

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 10, 2010

Project# 1002944

10DRB-70050 MAJOR – 1 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC**, zoned SU-1/ MIXED USES, located on the west side of UNSER BLVD NW between MCMAHON BLVD NW and NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11)

At the March 10, 2010 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 25, 2010, in the manner described below.

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

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

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


Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA – P.O. box 90606 – Albuquerque, NM 87199
H & C Real Estate, LLC – 5747 Calle Perro NW – Albuquerque, NM 87114
Marilyn Maldonado
File

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002944 AGENDA# 2 DATE: 3/10/10

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
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15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

#

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

Meeting Date: Wednesday, March 10, 2010
Zone Atlas Page: (A-11)
Notification Radius: 100 Ft.

Project# 1002944
App# 10DRB-70050

Cross Reference and Location: located on UNSER BLVD NW BETWEEN
MCMAHON NW AND NIGHT WHISPERER NW

Applicant: H & C REAL ESTATE LLC
5747 CALLE PENO NW
ALBUQUERQUE NM 87114

Agent: JOHN MACKENZIE
MARK GOODWIN & ASSOCIATES PA
P.O. BOX 90606
ALBUQUERQUE NM 87199

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

Date Mailed: February 5, 2010
SIGNATURE: *ERIN TREMLIN - Anita Tavasci*

REC	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	10110 66317 40511 807	UHMANSIEK FRED & JOAN TRUSTEE UHLMAN SIEK RVT	PO BOX 152 66	ALBUQUERQUE	NM	87174	R	A1A	LT 146 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLAT OF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEW VILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0.10493423
2	10110 66317 42511 707	MOYA INVESTMENTS LLC	3273 PINON BLANCO RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 128 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLAT OF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEW VILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0.10005268
3	10110 66311 40511 806	OLIVAS REGINA D & RONALD	4708 ISLETA BLVD SW	ALBUQUERQUE	NM	87105	R	A1A	LT 145 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLAT OF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEW VILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0.09171872
4	10110 66341 41510 514	H & C REAL ESTATE LLC ATTN: JOHN HEIDRICH	8414 4TH ST NW	ALBUQUERQUE	NM	87114	C	A1A	TR F-1-A PLAT OF TRACTS F-1-A & F-1-B LANDS OF ZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC CONT 9142 AC	0.68724843
5	10110 66327 42511 709	LOY HUBERT D & VELVA	5749 PINON BLANCO RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 130 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLAT OF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEW VILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0.1041117
6	10110 66380 37210 110	UNSER & MCMAHON SOUTHWEST LLC	175 EAST 400 SOUTH SUITE 402	SALT LAKE CITY	UT	84111	V	A1A	TRACT 19A- 1 VACATION AMENDED PLAT & REPL OF PARADISE NORTH SITUATED WITHIN THE TOWN OF ALMENDA GRANT CONT 3.605 AC M/L OR 157,034 SQ FT M/L	3.6847889
7	10110 66340 38510 501	LEONARD ALEX & EDWARD LEONARD % BILL CHAPPELL JR CHAPPELLE LAW FIRM PA	3206 INDIAN A NE	ALBUQUERQUE	NM	87110	V	A1A	TR H-1 BULK LAND PLAT TRACTS H-1 & D-1 LANDS OF ZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC CONT 2.9200 AC.	2.9038464
8	10110 66327 44711 219	LEVI LILI	175 SE 25TH RD 5A	MIAMIMI	FL	33129	R	A1A	LT 112 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLAT OF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEW VILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0.11267911
9	10110 66365 41210 513	H & C REAL ESTATE LLC ATTN: JOHN HEIDRICH	8414 4TH ST NW	ALBUQUERQUE	NM	87114	V	A1A	TR F-1-B PLAT OF TRACTS F-1-A & F-1-B LANDS OF ZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC CONT .9611 AC	0.86127954
10	10110 66322 43211 711	GARCIA GERTRUDITA R	5750 PINON FLATS RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 114 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLAT OF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEW VILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0.10008119
11	10110	MOYA INVESTMENTS LLC	15 PINON C	PLACITA	NM	87	R	A1	LT 131 P-	0.1

1	66326 41311 809	C	T	CIT AS	M	84 8		A	1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 B EING A REPLATOF TRACTS A-1-A, B-1- A & B-2- A OF THE PLAT FOR RIDGEVIEWVILLAGE U NIT 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1	33 31 25 8
1 2	10110 66322 42511 708	STECKEL LARRY W & M AJELLA M TRUSTEES ST ECKEL RVT	10424 TOLE DO ST NW	ALB UQU ERQ UE	N M	87 10 4	R	A1 A	LT 129 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 B EING A REPLATOF TRACTS A-1-A, B-1- A & B-2- A OF THE PLAT FOR RIDGEVIEWVILLAGE U NIT 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1	0.1 00 08 46 4
1 3	10110 66316 39211 901	BILLERA MELISSA A	5748 PINON DULCE RD NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 148 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 B EING A REPLATOF TRACTS A-1-A, B-1- A & B-2- A OF THE PLAT FOR RIDGEVIEWVILLAGE U NIT 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1	0.1 32 25 70 6
1 4	10110 66317 43211 712	SCHULTZ JOSIAH & TIFF ANY	5752 PINON FLATS RD N W	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 115 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 B EING A REPLATOF TRACTS A-1-A, B-1- A & B-2- A OF THE PLAT FOR RIDGEVIEWVILLAGE U NIT 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1	0.1 00 09 22
1 5	10110 66360 44010 516	NIGHT WHISPER LP C/O JOHN HAMILTON	410 W GRA ND PARKW AY SOUTH SUITE 375	KAT Y	T X	77 49 4	V	A1 A	TR E-1 PLAT OF TRACT E- 1 LANDS OF ZOLIN/KUNATH TRESQUINA S & CURB INC (BEING A REPLAT OF TR A-2- A RIDGEVIEWVILLAGE UNIT 1 & TR E LAND S OF ZOLIN/KUNATH, TRES ESQUINAS	2.9 66 33 31 6
1 6	10110 66316 41311 811	OLIVAS REGINA D & RO NALD	5752 PINON BLANCO RD NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 133 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 B EING A REPLATOF TRACTS A-1-A, B-1- A & B-2- A OF THE PLAT FOR RIDGEVIEWVILLAGE U NIT 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1	0.0 91 31 28 4
1 7	10110 66398 44210 103	SMITH RICHARD E & EV A M A	PO BOX 372	CED AR CRE ST	N M	87 00 8	V	A1 A	TR A-1 PLAT OF TRACTS A-1 AND B- 1 VILLAGE CENTER NORTHSUBDIVISION C ONT 1.4095 AC	1.4 02 45 91 6
1 8	10110 66321 41311 810	HAUGHT CHRISTEL	5750 PINON BLANCO RD NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 132 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 B EING A REPLATOF TRACTS A-1-A, B-1- A & B-2- A OF THE PLAT FOR RIDGEVIEWVILLAGE U NIT 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1	0.0 91 31 42 3
1 9	10110 66384 41110 104	ALEXANDER SAMUELS REALTY GROUP LLC	92 MARK D R	LAK E Z URI CH	IL	60 04 7	V	A1 A	TR B-1 PLAT OF TRACTS A-1 AND B- 1 VILLAGE CENTER NORTHSUBDIVISION C ONT 2.1119 AC	2.1 11 88 52 1
2 0	10110 66327 43211 710	RAMIREZ SHIRLEY & JO SE LUIS	5748 PINON FLATS RD N W	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 113 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 B EING A REPLATOF TRACTS A-1-A, B-1- A & B-2- A OF THE PLAT FOR RIDGEVIEWVILLAGE U NIT 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1	0.1 03 85 10 5
2 1	10110 66323 40411 808	CHAVEZ DORA A	5749 PINON DULCE RD NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 147 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 B EING A REPLATOF TRACTS A-1-A, B-1- A & B-2- A OF THE PLAT FOR RIDGEVIEWVILLAGE U NIT 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1	0.1 38 29 18 4

OR CURRENT RESIDENT
101106638441110104
ALEXANDER SAMUELS REALTY GROUP LLC
92 MARK DR
LAKE ZURICH, IL 60047

OR CURRENT RESIDENT
101106632243211711
GARCIA GERTRUDITA R
5750 PINON FLATS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106634038510501
LEONARD ALEX & EDWARD
LEONARD % BILL CHAPPELL JR
CHAPPELLE LAW FIRM PA
3206 INDIANA NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101106631742511707
MOYA INVESTMENTS LLC
3273 PINON BLANCO RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106631140511806
OLIVAS REGINA D & RONALD
4708 ISLETA BLVD SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101106631743211712
SCHULTZ JOSIAH & TIFFANY
5752 PINON FLATS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106631740511807
UHLMANSIEK FRED & JOAN
TRUSTEE UHLMANSIEK RVT
PO BOX 15266
ALBUQUERQUE, NM 87174

OR CURRENT RESIDENT
101106631639211901
BILLERA MELISSA A
5748 PINON DULCE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106634141510514
H & C REAL ESTATE LLC ATTN: JOHN
HEIDRICH
8414 4TH ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106632744711219
LEVI LILI
175 SE 25TH RD 5A
MIAMI, FL 33129

OR CURRENT RESIDENT
101106632641311809
MOYA INVESTMENTS LLC
15 PINON CT
PLACITAS, NM 87043

OR CURRENT RESIDENT
101106631641311811
OLIVAS REGINA D & RONALD
5752 PINON BLANCO RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106639844210103
SMITH RICHARD E & EVA M A
PO BOX 372
CEDAR CREST, NM 87008

OR CURRENT RESIDENT
101106638037210110
UNSER & MCMAHON SOUTHWEST LLC
175 EAST 400 SOUTH SUITE 402
SALT LAKE CITY, UT 84111

OR CURRENT RESIDENT
101106632340411808
CHAVEZ DORA A
5749 PINON DULCE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106632141311810
HAUGHT CHRISTEL
5750 PINON BLANCO RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106632742511709
LOY HUBERT D & VELVA
5749 PINON BLANCO RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106636044010516
NIGHT WHISPER LP C/O JOHN HAMILTON
410 W GRAND PARKWAY SOUTH SUITE 375
KATY, TX 77494

OR CURRENT RESIDENT
101106632743211710
RAMIREZ SHIRLEY & JOSE LUIS
5748 PINON FLATS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106632242511708
STECKEL LARRY W & MAJELLA M
TRUSTEES STECKEL RVT
10424 TOLEDO ST NW
ALBUQUERQUE, NM 87104

MARK GOODWIN & ASSOC., PA
PO BOX 90606
ALBUQUERQUE, NM 87199
PROJECT# 1002944





CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

March 10, 2010

Project# 1002944

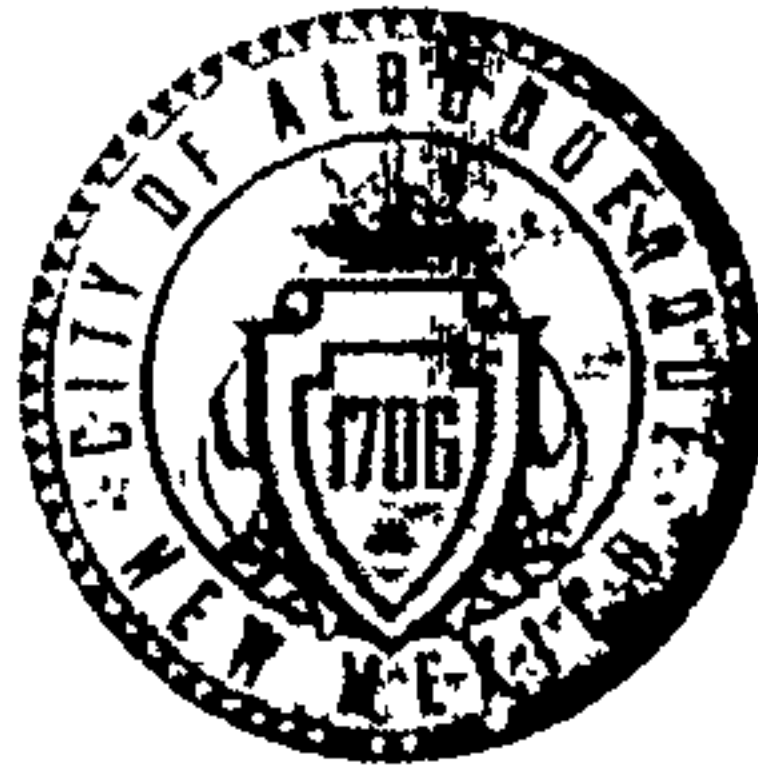
10DRB-70050 MAJOR – 1 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
 AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC**, zoned SU-1/ MIXED USES, located on the west side of UNSER BLVD NW between MCMAHON BLVD NW and NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11)

AMAFCA No comments.
COG No comments.
TRANSIT No comments.
ZONING ENFORCEMENT No comments.
NEIGHBORHOOD COORDINATION Letters sent to: No Neighborhood and/or Homeowner Association(s)
APS No comments.
POLICE DEPARTMENT No comments.
FIRE DEPARTMENT No comments.
PNM ELECTRIC & GAS No comments.
COMCAST No comments.
QWEST No comments.
ENVIRONMENTAL HEALTH No comments.
M.R.G.C.D No comments.
OPEN SPACE DIVISION No comments.
CITY ENGINEER The Hydrology section has no objection to the extension request.
TRANSPORTATION DEVELOPMENT

No comments.	
PARKS AND RECREATION	***
No comments.	***
ABCWUA	***
No comments.	
PLANNING DEPARTMENT	
Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.	

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



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, March 10, 2010, beginning at 9:00 a.m.** for the purpose of considering the following:

Project# 1002473

10DRB-70047 MAJOR – 6 MONTH
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

BOHANNAN HUSTON INC agent(s) for D.R. HORTON request(s) the referenced/ above action(s) for all or a portion of **DESERT VISTA SUBDIVISION**, zoned RD, located on the west side of VENTURA AVE NE between SIGNAL AVE NE and CORONA AVE NE containing approximately 15.9392 acre(s). (C-20)

Project# 1002944

10DRB-70050 MAJOR – 1 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

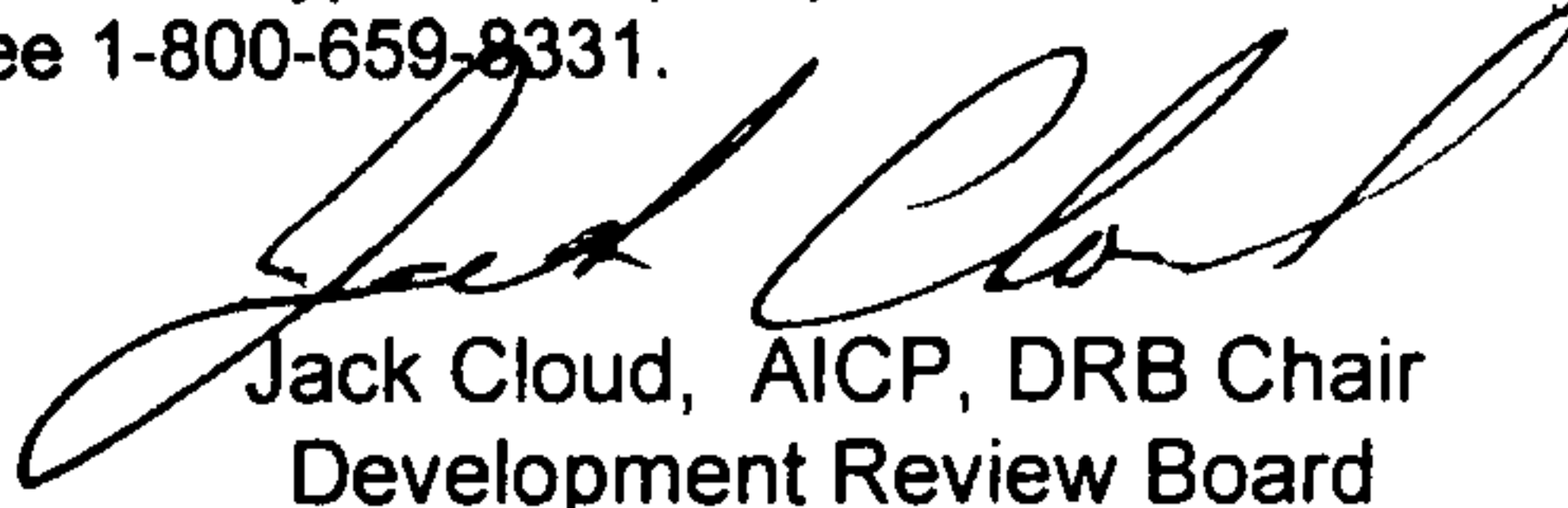
MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC**, zoned SU-1/ MIXED USES, located on the west side of UNSER BLVD NW between MCMAHON BLVD NW and NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11)

Project# 1005354

10DRB-70051 VACATION OF PUBLIC
EASEMENTS

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the referenced/ above action(s) for ten Public Easements and one Private Easement on Lot B-2-A, **DUKE CITY LUMBER COMPANY ADDITION** zoned S-I, located in the northeast quadrant of the intersection of BELLAMAH AVE NW and 18TH ST NW containing approximately 7.508 acre(s). (J-13)

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


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 22, 2010.

HEARING DATE 3-10-10 (SIA)

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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, March 11, 2009**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002944

09DRB-70056 MAJOR – 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC**, zoned SU-1/ MIXED USES, located on the west side of UNSER BLVD NW between MCMAHON BLVD NW and NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11)

Project# 1004073

09DRB-70061 VACATION OF PUBLIC
EASEMENT
09DRB-70062 SUBDIVISION DESIGN
VARIANCE FROM MIN DPM STDS
09DRB-70063 TEMP DEFERRAL OF
SIDEWALK CONSTRUCTION
09DRB-70064 MAJOR - PRELIMINARY
PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) 4-A, **JUAN TABO HILLS Unit(s) 1**, zoned SU-1/ VILLAGE SQUARE, located on JUAN TABO BLVD SE between THE TIJERAS ARROYO and GALLANT FOX RD SE containing approximately 25.62 acre(s). (M-21 & M-22)

Project# 1004913

09DRB-70059 MAJOR – 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

HIGH MESA CONSULTING GROUP agent(s) for THE UNIVERSITY OF NEW MEXICO request(s) the referenced/ above action(s) for all or a portion of Tract(s) A-D, **UNM LANDS WEST** zoned C-3, located on CAMINO DEL SALUD NE between I-25 and UNIVERSITY BLVD NE containing approximately 3.1657 acre(s). (J-15)

Project# 1007074
09DRB-70011 VACATION OF PUBLIC
RIGHT-OF-WAY

[no new submittal – readvertisement only]

ROSS HOWARD SURVEYING CO agent(s) for YVONNE BENCOMO request(s) the referenced/ above action(s) for all or a portion of CIMINO ROAD NW from Rio Grande Blvd NW to Pedroncelli Rd NW and adjacent to Tract(s) 99 – 104 & 109, **M.R.G.C.D. MAP NO 31** zoned RA-2, located on the north side of GRIEGOS RD NW BETWEEN RIO GRANDE BLVD NW AND PEDRONCELLI RD NW containing approximately .7424 acre(s). (F-13)

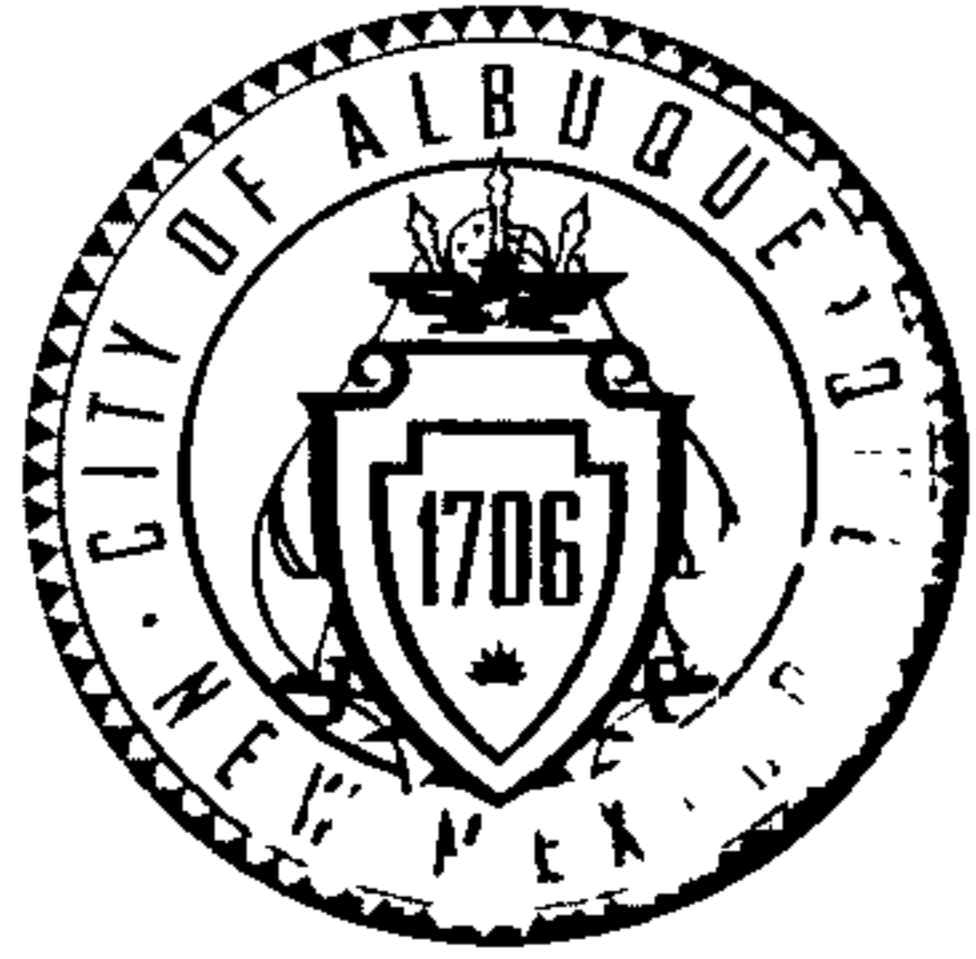
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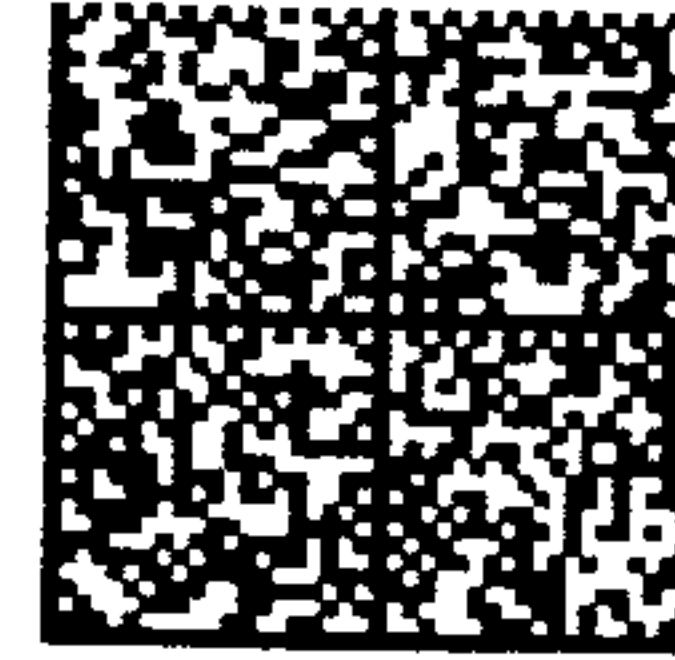
Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 23, 2009.

CITY OF ALBUQUERQUE



Planning Department



02 1M \$ 00.42⁰
0004261639 FEB 20 2009
MAILED FROM ZIP CODE 87102

OR CURRENT RESIDENT
101106631742511707
MOYA INVESTMENTS LLC
5753 PINON BLANCO NW
PLACITAS, NM 87043



DRE

NIXIE 871 CC 1 84 02/23/09

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 87103129393 *0968-07733-20-35

87103@1293



P O Box 1293 Albuquerque New Mexico 87

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OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 11, 2009

Project# 1002944
09DRB-70056 MAJOR – 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC**, zoned SU-1/ MIXED USES, located on the west side of UNSER BLVD NW between MCMAHON BLVD NW and NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11)

At the March 11, 2009 Development Review Board meeting, a 2 year extension of the Subdivision Improvements Agreement for the Calle Pero Addition was approved, and a one year extension of the Subdivision Improvements Agreement for the Unser Improvements was approved.

If you wish to appeal this decision, you must do so by March 26, 2009, in the manner described below.

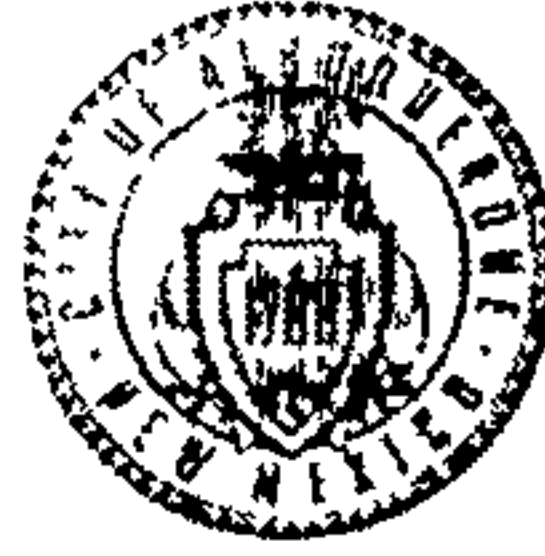
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued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

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

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


Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: H & C Real Estate, LLC – 8414 4th St. NW – Albuquerque, NM 87114
Marilyn Maldonado
File



DEVELOPMENT REVIEW BOARD
Action Sheet

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

March 11, 2009 9:00 AM
MEMBERS:

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

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

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

1. **Project# 1004913**
09DRB-70059 MAJOR – 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

HIGH MESA CONSULTING GROUP agent(s) for THE UNIVERSITY OF NEW MEXICO request(s) the referenced/ above action(s) for all or a portion of Tract(s) A-D, UNM LANDS WEST zoned C-3, located on CAMINO DEL SALUD NE between I-25 and UNIVERSITY BLVD NE containing approximately 3.1657 acre(s). (J-15) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. **Project#:~~1002944~~**
09DRB-70056 MAJOR – 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC, zoned SU-1/ MIXED USES, located on the west side of UNSER BLVD NW between MCMAHON BLVD NW and NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11) **A TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED FOR THE CALLE PERO ADDITION. A ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED FOR THE UNSER IMPROVEMENTS.**

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002944

AGENDA ITEM NO: 2

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

NM 87103

RESOLUTION: 1 yr ✓

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

www.cabq.gov

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

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

FOR:

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

DATE: March 11, 2009

DRB PUBLIC HEARING SIGN IN SHEETS



PROJECT #: 1002944 AGENDA# 2 DATE: 3/11/09

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: March 11, 2009
Zone Atlas Page: A-11
Notification Radius: 100 Ft.

Project# 1002944
App# 09DRB-70056

Cross Reference and Location: UNSER BLVD NW BETWEEN BETWEEN
MCMAHON BLVD NW AND NIGHT WHISPER RD NW

Applicant: H&C REAL ESTATE LLC
8414 4TH ST NW
ALBUQUERQUE, NM 87114

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

Special Instructions:

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

Date Mailed: FEBRUARY 20, 2009
Signature: ERIN TREMLIN

REC	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	10110 66327 45611 201	MILLER BRUCE B	5748 NIGHT WHISPER RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 94 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 1 BEING A REPLAT OF TRACTS A-1, A-2, B-1 & B-2 OF THE CORRECTION PLAT NO 1 BULK LAND PLAT LANDS OF ZOLIN/KUNATH TRES ESQUINAS LLC AND	0.1 11 66 72 3
2	10110 66310 38410 510	ALEXANDER SAMUELS GROUP LLC C/O BOB KUNATH	92 MARK DR	HAWTHORN WOODS	IL	60047	V	A1A	TR D-1 BULK LAND PLAT TRACTS H-1 & D-1 LANDS OF ZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC CONT 1 6100 AC.	1.6 02 79 11 4
3	10110 66340 38510 501	LEONARD ALEX & EDWARD LEONARD % BILL CHAPPELL JR CHAPPELLE LAW FIRM PA	3206 INDIANA NE	ALBUQUERQUE	NM	87110	V	A1A	TR H-1 BULK LAND PLAT TRACTS H-1 & D-1 LANDS OF ZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC CONT 2.9200 AC	2.9 03 84 73 3
4	10110 66327 44711 219	LEVI LILI	175 SE 25TH RD 5A	MIAMI	FL	33129	R	A1A	LT 112 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLAT OF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEW VILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0.1 12 67 92 7
5	10110 66322 44711 218	LEVI LILI	175 SE 25TH RD 5A	MIAMI	FL	33129	R	A1A	LT 111 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLAT OF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEW VILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0 0 99 05 24 1
6	10110 66398 44210 103	SMITH RICHARD E & EVAMA	PO BOX 372	CEDAR CREST	NM	87008	V	A1A	TR A-1 PLAT OF TRACTS A-1 AND B-1 VILLAGE CENTER NORTH SUBDIVISION CONT 1.4095 AC	1.4 02 21 43 3
7	10110 66316 44711 217	PADILLA VICTOR B & ELV ERA S	5753 PINON FLATS RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 110 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLAT OF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEW VILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0 0 99 05 52 2
8	10110 66384 41110 104	ALEXANDER SAMUELS REALTY GROUP LLC	92 MARK DR	LAKE ZURICH	IL	60047	V	A1A	TR B-1 PLAT OF TRACTS A-1 AND B-1 VILLAGE CENTER NORTH SUBDIVISION CONT 2.1119 AC	2.1 11 88 43 6
9	10110 66380 37210 110	TRES ESQUINAS II LLC N M LIMITED LIABILITY CO	PO BOX 6548	ALBUQUERQUE	NM	87197	V	A1A	TRACT 19A- 1 VACATION AMENDED PLAT & REPL OF PARADISE NORTH SITUATED WITHIN THE TOWN OF ALMENDA GRANT CONT 3 605 AC M/L OR 157,034 SQ FT M/L	3.6 84 71 28 8
10	10110 66311 43211 713	HUNTER RYAN	5754 PINON FLATS RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 116 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLAT OF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEW VILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0.1 00 10 56 2
11	10110 66311	BARELA MICHAEL L	5755 PINON BL	ALBUQUERQUE	NM	87111	R	A1A	LT 127 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEI	0.1 00

	42511 706		ANCO R D NW	QUE		4				NG A REPLATOF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEWVILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	01 69 5
1 2	10110 66326 41311 809	MOYA INVESTMENTS LLC	15 PINO N CT	PLACI TAS	N M	87 04 3	R	A1 A		LT 131 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLATOF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEWVILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0.1 33 22 74 4
1 3	10110 66323 40411 808	CHAVEZ DORA A	5749 PI NON DU LCE RD NW	ALBU QUER QUE	N M	87 11 4	R	A1 A		LT 147 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLATOF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEWVILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0.1 38 30 92 4
1 4	10110 66317 43211 712	SCHULTZ JOSIAH & TIFFANY	5752 PI NON FL ATS RD NW	ALBU QUER QUE	N M	87 11 4	R	A1 A		LT 115 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLATOF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEWVILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0 1 00 09 23 3
1 5	10110 66317 42511 707	MOYA INVESTMENTS LLC	5753 PI NON BL ANCO N W	PLACI TAS	N M	87 04 3	R	A1 A		LT 128 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLATOF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEWVILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0.1 00 05 22 6
1 6	10110 66322 43211 711	GARCIA GERTRUDITA R	5750 PI NON FL ATS RD NW	ALBU QUER QUE	N M	87 11 4	R	A1 A		LT 114 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLATOF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEWVILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0 1 00 08 08 6
1 7	10110 66322 42511 708	STECKEL LARRY W & MAJELLA M TRUSTEES STECKEL RVT	10424 T OLEDO ST NW	ALBU QUER QUE	N M	87 10 4	R	A1 A		LT 129 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLATOF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEWVILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0.1 00 08 44 9
1 8	10110 66327 43211 710	RAMIREZ SHIRLEY & JOSE LUIS	5748 PI NON FL ATS RD NW	ALBU QUER QUE	N M	87 11 4	R	A1 A		LT 113 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLATOF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEWVILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0 1 03 85 15 9
1 9	10110 66327 42511 709	LOY HUBERT D & VELVA	5749 PI NON BL ANCO R D NW	ALBU QUER QUE	N M	87 11 4	R	A1 A		LT 130 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLATOF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEWVILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0.1 04 10 50 8
2 0	10110 66360 44010 516	ALEXANDER SAMUELS REALTY GROUP LLC	92 MAR K DR	LAKE ZURI CH	IL	60 04 7	V	A1 A		TR E-1 PLAT OF TRACT E-1 LANDS OF ZOLIN/KUNATH TRESSESQUINAS & CURB INC (BEING A REPLAT OF TR A-2-A RIDGEVIEWVILLAGE UNIT 1 & TR E LANDS OF ZOLIN/KUNATH, TRES ESQUINAS	2.9 66 32 50 6
2 1	10110 66311 41311 812	FIGUEROA DAVID A & WILLMA A	4508 BE RESFO RD LN N W	ALBU QUER QUE	N M	87 12 0	R	A1 A		LT 134 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLATOF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEWVILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1	0.0 91 32 78 1
2 2	10110 66311 40511 806	OLIVAS REGINA D & RONALD	4708 ISL ETA BLV D SW	ALBU QUER QUE	N M	87 10 5	R	A1 A		LT 145 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEING A REPLATOF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEWVILLAGE UNIT 1 & TRACT B-	0.0 91 71 86 5

*
*
*
*
*

									3 OF THE CORRECTION PLAT NO 1	
2 3	10110 66316 39211 901	NIEKOWAL CYNTHIA	22556 P ETRA	MISSION VI EJO	C A	92 69 2	R	A1 A	LT 148 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEI NG A REPLATOF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEWVILLAGE UN IT 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1	0.1 32 38 25 4
2 4	10110 66311 39311 902	C DE BACA MARCOS & M ISHA	6909 EL CAJON CT NW	ALBU QUER QUE	N M	87 12 0	R	A1 A	LT 149 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEI NG A REPLATOF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEWVILLAGE UN IT 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1	0.0 92 17 73 7
2 5	10110 66306 40511 805	WILLIAMS KAREN L	5755 PI NON DU LCE RD NW	ALBU QUER QUE	N M	87 11 4	R	A1 A	LT 144 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEI NG A REPLATOF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEWVILLAGE UN IT 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1	0.1 01 39 28 5
2 6	10110 66321 41311 810	HAUGHT CHRISTEL	5750 PI NON BL ANCO R D NW	ALBU QUER QUE	N M	87 11 4	R	A1 A	LT 132 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEI NG A REPLATOF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEWVILLAGE UN IT 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1	0 0 91 31 40 2
2 7	10110 66316 41311 811	OLIVAS REGINA D & RON ALD	5752 PI NON BL ANCO R D NW	ALBU QUER QUE	N M	87 11 4	R	A1 A	LT 133 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEI NG A REPLATOF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEWVILLAGE UN IT 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1	0.0 91 31 34 3
2 8	10110 66317 40511 807	UHLMANSIEK FRED & JO AN TRUSTEE UHLMANSI EK RVT	PO BOX 15266	ALBU QUER QUE	N M	87 17 4	R	A1 A	LT 146 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEI NG A REPLATOF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEWVILLAGE UN IT 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1	0 1 04 85 38
2 9	10110 66365 41210 513	H & C REAL ESTATE LLC ATTN: JOHN HEIDRICH	8414 4T H ST N W	ALBU QUER QUE	N M	87 11 4	V	A1 A	TR F-1-B PLAT OF TRACTS F-1-A & F-1- B LANDS OF ZOLIN/KUNATHHTRES ESQUINAS LLC & CURB INC CONT .9611 AC	0.8 60 98 40 2
3 0	10110 66341 41510 514	H & C REAL ESTATE LLC ATTN: JOHN HEIDRICH	8414 4T H ST N W	ALBU QUER QUE	N M	87 11 4	C	A1 A	TR F-1-A PLAT OF TRACTS F-1-A & F-1- B LANDS OF ZOLIN/KUNATHHTRES ESQUINAS LLC & CURB INC CONT .9142 AC	0.6 86 87 45 4

OR CURRENT RESIDENT
101106631038410510
ALEXANDER SAMUELS GROUP LLC
C/O BOB KUNATH
92 MARK DR
HAWTHORNEWOODS, IL 60047

OR CURRENT RESIDENT
101106632340411808
CHAVEZ DORA A
5749 PINON DULCE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106636541210513
H & C REAL ESTATE LLC ATTN: JOHN
HEIDRICH
8414 4TH ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106634038510501
LEONARD ALEX & EDWARD LEONARD
BILL CHAPPELL JR CHAPPELLE LAW FIRM
PA
3206 INDIANA NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101106632745611201
MILLER BRUCE B
5748 NIGHT WHISPER RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106631639211901
NIEKOWAL CYNTHIA
22556 PETRA
MISSION VIEJO, CA 92692

OR CURRENT RESIDENT
101106631644711217
PADILLA VICTOR B & ELVERA S
5753 PINON FLATS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106639844210103
SMITH RICHARD E & EVA M A
PO BOX 372
CEDAR CREST, NM 87008

OR CURRENT RESIDENT
101106631740511807
UHLMANSIEK FRED & JOAN
TRUSTEE UHLMANSIEK RVT
PO BOX 15266
ALBUQUERQUE, NM 87174

Project# 1002944
H&C REAL ESTATE LLC
8414 4TH ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106631142511706
BARELA MICHAEL L
5755 PINON BLANCO RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106631141311812
FIGUEROA DAVID A & WILMA A
4508 BERESFORD LN NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101106632141311810
HAUGHT CHRISTEL
5750 PINON BLANCO RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106632744711219
LEVI LILI
175 SE 25TH RD 5A
MIAMI, FL 33129

OR CURRENT RESIDENT
101106632641311809
MOYA INVESTMENTS LLC
15 PINON CT
PLACITAS, NM 87043

OR CURRENT RESIDENT
101106631140511806
OLIVAS REGINA D & RONALD
4708 ISLETA BLVD SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101106632743211710
RAMIREZ SHIRLEY & JOSE LUIS
5748 PINON FLATS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106632242511708
STECKEL LARRY W & MAJELLA M
TRUSTEES STECKEL RVT
10424 TOLEDO ST NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101106630640511805
WILLIAMS KAREN L
5755 PINON DULCE RD NW
ALBUQUERQUE, NM 87114

Project# 1002944
TOM SKOPAYKO
Skies West NA
2105 AZTEC RD NE
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101106631139311902
C DE BACA MARCOS & MISHA
6909 EL CAJON CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101106632243211711
GARCIA GERTRUDITA R
5750 PINON FLATS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106631143211713
HUNTER RYAN
5754 PINON FLATS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106632742511709
LOY HUBERT D & VELVA
5749 PINON BLANCO RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106631742511707
MOYA INVESTMENTS LLC
5753 PINON BLANCO NW
PLACITAS, NM 87043

OR CURRENT RESIDENT
101106631641311811
OLIVAS REGINA D & RONALD
5752 PINON BLANCO RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106631743211712
SCHULTZ JOSIAH & TIFFANY
5752 PINON FLATS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106638037210110
TRES ESQUINAS II LLC NM LIMITED
LIABILITY CO
PO BOX 6548
ALBUQUERQUE, NM 87197

Project# 1002944
MARK GOODWIN & ASSOC.
PO BOX 90606
ALBUQUERQUE, NM 87199

Project# 1002944
HEATHER NEIL
Skies West NA
10523 TAURUS CT NW
ALBUQUERQUE, NM 87114



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

February 5, 2009

Susan Rasinski
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539
E-mail: susan@goodwinengineers.com

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

Dear Susan:

Thank you for your inquiry of February 5, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACTS F-1-A AND F-1-B, LANDS OF ZOLIN/KUNATH, TRES EQUINAS, LLC AND CURB INC., LOCATED ON UNSER BOULEVARD NW BETWEEN McMAHON BOULEVARD NW AND NIGHT WHISPER ROAD NW** zone map **A-11**.

