



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 10, 2005

- 1. Project # 1002948**
05DRB-01171 Major-One Year SIA
05DRB-01172 Minor-Ext of SIA for Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of **VISTA FAISAN SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TRAIL NW containing approximately 6 acre(s). (F-14)

At the August 10, 2005, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

A one-year extension to the four-year agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by August 25, 2005, in the manner described below.

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

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


Sheran Matson, AICP, DRB Chair

Cc: MS Dev One LLC, 9806 Guadalupe Tr NW, 87114
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002948 AGENDA#: 1 DATE: 8/10/05

1. Name: Jimmy Donast Address: Isaacs & Argman 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: _____

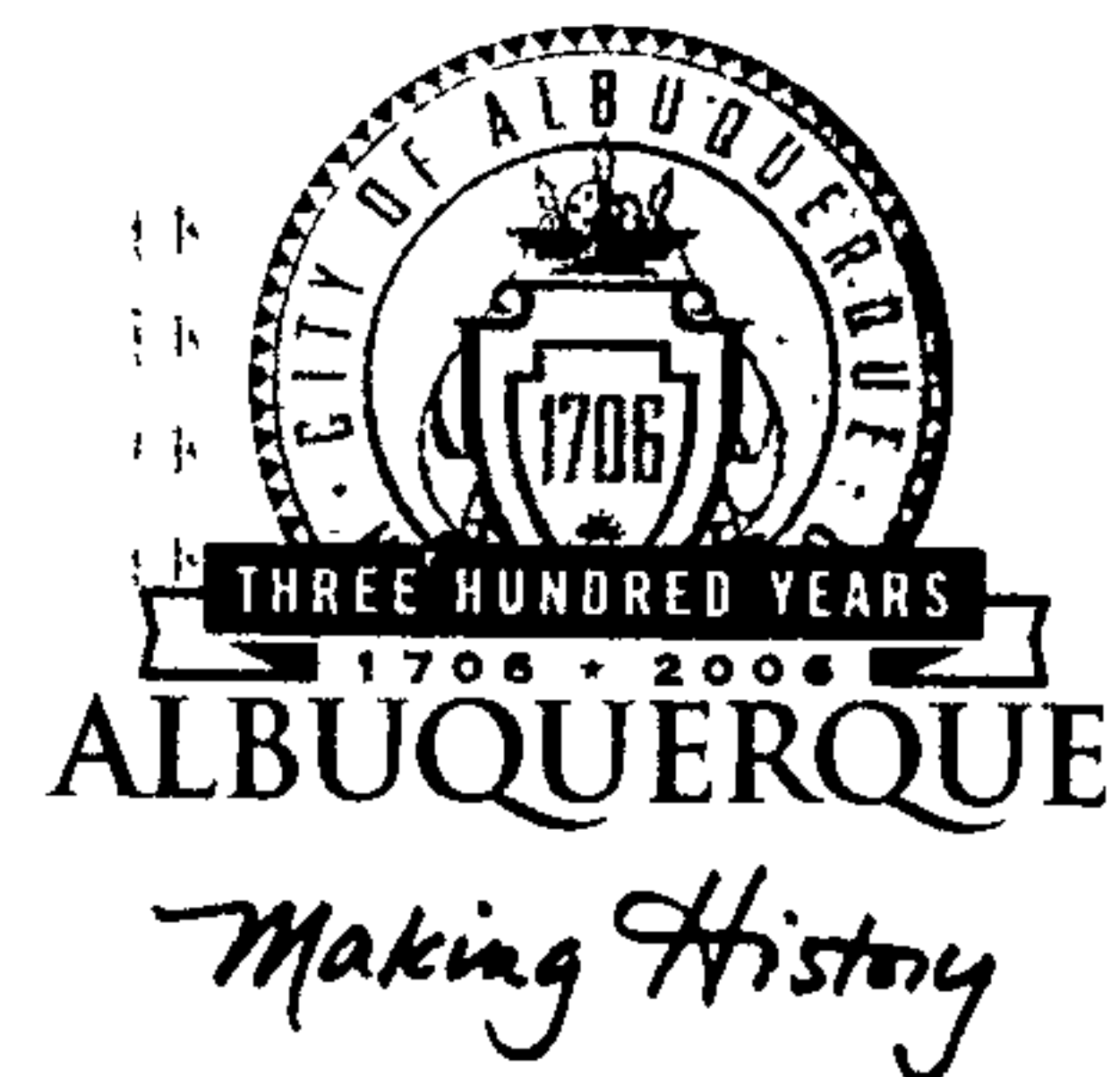
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002948

AGENDA ITEM NO: 1

SUBJECT:

**SIA Extension
Sidewalk Deferral**

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

**No objection to Sidewalk Deferral request.
No objection to SIA Extension.**

P.O. Box 1293

RESOLUTION:

Albuquerque

APPROVED ; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

New Mexico 87103 **SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PRKS) (PLNG)**

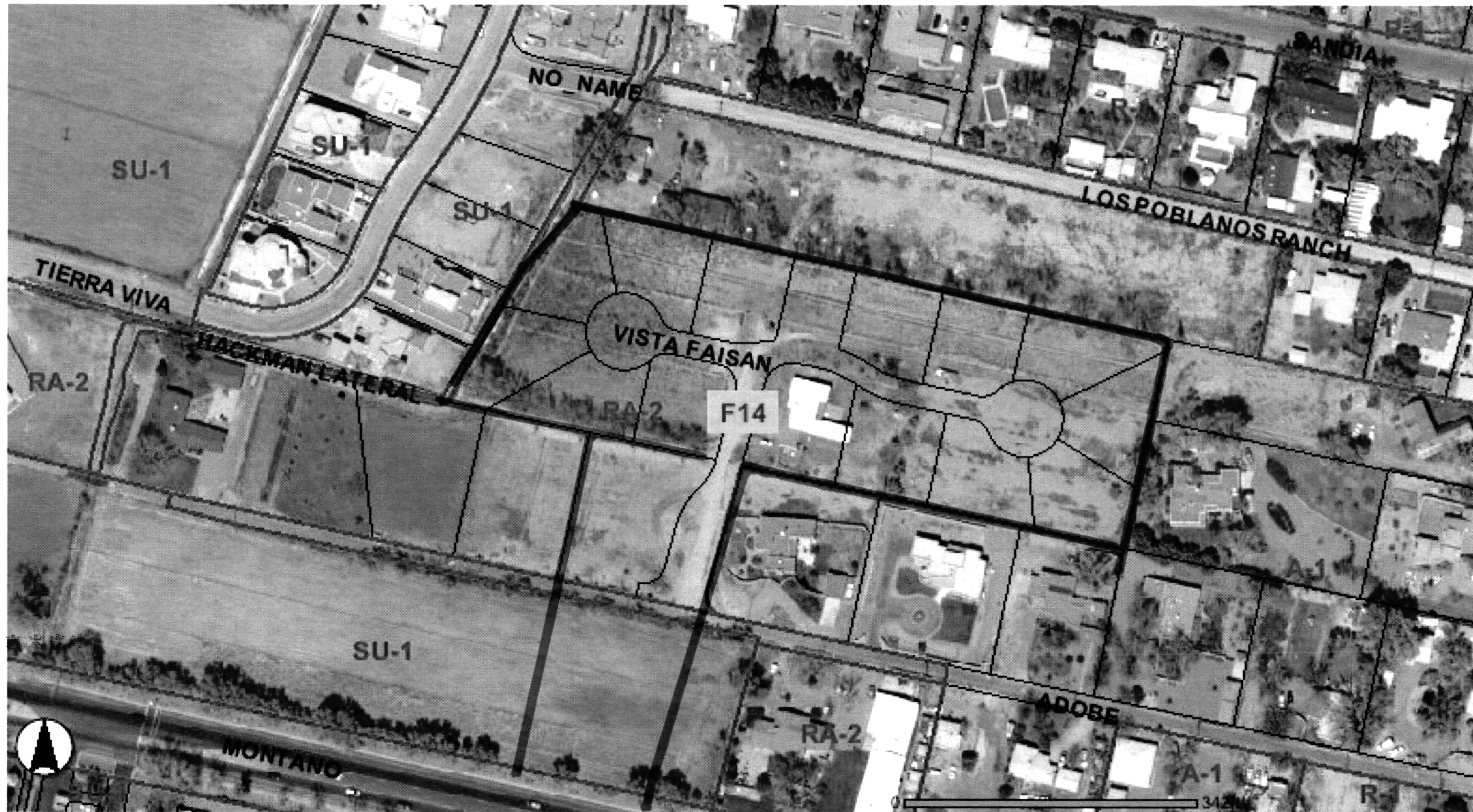
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

www.cabq.gov

FOR:

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

DATE: August 10, 2005





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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 10, 2005

Project # 1002948

05DRB-01171 Major-Two Year SIA

05DRB-01172 Minor-Ext of SIA for Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of **VISTA FAISAN SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TRAIL NW containing approximately 6 acre(s). (F-14)

AMAFCA	No comment.
COG	No adverse comments.
Transit	No objection to the requests.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Los Poblanos NA (R).
APS	No comments received.
Police Department	No CPTED or crime prevention comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	The Hydrology section has no objection to the extension request.

Transportation Development

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No objection to request.

Parks & Recreation

No objection.

Utilities Development

No objection to Extension request.

Planning Department

No objection to the 1 year extension of the SIA or the temporary deferral of sidewalk.

Impact Fee Administrator

No comment on proposed extension of SIA.

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

cc:MS Dev One LLC, 9806 Guadalupe Tr NW, 87114

Isaacson & Arfman PA, 128 Monroe St NE, 87108



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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, August 10, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # ~~1002948~~

05DRB-01171 Major-Two Year SIA
05DRB-01172 Minor-Ext of SIA for Temp
Defer SDWK

ISAACSON & ARFMAN agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of **VISTA FAISAN SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TRAIL NW containing approximately 6 acre(s). (F-14)

Project # 1001081

05DRB-01173 Major-Vacation of Pub
Right-of-Way

TIERRA WEST agent(s) for HOME DEPOT U.S.A. INC request(s) the above action(s) for all or a portion of Lot(s) 23, **SNOW HEIGHTS ADDITION**, zoned C-2 (SC) community commercial zone, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and SNOW HEIGHTS BLVD NE (H-20)

Project # 1001628

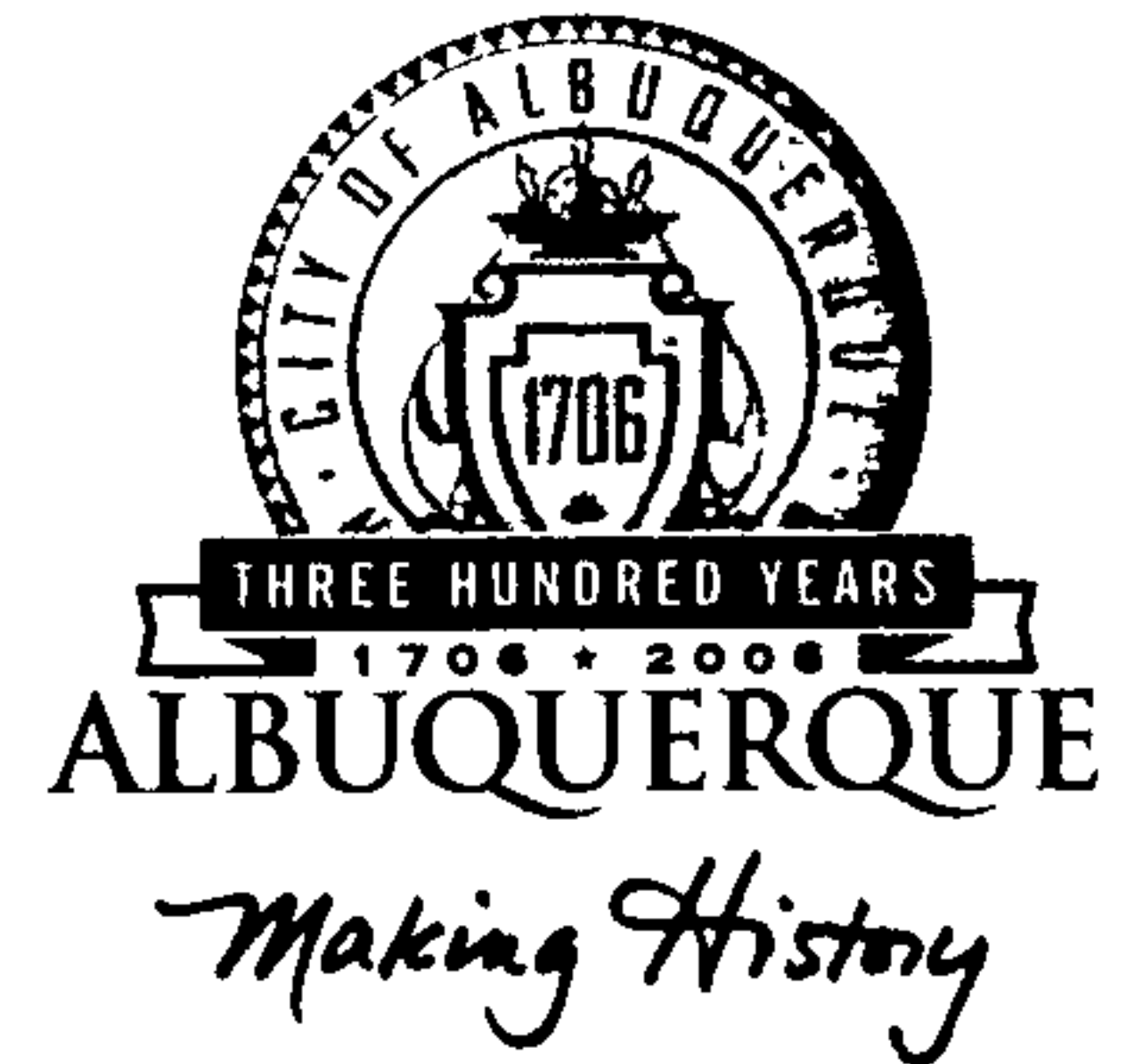
05DRB-01167 Major-Vacation of Public
Easements
05DRB-01166 Major-Preliminary Plat
Approval
05DRB-01170 Minor-Temp Defer SDWK
05DRB-01168 Minor-Subd Design (DPM)
Variance
05DRB-01169 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of the **EQUESTRIAN CENTER** (to be known as **MESA RIDGE SUBDIVISION**) zoned SU-1 for PRD special use zone, located on MONTANO RD NW, between VISTA MONTANO NW and EQUESTRIAN CENTER NW containing approximately 8 acre(s). (E-11)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 25, 2005.



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

July 22, 2005

TO: Anna Marie Sekula and Stan Schneider, Los Poblanos Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately six (6) acre(s): Major Two Year Subdivision Improvement Agreement and Minor Extension of Subdivision Improvement Agreement for Temporary Deferral of Sidewalks for the contractor to complete punch list items from the final inspection and to allow the adjoining house to be completed.

Proposed by: Isaacson and Arfman, P.A. at 268-8828

Agent for: MS DEV ONE, LLC

For property located: On or near Adobe Road NW between Montano Road NW and Guadalupe Trail NW.

The case number(s) assigned is: 05DRB- 01171 and 01172, Project # 1002948.

City Planning accepted application for this request on July 15, 2005.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, August 10, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

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

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

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

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CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: AUGUST 10, 2005
Zone Atlas Page: F-14-Z
Notification Radius: 100 Ft.

Project# 1002948
App# 05DRB-01171
App# 05DRB-01172

Cross Reference and Location:

Applicant: MS DEV ONE, LLC
Address: 9806 GUADALUPE TRAIL NW
ALBUQUERQUE NM 87114

Agent: ISAACSON & ARFMAN, P.A.
Address: 128 MONROE ST NE
ALBUQUERQUE NM 87108

Special Instructions:

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

Date Mailed: JULY 22, 2005

Signature: KYLE TSEHLIKAI

RECORDS WITH LABELS

PAGE 1

101306150545810505 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406106043520605 LEGAL: LT 5 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT 0.3981 LAND USE:
PROPERTY ADDR: 00000 TIERRA VIVA
OWNER NAME: MONTOYA JOSE M & PAMELA L
OWNER ADDR: 05716 TIERRA VIVA PL NW ALBUQUERQUE NM 87107

101406111142120147 LEGAL: MAP 32 T RACT 40A1A LAND USE:
PROPERTY ADDR: 00000 GUADALUPE
OWNER NAME: LUEVANO SIMONE
OWNER ADDR: 00916 LOS POBLANOS RANCH LN NW ALBUQUERQUE NM 87107

101406105642620604 LEGAL: LT 4 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT 0.2413 LAND USE:
PROPERTY ADDR: 00000 TIERRA VIVA
OWNER NAME: RICHE HOWARD
OWNER ADDR: 06833 TESUQUE NW ALBUQUERQUE NM 87120

101406105142020603 LEGAL: LT 3 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT 0.2520 LAND USE:
PROPERTY ADDR: 00000 TIERRA VIVA
OWNER NAME: RICHE KEITH
OWNER ADDR: 05708 TIERRA VIVA PL NE ALBUQUERQUE NM 87107

101406107942520181 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406109042620180 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406104841320602 LEGAL: LT 2 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT 0.2582 LAND USE:
PROPERTY ADDR: 00000 TIERRA VIVA
OWNER NAME: HAMPSTEAD HOMES LTD
OWNER ADDR: 05704 TIERRA VIVA PL NW ALBUQUERQUE NM 87107

101406109942320179 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406115141120146 LEGAL: TR A -2 P LAT OF TRS A-1, A-2 "LANDS OF WILLIAM PADI LAND USE:
PROPERTY ADDR: 00000 LOS POBLANOS RANCH
OWNER NAME: PADILLA WILLIAM TRUSTEE
OWNER ADDR: 00908 LOS POBLANOS RANCH RD NW ALBUQUERQUE NM 87107

101406110741720178 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406111741920177 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406112741720176 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406104140520601 LEGAL: LT 1 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT 0.3515 LAND USE:
PROPERTY ADDR: 00000 TIERRA VIVA
OWNER NAME: RICHE KEITH & CHRISTINA MEDINA
OWNER ADDR: 00802 PALISADES DR NW ALBUQUERQUE NM 87105

101406107441620182 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406113841620175 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406103039620119 LEGAL: MRGC D MA P # 32 TR 42-B TOGETHER WITH A 12FT PORT E LAND USE:
PROPERTY ADDR: 00000 ADOBE
OWNER NAME: ROMERO JOSE PABLO JR & JULIA M
OWNER ADDR: 00808 ADOBE RD NW ALBUQUERQUE NM 87107

RECORDS WITH LABELS

PAGE 2

101406117240820129 LEGAL: TR A LANDS OF CULLY & BELL WITHIN THE ELENA GALLEG LAND USE:
PROPERTY ADDR: 00000 GUADALUPE
OWNER NAME: FERNANDEZ WILLIAM J
OWNER ADDR: 05713 GUADALUPE TR NW ALBUQUERQUE NM 87107

101406114240820174 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406108241120183 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406109341020184 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406110740820170 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406104938820105 LEGAL: TR A PLAT OF TRACTS A & B LAND OF JACK F CULLY CON LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: ROMERO JOSE PABLO JR & JULIA T
OWNER ADDR: 00808 ADOBE RD NW ALBUQUERQUE NM 87107

101406111740520171 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406106138620101 LEGAL: TR B PLAT OF TRACTS A & B LAND OF JACK F CULLY CON LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: JEWELL THOMAS E & LEAH
OWNER ADDR: 02855 CARLSBAD BL CARLSBAD CA 92008

101406112740220172 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406115439020133 LEGAL: TRAC T 41 C-4 CORRECTED PLAT OF THE SUBDIVISION OF T LAND USE:
PROPERTY ADDR: 00000 GUADALUPE
OWNER NAME: CHAVEZ PATRICK F & SANDRA L
OWNER ADDR: 05717 GUADALUPE TR NW ALBUQUERQUE NM 87107

101406108639820185 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406113840020173 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406109237720103 LEGAL: TRAC T 17 1A1C PLAT OF TRS 171A1A 171A1BA 171A1C 171 LAND USE:
PROPERTY ADDR: 00000 ADOBE
OWNER NAME: MURRAY CAROL A
OWNER ADDR: 00901 ADOBE RD NW ALBUQUERQUE NM 87107

101406111337520104 LEGAL: TRAC T 17 1A1D PLAT OF TRS 171A1A 171A1BA 171A1C 171 LAND USE:
PROPERTY ADDR: 00000 ADOBE
OWNER NAME: ALDERETE JUAN R & KENIA
OWNER ADDR: 01608 PRINCETON SE ALBUQUERQUE NM 87106

101406112437520122 LEGAL: MRGC D MA P 32 TRACT 171A 1B CONT 0.50 AC LAND USE:
PROPERTY ADDR: 00000 ADOBE
OWNER NAME: C DE BACA LAWRENCE & VIOLA M
OWNER ADDR: 00752 ADOBE RD NW ALBUQUERQUE NM 87107

101406113937220124 LEGAL: TRAC T 17 1A2 MAP 32 0.66 AC LAND USE:
PROPERTY ADDR: 00000 ADOBE
OWNER NAME: MARKS STEPHEN D ETUX
OWNER ADDR: 00751 ADOBE RD NW ALBUQUERQUE NM 87107

RECORDS WITH LABELS

PAGE 3

101406110036120116

LEGAL: MAP 32 T R73A2
PROPERTY ADDR: 00000 MONTANO
OWNER NAME: PERRUCCI BETTY & GENE J & DENI
OWNER ADDR: 00800 ADOBE

LAND USE:

RD ALBUQUERQUE NM 87107

101406107942520181 LEGAL: LOT 5 PLAT FOR VISTA FAISAN SUBDIVISION BEING OF TRACT A-1
LOT
PROPERTY ADDR: 909 VISTA FAISAN TRL NW

OWNERS NAME: MS DEV ONE, LLC
OWNERS ADDR: 2601 LOS COMPADRES ST. NW
ALBUQUERQUE NM 87120

101406109042620180 LEGAL: LOT 6 PLAT FOR VISTA FAISAN SUBDIVISION BEING OF TRACT A-1
LOT
PROPERTY ADDR: 905 VISTA FAISAN TRL NW

OWNERS NAME: MS DEV ONE, LLC
OWNERS ADDR: 2601 LOS COMPADRES ST. NW
ALBUQUERQUE NM 87120

101406109942320179 LEGAL: LOT 7 PLAT FOR VISTA FAISAN SUBDIVISION BEING OF TRACT A-1
LOT
PROPERTY ADDR: 901 VISTA FAISAN TRL NW

OWNERS NAME: BEALHEN CONSTRUCTION, INC
OWNERS ADDR: 8908 ADAMS NE
ALBUQUERQUE NM 87113

101406110741720178 LEGAL: TRACT PR PLAT FOR VISTA FAISAN SUBDIVISION BEING OF TRACT
A-1, LOT
PROPERTY ADDR: 00000

OWNERS NAME: MS DEV ONE, LLC
OWNERS ADDR: 2601 LOS COMPADRES ST NW
ALBUQUERQUE NM 87120

101406111741920177 LEGAL: LOT 8 PLAT FOR VISTA FAISAN SUBDIVISION BEING OF TRACT A-1
LOT
PROPERTY ADDR: 815 VISTA FAISAN TRL NW

OWNERS NAME: TC BUILDING & DEVELOPMENT INC
OWNERS ADDR: PO BOX 20148
ALBUQUERQUE NM 87154

101406112741720176 LEGAL: LOT 9 PLAT FOR VISTA FAISAN SUBDIVISION BEING OF TRACT A-1
LOT
PROPERTY ADDR: 809 VISTA FAISAN TRL NW

OWNERS NAME: BEALHEN CONSTRUCTION INC
OWNERS ADDR: 8909 ADAM NE
ALBUQUERQUE NM 87113

101406107441620182 LEGAL: LOT 4 PLAT FOR VISTA FAISAN SUBDIVISION BEING OF TRACT A-1
LOT
PROPERTY ADDR: 912 VISTA FAISAN TRL NW

OWNERS NAME: MS DEV ONE, LLC
OWNERS ADDR: 2601 LOS COMPADRES ST. NW
ALBUQUERQUE NM 87120

101406113841620175 LEGAL: LOT 10 PLAT FOR VISTA FAISAN SUBDIVISION BEING OF TRACT A-1
LOT
PROPERTY ADDR: 805 VISTA FAISAN TRL NW

OWNERS NAME: MS DEV ONE, LLC
OWNERS ADDR: 2601 LOS COMPADRES ST. NW
ALBUQUERQUE NM 87120

101406114240820174 LEGAL: LOT 11 PLAT FOR VISTA FAISAN SUBDIVISION BEING OF TRACT A-1
LOT
PROPERTY ADDR: 801 VISTA FAISAN TRL NW

OWNERS NAME: MS DEV ONE, LLC
OWNERS ADDR: 2601 LOS COMPADRES ST. NW
ALBUQUERQUE NM 87120

101406108241120183 LEGAL: LOT 3 PLAT FOR VISTA FAISAN SUBDIVISION BEING OF TRACT A-1
LOT
PROPERTY ADDR: 908 VISTA FAISAN TRL NW

OWNERS NAME: MS DEV ONE, LLC
OWNERS ADDR: 2601 LOS COMPADRES ST. NW
ALBUQUERQUE NM 87120

101406109341020184 LEGAL: LOT 2 PLAT FOR VISTA FAISAN SUBDIVISION BEING OF TRACT A-1
LOT
PROPERTY ADDR: 904 VISTA FAISAN TRL NW

OWNERS NAME: TC BUILDING & DEVELOPMENT INC
OWNERS ADDR: PO BOX 20148
ALBUQUERQUE NM 87113

101406110740820170 LEGAL: LOT 15 PLAT FOR VISTA FAISAN SUBDIVISION BEING OF TRACT A-1
LOT
PROPERTY ADDR: 812 VISTA FAISAN TRL NW

OWNERS NAME: MS DEV ONE, LLC
OWNERS ADDR: 2601 LOS COMPADRES ST. NW
ALBUQUERQUE NM 87120

101406111740520171 LEGAL: LOT 14 PLAT FOR VISTA FAISAN SUBDIVISION BEING OF TRACT A-1
LOT
PROPERTY ADDR: 808 VISTA FAISAN TRL NW

OWNERS NAME: MS DEV ONE, LLC
OWNERS ADDR: 2601 LOS COMPADRES ST. NW
ALBUQUERQUE NM 87120

101406112740220172 LEGAL: LOT 13 PLAT FOR VISTA FAISAN SUBDIVISION BEING OF TRACT A-1
LOT
PROPERTY ADDR: 804 VISTA FAISAN TRL NW

OWNERS NAME: MS DEV ONE, LLC
OWNERS ADDR: 2601 LOS COMPADRES ST. NW
ALBUQUERQUE NM 87120

101406108639820185 LEGAL: LOT 1 PLAT FOR VISTA FAISAN SUBDIVISION BEING OF TRACT A-1
LOT
PROPERTY ADDR: 900 VISTA FAISAN TRL NW

OWNERS NAME: MS DEV ONE, LLC
OWNERS ADDR: 2601 LOS COMPADRES ST. NW
ALBUQUERQUE NM 87120

101406113840020173 LEGAL: LOT 12 PLAT FOR VISTA FAISAN SUBDIVISION BEING OF TRACT A-1
LOT
PROPERTY ADDR: 800 VISTA FAISAN TRL NW

OWNERS NAME: MS DEV ONE, LLC
OWNERS ADDR: 2601 LOS COMPADRES ST. NW
ALBUQUERQUE NM 87120

101306150545810505 LEGAL: TRACT A PLAT FOR TRACT A LOS POBLANOS RANCH CO
PROPERTY ADDR: 00000

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

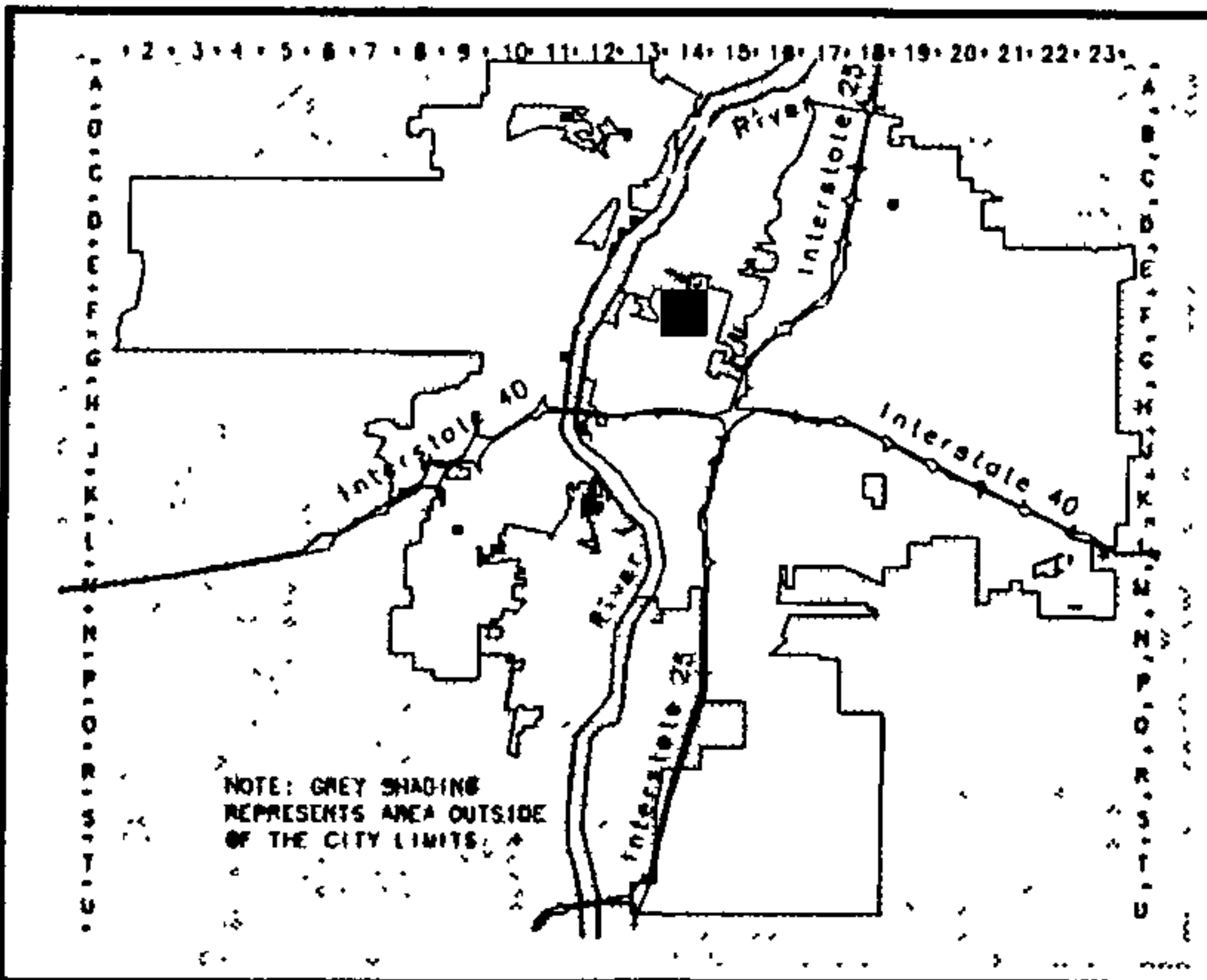
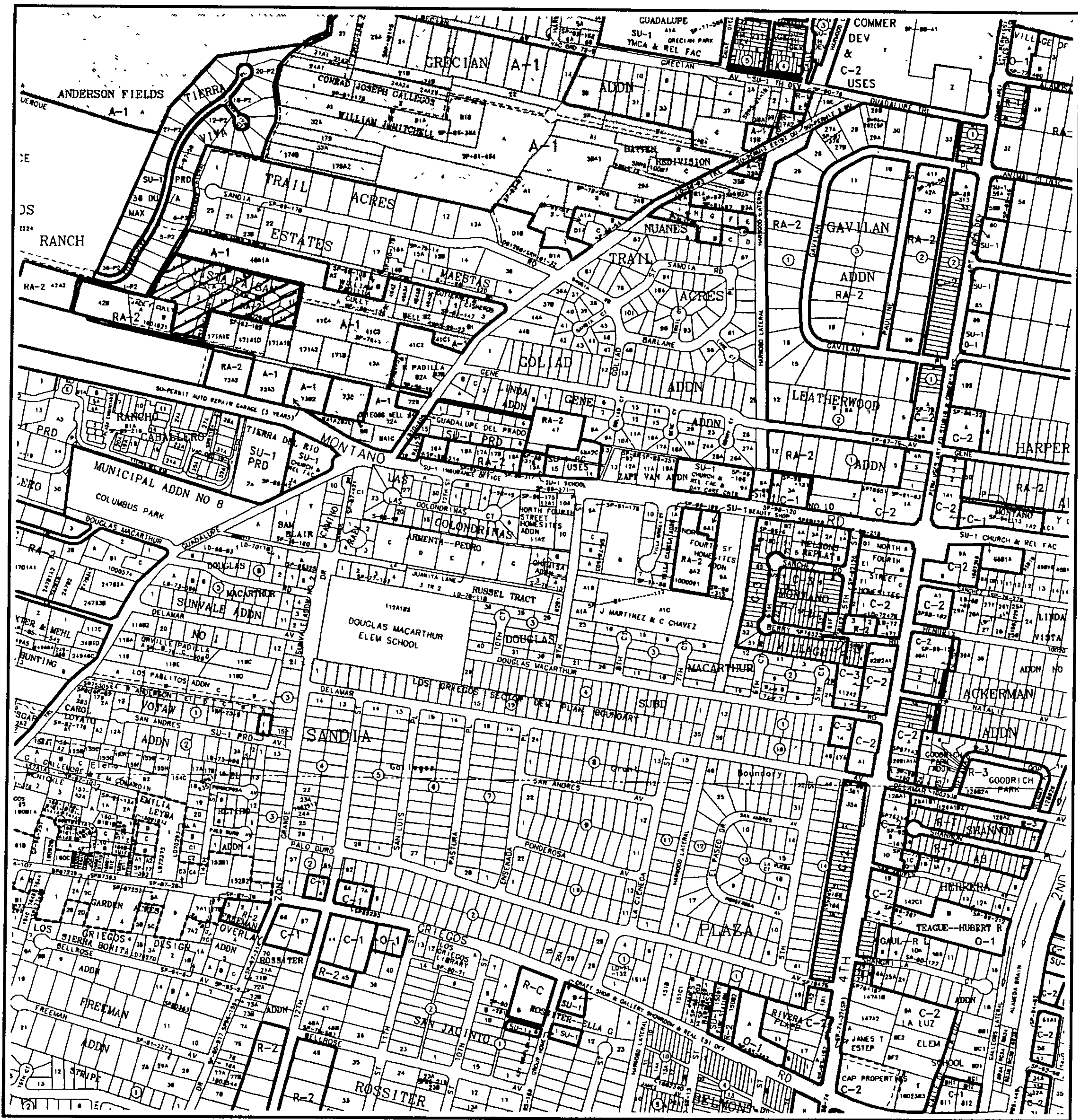
"Attachment A"

