 23, 1931, in Book 2, Page 106 of Map Book; Also all of Lots 12, 13, 14, 15, 16, 23, 24, 25, Block 4, Tract 1, Unit 2, as per map recorded June 8th, 1931, in Book 2, Page 108 of Map Book; Also all of Lots 7, 8, Block 11, Tract 1, Unit 2, as per map recorded June 8th, 1931, in Book 2, Page 108 of Map Book; Also all of Lots 17, 18, Block 6, Tract 2, Unit 2, as per map recorded June 8th, 1931, in Book 2, Page 109 of Map Book; Also all of Lots 22, 23, 24, 25, 26, Block 14, Tract 1, Unit 2, as per map recorded June 8th, 1931, in Book 2, Page 108 of Map Book; Also all of Lots 17, 18, 19, 20, 23, 24, 25, 28, Block 11, Tract 3, Unit 1, as per map recorded March 23, 1931, in Book 2, Page 106 of Map Book; Also all of Lots 22, 23, 24, 25, 26, Block 2, Tract 2, Unit 1, as per map recorded March 23, 1931, in Book 2, Page 105 of Map Book; Also all of Lots 11, 12, 13, 15, 16, 17, 18, 20, 21, 22, Block 16, Tract 2, Unit 3, as per map recorded September 10th, 1931, in Book 2, Page 116 of Map Book; Also all of Lots 22, 23, Block 20, Tract 1, Unit 1, as per map recorded March 23, 1931, in Book 2, Page 104 of Map Book; Also all of Lots 9, 10, 23, 24, Block 10, Tract 2, Unit 3, as per map recorded September 10th, 1931, in Book 2, Page 116 of Map Book; Also all of Lots 3, 4, 5, Block 2, Tract 2, Unit 2, as per map recorded June 8th, 1931, in Book 2, Page 109 of Map Book; Also all of Lots 3, 4, 5, 6, 7, 26, 27, 28, 29, 30, Block C, Tract 2, Unit 1, as per map recorded March 23, 1931, in Book 2, Page 105 of Map Book; Also all of Lots 14, 15, 16, Tract 2, Unit 2, Block 9, as per map recorded June 8th, 1931, in Book 2, Page 109 of Map Book; Also all of Lots 15, 16, Block 12, Tract 3, Unit 1, as per map recorded March 23, 1931 in Book 2, Page 106 of Map Book; Also all of Lots 11, 12, Block 14, Tract 3, Unit 3, as per map recorded September 10th, 1931, in Book 2, Page 117 of Map Book; Also all of Lots 22, 23, 24, Block 16, Tract 1, Unit 2, as per map recorded June 8th, 1931, in Book 2, Page 108 of Map Book; Also all of Lots 17, 18, Block 20, Tract 1, Unit 1, as per map recorded March 23, 1931, in Book 2, Page 104 of Map Book; Also all of Lots 19, 20, 21, 22, Block 7, Tract 3, Unit 3, as per map recorded September 10th, 1931, in Book 2, Page 117 of Map Book; Also all of Lots 26, 27, 28, 29, 30, Block 12, Tract 2, Unit 2, as per map recorded June 8th, 1931, in Book 2, Page 109 of Map Book; Also all of Lot 12, Block 9, Tract 1, Unit 1, as per map recorded March 23, 1931, in Book 2, Page 104 of Map Book; Also all of Lots 30, 31, 32, Block 10, Tract 3, Unit 1, as per map recorded March 23, 1931, in Book 2, Page 106 of Map Book; Also all of Lots 15, 14, 15, 16, Block 16, Tract 1, Unit 1, as per map recorded March 23, 1931, in Book 2, Page 104 of Map Book; Also all of Lots 26, 27, 28, 29, 30, Block 10, and all of lots 15, 16, 17, 18, Block 13, and all of lots 8, 15, 16, Block 15, Tract 1, Unit 1, as per map recorded March 23, 1931, in Book 2, Page 104 of Map Book, County of Bernalillo, State of New Mexico, N.M.P.M., containing 106 acres more or less.

(\$1.00 REVENUE STAMPS ATTACHED & CANCELLED)

Together with all and singular the hereditaments and appurtenances thereto belonging or in any wise appertaining, and the reversions and reversions, remainder and remainders, rents, issues and profits; and all the estate, right, title, interest, claim and demand whatsoever of the party of the first part, either in law or equity, of, in and to the above remised premises with the hereditaments and appurtenances;

Subject to a right of way for road and pipe-line purposes; also the right to build, construct and maintain and operate a telephone line or lines, and subject to all reservations of the United States Government, as contained in the original patent from the United States of America for said Grant lands.