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

SKIES WEST N.A. (SKW) "R"
Tom Skopayko
2105 Aztec Rd. NE/87107 681-1085 (c)
Heather Neil
10523 Taurus Ct. NW/87114 792-9227 (h)

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(11/23/07)

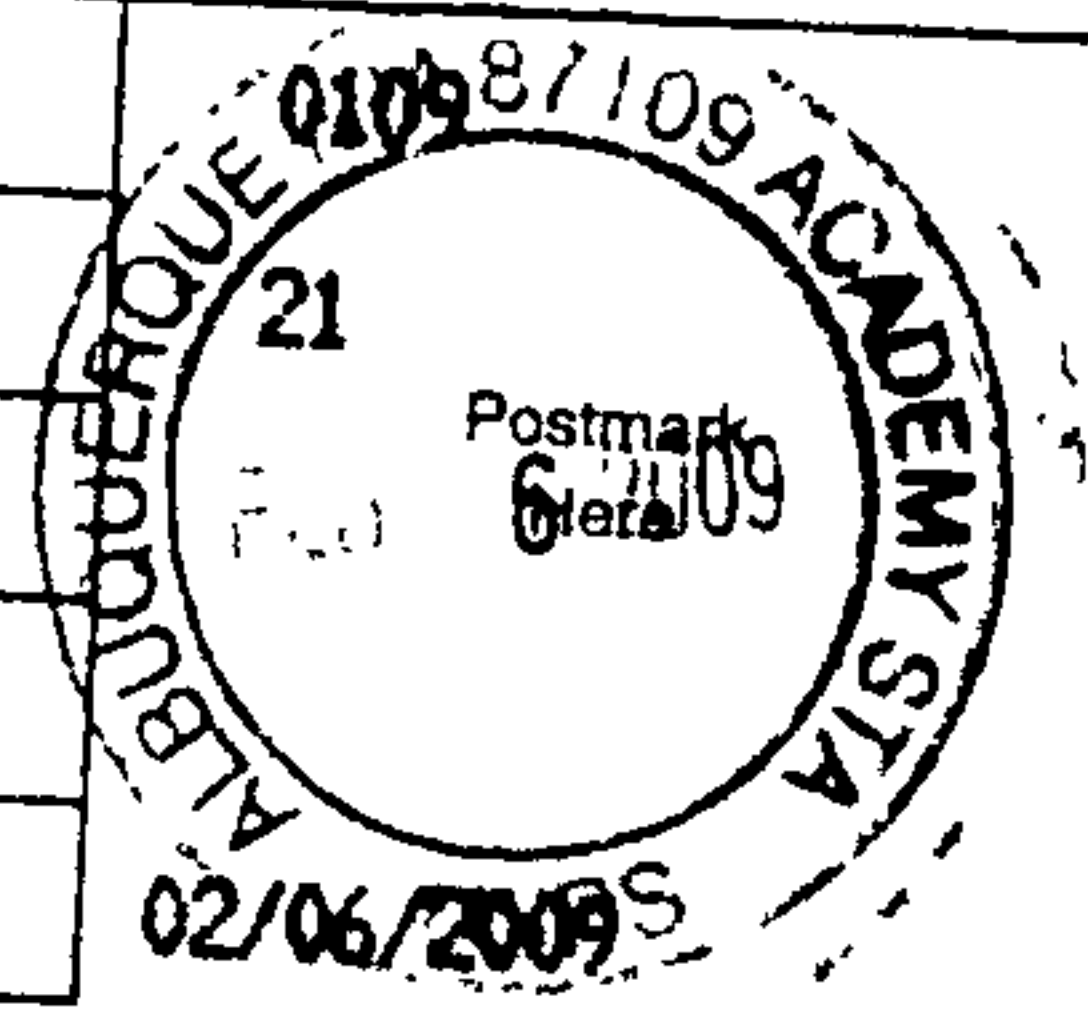
7006 2760 0002 6187 5388

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ALBUQUERQUE NM 87107 **INTERNAL USE**

Postage	\$	\$0.42
Certified Fee		\$2.70
Return Receipt Fee (Endorsement Required)		\$2.20
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.32



Sent To: Tom Skopayka - Skies West NA
 Street, Apt No, or PO Box No: 2105 Aztec NE
 City, State, ZIP+4: ALB NM 87107

PS Form 3800, August 2006 See Reverse for Instructions

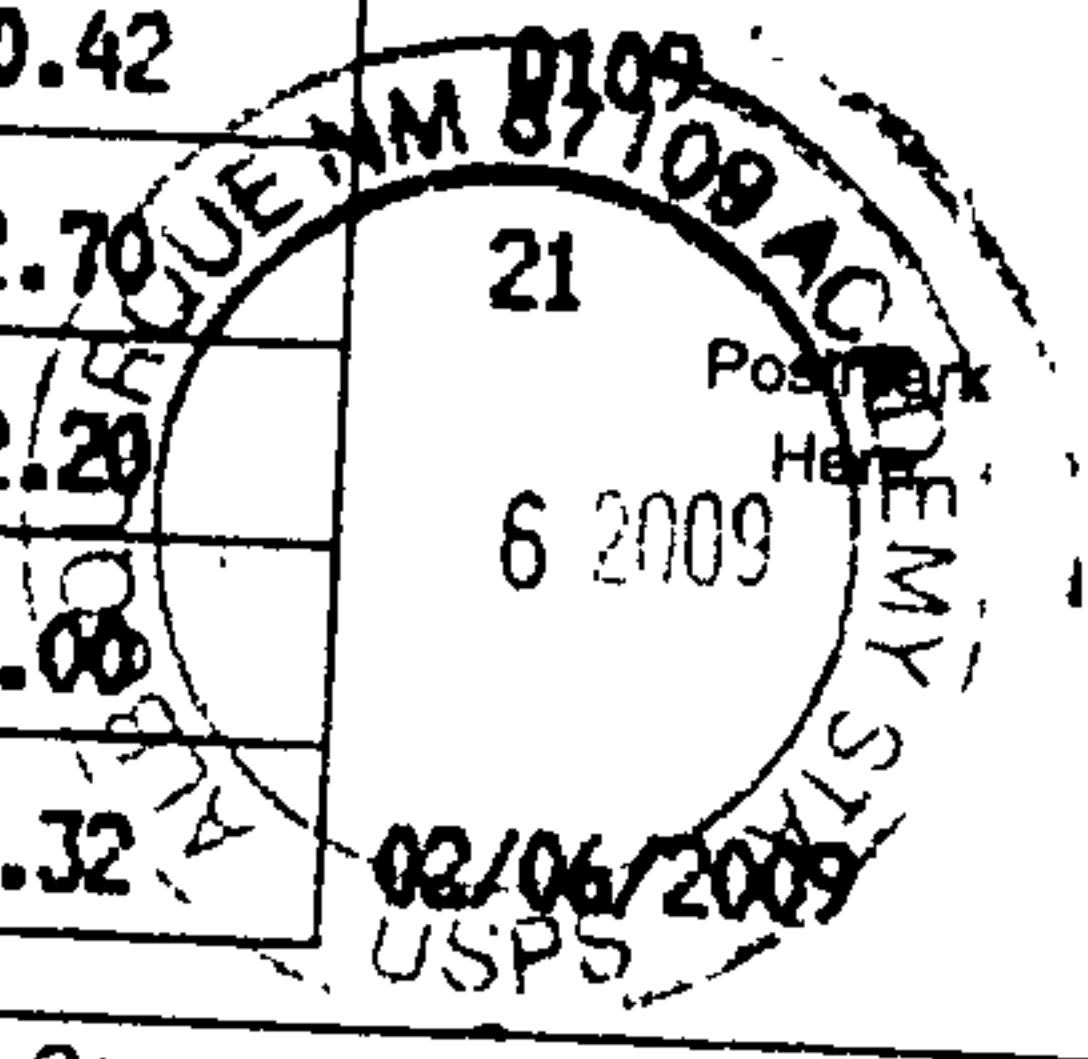
7006 2760 0002 6187 5395

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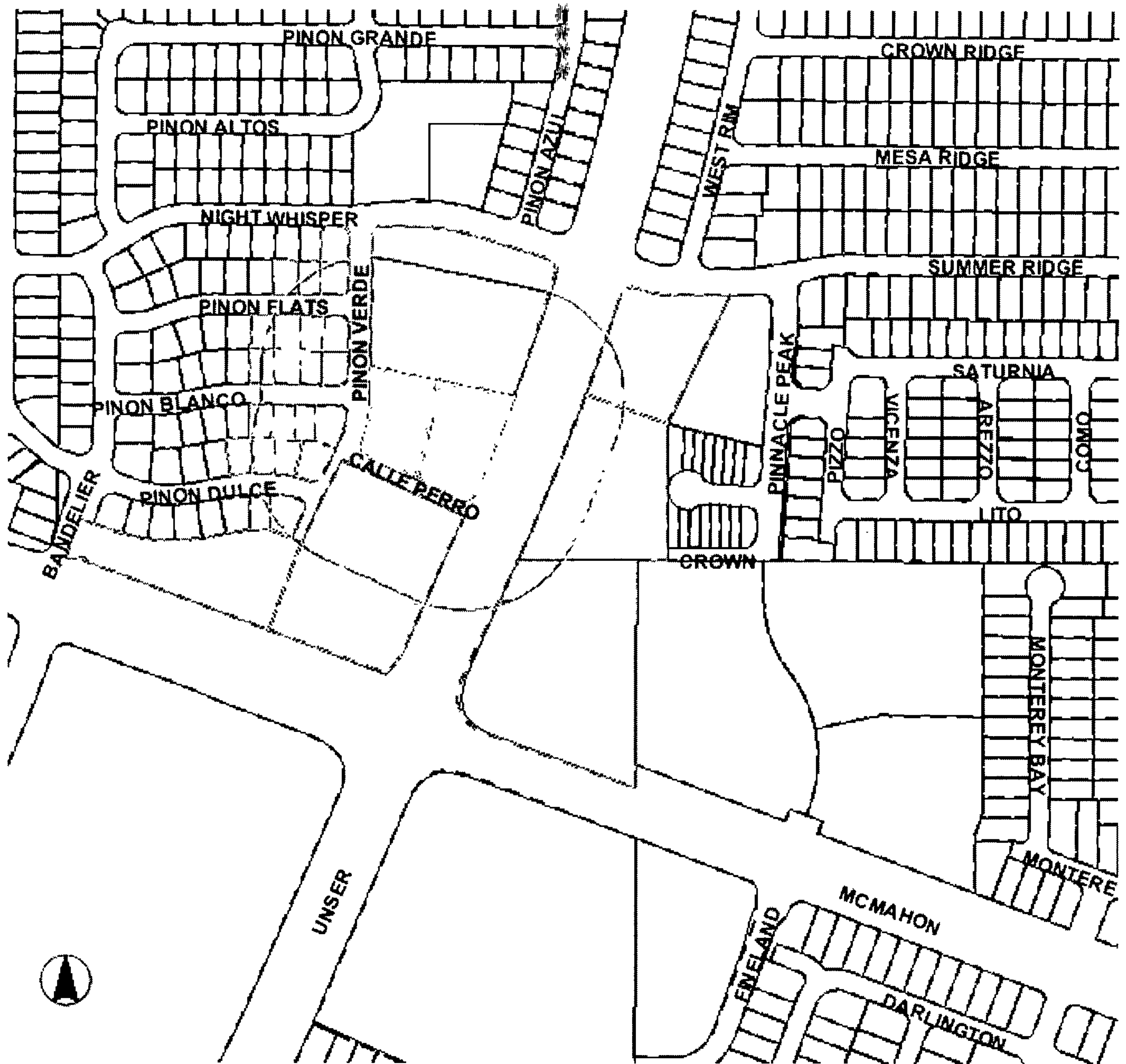
ALBUQUERQUE NM 87114 **INTERNAL USE**

Postage	\$	\$0.42
Certified Fee		\$2.70
Return Receipt Fee (Endorsement Required)		\$2.20
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.32

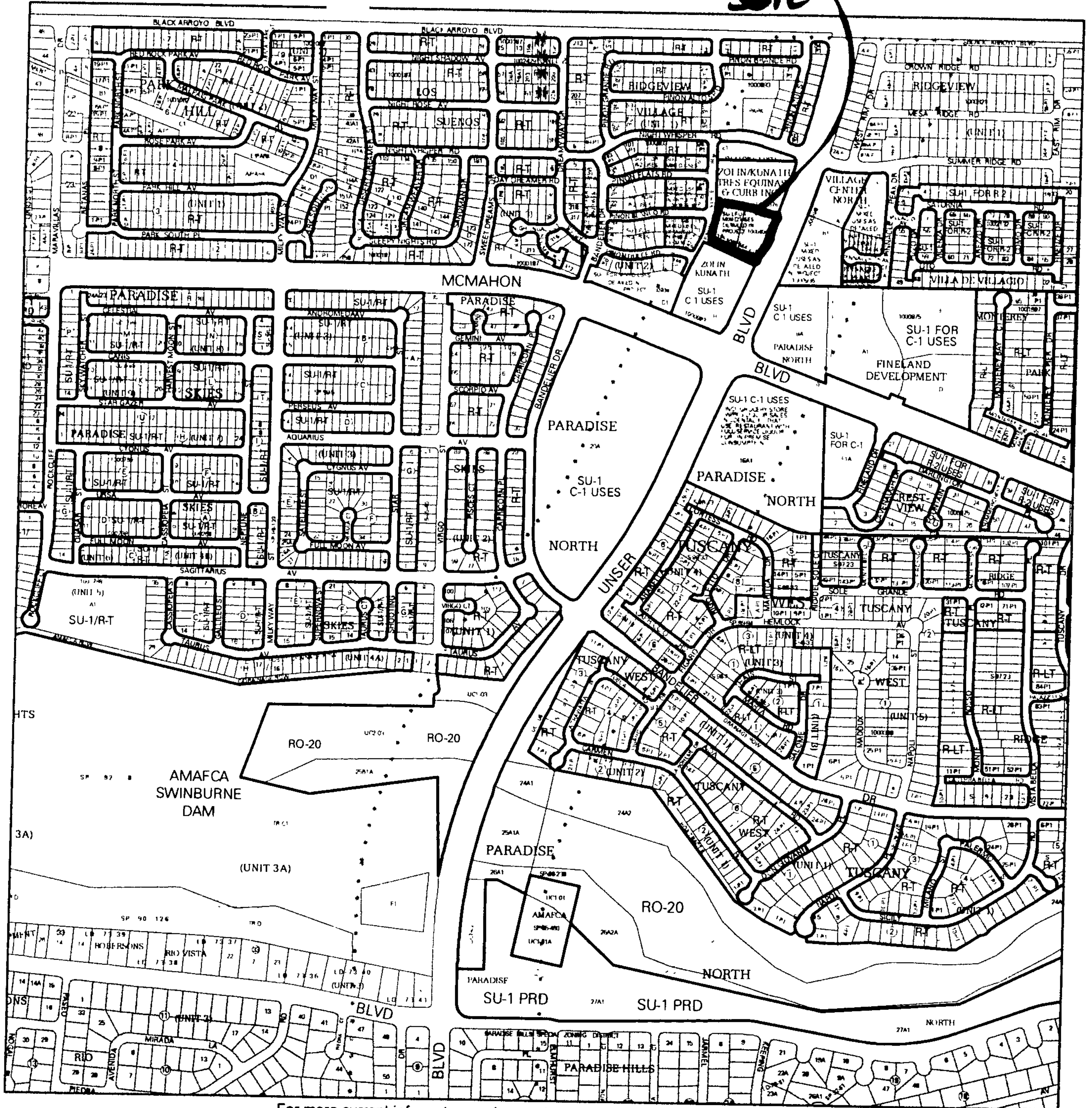


Sent To: Heather Neil - Skies West NA
 Street, Apt No, or PO Box No: 10523 Taurus Ct, NW
 City, State, ZIP+4: ALBU NM 87114

PS Form 3800, August 2006 See Reverse for Instructions



NOTE



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

Map amended through. 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page.

A-11-Z

Selected Symbols

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

0 750 1,500 Feet



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 11, 2009

Project# 1002944
09DRB-70056 MAJOR – 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC**, zoned SU-1/ MIXED USES, located on the west side of UNSER BLVD NW between MCMAHON BLVD NW and NIGHT WHISPER RD NW containing approximately 1.8859 acre(s).
(A-11)

AMAFCA No comment.
COG Unser Bd north of McMahan has been identified as an ITS Corridor. Please contact DMD at 291-6220 for ITS enhancement planning and programming information. The functional classification of Unser Bd is urban principal arterial.
TRANSIT Project # 1002944 09DRB-70056 MAJOR- 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT. Adj cent nd ne rb y routes None. Adj cent bus stops None. Site pl n requirements None. L rge site TDM suggestions None. Other inform tion None.
ZONING ENFORCEMENT No comment
NEIGHBORHOOD COORDINATION Letters sent to: Skies West NA (R)
APS Lands of Zolin/Kuntan, Tres Esquinas, LLC & Curb Inc. , Tracts F-1-A and F-1-B, is located on the west side of Unser Blvd NW between McMahan Blvd NW and Night Whisper Rd NW. The owner of the above property requests a Major 2 Year Extension of Subdivision Improvements Agreement for a development that consists of a veterinarian clinic. This will have no adverse impacts to the APS district.
POLICE DEPARTMENT See file for informational comments.

FIRE DEPARTMENT No comment	### ### ###
PNM ELECTRIC & GAS No comment	### ###
COMCAST No comment	
QWEST No comment	
ENVIRONMENTAL HEALTH No comment	
M.R.G.C.D Previously reviewed on 02/19/2008. No Adverse Comments.	
OPEN SPACE DIVISION Open Space has no adverse comments	
CITY ENGINEER The Hydrology section has no objection to the extension request.	
TRANSPORTATION DEVELOPMENT Further information is required defining the reason for the deferral request.	
PARKS AND RECREATION What improvements are outstanding? Defer to the affected agencies.	
ABCWUA What infracture is not completed and what is the justification for an extension?	
PLANNING DEPARTMENT Refer to comments from affected agencies and any public hearing comments regarding proposed extension.	

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



400 Tijeras NW
Station 520
Albuquerque, NM 87102

March 04, 2009

Ms. Angela Gomez-Administrative Assistant
Plaza Del Sol
600 Second St. NW
Planning Dept.-Development Services
Albuquerque, NM 87102

Subject: Case Number(s) Project #1002944, Appl #09DRB-70056

Dear Ms Gomez:

Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.

Sincerely,

A handwritten signature in black ink that reads "Michele Ramirez". The signature is written in a cursive, flowing style.

Michele Ramirez
Qwest Corporation



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 5, 2008

1. Project# 1002944
08DRB-70063 - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC**, zoned SU-1 FOR MIXED USES DETAILED IN PROJECT# 1000936, located on the west side of UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11)

At the March 5, 2008 Development Review Board meeting, the one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 20, 2008 in the manner described below.

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: H&C Real Estate LLC – 8414 4th Street NW – Albuquerque, NM 87114

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

Meeting Date: March 5, 2008
Zone Atlas Page: A-11
Notification Radius: 100 Ft.

Project# 2944
App#08DRB-70063

Cross Reference and Location: UNSER BLVD NW BETWEEN MCMAHON
BLVD NW AND NIGHT WHISPER RD NW

Applicant: H & C REAL ESTATE, LLC
8414 4TH ST NW
ALBUQUERQUE, NM 87114

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

Special Instructions:

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

Date Mailed: FEBRUARY 15, 2008
Signature: ERIN TREMLIN

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: P.O. Box 90406 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: john@goodwinengineers.com

APPLICANT: H & C Real Estate, LLC PHONE: 897-8200
 ADDRESS: 8414 4th Street NW FAX: 897-3757
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: Owner List all owners _____

DESCRIPTION OF REQUEST: North Unser Wet Clinic - 2 year Major Subdivision Improvements Agreement Extension

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

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

Lot or Tract No. Tracts F-1-A & F-1-B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Lands of Zolin/Kuntah, Tres Esquinas, LLC & Curb, Inc.
 Existing Zoning: SU-1 PROJECT # 1000936 Proposed zoning: Same MRGCD Map No _____
 Zone Atlas page(s): A-11 UPC Code: 101106635042110514 / 101106635741110515

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.). # 1002944, DSDRB-01214

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 Tracts No. of proposed lots: 2 Tracts Total area of site (acres): 1.8859
 LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd NW
 Between: McMahon Blvd NW and NIGHT WALKER RD. NW
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review _____

SIGNATURE John Mackenzie DATE 02-04-08
 (Print) John M. Mackenzie, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	SF	Fees
<u>081212</u>	<u>SIA</u>	<u>512</u>	<u>\$50.00</u>
<u>70063</u>	<u>ADV</u>		<u>\$75.00</u>
	<u>CMF</u>		<u>\$20.00</u>
			\$
			\$
			\$
			\$
			\$
			\$

Hearing date 03/05/08

Form revised 4/07

SF	Fees
	\$50.00
	\$75.00
	\$20.00
	\$
	\$
	\$
	\$
	\$
	\$
	Total
	\$45.00

Sandy Handley 02/05/08
 Planner signature / date

Project # 1002944

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

John M. Mackenzie, PE
Applicant name (print)
John Mackenzie 02/04/08
Applicant signature / date



Form revised October 2007

Sandy Handley 01/05/08
Planner signature / date
Project # 002944

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

Application case numbers
08DRB- - 70063

Rec	UPC CODE	OWNER	OWNER ADDRESSES	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10110 66311 42511 706	FRAIZER GARY & HOLLY J	5755 PI NON BLA NCO RD NW	ALBU QUER QUE	N M	87 11 4	R	A1 A	LT 127 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEIN G A REPLAT OF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEW VILLAGE UNI T 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1
2	10110 66311 43211 713	HUNTER RYAN	5754 PI NON FLA TS RD N W	ALBU QUER QUE	N M	87 11 4	R	A1 A	LT 116 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEIN G A REPLAT OF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEW VILLAGE UNI T 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1
3	10110 66327 42511 709	LOY HUBÉRT D & VELVA	5749 PI NON BLA NCO RD NW	ALBU QUER QUE	N M	87 11 4	R	A1 A	LT 130 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEIN G A REPLAT OF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEW VILLAGE UNI T 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1
4	10110 66327 43211 710	RAMIREZ SHIRLEY & JOSE LUIS	5748 PI NON FLA TS RD N W	ALBU QUER QUE	N M	87 11 4	R	A1 A	LT 113 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEIN G A REPLAT OF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEW VILLAGE UNI T 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1
5	10110 66322 42511 708	STECKEL LARRY W & MAJ ELLA M TRUSTEES STEC KEL RVT	10424 T OLEDO S T NW	ALBU QUER QUE	N M	87 10 4	R	A1 A	LT 129 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEIN G A REPLAT OF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEW VILLAGE UNI T 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1
6	10110 66322 43211 711	GARCIA GERTRUDITA R	5750 PI NON FLA TS RD N W	ALBU QUER QUE	N M	87 11 4	R	A1 A	LT 114 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEIN G A REPLAT OF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEW VILLAGE UNI T 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1
7	10110 66317 42511 707	MOYA LOU TRUSTEE MO YA RVT	15 PINO N CT	PLACI TAS	N M	87 04 3	R	A1 A	LT 128 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEIN G A REPLAT OF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEW VILLAGE UNI T 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1
8	10110 66317 43211 712	SCHULTZ JOSIAH & TIFFA NY	5752 PI NON FLA TS RD N W	ALBU QUER QUE	N M	87 11 4	R	A1 A	LT 115 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEIN G A REPLAT OF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEW VILLAGE UNI T 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1
9	10110 66365 41210 513	H & C REAL ESTATE LLC ATTN: JOHN HEIDRICH	8414 4T H ST NW	ALBU QUER QUE	N M	87 11 4	V	A1 A	TR F-1-B PLAT OF TRACTS F-1-A & F-1- B LANDS OF ZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC CONT .9611 AC
10	10110 66341 41510 514	H & C REAL ESTATE LLC ATTN: JOHN HEIDRICH	8414 4T H ST NW	ALBU QUER QUE	N M	87 11 4	V	A1 A	TR F-1-A PLAT OF TRACTS F-1-A & F-1- B LANDS OF ZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC CONT .9142 AC
11	10110 66323	CHAVEZ DORA A	5749 PI NON DU	ALBU QUER	N M	87 11	R	A1 A	LT 147 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEIN

	40411 808		LCE RD NW	QUE		4				G A REPLAT OF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEW VILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1
1 2	10110 66326 41311 809	MOYA LOU TRUSTEE MO YA RVT	15 PINO N CT	PLACI TAS	N M	87 04 3	R	A1 A		LT 131 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEIN G A REPLAT OF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEW VILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1
1 3	10110 66384 41110 104	ALEXANDER SAMUELS R EALTY GROUP LLC	92 MAR K DR	LAKE ZURIC H	IL	60 04 7	V	A1 A		TR B-1 PLAT OF TRACTS A-1 AND B-1 VILLAGE CENTER NORTH SUBDIVISION CO NT 2.1119 AC
1 4	10110 66398 44210 103	SMITH RICHARD E & EVA M A	PO BOX 372	CEDA R CRE ST	N M	87 00 8 0 37 2	V	A1 A		TR A-1 PLAT OF TRACTS A-1 AND B-1 VILLAGE CENTER NORTH SUBDIVISION CO NT 1.4095 AC
1 5	10110 66363 44510 516	ALEXANDER SAMUELS R EALTY GROUP LLC	92 MAR K DR	LAKE ZURIC H	IL	60 04 7	V	A1 A		TR E CORRECTION PLAT NO 1 BULK LAND PL AT OF ZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC COMPR OF TRS A-1 A-2 B-1 B-2 B-3 C D E F-1 F-2 G-1 G-2 & H BEING A REPL OF TR 18A1
1 6	10110 66322 44711 218	LEVI LILI	175 SE 2 5TH RD 5A	MIAMI	F L	33 12 9	R	A1 A		LT 111 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEIN G A REPLAT OF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEW VILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1
1 7	10110 66327 45611 201	MILLER BRUCE B	5748 NI GHT WHI SPER RD NW	ALBU QUER QUE	N M	87 11 4	R	A1 A		LT 94 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 1 BEIN G A REPLAT OF TRACTS A-1, A-2, B-1 & B-2 OF THE CORRECTION PLAT NO 1 BULK LAN D PLAT LANDS OF ZOLIN/KUNATH TRES ESQU INAS LLC AND
1 8	10110 66350 45410 520	ALEXANDER SAMUELS R EALTY GROUP LLC C/O R OBERT KUNATH	92 MAR K DR	HATH ORN WOOD S	IL	60 04 7 9 14 0	V	A1 A		TR A-2- A PLAT FOR RIDGEVIEW VILLAGE UNIT 1 BEIN G A REPLAT OF TRACTS A-1, A-2, B-1 & B-2 OF THE CORRECTION PLAT NO 1 BULK LAN D PLAT LANDS OF ZOLIN/KUNATH TRES ESQU INAS LLC AND
1 9	10110 66316 44711 217	PADILLA VICTOR B & ELV ERA S	5753 PI NON FLA TS RD N W	ALBU QUER QUE	N M	87 11 4	R	A1 A		LT 110 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEIN G A REPLAT OF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEW VILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1
2 0	10110 66340 38510 501	LEONARD ALEX & EDWAR D LEONARD % BILL CHAP PELL JR CHAPPELLE LAW FIRM PA	3206 IN DIANA N E	ALBU QUER QUE	N M	87 11 0	V	A1 A		TR H-1 BULK LAND PLAT TRACTS H-1 & D-1 LANDS OF ZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC CONT 2.9200 AC.
2 1	10110 66310 38410 510	ALEXANDER SAMUELS G ROUP LLC C/O BOB KUNA TH	92 MAR K DR	HAWT HORN EWO DS	IL	60 04 7 9 14 0	V	A1 A		TR D-1 BULK LAND PLAT TRACTS H-1 & D-1 LANDS OF ZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC CONT 1.6100 AC.
2 2	10110 66380 37210 110	TRES ESQUINAS II LLC N M LIMITED LIABILITY CO	PO BOX 6548	ALBU QUER QUE	N M	87 19 7 6 54 8	V	A1 A		TRACT 19A- 1 VACATION AMENDED PLAT & REPL OF PARA DISE NORTH S ITUATED WITHIN THE TOWN O F ALMENDA GRANT CONT 3.605 AC M/L O R 15 7,034 SQ FT M/L
2 3	10110 66327 44711 219	LEVI LILI	175 SE 2 5TH RD 5A	MIAMI	F L	33 12 9	R	A1 A		LT 112 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEIN G A REPLAT OF TRACTS A-1-A, B-1-A & B-2-A OF THE PLAT FOR RIDGEVIEW VILLAGE UNIT 1 & TRACT B-3 OF THE CORRECTION PLAT NO 1

2	10110 66311 41311 812	FIGUEROA DAVID A & WIL MA A	3818 ES PEJO N E	ALBU QUER QUE	N M	87 11 1	R	A1 A	LT 134 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEIN G A REPLAT OF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEW VILLAGE UNI T 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1
2	10110 66311 40511 806	OLIVAS REGINA D & RON ALD	4708 IS LETA BL VD SW	ALBU QUER QUE	N M	87 10 5	R	A1 A	LT 145 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEIN G A REPLAT OF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEW VILLAGE UNI T 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1
2	10110 66321 41311 810	HAUGHT CHRISTEL	5750 PI NON BLA NCO RD NW	ALBU QUER QUE	N M	87 11 4	R	A1 A	LT 132 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEIN G A REPLAT OF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEW VILLAGE UNI T 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1
2	10110 66316 41311 811	OLIVAS REGINA D & RON ALD	5752 PI NON BLA NCO RD NW	ALBU QUER QUE	N M	87 11 4	R	A1 A	LT 133 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEIN G A REPLAT OF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEW VILLAGE UNI T 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1
2	10110 66317 40511 807	UHLMANSIEK FRED & JO AN TRUSTEE UHLMANSIE K RVT	PO BOX 15266	ALBU QUER QUE	N M	87 17 4	R	A1 A	LT 146 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNIT 2 BEIN G A REPLAT OF TRACTS A-1-A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEW VILLAGE UNI T 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1
2	10110 66365 41210 513	H & C REAL ESTATE LLC ATTN: JOHN HEIDRICH	8414 4T H ST NW	ALBU QUER QUE	N M	87 11 4	V	A1 A	TR F-1-B PLAT OF TRACTS F-1-A & F-1- B LANDS OF ZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC CONT .9611 AC
3	10110 66341 41510 514	H & C REAL ESTATE LLC ATTN: JOHN HEIDRICH	8414 4T H ST NW	ALBU QUER QUE	N M	87 11 4	V	A1 A	TR F-1-A PLAT OF TRACTS F-1-A & F-1- B LANDS OF ZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC CONT .9142 AC

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OW NE R STA TE	OW NER ZIP CODE	PROP ERTY CLAS S	TAX DIST RICT	LEGAL
1	101106631 139311902	C DE BACA MA RCOS & MISHA	6909 EL CA JON CT NW	ALBUQ UERQU E	NM	8712 0	R	A1A	LT 149 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNI T 2 BEING A REPLAT OF TRACTS A-1- A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEW VILL AGE UNIT 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1
1	101106631 639211901	NIEKOWAL CY NTHIA	22556 PET RA	MISSIO N VIEJO	CA	9269 2	R	A1A	LT 148 P- 1 PLAT FOR RIDGEVIEW VILLAGE UNI T 2 BEING A REPLAT OF TRACTS A-1- A, B-1-A & B-2- A OF THE PLAT FOR RIDGEVIEW VILL AGE UNIT 1 & TRACT B- 3 OF THE CORRECTION PLAT NO 1

OR CURRENT RESIDENT
101106631038410510
ALEXANDER SAMUELS GROUP LLC
C/O BOB KUNATH
92 MARK DR
HAWTHORNEWOODS, IL 60047 9140

OR CURRENT RESIDENT
101106631142511706
FRAIZER GARY & HOLLY J
5755 PINON BLANCO RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106632141311810
HAUGHT CHRISTEL
5750 PINON BLANCO RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106632244711218
LEVI LILI
175 SE 25TH RD 5A
MIAMI, FL 33129

OR CURRENT RESIDENT
101106631742511707
MOYA LOU TRUSTEE MOYA RVT
15 PINON CT
PLACITAS, NM 87043

OR CURRENT RESIDENT
101106631644711217
PADILLA VICTOR B & ELVERA S
5753 PINON FLATS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106639844210103
SMITH RICHARD E & EVA M A
PO BOX 372
CEDAR CREST, NM 87008 0372

OR CURRENT RESIDENT
101106631740511807
UHLMANSIEK FRED & JOAN
TRUSTEE UHLMANSIEK RVT
PO BOX 15266
ALBUQUERQUE, NM 87174

Project# 1002944
TOM SKOPAYKO
Skies West NA
10523 TAMRUS CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106631139311902
C DE BACA MARCOS & MISHA
6909 EL CAJON CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101106632340411808
CHAVEZ DORA A
5749 PINON DULCE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106632243211711
GARCIA GERTRUDITA R
5750 PINON FLATS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106631143211713
HUNTER RYAN
5754 PINON FLATS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106632742511709
LOY HUBERT D & VELVA
5749 PINON BLANCO RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106631140511806
OLIVAS REGINA D & RONALD
4708 ISLETA BLVD SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101106632743211710
RAMIREZ SHIRLEY & JOSE LUIS
5748 PINON FLATS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106632242511708
STECKEL LARRY W & MAJELLA M
TRUSTEES STECKEL RVT
10424 TOLEDO ST NW
ALBUQUERQUE, NM 87104

Project# 1002944
MARK GOODWIN & ASSOCIATES, PA
PO BOX 90606
ALBUQUERQUE, NM 87199

Project# 1002944
DINA GILIO
Skies West NA
10656 NEPTUNE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106631639211901
NIEKOWAL CYNTHIA
22556 PETRA
MISSION VIEJO, CA 92692

OR CURRENT RESIDENT
101106631141311812
FIGUEROA DAVID A & WILMA A
3818 ESPEJO NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
101106636541210513
H & C REAL ESTATE LLC ATTN JOHN
HEIDRICH
8414 4TH ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106634038510501
LEONARD ALEX & EDWARD
LEONARD % BILL CHAPPELL JR
CHAPPELLE LAW FIRM PA
3206 INDIANA NE
ALBUQUERQUE, NM 87110

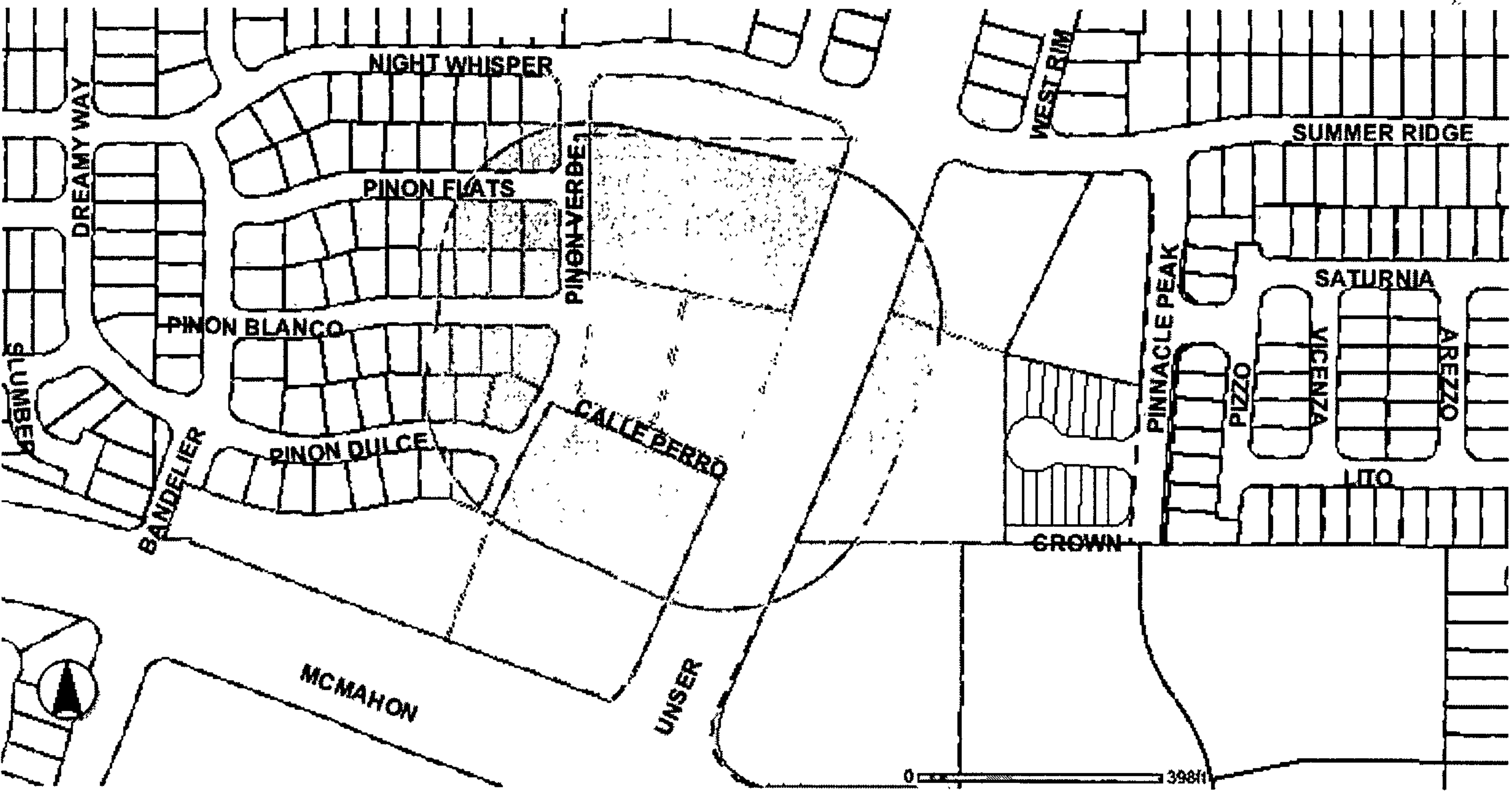
OR CURRENT RESIDENT
101106632745611201
MILLER BRUCE B
5748 NIGHT WHISPER RD NW
ALBUQUERQUE, NM 87114

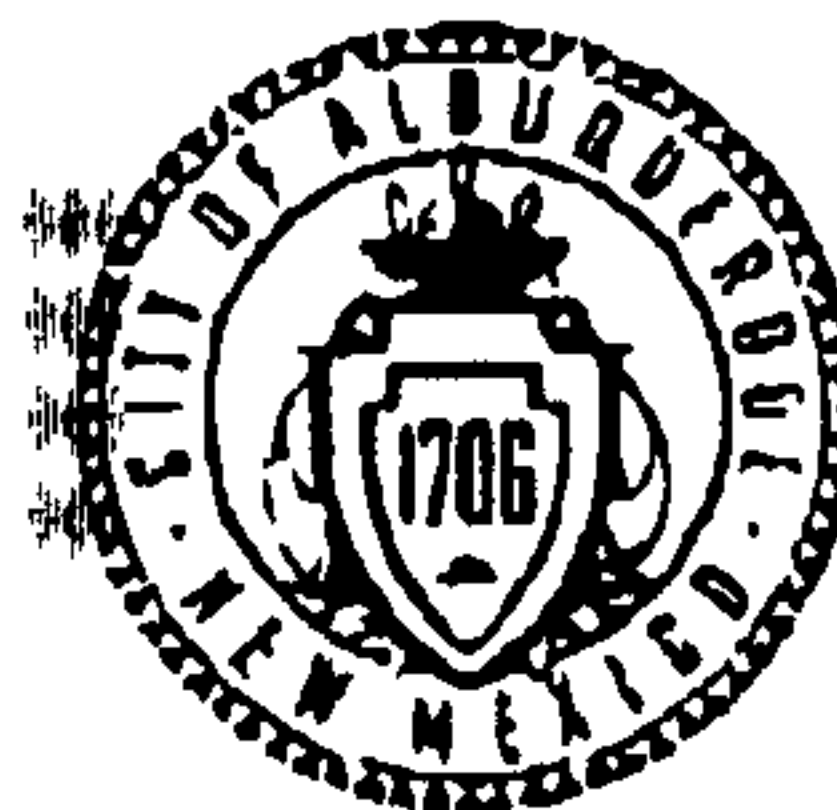
OR CURRENT RESIDENT
101106631641311811
OLIVAS REGINA D & RONALD
5752 PINON BLANCO RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106631743211712
SCHULTZ JOSIAH & TIFFANY
5752 PINON FLATS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106638037210110
TRES ESQUINAS II LLC NM LIMITED
LIABILITY CO
PO BOX 6548
ALBUQUERQUE, NM 87197 6548

Project# 1002944
H & C REAL ESTATE LLC
8414 4TH ST NW
ALBUQUERQUE, NM 87114





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: JANUARY 31, 2008

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

Thank you for your inquiry of JANUARY 31, 2008 requesting the names of **ALL Affected**
(date)

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tracts F-1-A & F-1-B, Land of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc.
zone map page(s) A-11

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

Skies West N.A.
Neighborhood or Homeowner Association
Contacts: Tom Skopayko
10523 Taurus Ct NW 87114
792-9227 (h)
Dina Gilio
10656 Neptune NW 87114
899-4232 (h)

Neighborhood or Homeowner Association
Contacts: _____

See reverse side for additional Neighborhood and/or Homeowner Associations 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,

Stephanie
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

PO Box 90606
Albuquerque, NM 87199
(505) 828-2200
(505) 797-9539 fax
lisa@goodwinengineers.com
www.goodwinengineers.com

Mark Goodwin & Associates

Fax

To: Stephani Winklepleck

From: Lisa Anglada

Fax: 924-3913

Pages: 2

Re: North Unser Vet Clinic

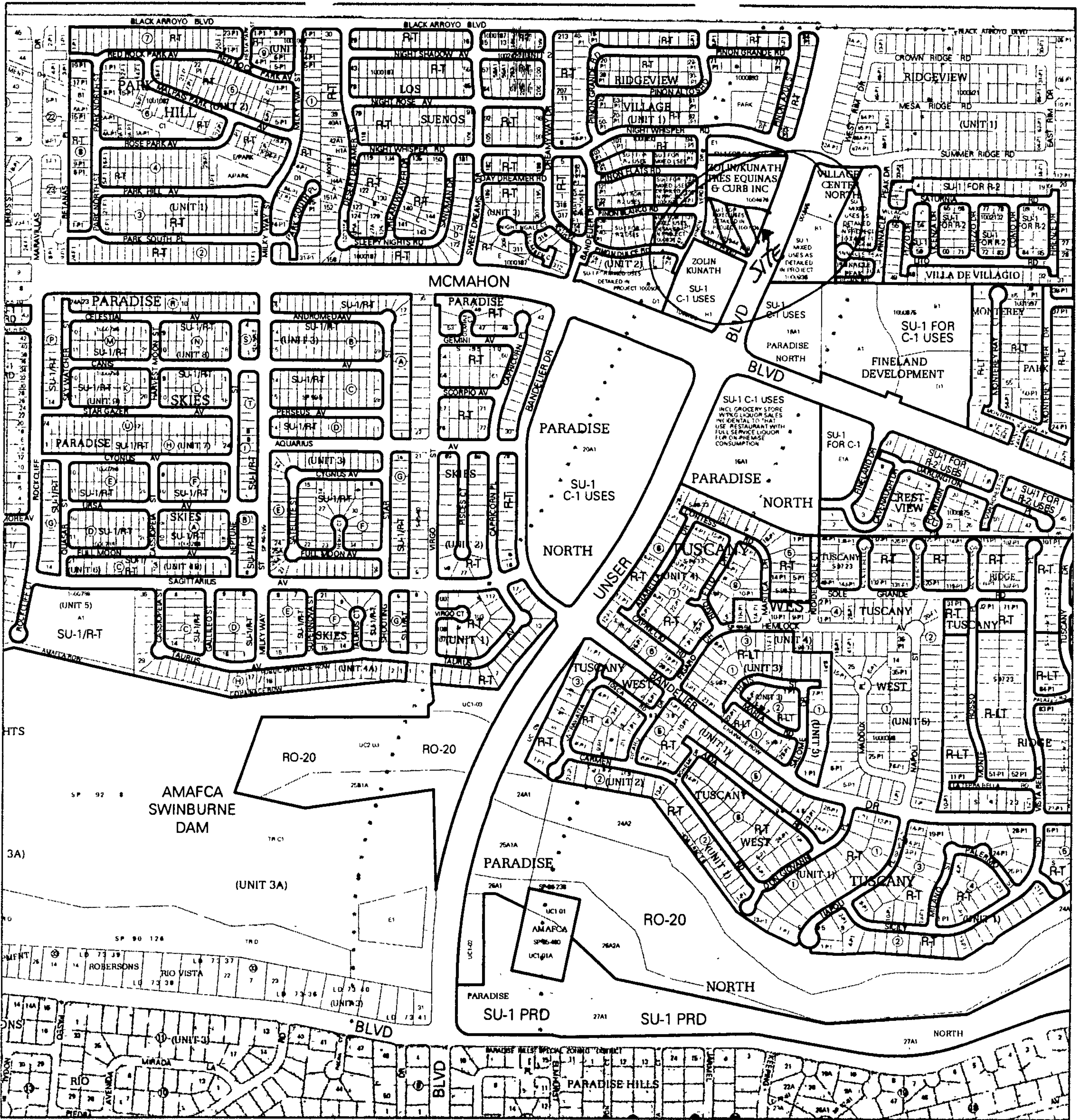
Date: 1/31/2008

Could you please provide us with the Recognized Neighborhood Associations for the above referenced project? Attached is the Zone Atlas Map identifying the site and the following is the legal description:

Tracts F-1-A & F-1-B, Lands of Zolin / Kunath, Tres Esquinas, LLC and Curb, Inc.

Please contact our office if you have any questions.

Thank You.



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

Albuquerque Geographic Information System

Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-11-Z

Selected Symbols

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

0 750 1,500 Feet



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

February 4, 2008

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

Re: North Unser Veterinary Clinic (DRB 777281)

Dear Mr. Cloud:

On behalf of our client, H & C Real Estate, LLC, and the requirements of the DPM we are submitting the following DRB application package requesting a 2-year extension of the SIA.