Date of Request: July 14, 2005
Name: Ruth Lozano
Phone: 268-8828 / Fax: 268-2632
Zone Map: E-12

LOS POBLANOS N.A. (LPB) "R"
***Anna Marie Sekula**
836 Los Poblanos Ranch Rd. NW/87107 344-8412 (h)
Stan Schneider
5708 Tierra Viva Rd. NW/87107 463-2284 (h)

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

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



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

Zone Atlas Page
F-14-Z
 Map Amended through February 01, 2005

#2



COMPLETED 05/27/05 SH (1)

DRB CASE ACTION LOG (PREL & FINAL) LOT 7

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-00539 (P&F)
Project Name: VISTA FAISAN SUBDIVISION
Agent: Isaacson & Arfman PA

Project # 1002948
Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/27/05 by the DRB with delegation of signature(s) to the following departments
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

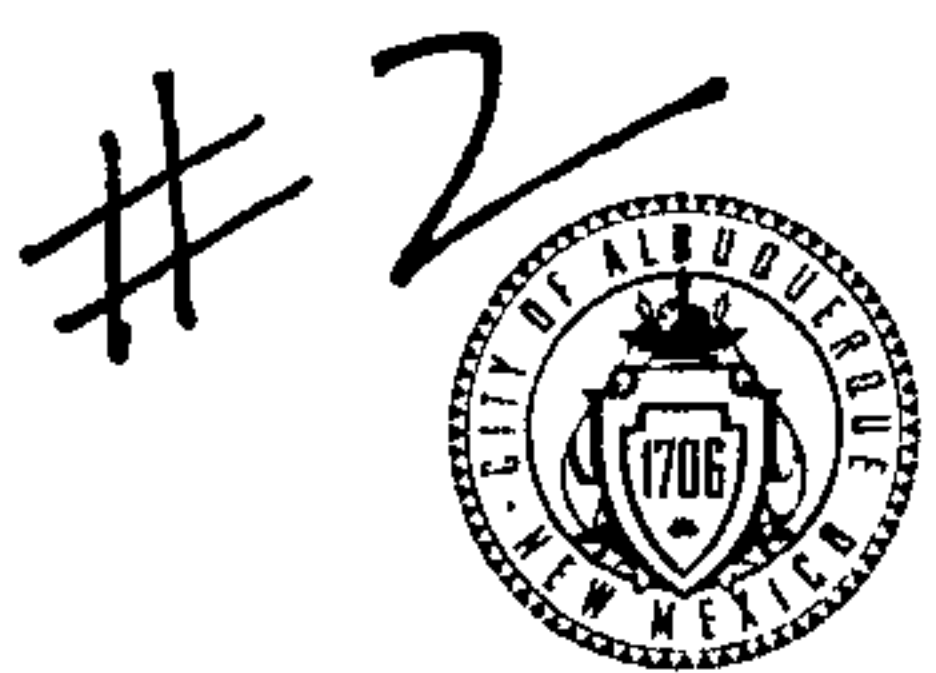
CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 15 days ago

- 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 1002948



Complete 4-29-05 BP

2

DRB CASE ACTION LOG (PREL & FINAL) LOTS 4 & 5
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-00666 (P&F)	Project # 1002948
Project Name: VISTA FAISAN SUBDIVISION	
Agent: Isaacson & Arfman PA	Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/27/05 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): _____

- 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 1002948

#2



1

DRB CASE ACTION LOG (PREL & FINAL) LOT 7

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-00539 (P&F)
Project Name: VISTA FAISAN SUBDIVISION
Agent: Isaacson & Arfman PA

Project # 1002948
Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/27/05 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): 15 days ago

- 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.**

OKay

Project Number 1002948

2



2

DRB CASE ACTION LOG (PREL & FINAL) LOTS 4 & 5

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-00666 (P&F)**

Project # **1002948**

Project Name: **VISTA FAISAN SUBDIVISION**

Agent: **Isaacson & Arfman PA**

Phone No.: **268-8828**

Your request for (SDP for SUB) (SDP for BP), **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on 4/27/05 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): _____

- 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.**

OKay

Project Number

1002948

2948

DXF Electronic Approval Form

DRB Project Case #: 1002948

Subdivision Name: VISTA FAISAN LOT 7A

Surveyor: TIMOTHY ALDRICH

Contact Person: GENNY DONART

Contact Information: 268-8828

DXF Received: 4/28/2005

Hard Copy Received: 4/27/2005

Coordinate System: Ground rotated to NMSP Grid


Approved

04-29-2005 -
Date

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

AGIS Use Only
Copied cov **2948** to agiscov on **4/29/2005** Contact person notified on **4/29/2005**

2948

DXF Electronic Approval Form

DRB Project Case #: 1002948

Subdivision Name: VISTA FAISAN LOTS 4A & 5A

Surveyor: TIMOTHY ALDRICH

Contact Person: GENNY DONART

Contact Information: 268-8828

DXF Received: 4/28/2005

Hard Copy Received: 4/27/2005

Coordinate System: Ground rotated to NMSP Grid


Approved

04-29-2005
Date

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

AGIS Use Only
Copied cov **2948** to agiscov on **4/29/2005** Contact person notified on **4/29/2005**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 27, 2005

2. Project # 1002948

05DRB-00538 Major-Vacation of Public Easements
05DRB-00539 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BEALHEN CONSTRUCTION LLC, C/O MS DEV ONE LLC, request(s) the above action(s) for all or a portion of Lot(s) 7, **VISTA FAISAN SUBDIVISION**, zoned RA-2, located on VISTA FAISAN TRAIL NW, between EL POTRERO NW and GUADALUPE TRAIL NW containing approximately 1/4 acre(s). [REF: 03EPC01736, 03EPC01485, 03DRB01486, 03DRB01497, 04DRB01504, 04DRB01669] (F-14)

At the April 27, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The preliminary and final plat was approved with final plat sign off delegated to Planning for AGIS dxf and the 15-day appeal period.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

05DRB-00666 Minor-Prelim&Final Plat Approval
05DRB-00665 Minor-Vacation of Private Easements

ISAACSON & ARFMAN PA agent(s) for MS DEV ONE LLC request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **VISTA FAISAN SUBDIVISION**, zoned RA-2, located on VISTA FAISAN TRAIL NW, between EL POTRERO NW and GUADALUPE TRAIL NW containing approximately 1 acre(s). [REF: 03EPC01736, 03DRB01485, 03DRB01486, 03DRB01497, 04DRB01504, 04DRB01669] (F-14)

The preliminary and final plat was approved with final plat sign off delegated to Planning for AGIS dxf file.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by May 12, 2005, in the manner described below.

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



OFFICIAL NOTICE OF DECISION
PAGE 3

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc: MS Dev One LLC, 6707 Academy NE, Suite B, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002948 AGENDA#: 2 DATE: 4.27.05

1. Name: Fred Longman 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: _____

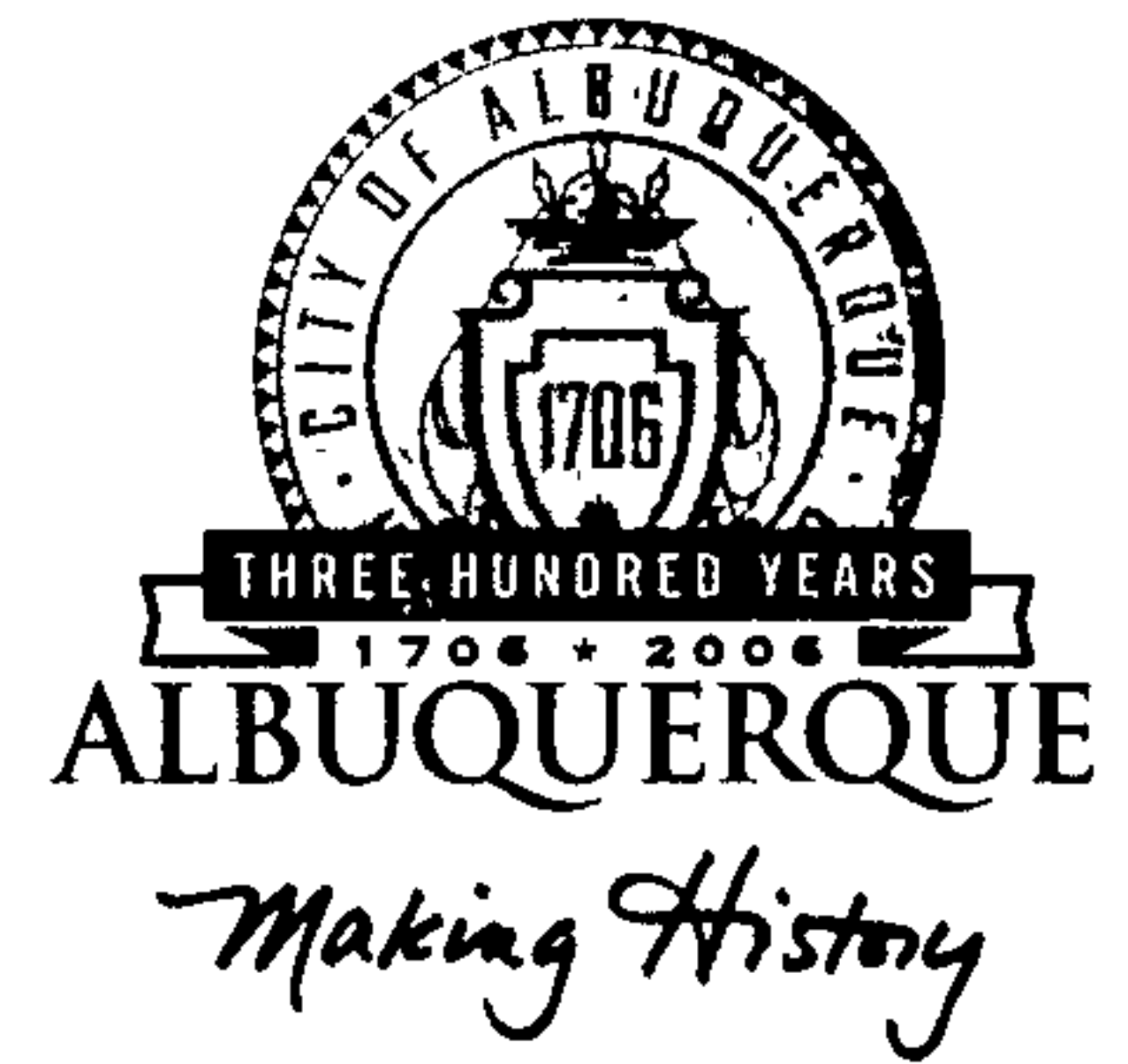
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002948

AGENDA ITEM NO: 2

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the vacation request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 27, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 27, 2005

Project # 1002948

05DRB-00538 Major-Vacation of Public Easements

05DRB-00539 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BEALHEN CONSTRUCTION LLC, C/O MS DEV ONE LLC, request(s) the above action(s) for all or a portion of Lot(s) 7, **VISTA FAISAN SUBDIVISION**, zoned RA-2, located on VISTA FAISAN TRAIL NW, between EL POTRERO NW and GUADALUPE TRAIL NW containing approximately 1/4 acre(s). [REF: 03EPC01736, 03EPC01485, 03DRB01486, 03DRB01497, 04DRB01504, 04DRB01669] (F-14)

AMAFCA	No adverse comments.
COG	No comment.
Transit	No objection to the requests.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Los Poblanos NA (R).
APS	No comments received.
Police Department	No comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer The Hydrology section has no objection to the vacation request.

Transportation Development

**
**
**
**

Defer to Utilities.

Parks & Recreation

Defer to Utilities Development.

Utilities Development

No objection to Vacation request or Plat approval.

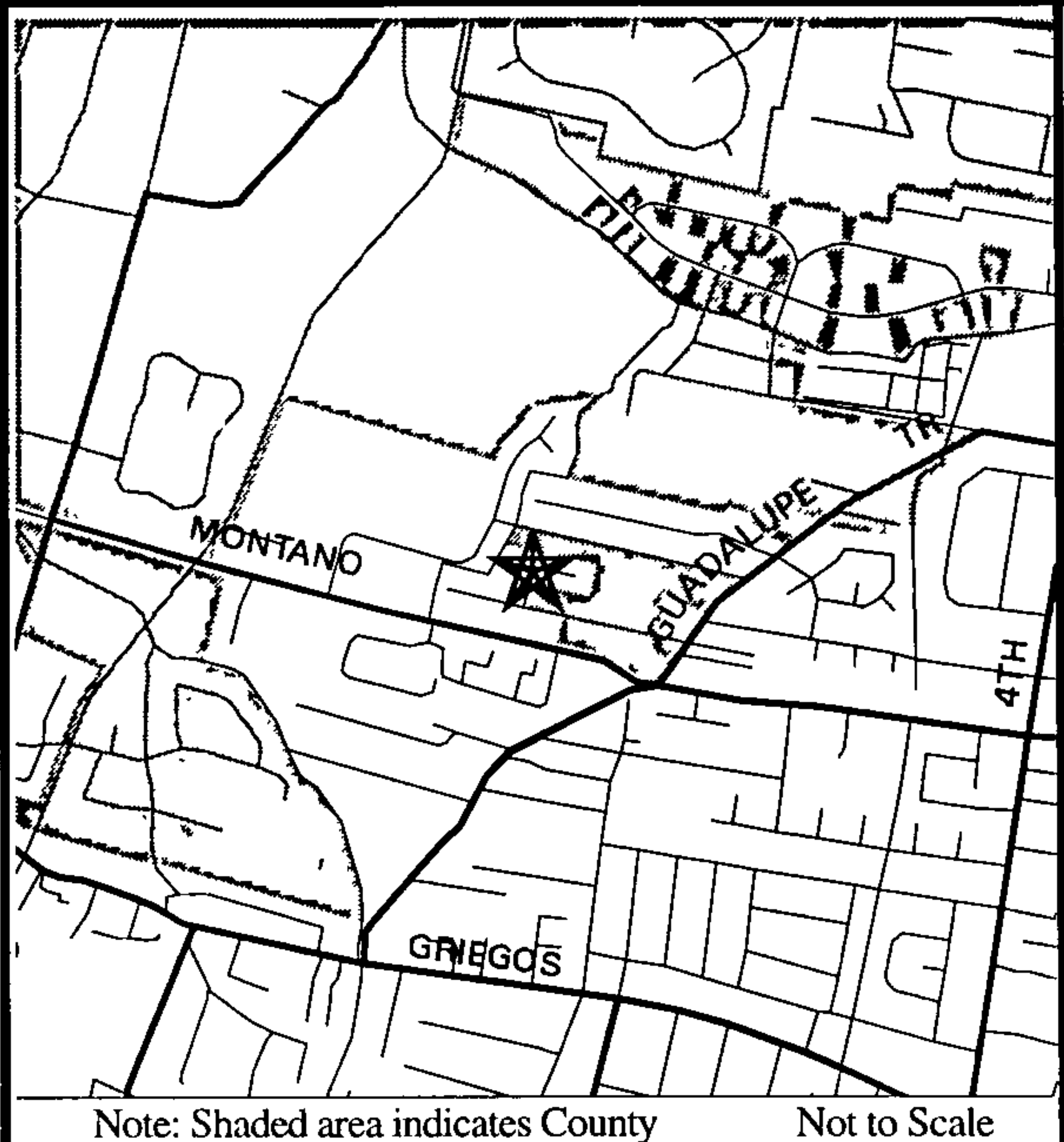
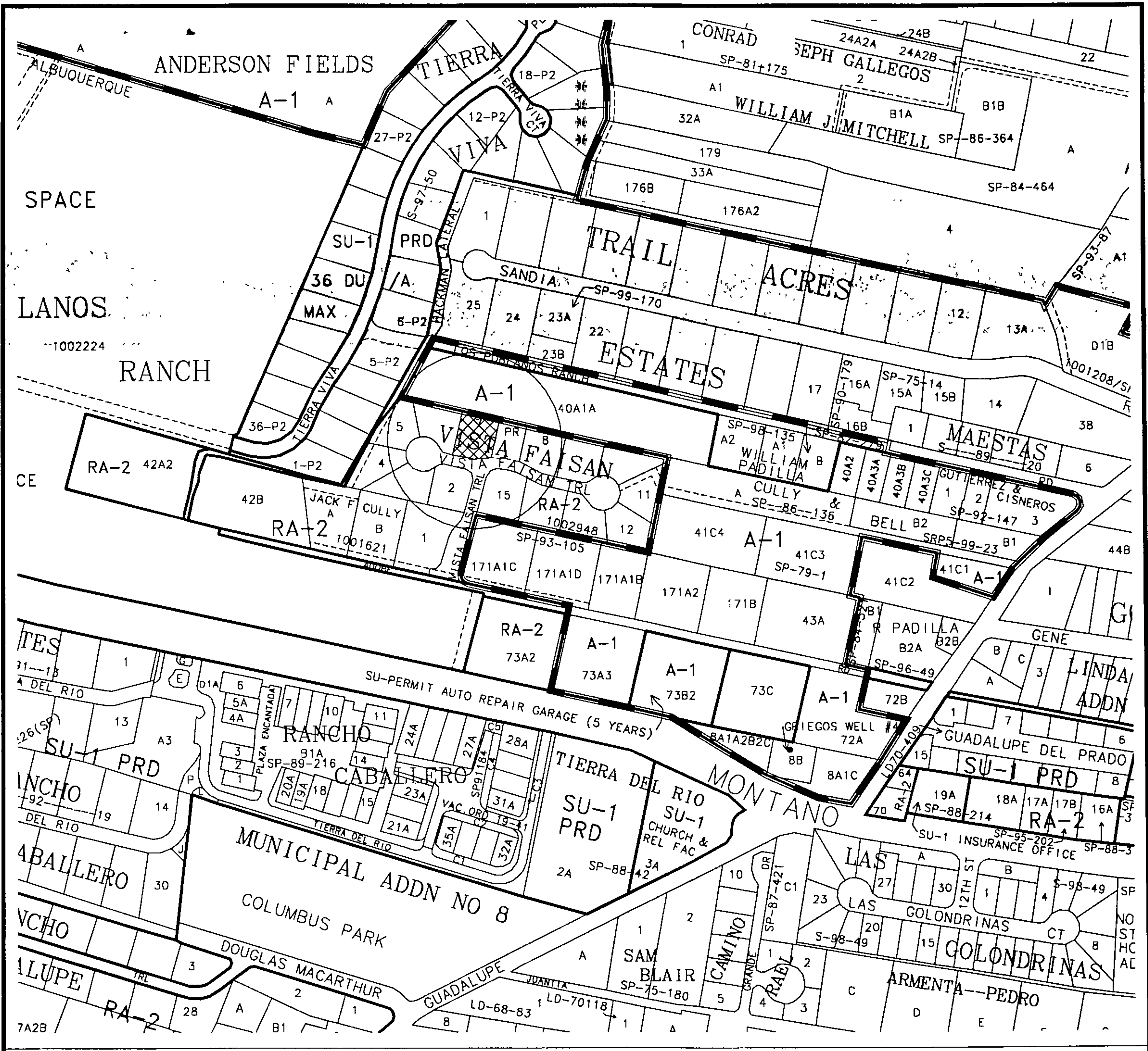
Planning Department

No objection to the requested actions. The 15-day appeal period will apply to the plat due to the vacation action. Planning will take delegation until the 15-day period expires.

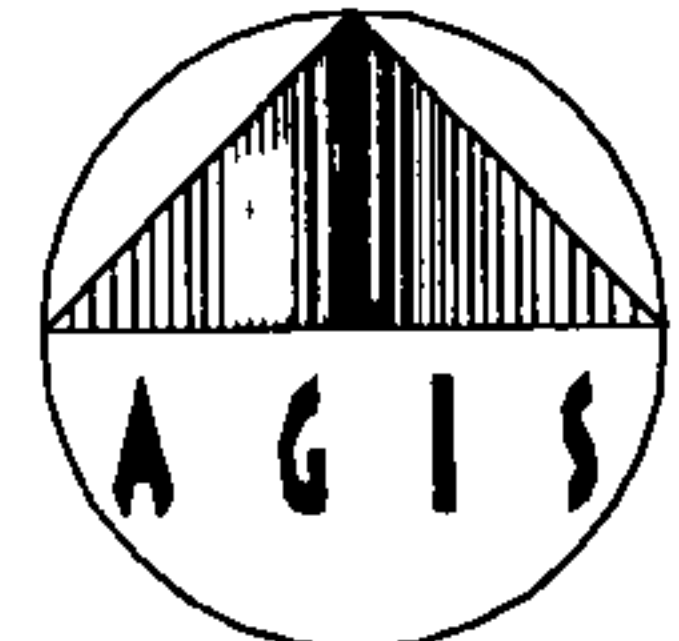
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: MS Dev One LLC, 6707 Academy Rd NE, Suite B, 87109

Isaacson & Arfman PA, 128 Monroe St NE, 87108



ZONING MAP



Scale 1" = 371'

PROJECT NO.
1002948

HEARING DATE
4-27-05

MAP NO.
F-14

ADDITIONAL CASE NUMBER(S)
05DRB-00538
05DRB-00539

Note: Shaded area indicates County Not to Scale



26
26
26
26

**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, April 27, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000635

05DRB-00547 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BLVD NW containing approximately 3 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] (E-12)

Project # 1002948

05DRB-00538 Major-Vacation of Public Easements
05DRB-00539 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BEALHEN CONSTRUCTION LLC, C/O MS DEV ONE LLC, request(s) the above action(s) for all or a portion of Lot(s) 7, **VISTA FAISAN SUBDIVISION**, zoned RA-2, located on VISTA FAISAN TRAIL NW, between EL POTRERO NW and GUADALUPE TRAIL NW containing approximately 1/4 acre(s). [REF: 03EPC01736, 03EPC01485, 03DRB01486, 03DRB01497, 04DRB01504, 04DRB01669] (F-14)

Project # 1003902

05DRB-00542 Major-Vacation of Pub Right-of-Way
05DRB-00543 Major-Vacation of Public Easements
05DRB-00544 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for PETERSON-FOX LLC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 41, **TIJERAS PLACE IMPROVEMENT COMPANY INC**, zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and VALENCIA DR SE containing approximately 1 acre(s). [REF: 05DRB00102] (K-18)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 11, 2005.

F Y I

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

April 11, 2005

TO: Bill Fernandez and Anna Marie Sckula, Los Poblanos Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately one-fourth (1/4) acre(s): Major Vacation of Public Easements and Minor Preliminary and Final Plat Approval for to vacate a portion of a thirty (30) foot public Water and Sanitary Sewer Easement.

Proposed by: Isaacson and Arfman, P.A. at 268-8828

Agent for: Bealhen Construction, Inc.

For property located: On or near Vista Faisan Trail NW between El Potrero NW and Guadalupe Trail NW.

The case number(s) assigned is: 05DRB-00538 and 00539, Project # 1002948.

City Planning accepted application for this request on March 31, 2005.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, April 27, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

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

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: APRIL 27, 2005
Zone Atlas Page: F-14-Z
Notification Radius: 100 Ft.

Project# 1002948
App# 05DRB-00538
App# 05DRB-00539

Cross Reference and Location:

Applicant: BEALHEN CONSTRUCTION, INC.
C/O MS DEV ONE, LLC
Address: 6707 ACADEMY RD NE, STE# B
ALBUQUERQUE NM 87109

Agent: ISAACSON & ARFMAN, P.A.
Address: 128 MONROE ST NE
ALBUQUERQUE NM 87108

Special Instructions:

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

Date Mailed: APRIL 8, 2005

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
F-14	1014061	099-397	201-23	✓ 1014061
		111-421	47	✓ 1014061
		172-408	29	✓ 119-439 04 ✓
		154-390	33	✓ 129-434 05 ✓
		049-388	05	✓ 140-433 06 ✓
		061-386	01	✓ 151-431 07 ✓
		079-381	02	✓
		092-377	03	✓
		113-375	04	✓
		124-375	22	✓
		139-372	24	✓
		041-405	206-01	✓
		048-413	02	✓
		051-420	03	✓
		050-424	04	✓
		100-435	05	✓
		114-445	04	✓
		083-446	203-01	✓
		076-443	02	✓



<mainframe@coa1mp3.cabq.gov>

04/06/2005 11:15 AM

To:
CC:
CC:
Subject:

Vertical separator symbols

1 RECORDS WITH LABELS PAGE
1
01014061 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101406109939720123 LEGAL: LTS A-1, 1 & 2 "LD OF JACK CULLY" MRGCD MAP 32
CON LAND USE:
PROPERTY ADDR: 00000 ADOBE
OWNER NAME: CULLY JACK F
OWNER ADDR: 02855 CARLSBAD BL
CARLSBAD CA 92008
0101406111142120147 LEGAL: MAP 32 T RACT 40A1A
LAND USE:
PROPERTY ADDR: 00000 GUADALUPE
OWNER NAME: LUEVANO SIMONE
OWNER ADDR: 00916 LOS POBLANOS RANCH LN NW
ALBUQUERQUE NM 87107
0101406117240820129 LEGAL: TR A LANDS OF CULLY & BELL WITHIN THE ELENA
GALLEG LAND USE:
PROPERTY ADDR: 00000 GUADALUPE
OWNER NAME: FERNANDEZ WILLIAM J
OWNER ADDR: 05713 GUADALUPE TR NW
ALBUQUERQUE NM 87107
0101406115439020133 LEGAL: TRAC T 41 C-4 CORRECTED PLAT OF THE SUBDIVISION
OF T LAND USE:
PROPERTY ADDR: 00000 GUADALUPE
OWNER NAME: CHAVEZ PATRICK F & SANDRA L
OWNER ADDR: 05717 GUADALUPE TR NW
ALBUQUERQUE NM 87107
0101406104938820105 LEGAL: TR A PLAT OF TRACTS A & B LAND OF JACK F CULLY
CON LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: ROMERO JOSE PABLO JR & JULIA T
OWNER ADDR: 00808 ADOBE RD NW
ALBUQUERQUE NM 87107
0101406106138620101 LEGAL: TR B PLAT OF TRACTS A & B LAND OF JACK F CULLY
CON LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: JEWELL THOMAS E & LEAH
OWNER ADDR: 02855 CARLSBAD BL
CARLSBAD CA 92008
0101406107938120102 LEGAL: TRAC T 17 1A1BA PLAT OF TRS 171A1A 171A1BA 171A1C
17 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: HUDSON GWENYTHE
OWNER ADDR: 02601 LOS COMPADRES NW
ALBUQUERQUE NM 87120
0101406109237720103 LEGAL: TRAC T 17 1A1C PLAT OF TRS 171A1A 171A1BA 171A1C
171 LAND USE:
PROPERTY ADDR: 00000 ADOBE
OWNER NAME: MURRAY CAROL A
OWNER ADDR: 00901 ADOBE RD NW
ALBUQUERQUE NM 87107

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✱
✱
✱

PAGE 2

0101406111337520104 171 LAND USE: LEGAL: TRAC T 17 1A1D PLAT OF TRS 171A1A 171A1BA 171A1C
PROPERTY ADDR: 00000 ADOBE
OWNER NAME: ALDERETE JUAN R & KENIA
OWNER ADDR: 01608 PRINCETON SE
ALBUQUERQUE NM 87106

0101406112437520122 LAND USE: LEGAL: MRGC D MA P 32 TRACT 171A 1B CONT 0.50 AC
PROPERTY ADDR: 00000 ADOBE
OWNER NAME: C DE BACA LAWRENCE & VIOLA M
OWNER ADDR: 00752 ADOBE RD NW
ALBUQUERQUE NM 87107

0101406113937220124 LAND USE: LEGAL: TRAC T 17 1A2 MAP 32 0.66 AC
PROPERTY ADDR: 00000 ADOBE
OWNER NAME: MARKS STEPHEN D ETUX
OWNER ADDR: 00751 ADOBE RD NW
ALBUQUERQUE NM 87107

0101406104140520601 0.3515 LAND USE: LEGAL: LT 1 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT
PROPERTY ADDR: 00000 TIERRA VIVA
OWNER NAME: RICHE KEITH & CHRISTINA MEDINA
OWNER ADDR: 00802 PALISADES DR NW
ALBUQUERQUE NM 87105

0101406104841320602 0.2582 LAND USE: LEGAL: LT 2 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT
PROPERTY ADDR: 00000 TIERRA VIVA
OWNER NAME: HAMPSTEAD HOMES LTD
OWNER ADDR: 05704 TIERRA VIVA PL NW
ALBUQUERQUE NM 87107

0101406105142020603 0.2520 LAND USE: LEGAL: LT 3 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT
PROPERTY ADDR: 00000 TIERRA VIVA
OWNER NAME: RICHE KEITH
OWNER ADDR: 05708 TIERRA VIVA PL NE
ALBUQUERQUE NM 87107

0101406105642620604 0.2413 LAND USE: LEGAL: LT 4 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT
PROPERTY ADDR: 00000 TIERRA VIVA
OWNER NAME: RICHE HOWARD
OWNER ADDR: 06833 TESUQUE NW
ALBUQUERQUE NM 87120

0101406106043520605 0.3981 LAND USE: LEGAL: LT 5 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT
PROPERTY ADDR: 00000 TIERRA VIVA
OWNER NAME: MONTOYA JOSE M & PAMELA L
OWNER ADDR: 05716 TIERRA VIVA PL NW
ALBUQUERQUE NM 87107

0101406106444520606 0.3109 LAND USE: LEGAL: LT 6 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT
PROPERTY ADDR: 00000 TIERRA VIVA
OWNER NAME: ACCETTA JOSEPH & HEDGES ROYLEE
OWNER ADDR: 05901 TIERRA VIVA NW
ALBUQUERQUE NM 87107

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PAGE 3

0101406108344620301 LEGAL: 025 TRAI L ACRES ESTATES
LAND USE:
PROPERTY ADDR: 00000 SANDIA
OWNER NAME: LEPPKE KENNETH ETUX
OWNER ADDR: 01024 SANDIA DR NW
ALBUQUERQUE NM 87107
0101406109644320302 LEGAL: 024 TRAI L ACRE ESTATES
LAND USE:
PROPERTY ADDR: 00000 SANDIA
OWNER NAME: HENRY TERESA C
OWNER ADDR: 01018 SANDIA RD NW
ALBUQUERQUE NM 87107
0101406110743420340 LEGAL: LOT 23-B PLAT OF LOTS 23-A AND 23-B TRAIL ACRE
EST LAND USE:
PROPERTY ADDR: 00000 LOS POBLANOS RANCH
OWNER NAME: ORTEGA MARIA CRISTINA
OWNER ADDR: 01015 LOS POBLANOS RD NW
ALBUQUERQUE NM 87107
0101406111943920304 LEGAL: 022 TRAI L ACRE ESTATES
LAND USE:
PROPERTY ADDR: 00000 SANDIA
OWNER NAME: LUCERO EDDIE L & LOUISE S
OWNER ADDR: 01006 SANDIA RD NW
ALBUQUERQUE NM 87107
0101406112943620305 LEGAL: 021 TRAI L ACRE ESTATES
LAND USE:
PROPERTY ADDR: 00000 SANDIA
OWNER NAME: NEFF NOLEN DEAN ETUX
OWNER ADDR: 01000 SANDIA RD NW
ALBUQUERQUE NM 87107
0101406114043320306 LEGAL: 020 TRAI L ACRE ESTATES
LAND USE:
PROPERTY ADDR: 00000 SANDIA
OWNER NAME: CANNAIN LESTER C & CAROLYN S
OWNER ADDR: 00924 SANDIA RD NW
ALBUQUERQUE NM 87107
0101406115143120307 LEGAL: 019 TRAI L ACRE ESTATES
LAND USE:
PROPERTY ADDR: 00000 SANDIA
OWNER NAME: BRYANT LARRY O & SALLY A
OWNER ADDR: 00918 SANDIA RD NW
ALBUQUERQUE NM 87107

·
QUIT

"Attachment A"

3/030/05

RUTH LOZANO, ISAACSON & ARFMAN, P.A.