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

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

FDR John M. MacKenzie, PE
President

JMM/sr

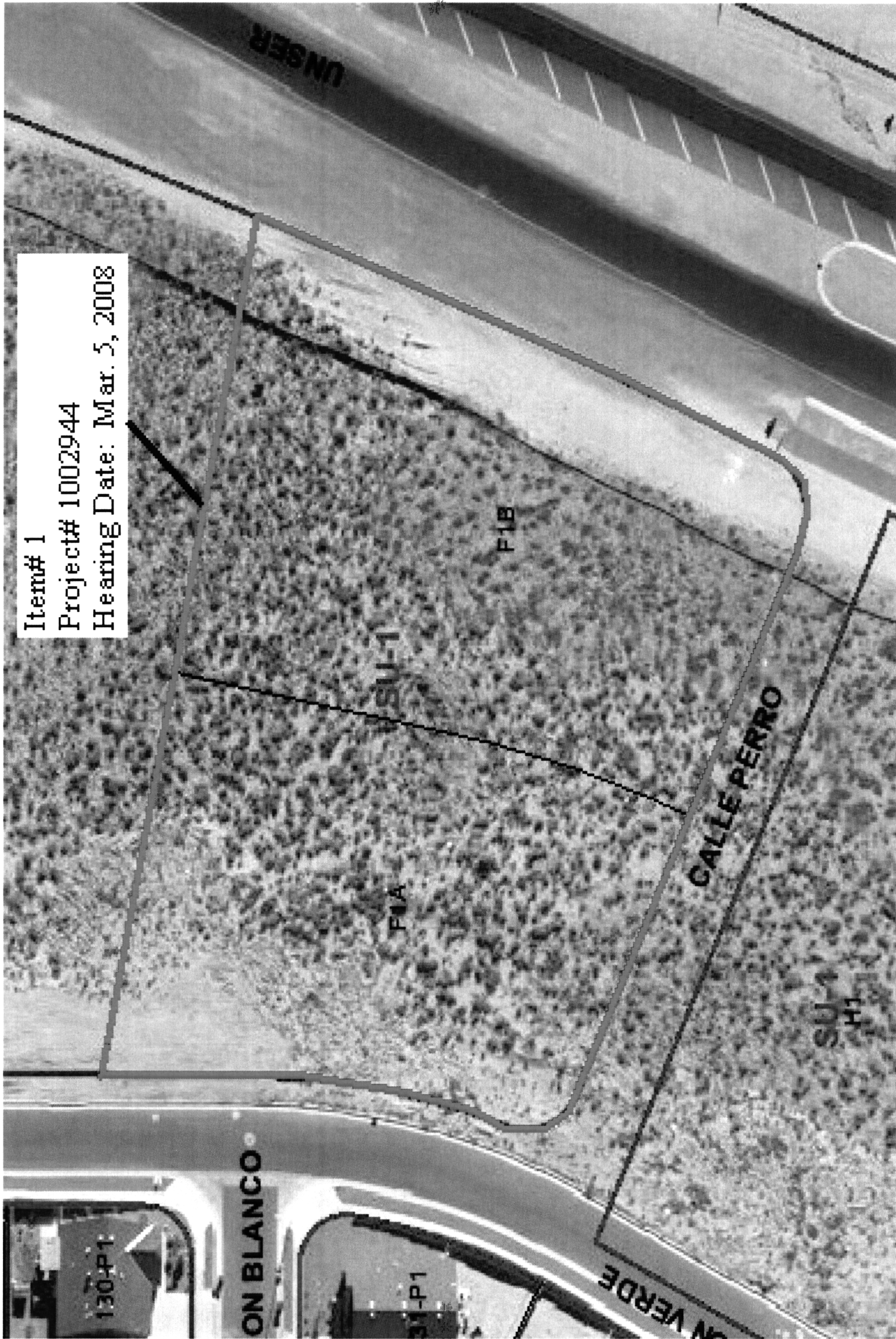
Attachments

DRB PUBLIC HEARING SIGN IN SHEETS

##

PROJECT #: 1002944 AGENDA# 1 DATE: 3/5/08

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



Item# 1
Project# 1002944
Hearing Date: Mar. 5, 2008

UNSER

SU-1

F1B

F1A

CALLE PERRO

SU-4
H1

ON BLANCO

AN VERDE

130-P1

31-P1



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

March 5, 2008

Project# 1002944

08DRB-70063 - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC**, zoned SU-1 FOR MIXED USES DETAILED IN PROJECT# 1000936, located on the west side of UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11)

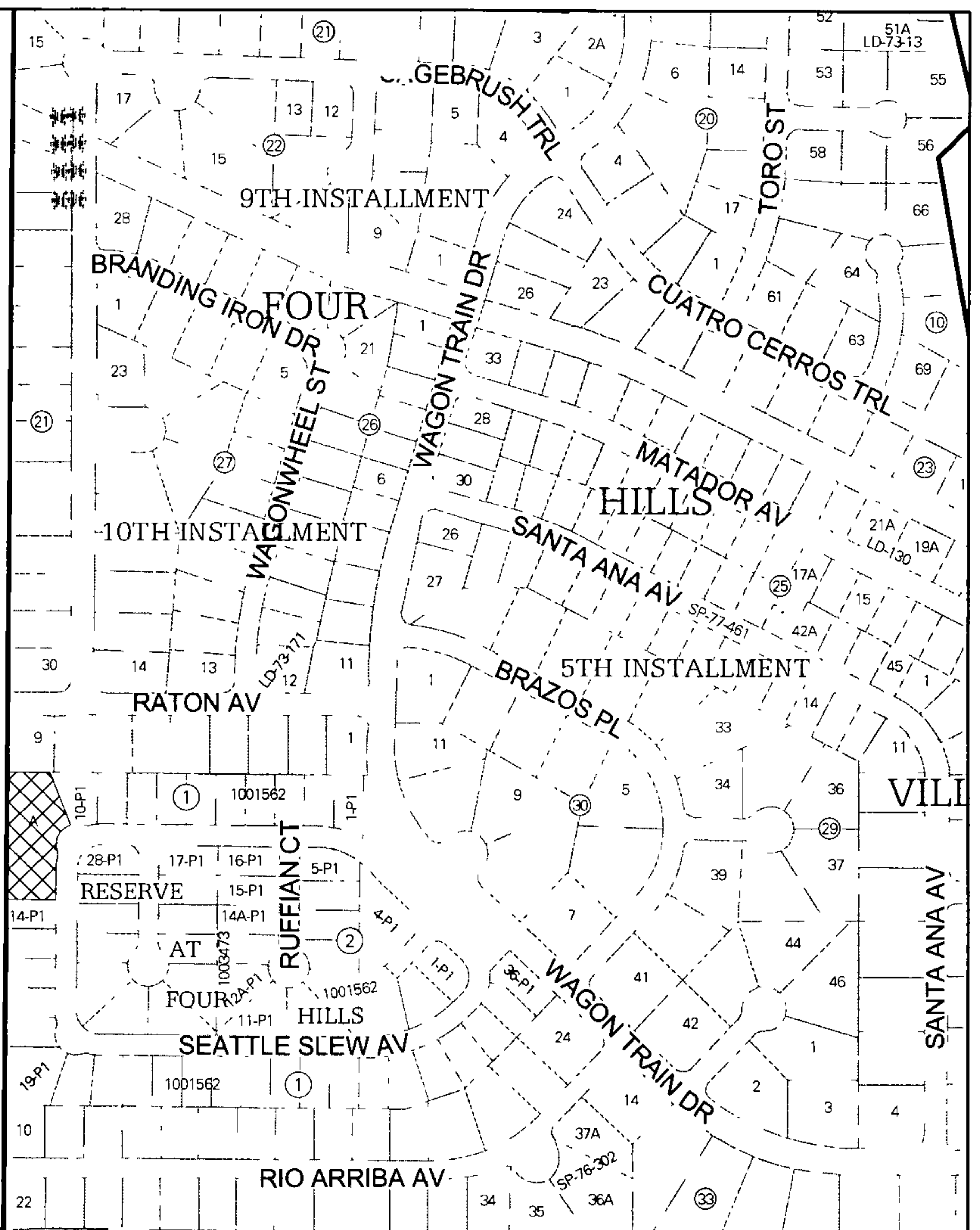
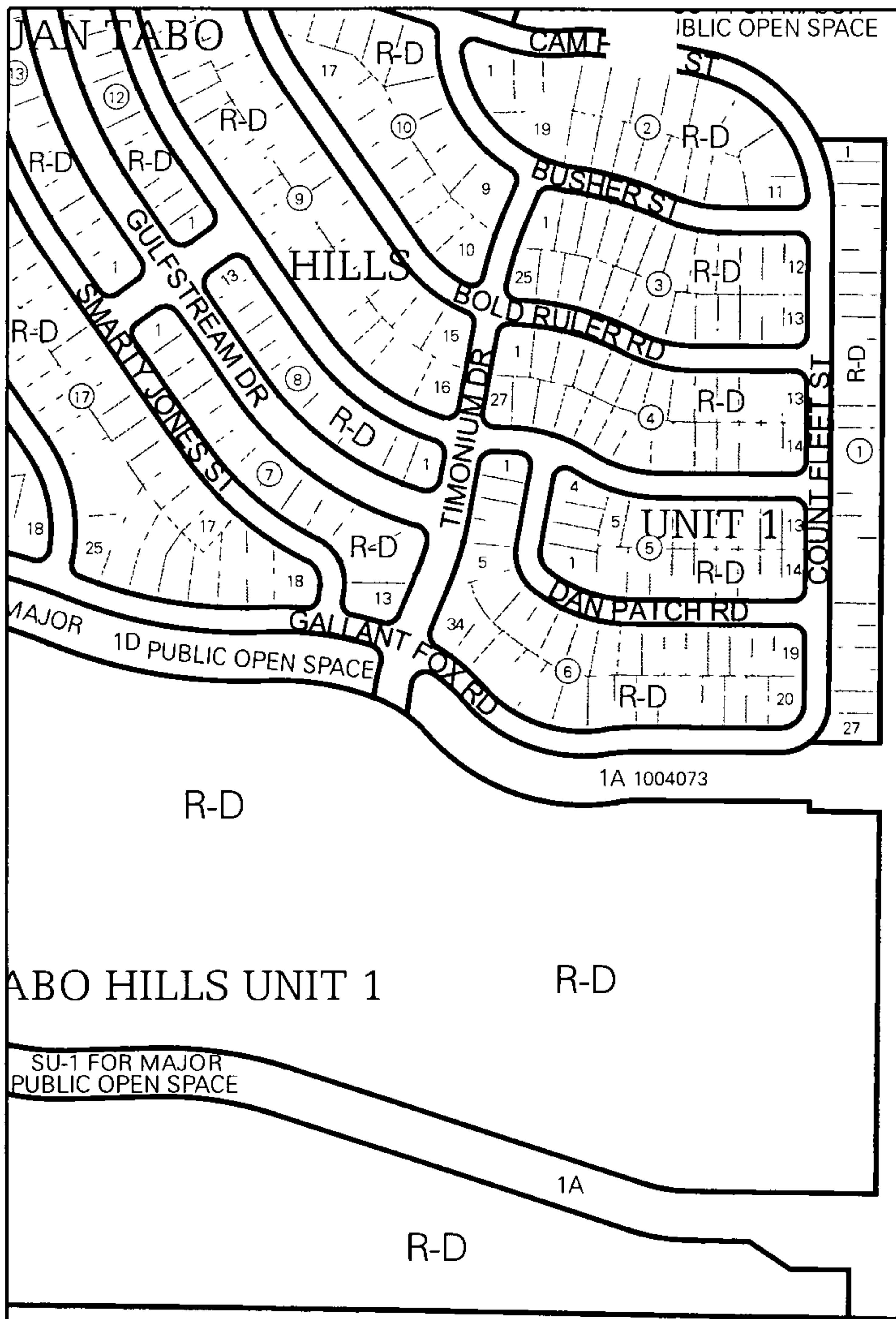
<p>AMAFCA No comment.</p>
<p>COG MPO Project ID 467.0 "Unser Bd Improvements (NW ABQ)" is a City of Albuquerque project to reconstruct and widen Unser from 2 to 4 lanes. This project has no funding assigned to it in the 2008-2013 timeframe. Coordination with DMD is recommended to insure development consistent with the scope and timing of this project.</p> <p>The following technologies for ITS deployment have been identified for Unser Bd: CCTV, DMS, Remote Monitoring Station, Signal Controller upgrades/Coordination. Coordination with City's representative on the ITS Subcommittee is recommended.</p> <p>Unser Bd is a limited-access urban principal arterial with full access provided at McMahan Bd and partial access (left turns from Unser, and right-in right-out from adjacent parcels) provided 450 feet north of McMahan. Any additional access to Unser Bd would require the approval of the TCC.</p>
<p>TRANSIT No comments received</p>
<p>ZONING ENFORCEMENT No comments received</p>
<p>NEIGHBORHOOD COORDINATION Letters sent to: Skies West NA (R)</p>
<p>APS Lands of Zolin/Kuntan, Tres Esquinas & Curb Inc, Tracts F-1-A and F-1-B, is located on the side Unser Blvd NW between McMahan Blvd NW and Night Whisper Rd NW. The owner of the above property requests a 2 YR Extension of Subdivision Improvements for a veterinary clinic. T will have no adverse impacts to the APS district.</p>
<p>POLICE DEPARTMENT No action required</p>
<p>FIRE DEPARTMENT No comments received</p>

PNM ELECTRIC & GAS Major 1yr Extension of Subd. Imp. Agmt. Ext: NO
COMCAST No comments received
QWEST No comments received
ENVIRONMENTAL HEALTH No comments received
M.R.G.C.D No comments
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER The Hydrology section has no objection to the extension request.
TRANSPORTATION DEVELOPMENT No adverse comments.
PARKS AND RECREATION No objection.
ABCWUA No objection to SIA extension request, NMUI service area.
PLANNING DEPARTMENT Planning has no adverse comment on the proposed extension

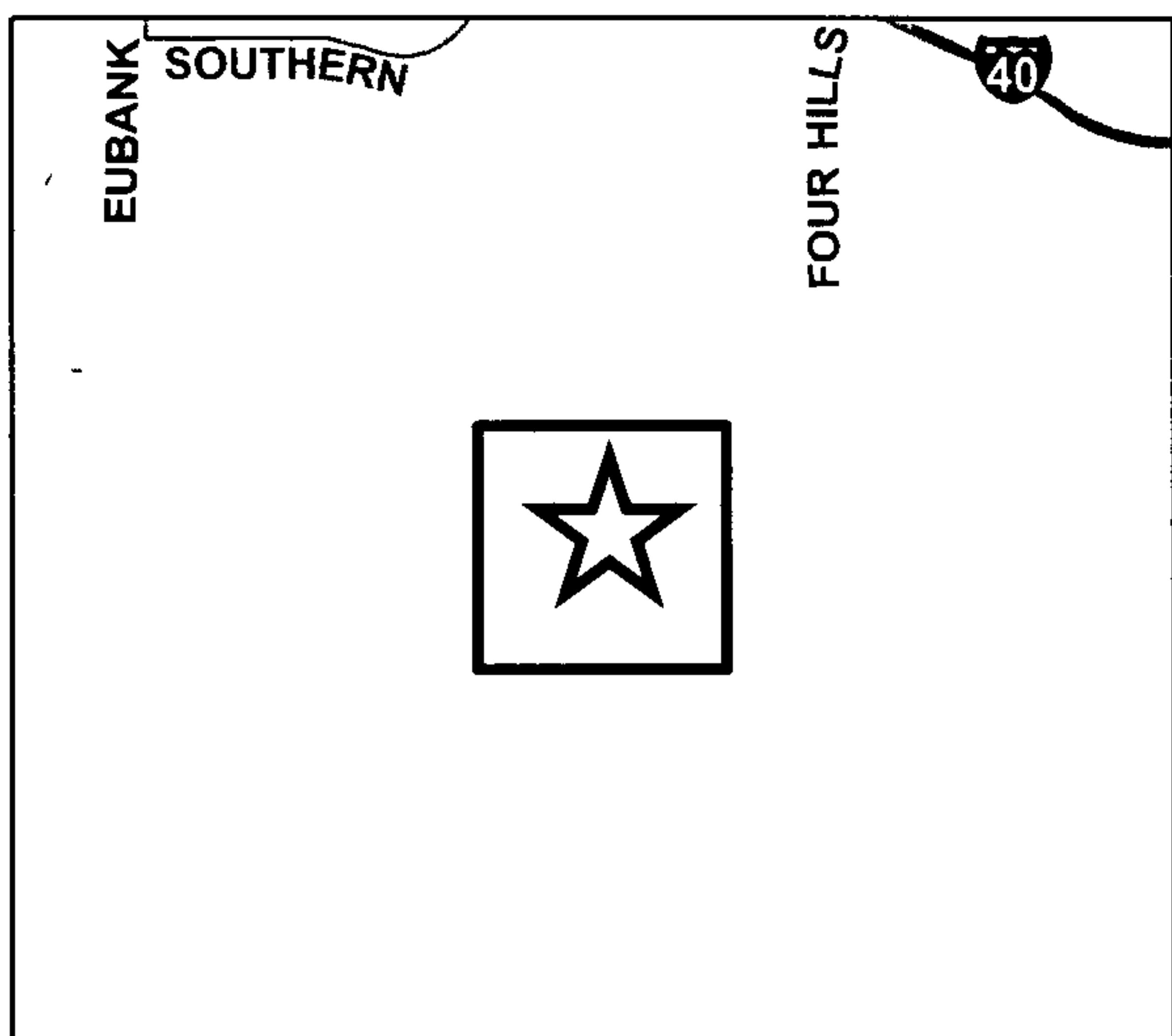
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199

Cc: H & C Real Estate, LLC – 8414 4th Street NW – Albuquerque, NM 87114



KIRTLAND AIR FORCE BASE



ZONING MAP

Note Grey shading indicates County



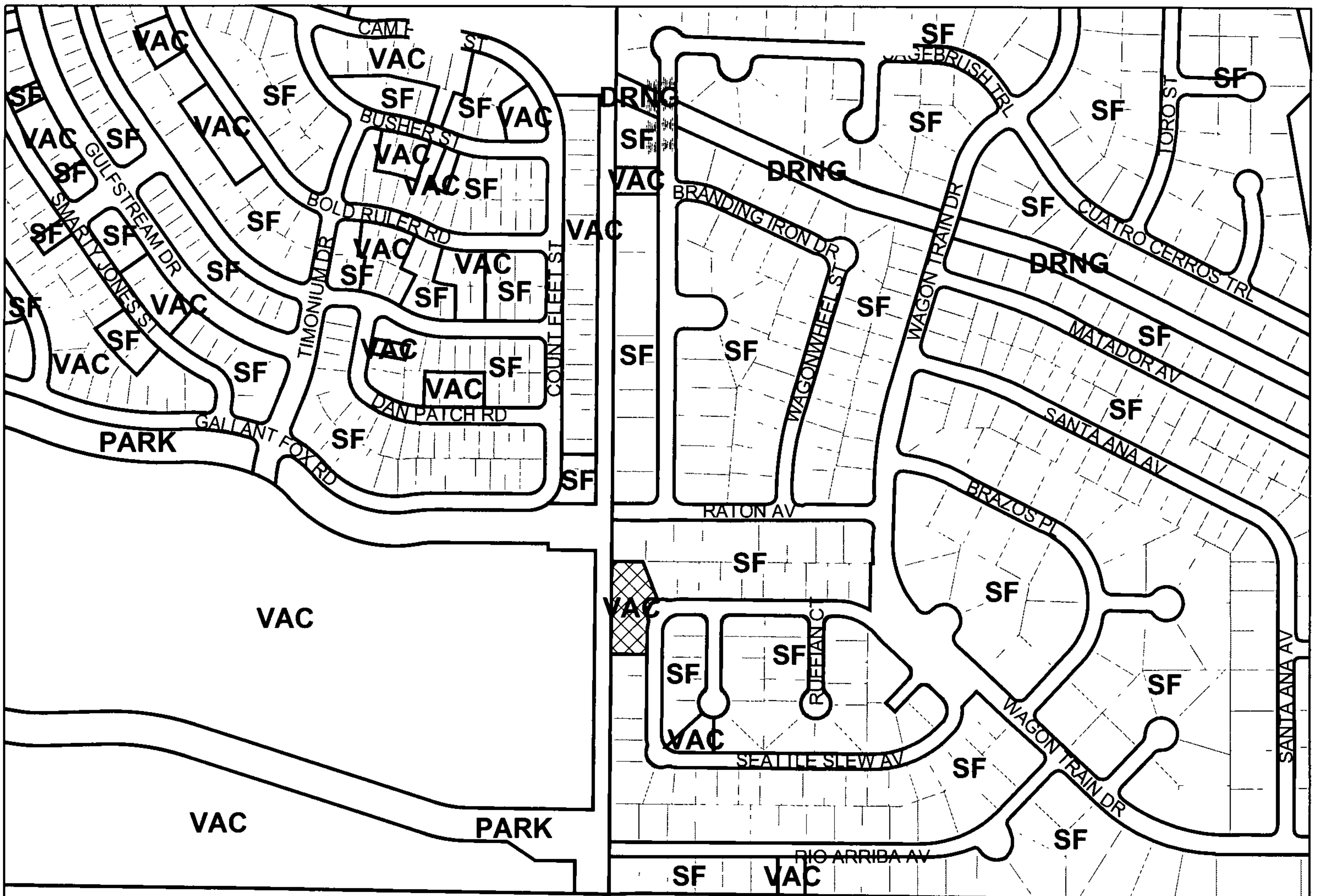
1 inch equals 500 feet

Project Number:
1001562

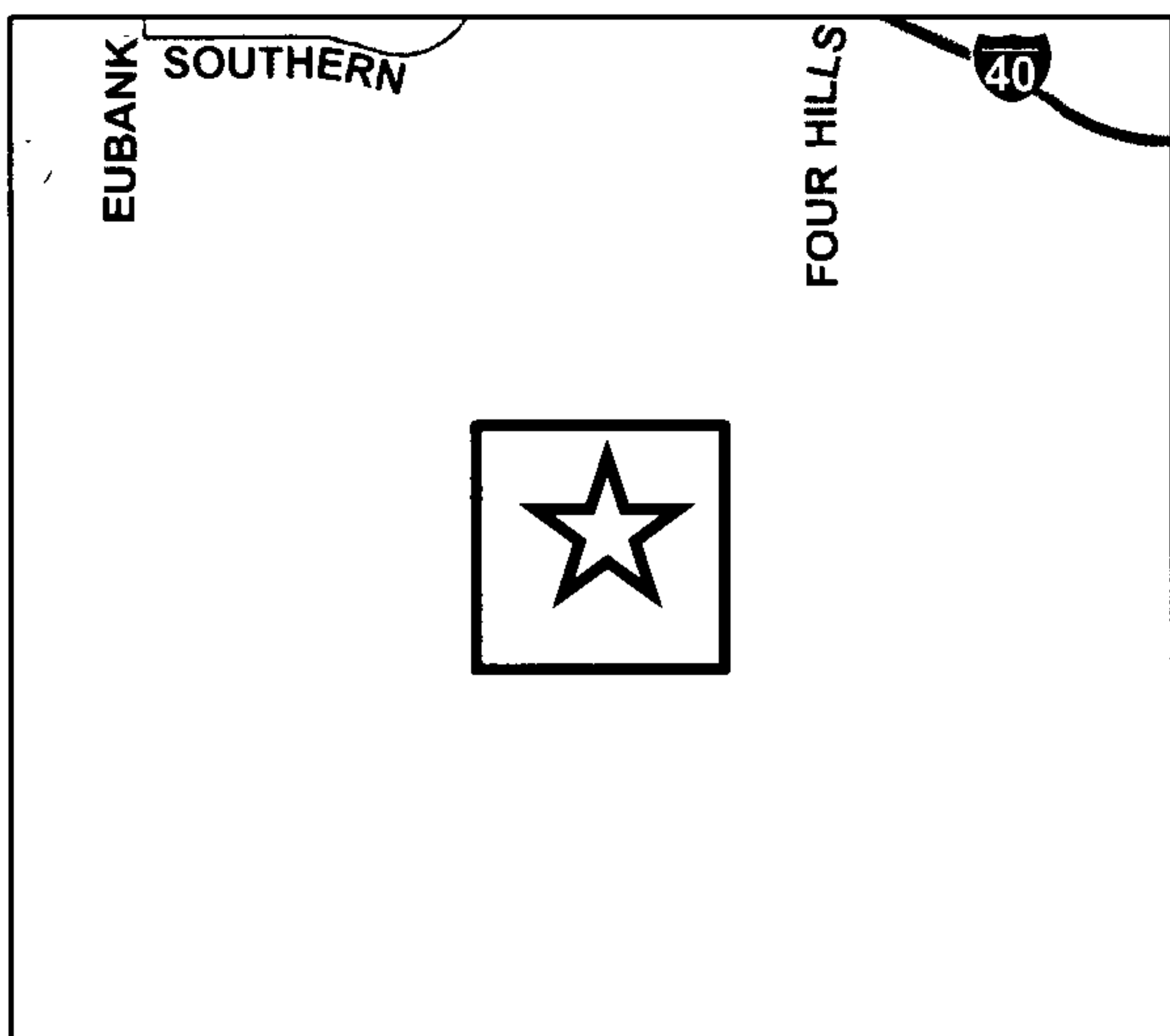
Hearing Date:
March 12, 2008

Zone Map Page:
M-22

Additional Case Numbers:
08DRB-70071



PUBF



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



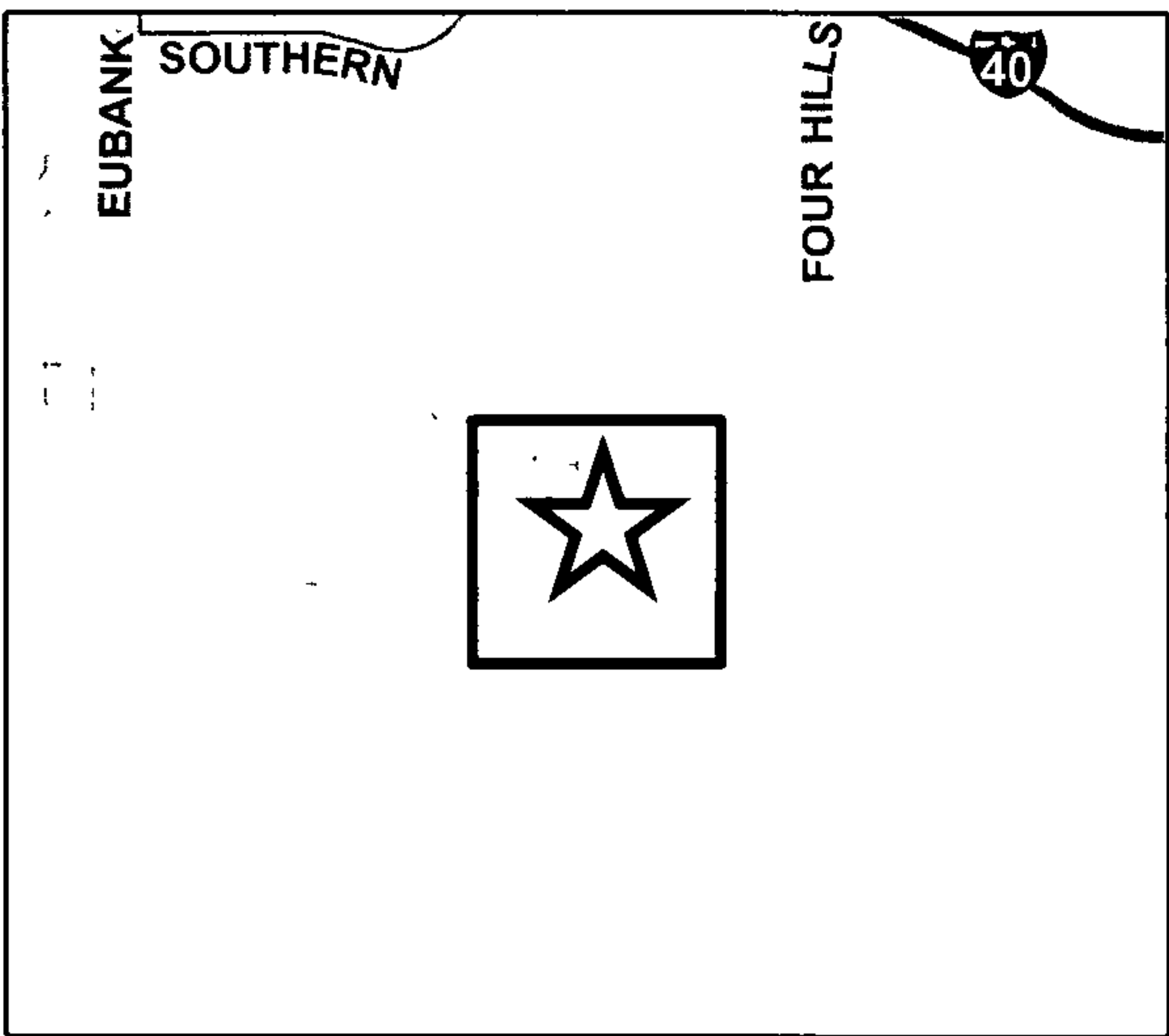
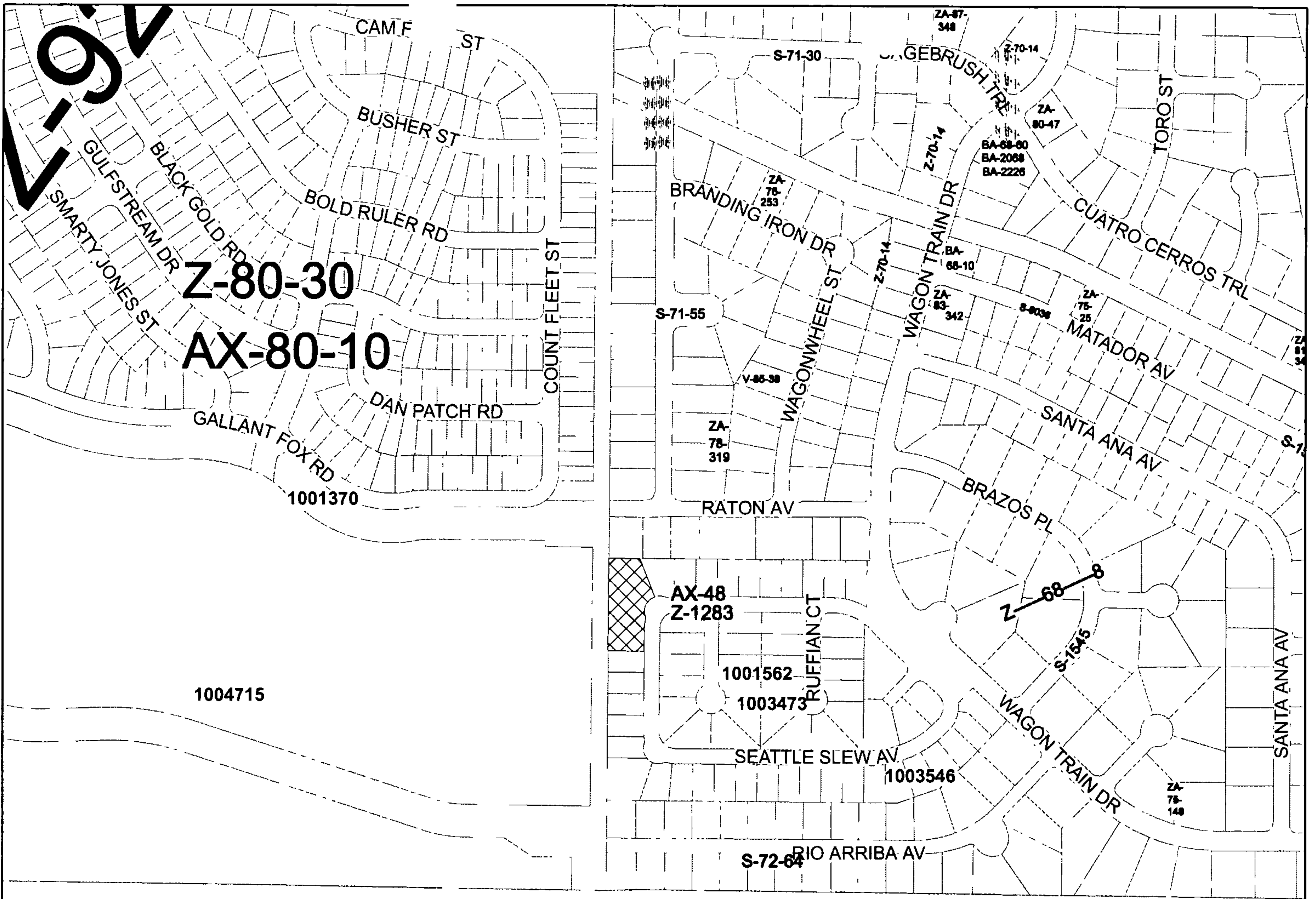
1 inch equals 500 feet

Project Number:
1001562

Hearing Date:
March 12, 2008

Zone Map Page:
M-22

Additional Case Numbers:
08DRB-70071



HISTORY MAP

Note Grey shading indicates County



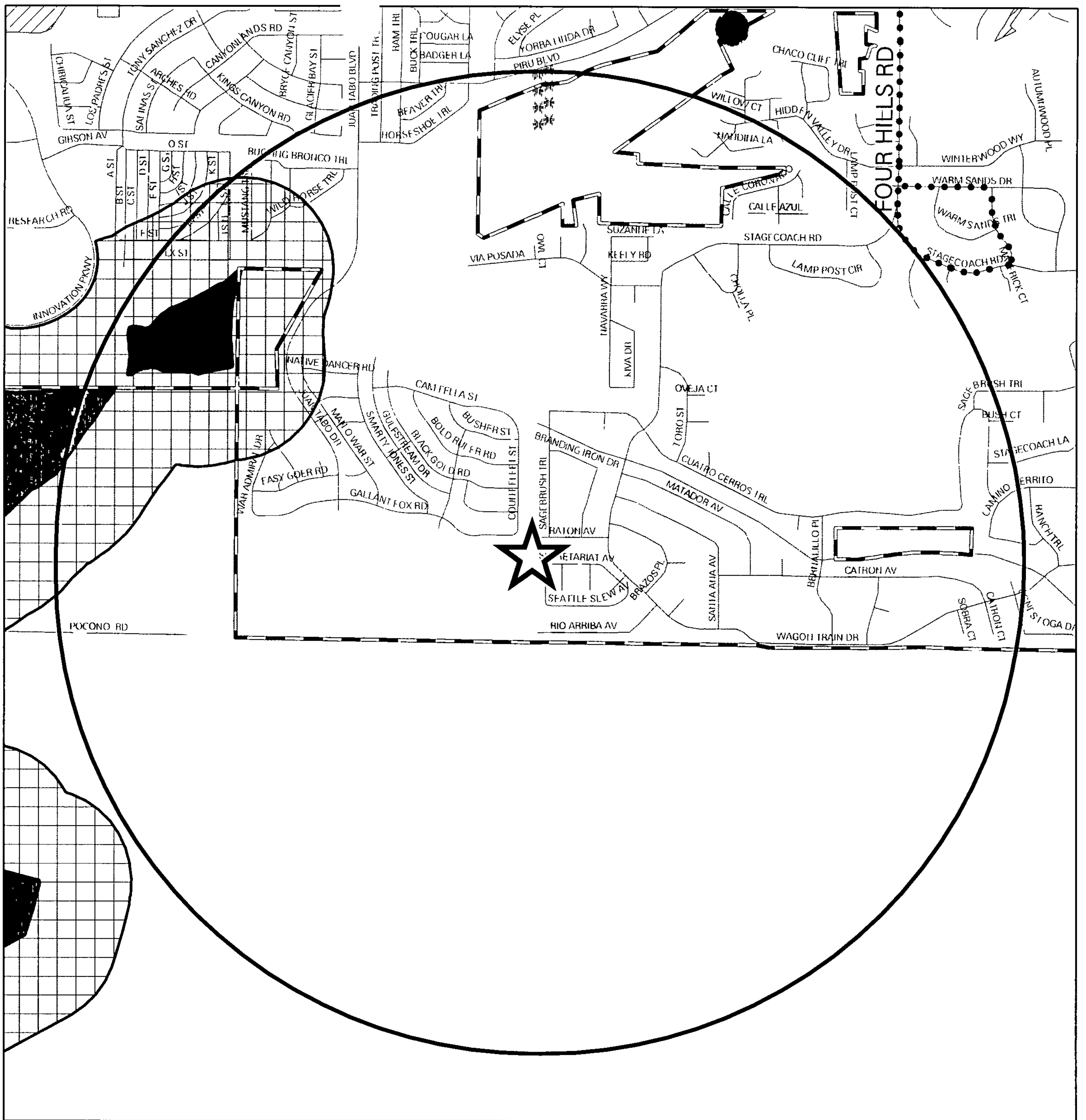
1 inch equals 500 feet

Project Number:
1001562



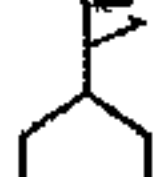




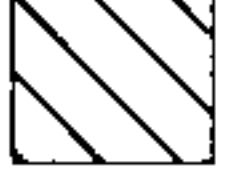







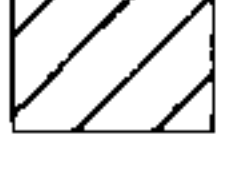


Hearing Date:
March 12, 2008

Zone Map Page:
M-22

Additional Case Numbers:
08DRB-70071



Public Facilities Map with One-Mile Site Buffer

- | | | | |
|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|  COMMUNITY CENTER |  FIRE |  APS Schools |  Developed County Park |
|  MULTI-SERVICE CENTER |  POLICE |  ABQ Ride Routes |  Undeveloped County Park |
|  SENIOR CENTER |  SHERIFF |  AGIS Jurisdiction |  Developed City Park |
|  LIBRARY |  SOLID WASTE |  Landfill Buffer (1000 feet) |  Undeveloped City Park |
|  MUSEUM | |  Landfills designated by EHD | |



#9



Completed 8/30/05-08

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 05DRB-01214 (P&F)
Project Name: NORTH UNSER VET CLINIC
Agent: Surveys Southwest

Project # 1002944
Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/3/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number

1002944

TRANSPORTATION: 24' easement
 WHERE IS PER EASEMENT @ ADA RAMP?