128 MONROE ST. NE / 87108

PHONE: 268-8828 FAX: 268-2632

ZONE MAP: F-14

Los Poblanos NA (R)

***Bill Fernandez**

5713 Guadalupe Trl. NW / 87107 346-3080 (w)

Anna Marie Skula

836 Los Poblanos Ranch Rd. NW / 87107 344-8412 (h)

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



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

March 31, 2005

Certified Mail 7002 0860 0003 3155 8981

Mr. Bill Fernandez
Los Poblanos Neighborhood Association
5713 Guadalupe Trail NW
Albuquerque, NM 87107

**RE: Lot 7-A, Vista Faisán Subdivision
(Legal Description --Lot 7, Vista Faisán Subdivision)**

Dear Mr. Fernandez:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Los Poblanos Neighborhood Association that a request for vacation of a portion of a 30' public sanitary sewer and water easement will be submitted to the Development Review Board for approval this week. See attached zone map.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genny Donart, PE

GD/rtl

Attachment

7002 0860 0003 3155 8981

1868 55TE E000 0980 2007

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

OFFICIAL USE
ALBUQUERQUE, NM 87107

Postage	\$ 0.37	ONLY ID: 0108 MAR 31 2005 Postmark Here Clerk: K805C 03/31/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To: Bill Fernandez
Los Poblanos N.A.

Street, Apt. No., or PO Box No.: 5713 Guadalupe Trail NW

City, State, ZIP+4: Albuquerque, NM 87107

PS Form 3800, April 2002 See Reverse for Instructions

Project# 1002948

BEALHEN CONSTRUCTION, INC.
C/O MS DEV ONE, LLC
6707 ACADEMY RD NE, STE# B
ALBUQUERQUE NM 87109

ANNA MARIE SEKULA
Los Poblanos Neigh. Assoc.
836 LOS POBLANOS RANCH RD NW
ALBUQUERQUE NM 87107

101406117240820129

FERNANDEZ WILLIAM J
5713 GUADALUPE TR NW
ALBUQUERQUE NM 87107

101406106138620101

JEWELL THOMAS E & LEAH
2855 CARLSBAD BL
CARLSBAD CA 92008

101406111337520104

ALDERETE JUAN R & KENIA
1608 PRINCETON SE
ALBUQUERQUE NM 87106

101406104140520601

RICHE KEITH & CHRISTINA MEDIN
802 PALISADES DR NW
ALBUQUERQUE NM 87105

101406105642620604

RICHE HOWARD
6833 TESUQUE NW
ALBUQUERQUE NM 87120

101406108344620301

LEPPKE KENNETH ETUX
1024 SANDIA DR NW
ALBUQUERQUE NM 87107

101406111943920304

LUCERO EDDIE L & LOUISE S
1006 SANDIA RD NW
ALBUQUERQUE NM 87107

101406115143120307

BRYANT LARRY O & SALLY A
918 SANDIA RD NW
ALBUQUERQUE NM 87107

ISAACSON & ARFMAN, P.A.
128 MONROE ST NE
ALBUQUERQUE NM 87109

101406109939720123

CULLY JACK F
2855 CARLSBAD BL
CARLSBAD CA 92008

101406115439020133

CHAVEZ PATRICK F & SANDRA L
5717 GUADALUPE TR NW
ALBUQUERQUE NM 87107

101406107938120102

HUDSON GWENYTHE
2601 LOS COMPADRES NW
ALBUQUERQUE NM 87120

101406112437520122

C DE BACA LAWRENCE & VIOLA M
752 ADOBE RD NW
ALBUQUERQUE NM 87107

101406104841320602

HAMPSTEAD HOMES LTD
5704 TIERRA VIVA PL NW
ALBUQUERQUE NM 87107

101406106043520605

MONTOYA JOSE M & PAMELA L
5716 TIERRA VIVA PL NW
ALBUQUERQUE NM 87107

101406109644320302

HENRY TERESA C
1018 SANDIA RD NW
ALBUQUERQUE NM 87107

101406112943620305

NEFF NOLEN DEAN ETUX
1000 SANDIA RD NW
ALBUQUERQUE NM 87107

BILL FERNANDEZ
Los Poblanos Neigh. Assoc.
5713 GUADALUPE TRAIL NW
ALBUQUERQUE NM 87107

101406111142120147

LUEVANO SIMONE
916 LOS POBLANOS RANCH LN NW
ALBUQUERQUE NM 87107

101406104938820105

ROMERO JOSE PABLO JR & JULIA
808 ADOBE RD NW
ALBUQUERQUE NM 87107

101406109237720103

MURRAY CAROL A
901 ADOBE RD NW
ALBUQUERQUE NM 87107

101406113937220124

MARKS STEPHEN D ETUX
751 ADOBE RD NW
ALBUQUERQUE NM 87107

101406105142020603

RICHE KEITH
5708 TIERRA VIVA PL NE
ALBUQUERQUE NM 87107

101406106444520606

ACCETTA JOSEPH & HEDGES ROYLE
5901 TIERRA VIVA NW
ALBUQUERQUE NM 87107

101406110743420340

ORTEGA MARIA CRISTINA
1015 LOS POBLANOS RD NW
ALBUQUERQUE NM 87107

101406114043320306

CANNAIN LESTER C & CAROLYN S
924 SANDIA RD NW
ALBUQUERQUE NM 87107

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing
- NA* 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
- NA* Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- NA* Signed Pre-Annexation Agreement if Annexation required.
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- NA* Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** *forthcoming*

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.

Genevieve Donart
Applicant name (print)
Genevieve Donart 3/31/05
Applicant signature / date



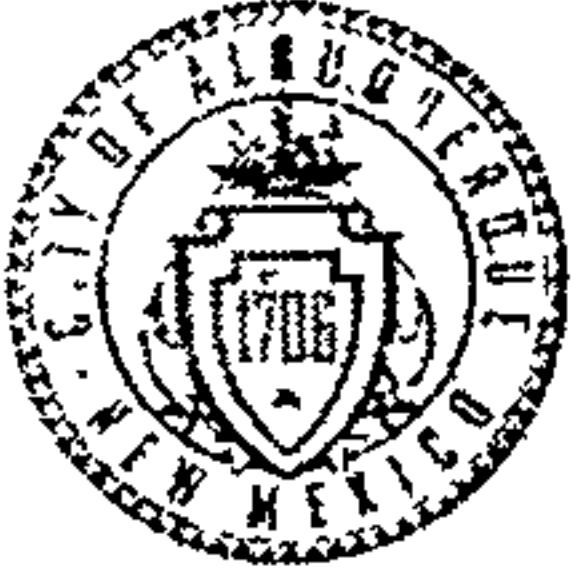
Form revised 11/04

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

Application case numbers
DRB - 00539
_____-_____
_____-_____

Shirley 3-31-05
Planner signature / date

Project # 1002948



**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, April 27, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000635

05DRB-00547 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BLVD NW containing approximately 3 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] (E-12)

Project # 1002948

05DRB-00538 Major-Vacation of Public Easements

05DRB-00539 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BEALHEN CONSTRUCTION LLC, C/O MS DEV ONE LLC, request(s) the above action(s) for all or a portion of Lot(s) 7, **VISTA FAISAN SUBDIVISION**, zoned RA-2, located on VISTA FAISAN TRAIL NW, between EL POTRERO NW and GUADALUPE TRAIL NW containing approximately 1/4 acre(s). [REF: 03EPC01736, 03EPC01485, 03DRB01486, 03DRB01497, 04DRB01504, 04DRB01669] (F-14)

Project # 1003902

05DRB-00542 Major-Vacation of Pub Right-of-Way

05DRB-00543 Major-Vacation of Public Easements

05DRB-00544 Minor-Prelim&Final Plat Approval

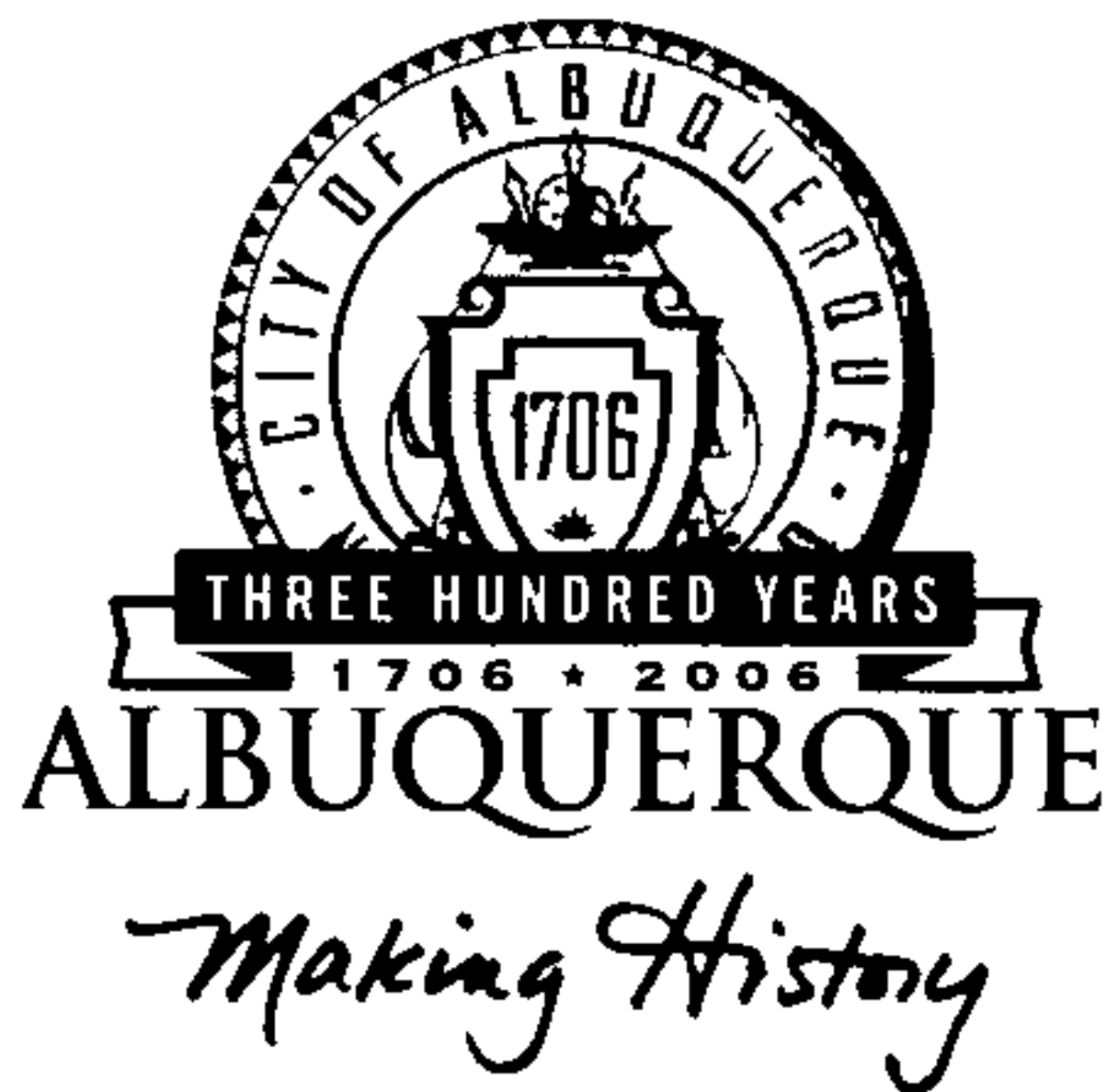
SURV-TEK INC agent(s) for PETERSON-FOX LLC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 41, **TIJERAS PLACE IMPROVEMENT COMPANY INC**, zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and VALENCIA DR SE containing approximately 1 acre(s). [REF: 05DRB00102] (K-18)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 11, 2005.

CITY OF ALBUQUERQUE



DRB

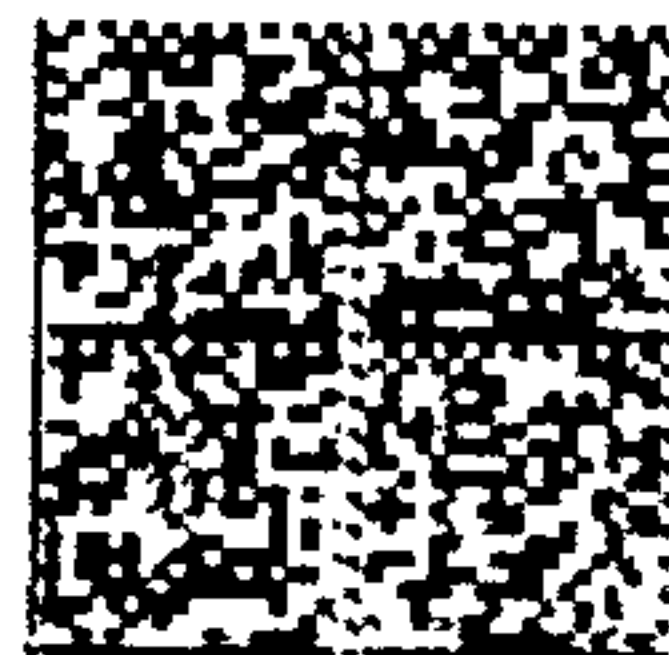
101406106444520606

ACCETTA JOSEPH & HEDGES ROYLE
5901 TIERRA VIVA NW
ALBUQUERQUE NM 87107

Planning Department

P.O. Box 1293

Albuquerque, NM 87103



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0004329277 APR 07 2005
MAILED FROM ZIP CODE 87103

ACCE901 871072012 1104 11 04/11/05
FORWARD TIME EXP RTN TO SEND
ACCETTA
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CORRALES NM 87048-2930

RETURN TO SENDER

871072012 1104





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

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Project # 1002948

05DRB-00538 Major-Vacation of Public Easements

05DRB-00539 Minor-Prelim&Final Plat Approval

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Project # 1003902

05DRB-00542 Major-Vacation of Pub Right-of-Way

05DRB-00543 Major-Vacation of Public Easements

05DRB-00544 Minor-Prelim&Final Plat Approval

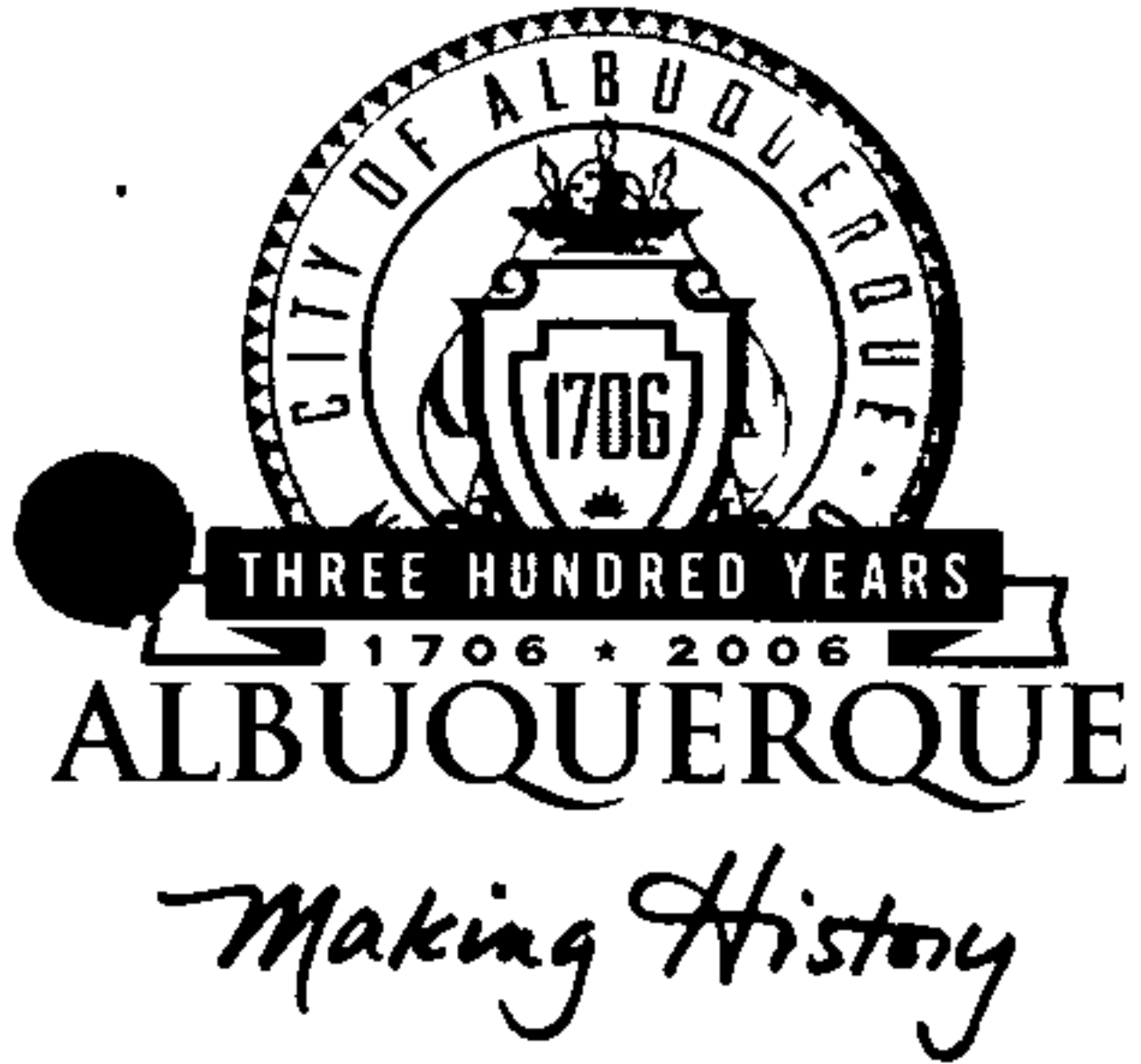
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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 11, 2005.

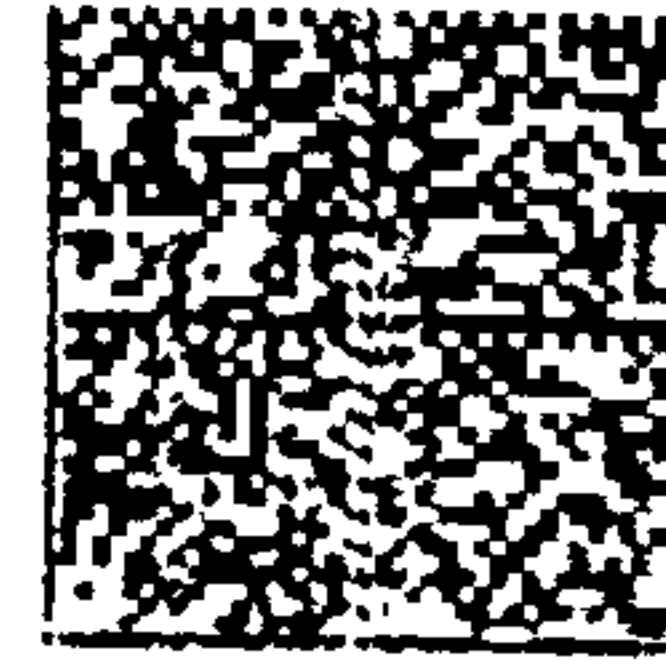
CITY OF ALBUQUERQUE




DRB

101406117240820129

FERNANDEZ WILLIAM J
5713 GUADALUPE TR NW
ALBUQUERQUE NM 87107

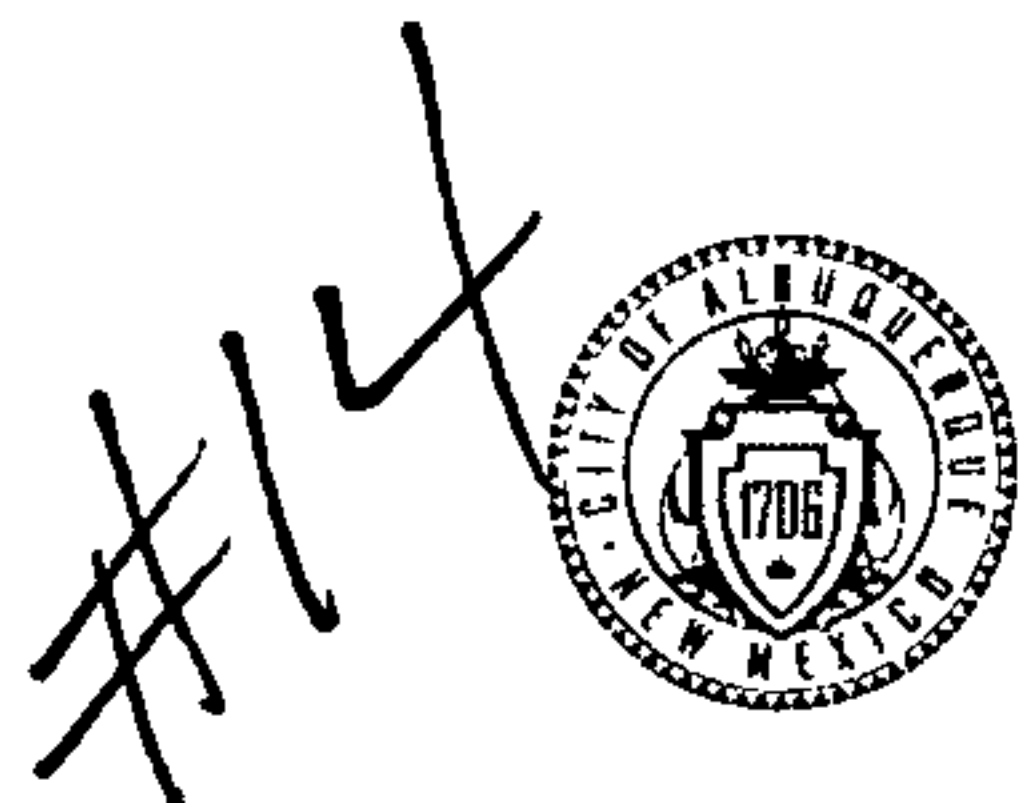


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Planning Department
P.O. Box 1293
Albuquerque, NM 87103

87103+1293 18





Completed 11/23/04
OS

DRB CASE ACTION LOG (FINAL PLAT)

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.: 04DRB-01669 (FP)
Project Name: VISTA FAISAN SUBDIVISION
Agent: Isaacson & Arfman PA

Project # 1002948
Phone No.: 268-8828

Project Number 1002948

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/03/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: MR GCD signature

PARKS / CIP: Cash in lieu

PLANNING (Last to sign): _____

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

#14



**
**
**
**

DRB CASE ACTION LOG (FINAL PLAT)

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.: **04DRB-01669 (FP)**

Project # **1002948**

Project Name: **VISTA FAISAN SUBDIVISION**

Agent: **Isaacson & Arfman PA**

Phone No.: **268-8828**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/03/04 by the DRB with delegation of signature(s) to the following departments.
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- AGIS DXF File approval required.** OK
- Copy of recorded plat for Planning.**

Project Number 1002948



AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002948

Subdivision Name: Vista Faisan Subdivision

Surveyor: Timothy Aldrich

Company/Agent: Isaacson & Arfman

Contact Person: Genny Donart E-mail: gennyd@mcleodusa.net

Phone: 268-8828 Fax: _____

DXF Received Date: 10/26/2004

Hard-Copy Date: 10/26/2004

Coordinate system: NMSP Grid (NAD 83) NMSP Grid (NAD 27) Ground rotated to NMSP Grid Other

Genny Donart
Approved

10/26/04
Date

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

AGIS Use Only

Copied cov2948 to agiscov on 10/26/2004. Contact person notified on 10/26/2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 3, 2004 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: 11:40 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 # 1003571**
 04DRB-01517 Major-Vacation of Public Easements
 04DRB-01518 Major-Preliminary Plat Approval
 04DRB-01519 Minor-Sidewalk Waiver
 04DRB-01520 Minor-Temp Defer SDWK
 MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

2. **Project # 1003520**
04DRB-01567 Major-Preliminary Plat Approval
04DRB-01570 Minor-Ext of SIA for Temp Defer SDWK (WITHDRAWN)
04DRB-01568 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] [Deferred from 11/3/04] (B-20) 04DRB-1570 WAS WITHDRAWN. **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**
3. **Project # 1001685**
04DRB-01566 Major-Vacation of Pub Right-of-Way
- WILSON & COMPANY agent(s) for GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1-B, **PARADISE NORTH**, zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB-00005] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
4. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK
- WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

5. **Project # 1003238**
04DRB-01569 Major-Preliminary Plat Approval
04DRB-01573 Minor-Vacation of Private Easements
04DRB-01571 Minor-Sidewalk Waiver
04DRB-01572 Minor-Temp Defer SDWK
- TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**, zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] *[Deferred from 11/3/04]* (H-12/H-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**
6. **Project # 1003705**
04DRB-01540 Major-Vacation of Public Easements
04DRB-01539 Minor-Sketch Plat or Plan
- FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF:V-78-38] *[Deferred from 11/3/04]* (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**
7. **Project # 1003717**
04DRB-01565 Major-Vacation of Pub Right-of-Way
- ERIC C JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14) **VACATION WAS DENIED.**

8. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements
- BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04, 9/8/04, 10/6/04 & 11/3/04] (C-20) **DEFERRED AT THE BOARD'S REQUEST TO JANUARY 12, 2005.**
9. **Project # 1003125**
04DRB-01505 Major-Bulk Land Variance
04DRB-01506 Minor-Prelim&Final Plat Approval
- MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). [Deferred from 10/27/04 & 11/3/04] [REF: 03EPC02054](F-6/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**
- 04DRB-01630 Minor-SiteDev Plan Subd/EPC
- CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][Chris Hyer, EPC Case Planner] [Deferred from 10/27/04 & 11/3/04] (F-5/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

10. **Project # 1001946**
04DRB-01670 Minor-SiteDev Plan
BldPermit/EPC
- WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] **[Makita Hill, EPC Case Planner]** *[Deferred from 11/3/04]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**
11. **Project # 1003372**
04DRB-01234 Minor-SiteDev Plan Subd
- DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] (The site plan for building permit was withdrawn at the agent's request.) *[Site Plan for Subdivision was deferred from 8/18/04 & 9/8/04]* (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ACCOMMODATE NEW PUBLIC SAS MANHOLE WITHIN NEW PUBLIC SAS & WATER EASEMENTS AND TO PLANNING FOR 3 COPIES OF SITE PLAN.**
- 04DRB-01665 Minor-Prelim&Final Plat
Approval
- Forstbauer Surveying agent(s) for Tijeras Place LLC request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352, 04DRB01369] (C-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ACCOMMODATE NEW PUBLIC SAS MANHOLE WITHIN NEW PUBLIC SAS & WATER EASEMENTS AND TO PLANNING TO RECORD.**

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

12. **Project # 1002397**
04DRB-01668 Minor-Prelim&Final Plat Approval
- SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587, 04DRB00707, 04DRB00798] [Deferred from 11/3/04] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**
13. **Project # 1002711**
04DRB-01646 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS VII, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 and 21-26, Tract(s) A, **NORTH ALBUQUERQUE ACRES**, (to be known as **OAKLAND ESTATES**, zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC00907, 03EPC00908, 03EPC00915] (C-18) **FINAL PLAT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND OPEN SPACE NOTE.**
14. ~~**Project # 1002948**~~
04DRB-01669 Minor-Final Plat Approval
- ISAACSON & ARFMAN, PA agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Tract(s) A1,171A1BA, **LANDS OF JACK F CULLY** (to be known as **VISTA FAISAN SUBDIVISION**, zoned RA-2, located on ADOBE RD NW, between GUADALUPE TRAIL NW and OPEN SPACE containing approximately 6 acre(s). [REF: 03EPC01736, 03DRB01485, 03DRB01486, 03DRB01497, 04DRB01504] (F-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M.R.G.C.D. SIGNATURE AND PARKS FOR CASH-IN-LIEU.**

15. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION**, 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: 04DRB-01138] *[Deferred from 9/22/04 & 10/6/04]* (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project # 1003673**
04DRB-01637 Minor-Prelim&Final Plat
Approval
04DRB-01638 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) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

17. **Project # 1003748**
04DRB-01660 Minor-Sketch Plat or Plan

SANDRA DAVIS request(s) the above action(s) for all or a portion of Tract(s) 8-E & 9-E, **LANDS OF HOLLINGSWORTH**, zoned RA-2 residential and agricultural zone, located on ARCADIAN TRAIL NW, between VAN CLEAVE RD NW and GRIEGOS RD NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for October 20, 2004. **THE DRB MINUTES FOR OCTOBER 20, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:40 A.M.



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

Project Number: 1002948
Application Number: 04DRB-01669

DRB Date: 11/3/04
Item Number: 14

Subdivision: Vista Faisan Subdivision
Lots 1 & 2, Tracts A1, 171A1BA, Lands of Jack F Cully

Zoning: RA-2

Zone Page: F-14

New Lots (or units) : 15


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

Parks and Recreation Comments:

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

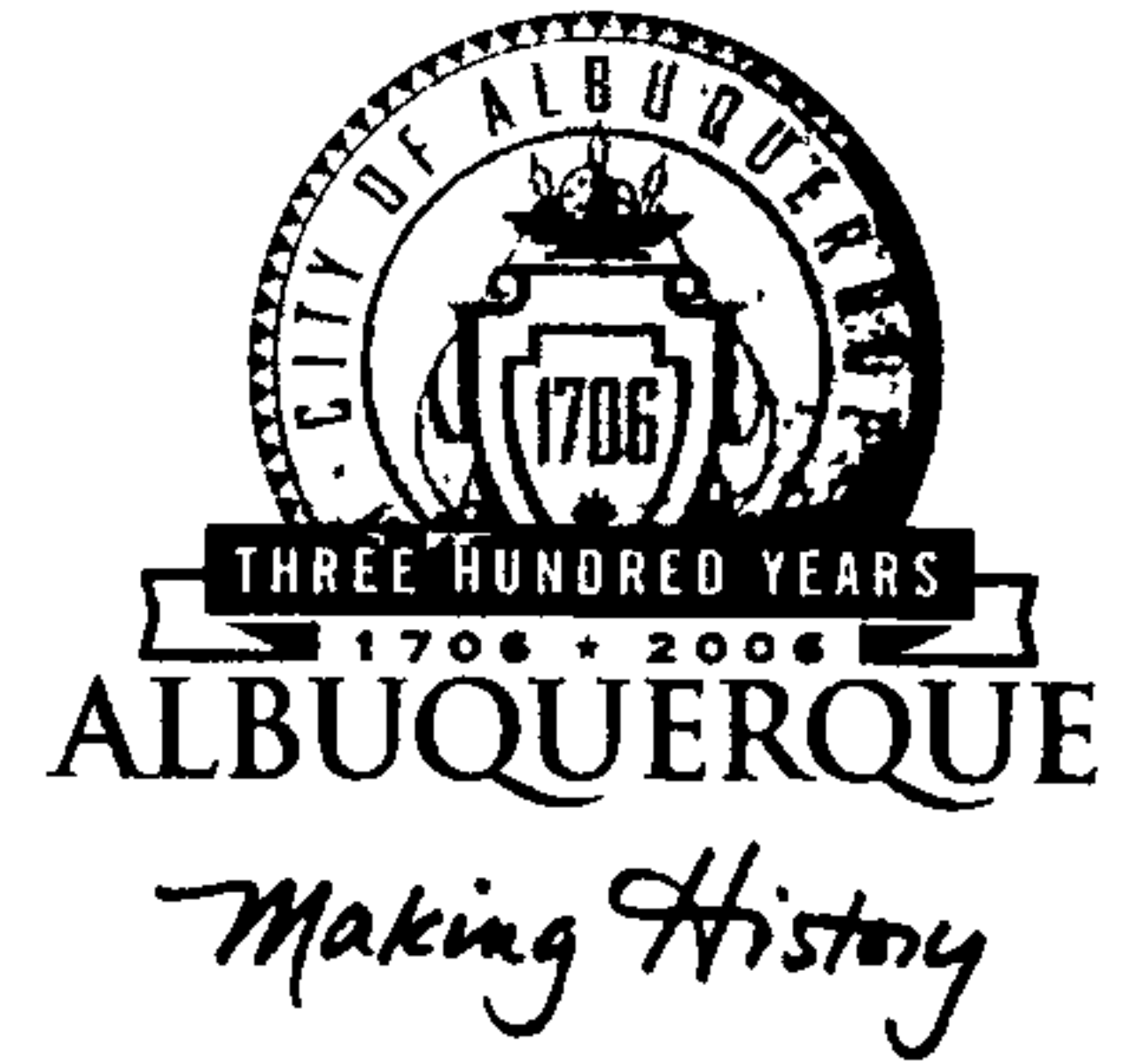
Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 15 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: 
Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002948

AGENDA ITEM NO: 14

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

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

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 3, 2004



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 13, 2004

10. Project # 1002948

04DRB-01504 Minor-Extension of Preliminary Plat

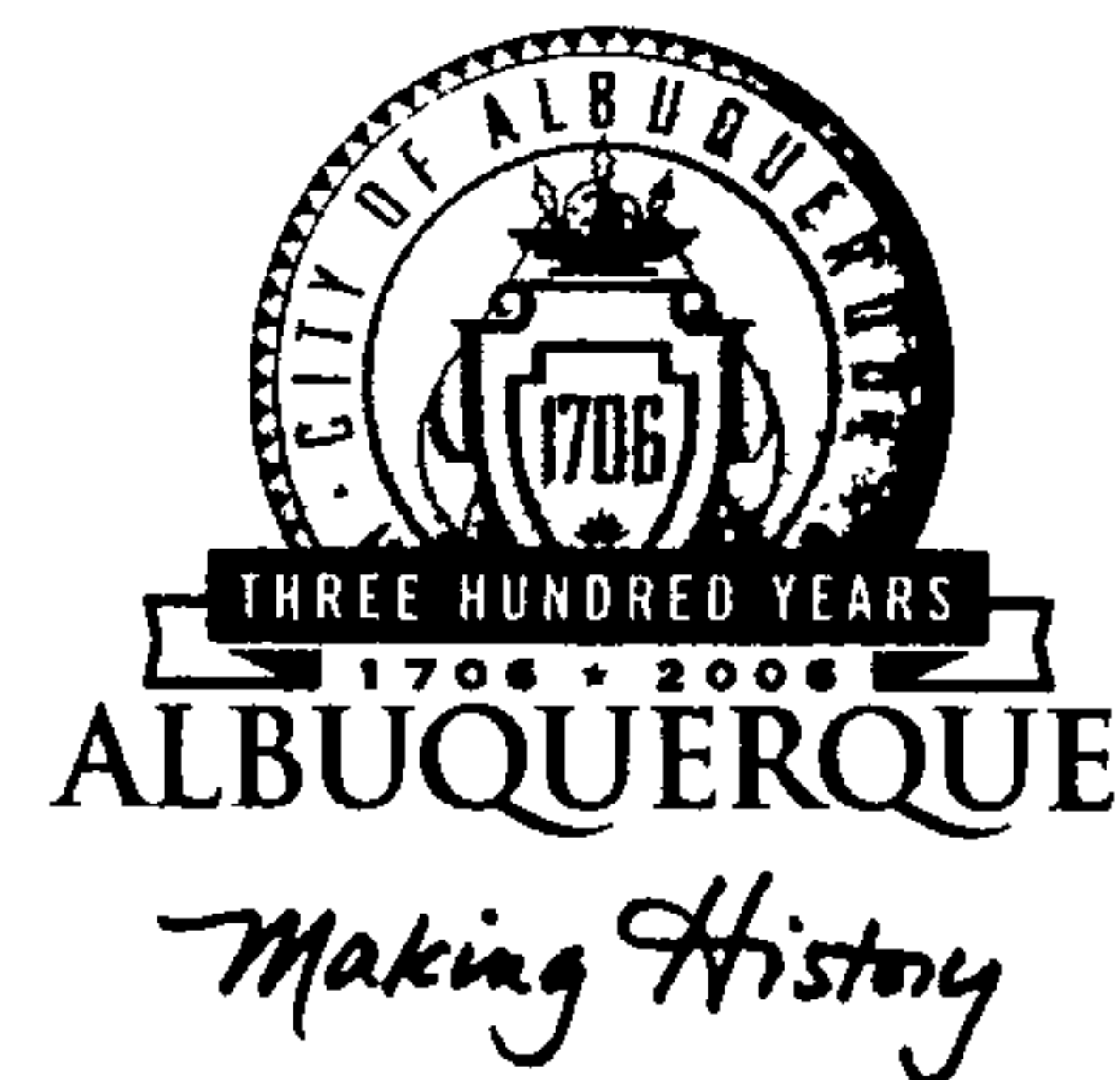
ISAACSON & ARFMAN PA agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Tract(s) A1 and 171A1BA, **LANDS OF JACK F CULLY**, zoned RA-2, located on ADOBE RD NW, between GUADALUPE TRAIL NW and OPEN SPACE containing approximately 6 acre(s). [REF: 03DRB01485, 03DRB01486, 03DRB01487, 03EPC01736] (F-14)

At the October 13, 2004, Development Review Board meeting, a one-year extension of the preliminary plat was approved.

Sheran Matson, AICP, DRB Chair

Cc: MS Dev One LLC, 6707 Academy NE, Suite B, 87109
Isaacson & Arfman PA, 128 Monroe NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002948

AGENDA ITEM NO: 10

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the extension request.

New Mexico 87103

RESOLUTION: 1 yr

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 13, 2004

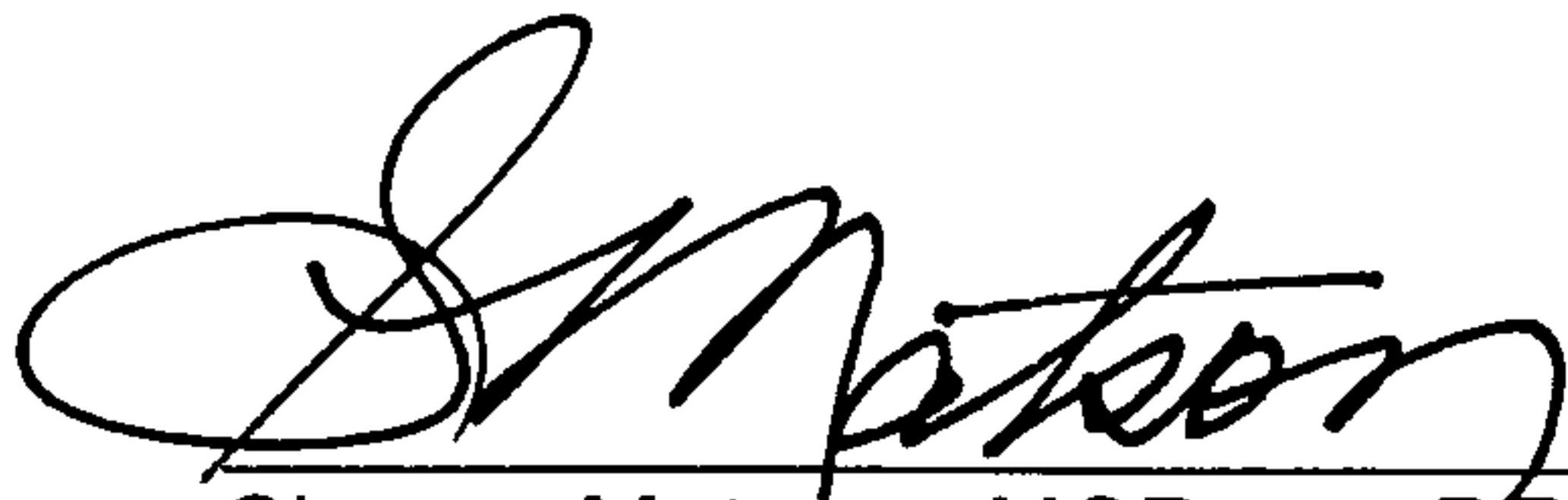
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DRB COMMENTS
OCTOBER 13, 2004

ITEM # 10

PROJECT # 1002948 APPLICATION # 04-01504

RE: Vista Faisan/EXT PP

No objection to the extension of preliminary plat.



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

Project # 1003128
03EPC-02061 Zone Map Amendment
03EPC-02062 EPC Sector Development
Plan

CONSENSUS PLANNING, INC. agent(s) for BANDELIER PROPERTIES request the above action(s) for all or a portion of Lot(s) 1-5, Tract 5, Unit A, Block 11, **North Albuquerque Acres**, a zone map amendment from RD to C-1, located on PASEO DEL NORTE NE, between LOUISIANA BLVD. NE and SAN PEDRO BLVD. NE, containing approximately 4 acre(s). (D-18) Elvira Lopez, Staff Planner **(DEFERRED TO JULY 15, 2004)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project #1003128/ 03EPC-02061 Zone Map Amendment and 03EPC-02062 EPC Sector Development Plan to the Environmental Planning Commission Public Hearing on July 15, 2004 at the request of the agent.

MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER KLEBESADEL

MOTION PASSED UNANIMOUSLY

Project # 1002948
03EPC- 01736
03DRB-01485 Major-Preliminary Plat
Approval
03DRB-01486 Minor-Sidewalk Variance
03DRB-01497 Minor-Temp Defer SDWK

Juan R. Alderete et al, appeals the Development Review Board's approval of the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD and GUADALUPE TR containing approximately 6 acre(s). (F-14) **(WITHDRAWN)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to accept withdrawal of Project 1002948/03EPC 01736 at the request of the agent.

MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER KLEBESADEL

MOTION PASSED UNANIMOUSLY

Project # 1003366
04EPC-00498 EPC Site Development
Plan-Building Permit

DAC ENTERPRISES, INC. agent for SHARIF A. RABADI request the above action for all or a portion of Tract T1A2, **Town of Alameda Grant**, zoned SU-1/PRD, located on GOLF COURSE NW, between IRVING BLVD. NW and CALABACILLAS ARROYO, containing approximately 9 acres. (B-12) Juanita Vigil, Staff Planner **(DEFERRED TO JUNE 17, 2004)**

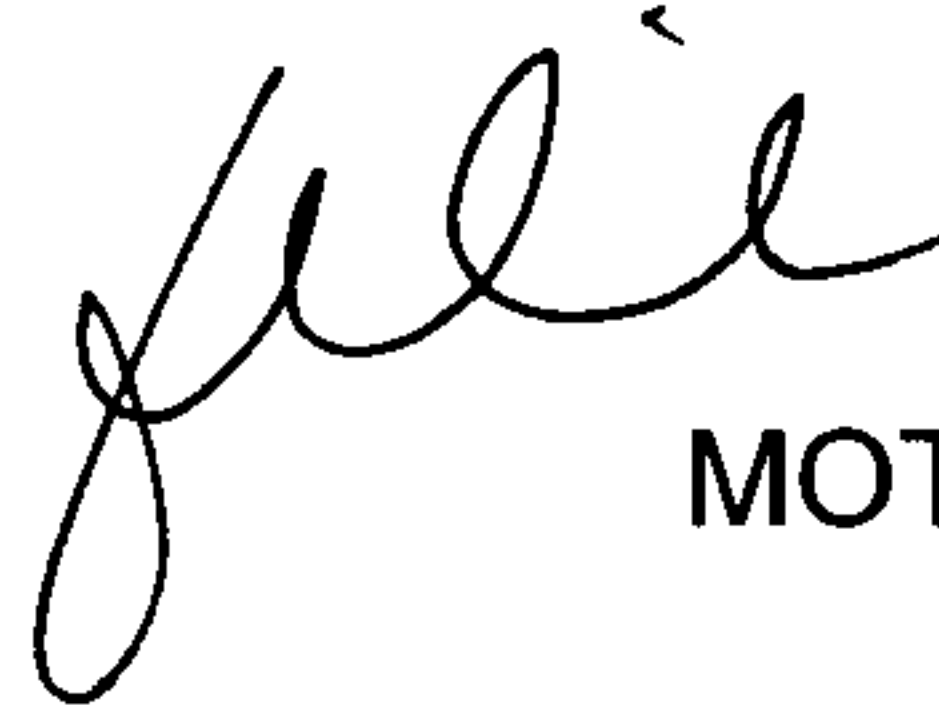
NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1003366/04EPC 00498, a site development plan for building permit to the Environmental Planning Commission Public Hearing on June 17, 2004 at the request of the agent.

Project # 1003128
03EPC-02061 Zone Map Amendment
03EPC-02062 EPC Sector Development
Plan

CONSENSUS PLANNING, INC. agent(s) fo.
BANDELIER PROPERTIES request the above
action(s) for all or a portion of Lot(s) 1-5, Tract 5, Unit
A, Block 11, **North Albuquerque Acres**, a zone map
amendment from RD to C-1, located on PASEO DEL
NORTE NE, between LOUISIANA BLVD. NE and SAN
PEDRO BLVD. NE, containing approximately 4
acre(s). (D-18) Elvira Lopez, Staff Planner
(DEFERRED TO MAY 20, 2004)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1003128/ 03EPC-02061 Zone Map Amendment and 03EPC-02062 EPC Sector Development Plan to the Environmental Planning Commission Public Hearing on May 20, 2004 at the request of the agent.

MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER DEICHMANN



MOTION PASSED UNANIMOUSLY

19. Project # 1002948
03EPC- 01736

03DRB-01485 Major-Preliminary Plat
Approval
03DRB-01486 Minor-Sidewalk Variance
03DRB-01497 Minor-Temp Defer
SDWK

Juan R. Alderete et al, appeals the Development Review Board's approval of the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD and GUADALUPE TR containing approximately 6 acre(s). (F-14) **(DEFERRED MAY 20, 2004)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1002948/ 03EPC- 01736 to the Environmental Planning Commission Public Hearing on May 20, 2004 at the request of the agent.

MOVED BY COMMISSIONER DEICHMANN
SECONDED BY COMMISSIONER STEELE

MOTION PASSED UNANIMOUSLY

B. Approval of the Amended Agenda **(APPROVED)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve the agenda as amended.

MOVED BY COMMISSIONER DEICHMANN
SECONDED BY COMMISSIONER STEELE

MOTION PASSED UNANIMOUSLY

Kizito Wijenji, APS

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park Ave. SW

PERSON PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

Matthew Archuleta, 1628 Summerfield SW

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1003237/ 04EPC-00151 EPC Sector Development Plan and 04EPC-00152 EPC Zone Map Amendment to the Environmental Planning Commission Public Hearing on April 15, 2004.

MOVED BY COMMISSIONER McMAHAN
SECONDED BY COMMISSIONER DEICHMANN

MOTION PASSED 4-1 (CHAIRMAN
JESIONOWSKI VOTED NO)



14. 04EPC-00117 Project #1000922
03DRB-01953 Major-Preliminary Plat
Approval
03DRB-01954 Minor-Temp Defer SDWK

GERALD P. CHAPMAN appeals the Development Review Board's approval of the above action(s) for all or a portion of **LA CUENTISTA SUBDIVISION**, zoned, R-1, located on KIMMICK DRIVE NW, between URRACA STREET NW and CAMINO DE PAZ containing approximately 50 acre(s). [REF: 1000922, DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725] (C-10) **(APPEAL DENIED)**

STAFF PRESENT:

Sheran Matson, Chair, Development Review Board
Richard Dourte, City Engineer
Will Gallegos, Transportation Development
Kevin Curran, Assistant City Attorney

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Gerald P. Chapman, 8307 Calle Petirrojo NW, 87120

PERSONS PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:



Kristine Susco, Wilson & Company, Inc., 2600 The American Road SE, Ste. 100, Rio Rancho, NM 87124

VICE-CHAIR MCMAHAN: I call us back to order. This is an appeal of the Development Review Board's approval of a major preliminary plat approval and a minor temporary deferral. The rules for appeal are somewhat different than our regular EPC hearings. The time allotted for presentations and the sequence is 15 minutes for the appellant, 20 minutes for the party opponents of the appeal, 5 minutes for the appeal board rebuttal, 5 minutes for city staff, 5 minutes for the appellant rebuttal, then discussion among the councilors.

Appeals are based on the record. It's a decision of the Chair as to whether information during testimony is new or not. We will proceed on that basis. Does everybody understand that? All those who are going to testify in this appeal please stand so you can be sworn in.

Do you swear to tell the truth under penalty of perjury?

All answered "I do".

Thank you very much. We will proceed with the appellant. You have 15 minutes, your name and address for the record please.

MR. CHAPMAN: Chair and commission members, my name is Gerald P. Chapman, 8307 Calle Petirrojo, Albuquerque, 87120.

VICE-CHAIR MCMAHAN: Thank you very much, proceed.

MR. CHAPMAN: I wish to acknowledge the EPC's voluntary service to the City of Albuquerque and express my appreciation for the efforts you make to make it a worthy City with buildings and construction projects that will endure from the current owner to future owner.

MR. CHAPMAN: By the way I'd like to ask people who seem opposed to construction of buildings and homes, where would you sleep tonight if it weren't for developers? I'm not anti-developer but I am not a developer.

For 28 years my wife and I have owned and paid taxes on three contiguous lots in Unit 22, Block 6, of the Volcano Cliffs Subdivision. These three lots are located across the street from the Legacy property. They are on the other side of Kimmick.

I am and have been a member of the Volcano Cliffs Property Owners Association for many years. This is an organization which has attempted for many years to keep the owners of the lots in the subdivisions informed and help them with their dreams for the development of that land.

In 1980, the then mayor of Albuquerque stated that they would extend infrastructure within reasonable time. Today Volcano Cliffs should receive all the benefits of an infill project. Now in 2004, 24 years later, we have an effort in that direction with a Special Assessment District 227 (SAD 227), which is under way south of my property. The cost has been high in this case with the paying for and passing through of the Unser Boulevard northwest. It's a dogleg and it's what

permitted this SAD to go forward, is getting that dogleg for Unser. It's the first effort that's been made to get Unser Middle done.

SAD 227 involves only three units within the Volcano Cliffs Subdivision. Also, this SAD is paying for additional pumping, storage capacity at a nearby City facility. I'm sure at this point you're wondering why you need all this background. I think it's essential that I tell you who I am and where I come from. Much later, maybe 8 or more years, a developer named Legacy Sustainable Development came along and offers in every way possible to provide the City with, as far as I know, it's first opportunity to put into action a village concept of development. This concept started with the Planning Director, three or four directors back in the past. I believe this concept is one of downsizing lot sizes and increasing density while increasing open space.

Now remember this particular area is already surrounded by thousands of acres of open space including the Petroglyph National Monument. Over the years of progress for the Legacy project the Volcano Cliffs Property Owners Association has been in full support, and I mean full support, of the efforts of Legacy, because it appeared that's what the City Fathers wanted and we would support almost anything to get development near or in our land.

By the way, La Cuentista Subdivision is a phase of the Legacy effort which is on my appeal, that name. Now I find myself in conflict over some of their efforts to downsize surrounding roads. In my case, this is Kimmick Drive Northwest. This City dedicated road has been downsized by nearly half, from 106 feet to 56 feet. MR. CHAPMAN: This I didn't know until 14 January of this year. Should I have known? Did the City make proper notice? Did I receive notice? I think the City did go through the procedure of notifying property owners and you'll see that effort proven in their package which they gave you. They also notified neighborhood associations, at least two that I'm aware of, Paradise Hills and Volcano Cliffs Property Owners Association. The notice for me is cryptic. In other words, what did it mean. I received notice that the Legacy La Cuentista project was receiving the procedural treatment at the City. Did this notice say anything about Unit 22? The answer is no. Was one of those neighborhood associations that received notice the Volcano Cliffs Property Owners Association? The answer is yes. Did I understand from my neighborhood association that there was a change in the boundaries of Legacy? The answer is no. Should I have asked what this meant to my property? Maybe. I admit I was unaware that the City could just change street widths without a thorough airing of the consequences. I admit the consequences are remarkable in their lack of print. In other words, I have seen no place, in any of those notices, that they purported to send that they were diminishing the width of Kimmick.

Why doesn't the City think when it is going to vacate public property, in this case a street, to consider the property owners on both sides of the street? Where is the background on why the vacated land is offered to one side only where there is no overriding reason to not offer both sides the excess property or simply split the largest. In their own regulations there is a paragraph that attempts to address that and I'll go to that later. The lateness of my protest is not the issue here. The issue is fairness and equity. Has the City followed its own rules? Has the City seen the basic unfairness of what has happened up to this point? I invite you to read the notice put out by the City and tell me, you being in the shoes of a non-developer, would you have any idea of the substance of the notice? Shouldn't such a notice say something to the effect and I quote "This is notice the City is about to change the streets in the area of your land. We propose to downsize those streets and sell surplus property. This may affect the future of your land." Isn't that clear? It would get my interest. I would encourage you not to fall into the position that it is too late to do anything.

After all, I was before the Development Review Board major preliminary plat approval on 14 January of this year and you are here today to continue hearing about this. What are these subsequent hearings about if not to catch such errors. I thank you and do you have any questions?

VICE-CHAIR MCMAHAN: Any questions? Commissioner Jesionowski?

CHAIR JESIONOWSKI: Mr. Chapman you said lateness is not the issue.

MR. CHAPMAN: Correct. I'm looking back at earlier hearings by you sir when you were talking to the lady about the Wal-Mart building. You said they haven't turned dirt yet.

CHAIR JESIONOWSKI: I think here as far as a vacation goes and there's a platting action that's already been recorded, I think what you're stressing here, and what I'm telling you is that lateness is the issue. We can't go back. It's like after driving through a stop sign. You can't back up and stop and then say you didn't drive through the stop sign. You already drove through the stop sign. The plat and the vacation action already happened. You acknowledge in here that you've received notice and how can we go back now and change that. What you want us to do now is to go back and change the vacated plat?

MR. CHAPMAN: Yes.

CHAIR JESIONOWSKI: How do you do that?

MR. CHAPMAN: You look at the miscarriage done by the process and you say this is wrong.

CHAIR JESIONOWSKI: And that miscarriage being what?

MR. CHAPMAN: That they offered, or they split the street improperly. It's not just that street. It's streets all the way around the development.

CHAIR JESIONOWSKI: Let me ask you this, the City doesn't just notify the people on a vacation. There is extensive notifications, there would have been a yellow sign posted. Did you see any yellow signs posted?

MR. CHAPMAN: I don't drive by the vacant land that often.

CHAIR JESIONOWSKI: Okay. There would have been a legal notice in the newspaper. Do you read the legal notices in the newspaper?

MR. CHAPMAN: Let me curtail this by saying, if I had read it, I would not understand it.

VICE-CHAIR MCMAHAN: Commissioner Jesionowski, let me interrupt you a moment. I think the question has to do with the application of the rules and are the rules clear or not. It's not our position to make the rules. In this instance we are simply the enforcers.

CHAIR JESIONOWSKI: Okay.

VICE-CHAIR MCMAHAN: So I think that although your questions are valid, I don't think that's where we want to go. Commissioner Deichmann?

COMMISSIONER DEICHMANN: A couple of questions. One, my understanding from the record is that you missed the deadline for the appeal. When we're talking timing that's a real central point for me because that's either yes or no.

MR. CHAPMAN: The appeal as I understand it, the last one would have been in December of 2003. You'll have to ask staff if that is correct.

COMMISSIONER DEICHMANN: Since Commissioner Jesionowski brought up timing I thought that's where he was going but we can ask about that later.

Secondly, what is your issue? Is it because the road is narrowed or is it because you didn't get a chance to buy the land? I'm trying to find out what your bone is with it, or you just didn't like the notice.

MR. CHAPMAN: That they didn't tell anybody.

COMMISSIONER DEICHMANN: But what's the point at this point? Is it because you're just sore because you didn't understand the notice?

MR. CHAPMAN: Absolutely, there's a wrong been done in my mind.

COMMISSIONER DEICHMANN: Okay, but what is the harm?

MR. CHAPMAN: The harm is that we would have had the opportunity to expand our land on our side of the street by 25-feet.

COMMISSIONER DEICHMANN: Okay, so that's the issue.

MR. CHAPMAN: That's one issue. I'm not going to limit myself.

COMMISSIONER DEICHMANN: What's the other one?

MR. CHAPMAN: The other thing is that they've cut off access to other properties in Kimmick.

COMMISSIONER DEICHMANN: Whom are you speaking for, others or for you?

MR. CHAPMAN: Other property owners. Yes and it goes by my land. I can only get in and out one way.

COMMISSIONER DEICHMANN: But that's what you had to begin with, right?

MR. CHAPMAN: No, we had a through street. HUD rules would always require any development like that to have street accessibility. Mostly it was subdivided and all the streets were made, done. Now we're doing away with streets for the benefit of one subdivision. One portion of the subdivision to the disadvantage of other members of that subdivision.

VICE-CHAIR MCMAHAN: That's fine, Mr. Chapman, thank you very much. You still have some time. April, how much time does he have left?

MS. CANDELARIA: Seven minutes.

MR. CHAPMAN: I did want to read you one paragraph out Chapter 14, Zoning, Planning and Building. This would be disposition of right-of-way which is Number 4.

VICE-CHAIR MCMAHAN: Is this in our packets?

MR. CHAPMAN: Yes sir it is.

VICE-CHAIR MCMAHAN: Okay, I don't think you need to read it to us if it's in our packet.

MR. CHAPMAN: Well it talks specifically to giving equal shares of roads when they give up right-of-way.

VICE-CHAIR MCMAHAN: Can we just get the reference and call it good?

COMMISSIONER DEICHMANN: Yes that's fine.

VICE-CHAIR MCMAHAN: If you wish to read it you can.

COMMISSIONER DEICHMANN: No, I mean just tell us page and verse.

VICE CHAIR-MCMAHAN: Can you tell what page it is in our record?

MR. CHAPMAN: This copy, let me go with the paragraph, I'm not going to be able to help you. 14-14...

VICE-CHAIR MCMAHAN: Is there a page number on the bottom of your page?

MR. CHAPMAN: No sir, not on this copy. I'm told 117 in your package. I'm sorry I could have done that.

VICE-CHAIR MCMAHAN: Yes sir, continue please.

MR. CHAPMAN: Let me make sure you get to the right place.

VICE-CHAIR MCMAHAN: The paragraph four, disposition of right-of-way?

MR. CHAPMAN: There is a star and it's 4B, in the right hand column.

VICE-CHAIR MCMAHAN: That talks to the City process as to what shall happen.

MR. CHAPMAN: I believe so.

VICE-CHAIR MCMAHAN: Okay, that's fine.

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MR. CHAPMAN: Now do I get a chance or should I continue to use my time to go through this.

VICE-CHAIR MCMAHAN: You get a chance to rebuttal.

MR. CHAPMAN: I still have time?

VICE-CHAIR MCMAHAN: You have time now and at the end of the other presentations you have a chance of rebuttal.

MR. CHAPMAN: Then let me continue if I may sir.

VICE-CHAIR MCMAHAN: You may, April what is it 6 minutes, 5-1/2? Okay continue if you wish.

MR. CHAPMAN: On page 2 of your packet, I believe, they start rebutting my points. "The Planning Directors decision regarding how, why and to whom notice was given". Generally, if you go to page 6B you'll see how I'm following this through. I go back to the Planning document and I said "I found no comments on Planning Director's decision regarding notification of landowners." It seems to me that somebody in some position should have said we're going to give the opportunity to get half of this street to this side and not the other side and why they did that. I don't believe that's in the record.

Then they grouped 2, 3 and 4, which are "where are the comments and notes of public welfare being served? Where are the comments on net benefit? And number 4, I believe my property rights have been abridged against my will." Those are all answered on page 3. The second paragraph under that answer they claim for example that Paseo del Norte alignment has been set. I don't believe it's been set. Then they go on in paragraph 3, "the Legacy development will provide more net benefit to the public then the remaining 106-feet of Kimmick right-of-way, since half of this right-of-way is no longer needed." See, there's no justification for saying why it's not needed. "The surrounding development the excess right-of-way this is a throw-away, the excess right-of-way would become another weedy, trash filled eye sore." That's not really good justification.

Part of paragraph 4, "part of that decision was based upon the fact that no one either appeared at the public hearings to speak or contacted the Development Review Board in any way to voice objection". I didn't know what to object to because I couldn't understand the notice. "The Legacy development owned all the property adjacent to the north side of Kimmick where the vacation was proposed." Why? I guess simplicity rules.

MR. CHAPMAN: Number 5 in my complaint, "following the hearing 14 January of this year, I don't believe the benefited and burdened parties are clearly and completely defined and all agreed to the vacation". The answer is it's unclear where the quoted language originated. Well it can be found on page 25 of your package.

In paragraph E, parenthesis one, starting with the last three lines "the director is satisfied that all the benefited and burdened parties are clearly and completely defined and all agreed to the vacation." I don't believe that was done. Point 6, I believe I did receive notice regarding previous action but I submit that notice was unclear and ill defining of the action to be done. I challenge anyone to take that notice to any 100 people and if 5 of them know what to do I would be surprised. I'm certainly in the 95.

I said my vehicular access is affected that's because they've closed off Kimmick, it's become a private easement a few lots to the north of me, or northwest.

Number 10, I presume Chapter 13 that Development Process Manual has been followed. The answer, I guess I have no comment on the answer.

I expect EC-35 is being followed and any exceptions including details of why it doesn't apply are in writing. Well this is a little off the beaten path here. It has more to do with the rest of Volcano Cliffs and the way it's developed. EC-35 is a lead in to which now there is an amendment which says you can't do anything with less than 100 acres and 30% of that 100 acres will have to be put into open space. We find this egregious and we find it violated by this Phase 1 of Legacy. You may say that if you have 5 phases of Legacy that there's 30% open space but how do we know that 5 phases will ever get completed. So in Phase 1, 30% doesn't exist.

Where is the file regarding the approval by the Property Management Division so forth? These become a little mechanical now. I'll stand by to answer questions and if you would repeat the timing it would help me sir. I didn't quite follow it all.

VICE-CHAIR MCMAHAN: Initially I said that the 15 minutes were for the appellant, which is your time. 20 minutes for the party opponents for the appeal, which in this case is the staff. Then 5 minutes for us and 5 minutes for City Staff, then 5 minutes for your rebuttal at the end. Those are the same rules the City Council uses on their appeals. April how much time does he have left?

MS. CANDELARIA: 20 seconds.

MR. CHAPMAN: I appreciate you listening.

VICE-CHAIR MCMAHAN: I have one question for you. Does all this stem from the fact that when this started you did not understand the notice that was sent out of what was going to happen?

MR. CHAPMAN: That's correct.

VICE-CHAIR MCMAHAN: That's the origination of the problem. The notice was unclear?

MR. CHAPMAN: The way I read the notice and if you look at it, it defines units in the notice that are affected. I have Unit 22. Unit 22 is not listed. I look at it that way and I discarded it. I should have called somebody. I did not. Even then, I don't think my failure is a gross failure.

VICE-CHAIR MCMAHAN: So, your unit was excluded from the notice and you didn't take any action because you thought it didn't affect you?

MR. CHAPMAN: They named units and mine wasn't there, yes.

VICE-CHAIR MCMAHAN: So after the City has taken some action then you're appealing whatever it was that they did?

MR. CHAPMAN: Because it affects my land. Now there is the contention that maybe I don't have any rights here. I have no standing because I'm an adjacent property and I defy that as well.

VICE-CHAIR MCMAHAN: That's a different issue at this point to me. My concern is that all this stems from the notice that you did not understand. Apparently you took no action to find out whether it really did affect you or not. I'm not decrying the fact that you did that, it's probably the same kind of thing I would have done.

MR. CHAPMAN: The neighborhood associations did not do anything to advise me either.

VICE-CHAIR MCMAHAN: I think that's a different issue. You're the appellant here. You're the one that is claiming to be wronged and trying to find some recourse and recompense for that.

MR. CHAPMAN: Yes, but they as the neighborhood associations to clear the way.

VICE-CHAIR MCMAHAN: I guess I don't understand.

MR. CHAPMAN: To give notice, they as the neighborhood associations.

VICE-CHAIR MCMAHAN: That's standard City procedure to give notice to recognized neighborhood associations when these processes occur.

I think you've answered my questions. Thank you. Anybody else have any questions for Mr. Chapman? Commissioner Deichmann?

COMMISSIONER DEICHMANN: Mr. Chapman are you asserting that you are indeed an adjacent property owner?

MR. CHAPMAN: To Kimmick Road I am a property owner, across the street from where the land was vacated.

COMMISSIONER DEICHMANN: So that's in contradiction to what's stated in the record here, correct? Where it says and you're quoting?

MR. CHAPMAN: I believe I'm a player in the vacation of the street, yes.

COMMISSIONER DEICHMANN: Okay. But it says right here under Number 8 on page 4, "Mr. Chapman does not own any property adjacent to the vacated portion of Kimmick".

MR. CHAPMAN: Well there you have to define if I'm adjacent.

COMMISSIONER DEICHMANN: I don't have to define it. I understand what adjacent means. I'm just asking you.

MR. CHAPMAN: I believe I'm adjacent.

COMMISSIONER DEICHMANN: Okay, but the fact that Lot 22 is not in that listing suggests to me that somebody thinks you're not.

MR. CHAPMAN: That's correct. Somebody didn't include me.

VICE-CHAIR MCMAHAN: Any other questions? (None) We now go to for 20 minutes to the opponents to the appeal. Name and address for the record please.

MS. SUSCO: My name is Kristine Susco, I'm with Wilson & Company Engineering, 2600 The American Road, Rio Rancho, 87124.

VICE-CHAIR MCMAHAN: Let me ask you one question before you start Ms. Susco, will anybody else be assisting you in your testimony?

MS. SUSCO: No sir.

VICE-CHAIR MCMAHAN: You'll be doing the whole 20 minutes?

MS. SUSCO: I will not be taking a full 20 minutes.

VICE-CHAIR MCMAHAN: Okay, that's fine, please proceed. We won't count your time until you get your visual straightened out.

MS. SUSCO: My name is Kristine Susco and I'm with Wilson & Company and we are the agent's for our client, Legacy Sustainable Development, who is the developer of La Cuentista Subdivision. La Cuentista means the storyteller in Spanish. It is located on the escarpment roughly between Calle Nortena and here is La Cuentista right here. (Showing map on overhead)

I'm here to respond to the appeal by Gerald P. Chapman of the Development Review Board approval of the preliminary plat and temporary sidewalk deferral for Unit 1 of La Cuentista Subdivision. I would like to start by presenting the background and chronology of the project and then follow by specifically addressing Mr. Chapman's appeal and some of his comments.

La Cuentista was originally conceived in 1996. The first Development Review Board hearing for preliminary plat and right-of-way vacation of the existing roadways and lot lines for this entire property was on February 3, 1998. I have highlighted the portion of Kimmick Drive to be vacated shown on the exhibit provided for that hearing in 1998. Development Review Board approval was granted for the request with the appropriate appeal date noted in the Official Notice. Subsequently, as the developer negotiated infrastructure requirements with the City and pursued avenues implementing La Cuentista and extension for the preliminary plat and the right-of-way vacations were reapplied for in December of 1998, in December of 1999, in December of 2000 and in December of 2001. Again, Development Review Board approval was granted for the request with the appropriate appeal date noted on the Official Notice.

As is indicated in this chronology, Wilson and Company, acting as agent for Legacy, in December of 2002 again requested an extension of the preliminary plat and the vacation of public right-of-way and easements, providing an updated vacation exhibit. Again, I have highlighted the portion of Kimmick Drive to be vacated. Approval was granted by the Development Review Board on December 18, 2002. So the vacation was granted in December of 2002 and once again an Official Notice was given of the decision by the Planning Department with the appropriate appeal period clearly stated. No appeal of the vacation was made.

Going back to the chronology exhibit, Wilson and Company, acting on the requirement that these approved vacations that were granted in December of 2002, had to be shown on a replat within one year, in October we requested, and rather than going with the preliminary plat we went and asked for a bulk land variance, minor preliminary plat and final plat approval and we divided the entire subdivision into 5 tracts and vacated a little bit of additional right-of-way and easements necessary for the bulk land processing.

MS. SUSCO: We added to the vacated right-of-ways with this exhibit and also included this exhibit in our preliminary plat which is a composite that shows all of the vacated roadways that we were requesting, even though we'd already been approved for a portion of them and that's delineated down here in the verbiage.

CHAIR MCMAHAN: What is that date?