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): AG IS ok -
cross-lot drainage easement - see Brul
8/29/05

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



COMPLETED 08/17/05 SPT DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00706 (SPS)
Project Name: Lands of Zolin/Kunath, Tres Esquinas LLC, Curb Inc and City of Albuquerque
Agent: Claudio Vigil Architects

Project # 1002944
Phone No.: 842-1113

Your request for ~~(SDP for SUB)~~, (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/15/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

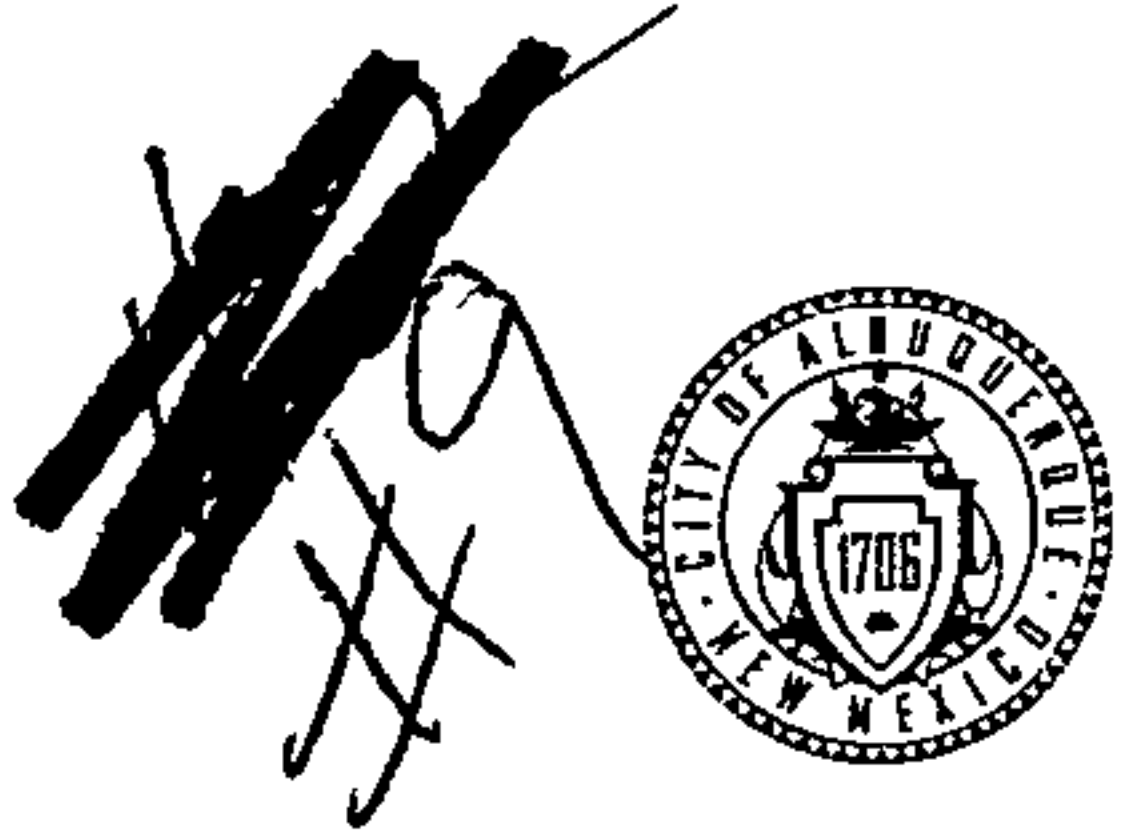
PARKS / CIP: _____

PLANNING (Last to sign): 3 copies

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

Project Number

1002944



COMPLETED 08/17/05 SH
DRB CASE ACTION LOG (SITE PLAN SUBD.)
REVISED 2/5/04

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

DRB Application No.: 05DRB-00706 (SPS) Project # 1002944
Project Name: Lands of Zolin/Kunath, Tres Esquinas LLC, Curb Inc and City of Albuquerque
Agent: Claudio Vigil Architects Phone No.: 842-1113

Your request for ~~(SDP for SUB)~~, (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/15/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies

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

Project Number 1002944



COMPLETED 04/12/06
DRB CASE ACTION LOG (SITE PLAN B.P.)
 REVISED 2/5/04

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

DRB Application No.: 05DRB-00707 (SBP) Project # 1002944
 Project Name: Lands of Zolin/Kunath, Tres Esquinas LLC, Curb Inc and City of Albuquerque
 Agent: Claudio Vigil Architects Phone No.: 842-1113

Your request for (SDP for SUB), (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/3/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA (OK)

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies
SMY
A12/06

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

Project Number 1002944



DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00707 (SBP)
Project Name: Lands of Zolin/Kunath, Tres Esquinas LLC, Curb Inc and City of Albuquerque
Agent: Claudio Vigil Architects

Project # 1002944
Phone No.: 842-1113

Your request for (SDP for SUB), (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/3/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies

- 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.
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 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk**
 - Property Management's signature must be obtained prior to Planning Department's signature.**
 - AGIS DXF File approval required.**
 - Copy of recorded plat for Planning.**

Project Number 1002944



2944

DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

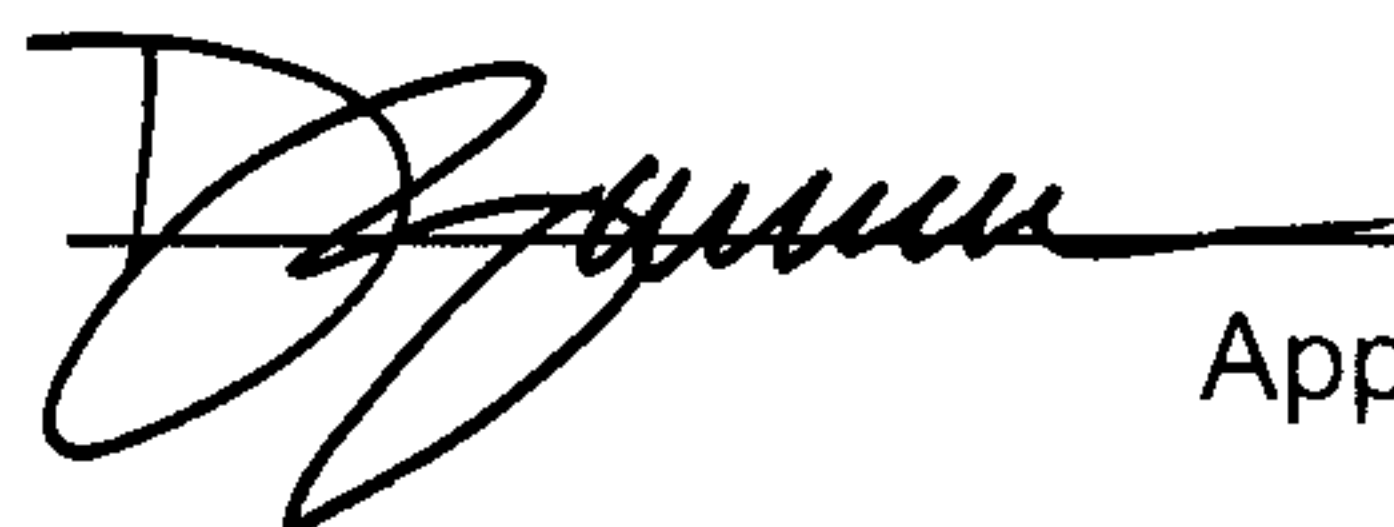
Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:


Approved

08-22-2005
Date

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

AGIS Use Only

Copied fc **2944** to agiscov on **8/22/2005** Contact person notified on **8/22/2005**

#9



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 05DRB-01214 (P&F)	Project # 1002944
Project Name: NORTH UNSER VET CLINIC	
Agent: Surveys Southwest	Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/3/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: 24' easement

-
-
-
-

UTILITIES: _____

-
-
-

CITY ENGINEER / AMAFCA: _____

-
-
-

PARKS / CIP: _____

-
-
-

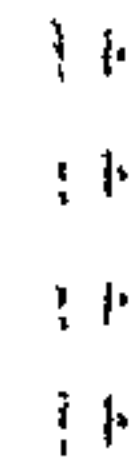
PLANNING (Last to sign): AG 15 dx-f - see
cross-lot drainage easement - see Brul

-
-

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

OK

Project Number 1002944



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 3, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:15 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001926**
05DRB-01125 Major-One Year SIA

TIERRA WEST LLC agent(s) for JD HOME, INC., request(s) the above action(s) for all or a portion of Lots 1 – 34 **MUSTANG MESA**, zoned R-2, located on 72nd PL NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224; 03DRB-01225; 04DRB-01358; 04DRB-1393; 04DRB-01394] (J-10) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1004353**
05DRB-01119 Major-Preliminary Plat Approval
05DRB-01120 Minor-Temp Defer SDWK
- SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] [Listed under Project #1002962 in error] [Deferred from 8/3/05] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**
3. **Project # 1003189**
05DRB-01127 Major-Preliminary Plat Approval
05DRB-01129 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, **TOWN OF ATRISCO GRANT**, zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [Deferred from 8/3/05] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**
4. **Project # 1004177**
05DRB-01122 Major-Preliminary Plat Approval
05DRB-01124 Minor-Temp Defer SDWK
05DRB-01123 Minor-Sidewalk Waiver
- BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 VENTANA RANCH WEST, (to be known as **VENTANA HIGHLANDS SUBDIVISION**) zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/25/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: A PUBLIC DRAINAGE EASEMENT ON TRACT A AS WELL AS EXCLUDING TRACT A FROM THE P.U.E. AND A BLOCK LENGTH VARIANCE BE APPLIED FOR PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF**

CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1004315**
05DRB-01121 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW. (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION: AN EXECUTED ENCROACHMENT AGREEMENT IS REQUIRED CONCURRENT WITH FINAL PLAT APPROVAL.**

6. **Project # 1003257**
05DRB-00934 Major-Vacation of
Public Easements
05DRB-00933 Major-Vacation of Pub
Right-of-Way
05DRB-00929 Major-Preliminary Plat
Approval
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer
Sdwk

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s).[REF:04DRB-00204] [Deferred from 6/29/05 &

7/20/05 & 7/27/05] (A-10) THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: OPEN SPACE ACCEPTS TRACTS F, G, H, I, J, K, N, O AND P. THE EASEMENTS FOR BOTH MCMAHON BLVD AND THE ARROYO CROSSING BE GRANTED PRIOR TO FINAL PLAT APPROVAL. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

7. **Project # 1001275**
05DRB-01207 Minor-SiteDev Plan
BldPermit/EPC
- CONSENSUS PLANNING agent(s) for AUTO ZONE, INC request(s) the above action(s) for all or a portion of Lot(s) 4, **LOWES SUBDIVISION**, zoned SU-1 FOR C-2 AND I-P PERMISSIVE, located on COORS BLVD NW, between ALAMEDA BLVD NW and COORS-BY-PASS NW containing approximately 2 acre(s). [REF: 05EPC00749, 01EPC00742, 01EPC00743, 01DRB00160, 01DRB01426, 01DRB01427] [Stephanie Shumsky, EPC Case Planner] (B-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES ON THE LANDSCAPE PLAN.

8. **Project # 1002529**
05DRB-01216 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Lot(s) 1, CAS ADDITION (to be known as **VISTA DEL BOSQUE**) zoned SU-1 FOR O-1 PERMISSIVE USES, located on COORS BLVD NW, between WESTSIDE DRIVE NW and the CALABACILLAS ARROYO containing approximately 3 acre(s). [REF: 05EPC-00748, 04EPC-01840, 04EPC-01840, 04EPC-01843, 05DRB-00212, 05DRB-00213, 05DRB-00214] [David Stallworth, EPC Case Planner] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REVISE THE UTILITY PLAN FOR PUBLIC WATER/SEWER LINES. REVISE EASEMENTS AND CHECK IF SITE PLAN MATCHES UTILITY PLAN AND PLANNING FOR DAVID STALLWORTHS INITIALS.**

05DRB-01208 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART, ARCHITECT agent(s) for STERLING DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 3 and 4, Tract(s) 6-B BLACK FARMS ESTATES (to be known as **SHOPS @ WESTSIDE DRIVE NW**) zoned SU-1 FOR C-1, located on the northeast corner of COORS BLVD NW and WESTSIDE DRIVE NW and containing approximately 3 acre(s). [REF: DRB-94-495] [David Stallworth, EPC Case Planner] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED PLANNING FOR DAVID STALLWORTHS INITIALS AND 3 COPIES OF THE SITE PLAN.**

05DRB-01175 Major-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, **CAS ADDITION, BLACK RANCH**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO NW containing approximately 6 acre(s). [REF: 04DRB01374, 04DRB01059, 04DRB02060, 04EPC01840, 04EPC01841, 04EPC01843, 03EPC02058, 03EPC02059, 03EPC02060, Z-93-115] [Deferred from 7/27/05] (B-13/B-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE AND CHECK THAT PLAT AND SITE PLAN MATCH AND TO PLANNING TO RECORD.**

9. **Project # 1002944**
05DRB-00706 Minor-SiteDev Plan
Subd/EPC
05DRB-00707 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for LINDA CONTOS & JOHN HEIDRICH request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC., CURB INC. AND THE CITY OF ALBUQUERQUE**, zoned SU-1 FOR MIXED USE C-1 PERMISSIVE, located on UNSER BLVD NW, between MCMAHON DR NW and NIGHT WHISPER RD NW containing approximately 9 acre(s). [REF: Z-97-119,ZA-99-118, DRB-90-423,04EPC-01556] [Elvira Lopez, EPC Case Planner] *(Indef deferred 5/4/05)* (A-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF SITE PLAN.**


05DRB-01214 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for LINDA CONTOS request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS LLC & CURB INC**, (to be known as **NORTH UNSER VET CLINIC**) zoned SU-1 special use zone, located on PINON VERDE DR NW, between WILLOW RD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 05DRB-00706, 05DRB-00707] (A-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 24-FOOT EASEMENT AND PLANNING FOR CROSS-LOT DRAINAGE EASEMENT AND AGIS DXF FILE.**

10. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] *[Deferred from 8/3/05]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

11. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

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

12. **Project # 1003364**
05DRB-01210 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1-A, 1-A-2-A and 1-A-3-A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 4 acre(s). [REF: DRB-96-66, 04EPC-00495, 04EPC-00494] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004338**
05DRB-01186 Minor-Prelim&Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for FRANKLIN GAUER, JR & MARY DAY GAUER request(s) the above action(s) for all or a portion of Tract(s) 1-A & 1-B, **QUARTER HORSE ACRES**, zoned R-1 residential zone, located on SPUR COURT NW, between INTERSTATE 40 and MOUNTAIN ROAD NW containing approximately 1 acre(s). [REF: SP-96-189] (H-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
14. **Project # 1003606**
05DRB-01211 Major-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for Lot(s) 509-26 509-27, 19W, 12B, Row 7, Tract(s) L and B, Town of Atrisco Grant, Unit A, Westland North Subdivision, Sundoro South, Unit 1, Painted Sky, Unit 1 (to be known as **SUNDORO SOUTH UNIT 5**, zoned SU-2 FOR RLT, located on LADERA DRIVE NW, between 94TH STREET NW and 90TH STREET NW containing approximately 23 acre(s). [REF: 04DRB-01693, 01692, 01691, 01690, 01689, 04DRB-01237] [*Deferred from 8/3/05*] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**
15. **Project # 1003749**
05DRB-01185 Major-Final Plat Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of ELENA GALLEGOS GRANT, UNIT 2, ACADEMY SQUARE, TRACT B (to be known as **ANCALA VILLAGE**) zoned O-1 office and institution zone, located on JUAN TABO NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 042HE01594, 05DRB00059] (F-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

16. Project # 1003673
05DRB-01212 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for
MOCK ASSOCIATES request(s) the above action(s) for
all or a portion of Lot(s) 1-P-1, **OAKLAND SOUTH**,
zoned RD 3D/UA, located on OAKLAND AVE NE,
between BARSTOW ST NE and VENTURA STREET
NE [REF: 04DRB01637, 05DRB00029, 05DRB00028]
(C-20) **PRELIMINARY AND FINAL PLAT WAS
APPROVED AND SIGNED OFF BY THE BOARD.**

17. Project # 1003247
05DRB-01217 Minor-Temp Defer
SDWK

QUICK DRAW ENGINEERING agent(s) for MARK
VALENCIA request(s) the above action(s) for Lot(s) 1 &
2, CORONA DEL SOL (to be known as **VALENCIA
SUBDIVISION**, zoned R-2 residential zone
TOWNHOMES, located on ALAMAGORDO ST NW
between COORS BLVD NW AND ST JOSEPH NW,
containing approximately 1 acre(s). [REF: SV-98-52,
DRB-98-18, Z-98-38, V-98-29, S-99-4] [*Listed under
Project #1004347 in error*] (G-11) **INDEFINITELY
DEFERRED ON A NO SHOW. LATER REQUESTED
DEFERRAL TO 8/10/05.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . .

**18. Approval of the Development Review Board Minutes for July 13 and July 20, 2005.
DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 13 AND JULY 20, 2005 WERE
APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 3, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

Adjourned: 11:15 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1001926

05DRB-01125 Major-One Year SIA

TIERRA WEST LLC agent(s) for JD HOME, INC., request(s) the above action(s) for all or a portion of Lots 1 – 34 **MUSTANG MESA**, zoned R-2, located on 72nd PL NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224; 03DRB-01225; 04DRB-01358; 04DRB-1393; 04DRB-01394] (J-10) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1004353**
05DRB-01119 Major-Preliminary Plat Approval
05DRB-01120 Minor-Temp Defer SDWK
- SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] [*Listed under Project #1002962 in error*] [*Deferred from 8/3/05*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**
3. **Project # 1003189**
05DRB-01127 Major-Preliminary Plat Approval
05DRB-01129 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, **TOWN OF ATRISCO GRANT**, zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [*Deferred from 8/3/05*] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**
4. **Project # 1004177**
05DRB-01122 Major-Preliminary Plat Approval
05DRB-01124 Minor-Temp Defer SDWK
05DRB-01123 Minor-Sidewalk Waiver
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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.

5. **Project # 1004315**
05DRB-01121 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW. (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION: AN EXECUTED ENCROACHMENT AGREEMENT IS REQUIRED CONCURRENT WITH FINAL PLAT APPROVAL.**

6. **Project # 1003257**
05DRB-00934 Major-Vacation of
Public Easements
05DRB-00933 Major-Vacation of Pub
Right-of-Way
05DRB-00929 Major-Preliminary Plat
Approval
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer
Sdwk

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [REF:04DRB-00204] [Deferred from 6/29/05 &

7/20/05 & 7/27/05] (A-10) THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: OPEN SPACE ACCEPTS TRACTS F, G, H, I, J, K, N, O AND P. THE EASEMENTS FOR BOTH MCMAHON BLVD AND THE ARROYO CROSSING BE GRANTED PRIOR TO FINAL PLAT APPROVAL. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

7. **Project # 1001275**
05DRB-01207 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for AUTO ZONE, INC request(s) the above action(s) for all or a portion of Lot(s) 4, **LOWES SUBDIVISION**, zoned SU-1 FOR C-2 AND I-P PERMISSIVE, located on COORS BLVD NW, between ALAMEDA BLVD NW and COORS-BY-PASS NW containing approximately 2 acre(s). [REF: 05EPC00749, 01EPC00742, 01EPC00743, 01DRB00160, 01DRB01426, 01DRB01427] [Stephanie Shumsky, EPC Case Planner] (B-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES ON THE LANDSCAPE PLAN.

8. **Project # 1002529**
05DRB-01216 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Lot(s) 1, CAS ADDITION (to be known as **VISTA DEL BOSQUE**) zoned SU-1 FOR O-1 PERMISSIVE USES, located on COORS BLVD NW, between WESTSIDE DRIVE NW and the CALABACILLAS ARROYO containing approximately 3 acre(s). [REF: 05EPC-00748, 04EPC-01840, 04EPC-01840, 04EPC-01843, 05DRB-00212, 05DRB-00213, 05DRB-00214] [**David Stallworth, EPC Case Planner**] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REVISE THE UTILITY PLAN FOR PUBLIC WATER/SEWER LINES. REVISE EASEMENTS AND CHECK IF SITE PLAN MATCHES UTILITY PLAN AND PLANNING FOR DAVID STALLWORTHS INITIALS.**

05DRB-01208 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART, ARCHITECT agent(s) for STERLING DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 3 and 4, Tract(s) 6-B BLACK FARMS ESTATES (to be known as **SHOPS @ WESTSIDE DRIVE NW**) zoned SU-1 FOR C-1, located on the northeast corner of COORS BLVD NW and WESTSIDE DRIVE NW and containing approximately 3 acre(s). [REF: DRB-94-495] [**David Stallworth, EPC Case Planner**] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED PLANNING FOR DAVID STALLWORTHS INITIALS AND 3 COPIES OF THE SITE PLAN.**

05DRB-01175 Major-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, **CAS ADDITION, BLACK RANCH**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO NW containing approximately 6 acre(s). [REF: 04DRB01374, 04DRB01059, 04DRB02060, 04EPC01840, 04EPC01841, 04EPC01843, 03EPC02058, 03EPC02059, 03EPC02060, Z-93-115] [*Deferred from 7/27/05*] (B-13/B-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE AND CHECK THAT PLAT AND SITE PLAN MATCH AND TO PLANNING TO RECORD.**

9. ~~Project # 1002944~~
05DRB-00706 Minor-SiteDev Plan
Subd/EPC
05DRB-00707 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for LINDA CONTOS & JOHN HEIDRICH request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC., CURB INC. AND THE CITY OF ALBUQUERQUE**, zoned SU-1 FOR MIXED USE C-1 PERMISSIVE, located on UNSER BLVD NW, between MCMAHON DR NW and NIGHT WHISPER RD NW containing approximately 9 acre(s). [REF: Z-97-119,ZA-99-118, DRB-90-423,04EPC-01556] [Elvira Lopez, EPC Case Planner] *(Indef deferred 5/4/05)* (A-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF SITE PLAN.**

05DRB-01214 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for LINDA CONTOS request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS LLC & CURB INC,** (to be known as **NORTH UNSER VET CLINIC**) zoned SU-1 special use zone, located on PINON VERDE DR NW, between WILLOW RD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 05DRB-00706, 05DRB-00707] (A-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 24-FOOT EASEMENT AND PLANNING FOR CROSS-LOT DRAINAGE EASEMENT AND AGIS DXF FILE.**

10. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] *[Deferred from 8/3/05]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

11. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

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

12. **Project # 1003364**
05DRB-01210 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1-A, 1-A-2-A and 1-A-3-A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 4 acre(s). [REF: DRB-96-66, 04EPC-00495, 04EPC-00494] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004338**
05DRB-01186 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for FRANKLIN GAUER, JR & MARY DAY GAUER request(s) the above action(s) for all or a portion of Tract(s) 1-A & 1-B, **QUARTER HORSE ACRES**, zoned R-1 residential zone, located on SPUR COURT NW, between INTERSTATE 40 and MOUNTAIN ROAD NW containing approximately 1 acre(s). [REF: SP-96-189] (H-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

14. **Project # 1003606**
05DRB-01211 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for Lot(s) 509-26 509-27, 19W, 12B, Row 7, Tract(s) L and B, Town of Atrisco Grant, Unit A, Westland North Subdivision, Sundoro South, Unit 1, Painted Sky, Unit 1 (to be known as **SUNDORO SOUTH UNIT 5**, zoned SU-2 FOR RLT, located on LADERA DRIVE NW, between 94TH STREET NW and 90TH STREET NW containing approximately 23 acre(s). [REF: 04DRB-01693, 01692, 01691, 01690, 01689, 04DRB-01237] [*Deferred from 8/3/05*] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

15. **Project # 1003749**
05DRB-01185 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of ELENA GALLEGOS GRANT, UNIT 2, ACADEMY SQUARE, TRACT B (to be known as **ANCALA VILLAGE**) zoned O-1 office and institution zone, located on JUAN TABO NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 042HE01594, 05DRB00059] (F-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

16. Project # 1003673
05DRB-01212 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for
MOCK ASSOCIATES request(s) the above action(s) for
all or a portion of Lot(s) 1-P-1, **OAKLAND SOUTH**,
zoned RD 3D/UA, located on OAKLAND AVE NE,
between BARSTOW ST NE and VENTURA STREET
NE [REF: 04DRB01637, 05DRB00029, 05DRB00028]
(C-20) **PRELIMINARY AND FINAL PLAT WAS
APPROVED AND SIGNED OFF BY THE BOARD.**

17. Project # 1003247
05DRB-01217 Minor-Temp Defer
SDWK

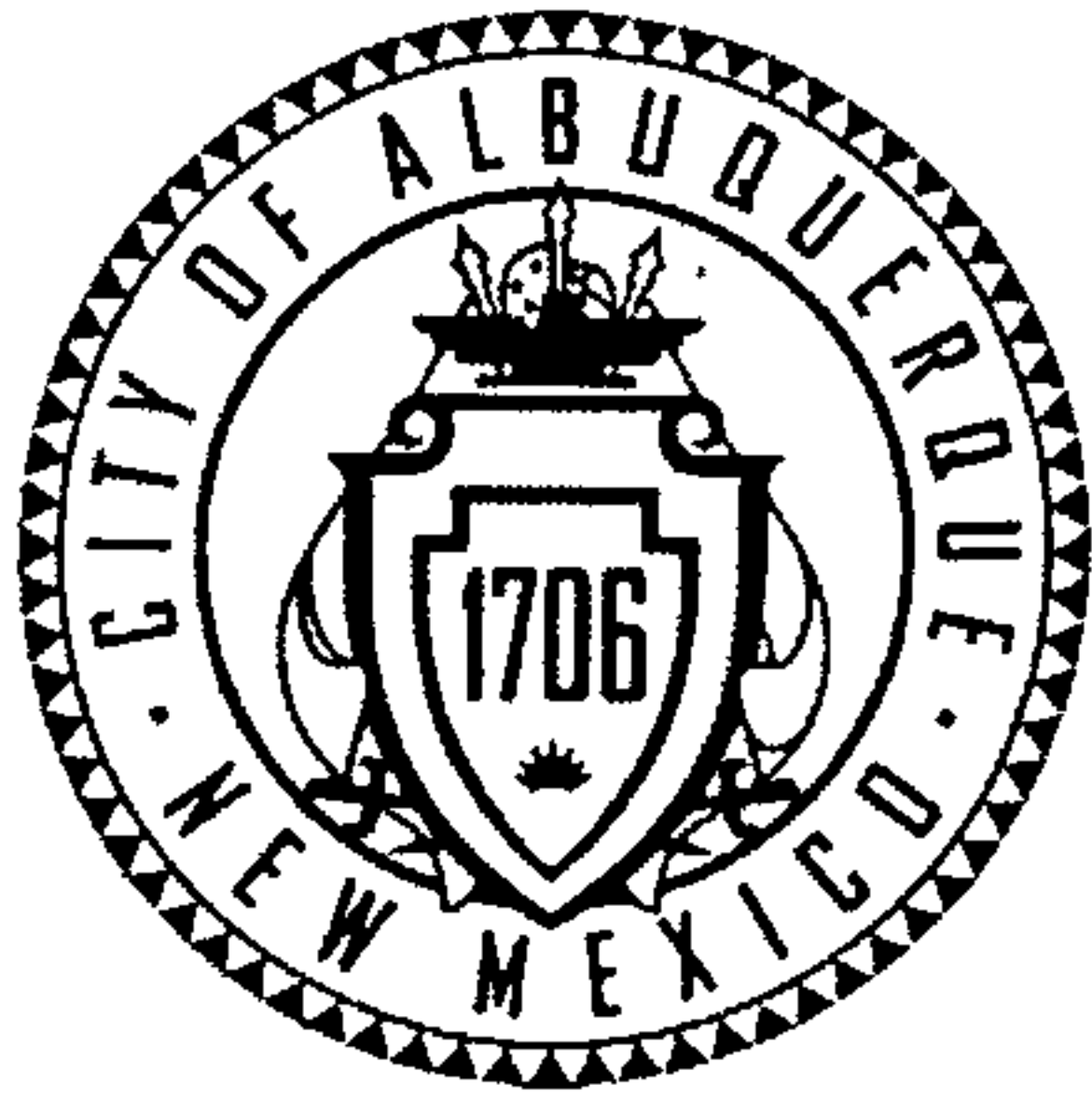
QUICK DRAW ENGINEERING agent(s) for MARK
VALENCIA request(s) the above action(s) for Lot(s) 1 &
2, CORONA DEL SOL (to be known as **VALENCIA
SUBDIVISION**, zoned R-2 residential zone
TOWNHOMES, located on ALAMAGORDO ST NW
between COORS BLVD NW AND ST JOSEPH NW,
containing approximately 1 acre(s). [REF: SV-98-52,
DRB-98-18, Z-98-38, V-98-29, S-99-4] [*Listed under
Project #1004347 in error*] (G-11) **INDEFINITELY
DEFERRED ON A NO SHOW. LATER REQUESTED
DEFERRAL TO 8/10/05.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . .

**18. Approval of the Development Review Board Minutes for July 13 and July 20, 2005.
DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 13 AND JULY 20, 2005 WERE
APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.



City of Albuquerque

Response to 6/3/05
submitted.

Martin Chavez, Mayor
Interoffice Memorandum

June 17, 2005

To: Sheran Matson, DRB Chair, Planning Department
Cc: Claire Senova
From: Elvira Lopez, Planner
Subject: Project 1002944/Site Development Plan for Subdivision (03EPC-01479);
Site Development Plan for Building Permit (04EPC-01556)

General Staff Note: Please note that the site plan for subdivision for the subject request was approved by the EPC on October 16, 2003 (03EPC-01480), but never signed off by the DRB. The submitted site development plan for building permit was approved by the EPC on November 19, 2004 (04EPC 01556). The applicant is currently requesting DRB sign-off of both of these requests.

The applicant has met the EPC conditions of approval for 03EPC-01479 in the following ways:

1. Met.
2. Met.
3. Met.

However, Planning staff will not sign-off on this plan until the following issue is addressed:

Property lines for Tract F-1-A does not match property lines for corresponding EPC approved site plan for building permit (04EPC-01556). The property line is shown to incorporate half of Pinon Verde Drive. Is this what is intended? The property line may need to be adjusted. Please explain and or/correct.

The applicant has met the EPC conditions of approval for 04EPC-01556 in the following ways:

1. Met. Applicant provides memo.
2. Met when 03EPC-01479 is signed off by DRB. The applicant has submitted site development plan for subdivision approved by the EPC on October 16, 2003 (03 EPC-01479). As of this memo, the plan has not been signed off by the DRB yet. Both 03EPC-01479 and 04EPC-01556 should be concurrently signed-off by the DRB.
3. Met.
- 4.a. Met
- 4b. Met
- 5a. Met.
- 6.a. Met
- 6.b. Met.
- 6.c. Met.
- 6.d. Met.
- 7.a. Met
- 7b. Met.
- 8a. Previous DRB submittal met this condition. Revised submittal provides calculations for full build out. Only Phase I calculations need to be shown. If applicant desires, calculations could be shown per phase (I and II). But, ~~if~~ calculations must be disaggregated per phase. If applicant has questions, please call 924-3910 (Elvira Lopez).
- 8.b. Met.
- 8.c. Met.
- 8.c. Met.
- 8.d. Edit statement that says, "Approval of the landscape plan does not constitute or imply compliance with, or exemption from, the C.O.A Landscape and Water Waste Ordinance" to say, "Approval of the landscape plan does not constitute or imply exemption from the C.O.A. landscape and Water Waste Ordinance".
- 8.e. Met
- 9.a. Met.
- 9.b. Met.
10. a. Met

10.b. Met.

11. a. Met.

11.b. Met.

12. Met. SWMD provided signature.

13. DRB staff will verify.

14. This approval will cancel previously approved site plan for building on lot 1 that was approved by Project 1002944/03EPC 01479.

15. Not applicable yet. The applicant will return to the DRB, not the EPC, for approval of the future addition. At this stage, the applicant will provide elevation drawings for the addition and a revised landscape plan showing calculations and provisions at full build-out.

16. City engineer will verify.

Other:

- Landscape Plan: The most recently submitted landscape plan is somewhat different than the previously submitted landscape plan to the DRB (notes, calculations, illustrations). Staff found the following additional deficiencies:
 - Landscape plan does not match up exactly with site plan for building permit (sidewalks; area between public sidewalk and street).
 - Need statement that says, “A maximum of 20% of the required landscape area may be high water use turf”.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
AUGUST 3, 2005
DRB Comments**

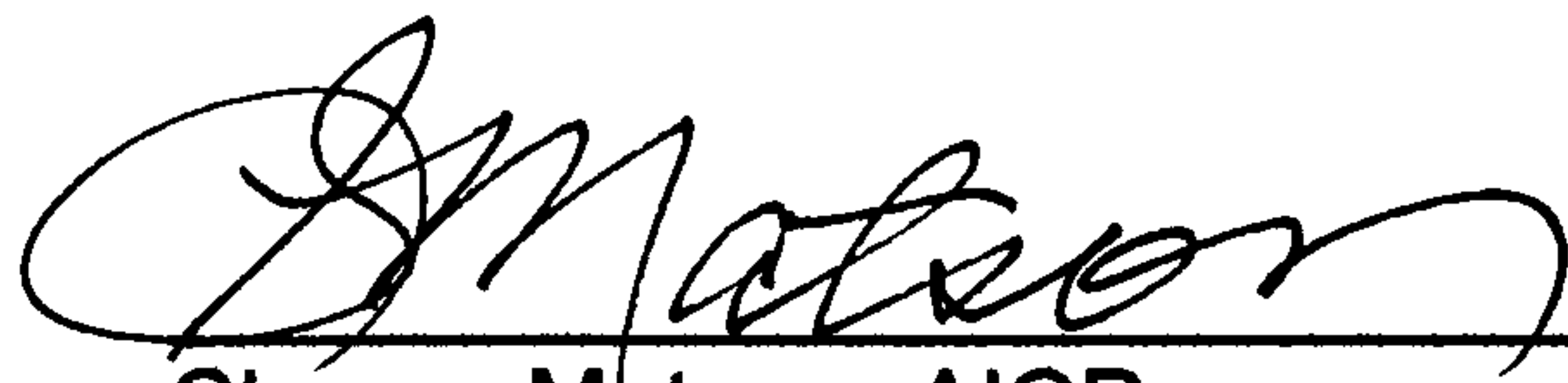
ITEM # 9

PROJECT # 1002944 APPLICATION # 05-01214

RE: Tracts F-1 & F-2, North Unser Vet Clinic/minor plat

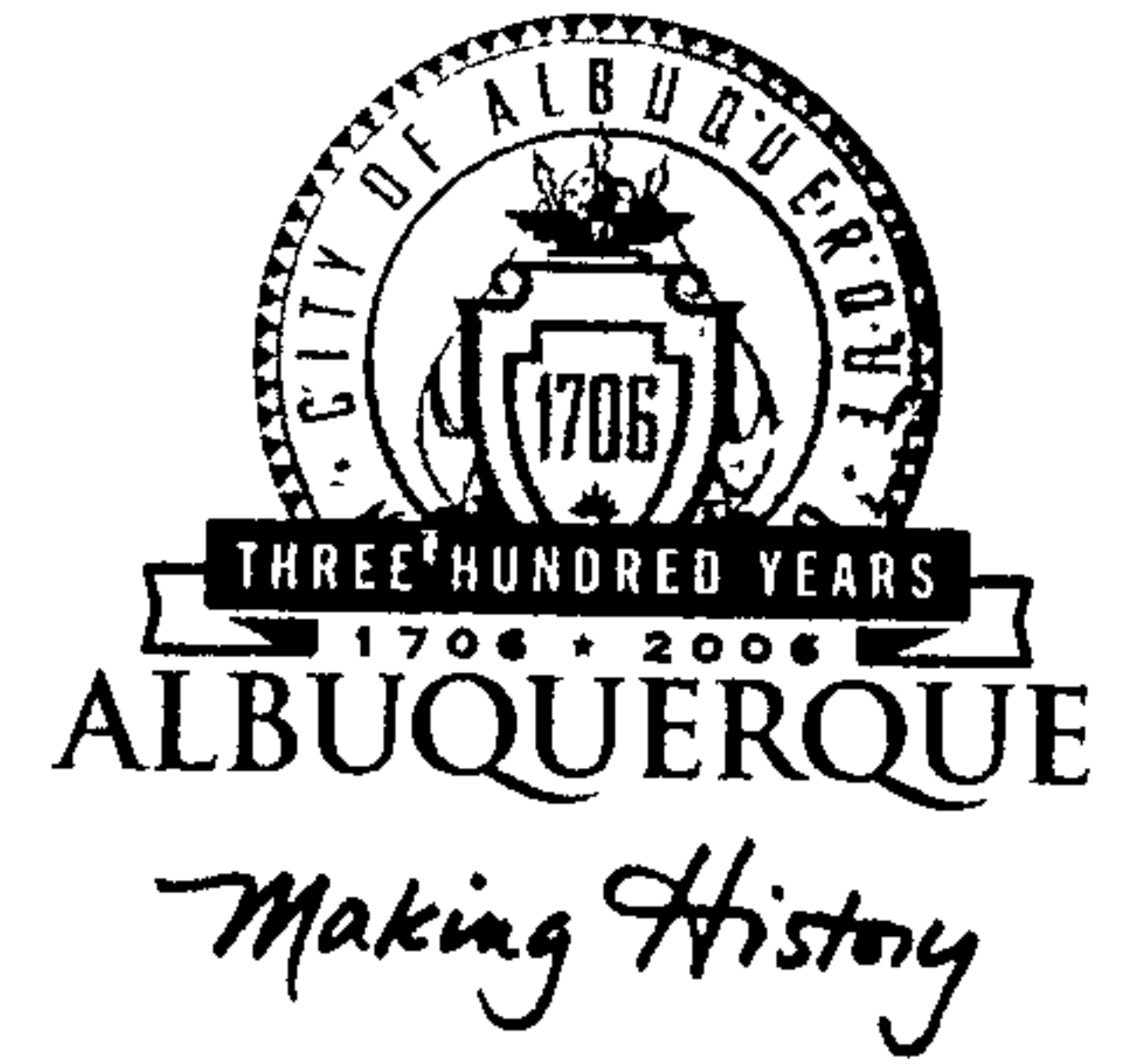
Why is the property line in the middle of the road right of way?

Applicant may file the plat. Please be sure Planning receives a copy of the recorded plat to close the file.



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

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002944

AGENDA ITEM NO: 9

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for BP
Site Plan for Subd

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Minor plat comments.
Infrastructure List comments.
Take delegation for SIA.

Albuquerque

RESOLUTION:

New Mexico 87103 APPROVED ; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

www.cabq.gov

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

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

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

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

FOR: ,

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 3, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 4, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:25 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003813**
05DRB-00590 Major-Preliminary Plat Approval
05DRB-00591 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 24 & 25, Tract(s) B, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**), zoned SU-2/RLT, located on LADERA DR NW, between 98TH ST NW and GAVIN RD NW containing approximately 15 acre(s). [REF: 04DRB01869] (*Deferred from 5/4/05*) (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

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

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

2. ~~Project # 1002944~~
05DRB-00706 Minor-SiteDev Plan
Subd/EPC
05DRB-00707 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for LINDA CONTOS & JOHN HEIDRICH request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC., CURB INC. AND THE CITY OF ALBUQUERQUE**, zoned SU-1 FOR MIXED USE C-1 PERMISSIVE, located on UNSER BLVD NW, between MCMAHON DR NW and NIGHT WHISPER RD NW containing approximately 9 acre(s). [REF: Z-97-119, ZA-99-118, DRB-90-423, 04EPC-01556] ~~[Elvira Lopez, EPC Case Planner], (Indef. deferred 5/4/05) (A-11) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.~~

5/4

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

3. **Project # 1003672**
05DRB-00704 Minor-Prelim&Final Plat
Approval
05DRB-00705 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] (Deferred from 5/4/05) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

4. **Project # 1002858**
05DRB-00699 Minor-Amnd Prelim Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 and I-1, **MESA @ ANDERSON HILLS, UNIT 2**, zoned SU-1, C-1 AND R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 05DRB00488, 05DRB01744, 04DRB01683] (P-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE**

**AMENDED INFRASTRUCTURE LIST DATED 5/4/05
WAS APPROVED. THIS AMENDMENT DOES NOT
EXTEND THE EXPIRATION DATE OF THE ALREADY
APPROVED PRELIMINARY PLAT.**

- 5. Project # 1003080**
05DRB-00701 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE**, zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 6 acre(s). [REF:04DRB-00591, 03EPC-01851] (*Deferred from 5/4/05*) (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

- 6. Project # 1003522**
05DRB-00703 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 89 & 6, Tract(s) B2, **SYDNEY PLACE**, zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB01002, 04DRB01725, 04DRB01726, 04DRB01727, 04DRB01728] (G-13) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

- 7. Project # 1003975**
05DRB-00698 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION, (to be known as **ZUNI TOWNHOMES**) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-78-377, Z-72,

05DRB00301] (Deferred from 5/4/05) (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

8. **Project # 1003273**
05DRB-00671 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A thru 13A, **VISTA SUBDIVISION**, zoned C-2, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3,V-85-44, 04DRB00279, 04DRB00338, 04ZHE01933, 05ZHE00383] (Deferred from 5/4/05) (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

9. **Project # 1003687**
05DRB-00697 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, **WESTERN RIDGE, UNIT 1**, zoned R-LT, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 29 acre(s). [REF: 04DRB01461, 04DRB01510, 04DRB01511, 04DRB01512 04DRB01513] (B-8) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

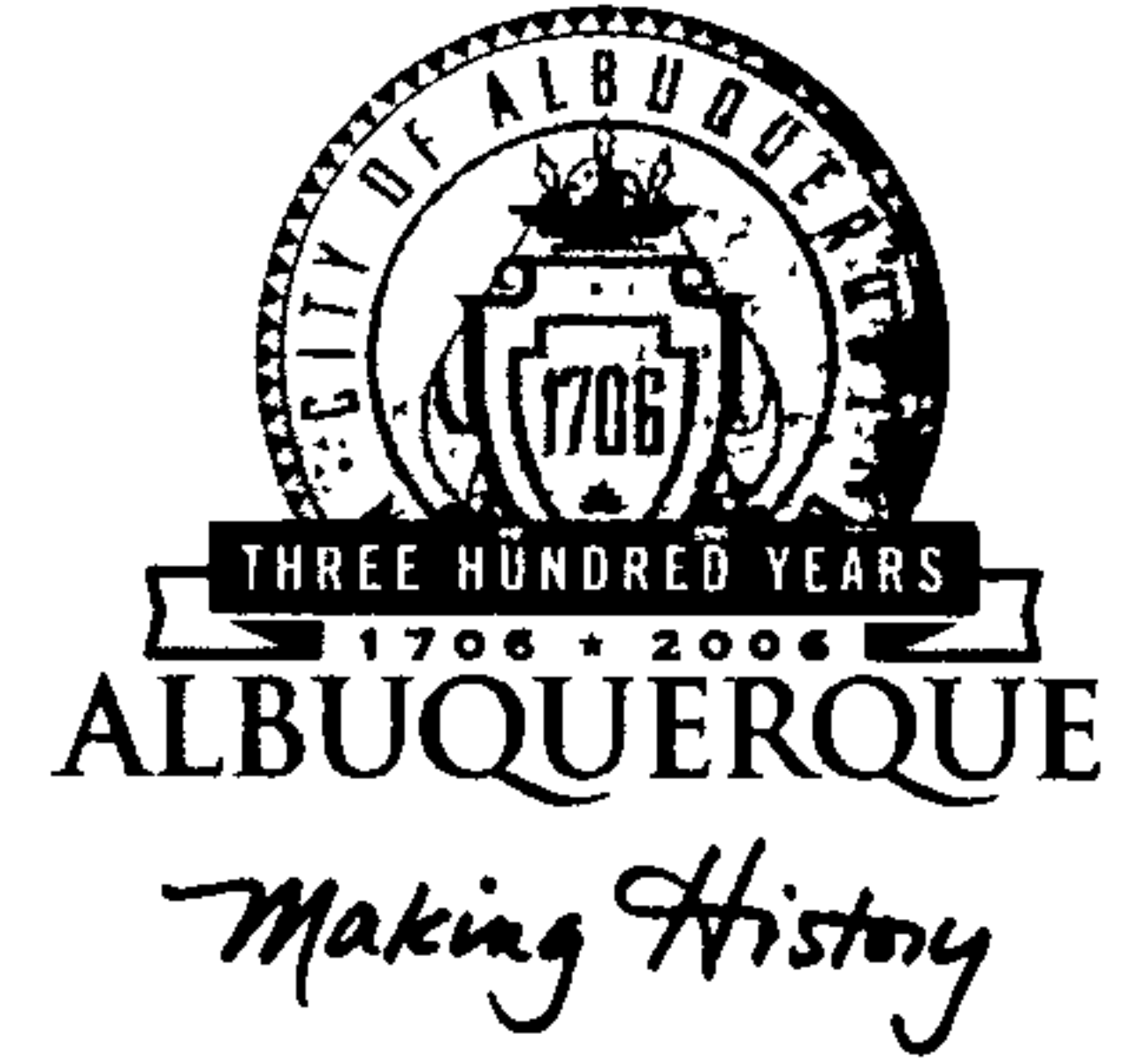
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLATS THIS WEEK . . .

10. Approval of the Development Review Board Minutes for April 20, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 4/20/05 WERE APPROVED.**

ADJOURNED: 10:25 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002944

AGENDA ITEM NO: 2

SUBJECT:

Site Plan for Subd
Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved conceptual grading and drainage plan is required for Site Plan approval.
A concurrent platting action is required.
An approved infrastructure list is required for Preliminary Plat/Site Plan approval.

New Mexico 87103

RESOLUTION:

indf

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

www.cabq.gov

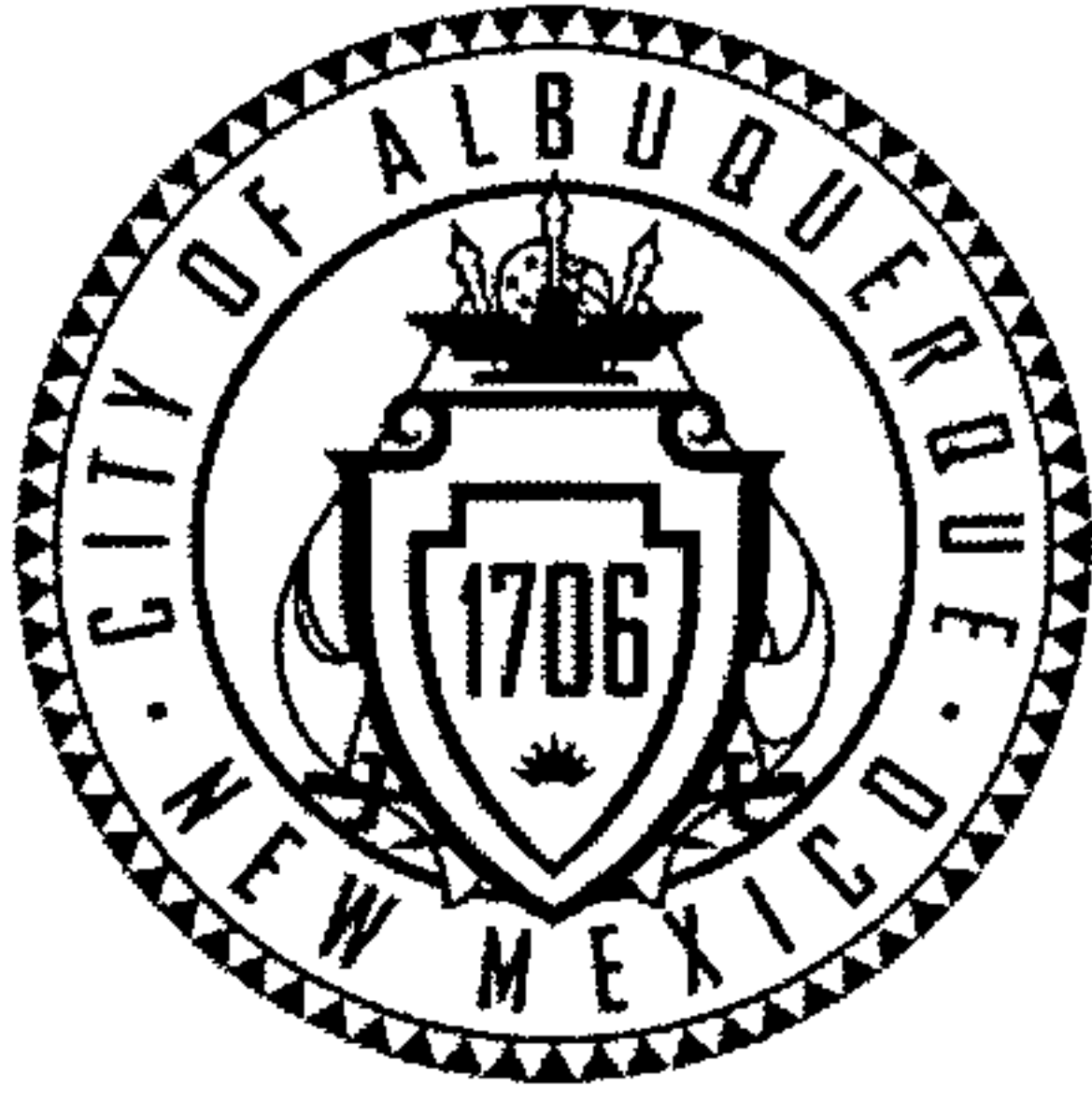
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 4, 2005



City of Albuquerque

#2

1002944

Martin Chavez, Mayor

Interoffice Memorandum

May 3, 2005

To: Sheran Matson, DRB Chair, Planning Department
Cc: Claire Senova
From: Elvira Lopez, Planner
Subject: Project 1002944

The applicant has met the EPC conditions of approval in the following ways:

1. Met. Applicant provides memo.

2. Not met. Applicant provides no response. Prior to approval of the subject request, the applicant must obtain DRB approval of Project 1002944/03EPC 01479, a site development plan for subdivision that includes the subject site. There is no indication that this project has been approved by the DRB. Applicant should provide the EPC approved site plan for subdivision (Project 1002944/03EPC 01479) with a signature block for DRB approval. Also, applicant must provide a memo stating how all conditions of approval for Project 1002944/03EPC 01479 have been met.