MS. SUSCO: The verbiage down here says this was vacated right-of-way by application (blah, blah, blah) vacated by DRB 03DRB-01727. That's the very darkest portion. This up here was what we were requesting with 02. After meeting various DRB requirements on November 12, 2003 approvals were granted for the bulk land plat and Planning provided an Official Notice with the appeal date by November 27, 2003, clearly indicated. After the appeal period Wilson & Company filed the bulk land plat on December 9, 2003 meeting the requirement for replatting vacated right-of-way within one year.

That brings us to the approval being appealed by Mr. Chapman. Wilson & Company immediately requested preliminary plat approval and sidewalk deferral for Unit 1 of La Cuentista as indicated here and which is Tract A of the bulk land plat. After a time lapse in which Wilson & Company made required revisions and coordination to meet DRB comments and requirements, the preliminary plat was approved on January 14, 2004 and, thereafter, Mr. Chapman submitted his appeal.

I'd like to first address some of the specific items or issues cited in Mr. Chapman's appeal again going back once again to the chronology. First, on the issue of notification from an engineering standpoint there are very specific requirements delineated in the design process manual for any submittal process that we undertake. In the codified Subdivision Regulations Article 14, Part 3, Procedures and Submission Requirements for Plats, specifically preliminary plats, beyond what the Planning Department is required to do to notify the public of a public hearing, we as applicants are required to contact the Office of Community and Neighborhood Coordination who provides us the neighborhood associations to which we must send registered mail notices of the public hearing. We also are required to post signs. In this case we posted 4 signs, north, south, east and west of the property and the signs speak of the request and the hearing date.

Agents for this project provided these neighborhood association notification and sign postings repeatedly over the past 5 years. And more, as indicated here, more particularly in October, November, December and January, 2003 – 2004. Mr. Chapman himself states that he received his notification and, if I may add, there is a phone number to call on that notification.

MS. SUSCO: In Item Number 7, Mr. Chapman states that one half of the road was vacated, which is incorrect, if we are going to "mince hairs" here.

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The original right-of-way was 106-feet and the northern 50-feet of that was vacated, leaving a right-of-way of 56-feet. Secondly, this was not done arbitrarily. Much time was spent in design and conferring with Transportation to meet roadway requirements for an appropriately sized roadway. The 56-foot right-of-way allows for a 36-foot face to face, face of curb to face of curb roadway was ultimately constructed. Excess right-of-way is eliminated in this case.

In Item Number 9, Mr. Chapman states that his vehicular access has been affected. I have circled and made yellow the three lots that Mr. Chapman owns across Kimmick, across the 56-foot right-of-way from La Cuentista. I would submit that his vehicular access has been enhanced from the current state with the infrastructure to be provided by Legacy in Unit 1 of La Cuentista. Vehicular access currently is limited to a dirt roadway which travels northeast from Universe Boulevard. A temporary 24-foot roadway in Kimmick Drive will be constructed from the connection at Universe along the existing 106-foot right-of-way of Kimmick Drive till it reaches Urraca, which is right here and then for La Cuentista Legacy will construct one-half of the ultimate 36-foot face-to-face section from here to here. Although I'm not showing it clearly on this, there is a 56-foot public roadway easement as part of the bulk land plat from this point up to here. There is no private roadway easement. So the access to the north is not blocked off. This was one of the requirements I speak of when we negotiated with the Transportation Department.

These specific items aside, I think the most prevalent issues before the Commission are those of timeliness and procedure. As I reiterated in the chronological presentation, perhaps a little bit redundantly, I'm sorry, multiple notices of this vacation action have been provided in several different forms multiple times, over a period of five years. Ultimately, it must be clearly stated that the vacation of Kimmick Drive right-of-way was approved in December of 2002 with an appropriate appeal period allowed. Additionally, the instrument for recording the vacations, the bulk land plat, was approved on December 12, 2003; with the appeal period lasting through November 27, 2003; with the plat being filed in December of 2003. It is clear that the action that Mr. Chapman is appealing is the bulk land plat and procedurally the time for such an appeal as elapsed and should not be revisited.

In response to some of Mr. Chapman's comments, I'm not a lawyer but I would suggest that the section he cited in the Subdivision Ordinance, I guess it was, where people adjacent to a vacated property should be offered that property, I think the point should be made that no property adjacent to his lots was vacated. The northern portion of Kimmick was vacated.

MS. SUSCO: Perhaps a splitting could have been done but it would have left an additional 25 feet on the southern side with perhaps, himself, being required to replat his three lots, the next property owner having to replat his et cetera, et cetera.

I'm not sure that this is procedurally how the City proceeds when vacating right-of-way that it's left to the future when those may or may not be replatted.

In terms of EC-35, EC-35 in its statement about open space refers to the Northwest Mesa Sector Plan. In that there is recommendations and suggestions for the amount of open space and for the type of development that should proceed with the village concept allowing a community to develop. La Cuentista's goal is to do that. He is correct, there is not 30% open space in Phase 1, but there is definitely the intention of there being 30% open space in the other phases. As we proceed in the

process of going to Unit 2, Unit 3, Unit 4, each of those will have to come before the Development Review Board and the requirements for EC-35 are the intent of the developer and will clearly be adhered to. With that, I am open to any questions or clarifications.

VICE-CHAIR MCMAHAN: Questions of Ms. Susco? Thank you very much. Commissioner Deichmann?

COMMISSIONER DEICHMANN: In your last point about the adjacency issues, basically the decision was made by the City to declare a surplus I guess, or at least vacate the northern...

MS. SUSCO: I'm not going to say that decision was made by the City.

COMMISSIONER DEICHMANN: Somebody made that decision.

MS. SUSCO: In the process of looking at what is the appropriate right-of-way width for that roadway. In light of the fact that originally it was going to be the Unser alignment and the Unser Corridor Study clearly puts Unser traveling along somewhat of this path over here, over this way, not using Kimmick, using a very lower portion of Kimmick. The 106-foot right-of-way was excessive. We pushed our property south rather than leaving excess right-of-way.

COMMISSIONER DEICHMANN: Right, but I'm trying to get at the apparent misunderstanding on the part of Mr. Chapman, if it is a misunderstanding, where he feels like he is adjacent to that and obviously somebody didn't. You're saying that because oh split it up the middle right now the centerline or the part that was vacated was north of the centerline instead of south of the centerline of 106 foot. So by definition he was not adjacent to the part that was vacated.

MS. SUSCO: Correct, if I was to take a roadway that's 106-foot wide, this is La Cuentista on one side, the Chapman's properties are over here, we vacated and pushed this south. He's not adjacent to that but, more pertinent, if we had not pushed 50-feet and pushed the 25-feet as he is suggesting, we would not have then proceeded to vacate nor would the City have vacated, this right-of-way that is adjacent to his. That would only happen at such time that any of these properties might be replatted in the future.

In other words, there would have been no vacation adjacent to his property even if we had only pushed 25-feet south.

COMMISSIONER DEICHMANN: Why is that again?

MS. SUSCO: Because who would have vacated that property? What would the City have done with that? Because we wouldn't have done it. It's not adjacent to our property. Our request was for the vacation of this excess right-of-way adjacent to our property. That would have been us trying to vacate this portion here having a new right-of-way and going to the other side of the street and vacating the right-of-way and not providing a platting procedure.

COMMISSIONER DEICHMANN: I guess what I'm getting out of this is then you and your client actually applied to the City for that vacation. Am I understanding that?

MS. SUSCO: We applied through the Development Review Board in December of 2002 for the vacation.

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COMMISSIONER DEICHMANN: So you initiated that. It was not the City that decided we do not need this anymore?

MS. SUSCO: Correct.

COMMISSIONER DEICHMANN: Thank you. That helps.

MS. SUSCO: Any other questions?

VICE-CHAIR MCMAHAN: Ms. Susco, thank you very much. City Staff. Ms. Matson.

MS. MATSON: I'm Sheran Matson the Chairperson of the Development Review Board. A lot of the things I was going to say have already been answered by Christine so I'm just going to be very brief. If you have specific questions about the Development Review Board and how they arrived at their decision, myself, and a couple of other people are here to answer those.

MS. MATSON: First of all, all of the issues addressed by the appellant in his appeal relate directly to the vacation of a portion of Kimmick Drive, east from Urraca almost to Pinos Verde Road. The two Development Review Board actions related to this particular vacation include the actual vacation which was approved on December 18, 2002 and the bulk land plat which completed the vacation action, which was approved on November 12, 2003.

The City Subdivision Ordinance Section 14-14-8-4 allows an appellant of a Development Review Board action 15 days after the date of the City's action to file a written appeal.

The appellant in this case filed his appeal application on January 28, 2004. Two months after the bulk land plat approval and thirteen months after the vacation approval.

We covered quite a bit of the vacation and where it's going to be. So I'll skip that part of it. He mentioned that he didn't understand the notices he received. I don't know if you read the minutes of the Development Review Board meeting he appeared at, but I questioned him a little bit about that and I asked him when he got those notices if he noticed that there was a phone number and a place to actually physically come if he had questions. I asked him why he didn't call us or come in and he said, in retrospect, that's probably what he should have done. Our notices are the legal ad published in the paper and it's not crystal clear as to what is exactly being done, but I guess if I were a property owner and I saw a legal notice like that I would certainly call and find out what was going on.

I think that's all I have to say unless you have some questions.

VICE-CHAIR MCMAHAN: Commissioner Deichmann, then Commissioner Jesionowski.

COMMISSIONER DEICHMANN: Ms. Matson is that 15-day appeal period in viable, I mean are there ever any exceptions made to that or is that it.

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VICE-CHAIR MCMAHAN: Should be sixteen or fourteen or..

COMMISSIONER DEICHMANN: Or however you're feeling that day?

MS. MATSON: The fact that we accepted the appeal even though it was way past the deadline, I guess says that we are at least willing to accept the appeal and see what happens when we go to the Environmental Planning Commission. We don't usually make exceptions for it. I'm not saying we wouldn't ever, it would kind of depend on what the reason was that they missed the appeal period. It's pretty much set at 15 days.

COMMISSIONER DEICHMANN: From what I've just leaned at the end of Christine's testimony, that was initiated by Legacy, that vacation.

MS. MATSON: That's correct.

COMMISSIONER DEICHMANN: So Mr. Chapman or anyone else had the same opportunity to initiate that sort of action, is that correct?

MS. MATSON: That's correct.

COMMISSIONER DEICHMANN: They just didn't happen to think to do that.

MS. MATSON: That's correct.

COMMISSIONER DEICHMANN: Thank you.

VICE-CHAIR MCMAHAN: Commissioner Jesionowski?

COMMISSIONER JESIONOWSKI: I'm looking through this and the actual appeal here is appealing this most recent action of the Preliminary Plat which was approved on January 14, 2004 and the appeal of that was filed in a timely manner. The problem is, as I see it, is that he's actually appealing something of a vacation that was done many, many moons ago, which was subsequently finalized in a bulk land plat, which is part of now, this preliminary plat or applies to this preliminary plat, is that correct? So what we're trying to do is go back and undo something from way back when in a current action. When in fact it can't be undone because it's past the appeal period, is that correct?

MS. MATSON: That is correct. He did state on the first page of his appeal application that he was appealing the Preliminary Plat action by the application numbers et cetera that were there. If you look at the issues that are raised, they all relate directly to the vacation of Kimmick.

COMMISSIONER JESIONOWSKI: That happened way back when and that was done through a vacation, proper notice was sent out. The vacation requires that the plat be filed within a year, the plat was filed within the year. That was vis-à-vis the bulk land plat, is that correct?

MS. MATSON: That's correct.

COMMISSIONER JESIONOWSKI: Once the bulk land plat was filed, then the vacation action became effective.

MS. MATSON: It was completed, that officially completed it.

COMMISSIONER JESIONOWSKI: The vacation action was completed and the basis for the appeal, at that time, has gone away.

MS. MATSON: For appeal of the vacation that is correct.

COMMISSIONER JESIONOWSKI: So the jist of the matter is that trying to go back and undo the vacation this is after the fact. I guess his contention is the way notice was served, but we're saying that he wasn't an adjacent property owner so he wasn't notified so I don't see where there's an issue here.

I don't see where anybody's done anything wrong. Coming back in now at this late stage of the game and saying I don't know, I don't know, that would undermine the whole system. If this appeal were to be granted, the system doesn't work.

MS. MATSON: In response to that, I did ask Mr. Curran, our legal attorney, or our legal advisor, before I came up here if, in fact, this appeal were upheld, however far it goes, how do we undo something that is already done. We're not sure how we would do that.

VICE-CHAIR MCMAHAN: Commissioner Deichmann?

COMMISSIONER DEICHMANN: We're going to that point just to make sure I understand that completely. The appeal based on the first page of this document is of the Preliminary Plat approval, which is the last action that we are talking about and he was within that appeal period. What is the remedy for that or the potential remedy for that?

MS. MATSON: The remedy for the preliminary plat?

COMMISSIONER DEICHMANN: Right.

MS. MATSON: After the appeal is filed the developers are not supposed to proceed or nobody is supposed to do anything until the appeal issue is settled. So with the Preliminary Plat we could go back and say sorry. But the vacation is sort of a separate issue in a way. It has already been filed as part of the bulk land plat.

COMMISSIONER DEICHMANN: Right. That's why I wondered what is the relief if anything?

MS. MATSON: Kevin?

VICE-CHAIR MCMAHAN: Mr. Curran?

MR. CURRAN: I think the answer to your question is if you are going to grant this appeal, in effect, overturn the vacation action, I think in effect what you are saying is you are going to require a vacation of the bulk land plat. That's a pretty drastic measure at this point in time in my opinion.

COMMISSIONER DEICHMANN: The appeal period for the bulk land plat is gone so the only thing he can appeal, right now that he was within time limit of, was the preliminary plat approval.

MR. CURRAN: That is correct.

COMMISSIONER DEICHMANN: So what conceivable relief could come of reversing that?

MR. CURRAN: I don't know. That's a good question.

VICE-CHAIR MCMAHAN: Commissioner Pena?

COMMISSIONER PENA: I just want to know on behalf of Mr. Chapman was it determined that he didn't need to be notified?

MR. CURRAN: I think the record is clear that he was entitled to be noticed. He was properly noticed. The law does not require that the City guarantee everyone entitled to notice that they understand the notice. The law only requires that the notice is reasonably calculated to put somebody who is entitled to notice on notice that something is happening and it's up to them then to pursue that if they think they have a right or an interest in the government action.

COMMISSIONER PENA: But his lots aren't listed in the notification or on any of the notifications. His Unit 22 isn't in the notification so that's where my concern is. If I were to read this I may not have called either if it didn't pertain to my lots.

MS. MATSON: Commissioner Pena, if I might, in all these many pages of computer printout, I went ahead and put stars by the property that he owns to show that he was noticed. There are some in here in all these pages, on page 96 and page 95.

COMMISSIONER PENA: So he was sent a notice but where you have on the notice it doesn't include his property, even though it may have been sent to his home, on the notice it does not have his lots on there, that's where my concern is at.

MS. MATSON: I can see why you're confused. The legal description that we include with the public hearing notice is the legal description for the property that's proposed to be developed.

MS. MATSON: So only those units and lots that were part of the Legacy development, in this case, are put on the description that is included in the legal notice. It doesn't affect his property, their development, so that's why his unit and lots aren't noticed on there.

VICE-CHAIR MCMAHAN: Any other questions of Ms. Matson? (None) Thank you very much. We now have 5 minutes for other City staff. (None) We are saving 5 minutes. Thank you Mr. Curran. We have 5 minutes now for the appellant's rebuttal.

MR. CHAPMAN: It's kind of a Catch 22, I didn't need to be notified because I'm not adjacent and yet I'm accused of being notified. I think it's easy for all of us to see that the notification would be easy to misunderstand. I will admit that possibly I should have gone forward and asked even though I didn't think it was pertinent.

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The argument that it doesn't affect my property I find ludicrous. They diminished the road by nearly a half and they did it from the other side. I can't see that holding much water. The notice, obviously, is not clear. The Kimmick private easement that goes north of my property will be difficult to utilize. I'm sure you'll accept that.

The argument that this thing has elapsed and should not be revisited, if I had protested what would have happened, if I would have protested earlier. All I'm hearing in the argument is that it's inconvenient to work with multiple owners. Of course it's inconvenient. I don't think that needs to be argued very much. In this case, it looks like the developer and its contractor had decided to do something, then they come to the City and they say to the City this is what we want to do. Then the City doesn't seem to have any internal check mechanism that would say, are we treating this equitably. I think clearly, in my case, that this has not been treated equitably. I don't think they ask any questions. What are we doing here? Why are we doing this? Again, I bring up the point, I can find nowhere in the records a discussion of why this was done. It's simply convenient for the developer's contractor as I see it. In the case of Kimmick they've gained about 3 acres of land that they will be able to use in their development that otherwise is not offered to any other landowner nearby. I find that inequitable as well. Do you have any questions?

VICE-CHAIR MCMAHAN: I have a comment about the 3 acres that you just mentioned. My experience has been that in excess right-of-way matters, it is up to someone other than the City to request the vacation of the excess right-of-way. And, if that's granted, then that person has to go through a replatting action and purchase the property from the City. They go through a replatting action to merge that into their current property. Those actions as I recall are publicly noticed and I think anybody can come and protest. What happens when you protest I don't know, I can't predict that kind of future.

VICE-CHAIR MCMAHAN: I've been involved in a couple of them and I know from personal experience the person that requested that and the City staff has treated me and a couple of neighborhood associations quite favorable. They bend over backwards to make sure that everybody that was present understood what was happening and why. I think then if you had taken the action to be there at the meetings that were advertised you might have come up with a different outcome then you're facing right now where you are aggrieved according to what you want and you think that something should be put back the way it was a number of years ago because you did not understand the notice and thought, therefore, that you probably shouldn't do anything.

To me the problem is you later said yeah, I guess I should have done something. The rules, good, bad or indifferent, the rules say that there is an appeal period with a time limit and if you miss that time limit then you've lost your appeal. I think the remedy for that is to get the rules changed. That's not our business. We cannot do that. That's about what I have to say. Any response is fine.

MR. CHAPMAN: My response is that the notice was inadequate.

VICE-CHAIR MCMAHAN: Okay.

MR. CHAPMAN: I think you would tend to agree with that.

VICE-CHAIR MCMAHAN: I cannot agree with that. I don't know if the notice was inadequate. The notices that I've seen and have received in these kinds of things have been adequate. They have caused me to do something because I thought I might be interested. If you think notice was inadequate then I think your course of action is to say, we need to change those notices to make sure that whoever gets them understands them. You may say that they should be written in both English and Spanish and in Vietnamese. That is not this body's job to do that. We cannot at this point do that.

MR. CHAPMAN: I believe the body's job is to try and get fairness out of the process. I'm not sure there is any fairness in notices that are unintelligible.

VICE-CHAIR MCMAHAN: You're trying to ask us to do two different things, which we cannot do. Commissioner Jesionowski?

COMMISSIONER JESIONOWSKI: What I would say in the City's defense is that you've gotten one notice here and you're saying that notice is inadequate. The yellow sign would actually give you a lot less information. The yellow sign gives you the opportunity and notice as well. The legal description that would probably give you a lot of this information but that is also notice as well. The neighborhood news, that would probably give you a lot less information but that is legal notice as well. The City's Website, I mean there are a myriad of ways and a myriad of reasons as to why you would have inquired. Why didn't you inquire? Just because of that one notice?

MR. CHAPMAN: Yes, that's all I knew about it until I saw maps in January.

COMMISSIONER JESIONOWSKI: I don't think that City erred because that's why the City uses multiple notices. Multiple reasons to give you to inquire, to pick up the phone and say hey, what's going on. You didn't do that. Now you come in a year later and expect us to overturn something. It doesn't make sense. You put the whole system in jeopardy. If we granted this appeal, the whole system would be in jeopardy. It can't be done.

MR. CHAPMAN: Obviously, you've reached a conclusion.

COMMISSIONER JESIONOWSKI: I have.

MR. CHAPMAN: Yes sir. Okay, let's assume that this is all over. I encourage the City and you to encourage them as non-city employees to make their notice clear and not depend on the contractors to decide what's right and what's wrong. I believe much of this work is not done by the City. It's up to them to be the referee.

COMMISSIONER JESIONOWSKI: I think the answer to that is the same thing that I got done telling you. If you see a notice and you do not understand it, call. Call. Okay. That's your obligation as a citizen and a property owner. Call and find out what's going on.

MR. CHAPMAN: Yes sir. It wasn't a question of not understanding, it was a question the content was not sufficient. I read it. I understood the units that were affected. My unit was not listed.

COMMISSIONER DEICHMANN: I would just say from what I've heard the lots that were listed were the ones that were to be affected by the vacation or were subject to the vacation. You were notified because you lived in the area by whatever criteria they did. It's just like any other action of

any of the cases that we get here. The neighborhoods are directly affected in the sense that they're part of the action but they are notified because they need to know what's going on and that's basically what was done for you, sir.

MR. CHAPMAN: Clearly under that guidance I would not be listed.

COMMISSIONER DEICHMANN: But you are a nearby landowner just like the neighbors are.

MR. CHAPMAN: Where is the rationale for giving away nearly half of the road? I don't know where it is.

COMMISSIONER DEICHMANN: I don't know that it was given away.

MR. CHAPMAN: Clearly, it was given away.

VICE-CHAIR MCMAHAN: Mr. Curran, I think can respond to that.

MR. CHAPMAN: I appreciate your late attendance.

MR. CURRAN: The City Subdivision Ordinance clearly says if you are contiguous to the vacated portion of property you are entitled to acquire. There's a reason the Subdivision Ordinance is written so carefully when it says contiguous to the vacated property. It makes no sense to offer vacated property to people who aren't contiguous to the right-of-way. For the simple reason, as in Mr. Chapman's case, he can't replat the vacated property into his existing property because he is not contiguous. There is a very good reason it's worded that way.

VICE-CHAIR MCMAHAN: Enough said. Mr. Chapman I'll give you one last shot.

MR. CHAPMAN: You can see the ridiculousness in that argument I'm sure. In that that means your street, they can give away half of it to your neighbor across the street and never notify you.

VICE-CHAIR MCMAHAN: I'm not sure that's true but I'll accept your comments. Thank you very much.

COMMISSIONER DEICHMANN: I'd like to make a motion but I'd like to ask if we need to have findings?

COMMISSIONER JESIONOWSKI: We have findings, page 6. I'd like to make a few changes to those findings. I'd like to change finding number 3, where it says Mr. Chapman and in finding number 4, where it says Mr. Chapman to change those to say the appellant. It think it's more apropos.

VICE-CHAIR MCMAHAN: Mr. Curran?

MR. CURRAN: I would recommend one additional finding.

VICE-CHAIR MCMAHAN: Do you agree with the changes suggested by Commissioner Jesionowski?

MR. CURRAN: Yes, I would concur on those changes. I would suggest one additional finding and that is the time period within which to appeal the vacation of Kimmick has expired and appellant is precluded from basing the appeal on the vacation approval of Kimmick Drive.

COMMISSIONER JESIONOWSKI: I move for denial based on Findings 1 through 7 as stated.

COMMISSIONER DEICHMANN: Second.

VICE-CHAIR MCMAHAN: It's been moved and seconded. Any discussion? All in favor signify by saying "aye". All responded "AYE". Opposed? Motion carries 7-0. There is an appeal to the Land Use Hearing Officer is that true?

MR. CURRAN: That's correct Mr. Chairman.

VICE-CHAIR MCMAHAN: The appeal has to be filed within 15 days. Today is March 18th. The appeal then has to be filed by April 2, 2004.

MOVED BY COMMISSIONER JESIONOWSKI:

SECONDED BY: COMMISSIONER DEICHMANN MOTION CARRIES: 7 - 0

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to deny the appeal of Project 1000922/04EPC-00117 based on the following Findings:

FINDINGS:

1. The 15 day appeal period for the DRB approval of the vacation of the portion of Kimmick Road east from Urraca Street almost to Pinos Verde Road expired on January 2, 2003.
2. The 15 day appeal period for the DRB approval of the La Cuentista bulk land plat which completed the vacation action expired on November 26, 2003.
3. The appellant had actual notice of the December 18, 2002 vacation hearing and the November 11, 2003 bulk land plat hearing.
4. At each of these public hearings, neither the appellant nor any other person besides the agent representing Legacy development either signed up to speak or asked to speak or offered comment in any other manner.
5. Section 14-14-7-2 of the subdivision Ordinance requires that vacated property be offered to adjacent land owners. Appellant is not an adjacent landowner.
6. All of the city plans, policies and procedures for vacation and disposal of right of way were properly followed by DRB, including the City Subdivision Ordinance, in the DRB approvals of the vacation and the subsequent platting action.

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7. Therefore, following the provisions of Section 14-14-8-4 of the Subdivision Ordinance, the EPC denies the appeal.
8. The time period within which to appeal the vacation of Kimmick Drive has expired and appellant is precluded from basing the appeal on the vacation approval of Kimmick Drive.

MOVED BY COMMISSIONER JESIONOWSKI
SECONDED BY COMMISSIONER DEICHMANN

MOTION PASSED UNANIMOUSLY

15. Other Matters

ADJOURNED AT 5:30 P.M.

VIA FACSIMILE 924-3339
Jeff Jesionowski, Chairman
Environmental Planning Commission
600 2nd St. NW
Albuquerque, New Mexico 87102

16

file

*DRB
1002948*

Re: Appeal 03EPC-01736/Project No. 1002948

Dear Chairman Jesionowski:

The purpose of this letter is to inform you that the Appellants and the Applicant have successfully resolved their differences. Therefore the Appellants wish to withdraw the above referenced appeal subject to the following conditions being met:

- (1) The City of Albuquerque Open Space division successfully completes the replatting of Adobe Road to Montano Road, which will provide Vista Faisan subdivision access from Montano Road.
- (2) The developer of Vista Faisan subdivision will include in its infrastructure list an emergency vehicle crash gate and turnaround facility as generally depicted on the attached sketch (Isaacson & Arfman, P.A. dated 5.03.04).

Thank you for your assistance in this matter.

Regards,



Juan Alderete
817 Adobe Rd NW
Albuquerque, NM 87107

- cc: Sharon Matson, Chair of DRB (via facsimile)
Bill Kraemer (via facsimile)
Michael Silbert (via facsimile)
April Candelaria (via facsimile)
Stephen Marks (via facsimile)



file

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: May 21, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002948**

03EPC- 01736

03DRB-01485 Major-Preliminary Plat Approval

03DRB-01486 Minor-Sidewalk Variance

03DRB-01497 Minor-Temp Defer SDWK

Juan Alderete
817 Adobe Rd NW
Albuquerque, NM 87107

LEGAL DESCRIPTION: for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD and GUADALUPE TR containing approximately 6 acre(s). (F-14)

On May 20, 2004 the Environmental Planning Commission voted to accept withdrawal of Project 1002948/03EPC 01736 at the request of the agent.

Sincerely,

For Russell Butts
Richard Dineen
Planning Director

RD/SM/ac

cc: Isaacson & Arfman PA, 128 Monroe St NE, Albuquerque, NM 87108
MS DEV ONE LLC, 6707 Academy Rd NE, Suite B, Albuquerque, NM 87109
Sara Rodgers, 5731 Guadalupe Tr NW, Albuquerque, NM 87107
Sanford Abrams, 5731 Guadalupe Tr NW, Albuquerque, NM 87107
Stephen Marks, 751 Adobe Rd NW, Albuquerque, NM 87107
Bill Fernandez, 5713 Guadalupe Tr NW, Albuquerque, NM 87107
Augustus Trujillo, 744 Adobe Rd NW, Albuquerque, NM 87107
Minnie Vigil, 730 Adobe Rd NW, Albuquerque, NM 87107
Pablo Romero, 808 Adobe Rd NW, Albuquerque, NM 87107

MS DEV ONE, LLC

Proj 1002948

6707 Academy Road NE Suite B Albuquerque, New Mexico 87109

May 19, 2004

Ed Adams
Director
City of Albuquerque Municipal Development

Albuquerque, New Mexico 87102

Re: May 18, 2004 Meeting re: Signal Modifications at Rancho Caballeros / Montano Road

The purpose of this letter is to document the above referenced meeting held at your office.

- (1) The Open Space Division realignment of Adobe Road with the Rancho Caballeros signaled intersection is acceptable.
- (2) Fred Arfman (Open Space's consultant) is to pursue modifying the signals utilizing the existing pole at the SW corner of the intersection and adding a pole in the central area of the Rancho Caballeros entrance (see Isaacson & Arfman sketch date 05/19/04 attached).
- (3) The C.O.A. , at its expense, will reprogram the signal after modifications are complete.
- (4) Fred Arfman will coordinate with Dave Harmon to determine if the C.O.A. has any poles, etc. which can be used for the modifications.
- (5) Fred Arfman will coordinate with Dave Harmon to determine what additional costs (as discussed at the meeting and subsequently with Fred Arfman, the probable cost of modifications was identified as \$10,000) the Vista Faisan development will be responsible for in order to complete the signal modifications.
- (6) These additional costs will be reimbursed to Traffic Operations (Attn: Dave Harmon) by the developer via the Municipal Development division or by a modified procedure "B", non work order S.I.A. (Attn: Wilfred Gallegos).
- (7) The developer will coordinate with local law enforcement for its contractors to use the Montano Road access. Use of the access, if prior to completion of signal modifications, will be allowed provided that safety precautions, e.g. temporary stop signs, etc., are used.
- (8) The Vista Faisan project schedule should not be unreasonably delayed with regards to accomplishing the traffic signal modifications.

I would like to thank everyone for contributing their time and efforts.

Regards,

Michael Silbert
Managing Member

September 10, 1994

✦
✦
✦
✦

c. Dave Harmon
Wilfred Gallegos
Sheran Matson
Fred Arfman
Dr. Matt Schmader

505.857.9555 office 505.401.0100 mobile 505.857.9547 fax email:
msilbert@flash.net

OPEN SPACE
FIELD

OPEN SPACE
FIELD

ASPA
PATH



ACS MONUMENT
G-6-001402
CENTRAL ZONE
ELEVATION= 4974.734
(MAD 1927/SLD 1929)

EXST. PEDESTAL
SIGNAL (TYP)

MONTANO RD

EXST. MEDIAN

NEW
PEDESTAL
SIGNAL

CITY MAJOR OPEN SPACE
LOS POBLANOS RANCH
RELOCATED MONTANO RD
ACCESS & MODIFIED
SIGNALIZATION

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MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER DEICHMANN

MOTION PASSED UNANIMOUSLY

~~Project # 1002948~~
03EPC- 01736
03DRB-01485 Major-Preliminary
Plat Approval
03DRB-01486 Minor-Sidewalk
Variance
03DRB-01497 Minor-Temp Defer
SDWK

Juan R. Alderete et al, appeals the Development Review Board's approval of the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD and GUADALUPE TR containing approximately 6 acre(s). (F-14)
(DEFERRED TO MARCH 18, 2004)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1002948/ 03EPC- 01736 to the Environmental Planning Commission Public Hearing on March 18, 2004 at the request of the agent.

MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER DEICHMANN

MOTION PASSED UNANIMOUSLY

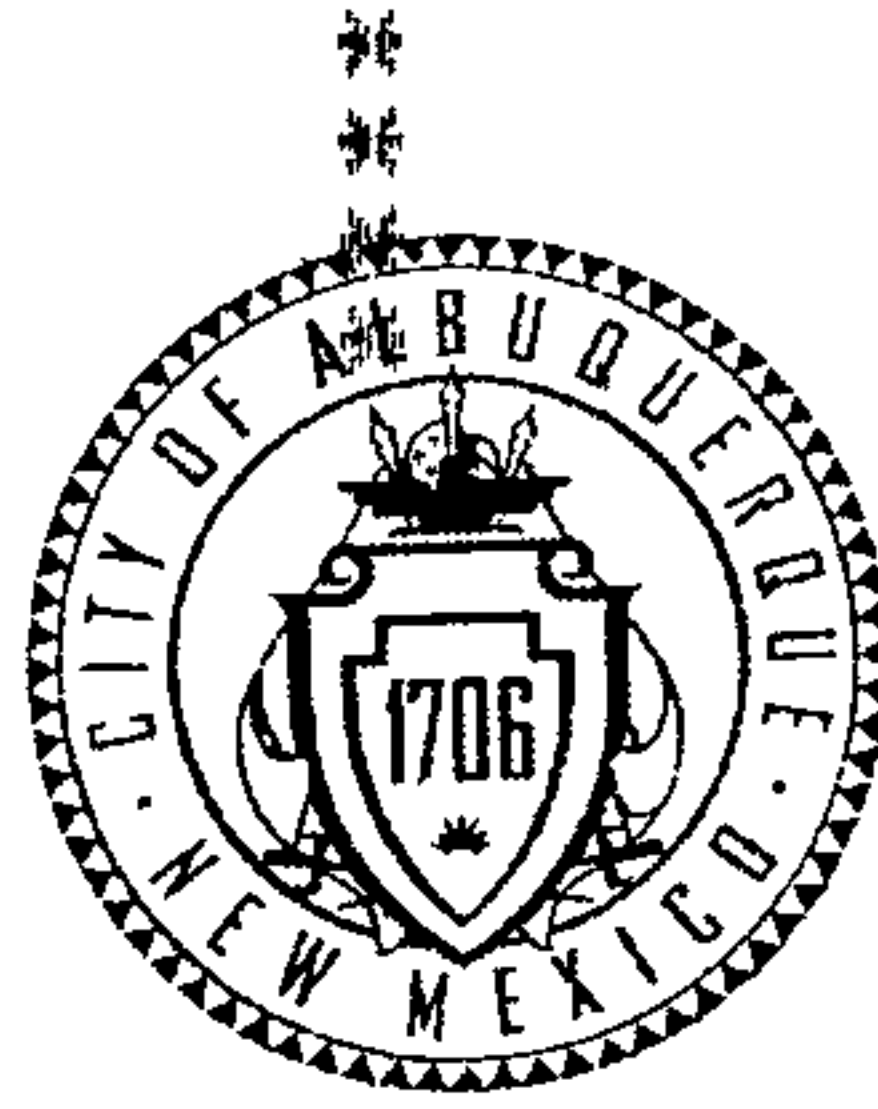
Project # 1002941
03EPC-01467 EPC Sector
Development Plan
03EPC-01466 Zone Map Amendment

CONSENSUS PLANNING INC. agent for SUNSTATE REALTY request the above actions for all of Tract H20, **Riverview Subdivision**, a zone map amendment from RO-1 to RA-2, located at the southwest corner of Eagle Ranch Rd. and Coors Blvd. NW, containing approximately 5 acres. (C-12) Carmen Marrone, Staff Planner **(WITHDRAWN)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to accept withdrawal of Project 1002941/ 03EPC-01467 EPC Sector Development Plan and 03EPC-01466 Zone Map Amendment at the request of the agent.