3. Met.

4.a. met

4.b. Staff cannot verify. Applicant should explain how the redesign of walls meets Section 14-16-3-19, General Height and design Regulations for Walls, Fences and Retaining Walls, of the Zoning Code.

5a. Met.

6.a. Met

6.b. Met.

6.c. Met.

6.d. Met.

*Actually
Ok*

7.a. Met

7b. Not met. Using data from the mature spread of plants (approximate diameter of a plant) and the total plant bed area, applicant must verify that 75% of such a bed has live plant coverage (trees do not count as live plant coverage). Please calculate and indicate to staff that this is met. If not met, provide 75% of live plant coverage in beds.

8a. Met.

8.b. Met.

8.c. Met.

8.c. Met.

8.d. Not met. The statement, "Approval of the landscape plan does not constitute or imply compliance with or exemption from C.O.A. Landscape and Water Waste Ordinance" still remains on the plan. Reword this note to state that the landscaping plan shall comply with C.O.A. ~~Landscape and Water Waste Ordinance~~.

8.e. Not met. Applicant provides one Golden Raintree along internal street. Most golden Raintrees are placed within the future phase area. Golden Raintrees and Chinese Pistache must be placed along the internal streets. Please amend, justify or explain.

9.a. Met.

9.b. Met.

10. a. Met. But, staff notes that some of the elevation note arrows point to the wrong thing (wall instead of door, for instance). Correct so that arrows connect note to actual architectural feature.

10.b. Met.

11. a. Met.

11.b. Met.

12. Met. SWMD provided signature.

13. DRB staff will verify.

14. This approval will cancel previously approved site plan for building on lot 1 that was approved by Project 1002944/03EPC 01479.

15. Not applicable yet.

16. City engineer will verify.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: P.O. Box 9000 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: H & C Real Estate, LLC PHONE: 792-3700
 ADDRESS: 5747 Calle Perro NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: North Unser Vet Clinic - 1 year SIA extension for Unser Blvd improvements

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

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

Lot or Tract No. F.1.A & F.1.B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Lands of Zolin/Kuntan, Tres Esquinas, LLC & Curb, Inc.
 Existing Zoning: SU-1 MIXED USES Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): A-11 UPC Code: 101106635042110514/10116633741116515

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1002944
09DRB-70056

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): 1.8859
 LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd.
 Between: McMahon NW and Night Whisperer NW

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

SIGNATURE John Mackenzie DATE 2.8.10
 (Print) John M. Mackenzie, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>10 DRB - 70050</u>	<u>SIA</u>	<u>5(3)</u>	<u>\$ 50.00</u>
_____	<u>ADU</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>03/10/10</u>			Total <u>\$145.00</u>

Sandy Hendley 02/11/10
 Planner signature / date

Project # 1002944

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

 John M. Mackenzie PE
 Applicant name (print)

 John Mackenzie 2-8-10
 Applicant signature / date



Form revised October 2007

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

 Planner signature / date
 Project # 1002944

**
**
**

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

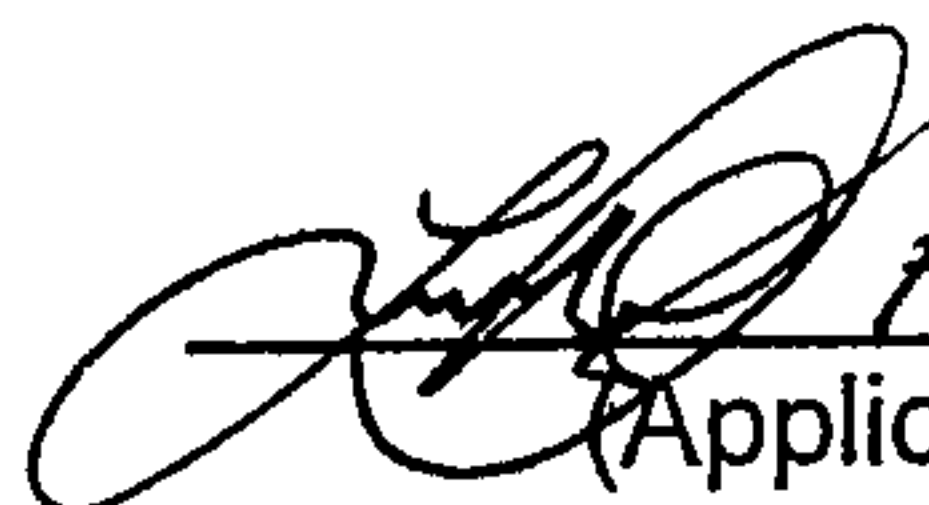
4. TIME

Signs must be posted from FEB. 23, 2010 To MARCH 10, 2010

5. REMOVAL

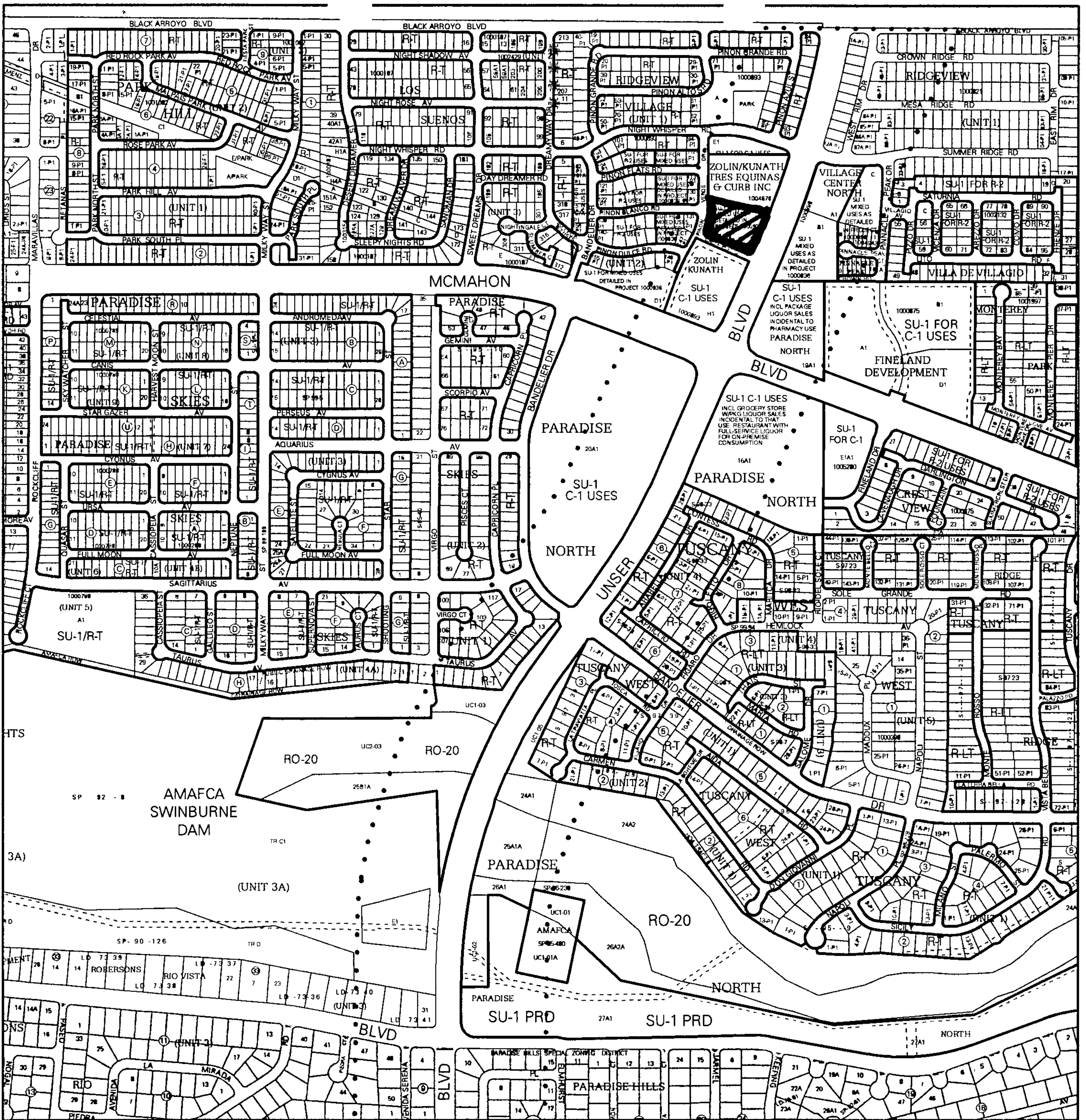
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

 FOR JOHN MACKENZIE 2/11/10
(Date)
(Applicant or Agent)

I issued 2 signs for this application, 02/11/10 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002944



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

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-11-Z

Selected Symbols

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

0 750 1500 Feet



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

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

February 8, 2010

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

Re: North Unser Vet Clinic - 1002944

Dear Mr. Cloud:

On behalf of our client, H & C Real Estate, LLC, we are submitting the following DRB application package requesting a 1-year extension of the SIA for the Unser Blvd. improvements.

The project's construction plans have been approved and a contractor has been selected to perform the work. However, a contract has not yet been agreed executed. Finishing contract negotiations and then obtaining a work order will take another 30-45 days. Construction is expected to take approximately 90 days as will the final project close out. We are requesting a one-year extension of the SIA.

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

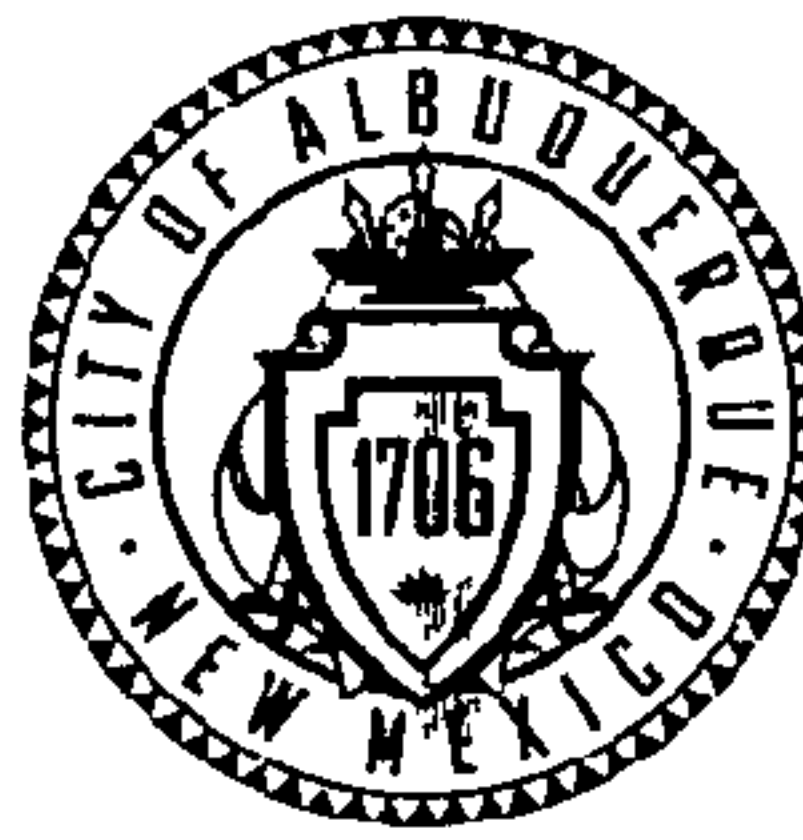
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, PE
President

JMM/sr

Attachments



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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

February 8, 2010

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

This letter will serve to notify you that on **February 8, 2010:**

Contact Name: SUSAN RASINSKI
Company or Agency: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACTS F-1-A AND F-1-B, LANDS OF ZOLIN/KUNATH, TRES QUINAS, LLC AND CURB, INC., LOCATED ON UNSER BOULEVARD NW BETWEEN McMAHON BOULEVARD NW AND NIGHT WHISPER ROAD NW** zone map **A-11**.

Our records indicate that as of February 8, 2010, there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT



EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 11, 2009

Project# 1002944
09DRB-70056 MAJOR – 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC**, zoned SU-1/ MIXED USES, located on the west side of UNSER BLVD NW between MCMAHON BLVD NW and NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11)

At the March 11, 2009 Development Review Board meeting, a 2 year extension of the Subdivision Improvements Agreement for the Calle Pero Addition was approved, and a one year extension of the Subdivision Improvements Agreement for the Unser Improvements was approved.

If you wish to appeal this decision, you must do so by March 26, 2009, in the manner described below.

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: H & C Real Estate, LLC – 8414 4th St. NW – Albuquerque, NM 87114
Marilyn Maldonado
File



EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 5, 2008

1. **Project# 1002944**
08DRB-70063 - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC**, zoned SU-1 FOR MIXED USES DETAILED IN PROJECT# 1000936, located on the west side of UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11)

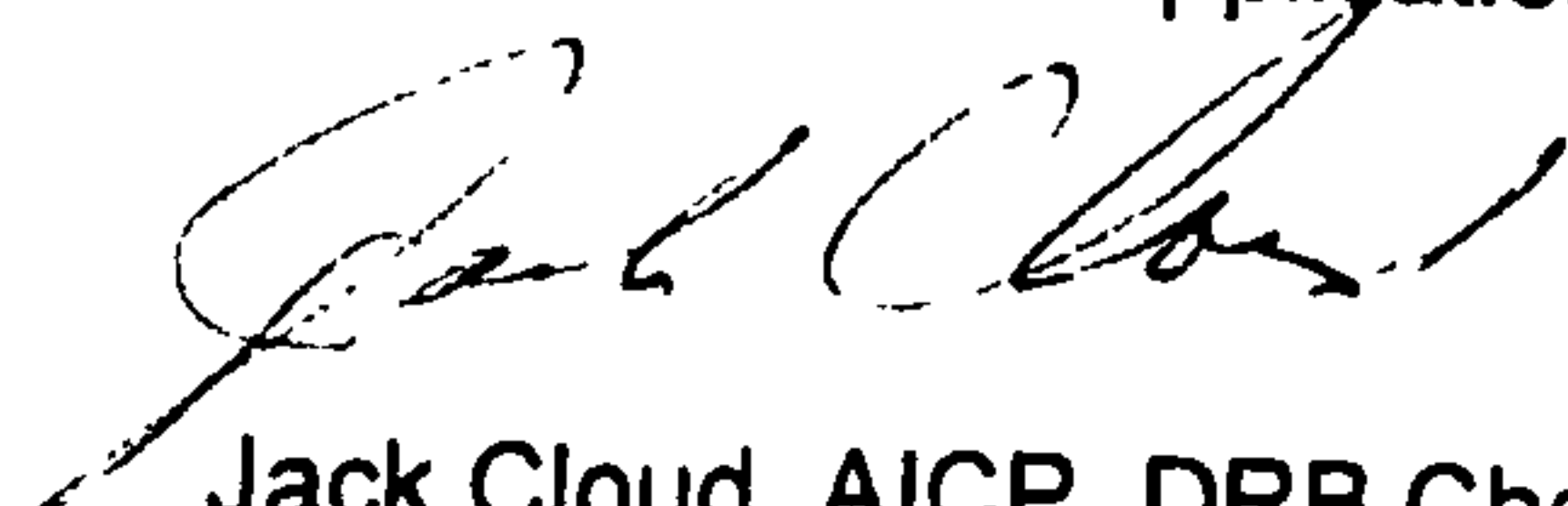
At the March 5, 2008 Development Review Board meeting, the one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 20, 2008 in the manner described below.

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

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

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


Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: H&C Real Estate LLC – 8414 4th Street NW – Albuquerque, NM 87114

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Date Preliminary Plat Approved: N/A
Date Preliminary Plat Expires: N/A
DRB Project No.: 1202394A
DRB Application No.: 05DRB-02
2-8-06

Abrahn Unser Vet Clinic

PROPOSED NAME OF ~~PROJECT~~ SITE DEVELOPMENT PLAN

Tracts F-1 & F-2 Lands of Zolyn Kenneth, Tres Esquinas, LLC, and Corb Inc. City of Albuquerque

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. 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 and subject to 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
B-1	777281		6' Sidewalk East Side	Pinon Verde	Calle Perro	Willow Rd. N R			
B-1	777281		Res. Punt. Corb + Gutter N Side	Calle Perro	Pinon Verde	Unser			
			6' Sidewalk N Side	Pinon Verde	Pinon Verde	Unser			
			Res. Punt. Corb + Gutter N Side	Willow Rd	West R / Tract F-1 & F-2	Unser			
			6' Sidewalk N Side	Pinon Verde	Pinon Verde	Unser			
B-2			Face Analogical Punt. Corb + Gutter	Unser	Calle Perro	Willow Rd N R			
			Face 10' Asphalt Bike Path W. Side	(Deferred)	Pinon Verde	Unser			
			8" Public Water Line	NMUT	Calle Perro	Willow Rd			
			8" Public Sewer Line	NMUT	Calle Perro	Willow Rd			
			* Temp. Retaining Pond	Frank	Pinon Verde	Tract F-1-A			
			Willow Rd	Frank	Pinon Verde	Tract F-1-A			

Sequence #	Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City-Cnsl Engineer

1 ~~* Not to be financially guaranteed~~

NOTES

2 Landscape Maintenance Agreement w/ the City of Albuquerque Required.

3

AGENT / OWNER

Philip Robinson

NAME (print)

Charles Vigil Architects

FIRM

7128105

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 8/3/05

TRANSPORTATION DEVELOPMENT - date 8-3-05

UTILITY DEVELOPMENT - date 8/3/05

CITY ENGINEER - date 8/3/05

PARKS & GENERAL SERVICES - date 8/3/05

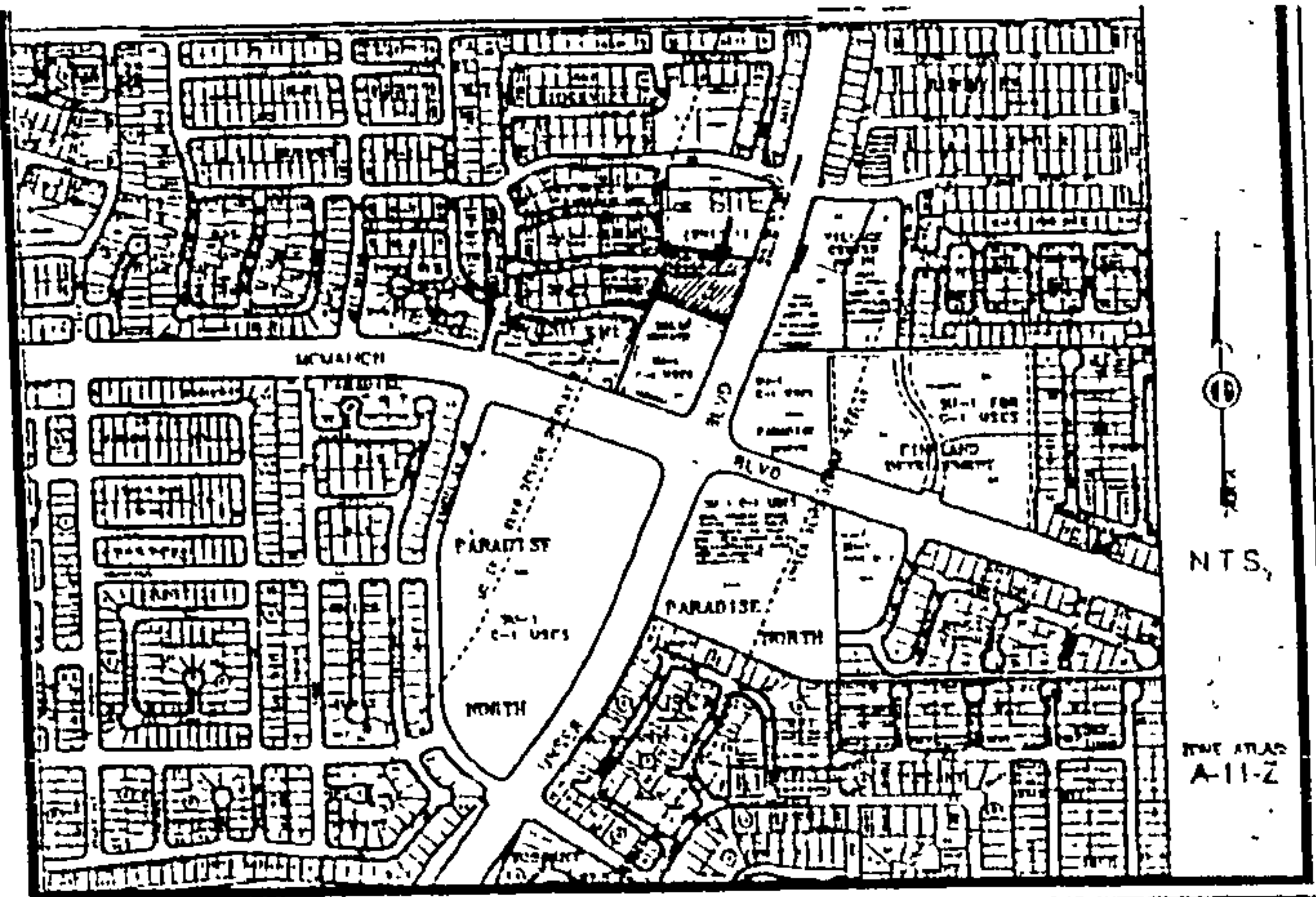
AMAFCA - date 5-9-05

AGENT OWNER

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT OWNER
1	2/8/06			



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS CENTRAL ZONE NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENT SANDBERN, AS SHOWN HEREON
3. DISTANCES ARE GROUND DISTANCES
4. PLAT SHOWS ALL EASEMENTS OF RECORD
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF ZOLIN / KUNATH, TRES ESQUINAS, LLC AND CURB, INC., FILED IN BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 18 2001 IN BOOK 2001C, PAGE 261.
6. GROSS AREA 1.8859 ACRES
7. NUMBER OF EXISTING TRACTS 2
8. NUMBER OF TRACTS CREATED 2
9. THE 24' PRIVATE ACCESS EASEMENT AND THE 25' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT ARE FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACT F-1-A AND TRACT F-1-B AND ARE TO BE MAINTAINED BY SAID OWNERS
10. TRACTS F-1-A AND F-1-B ARE SUBJECT TO PRIVATE CROSS LOT DRAINAGE SAID DRAINAGE IS TO BE MAINTAINED BY SAID OWNERS

LEGAL DESCRIPTION

TRACT F-1 AND TRACT F-2 OF THE BULK LAND PLAT, LANDS OF ZOLIN / KUNATH, TRES ESQUINAS, LLC AND CURB, INC., AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 18 2001 IN BOOK 2001C PAGE 261

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND UNDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AND (TO) HEREBY DEDICATE ADDITIONAL STREET RIGHT OF WAY TO THE CITY OF ALBUQUERQUE WITH WARRANTY COVENANTS AS SHOWN HEREON

OWNER(S) SIGNATURE Linda M. Contos DATE July 6, 2005
 OWNER(S) PRINT NAME LINDA M. CONTOS
 ADDRESS 8414 FOURTH ST. NW ALBUQUERQUE, NM 87114 TRACT
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF JULY, 2005
 BY LINDA M. CONTOS
 MY COMMISSION EXPIRES 10/01/05
Sarah Amato
 NOTARY PUBLIC



TRACTS F-1-A & F-1-B
 LANDS OF ZOLIN/KUNATH, TRES
 ESQUINAS, LLC AND CURB, INC.
 PROJECTED SECTION 2, T. 11 N., R. 2 E., N.M.P.M.
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2005
 SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE TWO (2) EXISTING TRACTS INTO TWO (2) NEW TRACTS AND TO GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY AS SHOWN

CITY APPROVALS PROJECT NO. 1002944 APPLICATION NO. 0502LB 01214

<u>[Signature]</u>	<u>7/7/05</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>8-29-05</u>
TRAFFIC ENGINEERING	DATE
<u>Christina Sandoval</u>	<u>8/3/05</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>Roger L. [Signature]</u>	<u>8-3-05</u>
WATER UTILITIES DEVELOPMENT	DATE
<u>Bradley L. [Signature]</u>	<u>8/3/05</u>
AMAFCA	DATE
<u>[Signature]</u>	<u>8/3/05</u>
CITY ENGINEER	DATE
<u>[Signature]</u>	<u>8/29/05</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

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

Gary E. Gritsko JUNE 6, 2005
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, #666



SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 998-0303
 FAX (505) 998-0306
 T11N R2E SEC. 2

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 LFC# 101106635043110514 / 1011066357-1110-515
 PROPERTY OWNER OF RECORD
LLC REAL ESTATE LLC
 BERNALILLO COUNTY TREASURERS OFFICE
[Signature] 8/30/05

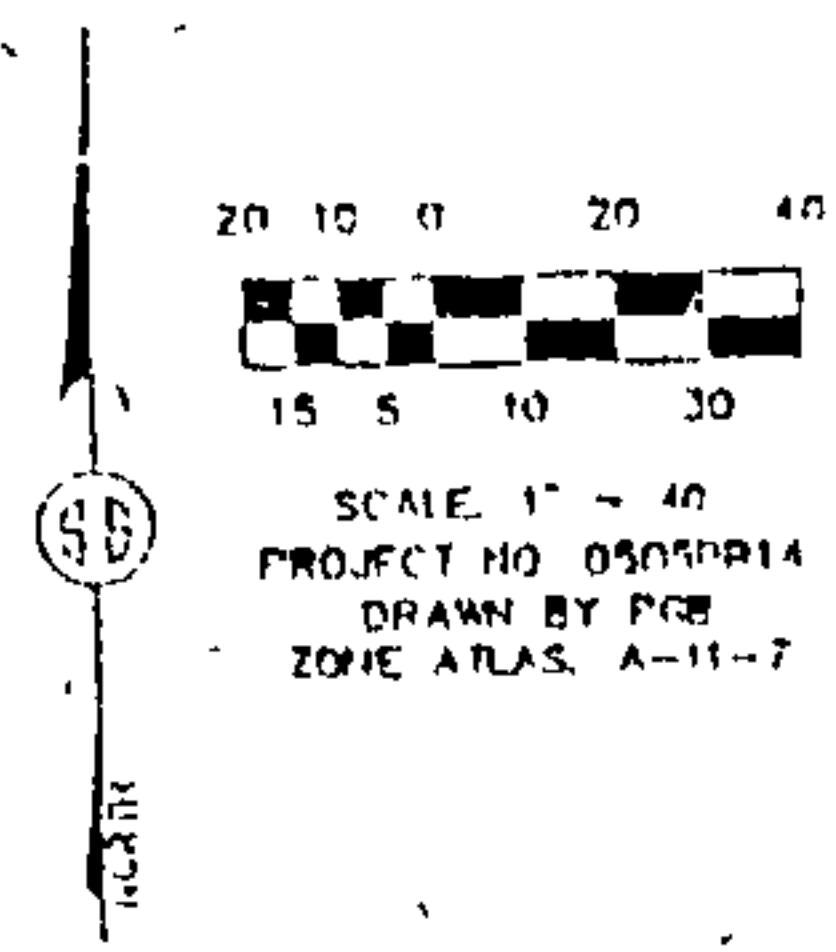


PLAT OF
 TRACTS F-1-A & F-1-B
 LANDS OF ZOLIN/KUNATH, TRES
 ESQUINAS, LLC AND CURB, INC.
 PROJECTED SECTION 2, T. 11 N., R. 2 E., N.M.P.M.
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2005
 SHEET 2 OF 2

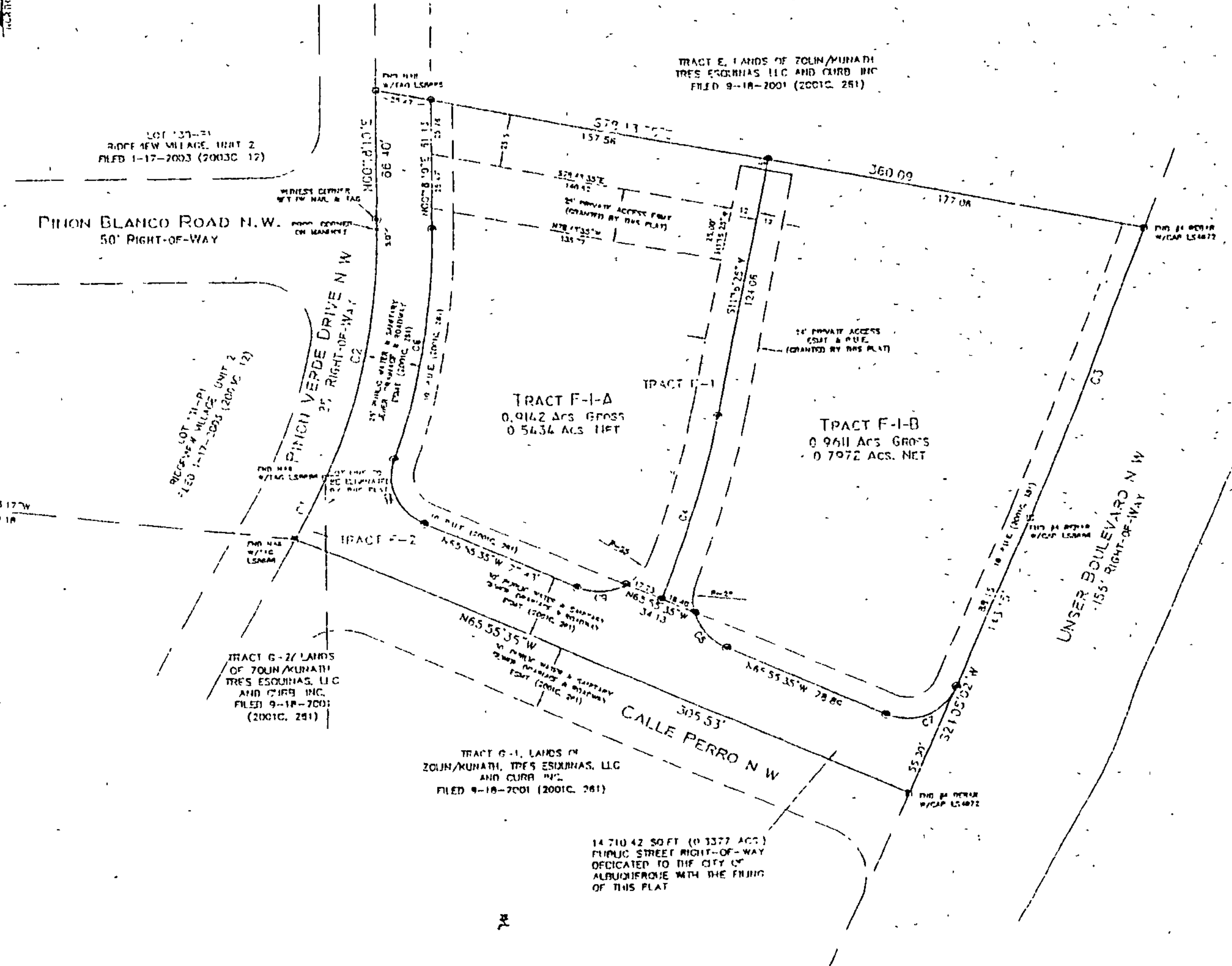
CURVE	CURVE TABLE				CHORD BEARING	CHORD LENGTH
	RADIUS	LENGTH	DELTA	CHORD BEARING		
C1	334.90	32.53	5°33'52"	N26°03'50"E	33.51	
C2	309.38	122.52	33°22'10"	N11°25'00"E	121.67	
C3	5651.58	148.78	1°20'20"	N21°29'24"E	148.78	
C4	473.09	92.45	11°11'50"	S16°53'20"W	92.45	
C5	25.00	37.30	30°43'10"	N73°11'00"E	37.30	
C6	325.38	112.42	19°48'18"	N08°39'25"E	111.91	
C7	25.00	39.22	99°59'23"	S68°04'43"W	39.26	
C8	25.00	23.18	33°07'44"	N39°21'41"E	22.26	
C9	25.00	23.18	53°07'40"	S87°30'51"W	22.36	

MONUMENT LEGEND

- - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO L5866" UNLESS OTHERWISE NOTED



STATION RANDOM
 X = 281 854.29
 Y = 1 534 209.29
 ORIENT TO GRID = 0.9888078
 DELTA ALPHA = -00 18.00
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1983



2017777781
 1670055

2005125539
 Page: 2 of 2
 2/28/2005 04:50
 49-24656 Pg. 231

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO
 87102
 PHONE (505) 998-0303
 FAX: (505) 998-0306
T11N R2E SEC. 2

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/05/2008 Issued By: PLNSDH

Permit Number: 2008 070 063 **Category Code** 910

Application Number: 08DRB-70063, Major - 2yr Subd Imp Agmt Ext (2yr SIA);

Address:

Location Description: UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND NIGHT WHISPER RD NW

Project Number: 1002944

Applicant

H & C Real Estate Llc

8414 4th St Nw
Albuquerque NM 87114
897-8200

Agent / Contact

Mark Goodwin And -Associates Pa

Mark Goodwin

P.O. Box 90806

Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

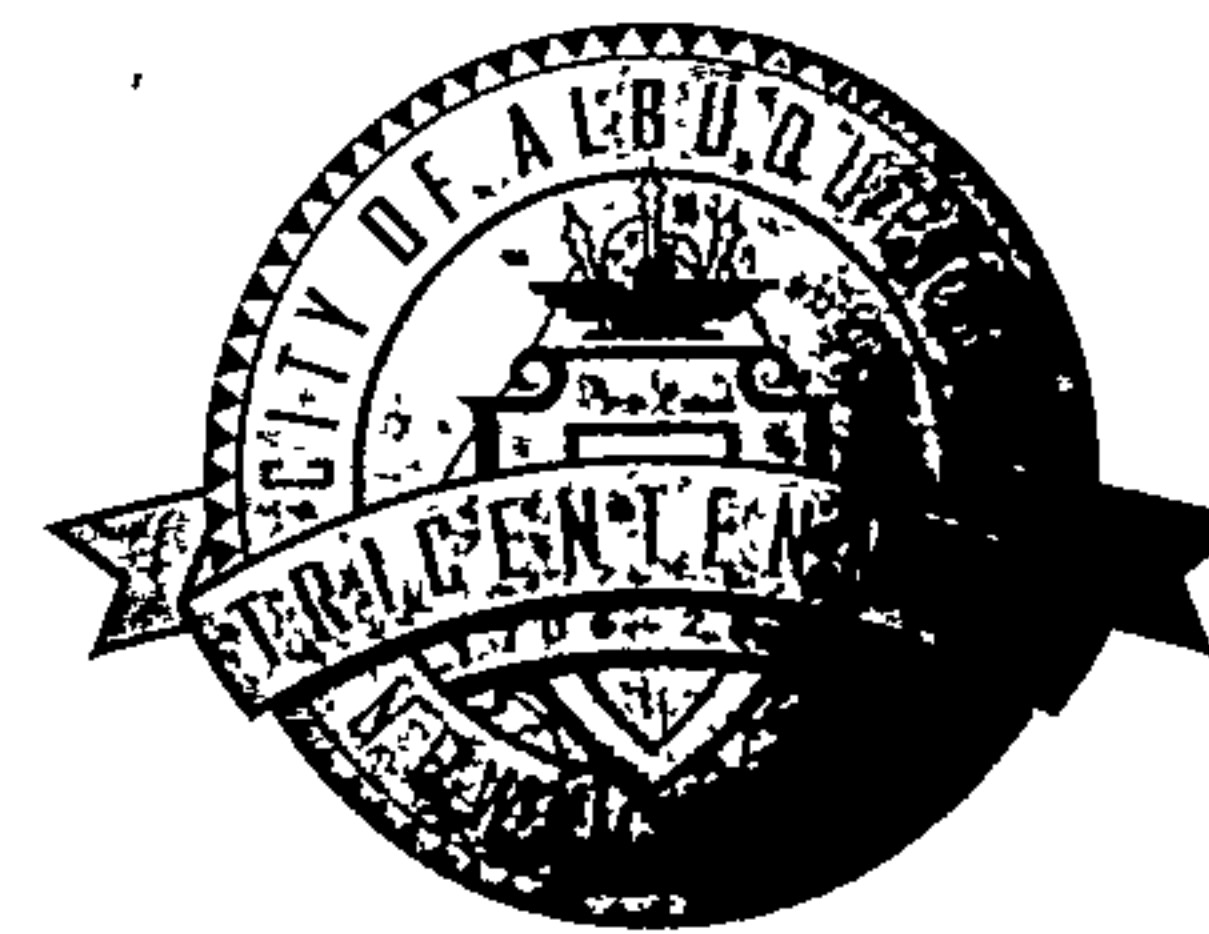
441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$145.00

City Of Albuquerque
Treasury Division

275/2008 10:07AM LUC: ANNX
WS# 007 TRANS# 0012
RECEIPT# 00093697-00093697
PERMIT# 2008070063 TRSMSP
Trans Amt \$145.00
APN-Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CK \$145.00
CHANGE \$0.00

Thank You

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002944

AGENDA ITEM NO: 1

SUBJECT:

SIA Extension

ACTION REQUESTED:

REV/CMT:0 APP:0 SIGN-OFF:0 EXTN:(x) AMEND:0

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

New Mexico 87103

RESOLUTION: 195

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

www.cabq.gov

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

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

FOR:

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

DATE: March 5, 2008

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

02/10/2009 Issued By: E08375

Permit Number: 2009 070 056 **Category Code 910**

Application Number: 09DRB-70056, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: UNSER BLVD NW BETWEEN MCMAHON BLVD AND NIGHT WHISPER RD NW

Project Number: 1002944

Applicant

H & C Real Estate, Llc

8414 4th St Nw
Albuquerque NM 87114
897-8200

Agent / Contact

Mark Goodwin And Associates Pa

Mark Goodwin

P.O. Box 90806

Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$145.00

City Of Albuquerque
Treasury Division

2/10/2009 10:47AM LOC: ANNX
WS# 007 TRANS# 0003
RECEIPT# 00110543-00110543
PERMITH 2009070056 TRSLJS
Trans Amt \$145.00
AFN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CK \$145.00
CHANGE \$0.00

Thank You



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): MARK GOODWIN & ASSOCIATES, PA PHONE: 828-2200
 ADDRESS: P.O. BOX 90606 FAX: 977-9539
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: john@goodwinengineers.com
 APPLICANT: HEC REAL ESTATE, LLC PHONE: 897-8200
 ADDRESS: 8414 4TH ST. NW FAX: 897-3757
 CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: NORTH UNSER VET CLINIC - 2 YEAR EXTENSION OF SIA

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

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

Lot or Tract No. TRACTS FIA & FIB Block: _____ Unit: _____
 Subdiv/Addn/TBKA: LANDS OF ZOLU/KUNTAH, TRES EQUINAS, LLC & CURB, INC.
 Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No _____
 Zone Atlas page(s): A-11 UPC Code: 101106635042110514/10110663374110515

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1002944
05DRB-01214

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2TR No. of proposed lots: 2TR Total area of site (acres): 1.8859
 LOCATION OF PROPERTY BY STREETS: On or Near: UNSER BLD NW
 Between: MCMATHON BLD NW and NIGHT WHISPER RD NW

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

SIGNATURE John Mackenzie DATE 2.6.09
 (Print) JOHN M. MACKENZIE, PE Applicant: Agent

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>04DRB - 70056</u>	<u>SIA</u>	_____	<u>\$ 50.00</u>
_____	<u>ADY</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	<u>\$ _____</u>
_____	_____	_____	<u>\$ _____</u>
Hearing date <u>March 11, 2009</u>			Total <u>\$ 145.00</u>

[Signature] 2-10-09
 Planner signature / date

Project # 1002944

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

JOHN M. MACKENZIE, PE
Applicant name (print)
John Mackenzie 2.6.09
Applicant signature / date



Form revised October 2007

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

Application case numbers
09DRB - _____ - 70056
_____-_____-_____
_____-_____-_____

[Signature] 2.10.09
Planner signature / date
Project # 1002944

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from February 24, 2009 To March 11, 2009

5. REMOVAL

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

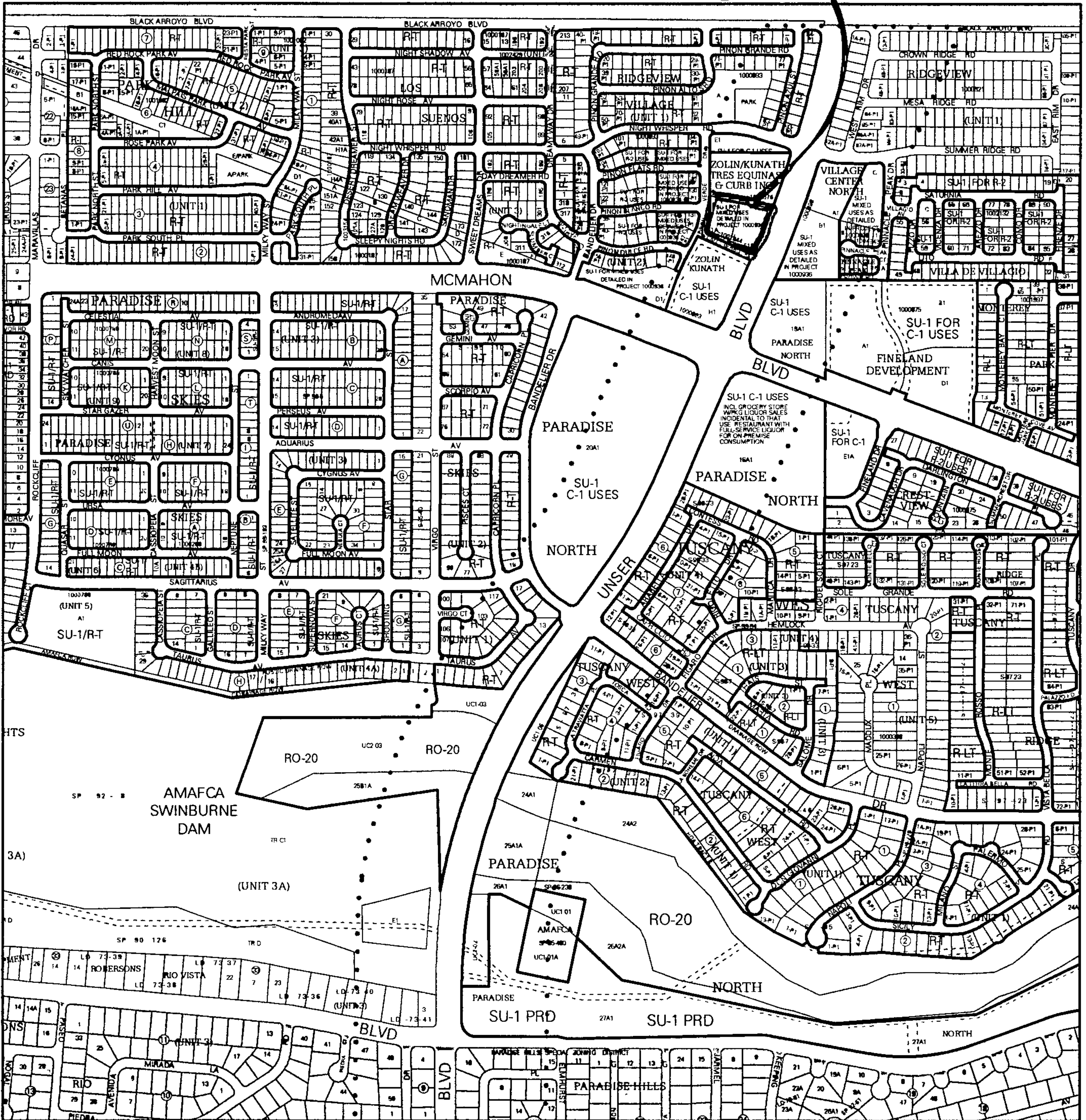
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] For John MacKenzie 2/10/09
(Applicant or Agent) (Date)

I issued 3 signs for this application, 2-10-09 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002944

SI



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

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-11-Z

Selected Symbols

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

0 750 1,500 Feet



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

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

February 6, 2009

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

Re: North Unser Veterinary Clinic (DRB 777281)

Dear Mr. Cloud:

On behalf of our client, H & C Real Estate, LLC, and the requirements of the DPM we are submitting the following DRB application package requesting a 2-year extension of the SIA.