MOVED BY COMMISSIONER KLEBESADEL
SECONDED BY COMMISSIONER STEELE

MOTION PASSED UNANIMOUSLY



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: March 19, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: ~~Project #1002948~~
03EPC- 01736

03DRB-01485 Major-Preliminary Plat Approval
03DRB-01486 Minor-Sidewalk Variance
03DRB-01497 Minor-Temp Defer SDWK

Juan Alderete
817 Adobe Rd NW
Albuquerque, NM 87107

LEGAL DESCRIPTION: Juan R. Alderete et al, appeals the Development Review Board's approval of the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD and GUADALUPE TR containing approximately 6 acre(s). (F-14)

On March 18, 2004 the Environmental Planning Commission voted to defer Project 1002948/ 03EPC-01736 to the Environmental Planning Commission Public Hearing on ~~May 20, 2004~~ at the request of the agent.

There is a \$110.00 fee when a deferral is made at the request of an applicant/agent. Payment is due by April 2, 2004 and may be paid at the Land Development Coordination counter at the Plaza del Sol Building. Failure to pay may result in removal from the agenda.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY APRIL 2, 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.


OFFICIAL NOTICE OF DECISION
MARCH 18, 2004
PROJECT #1002948
PAGE 2 OF 2

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.

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 Richard Dineen
Planning Director

RD/SM/ac

cc: Isaacson & Arfman PA, 128 Monroe St NE, Albuquerque, NM 87108
MS DEV ONE LLC, 6707 Academy Rd NE, Suite B, Albuquerque, NM 87109
Sara Rodgers, 5731 Guadalupe Tr NW, Albuquerque, NM 87107
Sanford Abrams, 5731 Guadalupe Tr NW, Albuquerque, NM 87107
Stephen Marks, 751 Adobe Rd NW, Albuquerque, NM 87107
Bill Fernandez, 5713 Guadalupe Tr NW, Albuquerque, NM 87107
Augustus Trujillo, 744 Adobe Rd NW, Albuquerque, NM 87107
Minnie Vigil, 730 Adobe Rd NW, Albuquerque, NM 87107
Pablo Romero, 808 Adobe Rd NW, Albuquerque, NM 87107

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NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1003097/ 03EPC-01908 EPC Sector Development Plan, 03EPC-01909 Zone Map Amendment and 03EPC-01910 EPC Site Development Plan-Subdivision to the Environmental Planning Commission Public Hearing on January 15, 2004.

MOVED BY COMMISSIONER DEICHMANN
SECONDED BY COMMISSIONER OWENS

MOTION PASSED UNANIMOUSLY


Project # 1001370
03EPC-01062 Annexation
03EPC-01920 Zone Map Amendment
03EPC-01922 EPC Site Development
Plan-Subdivision

MARK GOODWIN & ASSOCIATES, PA agents for JUAN TABO HILLS LLC & OTHERS request the above action(s) for and W/2-SW/4&W/2-E/2-SW/4, Sec. 34, T.10 N, R 4E and SE/4-SE/4, SEC.33, T.10 N, R.4E, and E/2-SE/4-NE/4 (AKA Tract B), Sec. 33, T.10N, R 4E, **NE/4 SE/4, SEC 33, T.10N, R 4E**, zoned County A-1 & RD, located on JUAN TABO BLVD. NE, between EUBANK BLVD. NE and FOUR HILLS ROAD NE, containing approximately 327 acres. (M-21) Chris Hyer, Staff Planner **(DEFERRED TO JANUARY 15, 2004)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1001370/ 03EPC-01062 Annexation, 03EPC-01920 Zone Map Amendment and 03EPC-01922 EPC Site Development Plan-Subdivision to the Environmental Planning Commission Public Hearing on January 15, 2004.

MOVED BY COMMISSIONER OWENS
SECONDED BY COMMISSIONER STEELE

MOTION PASSED UNANIMOUSLY



Project # 1002948
03EPC- 01736
03DRB-01485 Major-Preliminary
Plat Approval
03DRB-01486 Minor-Sidewalk
Variance
03DRB-01497 Minor-Temp Defer
SDWK

Juan R. Alderete et al, appeals the Development Review Board's approval of the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD and GUADALUPE TR containing approximately 6 acre(s). (F-14) **(DEFERRED TO FEBRUARY 19, 2004)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 10002948/ 03EPC- 01736, an appeal of the Development Review Board to the Environmental Planning Commission Public Hearing on February 19, 2004.

MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER OWENS

MOTION PASSED UNANIMOUSLY

Project # 1002624
03EPC-00935 EPC Site
Development Plan-Subdivision

RICK BENNETT ARCHITECTS agent(s) for NEW DAY, INC. request the above action(s) for all or a portion of Tract(s) Tract of Land within the SE/4 NE/4, Section 36, T10N, R3E, Zoned SU-1 for A Short Term Shelter, located on RIDGECREST SE, between LOUISIANA SE and SAN PEDRO SE, containing approx. 10 acres. (M-18) Juanita Vigil, Staff Planner **(DEFERRED TO JANUARY 15, 2004)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1002624/ 03EPC-00935 EPC Site Development Plan-Subdivision to the Environmental Planning Commission Public Hearing on January 15, 2004 at the request of the agent.

MOVED BY COMMISSIONER OWENS
SECONDED BY COMMISSIONER DEICHMANN

MOTION PASSED UNANIMOUSLY

Project # 1002943
03EPC-01469 Zone Map Amendment

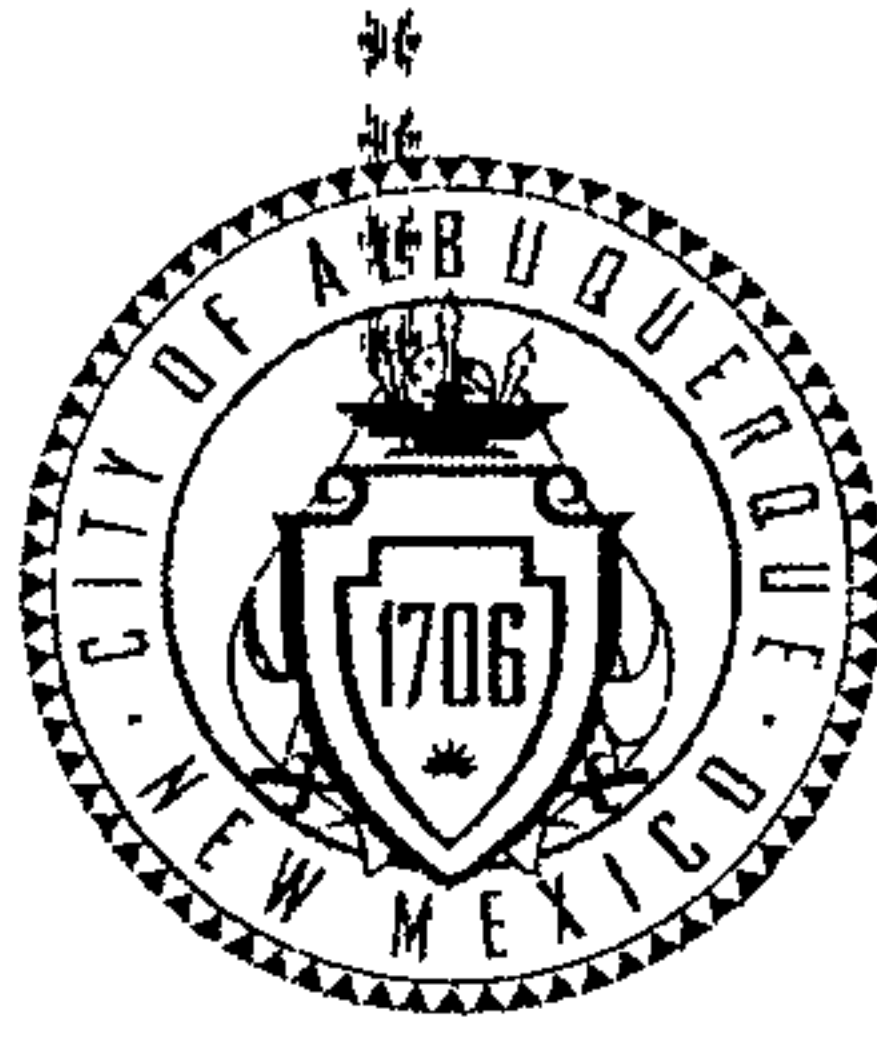
GARCIA/KRAEMER & ASSOCIATES agent(s) for DAVID & SANDRA MOLLOHAN & BOB & MARY COC request the above action(s) for all or a portion of Lot(s) 16 & 17, **East End Addition**, a zone map amendment from R-1 to C-2, located on VIRGINIA NE, between LOMAS NE and MARBLE NE, containing approx. 1 acre. (J-19) (Juanita Vigil, Staff Planner) **(DEFERRED TO JANUARY 15, 2004)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1002943/03EPC 01469 a zone map amendment to the Environmental Planning Commission Public Hearing on January 15, 2004.

MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER DEICHMANN

MOTION PASSED UNANIMOUSLY

B. Approval of the Amended Agenda. **(APPROVED)**



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: February 20, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002948**

03EPC- 01736

03DRB-01485 Major-Preliminary Plat Approval

03DRB-01486 Minor-Sidewalk Variance

03DRB-01497 Minor-Temp Defer SDWK

Juan Alderete
817 Adobe Rd NW
Albuquerque, NM 87107

LEGAL DESCRIPTION: for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD and GUADALUPE TR containing approximately 6 acre(s). (F-14)

On February 19, 2004 the Environmental Planning Commission voted to defer Project 1002948/ 03EPC-01736 to the Environmental Planning Commission Public Hearing on March 18, 2004 at the request of the agent.

There is a \$110.00 fee when a deferral is made at the request of an applicant/agent. Payment is due by March 5, 2004 and may be paid at the Land Development Coordination counter at the Plaza del Sol Building. Failure to pay may result in removal from the agenda.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MARCH 5, 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.

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
FEBRUARY 19, 2004
PROJECT #1002948
PAGE 2 OF 2

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).

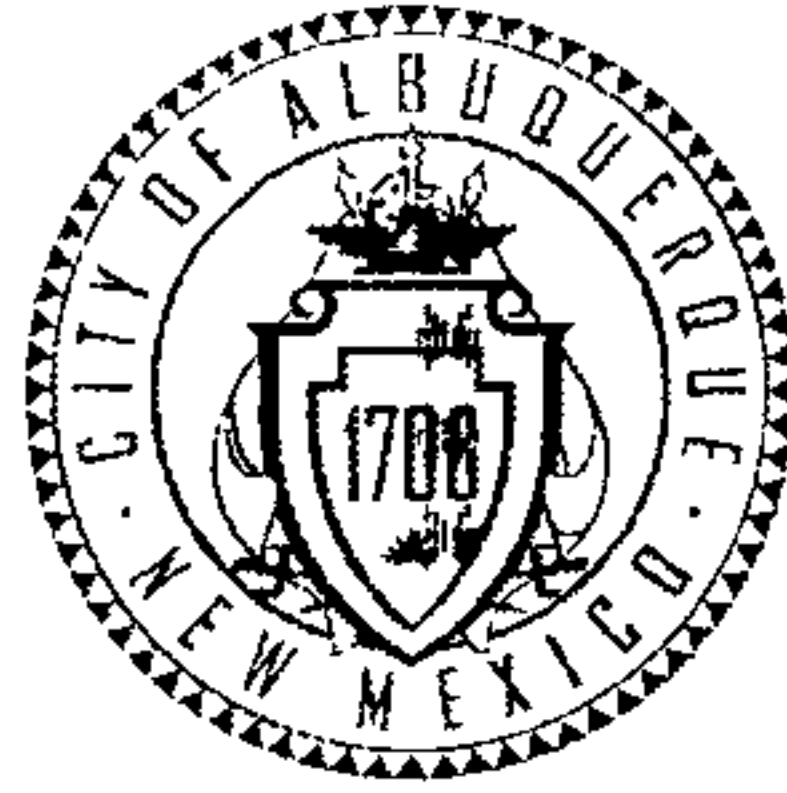
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Victor J. Chavez
Planning Director

VJC/SM/ac

cc: Isaacson & Arfman PA, 128 Monroe St NE, Albuquerque, NM 87108
MS DEV ONE LLC, 6707 Academy Rd NE, Suite B, Albuquerque, NM 87109
Sara Rodgers, 5731 Guadalupe Tr NW, Albuquerque, NM 87107
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Pablo Romero, 808 Adobe Rd NW, Albuquerque, NM 87107



ENVIRONMENTAL PLANNING COMMISSION

MINUTES

Thursday, November 20, 2003

COMMISSION MEMBERS PRESENT: Jeffrey Jesionowski, Chairman
Mick McMahan, Vice-Chairman
Bevin Owens
Jens Deichmann
Camilla Serrano
David Steele

COMMISSION MEMBERS ABSENT:

STAFF PRESENT: Robert Paulsen, Development Services Div., Planning Department
Russell Brito, Development Services Div., Planning Department
Makita Hill, Advanced Planning Division, Planning Department
Deborah Stover, Development Services Div., Planning Department
Juanita Vigil, Advance Planning Division, Planning Department
Don Newton, Neighborhood Coordination, Planning Department
Tony Loyd, Transportation Development Div., Planning Department
Ms. Candelaria, Recording Secretary, Planning Department

1. Called to Order at 8:38 a.m.
 - A. Announcement of Changes and/or Additions to the Agenda.

Project # 1002948

03EPC- 01736

03DRB-01485 Major-Preliminary
Plat Approval

03DRB-01486 Minor-Sidewalk
Variance

03DRB-01497 Minor-Temp Defer
SDWK

Juan R. Alderete et al, appeals the Development Review Board's approval of the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD and GUADALUPE TR containing approximately 6 acre(s). (F-14)
(DEFERRED TO DECEMBER 18, 2003)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 10002948/ 03EPC- 01736, an appeal of the Development Review Board to the Environmental Planning Commission Public Hearing on December 18, 2003.

MOVED BY COMMISSIONER DEICHMANN
SECONDED BY COMMISSIONER SERRANO

MOTION PASSED UNANIMOUSLY

Project # 1002941

03EPC-01467 EPC Sector
Development Plan
03EPC-01466 Zone Map Amendment

CONSENSUS PLANNING INC. agent for SUNSTATE REALTY request the above actions for all of Tract H20, **Riverview Subdivision**, a zone map amendment from RO-1 to RA-2, located at the southwest corner of Eagle Ranch Rd. and Coors Blvd. NW, containing approximately 5 acres. (C-12) Carmen Marrone, Staff Planner **(DEFERRED TO FEBRUARY 19, 2004)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1002941/ 03EPC-01467 EPC Sector Development Plan and 03EPC-01466 Zone Map Amendment to the Environmental Planning Public Hearing on February 19, 2003 at the request of the agent.

MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER SERRANO

MOTION PASSED UNANIMOUSLY

Project # 1001712

03EPC-00323 Annexation
03EPC-00325 Zone Map Amendment
03EPC-00361 Site Development Plan
for Subdivision

TIERRA WEST LLC agent(s) for E. BLAUGRUND & ASSOC., C/O JOHN MYERS request the above action(s) for all or a portion of Lot(s) A, B, C, **Taylor Ranch**, zone map amendment from A-1 SU-Permit for C-1 & R-2 to R-T & SU-1 for C-1, located on LA ORILLA ROAD NW, between VIA CORTE DEL SUR NW and COORS BLVD. NW, containing approximately 16 acre(s). (E-12) Chris Hyer, Staff Planner **(DEFERRED TO JANUARY 15, 2004)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1001712/ 03EPC-00323 Annexation, 03EPC-00325 Zone Map Amendment and 03EPC-00361 Site Development Plan for Subdivision to the Environmental Planning Commission Public Hearing on January 15, 2004.

MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER SERRANO

MOTION PASSED UNANIMOUSLY

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of The Albuquerque Journal, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 29 day of Oct, 2003, and the subsequent consecutive publications on Oct, 2003.

Bill Tafoya

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this day of 29 October of 2003.

PRICE 94.51

Statement to come at end of month.

ACCOUNT NUMBER C80583

CLA-22-A (R-1/93)



OFFICIAL SEAL
Samantha Weiss

NOTARY PUBLIC
NEW MEXICO

10/2/03

Julia



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Environmental Planning Commission will conduct informational site visits for November 13, 2003 beginning at 1:00 pm. The sites include only projects that have undergone full City approval and have been constructed or partially constructed. To participate in the site visits, or for more information, please contact April Candelaria at 924-3886.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Study Session on Thursday, November 13, 2003, 4:00 p.m. in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

- 1. Introduction: Mixed Use Zoning concerns currently under study in the Planning Department.
- 2. Distribution & Review: Current Land Use Matters for the November 20, 2003 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, November 20, 2003, 8:30 a.m. in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: (Note: these items are not in the order they will be heard.)

Project # 1000901
03EPC-01666 EPC Site Development Plan-Building Permit, CONSENSUS PLANNING, INC. agents for BOSQUE SCHOOL request the above action for all or a portion of Lot 4A, Bosque Preparatory School, zoned SU-1 for School & Related Facilities located on LEARNING ROAD NW, between COORS BLVD. NW and RIO GRANDE BOSQUE, containing approximately 23 acres. (F-12) Juanita Vigil, Staff Planner.

Project # 1000182
03EPC-01667 EPC Site Development Plan-Subdivision
03EPC-01688 Zone Map Amendment-CONSENSUS PLANNING, INC. agents for JIM WHITE request the above actions for all or a portion of Tract A-2, Lucking Park Complex, a zone map amendment from R-3 to SU-1 for Permissive Uses, located on PATHWAY AVE. NE, between PAN AMERICAN HIGHWAY and NORTH DIVERSION CHANNEL, containing approximately 17 acres. (G-16) Simon Shima, Staff Planner.

Project # 1003010
03EPC-01669 Zone Map Amendment
03EPC-01670 EPC Site Development Plan-Building Permit
03EPC-01671 EPC Site Development Plan-Subdivision
03EPC-01704 Sector Plan Amendment
DEKKER/PERICH/SABATINI agents for ALBUQUERQUE LITTLE THEATER request the above actions for all or a portion of Tract(s) 135-B and Tracts 136-A, 135-B, 137 Plus Lots 5-7, Huming Castle Addition plus Section 18, T10N, R3E, NMPM, Bern., Co.; a zone map amendment from SU-2-SU-1, Albuq Little Theater & SU-2 SU-1, Albuq Little Theater & SU-2 CLD, located on SAN PASQUALE SW, between CENTRAL AVE. SW and CHACOMA PLACE SW, containing approximately 5 acres. (L-13) Makita Hill, Staff Planner.

Project # 1002798
03EPC-01673 Zone Map Amendment
03EPC-01674 EPC Site Development Plan-Subdivision
ADVANCED ENGINEERING-AND CONSULTING LLC agents for WILLIAM HOLLER request the above actions for all or a portion of Tracts A and Tract A-1, Lands of Colorado Garcia Rims Addition, a zone map amendment from C-2, RA-2, SU-1 for PRD to SU-1 for PRD, located on CANDELARIA ROAD NW, between 12TH STREET NW and RIO GRANDE NW, containing approximately 3 acres. (G-13) Simon Shima, Staff Planner.

Project # 1003012
03EPC-01675 Zone Map Amendment
03EPC-01796 EPC Site Development Plan-Building Permit, TOWN-ER INC. SERVICES agents for PERFORMANCE TOOL AND EQUIPMENT request the above actions for the Northern 1/2 and Southern 1/2 of Lot 430, Atrisco Grant, Unit 3 a zone map amendment from RD/R-1 to SU-1 Church and Related Facilities, located on 86TH ROAD SW, between TOWER ROAD SW and SAN YGNACIO ROAD SW, containing approximately 1.75 acres. (E-9) Mary Phyllis, Staff Planner.
Project # 1002948
03DRB-01485 Major Preliminary Plat Approval
03DRB-01486 Minor Sidewalk Variance
03DRB-01497 Minor Temp. Detr.
SDWK
Juan R. Abetele et al, appears this Development Review Board's approval of the above action(s) for all or a portion of Tract(s) A-1-Lot(s) 1 & 2, Tract(s) 17, and 2; LANDS OF JACK CULLY, zoned RA-2, residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acres. (Delisted from 10/103) (F-14)
Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza del Sol Building, 600 Second Street NW, between 10:00 a.m. and 12:00 a.m. and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free 1-800-659-8331.
Jeff Jesionowski, Chairman
Environmental Planning Commission
Planning Department
Journal: October 28, 2003



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: December 19, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002948**

03EPC- 01736

03DRB-01485 Major-Preliminary Plat Approval

03DRB-01486 Minor-Sidewalk Variance

03DRB-01497 Minor-Temp Defer SDWK

Juan Alderete
817 Adobe Rd NW
Albuquerque, NM 87107

LEGAL DESCRIPTION: for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD and GUADALUPE TR containing approximately 6 acre(s). (F-14)

On December 18, 2003 the Environmental Planning Commission voted to defer Project 10002948/ 03EPC-01736, an appeal of the Development Review Board to the Environmental Planning Commission Public Hearing on February 19, 2004.

There is a \$110.00 fee when a deferral is made at the request of an applicant/agent. Payment is due by January 2, 2004 and may be paid at the Land Development Coordination counter at the Plaza del Sol Building. Failure to pay may result in removal from the agenda.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 2, 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.

OFFICIAL NOTICE OF DECISION
DECEMBER 18, 2003
PROJECT #1002948
PAGE 2 OF 2

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.

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/SM/ac

cc: Isaacson & Arfman PA, 128 Monroe St NE, Albuquerque, NM 87108
MS DEV ONE LLC, 6707 Academy Rd NE, Suite B, Albuquerque, NM 87109
Sara Rodgers, 5731 Guadalupe Tr NW, Albuquerque, NM 87107
Sanford Abrams, 5731 Guadalupe Tr NW, Albuquerque, NM 87107
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Pablo Romero, 808 Adobe Rd NW, Albuquerque, NM 87107



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 21, 2003

OFFICIAL NOTIFICATION OF DECISION

~~FILE: Project # 1002948~~

03EPC- 01736

03DRB-01485 Major-Preliminary Plat Approval

03DRB-01486 Minor-Sidewalk Variance

03DRB-01497 Minor-Temp Defer SDWK

Juan Alderete
817 Adobe Rd NW
Albuquerque, NM 87107

LEGAL DESCRIPTION: Juan R. Alderete et al, appeals the Development Review Board's approval of the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD and GUADALUPE TR containing approximately 6 acre(s). (F-14)

On November 20, 2003 the Environmental Planning Commission voted to defer Project 10002948/03EPC- 01736, an appeal of the Development Review Board to the Environmental Planning Commission Public Hearing ~~on December 18, 2003~~

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IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY DECEMBER 5, 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.

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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,


Victor J. Chavez
Planning Director

VJC/SM/ac

cc: Isaacson & Arfman PA, 128 Monroe St NE, Albuquerque, NM 87108
MS DEV ONE LLC, 6707 Academy Rd NE, Suite B, Albuquerque, NM 87109
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NOTICE OF PUBLIC HEARING

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Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, November 13, 2003, 4:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Introduction: Mixed Use Zoning concerns currently under study in the Planning Department.
2. Distribution & Review – Current Land Use Matters for the November 20, 2003 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, November 20, 2003, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1002941

03EPC-01467 EPC Sector Development Plan

03EPC-01466 Zone Map Amendment

CONSENSUS PLANNING INC. agent for SUNSTATE REALTY request the above actions for all of Tract H20, **Riverview Subdivision**, a zone map amendment from RO-1 to RA-2, located at the southwest corner of Eagle Ranch Rd. and Coors Blvd. NW, containing approximately 5 acres. (C-12) (Carmen Marrone, Staff Planner)

Project # 1002371 *

03EPC-01285 Zone Map Amendment

03EPC-01815 EPC Site Development Plan-Subdivision

TIERRA WEST LLC, agent for HOFFMANTOWN CHURCH WEST, request the above action for all or a portion of Tracts 1A,1B & 1C, Block 15, Alban Hills Subdivision, Unit 1 and Tract A, Access Easement, Bosque Meadows, a zone map amendment from SU-1 for R-2 Uses and SU-1 for R-2 Uses with 175 DU Max to SU-1 for C-2 Uses and SU-1 for R-2 and Church and Related Uses, located on LA ORILLA NW, between COORS BLVD. NW and CORRALES DRAIN, containing approximately 17 acres. (D-12) Simon Shima, Staff Planner

Project # 1000575
03EPC-01661 EPC Site Development Plan-
Amendment to Building Permit

DEKKER/PERICH/SABATINI agents for PRESBYTERIAN HEALTHCARE SERVICES request the above action(s) for all or a portion of Tract(s) 1-9, **Presbyterian Hospital Main Campus**, zoned SU-1 SU-2 Hospital & Related Uses, located on CENTRAL SE, between OAK SE and SYCAMORE SE, containing approximately 27 acres. (K-15) Carmen Marrone, Staff Planner

Project # 1003008
03EPC-01664 EPC Site Development Plan-
Building Permit

MULLEN HELLER ARCHITECTURE PC agents for WRANGLER PROPERTIES request the above actions for all or a portion of Tracts C-1A1, **Seven Bar Ranch**, zoned SU-1 for IP Uses, located on THE AMERICAN ROAD NW, between ELLISON DRIVE NW and NM HIGHWAY 528, containing approximately 2 acres. (A-13) Debbie Stover, Staff Planner

Project # 1003009
03EPC-01665 EPC Site Development Plan-
Building Permit

TIERRA WEST LLC agents for SANDIA FOOD GROUP request the above action for all or a portion of Lot 2, **Jefferson Commons II**, zoned IP, located on PAN AMERICAN FRWY NE, between OFFICE BLVD. NE and JEFFERSON ST. NE, containing approximately 3 acres. (F-17) Carmen Marrone, Staff Planner

Project # 1000901
03EPC-01666 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING, INC. agents for BOSQUE SCHOOL request the above action for all or a portion of Lot 4A, **Bosque Preparatory School**, zoned SU-1 for School & Related Facilities, located on LEARNING ROAD NW, between COORS BLVD. NW and RIO GRANDE BOSQUE, containing approximately 23 acres. (F-12) Juanita Vigil Staff Planner

Project # 1000162
03EPC-01667 EPC Site Development Plan-
Subdivision
03EPC-01668 Zone Map Amendment

CONSENSUS PLANNING, INC. agents for TIM WHITE request the above actions for all or a portion of Tract A-2, **Luecking Park Complex**, a zone map amendment from R-3 to SU-1 for IP Permissive Uses, located on PATHWAY AVE. NE, between PAN AMERICAN HIGHWAY and NORTH DIVERSION CHANNEL, containing approximately 7 acres. (G-16) Simon Shima, Staff Planner

Project # 1003010

03EPC-01669 Zone Map Amendment
03EPC-01670 EPC Site Development Plan-
Building Permit
03EPC-01671 EPC Site Development Plan-
Subdivision
03EPC-01704 Sector Plan Amendment

DEKKER/PERICH/SABATINI agents for
ALBUQUERQUE LITTLE THEATER request the
above actions for all or a portion of Tract(s) 135-B and
Tracts 136-A, 135-B, 137 Plus Lots 5-7, Huning Castle
Addition plus **Section 18, T10N, R3E, NMPM, Bern.
Co.**, a zone map amendment from SU-2 SU-1 Albuq.
Little Theater to SU-2 SU-1 Albuq. Little Theater & SU-
2 CLD, located on SAN PASQUALE SW, between
CENTRAL AVE. SW and CHACOMA PLACE SW,
containing approximately 5 acres. (J-13) Makita Hill,
Staff Planner

Project # 1002798

03EPC-01673 Zone Map Amendment
03EPC-01674 EPC Site Development Plan-
Subdivision

ADVANCED ENGINEERING AND CONSULTING
LLC agents for WILLIAM HOLLER request the above
actions for all or a portion of Tracts A and Tract A-1,
Lands of Conrado Garcia, **Rima Addition**, a zone map
amendment from C-2, RA-2, SU-1 for PRD to SU-1 for
PRD, located on CANDELARIA ROAD NW, between
12TH STREET NW and RIO GRANDE NW, containing
approximately 3 acres. (G-13) Simon Shima, Staff
Planner

Project # 1003012

03EPC-01675 Zone Map Amendment
03EPC 01796 EPC Site Development Plan-
Building Permit

TOWNER ENC. SERVICES agents for
PERFORMANCE TOOL AND EQUIPMENT request
the above actions for the Northerly 2/3' and Southerly
160/' of Lot 430, **Atrisco Grant**, Unit 3 a zone map
amendment from RD/R-1 to SU-1 Church and Related
Facilities, located on 86TH ROAD SW, between
TOWER ROAD SW and SAN YGNACIO ROAD SW,
containing approximately 1.75 acres. (L-9) Mary
Piscitelli, Staff Planner

~~03EPC-01736-Project # 1002948~~


03DRB-01485 Major-Preliminary Plat
Approval
03DRB-01486 Minor-Sidewalk Variance
03DRB-01497 Minor-Temp Defer SDWK

Juan R. Alderete et al, appeals the Development Review
Board's approval of the above action(s) for all or a
portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2,
LANDS OF JACK CULLY, zoned RA-2 residential and
agricultural zone, located on ADOBE RD NW, between
MONTANO RD NW and GUADALUPE TR NW containing
approximately 6 acre(s). [Deferred from 10/1/03] (F-14)

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Jeff Jesionowski, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL OCTOBER 29, 2003.

APPROVED

Russell Brito, Senior Planner
Planning Department



NOTICE OF HEARING

October 17, 2003

Juan R. Alderete et al
817 Adobe Rd NW
Albuquerque, NM 871073

RE: APPEAL 03EPC-01736 /PROJECT #1002948 (CASE WAS HEARD UNDER APPLICATION NUMBERS #03DRB-01485 Major-Preliminary Plat Approval, 03DRB-001486 Minor-Sidewalk Variance, 03DRB-01497 Minor-Temp Defer SDWK

Dear Mr. Alderete:

The above referenced appeal, which was filed October 10, 2003, has been **scheduled** to be heard before the Environmental Planning Commission (EPC) on **Thursday, November 20, 2003 at 8:30 A.M.**

The meeting will be held in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd Street, NW, 87102.**

Approximately one week prior to the hearing, you will receive a copy of the agenda and a staff report. **THIS WILL SHOW YOU WHERE YOUR CASE WILL BE ON THE AGENDA.**

If you have any questions, please contact Claire Senova, Administrative Assistant at 924-3946.

Sincerely,

Sheran Matson, AICP, Chair, Development Review Board

cc: Isaacson & Arfman PA, 128 Monroe St NE, 87108
MS DEV ONE LLC, 6707 Academy Rd NE, Suite B, 87109
Sara Rodgers, 5731 Guadalupe Tr NW, 87107
Sanford Abrams, 5731 Guadalupe Tr NW, 87107
Stephen Marks, 751 Adobe Rd NW, 87107
Bill Fernandez, 5713 Guadalupe Tr NW, 87107
Augustus Trujillo, 744 Adobe Rd NW, 87107
Minnie Vigil, 730 Adobe Rd NW, 87107
Pablo Romero, 808 Adobe Rd NW, 87107

STATE OF NEW MEXICO
County of Bernalillo

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of The Albuquerque Journal, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 27 day of June, 2003, and the subsequent consecutive publications on _____, 2003.

Bill Tafoya

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this day of 27 June of 2003.

157.36
Hed Ho

end of month.
C80583



OFFICIAL
Samantha V
NOTARY PUBLIC
STATE OF NEW MEXICO
Commission Expires 10/6

Project # 1000630
03EPC-00923 Zone Map Amendment
TIERRA WEST LLC, agents for FORTIS ADVISORS LLC request the above action(s) for all or a portion of Tract(s) 27B-B1, Taylor Ranch, a zone map amendment from SU-1 for C-1, located on COORS ROAD NW, between MONTANO ROAD NW and MONTANO PLAZA NW, containing approximately 2 acres. (E-12) Cynthia Borrego, Staff Planner

Project # 1001005
03EPC-00925 Zone Map Amendment
TIMOTHY FLYNN O'BRIEN agents for WEST BLUFF CENTER LLC request the above action(s) for all or a portion of Tract(s) 3 WEST BLUFF CENTER SUBDIVISION, a zone map amendment from R-2 to RC, located on the NE corner of CORNOA ROAD NW, and OURAY ROAD, and containing approximately 43 acres. (H-11) Chris Hyatt, Staff Planner

Project # 1002718
03EPC-00926 Annexation
03EPC-00927 Zone Map Amendment
TIERRA WEST LLC, agents for PHILLIP & JULIA RABY, request the above action(s) for all or a portion of Tracts 334-B-1, and Tract 334-B-2-B and 334-B-2-A, MRGCD Map 36, zoned County A-1, located on GABALDON ROAD NW, between 140 and MOUNTAIN ROAD NW, containing approximately 9 acres. (H-12) Simon Shima, Staff Planner

Project # 1000419
03EPC-00838
03DRB-00590 Major Two-Year SIA for on-site infrastructure
Tierra West LLC, appeals the Development Review Board's denial of the above action(s) for all or a portion of Tract(s) 1B-1-A-1, 1B-1-B-1, and 1B-1-C-1, RENAISSANCE CENTER, zoned SU-1 for Auto Sales & C-1 uses, located on RENAISSANCE BLVD. NE, between MONTANO RD NE and UNION WAY RD. NE containing approximately 3 acres. (REF: 02DRB-00185; 02DRB-00184; 02AA-00814) (F-18)

Project # 1002247
03EPC-00914 EPC Site Development Plan-Building Permit
DENISH & KLINE ASSOCIATES, agent(s) for HUNT UPTOWN LLC request the above action(s) for all or a portion of Tract(s) A1, St. Jude X Subdivision, zoned SU-3 inside Intense Core, located on LOUISIANA BLVD. NE, between ARVADA AVE. NE and INDIAN SCHOOL ROAD NE, containing approximately 18 acres. (H-19) Debbie Stover, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 800 Second Street, NW, between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886 (VOICE) or 924-3381 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jeff Jesionowski, Chairman
Environmental Planning Commission

APPROVED
Russell Brito, Senior Planner
Planning Department
Journal: June 27, 2003

Project # 1001850
03EPC-00915 Zone Map Amendment
03EPC-00916 EPC Site Development Plan-Subdivision
SANTIAGO ROMERO JR. agent(s) for CITY OF ALBUQUERQUE request the above action(s) for all or a portion of Tract(s) NO. 0 and Lots 4, 3 & 2, BULK LAND PLAT DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS, a zone map amendment from SU-1 OREN SPACE TO SU-1 AIRPORT RELATED FACILITIES, located on NW of DOUBLE EAGLE AIRPORT, between and containing approximately 580 acres. (C-4) Chris Hyatt, Staff Planner

Project # 1002714
03EPC-00917 Zone Map Amendment
CONSENSUS PLANNING, INC. agent(s) for TOM GORDON, CLASSIC GLASS request the above action(s) for all or a portion of Lot(s) 8 & 9, East End Addition, a zone map amendment from R-1 to C-2, located on VIRGINIA ST. NE, between LOMAS BLVD. NE and MARBLE AVE. NE, containing approximately 1 acre. (J-19) Juanita Vigil, Staff Planner

Project # 1002715
03EPC-00918 Zone Map Amendment
03EPC-00919 EPC Site Development Plan-Subdivision
CONSENSUS PLANNING, INC. agent(s) for RUSCHAEER REALTY AND INVESTMENTS, INC. request the above action(s) for all or a portion of Lot(s) 11 & 14, Horizon Corporation, Parcel of Tract H, a zone map amendment from SU-1 for C-1 & SU-1 for PRD (FAR.S) to SU-2 for C-1 for Lots 2, 3, & 4, located on PARADISE BLVD. NW, between LYON BLVD. NW and UNIVERSE BLVD. NW, containing approximately 20 acres. (B-19) Juanita Vigil, Staff Planner

Project # 1001335
03EPC-00920 EPC Site Development Plan-Building Permit
CLAUDIO VIGIL ARCHITECTS agent(s) for SANTIAGO PARTNERS LLC request the above action(s) for all or a portion of Lot(s) 3-A, 4-A and Lots 5-A and 6-A, Sandra Research Park, zoned SU-1 for IP, located on BRITT ST. NE, between RESEARCH ROAD NE and DEVELOPMENT ROAD NE, containing approximately 4 acres. (M-21) Makha Hill, Staff Planner

Project # 1002716
03EPC-00921 Zone Map Amendment
03EPC-00922 EPC Site Development Plan-Building Permit
03EPC-00936 EPC Site Development Plan-Subdivision
CLAUDIO VIGIL ARCHITECTS, agent for GEORGE BRUNACINI CONSTRUCTION CO request a zone map amendment from SU-1 Nursing Home to SU-1 Office and incidental Uses and Bank and a Site Development Plan for Subdivision and a Site Development for Building Permit for Lot X-1-B, Block 22, Tract A, Unit A, North Albuquerque Acres located on WYOMING BLVD. NE between PASEO DEL NORTE and DOMINGO BACA DRAINAGE R-O-W, containing approximately 3 acres. Carmen Martone, Staff Planner

Notice is hereby given that the City of Albuquerque Environmental Planning Commission Study Session scheduled on Thursday, July 10, 2003, 3:00 p.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 800 2nd St. NW, Albuquerque, NM HAS BEEN CANCELLED.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, July 17, 2003, 8:30 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 800 2nd St. NW, Albuquerque, NM, to consider the following items. (Note: these items are not in the order they will be heard.)

Project # 1001209
03EPC-00899 EPC Site Development Plan-Subdivision
03EPC-00701 EPC Site Development Plan-Building Permit
GEORGE RAINHART & ASSOC., agent for JACK CLIFFORD, request the above actions for all or a portion of Lava Traffic Subdivision, Tracts A & B, zoned SU-1 for Neighborhood Commercial and Tracts C & D, zoned SU-1 for residential (R-14 DU/acre), located on UNSER BLVD. NW, between WESTERN TRAIL NW and ATRISCO ROAD NW, containing approximately 11.4 acres. (F-10) Simon Shima, Staff Planner

Project # 1002556
03EPC-00470 EPC Site Development Plan-Subdivision
H. BARKER ARCHITECTS, agents for DONALD MARVILLE, request the above actions for all or a portion of Tract D, E, PARADISE HEIGHTS, zoned C-2, located on GOLF COURSE ROAD NW, between BENTON AVENUE NW and WESTSIDE BLVD. NW, containing approximately 17 acres. (A-12) Cynthia Borrego, Staff Planner

Project # 1000881
03EPC-00891 EPC Site Development Plan-Amendment to Building Permit
LEE GABELSKY ARCHITECTS PC agent(s) for PC PARTNERS LLC request the above action(s) for all or a portion of Tract(s) A-29A-3, Town of Atlaco Grant, zoned SU-1 PDA C-1 and Office Uses, located on COORS BLVD. NW, between PHEASANT AVE. NW and REDLANDS RD. NW, containing approximately 2 acres. (G-11) Makha Hill, Staff Planner

Project # 1002706
03EPC-00900 Zone Map Amendment
ALAN WILSON agent(s) for STEPHENS PROPERTY CO. LLC request the above action(s) for all or a portion of Tract(s) 1, The Promenade, a zone map amendment from SU-3 to SU-1 for full liquor service restaurant, located on EUBANK BLVD. NE, between OSUNA NE and SPAIN RD. NE, containing approximately 7 acres. (F-21) Russell Brito, Staff Planner

Project # 1002711
03EPC-00907 Zone Map Amendment
03EPC-00908 EPC Sector Development Plan
CONSENSUS PLANNING, INC. agent(s) for T.S. MCNANEY & ASSOCIATES request the above action(s) for all or a portion of Lot(s) 8-12 and Lots 21-25, North Albuquerque Acres, a zone map amendment from SU-2/P to RD, located on EAGLE ROCK AVE. NE, between SAN PEDRO DRIVE NE and LOUISIANA BLVD. NE, containing approximately 9 acres. (C-18) Janet Stephens, Staff Planner

Project # 1002712
03EPC-00909 Zone Map Amendment
03EPC-00912 EPC Sector Development Plan Amendment
GARCIA/KRAEMER & ASSOCIATES, agent for HOWARD HERBERT, request the above action(s) for all or a portion of Lot(s) 65-A, Davis, Perea Courson Subdivision, a zone map amendment from C-1 to C-1, located on COORS NW, and DAYTONA NW, containing approximately 1.1 acres. (J-10) Simon Shima, Staff Planner

Project # 1002713
03EPC-00910 Zone Map Amendment
03EPC-00911 EPC Sector Development Plan Amendment
GARCIA/KRAEMER & ASSOCIATES, agent(s) for BENNY S. LOPEZ request the above action(s) for all or a portion of Tract(s) 368-B-3, MRGCD Map 41, a zone map amendment from SU-2-MR to SU-2-HC, located on BROADWAY SE, between ETHELYN SE and WHEELER SE, containing approximately 1 acre. (L-14) Juanita Vigil, Staff Planner

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002948 AGENDA#: 11 DATE: 10.8

NOTICE ONLY

SANFORD ABRAMS

1. Name: Sarah Rodgers Address: 5731 Guadalupe Zip: 87107
Tran NW

2. Name: S. F. Abrams Address: 5731 Guadalupe Zip: 87107
Tran, NW

3. Name: FRED ABRAMS Address: 128 MONROE ST Zip: 87108

4. Name: MIKE SILBERT Address: w/agent Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

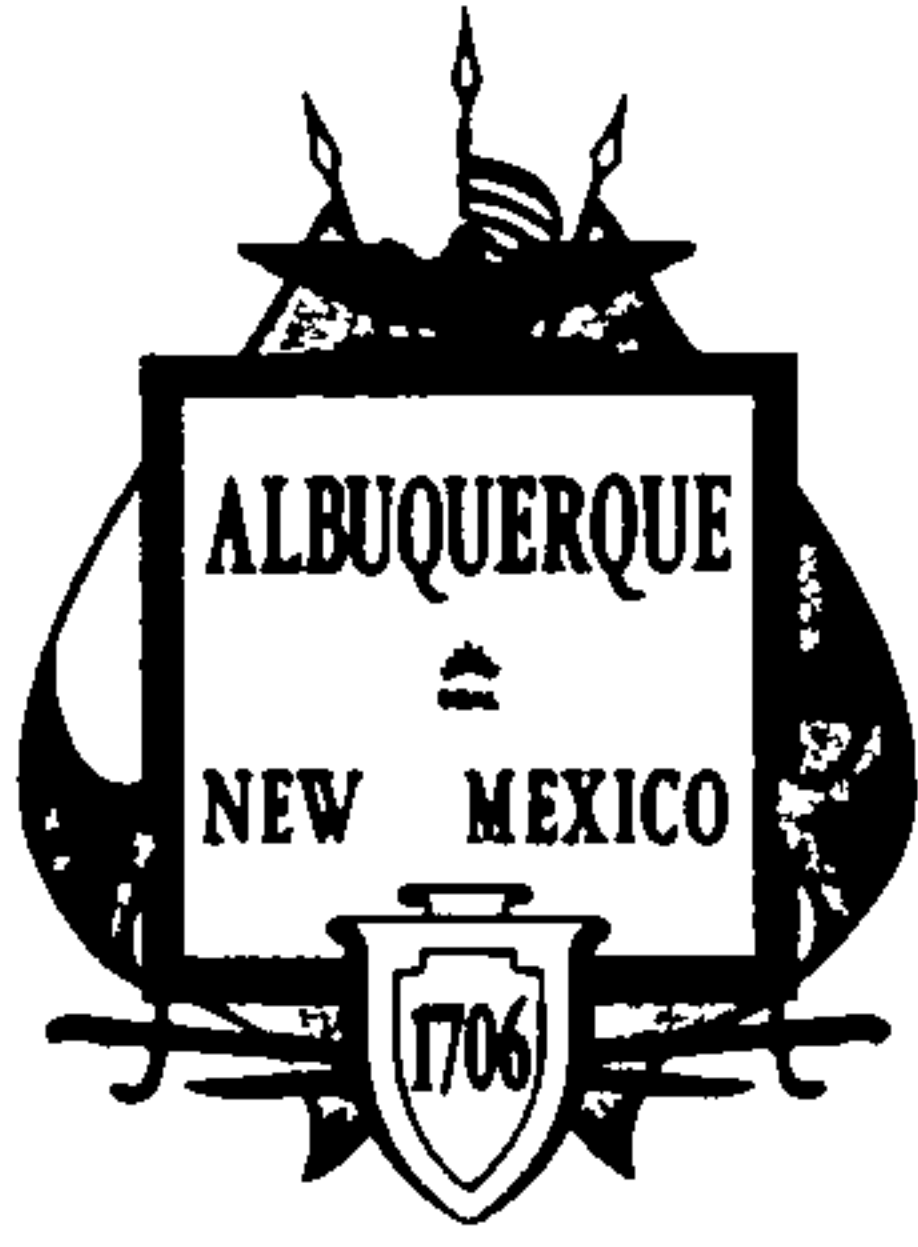
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1298 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002948

AGENDA ITEM NO: 11

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 9-5-03 is on file for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.
 Comments on plat.

RESOLUTION: *signed I.L.*

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: October 8, 2003



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OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-10-2003

11. Project # 1002948

03DRB-01485 Major-Preliminary Plat Approval
03DRB-01486 Minor-Sidewalk Waiver
03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). *[Deferred from 10/1/03]* (F-14)

At the October 8, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 10/8/03 and approval of the grading plan engineer stamp dated 9/5/03 the preliminary plat was approved with the following condition:

- 1) An adequate easement for the lateral shall be provided and M.R.G.C.D. shall sign the plat.

A sidewalk variance for waiver of sidewalks 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.

If you wish to appeal this decision, you must do so by October 23, 2003, in the manner described below.

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

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



**OFFICIAL NOTICE OF DECISION
PAGE 2**

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc: MS DEV ONE LLC, 6707 Academy Rd NE, Suite B, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Sarah Rodgers, 5731 Guadalupe Tr NW, 87107
Sanford Abrams, 5731 Guadalupe Tr NW, 87107
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

10/1/03 RB Meeting #1002948

Bill Hernandez

① 1st story vs 2nd story

deposition

② Traffic on Adalberto Rd

③ Gate along Montano

④ H₂O to lease

Augustus Trujillo

Traffic on Adalberto

Juan Alderete

① Traffic

② Covenants - no lots smaller

than 1/2 acre

Pablo Romero

① Gate is crash gate -
emergency vehicles

OK for heavy equipment

② Object to permanent
opening of gate



DEVELOPMENT REVIEW BOARD ACTION SHEET

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

October 1, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:25 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002645**
03DRB-01440 Major-Preliminary Plat Approval
03DRB-01441 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1□1-A (to be known as **SEVILLE UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] [Deferred from 10/1/03](A-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

2. **Project # 1002864**
03DRB-01487 Major-Preliminary Plat
Approval
03DRB-01488 Major-Vacation of Public
Easements
03DRB-01490 Minor-Temp Defer SDWK
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:03DRB-01302] [Deferred from 10/1/03] (A-9/A-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

3. **Project # 1002948**
03DRB-01485 Major-Preliminary Plat
Approval
03DRB-01486 Minor-Sidewalk Waiver
03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). [Deferred from 10/1/03] (F-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

4. **Project # 1002949**
03DRB-01492 Minor-Preliminary Plat
Approval
03DRB-01493 Major-Vacation of Pub
Right-of-Way
03DRB-01494 Minor-Sidewalk Waiver
03DRB-01496 Minor-Temp Defer
SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, **VOLCANO CLIFFS SUBDIVISION**, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). [Deferred from 10/1/03] (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

5. **Project #1002201**
03DRB-01270 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] [*Deferred from 8/20/03, 8/27/03, 9/10/03, 9/24/03, 10-1/03*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

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

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] [*Deferred from 7/23/03, 8/13/03, 8/27/03, 9/10/03, 9/24/03, 10/1/03*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

Project #1002201
03DRB-01382 Minor-SiteDev Plan
BldPermit

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] [*Deferred from 8/27/03, 9/10/03, 9/24/03, 10/1/03*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

6. **Project # 1001523**
03DRB-01361 Major-Vacation of Public Easements
03DRB-01360 Major-Preliminary Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [Deferred from 9/10/03, 9/17/03, 9/24/03, 10-1-03] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

- Project # 1001523**
03DRB-01458 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [Deferred from 9/10/03, 9/17/03, 9/24/03, 10/1/03] [RUSSELL BRITO, EPC CASE PLANNER] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

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

BOHANNAN HUSTON INC., agent(s) for WESTLAND DEVELOPMENT CO., INC, request(s) the above action(s) for all or a portion of Tract(s) A, PARKWAY SUBDIVISION AND PARCEL 1 OF WESTLAND NORTH, (to be known as **SUNDORO UNITS 1, 2, 3 & 4**) zoned SU-2/R-LT AND R-D, containing approximately 55 acre(s). [REF: 03DRB-00736 (SK) [Deferred from 9/24/03]. (J-9/8 & H-9) **BULK LAND VARIANCE WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/1/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/17/03 THE PRELIMINARY PLAT WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. 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.**

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

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

8. **Project # 1002716**
03DRB-01549 Minor-SiteDev Plan
Subd/EPC
03DRB-01550 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) X-1-B, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A**, zoned SU-1 for O-1 incidental uses & Bank, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE ROW NE containing approximately 3 acre(s). [REF: 03EPC-00936 (SPS), 03EPC-00922 (SBP) *[Deferred from 9/24/03]* **[CARMEN MARRONE, EPC CASE PLANNER]** (D-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/1/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/20/03 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SITE PLAN UTILITY LAYOUT (WATER - SEWER - FIRE LANE) MUST MATCH PLAT EASEMENTS AND TO CITY ENGINEER FOR SIA. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/1/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/20/03 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SITE PLAN UTILITY LAYOUT (WATER - SEWER - FIRE LANE) MUST MATCH PLAT EASEMENTS AND TO CITY ENGINEER FOR SIA.**

- Project # 1002716**
03DRB-01588 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) X-1-B, **NORTH ALBUQUERQUE ACRES, UNIT A, TRACT A**, zoned SU-1 special use zone, NURSING HOME, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE ROW containing approximately 3 acre(s). [REF: 03DRB-01549 & 50, DRB-99-4, Z-98-121, DRB-97-367] (D-19) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M TO B OF PRIVATE EASEMENT, DEDICATION OF PUBLIC ACCESS AS RIGHT-OF-WAY AND DOCUMENT THE SITE PLAN ON THE PRIVATE ACCESS NOTE AND UTILITIES DEVELOPMENT, PLAT MUST MATCH SITE PLAN FOR UTILITY EASEMENTS AND PROPER DEDICATION MAINTENANCE STATEMENT.**

9. **Project # 1002964**
03DRB-01548 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21, **RICHFIELD PARK**, zoned IP, located on ADAMS NE, containing approximately 2 acre(s). [REF: Z-82-66, DRB-94-339] *[Deferred from 9/24/03]* (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

10. **Project # 1002200**
03DRB-01603 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT request(s) the above action(s) for all or a portion of Tract(s) 15D-1B-C1 (to be known as **MOUNTAIN HIGHLANDS - UNIT 2 @ HIGH DESERT**, HIGH DESERT MOUNTAIN HIGHLANDS, zoned SU-2 - HD / R-1, located on SIMMS PARK RD NE, between IMPERATA ST NE and CIBOLA NATIONAL FOREST NE containing approximately 49 acre(s). [REF: 02DRB-01361, 1000512] (E-23/E-24) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE AND AMAFCA SIGNATURE.**

11. **Project # 1001082**
03DRB-01571 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, agent(s) for KB HOMES OF NM request(s) the above action(s) for all or a portion of Block(s) 9, Tract(s) F, **PARK HILL - UNIT 2**, zoned RT, located on MILKY WAY NW, between MCMAHON NW and BLACK ARROYO BLVD NW containing approximately 2 acre(s). [REF: 01DRB-00698, 01DRB-00699, 01DRB-00700] (A-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001376**
03DRB-01602 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 8-24 & 9-23, Block(s) 3 & 4, Tract(s) 1 (to be known as **DESERT RIDGE TRAILS NORTH, NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, 4 DU/AC, located on FLORENCE AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 33 acre(s). [REF: 02DRB-01965 PP, 02DRB-01966 VRW, 03DRB-00874 APP] **(B-19) FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001465**
03DRB-01584 Minor-Ext of SIA for
Temp Defer SDWK

ISAACSON AND ARFMAN P.A. agent(s) for LOS POBLANOS DEVELOPMENT request(s) the above action(s) for **THE MEADOWS AT RIO GRANDE**, zoned SU-1 PRD, located on RIO GRANDE BLVD NW, between DON FERNANDO RD NW and DON QUIXOTE DR NW containing approximately 10 acre(s). [REF: 1001465, DRB-92-209, S-92-33] **(G-12/H-12) A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

14. **Project # 1001731**
03DRB-01609 Minor-Extension of
Preliminary Plat
03DRB-01611 Minor-Ext of SIA for
Temp Defer SDWK
03DRB-01612 Minor-Sidewalk Waiver

LARRY READ & ASSOCIATES, INC. agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 23, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SAHAR SUBDIVISION**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on NORTH SIDE OF OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 02DRB-01423 PPA, 02DRB-01424 TDSC, 02DRB-01806 SW] (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE EXTENSION OF SIA FOR TEMPORARY DEFERRAL OF SIDEWALKS AND THE SIDEWALK WAIVER WERE WITHDRAWN.**

15. **Project # 1002022**
03DRB-01604 Minor-Amnd Prelim Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for TIM S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT, UNIT 2, (to be known as **VISTA WEST**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located WEST OF UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 03DRB-01293, 03DRB-01294] (L-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

16. **Project # 1002092**
03DRB-01601 Minor-Extension of
Preliminary Plat

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURE LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH @ OXBOW**, zoned SU-3 special center zone, located on NAMASTE RD NW AND COORS BLVD NW containing approximately 40 acre(s). [REF: 02DRB-01371] (F-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

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

17. **Project # 1001331**
03DRB-01600 Minor-Sketch Plat or
Plan

DANIEL D SHOATS request(s) the above action(s) for all or a portion of Lot(s) 1A, **BACA & CHAVEZ**, zoned R-1, located on GRIEGOS RD NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 1 acre(s). [REF: 01EPC-00901, 01CC-01259] (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1002565**
03DRB-01606 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A - MRGCD Map 31 (to be known as **VILLA DE LA CAPILLA**) zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO NW and GRIEGOS DRAIN NW containing approximately 5 acre(s). [REF: 03EPC-00505, 03EPC-00506, 03EPC-00509] (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1002984**
03DRB-01608 Minor-Sketch Plat or
Plan

WILSON & COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for Portions of **UNIT(S) 2 AND 5, VOLCANO CLIFFS SUBDIVISION**, zoned R-1 residential zone, located on 81ST ST NW, between VICTORIA DR NW and CLIFF RD NW containing approximately 2 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002984**
03DRB-01610 Minor-Sketch Plat or
Plan

WILSON & COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for **LOT 8 BLOCK 7, UNIT 2 AND LOTS 9, 10, 17 AND 18 OF BLOCK 7, UNIT 5, VOLCANO CLIFFS SUBDIVISION**, zoned R-1 residential zone, located on SHIPROCK CT NW, between KIBO DR NW and RIMROCK DR NW containing approximately 2 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for September 17, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:25 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002948 AGENDA#: 3 DATE: 10.1.03

✓ 1. Name: Bill Fernandez Address: 5713 Guadalupe Trl NW Zip: 87107

✓ 2. Name: Augustus Crjito Address: 744 Adobeno^{NW} Zip: 87107

✓ 3. Name: Messine Vigil Address: 730 Adobeno^{NW} Zip: 87107

✓ 4. Name: JUAN ANDEREE Address: 817 ADORBE^{NW} Zip: 87107

✓ 5. Name: Pablo Romero Address: 808⁸ Adobeno^{NW} Zip: 87107

✓ 6. Name: Michael SILBERT Address: LOS RANEN Zip: 87059

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002948

AGENDA ITEM NO: 3

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X¹⁰⁻⁸⁻⁰³; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: October 1, 2003



**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, October 1, 2003, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1002645

03DRB-01440 Major-Preliminary Plat Approval
03DRB-01441 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1□1-A (to be known as **SEVILLE UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] (A-10)

Project # 1002864

03DRB-01487 Major-Preliminary Plat Approval
03DRB-01488 Major-Vacation of Public Easements
03DRB-01490 Minor-Temp Defer SDWK
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:03DRB-01302](A-9/A-10)

Project # 1002948 —

03DRB-01485 Major-Preliminary Plat Approval
03DRB-01486 Minor-Sidewalk Waiver
03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). (F-14)

Project # 1002949

03DRB-01492 Minor-Preliminary Plat Approval
03DRB-01493 Major-Vacation of Pub Right-of-Way
03DRB-01494 Minor-Sidewalk Waiver
03DRB-01496 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, VOLCANO CLIFFS SUBDIVISION, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). (E-10)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 15, 2003.



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

October 1, 2003

Project # 1002948

03DRB-01485 Major-Preliminary Plat Approval

03DRB-01486 Minor-Sidewalk Waiver

03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s).
 (F-14)

AMAFCA No adverse comments.

COG No adverse comments.

Transit No comments received.

Zoning Enforcement

Minimum lot area is 10, 890 square feet; minimum lot width is 75 feet.

Neighborhood Coord. No Association.

APS No comments received.

Police Department No response.

Fire Department Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas Approves.

PNM Electric

PNM approves the Pre-plat, E-W electric line is covered by easements.

Comcast No comments received.

QWEST

comments received.

Environmental Health

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

M.R.G.C.D.

The District has reviewed the above referenced. The following comments must be addressed prior to approval by the District:

1. It appears subdivision improvements are proposed to encroach within the Hackman Ditch Easement.
2. The District cannot allow subdivision improvements to be installed within the Hackman Ditch Easement and or Ditch Embankment.
3. The plat must dedicate / show an easement to the toe of Hackman Lateral Ditch Bank to allow for operation and maintenance of the ditch.
4. Provide a cross-section of the ditch showing existing and proposed.

Ray A. Gomez, Middle Rio Grande Conservancy District , 1931 Second Street SW, P.O. Box 581, Albuquerque, NM 87103, Phone: (505) 247-0234, Fax: (505) 243-7308

Open Space Division

With regard to 03DRB-1485, Preliminary Plat Approval:

Open Space Division notes the encroachment of a portion of the Hackman Lateral Community Ditch (Hackman) on the subject project. Open Space Division uses the Hackman to water several fields in the Los Poblanos Open Space Farm. Water from this ditch is necessary to irrigate lands which provide: public recreational opportunities and enjoyment; wildlife habitat; and community farming.

OSD suggests the following conditions of approval:

- 1) Future development will not impede the flow of the Hackman;
- 2) All easements be noted on the Plat;
- 3) Maintenance responsibility for this portion of the Hackman should be made clear and be called out on the plat.

With regard to 03DRB-01486 and 03DRB-01497, OSD has "No Adverse Comment"

City Engineer

An approved drainage plan is required for Preliminary Plat approval. Comment on infrastructure list.

Transportation Development

List Maintenance & Beneficiaries of private roads. Sidewalks to be placed along Lots 15, 14 and 13. No deferral of sidewalks along Lot 2. Define mountable and median curb and gutter limits on Infrastructure List.

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 14 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Utilities Development

Lot layout on the east end is not acceptable for water line looping to the east. Sidewalk Waiver may not be appropriate, defer to Transportation.

Planning Department

A condition of final plat approval will be approval of design elevations & cross sections of perimeter walls with building materials & colors.

Assuming the roads are private, is this to be a gated community? We will need signature of the President of HOA on final plat along with a copy of the HOA agreement which states the HOA will be responsible for maintenance of Tract O/S assuming this is intended for open space purposes.

No objection to the requested actions.

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

cc:MS DEV ONE, LLC, 6707 Academy Rd NE, Ste. #B, 87109

Isaacson & Arfman PA, 128 Monroe St NE, 87108

12/8/03 Mtg
of Myers letter

open
space

Existing gated road is thought
to be roadway easement
at least 25 yrs old. Ten
years is amt of time for
prescriptive easement.

also onto open space
possible movement of
prescriptive easement to
align w/ right at
Rancho Caballero
24' road

Existing irrigation ditch N-S
off Hackman lateral means road
culverts to get water to east.



October 26, 2003

Juan R. Alderete
817 Adobe Road N.W.
Albuquerque, New Mexico 87107

Re: Appeal 03EPC-01736 / PROJECT #1002948

With regards to the above referenced appeal I have the following comments:

- (1) This letter is being addressed to you because yours is the only name (notwithstanding the "et al" appearing after your name) appearing as the appellant on the appeal and the County has informed me that there is no officially recognized neighborhood association.
- (2) Stephen Marks called me this past Weds. to inform me that the group of neighbors that we met with last Sunday had rejected my offer of cooperation. This offer was to include Vista Faisan, LLC paying approximately \$3,000 to hire a traffic engineer to assist us (Vista Faisan and the neighbors) to analyze alternatives, coordinate with the County and City with regards to other possible additional or alternative access for the Vista Faisan Subdivision, and any other matters to be considered. This offer also included a commitment by all involved that we would act in good faith and include a mediation / arbitration provision in the written agreement and that you would drop your appeal.
- (3) Despite the fact that our offer of "teaming up" to pool resources was rejected, we met with County and City staff last Friday. I believe that this meeting was fairly successful and we not only discussed the alternatives that you put forth in your appeal but also additional possibilities that may merit consideration. During the discussion we also clarified with County staff that a significant amount of right of way, in excess of that stated in your appeal, is already in place on the County portion of Adobe Road. Additionally, City staff thought that right of way (in excess of the existing road) might exist on the City portion of Adobe Road at the intersection with Guadalupe Trail.
- (4) We mentioned that Pablo Romero was also a landowner, who in addition to us owns several lots that have access rights via Adobe Road. Richard Dourte, City staff, mentioned that all City land owners on Adobe Road, with access rights via Adobe Road would eventually have to be contacted.
- (5) We felt that the meeting at the County offices was productive and exhibited a positive, problem-solving attitude by all parties. We intend to meet with City Open Space staff this week and Richard Dourte, City of Albuquerque, has offered to attend meetings.

Your appeal does not offer a very accurate account of the traffic conditions on Adobe Road and the connecting roadways, leaves out many pertinent facts and fails to state that the Adobe Road residents have tried unsuccessfully in the past to reach agreement on improving the existing conditions but have failed. I understand your appeal's opportunistic approach, however please rest assured that although we are willing to be a cooperative, contributing Adobe Road neighbor, we will enthusiastically defend our subdivision's property rights to the fullest extent.

I want to thank you for attending the "neighborhood" meeting at Stephen Marks house last Sunday, and regret that this did not lead to us reaching an acceptable agreement to work together. I still believe that working as a team, all land owners with access rights to Adobe Road, would benefit from

10/26/2003

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each other's participation rather than expending our resources via an appeal / legal process. If you would like to discuss any of the above items, please do not hesitate to contact me.

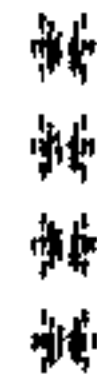
Regards,



Michael Silbert, Managing Member

C: Bernalillo Public Works
City of Albuquerque
Stephen Marks
Pablo Romero Jr.
Bill Fernandez
Dan Shuster
Carol A. Murray
E.P.C. Appeal file

505.857.9555 office 505.401.0100 mobile 505.857.9547 fax email: msilbert@flash.net



November 3, 2003

Carol A. Murray
901 Adobe Road NW
Albuquerque, New Mexico 87107

Re: Vista Faisan Subdivision

With regards to your letter included with the appeal to the above referenced subdivision, I have the following comments:

- (1) We look forward to our meeting scheduled tomorrow to further discuss relocating Vista Faisan's entry gates away from the front door of your house. I am confident that we can adequately address your aesthetic concerns by moving the gates and coordinating the landscaping at the entry to your house and our subdivision.
- (2) In order to lessen the traffic load on Adobe Road we are proceeding with developing a secondary access point to the subdivision via a private road easement. This approach will additionally reduce traffic because it will include the elimination of one lot from the subdivision. We are currently pursuing negotiations with our neighbor to finalize this agreement.
- (3) I can understand your concern with possible impact on dead ending Adobe Road at your lot. When we met with Juan Alderete and Stephen Marks yesterday Michael Chiado and I suggested that the neighborhood work together to pool our resources for the project of obtaining neighborhood (without allowing through traffic) Montano access and dead ending Adobe Road. Hopefully, we can team up and apply 100% of our resources seeking the fairest, best solution for the neighborhood, rather than expend funds and time continuing with the City appeal.

Regards,

Michael Silbert
Managing Member

↙ c: Juan Alderete
Stephen Marks
Michael Chiado



November 6, 2003

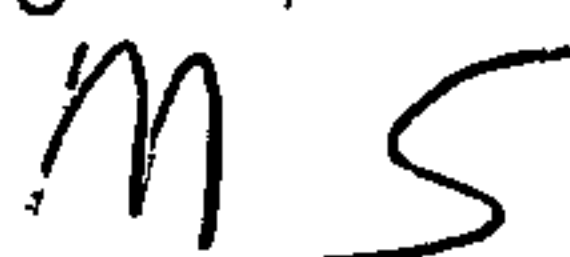
Stephen Marks
751 Adobe Rd. NW
Albuquerque, NM 87107

Re: Vista Faisan Appeal

The purpose of this letter is to respond to your voice mail message regarding the above referenced appeal and to invite you to participate with our efforts to realign Adobe Road with the signal at Montano.

- (1) We would be happy to entertain your participation to pursue the enhancement of the neighborhood's roadways and pedestrian paths. Please let us know how you and your friends would like to participate.
- (2) I was finally able to have conversations with several representatives of the City Open Space department. At this point we have agreed to gather some more facts (e.g. is all of Adobe Road public?, private?, easement?, etc.) and we agreed that Ed Adams should be able to contribute to help assess the situation and the viability of realigning Adobe Road with the existing signal on Montano Road. Although not very far along, I am encouraged (albeit, I have often been accused of being too easily encouraged!) that we are moving ahead on this project. Also, Dan Schuster has been assisting with ideas and conversations with personnel at Open Space.
- (3) After our meeting last Sunday, you said that you would discuss with your consultant how we might best work together and also provide you with a comfort level so that you could drop the appeal. Just wondering if you have heard back from your consultant yet?
- (4) Please understand, that since we are dealing with quite a few individuals / groups representing Adobe Road residents and close neighbors, our updates may not always be as prompt as we would like. However, we have received great support, cooperation and offers of assistance for realigning Adobe Road.
- (5) I look forward to having you and your friends participate in our efforts and will keep you informed of our progress.