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

Sincerely,

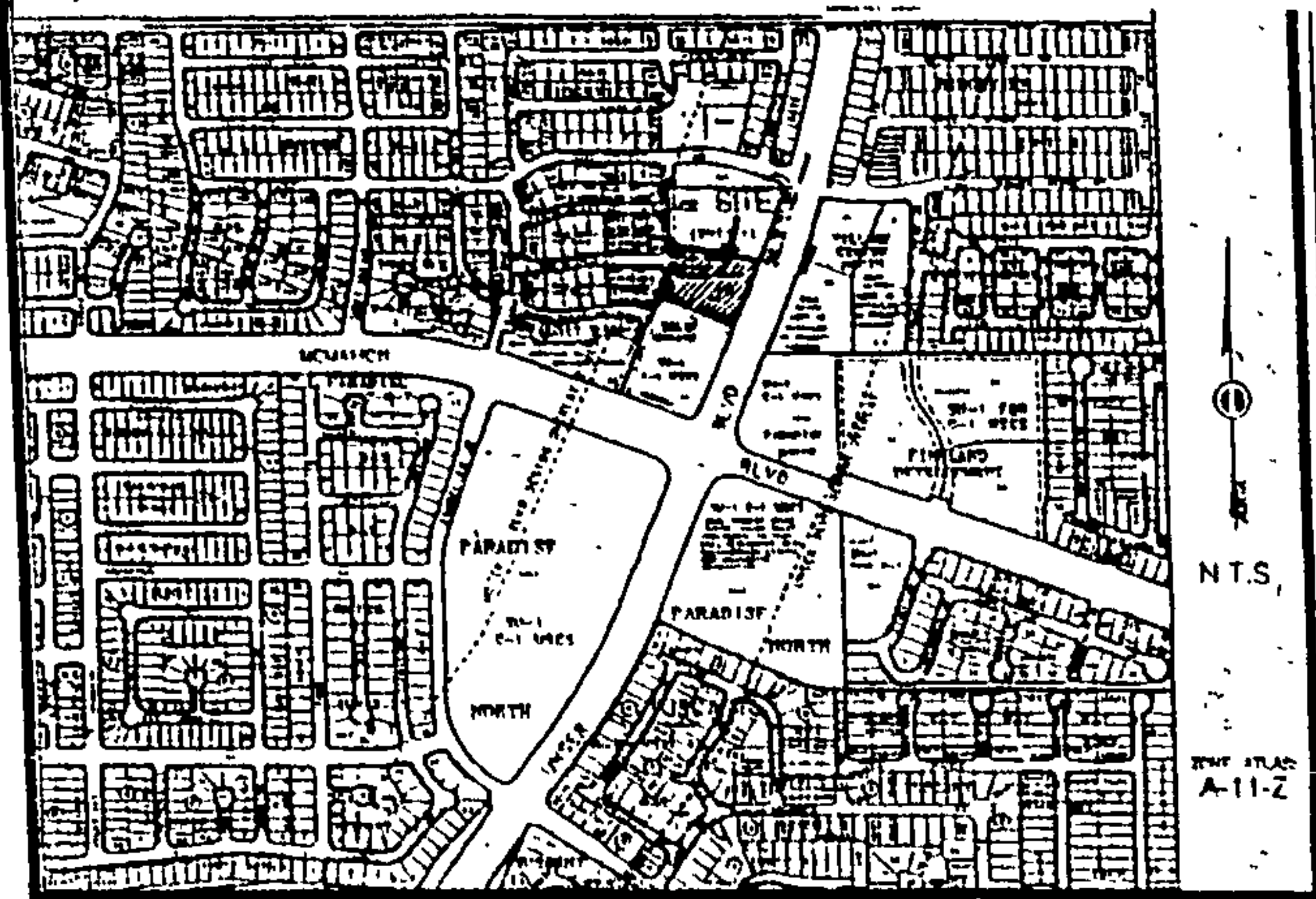
MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, PE
President

JMM/sr

Attachments

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 SHEET 1 OF 2



Vicinity Map

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FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFESIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE WITH WARRANTY COVENANTS AS SHOWN HEREON

OWNER(S) SIGNATURE Linda M. Cortes DATE July 6, 2005
 OWNER(S) PRINT NAME LINDA M. CORTES
 ADDRESS 8414 FOURTH ST. NW, ALBUQUERQUE, NM 87114 TRACT
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 06 DAY OF JULY, 2005
 BY LINDA M. CORTES
 MY COMMISSION EXPIRES 10/01/05
Sarah Amato
 NOTARY PUBLIC



DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE TWO (2) EXISTING TRACTS INTO TWO (2) NEW TRACTS AND TO GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY AS SHOWN

CITY APPROVALS PROJECT NO. 1002944 APPLICATION NO. 05DLB 01214

<u>[Signature]</u>	<u>7/7/05</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>8-29-05</u>
TRAFFIC ENGINEERING	DATE
<u>Christine Sandoval</u>	<u>8/3/05</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>Roger [Signature]</u>	<u>8-3-05</u>
WATER UTILITIES DEVELOPMENT	DATE
<u>Bradley [Signature]</u>	<u>8/3/05</u>
A.M.A.F.C.A.	DATE
<u>[Signature]</u>	<u>7/7/05</u>
CITY ENGINEER	DATE
<u>[Signature]</u>	<u>8/29/05</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

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

Gary E. Gritles JUNE 6, 2005
 Gary E. Gritles
 New Mexico Professional Surveyor, No. 888



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102
 PHONE (505) 998-0303
 FAX (505) 998-0306

T11N R2E SEC. 2

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UIC# 101106635012110514 / 10110663571110315
 PROPERTY OWNER OF RECORD
LLC REAL ESTATE LLC
 BERNALILLO COUNTY TREASURER'S OFFICE
Francis [Signature] 8/30/05

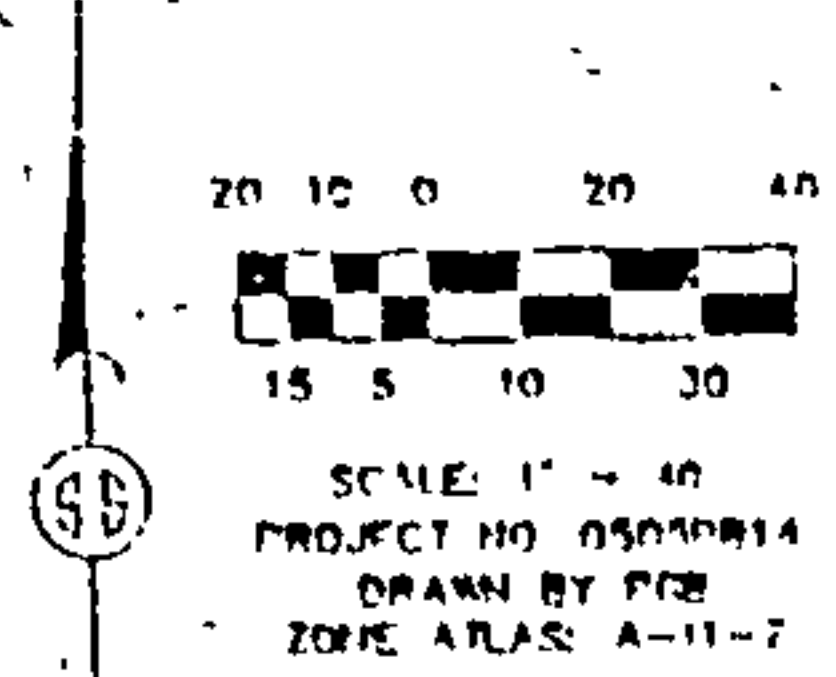


PLAT OF
 TRACTS F-1-A & F-1-B
 LANDS OF ZOLIN/KUNATH, TRES
 ESQUINAS, LLC AND CURB, INC.
 PROJECTED SECTION 2, T. 11 N., R. 2 E., N.M.P.M.
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 - MAY 2005
 SHEET 2 OF 2

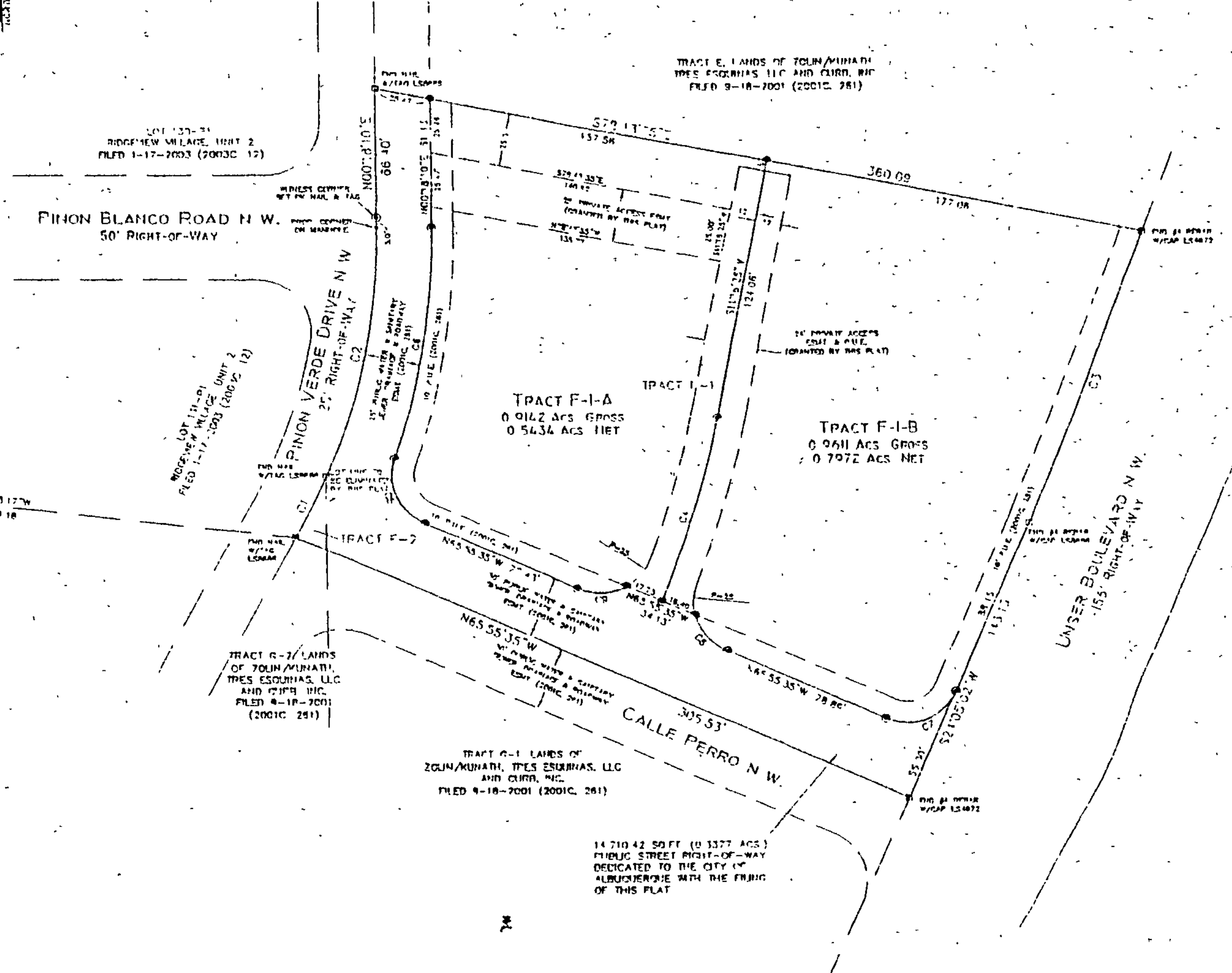
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BORD BEARING	BORD LENGTH
C1	134.90	32.53	33.22	N26°03'50"E	37.51
C2	300.34	122.52	33.22	N11°25'00"E	121.52
C3	5651.58	149.78	1°50'50"	N21°59'24"E	146.78
C4	473.03	92.45	1°11'50"	S16°52'20"W	92.31
C5	25.00	32.10	95.42	N43°11'00"E	32.27
C6	325.38	112.47	0°48'18"	N09°38'25"E	111.91
C7	25.00	38.27	89°39'53"	S69°34'43"W	35.35
C8	25.00	23.18	33°07'48"	N39°21'41"W	22.56
C9	25.00	23.18	53°07'48"	S67°20'51"W	22.56

MONUMENT LEGEND

- - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GOMSKO L5868" UNLESS OTHERWISE NOTED



STATION COORDINATES
 X = 261,854.29
 Y = 1,534,209.28
 GRID TO GRID = 0.0000078
 DELTA ALPHA = -00°00'00"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 DATUM: NAD 83



20110710
 17
 6
 47
 7

2005125539
 Page 2 of 2
 12/30/2005 09:55 AM
 01-2005C Pg 291

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD, N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 998-0303
 FAX: (505) 998-0306
 T11N R2E SEC. 2

Project Number: 1002944

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Date Submitted: 7/28/05
Date Site Plan Approved: 8/03/05
Date Preliminary Plat Approved: N/A
Date Preliminary Plat Expires: N/A
DRB Project No.: 1002944
DRB Application No.: 05DRB-007

Abrahn Unser Vet Clinic
Tracts F-1 & F-2 Lands of Zolyn/Konath, Tres Eguiaras, LLC and Corb Inc. City of Albuquerque

PROPOSED NAME OF ~~PROJECT~~ INFRASTRUCTURE SITE DEVELOPMENT PLAN
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantees. 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 financial guarantees. 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 incorporated into the listing and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Enst Engineer
			<u>6' Sidewalk East Side</u>	<u>Pinon Verde</u>	<u>Willow Rd</u>	<u>WR</u>	/	/	/
<u>24 F-E</u>			<u>Res. Pmt, Curb & Gutter N side</u>	<u>Willow Rd.</u>	<u>Pinon Verde</u>	<u>ER Trt F-2</u>	/	/	/
<u>24 F-E</u>			<u>Sidewalk N. Side</u>				/	/	/
<u>31 F-E</u>			<u>Res. Pmt, Curb & Gutter N side</u>	<u>Willow Rd.</u>	<u>West R Trt F-1A Unser.</u>		/	/	/
			<u>Sidewalk N. Side (Deferred)</u>				/	/	/
			<u>31 F-E Face Anterior Pmt, Curb & Gutter</u>	<u>Unser</u>	<u>Willow Rd</u>	<u>WR</u>	/	/	/
			<u>E Side 10' Asphalt Bike Path W. Side</u>	<u>(Deferred)</u>			/	/	/
		<u>8"</u>	<u>Public Water Line</u>	<u>Willow Rd.</u>	<u>Pinon Verde</u>	<u>WR Trct F-1A</u>	/	/	/
		<u>8"</u>	<u>Public Sewer Line</u>	<u>Willow Rd.</u>	<u>Pinon Verde</u>	<u>WR Trct F-1A</u>	/	/	/
			<u>* Temp Retaining Pond</u>	<u>Frank</u>			/	/	/
			<u>Willow Gutter</u>				/	/	/

COA DRC Project #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Enst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

- 1 - ~~Not to be financially guaranteed~~
- 2 - Sanjour Partner Agreement w/ 16 City of Albuquerque Dept road.
- 3

AGENT / OWNER: Philip Robinson
 NAME (print): Claudio Vigil Architects
 FIRM: 7128105
 SIGNATURE - date: [Signature]

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date: [Signature] 8/3/05
 TRANSPORTATION DEVELOPMENT - date: [Signature] 8-7-05
 UTILITY DEVELOPMENT - date: [Signature] 8/3/05
 CITY ENGINEER - date: [Signature] 8/3/05

AMAFCA - date: [Signature]
 AMAFCA - date: [Signature] 5-9-05

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT OWNER

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



EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 5, 2008

1. **Project# 1002944**
08DRB-70063 - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC**, zoned SU-1 FOR MIXED USES DETAILED IN PROJECT# 1000936, located on the west side of UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11)

At the March 5, 2008 Development Review Board meeting, the one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 20, 2008 in the manner described below.

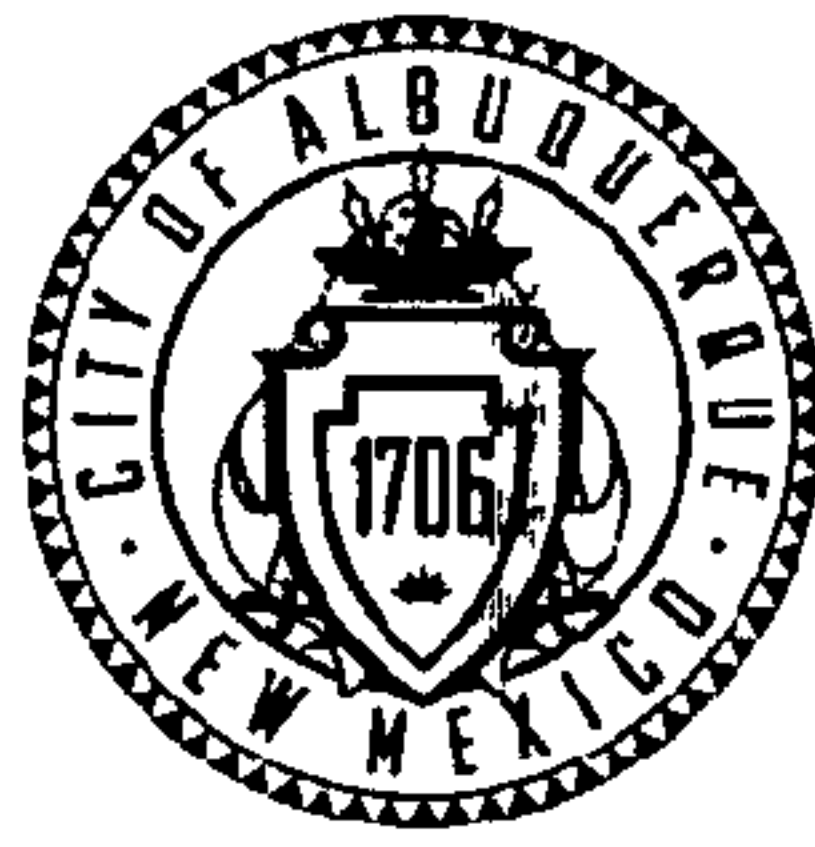
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued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

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

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


Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: H&C Real Estate LLC – 8414 4th Street NW – Albuquerque, NM 87114



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

February 5, 2009

Susan Rasinski
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539
E-mail: susan@goodwinengineers.com

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

Dear Susan:

Thank you for your inquiry of February 5, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACTS F-1-A AND F-1-B, LANDS OF ZOLIN/KUNATH, TRES EQUINAS, LLC AND CURB INC., LOCATED ON UNSER BOULEVARD NW BETWEEN McMAHON BOULEVARD NW AND NIGHT WHISPER ROAD NW** zone map **A-11**.

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

SKIES WEST N.A. (SKW) "R"

Tom Skopayko

2105 Aztec Rd. NE/87107 681-1085 (c)

Heather Neil

10523 Taurus Ct. NW/87114 792-9227 (h)

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

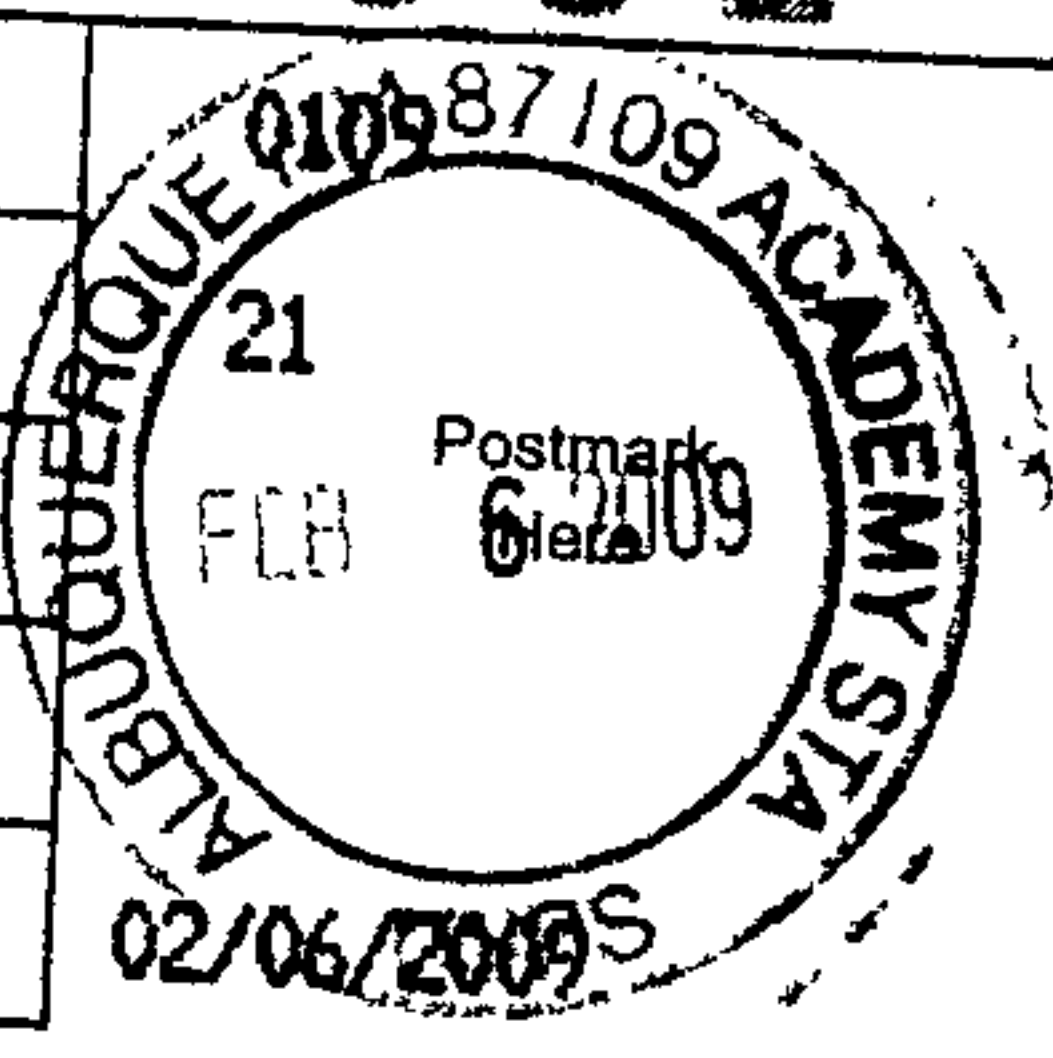
planningrnaform(11/23/07)

7006 2760 0002 6187 5388

U.S. Postal Service **CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com
ALBUQUERQUE NM 87107 **OFFICIAL USE**

Postage	\$	\$0.42
Certified Fee		\$2.70
Return Receipt Fee (Endorsement Required)		\$2.20
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.32



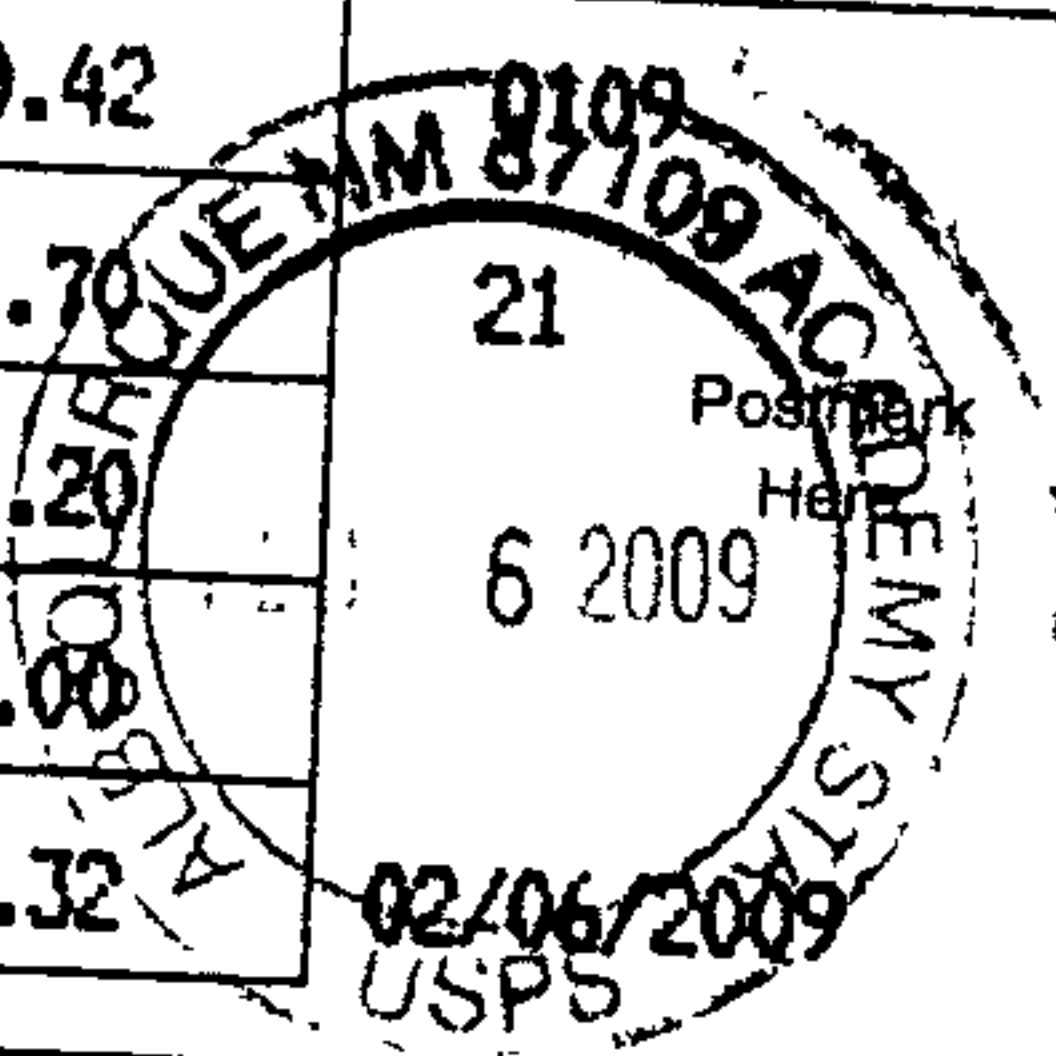
Sent To: Tom Skopayka - Skies West NA
 Street, Apt. No. or PO Box No. 2105 Aztec NE
 City, State, ZIP+4 Albuquerque NM 87107
 PS Form 3800, August 2006 See Reverse for Instructions

7006 2760 0002 6187 5395

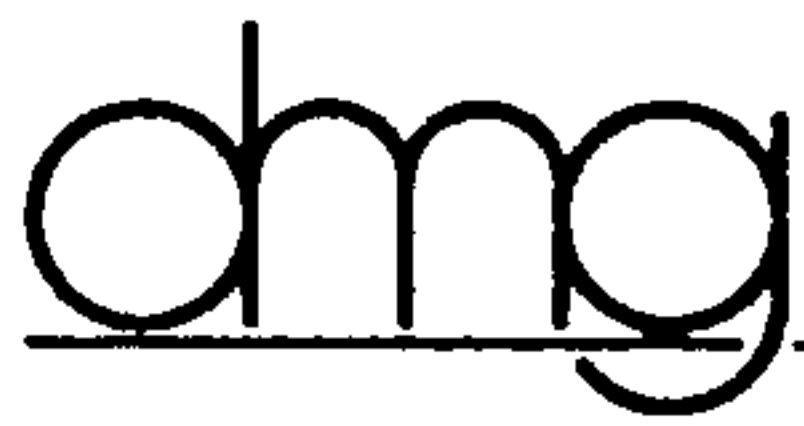
U.S. Postal Service **CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com
ALBUQUERQUE NM 87114 **OFFICIAL USE**

Postage	\$	\$0.42
Certified Fee		\$2.70
Return Receipt Fee (Endorsement Required)		\$2.20
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.32



Sent To: Heather Neil - Skies West NA
 Street, Apt. No. or PO Box No. 10523 Taurus Ct, NW
 City, State, ZIP+4 Albuquerque NM 87114
 PS Form 3800, August 2006 See Reverse for Instructions



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539



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

February 5, 2009

Mr. Tom Skopayko
Skies West N.A.
2105 Aztec Road NE
Albuquerque, NM 87107

Ms. Heather Neil
Skies West N.A.
10523 Taurus Ct. NW
Albuquerque, NM 87114

Re: North Unser Vet Clinic

Dear Mr. Skopayko and Ms. Neil:

Enclosed please find a copy of the DRB Application for the 2 Year Extension for Subdivision Improvements Agreement for the referenced project. The anticipated date to be heard is March 11, 2008. Please contact John MacKenzie of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski
Office Manager

/sr

Enclosure

TRANSMISSION VERIFICATION REPORT

TIME : 04/14/2008 16:22
NAME :
FAX : 9243864
TEL : 5059243979
SEP.# : BPOL6J570919

DATE, TIME	04/14 16:22
FAX NO./NAME	97979539
DURATION	00:00:18
PAGE(S)	01
RESULT	OK
MODE	STANDARD ECM



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 5, 2008

- Project# 1002944**
08DRB-70063 - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC**, zoned SU-1 FOR MIXED USES DETAILED IN PROJECT# 1000936, located on the west side of UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11)

At the March 5, 2008 Development Review Board meeting, the one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 20, 2008 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form to the Planning Department within 15 days of the



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: P.O. Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: john@goodwinengineers.com

APPLICANT: H & C Real Estate, LLC PHONE: 897-8200
 ADDRESS: 8414 4th Street NW FAX: 897-3757
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: North Unser Wet Clinic - 2 year Major Subdivision
Improvements Agreement Extension

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

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

Lot or Tract No. Tracts F-1-A & F-1-B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Lands of Zolin / Kuntah Tres Esquinas, LLC & Curb, Inc.
 Existing Zoning: SU-1 PROJECT # 1000930 Proposed zoning: SOME MRGCD Map No _____
 Zone Atlas page(s): A-11 UPC Code: 101106635042110514 / 101106633741110515

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): # 1002944,
OSDRB-01214

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 Tracts No. of proposed lots: 2 Tracts Total area of site (acres): 1.8859
 LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd NW
 Between: McMahon Blvd NW and NIGHT WHISPER RD. NW
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE John Mackenzie DATE 02-04-08
 (Print) John M. Mackenzie, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB-70063</u>	<u>SIA</u>	<u>5(2)</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>03/05/08</u>	_____	_____	<u>\$ 45.00</u>

Form revised 4/07

Sandy Handley 02/05/08
 Planner signature / date

Project # 1002944

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

John M. Mackenzie, PE
Applicant name (print)

John Mackenzie 02/04/08
Applicant signature / date



Form revised October 2007

Sandy Handley 01/05/08
Planner signature / date

Project # 1002944

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

Application case numbers
08DRB- _____ - 70063

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from FEB. 19, 2008 To MARCH 5, 2008

5. REMOVAL

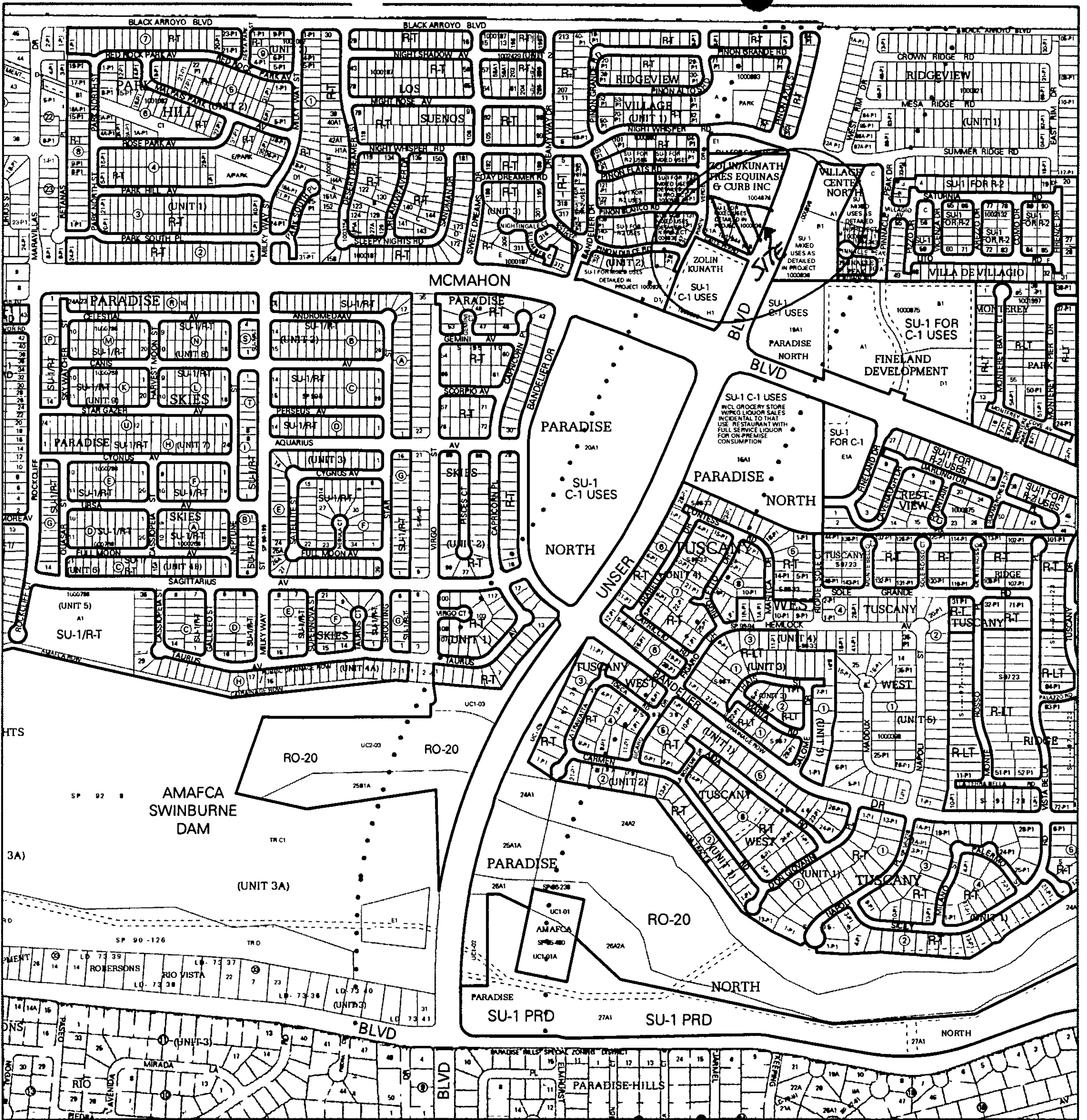
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

Elizabeth Markson Markson 2-5-08
(Applicant or Agent) (Date)

I issued 2 signs for this application, 02/05/08 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002944



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-11-Z

Selected Symbols

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

0 750 1,500 Feet



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

February 4, 2008

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

Re: North Unser Veterinary Clinic (DRB 777281)

Dear Mr. Cloud:

On behalf of our client, H & C Real Estate, LLC, and the requirements of the DPM we are submitting the following DRB application package requesting a 2-year extension of the SIA.

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

Sincerely,

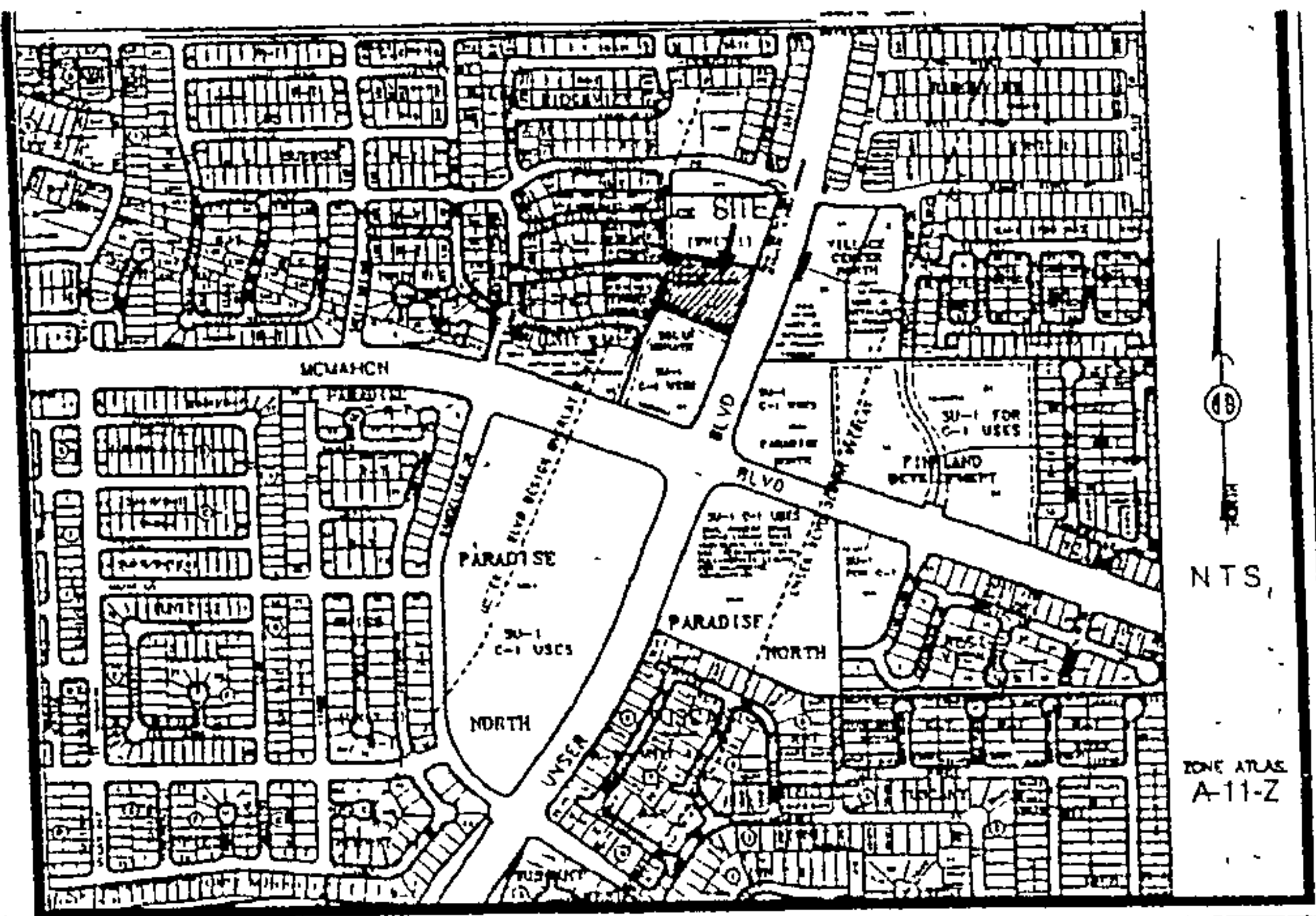
MARK GOODWIN & ASSOCIATES, PA

FDR John M. MacKenzie, PE
President

JMM/sr

Attachments

TALOS LOG # 2005-2655-V1



Vicinity Map

SUBDIVISION DATA / NOTES

- 1 PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY
- 2 BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENT SANBORN, AS SHOWN HEREON
- 3 DISTANCES ARE GROUND DISTANCES
- 4 PLAT SHOWS ALL EASEMENTS OF RECORD
- 5 BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF ZOLIN / KUNATH TRES ESQUINAS, LLC AND CURB, INC., FILED IN BERNALILLO COUNTY NEW MEXICO ON SEPTEMBER 18, 2001 IN BOOK 2001C, PAGE 281
- 6 GROSS AREA 1.8859 ACRES
- 7 NUMBER OF EXISTING TRACTS 2
- 8 NUMBER OF TRACTS CREATED 2
- 9 THE 24' PRIVATE ACCESS EASEMENT AND THE 25' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT ARE FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACT F-1-A AND TRACT F-1-B AND ARE TO BE MAINTAINED BY SAID OWNERS
- 10 TRACTS F-1-A AND F-1-B ARE SUBJECT TO PRIVATE CROSS LOT DRAINAGE, SAID DRAINAGE IS TO BE MAINTAINED BY SAID OWNERS

LEGAL DESCRIPTION

TRACT F-1 AND TRACT F-2 OF THE BULK LAND PLAT LANDS OF ZOLIN / KUNATH TRES ESQUINAS, LLC AND CURB, INC. AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 18, 2001 IN BOOK 2001C, PAGE 281

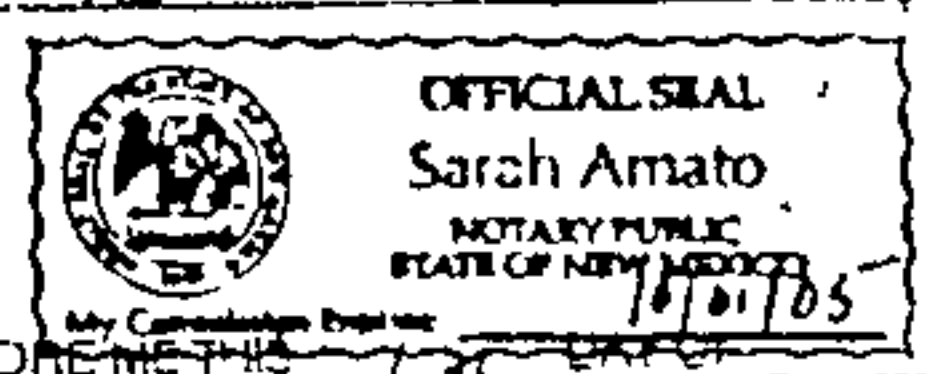
FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFESIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE WITH WARRANTY COVENANTS AS SHOWN HEREON.

OWNER(S) SIGNATURE Linda M. Contos DATE July 4, 2005
 OWNER(S) PRINT NAME LINDA M. CONTOS
 ADDRESS 8414 FOURTH ST. NW. ALBUQUERQUE, NM 87114 TRACT
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF JULY, 2005
 BY LINDA M. CONTOS
 MY COMMISSION EXPIRES 10/01/05

Sarah Amato
 NOTARY PUBLIC



TRACTS F-1-A & F-1-B
 LANDS OF ZOLIN/KUNATH, TRES
 ESQUINAS, LLC AND CURB, INC.
 PROJECTED SECTION 2, T. 11 N., R. 2 E., N.M.P.M.
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO.
 MAY 2005
 SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE TWO (2) EXISTING TRACTS INTO TWO (2) NEW TRACTS AND TO GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY AS SHOWN

CITY APPROVALS PROJECT NO 1002944 APPLICATION NO 05028.01214

[Signature] 7/7/05
 CITY SURVEYOR DATE

[Signature] 8-29-05
 TRAFFIC ENGINEERING DATE

Christina Sandoval 8/3/05
 PARKS & RECREATION DEPARTMENT DATE

Roger A. Green 8-3-05
 WATER UTILITIES DEVELOPMENT DATE

Bradley D. Brington 8/3/05
 A.M.A.F.C.A. DATE

[Signature] 8/3/05
 CITY ENGINEER DATE

[Signature] 8/29/05
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION

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

Gary E. Gritsko June 6, 2005
 Gary E. Gritsko
 New Mexico Professional Surveyor, 8886



SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD, N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 998-0303
 FAX (505) 998-0306
 T11N R2E SEC. 2

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC# 101106635042110514 / 10110663371110515
 PROPERTY OWNER OF RECORD
H & C REAL ESTATE LLC
 BERNALILLO COUNTY TREASURERS OFFICE
[Signature] 8/3/05

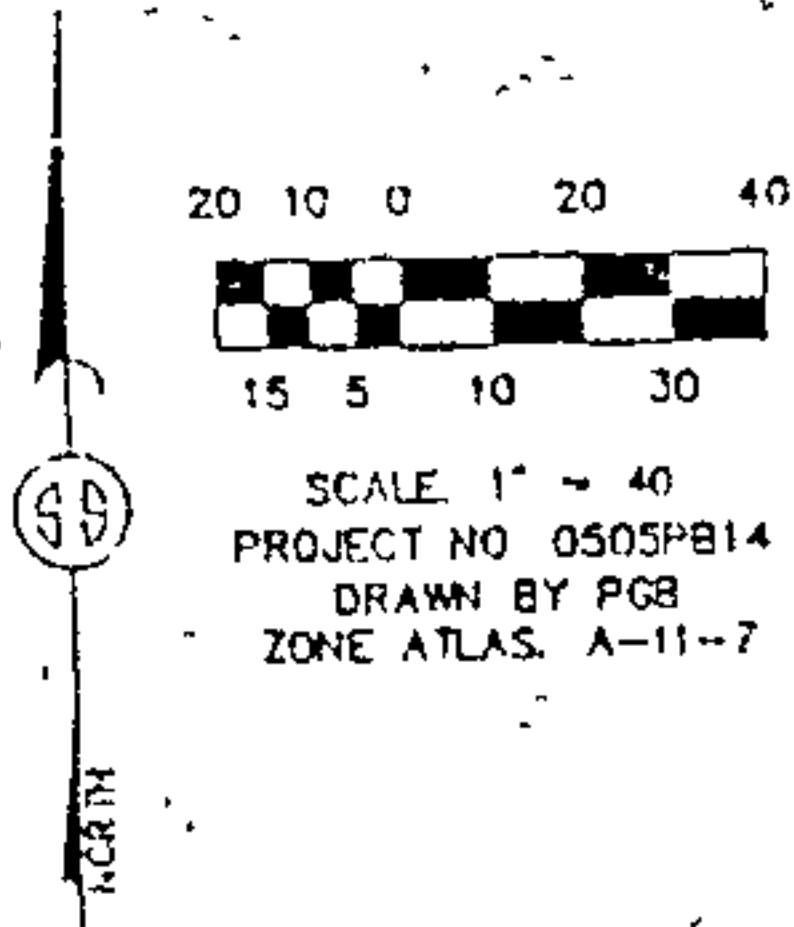
2895125559
 6321699
 Page 1 of 2
 08/29/2005 09:56A
 Bk-2695C Pg-231

PLAT OF
 TRACTS F-1-A & F-1-B
 LANDS OF ZOLIN/KUNATH, TRES
 ESQUINAS, LLC AND CURB, INC.
 PROJECTED SECTION 2, T. 11 N., R. 2 E., N.M.P.M.
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2005
 SHEET 2 OF 2

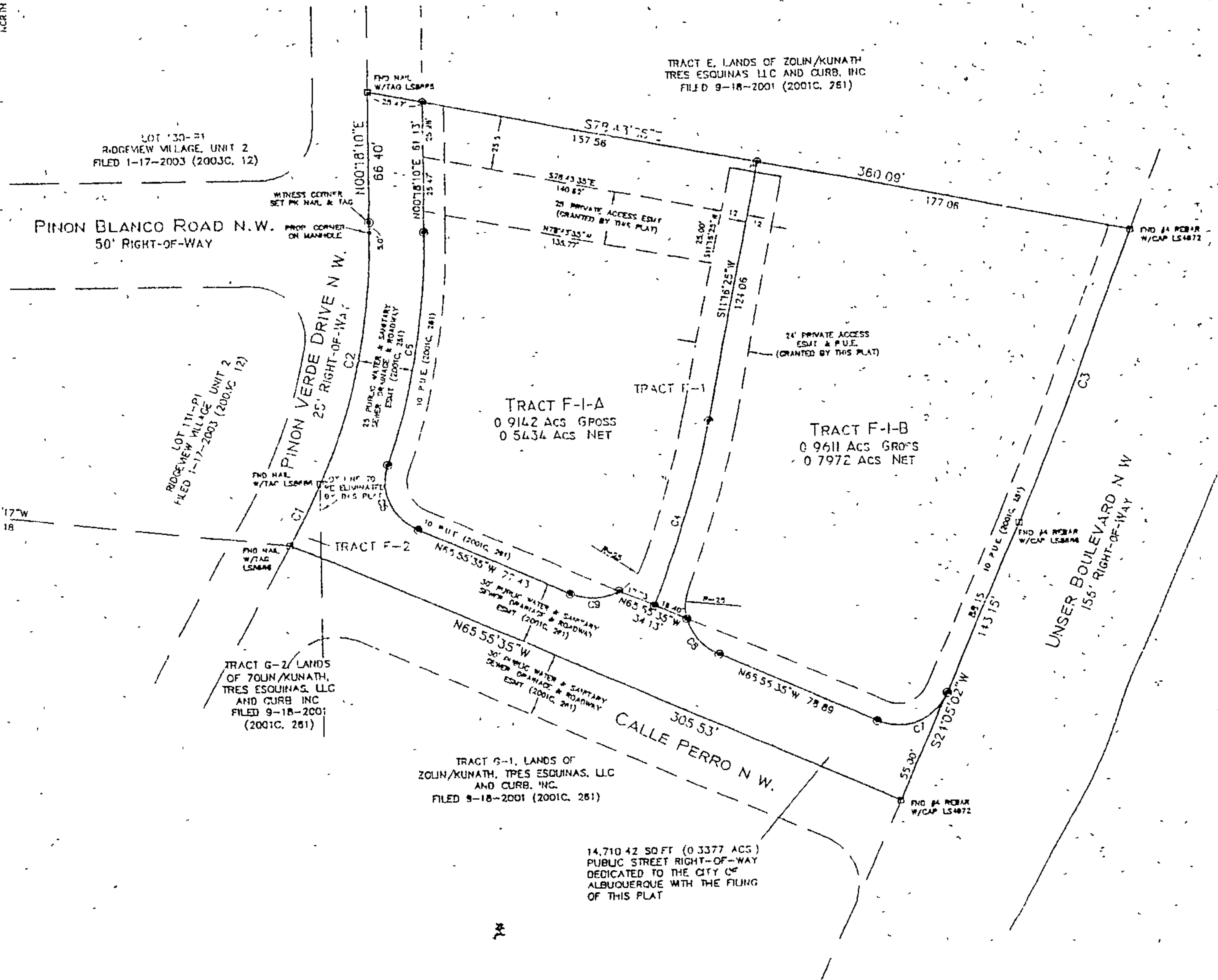
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	334.90	32.53	533.52"	N26°03'50"E	37.51'
C2	300.38	122.52	332.21"	N11°25'00"E	121.67'
C3	5651.58	148.78	170.20"	N21°29'24"E	148.78'
C4	473.08	92.45	171.50"	S16°52'20"W	92.31'
C5	25.00	37.30	89.49"	N73°11'50"W	33.24'
C6	325.38	112.47	194.81"	N09°39'25"E	111.91'
C7	25.00	39.27	89.59"	S69°04'43"W	35.35'
C8	25.00	23.18	53.07"	N38°21'41"W	22.36'
C9	25.00	23.18	53.07"	S87°30'31"W	22.36'

MONUMENT LEGEND

- ◆ -- FOUND CONTROL STATION AS NOTED
- -- FOUND MONUMENT AS NOTED
- ⊙ -- SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO L58686" UNLESS OTHERWISE NOTED



STATION SANDREPN
 X = 381,854.29
 Y = 1,334,208.29
 GROUND TO GRID = 0.99855078
 DELTA ALPHA = -0018.00"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1983



CPN 777281

Sheet 2 of 5

2085123553
 Page 2 of 2
 3/28/2005 09:50A
 dx-2665C Pg-291

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 998-0303
 FAX (505) 998-0306
 T11N R2E SEC. 2

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 11/28/05
 Date Site Plan Approved: 8/10/05
 Date Preliminary Plat Approved: N/A
 Date Preliminary Plat Expires: N/A
 DRB Project No.: 1002944
 DRB Application No.: 05DRB-000
 2-8-06
 1-25-07

North Unser Vet Clinic
 PROPOSED NAME OF DEVELOPMENT OR SITE DEVELOPMENT PLAN
Tracts F-1 & F-2 Lands of Zolyn/Konath, Tres Esquinas, LLC and Corb Inc. City of Albuquerque
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			6' Sidewalk East Side	Pinon Verde	Calle Perro	Willow Rd. N PL			
		24' F-E	Res, Punt, Curb & Gutter N Side Sidewalk N. Side	Calle Perro Willow Rd.	Pinon Verde	SW corner of Unser Dist F-1-B E PL Tract F-1-B			
		24' F-E	Res, Punt, Curb & Gutter N Side Sidewalk N. Side	Willow Rd. (Deferred)	West R. Tract F-1-B	Unser			
		31' F-E	Face Anterior Punt, Curb & Gutter E. Side 10' Asphalt Bike Path W. Side	Unser (Deferred)	Calle Perro Willow Rd.	N PL			
		8"	Public Water Line NMUT	Calle Perro Willow Rd.	Pinon Verde	E PL Tract F-1-A			
		8"	Public Sewer Line NMUT	Calle Perro Willow Rd.	Pinon Verde	E PL Tract F-1-A			
			* Temp. Retaining Pond	Tract F-1-B					
		24' F-E	RES DWT C&G N. SIDE 6' CONC SW N. SIDE	CALLE PERRO (DEFERRED)	SW CORNER TR F-1-B	UNSER			

Sequence #	COA DRC Project #	Size
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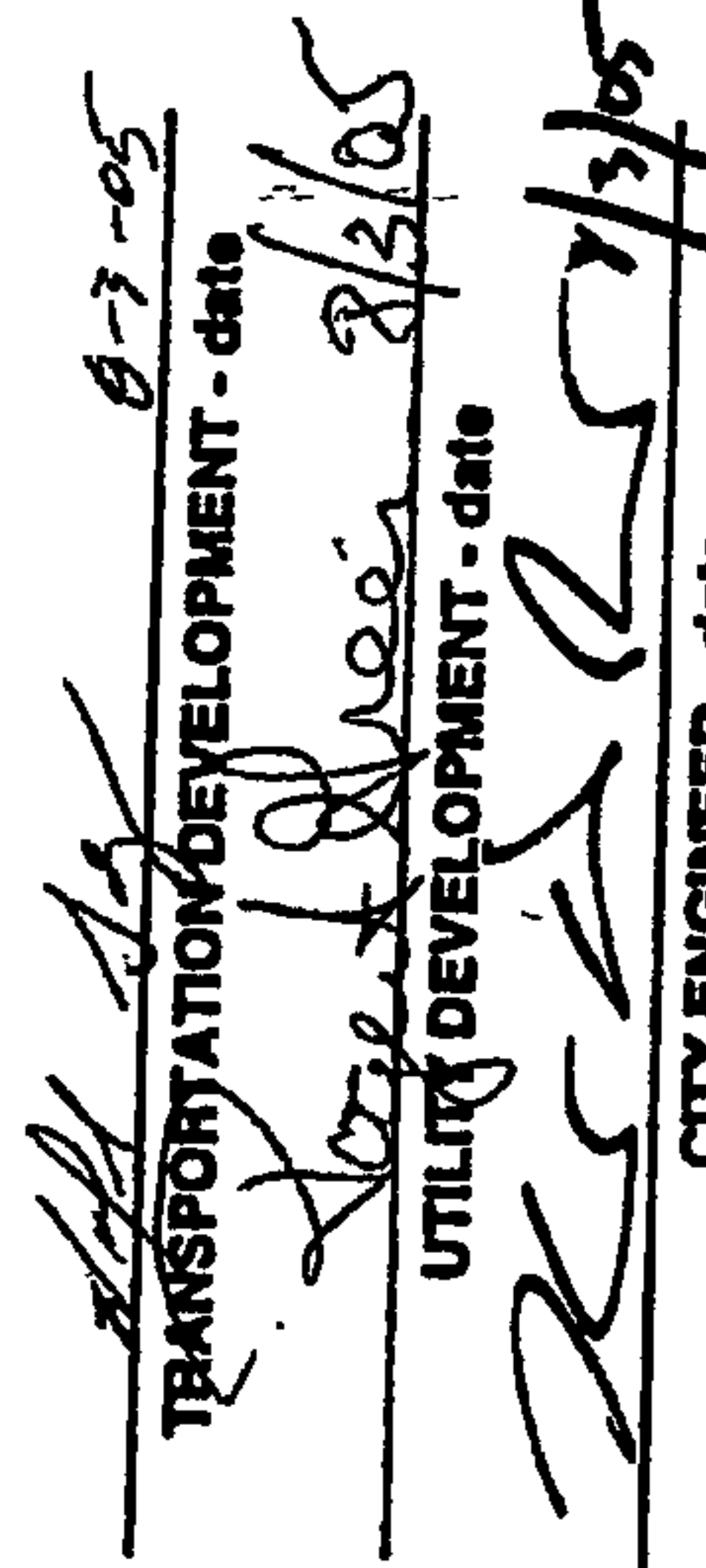



Type of Improvement	Location	From	To	Private Inspector	City Inspector	City/Inst Engineer
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<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

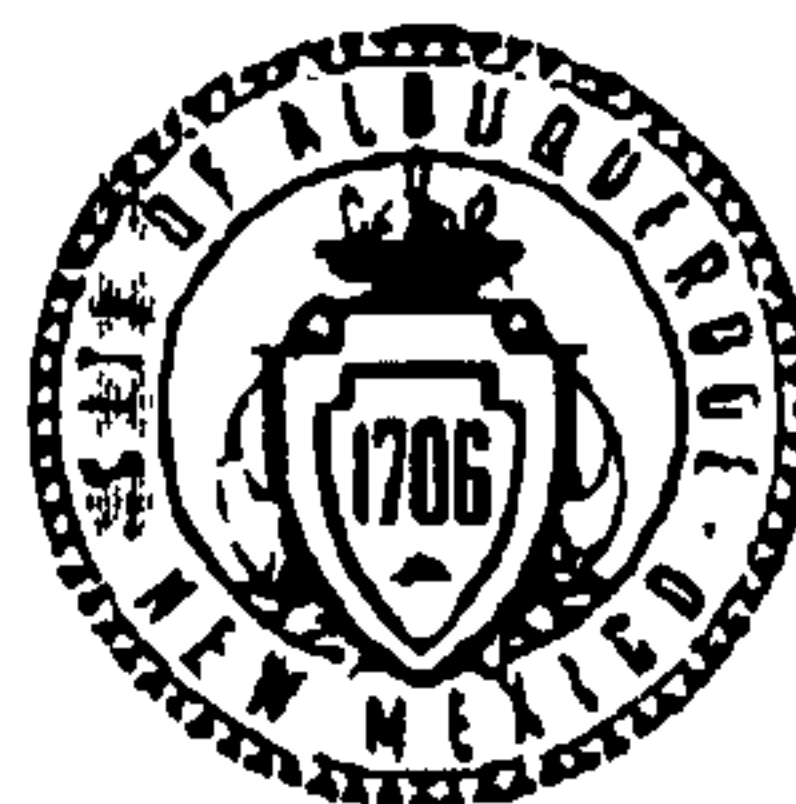
ORIGINAL

1 ~~* Not to be financially guaranteed~~

2 Landscape Maintenance Agreement w/ the City of Albuquerque Required.

3

AGENT / OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
Philip Robinson		Christina Sandomal 8/3/05			
NAME (print)		PARKS & GENERAL SERVICES - date			
Claudio Viquez Architects		AMAFA - date			
FIRM		 5-9-05			
SIGNATURE - date		CITY ENGINEER - date			
 7/28/05		 8/3/05			
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____		TRANSPORTATION DEVELOPMENT - date			
		UTILITY DEVELOPMENT - date			
		DESIGN REVIEW COMMITTEE REVISIONS			
REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT OWNER	
1	2/8/06		Brad J. Pike		
2	1-25-07		Brad J. Pike	James P. Thompson	



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: JANUARY 31, 2008

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

Thank you for your inquiry of JANUARY 31, 2008 requesting the names of **ALL Affected**

(date)

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tracts F-1-A & F-1-B, Land of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc.
 zone map page(s) A-11.

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

Skies West N.A.
 Neighborhood or Homeowner Association
 Contacts: Tom Skopayko
10523 Taurus Ct NW 87114
792-9227 (h)
Dina Gilio
10656 Neptune NW 87114
899-4232 (h)

Neighborhood or Homeowner Association
 Contacts: _____

See reverse side for additional Neighborhood and/or Homeowner Associations 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,

Stephanie
 OFFICE OF NEIGHBORHOOD COORDINATION

.....
ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

PO Box 90606
Albuquerque, NM 87199
(505) 828-2200
(505) 797-9539 fax
lisa@goodwinengineers.com
www.goodwinengineers.com



Mark Goodwin & Associates

Fax

To: Stephani Winklepleck

From: Lisa Anglada

Fax: 924-3913

Pages: 2

Re: North Unser Vet Clinic

Date: 1/31/2008

Could you please provide us with the Recognized Neighborhood Associations for the above referenced project? Attached is the Zone Atlas Map identifying the site and the following is the legal description:

Tracts F-1-A & F-1-B, Lands of Zolin / Kunath, Tres Esquinas, LLC and Curb, Inc.

Please contact our office if you have any questions.

Thank You.



D. Mark Goodwin Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

☐
☐
☐
☐

February 1, 2008

*Mr. Tom Skopayko
Skies West N.A.
10523 Taurus Ct. NW
Albuquerque, NM 87114*

*Ms. Dina Gilio
Skies West N.A.
10656 Neptune NW
Albuquerque, NM 87114*

Re: North Unser Vet Clinic

Dear Mr. Skopayko and Ms. Gilio:

Enclosed please find a copy of the DRB Application for the 2 Year Extension for Subdivision Improvements Agreement for the referenced project. The anticipated date to be heard is February 27, 2008. Please contact John MacKenzie of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

*Lisa Anglada
Administrative Assistant*

La

Enclosure

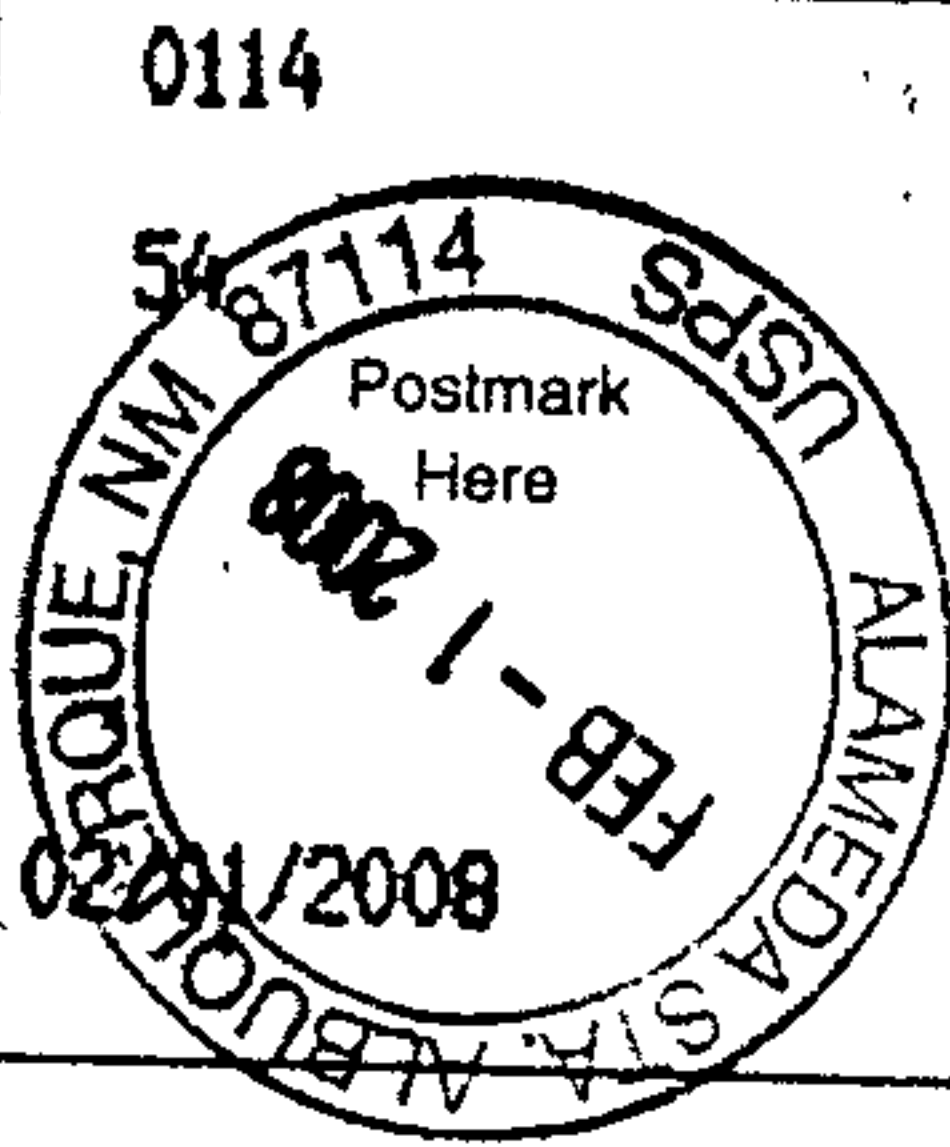
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2905 2819 2000 0922 9002

U.S. Postal Service™ JMM 5104
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87114

Postage	\$ 0.41
Certified Fee	\$2.65
Return Receipt Fee (Endorsement Required)	\$2.15
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.21



Sent To
 Street, Apt. No., or PO Box No. Ms. Dina Gilio
 10656 Neptune NW
 City, State, ZIP+4 Albuquerque, NM 87114
 PS Form 3800, August 2006 See Reverse for Instructions

7006 2760 0002 6187 5050
2905 2819 2000 0922 9002

U.S. Postal Service™ JMM 5104
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87114

Postage	\$ 0.41
Certified Fee	\$2.65
Return Receipt Fee (Endorsement Required)	\$2.15
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.21



Sent To
 Street, Apt. No., or PO Box No. Mr. Tom Skopayko
 10523 Taurus Ct. NW
 City, State, ZIP+4 Albuquerque, NM 87114
 PS Form 3800, August 2006 See Reverse for Instructions

Claire

Date Submitted: 11/01/05
 Date Site Plan Approved: 8/03/05
 Date Preliminary Plat Approved: N/A
 Date Preliminary Plat Expires: N/A
 DRB Project No.: 1002944
 DRB Application No.: 05DRB-00001
 ⚠ 2-8-06

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

North Unser Vet Clinic

Tracts F-1 & F-2 Lands of Zoln/Konath, Tres Esquinas, LLC. and Corb Inc. City of Albuquerque

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			6' Sidewalk East Side	Pinon Verde	Calle Perro ^Δ	Willow Rd. N PL	/	/	/
		24' F-E	Res. Pmnt. Curb & Gutter N Side Sidewalk N. Side	Calle Perro ^Δ Willow Rd.	Pinon Verde	Unser ^Δ E PL Trct F-1B	/	/	/
		24' F-E	Res. Pmnt. Curb & Gutter N Side Sidewalk N. Side	Willow Rd. (Deferred)	West PL Trct F-1A	Unser	/	/	/
		31' F-E	Anterior Pmnt. Curb & Gutter E Side 10' Asphalt Bike Path W. Side	Unser ^Δ	Calle Perro Willow Rd.	N PL	/	/	/
		8"	Publiz Water Line NMUF	Calle Perro ^Δ Willow Rd.	Pinon Verde ^Δ	E PL Trct F-1A	/	/	/
		8"	Publiz Sewer Line NMUF	Calle Perro ^Δ Willow Rd.	Pinon Verde ^Δ	E PL Trct F-1A	/	/	/
		*	Temp Retaining Pond	Track F-1B			/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

- ~~* Not to be financially guaranteed~~
- Landscape Maintenance Agreement w/ the City of Albuquerque Required.
-

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Philip Robinson
 NAME (print)
 Claudio Vigil Architects
 FIRM
 Phil Parker 7/28/05
 SIGNATURE - date

[Signature] 8/3/05
 DRB CHAIR - date
[Signature] 8-3-05
 TRANSPORTATION DEVELOPMENT - date
[Signature] 8/3/05
 UTILITY DEVELOPMENT - date
[Signature] 8/3/05
 CITY ENGINEER - date

[Signature] 8/3/05
 PARKS & GENERAL SERVICES - date

 AMAFCA - date
[Signature]
 NIMUE date 5-9-05

 - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	2/8/06	<i>[Signature]</i>	Bradley J. B...	<i>[Signature]</i>

INFRASTRUCTURE LIST

EXHIBIT "A"

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

PROPOSED NAME OF PROJECT: Abnkh Unser Vet Clinic SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

[Handwritten signature]

Tracts F-1 & F-2 lands of Zolman/Konath, Inc. Esquemas, LLC and CorbIne City of Albany

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 retroactively. 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 final acceptance and close out by the City.

Date Submitted: 11/28/05
Date Site Plan Approved: 8/19/05
Date Preliminary Plat Approved: N/A
Date Preliminary Plat Expires: N/A
DRB Project No.: 1002944
DRB Application No.: 05DRB-002

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			6' Sidewalk East Side	Pnon Verde	Willow Rd.	W/R			
		24' F-E	Res. Pmt. Curb & Gutter N Side	Willow Rd.	Pnon Verde	ER Trt F-1 & F-2			
		24' F-E	Sidewalk N Side						
		24' F-E	Res. Pmt. Curb & Gutter N Side	Willow Rd.	West R Trt F-1 & F-2	Unser			
		31' F-E	Antegral Pmt. Curb & Gutter	Unser	Willow Rd.	N/R			
			East Side 10' Asphalt Bike Path W. Side	(Deferred)					
		8"	Public Water Line	NMIT	Willow Rd.	Pnon Verde			
		8"	Public Sewer Line	NMIT	Willow Rd.	Pnon Verde			
			* Temp Retaining Wall	Tracts					
			Willow Rd.						

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

Major Subdivision action
 Minor Subdivision action PRELIM PLAT
 Vacation V
 Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

Annexation
 County Submittal
 EPC Submittal
 Zone Map Amendment (Establish or Change Zoning)
 Sector Plan (Phase I, II, III)
 Amendment to Sector, Area, Facility or Comprehensive Plan
 Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: LINDA CONTOS PHONE: 897-8200
 ADDRESS: 8414 4th STREET NW FAX: _____
 CITY: ALBU STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): SURVELS SOUTHWEST LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: RECONFIGURE TWO EXISTING TRACTS INTO TWO NEW TRACTS & TO GRANT ADDITIONAL EASEMENTS. (PRELIM PLAT)

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

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

Lot or Tract No. TRACTS F-1 & F-2 Block: N/A Unit: N/A
 Subdiv. / Addn. LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC & CURB, INC.
 Current Zoning: SU-1 Proposed zoning: N/A
 Zone Atlas page(s): A-11-Z No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 1.8859 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1-011-066-350-421-10514 & 1-011-066-337-411-10515 W/REC'D Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On/ or Near: PINON VERDE DRIVE NW
 Between: WILLOW TRAIL NW and UNSER BLVD NW

CASE HISTORY:

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

PROJ # 1002944

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

SIGNATURE Dan Graney DATE 1.07.05
 (Print) Dan Graney _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB</u>	<u>P&F</u>	<u>5(3)</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected			<u>CMF</u>	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				
<input checked="" type="checkbox"/> AGIS copy has been sent				
<input checked="" type="checkbox"/> Case history #s are listed				
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				
<input checked="" type="checkbox"/> F.H.D.P. density bonus				
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				
	Hearing date <u>08/03/05</u>			Total <u>\$ 305.00</u>

07/26/05
 Planner signature / date

Project # 1002944

FORM S(3): SUBDIVISION - D.F. MEETING (UNADVERTISED) OF INTERNAL ROUTING

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

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

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

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

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

Dan Graney Applicant name (print)
Dan Graney 7.07.05
Applicant signature / date



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

Application case numbers
DSDRB - - 0121A
 - - -
 - - -

Form revised 3/03, 8/03 and 11/03

K. S. S. 07/26/05
Planner signature / date

Project # 10029844

#

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

July 7, 2005

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

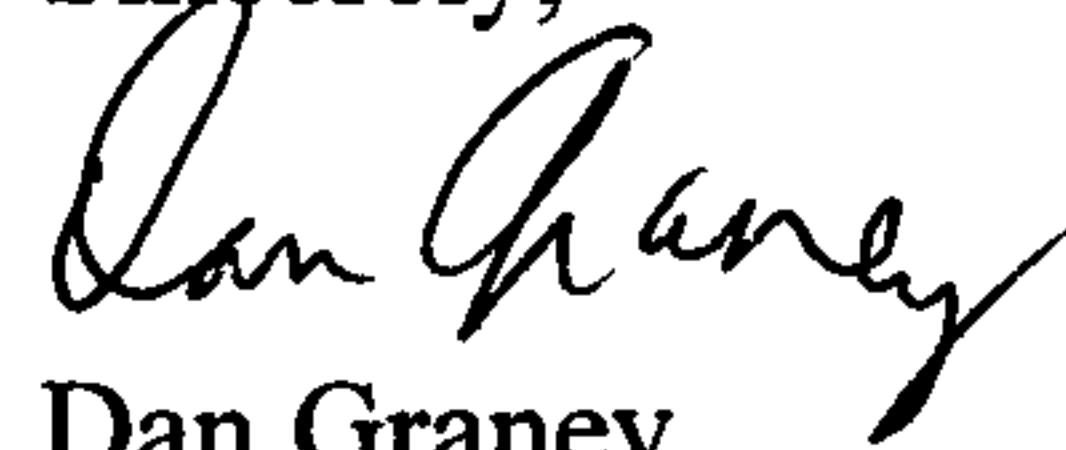
REF: TRACTS F-1-A & F-1-B, LANDS OF ZOLIN / KUNATH, TRES ESQUINAS, LLC
AND CURB, INC

Dear Board Members:

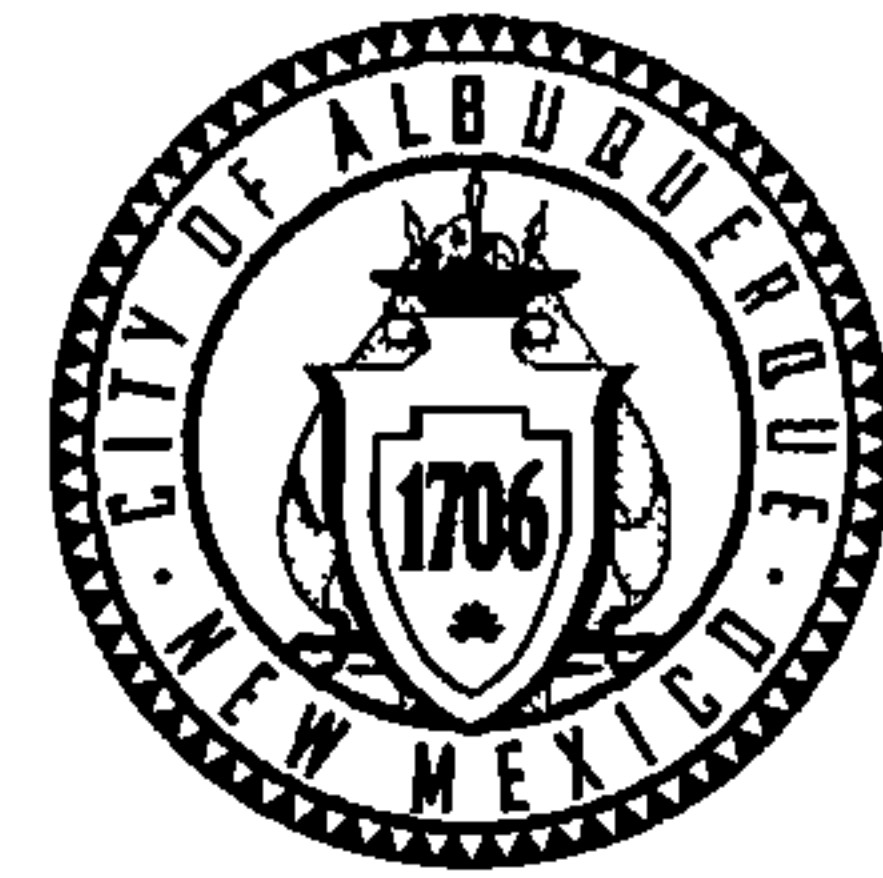
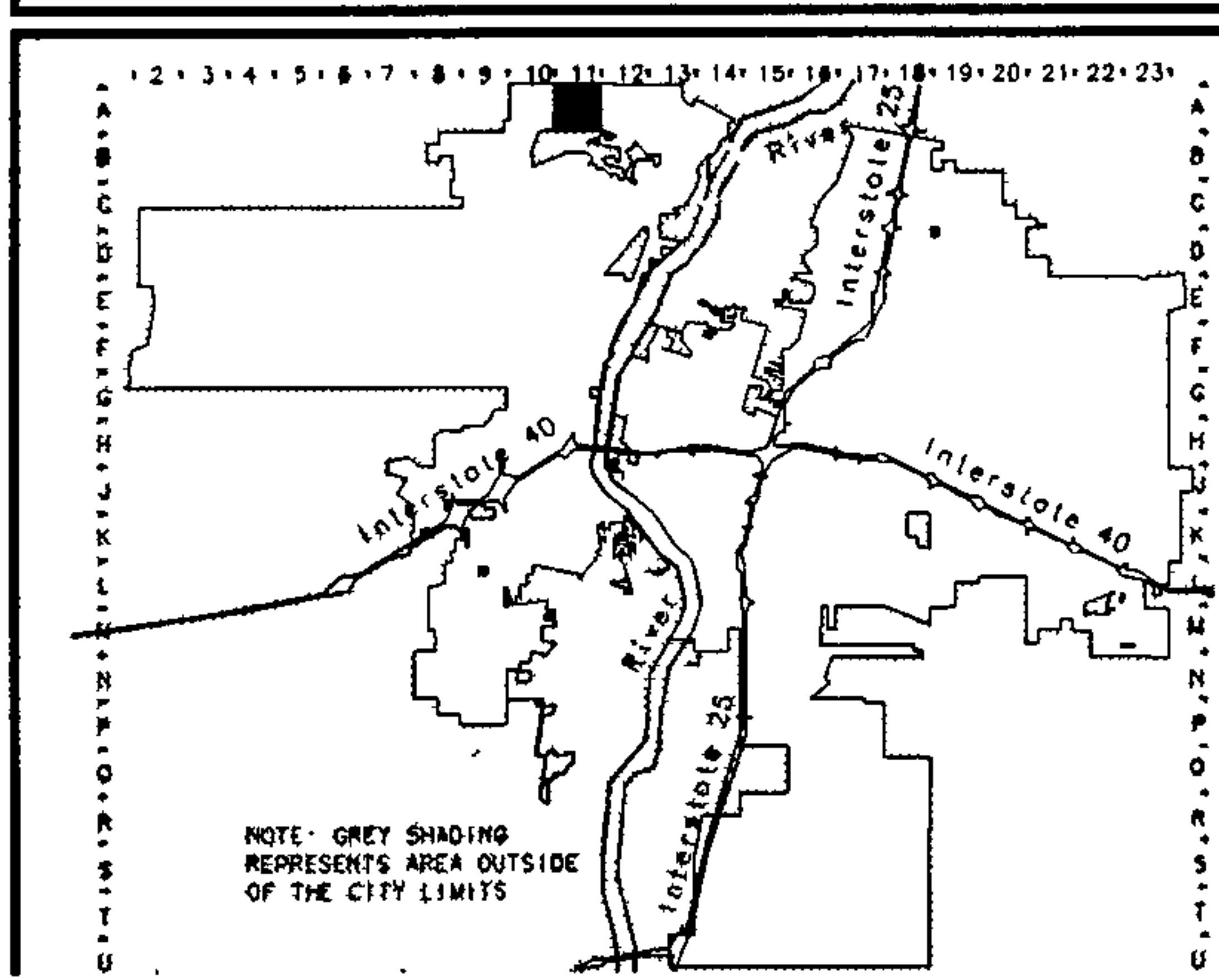
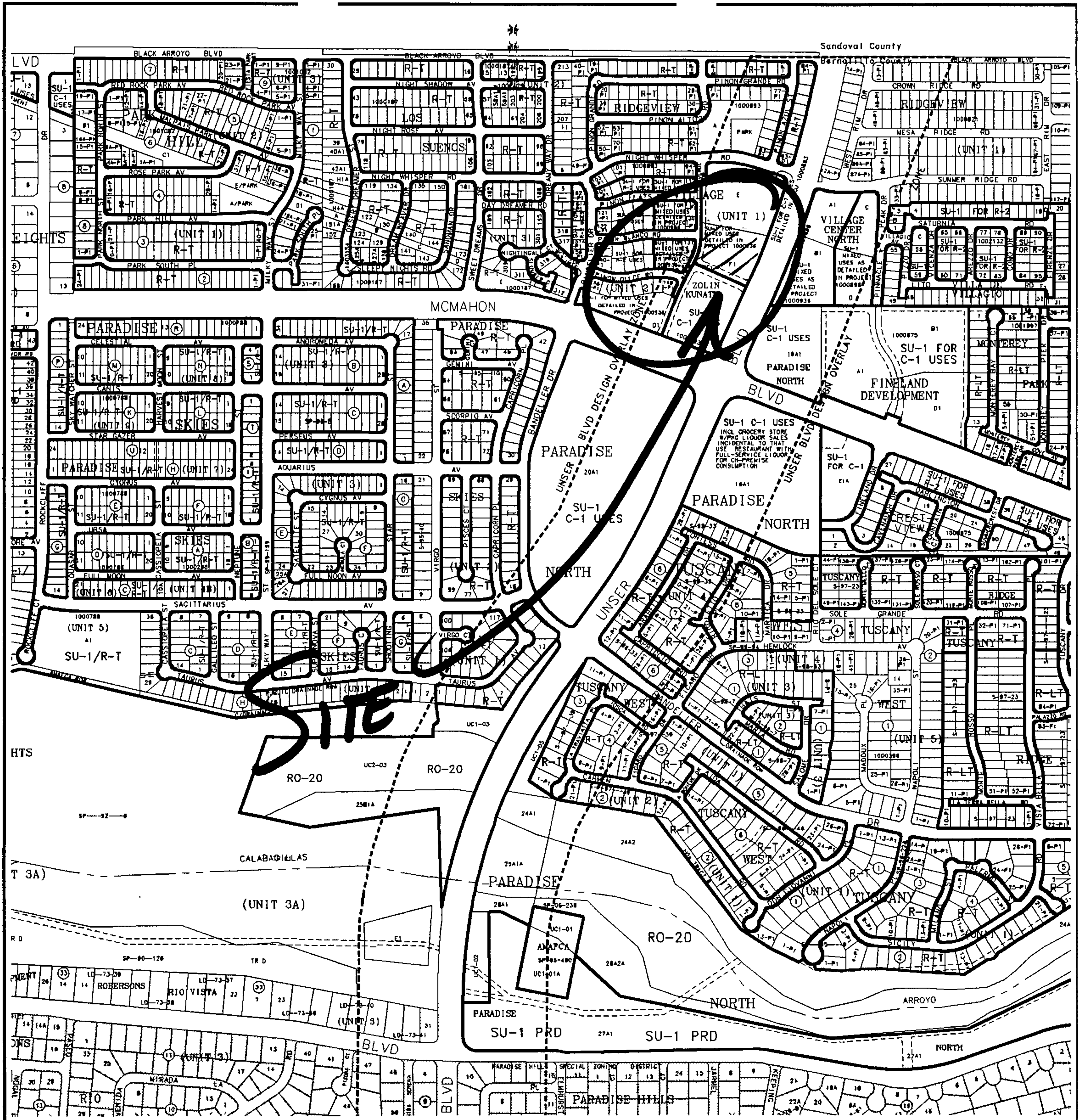
The purpose of the above referenced property is to create Two (2) new tract of land. The proposed Tract F-1-A is to be developed with a small animal hospital.

If you have any questions please feel free to contact me.

Sincerely,



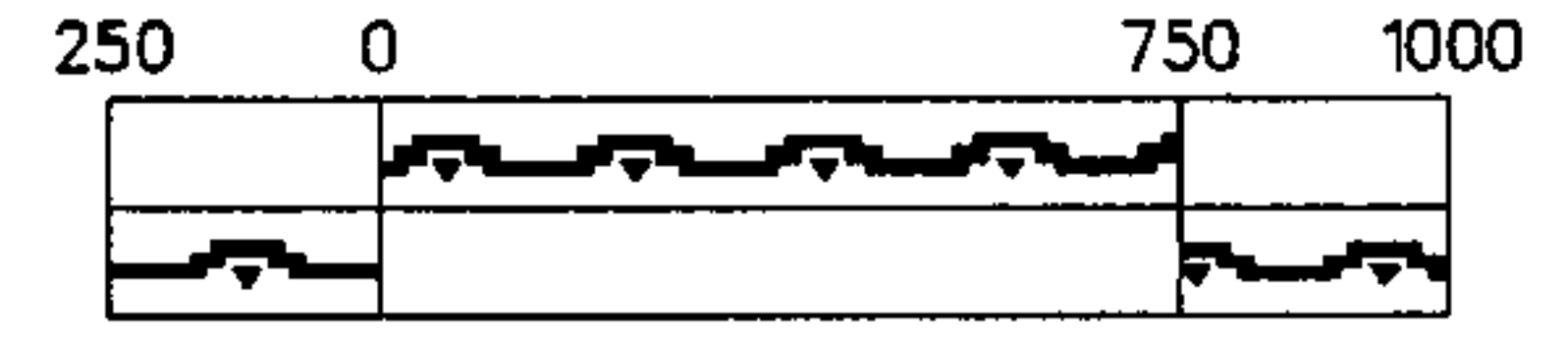
Dan Graney
President



A G I S
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET



Zone Atlas Page

A-11-Z

Map Amended through August 03, 2004

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

PAID RECEIPT

APPLICANT NAME Linda Contos
 AGENT Survey Southwest
 ADDRESS 333 Lomas Blvd.
 PROJECT & APP # 1002944 / 05DRB 01214
 PROJECT NAME Lands of zolin

City of Albuquerque
Treasurer, Division

7/26/2005 11:12AM LOC: ANIX
 RECEIPT# 00046675 WSH 007 TRANS# 0041
 ACCOUNT 441032 FUND 0000
 ACTIVITY 3424000 TRSKAL
 TRANS AMT \$305.00
 J24 Misc \$0.00
 00

Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 285.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ _____ 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY**
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study
- \$ 305.00 TOTAL AMOUNT DUE

City of Albuquerque
Treasurer, Division

7/26/2005 11:12AM LOC: ANIX
 RECEIPT# 00046675 WSH 007 TRANS# 0041
 ACCOUNT 441006 FUND 0000
 ACTIVITY 4983000 TRSKAL
 TRANS AMT \$305.00
 J24 Misc \$285.00
 00

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

H & C REAL ESTATE, LLC
 LINDA CONTOS
 8414 4TH ST. NW
 ALBUQUERQUE, NM 87114

DATE 7/6/05

PAY TO THE ORDER OF City of Albuquerque \$ 305.00

Three hundred five dollars and NO/100 DOLLARS

WELLS FARGO Wells Fargo Bank New Mexico, N.A.
 200 Lomas NW
 Albuquerque, NM 87102
 www.wellsfargo.com

FOR Re-plat *Linda M. Contos*

⑆ 107002192⑆ 2006669523⑆



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: October 17, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002944 ***
03EPC-01480 EPC Site Development Plan-
Building Permit
03EPC-01479 EPC Site Development Plan-
Subdivision

Linda Contos & John Heidrich
8114 4th St. NW
Albuq. NM 87114

LEGAL DESCRIPTION: for all or a portion of Tracts F-1 & F-2, **Lands of Zolin/Kunath, Tres Esquinas, and Curb Inc.**, zoned SU-1 Mixed Use, located on UNSER BLVD. NW, between MCMAHON DRIVE NW and NIGHT WHISPER NW, containing approximately 1.88 acres. (A-11)
(Chris Hyer, Staff Planner)

On October 16, 2003 the Environmental Planning Commission voted to approve Project 1002944/03EPC 01479, a request for site development plan for subdivision, for Tracts F-1 and F-2, Lands of Zolin/ Kunath, Tres Esquinas, LLC. and CURB, INC. located on the west side of Unser Blvd NW between McMahan Blvd and Night Wisper Road, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This a request for site development plan for subdivision for Tracts F-1 and F-2, Lands of Zolin/ Kunath, Tres Esquinas, LLC. and CURB, INC., a 1.88 acre site, located on the west side of Unser Blvd NW between McMahan Blvd and Night Wisper Road and zoned SU-1 for Mixed Uses. The applicant is requesting C-1 and plans to locate a veterinary clinic on one of the newly created lots.
2. The site plan for subdivision will create 2 lots, Lot 1 and Lot 2, on the subdivided tract and will be divided by a internal drive that runs north-south and is roughly in the middle of the site. Access to the internal drive will be from a new street that runs along the southern boundary of the site and connects Unser Boulevard to Pinon Verde Drive (basically in an east-west direction).

3. The submitted site plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment. (Established Urban Policy)
4. The submitted site plan furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing the development of the Village Center with a land use and lot configuration that encourages neighborhood commercial and other uses appropriate for Village Center. (Policies 1.9 and 3.4)
5. The site is subject to the *Unser Boulevard Design Overlay Zone* that has the intention to provide special sign controls for the area surrounding Unser Boulevard between I-40 and the Sandoval County line. The Overlay Zone regulations apply to all non-residential zones and any residential zones allowing off-premise signs. The proposed veterinary clinic is subject to these regulations.
6. The applicant is also asking for an approval of a site plan for building permit in this application for Lot 1 (the eastern lot).

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
 2. This site plan shall comply with the Kunath/Zolin site development plan for subdivision (00110 – 01623/00128 – 01514) design guidelines.
 3. Cross access connections for pedestrians between Lots 1 and 2 and to all adjacent streets shall be noted.
-

Replaced by approval of 04 EPC - 01556

On October 16, 2003 the Environmental Planning Commission voted to approve Project 1002944/03EPC 01480, a request for site development plan for building permit, for Tracts F-1 and F-2, Lands of Zolin/ Kunath, Tres Esquinas, LLC. and CURB, INC. located on the west side of Unser Blvd NW between McMahan Blvd and Night Wisper Road, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for site development plan for building permit for Lot 1 of the subdivided parcels of Tract F-1 and F-2, Lands of Zolin/ Kunath, Tres Esquinas, LLC. and CURB, INC., a 1.88 acre site, located on the west side of Unser Blvd NW between McMahan Blvd and Night Wisper Road and zoned SU-1 for Mixed Uses. The applicant is requesting C-1 and plans to locate a veterinary clinic on this newly created lot.
2. The submitted site plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment. (Established Urban Policy)
3. The submitted site plan furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing the development of the Village Center with a land use and lot configuration that encourages neighborhood commercial and other uses appropriate for Village Center. (Policies 1.9 and 3.4)
4. The site is subject to the *Unser Boulevard Design Overlay Zone* that has the intention to provide special sign controls for the area surrounding Unser Boulevard between I-40 and the Sandoval County line. The Overlay Zone regulations apply to all non-residential zones and any residential zones allowing off-premise signs. The proposed veterinary clinic is subject to these regulations.
5. The site development plan for building permit will comply with the Kunath/Zolin site development plan for subdivision (00110 - 01623/00128 - 01514) design guidelines with some minor adjustments.
6. The site plan shows two phases: the initial phase for the construction of a veterinary clinic with a small parking lot; and a future phase for expansion of the clinic with the associated parking lot.

04EPC-01556

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The City engineer provides these conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision, unless otherwise agreed to by the City as part of a prior agreement. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for.
 - b. Site shall comply and be designed per DPM Standards.
 - c. Temporary curb cut on from Lot 2 to Pinon Verde Drive is allowed but will be subject to closure when Lot 2 is developed.
 - d. Provide more information on use, frequency and type of vehicle using drop off and loading zone.
 - e. Provide cross access agreement between Lots one and two.
 - f. Access to Unser Boulevard from the "new street" along the southern boundary of the property, is limited to a right-in and right-out access only, unless an additional left-in is approved by the MTB at MRGCOG.
 - g. Dedication of an additional 6 feet of right-of-way along Unser Boulevard as required by the City Engineer, to provide for on-street bicycle lanes.
 - h. Construction of on street bicycle lanes and trail facility along Unser Boulevard as required by the Long Range Bikeways System.
 - i. Platting should be a concurrent DRB action.
3. The site is served by New Mexico Utilities. The developer is required to build the utility infrastructure to the City of Albuquerque standards.
4. Pedestrian connectivity shall be enhanced with expansion of proposed sidewalks as follows:
 - The sidewalk on the northern edge of the site shall allow pedestrian movement behind (on the north side) the trash receptacles.
 - The sidewalk on the north side of the tract shall have provisions for connectivity from the neighboring site on the north.

Replaced
by
approval of
04EPC-01556

Replaced by
approval of
04 EPC-01556

- The sidewalk on the south side of the building shall be extended to the sidewalk along Unser Boulevard. If Unser Boulevard temporarily remains as a 2-lane road, the sidewalk shall be extended to the existing side walk to allow pedestrians access to the building from Unser directly across from the building.
 - Colored pavement, or some other demarcation, shall connect the two lots across the center drive on the north side of the parking lot and across the driveway at the connection to the new street designating a pedestrian crossing.
5. The groundcover shall be changed from the exclusive use of Santa Fe Brown gravel to include native land-scaping in the planting beds and the locations of future expansion so that there is 75% coverage by living groundcover materials.
 6. The developer shall construct a 10' asphalt trail along Unser Boulevard along their site as per the Trails & Bikeways Facility Plan.
 7. Area lighting shall be provided for per DPM and *Zoning Code* standards.
 8. Area fire hydrants shall be provided for per DPM and *Zoning Code* standards.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY OCTOBER 31, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DECISION
OCTOBER 16, 2003
PROJECT #1002944
PAGE 6 OF 6

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YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

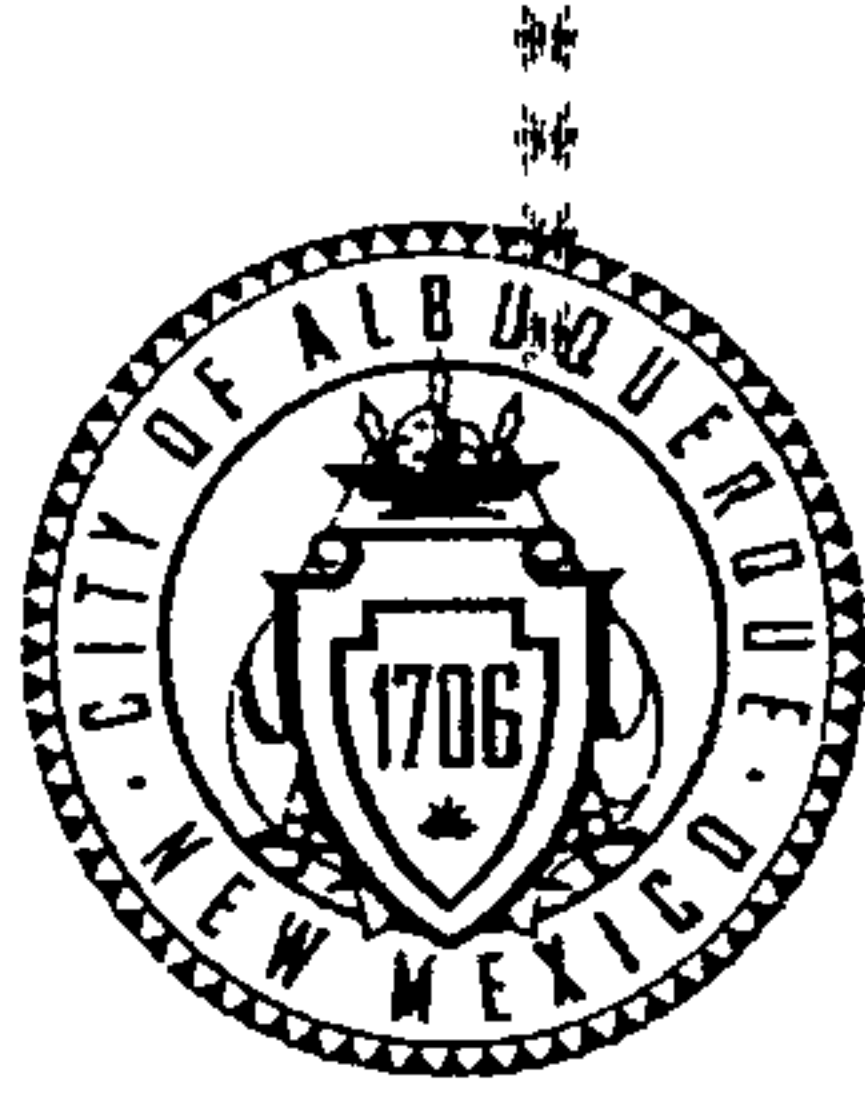
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Victor J. Chavez
Planning Director

VJC/CH/ac

cc: Claudio Vigil Arch., 1801 Rio Grande Blvd. NW, Albuquerque, NM 87104
Tom Skipayko, Skies West, 10523 Taurus Ct. NW, Albuquerque, NM 87114
Bill Davis, Skies West, 10636 Capricorn Pl. NW, Albuquerque, NM 87114
Phil Ward, 7620 Jefferson NE, Albuquerque, NM 87109
Jim Strozier, 924 Park Ave. SW, Albuquerque, NM 87102



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 19, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002944***
04EPC-01556 EPC Site Development Plan-
Building Permit

Linda Contos & John Heidrich
8114 4th St. NW
Albuq. NM 87114

LEGAL DESCRIPTION: for all or a portion of Tract(s) F-1 & F-2, **Lands of Zolin/Kunath, Detailed in Project 100893 Tres Esquinas**, zoned SU-1 for mixed uses C-1 Uses, located on UNSER BLVD NW, between MCMAHON DRIVE NW and NIGHT WHISPER RD NW, containing approximately 2 acres. (A-11) Elvira Lopez, Staff Planner

On November 18, 2004 the Environmental Planning Commission voted to approve Project 1002944/04EPC 01556 a request for approval of a site development plan for building permit for Tract F-1 and F-2, Lands of Zolin/Kunath, zoned SU-1 for Mixed Uses based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for a proposed lot 2, an approximately 0.92 acre site that is currently a portion of Tracts F1 and F2, Lands of Zolin/Kunath, zoned SU-1 for Mixed Uses, located west of McMahan Boulevard between McMahan Boulevard and Night Whisper Road.
2. ~~On October-16, 2003 the Environmental Planning Commission approved a site development plan for subdivision inclusive of the subject site. This site development plan has not been signed-off by the Development Review Board. The subject request should be contingent on final sign-off of the site development plan for subdivision by the DRB (case number 03EPC 01479).~~



- ✓ 3. The subject request is part of the Unser/McMahon Village Center site development plan for subdivision approved by the Environmental Planning Commission on January 18, 2001 (1000936). Design Parameters for the Unser/McMahon Village Center were approved by this land use action (Project 1000936). This subject request should be amended to reflect proposed uses by the subject request as well as approval of 03EPC 01479.
- ✓ 4. This request furthers policies 5d, 5e, and 5i for Established Urban Areas of the Comprehensive Plan. The location, intensity, and design of new development will respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern (Policy 5d). New growth will be accommodated through development in area where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy 5e). Employment and service uses will be located to complement residential areas to the west and will be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments (Policy 5i).
- ✓ 5. This request furthers applicable policies for the Seven Bar Ranch community of the West Side Strategic Plan. The applicant has obtained approval of access to the proposed Willow Road from Unser Boulevard on October 28, 2004 as demonstrated by the adopting Resolution from the Metropolitan Transportation Board (West Side Strategic Plan, Policy 3.6).
- ✓ 6. The proposed signs are consistent with the Unser Boulevard Design Overlay Zone. The proposed sign areas for building mounted signs are much less than the maximum allowed by the Unser Boulevard Design Overlay Zone.
7. With some modifications to the proposed pedestrian connections and landscaping plan, this request furthers the applicable Unser/McMahon Village Center Design Parameters (Project 100936).
8. Skies West is a Recognized Neighborhood Association affected by this request. There are no known neighborhood concerns.
9. The proposed veterinary clinic functions as a service use that does not detract from or diminish the acreage proposed for commercial retail uses within the Unser/McMahon Village Center North site development plan for subdivision (1000936). This determination does not require an amendment to the approved site development plan for subdivision because it does not re-assign land use allocations.

CONDITIONS:

1. ✓ ~~The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB).~~ The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. No Approval of the subject request is contingent on DRB approval of a site development plan for subdivision approved on October 16, 2003 (Project 1002944/03EPC 01479).
3. ✓ The applicant shall remove the lot line that indicates a 0.01-acre tract at the southwest corner of the site. This lot line does not reflect the site development plan for subdivision approved by the Environmental Planning Commission in 03EPC 01479 and that still needs to be signed-off by the DRB.
4. Walls
 - a. ✓ The proposed height of the wall on the west side of the building shall be indicated on the site plan, Sheet SDP1.
 - b. ✓ All walls shall follow the General Height and design Regulations for Walls, Fences and Retaining Walls (Section 14-16-3-19).
5. Vehicular Access, Circulation and Parking
 - a. ✓ The parking within the adjacent required landscape buffer shall comply with (Section 14-16-3-10 (E) (3) and Section 14-16-3-1 (G)).
6. ✓ Pedestrian and Bicycle Access and Circulation, Transit Access
 - a. ✓ The 4' wide pedestrian walkway located west of the building shall be increased to a width of 6' per Off-Street Parking Regulations (Section 14-16-3-1 (G)).
 - b. ✓ The northernmost sidewalk, providing east-west access, shall be extended east to connect to the sidewalk along Piñon Verde Drive (Section 14-16-3-1 (G) (2) and Unser McMahan Village Center Design Parameters).
 - c. ✓ A walkway connection shall be provided between the sidewalk along Willow Road and the entrance to the building on the south side (Section 14-16-3-1 (G) (2) and Unser McMahan Village Center Design Parameters).
 - d. ✓ A crosswalk shall be provided to connect the main entrance of the building to the adjacent lot to the east (Section 14-16-3-1 (G) (3) and Unser McMahan Village Center Design Parameters).

##

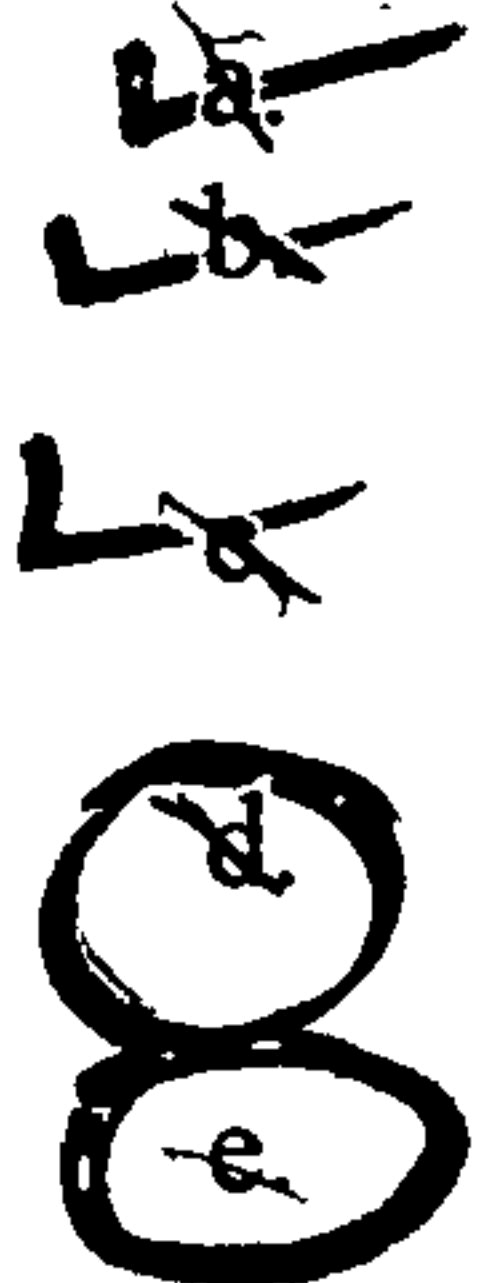
7. Lighting and Security



The height, type and location of building-mounted lights shall be indicated on building elevations.

The Plant legend shall include information about the mature spread of each shrub (14-16-3-10 (c) (e)). This information is needed to verify that all required landscape areas 36 square feet in size or larger shall be covered with living, vegetative materials, such as grasses, vines, spreading shrubs, or flowers, over at least 75 % of the required landscape area. Trees shall not be considered ground cover.

8. Landscaping



Landscaping calculations shall only reflect phase I construction.

The 25' wide drainage and roadway easement adjacent to Piñon Drive shall also be shown on the landscape plan.

The note on the landscape plan shall be modified to state that a maximum of 20% of the required landscape can be high water use turf, rather than the provided landscape area.

The note referring to the C.O.A landscape and water waste ordinance shall be reworded to clearly state that the plan shall adhere to the City Water Conservation Ordinance (6-1-1-1).

Internal streets shall have street trees. These trees are Golden Raintree and Chinese Pistache (Unser/McMahon Village Center Design Parameters).

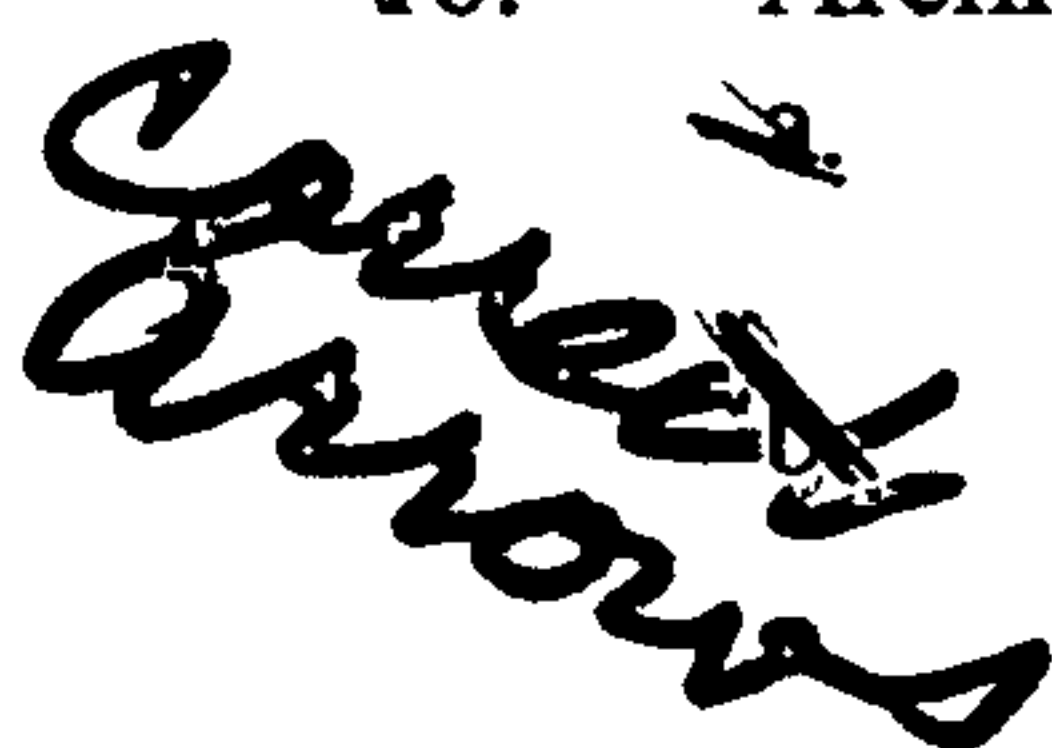
9. Public Outdoor Space



Indicate square footage of outdoor patio areas.

Indicate amenities provided in outdoor areas, if applicable.

10. Architecture and Signage



Consistent with other building elevations, the east elevation shall indicate a wall located in front of the building. The height, dimensions, colors and materials shall be identified.

The façade orientation of building elevations shall be corrected so that the shown north elevation is the west elevation and the shown west elevation is the north elevation.

11. Utility



An Availability Statement from NMUI will be required prior to DRB approval of any subdivision. Any infrastructure to be constructed as part of this project must be designed to the City of Albuquerque's standards. This includes water and sewer lines that will be owned and operated by NMUI.



All electric distribution lines shall be placed underground (Unser Mac/Mahon Village Center Design Parameters).



Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

12. The site plan shall comply with all SWMD ordinances and requirements.

¶
¶
¶
¶

13. Conditions from City Engineer, Municipal Development, Public Works, Water Authority and NMDOT:
- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for, if applicable.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements (i.e. dedication of Pinon Verde Drive and New Street/Willow Rd. from Unser to Pinon Verde Dr.), paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to ~~sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).~~
 - c. ~~Any dedication of rights-of-way must be completed with the Site Development Plan for Subdivision and prior to or concurrent with the approval of the Site Development Plan for Building Permit.~~
 - d. Site plan shall comply and be designed per DPM Standards.
 - e. ~~Platting must be a concurrent DRB action.~~
 - f. Access to Unser Boulevard at Willow Road approximately 450 feet north of McMahon Boulevard, is contingent on receiving approval from the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments.
 - g. - The proposed access to Unser Boulevard at Willow Road shall be limited to a right-in, right-out, left-in partial access.
 - h. Dedication of an additional 6 feet of right-of-way along Unser Boulevard as required by the City Engineer, to provide for on-street bicycle lanes.
 - i. Construction of on street bicycle lanes and trail facility along Unser Boulevard as required by the Long Range Bikeways System.
14. Cancellation of the previously approved site development plan for building permit on Lot 1.
15. Future site development plan for building permit approval authority is delegated to the Development Review Board (DRB)
16. An approved conceptual grading and drainage plan is required for the site plan sign-off by the City Engineer. ~~Platting must be a concurrent DRB action.~~

NMV 898-2661 Bob Gay 4700 Irving NW Fax: 898 6379

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 3, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.


OFFICIAL NOTICE OF DECISION
NOVEMBER 18, 2004
PROJECT #1002944
PAGE 6 OF 6

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Richard Dineen
Planning Director

RD/EL/ac

cc: Claudio Vigil Arch., 1801 Rio Grande Blvd. NW, Albuquerque, NM 87104
Tom Skopayko, Skies West NA, 10523 Taurus Ct. NW, Albuquerque, NM 87114
Ed Eubank, Skies West NA, 10660 Neptune NW, Albuquerque, NM 87114



SUBDIVISION	Supplemental form S	Supplemental form Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of... A
<input checked="" type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
<input checked="" type="checkbox"/> ...for Building Permit		
<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>Linda Contos & John Heidrich</u>	PHONE: <u>(505)897-8200</u>
ADDRESS: <u>8114 4th St. NW</u>	FAX:
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87114</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Claudio Vigil Architects</u>	PHONE: <u>505.842.1113</u>
ADDRESS: <u>1801 Rio Grande Blvd NW</u>	FAX: <u>505.842.1330</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87104</u>	E-MAIL: <u>cvarch@aol.com</u>

DESCRIPTION OF REQUEST: Final sign-off on EPC approved site plan for subdivision and site plan for building permit.

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

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

Lot or Tract No. Tracts F-1 and F-2 Block: _____ Unit: _____

Subdiv. / Addn. Land sof Zolin/Kunath, Tres Esquinas, LLC., and Curb Inc. City of Albuquerque

Current Zoning: SU-1 for Mixed use C-1 Permissive Proposed zoning: C-1

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

Total area of site (acres): 9 Density if applicable: dwellings per gross acre: na dwellings per net acre: na

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. 101106635042110514 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. NW
Between: McMahon Dr. and Night Whisper Road

CASE HISTORY:

Elvira Lopez EPC Case Planner
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1000936, 1000893, Z-97-119, ZA-99-118, DRB-90-423, 04EPC-01556

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: July 31, 2003

SIGNATURE Philip W. Robinson DATE 4/26

(Print) Philip W. Robinson Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 00706</u>	<u>SPS</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>05DRB - 00707</u>	<u>SBP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CMF</u>		\$ <u>20.02</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>5-4-05</u>			Total \$ <u>20.02</u>

Andrew Garcia
Planner signature / date

Project # 1002944

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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 request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. 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.

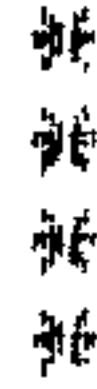
Philip Robinson Applicant name (print)
Phil Robinson 4/26 Applicant signature / date



Form revised October 2004

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 OSDRB - 00704
 OSDRB - 00707

 Planner signature / date
Project #



April 25, 2005

Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: DRB final sign off on EPC approved site plan for Subdivision and Building Permit of Tracts F-1 and F-2 lands of Zolin/Kunath, Tres Esquinas, and Curb Inc. North Unser Animal Clinic

Chairman of the Development Review Board,

This office, acting as agents for Linda Contos & John Heidrich, is submitting for review a site development plan for subdivision and building permit of a currently vacant tract of land described above. Approved by the EPC November 19, 2004. The EPC had several conditions, which have been met according to the following.

Condition # 3: The lot line indicating a .01 acre lot at the southwest corner of the site has been removed as requested.

Condition #4: The site walls have been appropriately labeled and redesigned as requested.

Condition #6: Sidewalks have been widened per off street parking regulations. Sidewalks have been extended to connect with sidewalks along the street. A crosswalk has been added to connect the two sites.

Condition #7: Lighting has been labeled.

Condition #8: The plant legend has been updated to provide information about the mature spread of each type of plant. Landscaping calculations have been updated. Easements have been shown. Notes have been reworded as requested. Internal street trees have been changed to Golden Raintrees.

Condition # 9: Outdoor patio areas have been labeled as requested.

Condition #10: Elevations have been updated as requested.

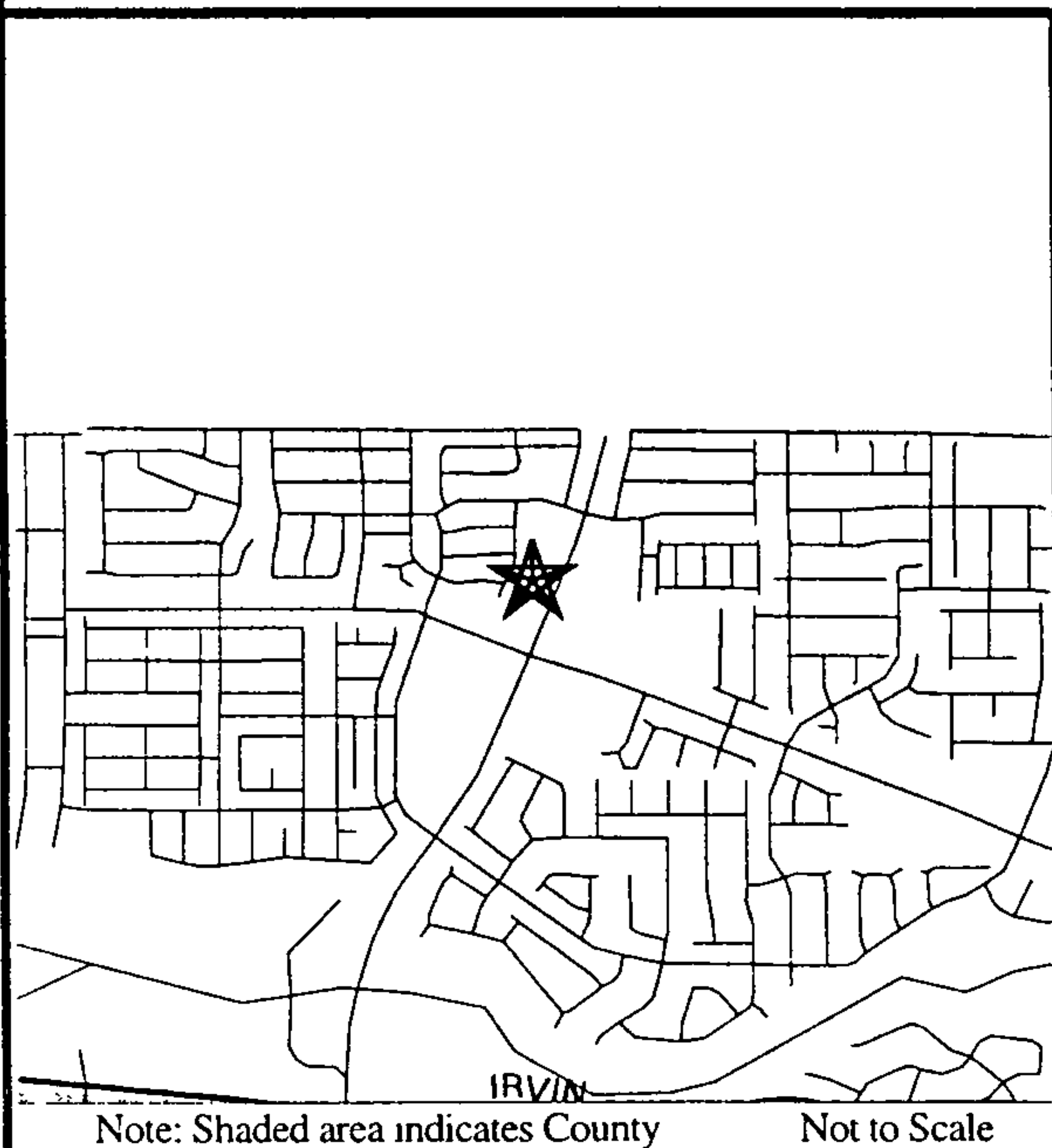
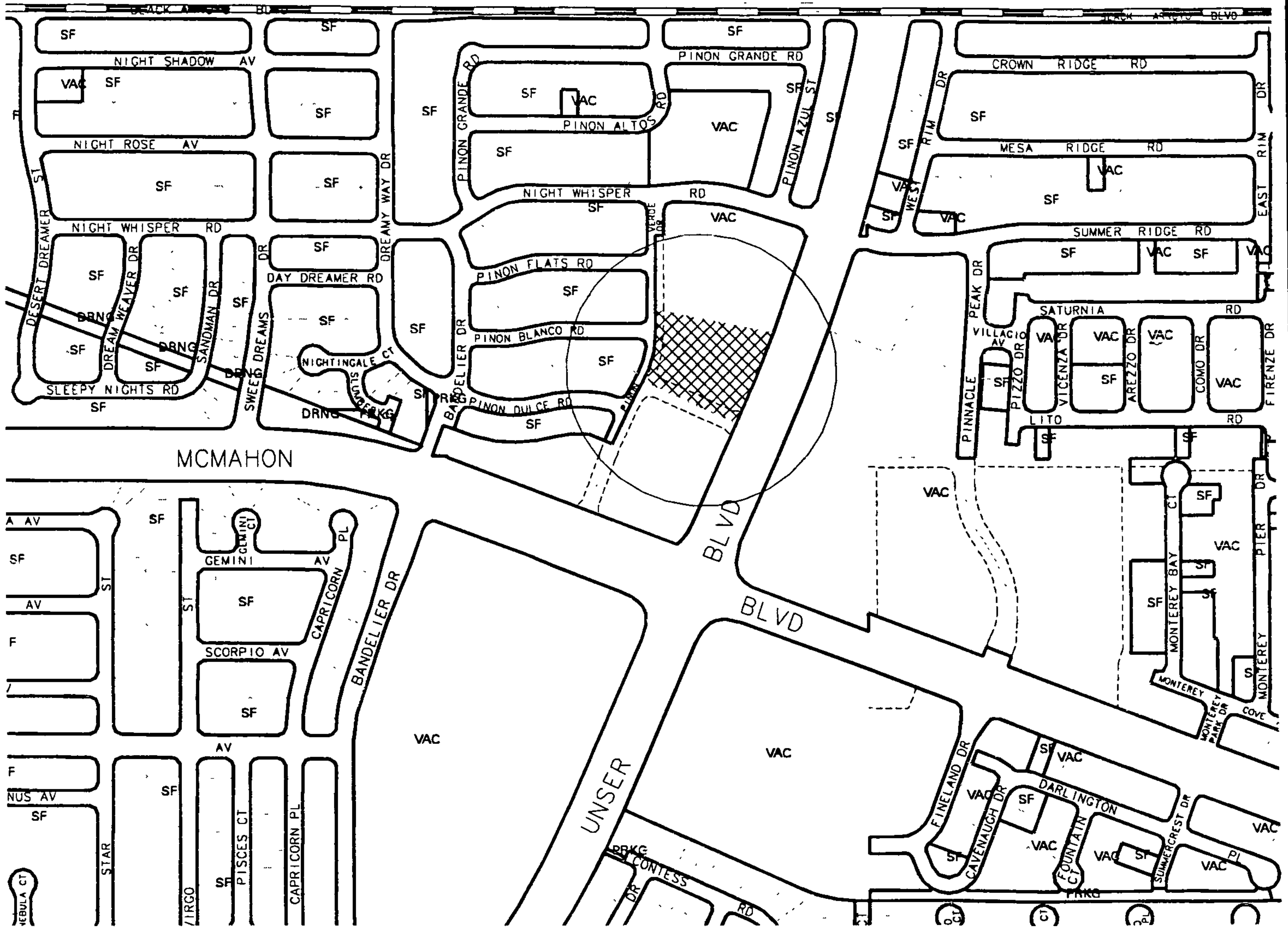
Condition #11: An availability statement has been provided with this submittal package. Notes have been added to dictate the placement of all electric lines underground and screening of all utility equipment.

Please feel free to call my office if we can provide any additional information you may require.

Thank you for your consideration,
Sincerely,

Philip Robinson
Claudio Vigil Architects, Agent

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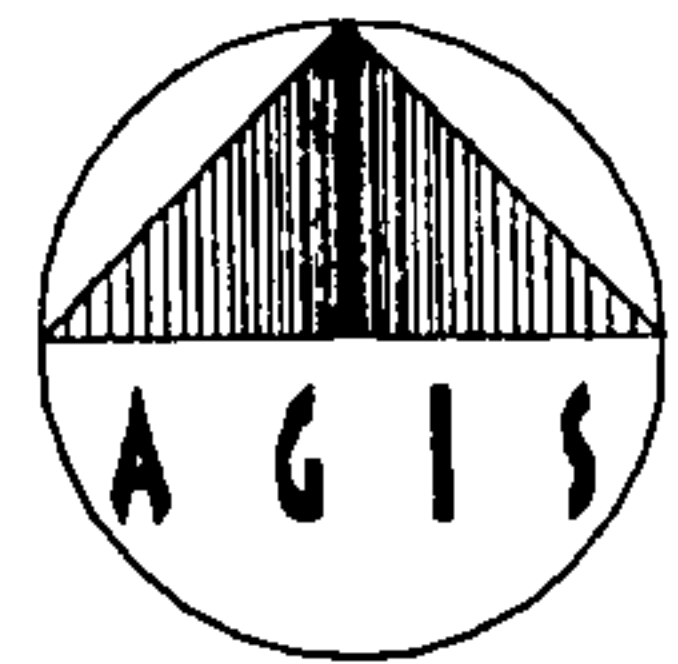


Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial -Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- PARK Park, Recreation or Open Space
- PRKG Parking
- PUBF Public Facility
- RELG Religious Facility
- SF Single Family
- TRAN Transportation Facility
- UTIL Utility
- VAC Vacant Land or Abandoned Bldgs
- WH Warehousing & Storage



Scale 1" = 489'

PROJECT NO.
1002944

HEARING DATE
11-18-04

MAP NO.
A-11

ADDITIONAL CASE NUMBER(S)
04EPC-01556



April 19, 2005

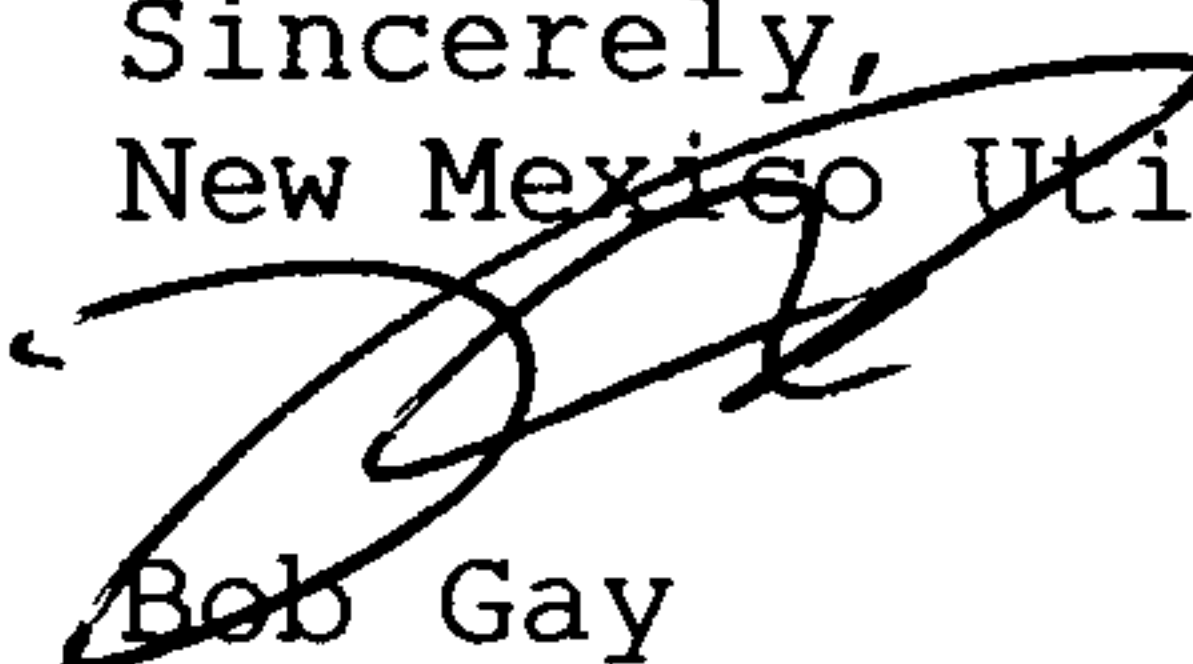
Mr. Philip Robinson
Claudio Vigil Architects
1801 Rio Grande NW
Albuquerque, NM 87104

Re: Tracts F-1 & F-2 Lands of Zolin/Kunath, Tres Esquinas, LLC, and Curb Inc., City of Albuquerque, Bernalillo County.

Dear Mr. Robinson:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,
New Mexico Utilities, Inc.



Bob Gay
Vice President
General Manager

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

PAID RECEIPT

APPLICANT NAME Lind Contos & John Heidrich
 AGENT Claudio Vigil Ach.
 ADDRESS 1801 Rio Grande Blvd NW
 PROJECT & APP # 1002944 / 00706,00707
 PROJECT NAME Land of Zolin

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ 2 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study

\$ 20.00 TOTAL AMOUNT DUE

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

JOHN E. HEIDRICH 01-99
 LINDA M. CONTOS
 2052 CALLE PAJARO AZUL NW
 ALBUQUERQUE, NM 87120-3102

95-219 176
 1070
 1061199207

DATE 4/22/05

5750

PAY TO THE ORDER OF City of Albuquerque \$ 20.00

Twenty dollars and 00/100

WELLS FARGO
 Wells Fargo Bank, N.A.
 200 Lomas NW
 Albuquerque, NM 87102
 wells Fargo.com

MEMO DRB

REC'D 4/26/2005
 Linda M. Contos

City of Albuquerque
 Treasury Division

LOC: ANN
 TRANS# 0009
 Fund 0110
 TRSCCS

Account 441032
 Activity 3424000
 Trans Amt \$20.00
 J24 Misc \$20.00
 CK \$20.00
 CHANGE \$0.00

Counterrecei

Thank You

Handwritten text at the top of the page, possibly a header or title, which is mostly illegible due to blurring and low contrast.

Handwritten text in the bottom left corner, appearing to be a list or set of notes. The text is very faint and difficult to decipher.