Regards,


Michael Silbert

c: John Yost
Mike Chiado
Juan Alderete



November 13, 2003

Juan R. Alderete, et al
817 Adobe Road N.W.
Stephen Marks
751 Adobe Road N.W.
Albuquerque, New Mexico 87107

Re: Appeal 03EPC-01736 / PROJECT #1002948

With regards to the above referenced appeal I have the following proposal to make in exchange for dropping the appeal:

- (1) MS DEV ONE, LLC ("Developer") shall pursue realigning its Adobe Road N.W. access so that it accesses Montano Road (the preferred alternative is to align Adobe Road with the traffic signal at Rancho Caballero) ("Project"). Additionally, Developer shall cooperate with Juan R. Alderete, et al ("Neighbors") to dead end the county portion of Adobe Road.
- (2) Developer shall commit to spending up to \$10,000 for hard and soft costs related to the design and / or construction of the realignment of Adobe Road N.W. and other reasonably associated costs ("Project Costs"). Project Costs will include costs associated with the City portion of Adobe Road and the County portion of Adobe Road.
- (3) If the Project has not received all necessary written governmental approvals when the Developer wishes to begin construction of houses on the second phase of the subdivision, then Developer will commit to spending up to an additional \$10,000 for Project Costs.
- (4) Once the scope of the Project and its cost is known, Developer shall pursue the City and County to obtaining funding for that portion of the costs not funded by the Developer and / or the Neighbors.
- (5) Developer will continue to work in good faith to perfect a second access through its private easement.
- (6) Developer will insert reasonable language in the subdivision covenants regarding the width of Adobe Road access and that County approval was obtaining to access County portion of Adobe Road based on the existing conditions.
- (7) Developer and Neighbors shall both agree to act in good faith, cooperate, coordinate and keep each other informed with regards to working on the Project.

This proposal shall remain in effect until 5:00 p.m., November 18, 2003.

Regards,

Michael Silbert, Managing Member

Agreed and Accepted signature blocks on following page.

11/14/2003

#

AGREED AND ACCEPTED:

Juan R. Alderete

Stephen Marks

Date: _____

Date: _____

505.857.9555 office 505.401.0100 mobile 505.857.9547 fax email: msilbert@flash.net



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, November 20, 2003, 8:30 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Jeffery Jesionowski, Chairman
Mick McMahan, Vice Chair

John Briscoe
Camilla Serrano
Jens Deichmann

Bevin Owens
Larry Chavez
David Steele

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk. Applications deferred from a previous hearing are scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each.**

All written materials – including petitions, legal analysis and other documents – should be submitted at least 10 days prior to the public hearing ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly-submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

1. Call to Order.
 - A. Announcement of Changes and/or Additions to the Agenda
 - B. Approval of the Amended Agenda
 - C. Approval of the Minutes for September 18, 2003 and October 16, 2003.

2. Project # 1002945 *
03EPC-01481 EPC Site Development
Plan-Building Permit

GEORGE RAINHART ARCHITECTS & ASSOC. agents for LA CUEVA TOWN CENTER LTD. request the above action for all or a portion of Lot 4B, Block 19, **La Cueva Town Center**, zoned C-2 (SC), located on WYOMING BLVD. NE, between WYOMING BLVD. NE and CARMEL AVE. NE, containing approximately 1 acre(s). (C-19) (Deborah Stover, Staff Planner) (**DEFERRED FROM OCTOBER 16, 2003**)

3. Project # 1003009 *
03EPC-01665 EPC Site Development
Plan-Building Permit

TIERRA WEST LLC agents for SANDIA FOOD GROUP request the above action for all or a portion of Lot 2, **Jefferson Commons II**, zoned IP, located on PAN AMERICAN FRWY NE, between OFFICE BLVD. NE and JEFFERSON ST. NE, containing approximately 3 acres. (F-17) Carmen Marrone, Staff Planner

4. Project # 1003008 *
03EPC-01664 EPC Site Development
Plan-Building Permit

MULLEN HELLER ARCHITECTURE PC agents for WRANGLER PROPERTIES request the above actions for all or a portion of Tracts C-1A1, **Seven Bar Ranch**, zoned SU-1 for IP Uses, located on THE AMERICAN ROAD NW, between ELLISON DRIVE NW and NM HIGHWAY 528, containing approximately 2 acres. (A-13) Debbie Stover, Staff Planner

5. Project # 1000901 *
03EPC-01666 EPC Site Development
Plan-Building Permit

CONSENSUS PLANNING, INC. agents for BOSQUE SCHOOL request the above action for all or a portion of Lot 4A, **Bosque Preparatory School**, zoned SU-1 for School & Related Facilities, located on LEARNING ROAD NW, between COORS BLVD. and RIO GRANDE BOSQUE, containing approx. 23 acres. (F-12) Juanita Vigil Staff Planner

6. Project # 1000162 *
03EPC-01667 EPC Site Development
Plan-Subdivision
03EPC-01668 Zone Map Amendment

CONSENSUS PLANNING, INC. agents for TIM WHITE request the above actions for all or a portion of Tract A-2, **Luecking Park Complex**, a zone map amendment from R-3 to SU-1 for IP Permissive Uses, located on PATHWAY AVE. NE, between PAN AMERICAN HIGHWAY and NORTH DIVERSION CHANNEL, containing approximately 7 acres. (G-16) Simon Shima, Staff Planner

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7. Project # 1003010 *

03EPC-01669 Zone Map Amendment
03EPC-01670 EPC Site Development
Plan-Building Permit
03EPC-01671 EPC Site Development
Plan-Subdivision
03EPC-01704 Sector Plan Amendment

DEKKER/PERICH/SABATINI agents for ALBUQUERQUE LITTLE THEATER request the above actions for all or a portion of Tract(s) 135-B and Tracts 136-A, 135-B, 137 Plus Lots 5-7, Huning Castle Addition plus **Section 18, T10N, R3E, NMPM, Bern. Co.**, a zone map amendment from SU-2 SU-1 Albuquerque Little Theater to SU-2 SU-1 Albuquerque Little Theater & SU-2 CLD, located on SAN PASQUALE SW, between CENTRAL AVE. SW and CHACOMA PLACE SW, containing approximately 5 acres. (J-13) Makita Hill, Staff Planner

8. Project # 1002798 *

03EPC-01673 Zone Map Amendment
03EPC-01674 EPC Site Development
Plan-Subdivision

ADVANCED ENGINEERING AND CONSULTING LLC agents for WILLIAM HOLLER request the above actions for all or a portion of Tracts A and Tract A-1, Lands of Conrado Garcia, **Rima Addition**, a zone map amendment from C-2, RA-2, SU-1 for PRD to SU-1 for PRD, located on CANDELARIA ROAD NW, between 12TH STREET NW and RIO GRANDE NW, containing approximately 3 acres. (G-13) Simon Shima, Staff Planner

9. Project # 1003012 *

03EPC-01675 Zone Map Amendment
03EPC 01796 Sector Plan Amendment

TOWNER ENC. SERVICES agents for PERFORMANCE TOOL AND EQUIPMENT request the above actions for the Northerly 2/3' and Southerly 160/' of Lot 430, **Atrisco Grant**, Unit 3 a zone map amendment from RD/R-1 to SU-1 for Church and Related Facilities, located on 86TH ROAD SW, between TOWER ROAD SW and SAN YGNACIO ROAD SW, containing approximately 1.75 acres. (L-9) Mary Piscitelli, Staff Planner

10. Project # 1000575

03EPC-01661 EPC Site Development
Plan-Amendment to Building Permit

DEKKER/PERICH/SABATINI agents for PRESBYTERIAN HEALTHCARE SERVICES request the above action(s) for all or a portion of Tract(s) 1-9, **Presbyterian Hospital Main Campus**, zoned SU-1 SU-2 Hospital & Related Uses, located on CENTRAL SE, between OAK SE and SYCAMORE SE, containing approximately 27 acres. (K-15) Carmen Marrone, Staff Planner

11. Project # 1002948

03EPC- 01736

03DRB-01485 Major-Preliminary Plat
Approval
03DRB-01486 Minor-Sidewalk Variance
03DRB-01497 Minor-Temp Defer
SDWK

Juan R. Alderete et al, appeals the Development Review Board's approval of the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD and GUADALUPE TR containing approximately 6 acre(s). (F-14)

12. Project # 1002941
03EPC-01467 EPC Sector Development
Plan
03EPC-01466 Zone Map Amendment

CONSENSUS PLANNING INC. agent for SUNSTATE REALTY request the above actions for all of Tract H20, **Riverview Subdivision**, a zone map amendment from RO-1 to RA-2, located at the southwest corner of Eagle Ranch Rd. and Coors Blvd. NW, containing approximately 5 acres. (C-12) Carmen Marrone, Staff Planner **(DEFERRED FROM OCTOBER 16, 2003)**

13. Project # 1001712
03EPC-00323 Annexation
03EPC-00325 Zone Map Amendment
03EPC-00361 Site Development Plan for
Subdivision

TIERRA WEST LLC agent(s) for E. BLAUGRUND & ASSOC., C/O JOHN MYERS request the above action(s) for all or a portion of Lot(s) A, B, C, **Taylor Ranch**, zone map amendment from A-1 SU-Permit for C-1 & R-2 to R-T & SU-1 for C-1, located on LA ORILLA ROAD NW, between VIA CORTE DEL SUR NW and COORS BLVD. NW, containing approximately 16 acre(s). (E-12) Chris Hyer, Staff Planner **(DEFERRED FROM SEPTEMBER 18, 2003)**

14. Project # 1002371
03EPC-01285 Zone Map Amendment
03EPC-01815 EPC Site Development
Plan-Subdivision

TIERRA WEST LLC, agent for HOFFMANTOWN CHURCH WEST, request the above action for all or a portion of Tracts 1A,1B & 1C, Block 15, Alban Hills Subdivision, Unit 1 and Tract A, Access Easement, Bosque Meadows, a zone map amendment from SU-1 for R-2 Uses and SU-1 for R-2 Uses with 175 DU Max to SU-1 for C-2 Uses and SU-1 for R-2 and Church and Related Uses, located on LA ORILLA NW, between COORS BLVD. NW and CORRALES DRAIN, containing approximately 17 acres. (D-12) Simon Shima, Staff Planner **(DEFERRED FROM OCTOBER 16, 2003)**

15. Project # 1001182
03EPC-01313 Zone Map Amendment

CONSENSUS PLANNING, INC., agent for WESTERN SECURITY REAL ESTATE, INC., request the above action(s) for all or a portion of Tract(s) B, **Westridge Mobile Home Park -Phase 2**, a zone map amendment from SU-1 MH to R-LT, located on AVALON ROAD NW, west of 94th STREET NW, containing approximately 7 acres. (K-9) Simon Shima, Staff Planner **(DEFERRED FROM OCTOBER 16, 2003)**

16. Project # 1002796

03EPC-01100 EPC Site Development
Plan-Building Permit
03EPC-01101 Zone Map Amendment
03EPC-01099 EPC Site Development
Plan-Subdivision

RHODE MAY KELLER MCNAMARA ARCHITECTS agent(s) for ALBUQUERQUE FIRE DEPARTMENT request the above action(s) for all or a portion of Lots 7, 8 9 10, Block 4, Loma Verde Subdivision and Lots 7, 8, 9, 10, 11, Kay Addition, zoned C-2 and SU-1 Firestation, located on DALLAS NE, between CHARLESTON NE and DALLAS NE, containing approximately 2 acre(s). (K-19) Debbie Stover, Staff Planner **(DEFERRED FROM OCTOBER 16, 2003)**

17. Project # 1000262

03EPC-01476 EPC Site Development
Plan-Subdivision
03EPC-01477 EPC Site Development
Plan-Building Permit
03EPC-01478 Zone Map Amendment

CONSENSUS PLANNING, INC., agent for LONGFORD HOMES request the above actions for all or a portion of Tract B-1, **Costco Development, Manzano Mesa Addition**, a zone map amendment from SU-1 for C-2 Permissive Uses to SU-1 for PRD, located on SOUTHERN BLVD. SE, between EUBANK BLVD. SE and JUAN TABO SE, containing approximately 13 acres. (L-21) Simon Shima, Staff Planner **(CONTINUED FROM OCTOBER 16, 2003)**

18. Project # 1002717

03EPC-01472 EPC Sector Development
Plan
03EPC-01474 EPC Site Development
Plan-Subdivision
03EPC-00924 Zone Map Amendment

TIMOTHY FLYNN-OBRIEN agent(s) for WEST BLUFF CENTER LLC, A NM LIABILITY CO request the above action(s) for all or a portion of Tract(s) 303 and Tracts 304, 305, and 306, **Town of Atrisco Grant**, a zone map amendment from SU-1/O-1/PRD to SU-1 for IP Uses, located on COORS BLVD. NW, between CORONA DRIVE NW and ALAMOGORDO DRIVE NW, containing approximately 7 acre(s). (H-11) Russell Brito, Staff Planner **(DEFERRED FROM OCTOBER 16, 2003)**

19. OTHER MATTERS



**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, October 1, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002645

03DRB-01440 Major-Preliminary Plat Approval
03DRB-01441 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1□1-A (to be known as **SEVILLE UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] (A-10)

Project # 1002864

03DRB-01487 Major-Preliminary Plat Approval
03DRB-01488 Major-Vacation of Public Easements
03DRB-01490 Minor-Temp Defer SDWK
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:03DRB-01302](A-9/A-10)

Project # 1002948

03DRB-01485 Major-Preliminary Plat Approval
03DRB-01486 Minor-Sidewalk Waiver
03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). (F-14)

Project # 1002949

03DRB-01492 Minor-Preliminary Plat Approval
03DRB-01493 Major-Vacation of Pub Right-of-Way
03DRB-01494 Minor-Sidewalk Waiver
03DRB-01496 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, **VOLCANO CLIFFS SUBDIVISION**, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). (E-10)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 15, 2003.



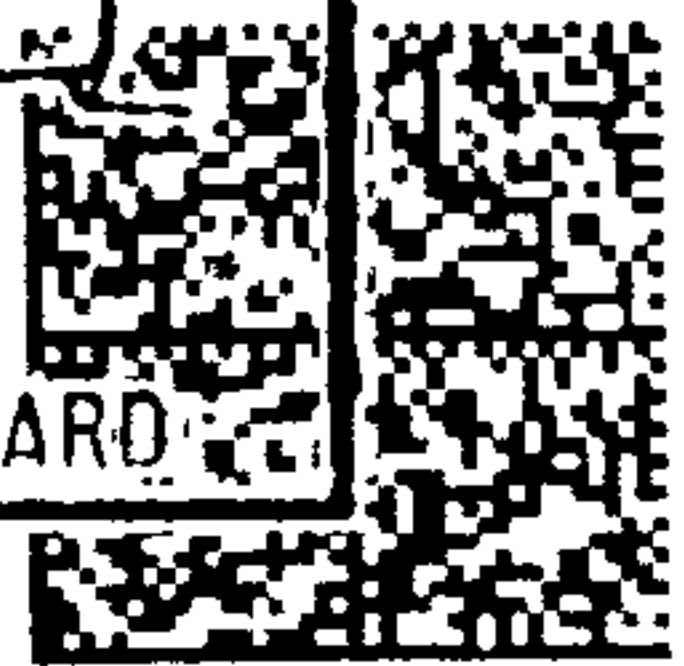
City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



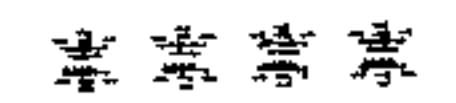
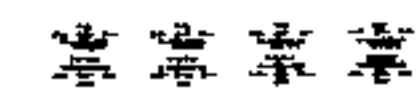
RETURN
TO SENDER
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ALBUQUERQUE NM 87120



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

Meeting Date: 10-1-03
Zone Atlas Page: F-14-Z
Notification Radius: 100 Ft.

Project# 1002948
App# 03DRB-01485
App# 03DRB-01486
App# 03DRB-01497

Cross Reference and Location: N/A

Applicant: MS DEV ONE, LLC
Address: 6707 ACADEMY RD NE, STE# B
ALBUQUERQUE, NM 87109

Agent: ISAACSON & ARFMAN, P.A.
Address: 128 MONROE ST NE
ALBUQUERQUE, NM 87108

Special Instructions:

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

Date Mailed: 9-12-03

Signature: Kyle Tsethlikai 

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page ____ / Of ____ /

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
F-14	1014061	099-397	201-23	✓ mp 1014061
		179-381	02	✓
		130-394	19	✓
		040-387 141-354	01	✓ mp
		092-377	13	✓
		113-375	04	✓
*****		124-375	22	✓ mp
		139-372	24	✓
		154-370	25	✓
		154-390	33	✓
		172-408	29	✓
		151-411	46	✓
		111-421	47	✓
		100-361	14	✓
		114-356	15	✓
		121-355	57	✓ mp
		137-353	14	✓
		041-405	204-01	✓
		048-413	02	✓ mp
				1013061 051-420 206 03 ✓ mp
				054-424 04 ✓ mp
				060-435 05 ✓ mp
				064-445 04 ✓
				088-415 34 ✓ mp
				033-423 35 ✓
				036-431 34 ✓ mp
				139-438 33 ✓
				043-445 32 ✓ mp
				083-446 203 01 ✓
				096-443 02 ✓
				107-434 48 ✓
				119-439 04 ✓
				129-434 05 ✓
				140-433 04 ✓
				151-431 07 ✓
				490-454 105 05 ✓ (018)



<mainframe@coa1mp
3.cabq.gov>

09/09/03 08:52 AM

To:
cc:
Subject:

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1 R E C O R D S W I T H L A B E L S PAGE
1
01014061 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101406109939720123 LEGAL: LTS A-1, 1 & 2 "LD OF JACK CULLY" MRGCD MAP 32
CON LAND USE:
PROPERTY ADDR: 00000 847 ADOBE RD NW
OWNER NAME: CULLY JACK F
OWNER ADDR: 02855 CARLSBAD BL
CARLSBAD CA 92008
0101406107938120102 LEGAL: TRAC T 17 1A1BA PLAT OF TRS 171A1A 171A1BA 171A1C
17 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: HUDSON GWENYTHE
OWNER ADDR: 02601 LOS COMPADRES NW
ALBUQUERQUE NM 87120
0101406103039620119 LEGAL: MRGC D MA P # 32 TR 42-B TOGETHER WITH A 12FT
PORT E LAND USE:
PROPERTY ADDR: 00000 808 ADOBE RD NW
OWNER NAME: ROMERO JOSE PABLO JR & JULIA M
OWNER ADDR: 00808 ADOBE RD NW
ALBUQUERQUE NM 87107
0101406106038720101 LEGAL: TRAC T 17 1A1A PLAT OF TRS 171A1A 171A1BA 171A1C
171 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CULLY JACK F
OWNER ADDR: 02855 CARLSBAD BL
CARLSBAD CA 92008
0101406109237720103 LEGAL: TRAC T 17 1A1C PLAT OF TRS 171A1A 171A1BA 171A1C
171 LAND USE:
PROPERTY ADDR: 00000 901 ADOBE RD NW
OWNER NAME: MURRAY CAROL A
OWNER ADDR: 00901 ADOBE RD NW
ALBUQUERQUE NM 87107
0101406111337520104 LEGAL: TRAC T 17 1A1D PLAT OF TRS 171A1A 171A1BA 171A1C
171 LAND USE:
PROPERTY ADDR: 00000 817 ADOBE RD NW
OWNER NAME: ALDERETE JUAN R & KENIA
OWNER ADDR: 01608 PRINCETON SE
ALBUQUERQUE NM 87106
0101406112437520122 LEGAL: MRGC D MA P 32 TRACT 171A 1B CONT 0.50 AC
LAND USE:
PROPERTY ADDR: 00000 811 ADOBE RD NW
OWNER NAME: C DE BACA LAWRENCE & VIOLA M
OWNER ADDR: 00752 ADOBE RD NW
ALBUQUERQUE NM 87107
0101406113937220124 LEGAL: TRAC T 17 1A2 MAP 32 0.66 AC
LAND USE:
PROPERTY ADDR: 00000 751 ADOBE RD NW
OWNER NAME: MARKS STEPHEN D ETUX
OWNER ADDR: 00751 ADOBE RD NW
ALBUQUERQUE NM 87107
0101406115437020125 LEGAL: TRAC T 17 1B MAP 32

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LAND USE: PROPERTY ADDR: 00000 743 ADOBE RD NW
OWNER NAME: RATLIFF VIKKI L & SCHUSTER DAN
OWNER ADDR: 00743 ADOBE RD NW

ALBUQUERQUE NM 87107
0101406115439020133 LEGAL: TRAC T 41 C-4 CORRECTED PLAT OF THE SUBDIVISION
OF T LAND USE: PROPERTY ADDR: 00000 5717 GUADALUPE TR NW
OWNER NAME: CHAVEZ PATRICK F & SANDRA L
OWNER ADDR: 05717 GUADALUPE TR NW

ALBUQUERQUE NM 87107
0101406117240820129 LEGAL: TR A LAN DS OF CULLY & BELL WITHIN THE ELENA
GALLEG LAND USE: PROPERTY ADDR: 00000 5713 GUADALUPE TR NW
OWNER NAME: FERNANDEZ WILLIAM J & TERESA V
OWNER ADDR: 05713 GUADALUPE TR NW

ALBUQUERQUE NM 87107
1 R E C O R D S W I T H L A B E L S PAGE
2
0101406115141120146 LEGAL: TR A -2 P LAT OF TRS A-1, A-2 "LANDS OF WILLIAM
PADI LAND USE: PROPERTY ADDR: 00000 908 LOS POBLANOS RANCH
OWNER NAME: PADILLA WILLIAM TRUSTEE OF THE
OWNER ADDR: 00908 LOS POBLANOS RANCH RD NW

ALBUQUERQUE NM 87107
0101406111142120147 LEGAL: MAP 32 T RACT 40A1A
LAND USE: PROPERTY ADDR: 00000 5743 GUADALUPE TRL NW
OWNER NAME: LUEVANO SIMONE
OWNER ADDR: 00916 LOS POBLANOS RANCH LN NW

ALBUQUERQUE NM 87107
0101406110036120116 LEGAL: MAP 32 T R73A2
LAND USE: PROPERTY ADDR: 00000 1101 MONTANO RD NW
OWNER NAME: PERRUCCI BETTY
OWNER ADDR: 00800 ADOBE RD

ALBUQUERQUE NM 87107
0101406111435620115 LEGAL: MRGC D MA P #32 TR 73A-3A CONT 0.4816 AC +- OR
20,97 LAND USE: PROPERTY ADDR: 00000 754 ADOBE RD NW
OWNER NAME: SANCHEZ RICHARD A & LUJAN CLAU
OWNER ADDR: 00754 ADOBE RD NW

ALBUQUERQUE NM 87107
0101406112135520157 LEGAL: MAP 32 T R 73A3B
LAND USE: PROPERTY ADDR: 00000 752 ADOBE RD NW
OWNER NAME: C DE BACA LAWRENCE & VIOLA M
OWNER ADDR: 00752 ADOBE RD NW

ALBUQUERQUE NM 87107
0101406113735320114 LEGAL: MRGC D MA P #32 TR 73B-1 (AKA TR 73-B EXC THE ELY
66 LAND USE: PROPERTY ADDR: 00000 744 ADOBE RD NW
OWNER NAME: TRUJILLO EUGENIO & LAURA
OWNER ADDR: 00750 ADOBE RD NW

ALBUQUERQUE NM 87107
0101406104140520601 LEGAL: LT 1 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT
0.3515 LAND USE: PROPERTY ADDR: 00000 5700 TIERRA VIVA PL NE
OWNER NAME: STORMS-SORRELS MARLA D & G C M
OWNER ADDR: 00020 FIRST PLAZA NW

ALBUQUERQUE NM 87102

0101406104841320602 LEGAL: LT 2 P2 P PLAT OF TIERRA VIVA SUBDIVISION CONT
 0.2582 LAND USE:
 PROPERTY ADDR: 00000 5704 TIERRA VIVA PL NE
 OWNER NAME: G C M INC
 OWNER ADDR: 00020 FIRST PLAZA NW
 ALBUQUERQUE NM 87102

0101406105142020603 LEGAL: LT 3 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT
 0.2520 LAND USE:
 PROPERTY ADDR: 00000 5708 TIERRA VIVA PL NE
 OWNER NAME: G C M INC
 OWNER ADDR: 00020 FIRST PLAZA NW
 ALBUQUERQUE NM 87102

0101406105642620604 LEGAL: LT 4 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT
 0.2413 LAND USE:
 PROPERTY ADDR: 00000 5712 TIERRA VIVA PL NE
 OWNER NAME: G C M INC
 OWNER ADDR: 00020 FIRST PLAZA
 ALBUQUERQUE NM 87102

0101406106043520605 LEGAL: LT 5 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT
 0.3981 LAND USE:
 PROPERTY ADDR: 00000 5716 TIERRA VIVA PL NE
 OWNER NAME: G C M INC
 OWNER ADDR: 00020 FIRST PLAZA NW
 ALBUQUERQUE NM 87102

1 R E C O R D S W I T H L A B E L S PAGE
 3

0101406106444520606 LEGAL: LT 6 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT
 0.3109 LAND USE:
 PROPERTY ADDR: 00000 5800 TIERRA VIVA PL NE
 OWNER NAME: KREIN MELVIN S & LORETTA F
 OWNER ADDR: 06240 LA JOYA PL NW
 ALBUQUERQUE NM 87120

0101406102841520636 LEGAL: LT 3 6P2 PLAT OF TIERRA VIVA SUBDIVISION CONT
 0.250 LAND USE:
 PROPERTY ADDR: 00000 5701 TIERRA VIVA PL NE
 OWNER NAME: PADILLA GARY E
 OWNER ADDR: 00000
 ALBUQUERQUE NM 87176

0101406103342320635 LEGAL: LT 3 5P2 PLAT OF TIERRA VIVA SUBDIVISION CONT
 0.249 LAND USE:
 PROPERTY ADDR: 00000 5705 TIERRA VIVA PL NE
 OWNER NAME: MOLINAR JUDITH O & JESSE F
 OWNER ADDR: 05705 TIERRA VIVA PL NW
 ALBUQUERQUE NM 87107

0101406103643120634 LEGAL: LT 3 4P2 PLAT OF TIERRA VIVA SUBDIVISION CONT
 0.250 LAND USE:
 PROPERTY ADDR: 00000 5709 TIERRA VIVA PL NE
 OWNER NAME: PADILLA GARY E
 OWNER ADDR: 00000
 ALBUQUERQUE NM 87176

0101406103943820633 LEGAL: LT 3 3P2 PLAT OF TIERRA VIVA SUBDIVISION CONT
 0.280 LAND USE:
 PROPERTY ADDR: 00000 5715 TIERRA VIVA PL NE
 OWNER NAME: BARELA JOSEPH LAWRENCE
 OWNER ADDR: 05715 TIERRA VIVA NW
 ALBUQUERQUE NM 87107

0101406104344520632 LEGAL: LT 3 2P2 PLAT OF TIERRA VIVA SUBDIVISION CONT
 0.291 LAND USE:
 PROPERTY ADDR: 00000 5719 TIERRA VIVA PL NE
 OWNER NAME: G C M INC
 OWNER ADDR: 00020 FIRST PLAZA NW
 ALBUQUERQUE NM 87107

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ALBUQUERQUE NM 87102
0101406108344620301 LEGAL: * 02 5 TR AIL ACRES ESTATES
LAND USE: PROPERTY ADDR: 00000 1024 SANDIA DR NW
OWNER NAME: LEPPKE KENNETH ETUX DR NW
OWNER ADDR: 01024 SANDIA

ALBUQUERQUE NM 87107
0101406109644320302 LEGAL: * 02 4 TR AIL ACRE ESTATES
LAND USE: PROPERTY ADDR: 00000 1018 SANDIA RD NW
OWNER NAME: MAYFIELD DANIEL J ETUX
OWNER ADDR: 01018 SANDIA RD NW

ALBUQUERQUE NM 87107
0101406110743420340 LEGAL: LOT 23-B PLAT OF LOTS 23-A AND 23-B TRAIL ACRE
EST LAND USE: PROPERTY ADDR: 00000 1015 LOS POBLANOS RANCH
OWNER NAME: ORTEGA MARIA CRISTINA RD NW
OWNER ADDR: 01015 LOS POBLANOS

ALBUQUERQUE NM 87107
0101406111943920304 LEGAL: * 02 2 TR AIL ACRE ESTATES
LAND USE: PROPERTY ADDR: 00000 1006 SANDIA RD NW
OWNER NAME: LUCERO EDDIE L & LOUISE S RD NW
OWNER ADDR: 01006 SANDIA

ALBUQUERQUE NM 87107
0101406112943620305 LEGAL: * 02 1 TR AIL ACRE ESTATES
LAND USE: PROPERTY ADDR: 00000 1000 SANDIA RD NW
OWNER NAME: NEFF NOLEN DEAN ETUX RD NW
OWNER ADDR: 01000 SANDIA

ALBUQUERQUE NM 87107
1 R E C O R D S W I T H L A B E L S PAGE
4
0101406114043320306 LEGAL: * 02 0 TR AIL ACRE ESTATES
LAND USE: PROPERTY ADDR: 00000 924 SANDIA RD NW
OWNER NAME: CANNAIN LESTER C & CAROLYN S RD NW
OWNER ADDR: 00924 SANDIA

ALBUQUERQUE NM 87107
0101406115143120307 LEGAL: * 01 9 TR AIL ACRE ESTATES
LAND USE: PROPERTY ADDR: 00000 918 SANDIA RD NW
OWNER NAME: BRYANT LARRY O & SALLY A RD NW
OWNER ADDR: 00918 SANDIA

ALBUQUERQUE NM 87107
0101306149045410505 LEGAL: MRGC D MA P 31 TRACTS 1-A-2, 6-B-2,
8-A-1-A-2-B-1, M LAND USE: PROPERTY ADDR: 00000
OWNER NAME: CITY OF ALBUQUERQUE C/O REAL E
OWNER ADDR: 00000

ALBUQUERQUE NM 87103
QUIT

Project # 1002948

MS DEV ONE, LLC
6707 ACADEMY RD NE, STE# B
ALBUQUERQUE NM 87109

101406107938120102

HUDSON GWENYTHE
2601 LOS COMPADRES NW
ALBUQUERQUE NM 87120

101406111337520104

ALDERETE JUAN R & KENIA
1608 PRINCETON SE
ALBUQUERQUE NM 87106

101406115437020125

RATLIFF VIKKI L & SCHUSTER DA
743 ADOBE RD NW
ALBUQUERQUE NM 87107

101406115141120146

PADILLA WILLIAM TRUSTEE OF TH
908 LOS POBLANOS RANC RD NW
ALBUQUERQUE NM 87107

101406111435620115

SANCHEZ RICHARD A & LUJAN CLA
754 ADOBE RD NW
ALBUQUERQUE NM 87107

101406104841320602

G C M INC
20 FIRST PLAZA NW
ALBUQUERQUE NM 87102

101406103342320635

MOLINAR JUDITH O & JESSE F
5705 TIERRA VIVA PL NW
ALBUQUERQUE NM 87107

101406108344620301

LEPPKE KENNETH ETUX
1024 SANDIA DR NW
ALBUQUERQUE NM 87107

101406111943920304

LUCERO EDDIE L & LOUISE S
1006 SANDIA RD NW
ALBUQUERQUE NM 87107

ISAACSON & ARFMAN, P.A.
128 MONROE ST NE
ALBUQUERQUE NM 87108

101406103039620119

ROMERO JOSE PABLO JR & JULIA
808 ADOBE RD NW
ALBUQUERQUE NM 87107

101406112437520122

C DE BACA LAWRENCE & VIOLA M
752 ADOBE RD NW
ALBUQUERQUE NM 87107

101406115439020133

CHAVEZ PATRICK F & SANDRA L
5717 GUADALUPE TR NW
ALBUQUERQUE NM 87107

101406111142120147

LUEVANO SIMONE
916 LOS POBLANOS RANC LN NW
ALBUQUERQUE NM 87107

101406113735320114

TRUJILLO EUGENIO & LAURA
750 ADOBE RD NW
ALBUQUERQUE NM 87107

101406106444520606

KREIN MELVIN S & LORETTA F
6240 LA JOYA PL NW
ALBUQUERQUE NM 87120

101406103643120634

PADILLA GARY E
PO BOX 37186
ALBUQUERQUE NM 87176

101406109644320302

MAYFIELD DANIEL J ETUX
1018 SANDIA RD NW
ALBUQUERQUE NM 87107

101406112943620305

NEFF NOLEN DEAN ETUX
1000 SANDIA RD NW
ALBUQUERQUE NM 87107

101406109939720123

CULLY JACK F
2855 CARLSBAD BL
CARLSBAD CA 92008

101406109237720103

MURRAY CAROL A
901 ADOBE RD NW
ALBUQUERQUE NM 87107

101406113937220124

MARKS STEPHEN D ETUX
751 ADOBE RD NW
ALBUQUERQUE NM 87107

101406117240820129

FERNANDEZ WILLIAM J & TERESA
5713 GUADALUPE TR NW
ALBUQUERQUE NM 87107

101406110036120116

PERRUCCI BETTY
800 ADOBE RD
ALBUQUERQUE NM 87107

101406104140520601

STORMS-SORRELS MARLA D & G C
20 FIRST PLAZA NW
ALBUQUERQUE NM 87102

101406102841520636

LUNA BRIAN
5701 TIERRA VIVA PL NW
ALBUQUERQUE NM 87107

101406103943820633

BARELA JOSEPH LAWRENCE
5715 TIERRA VIVA NW
ALBUQUERQUE NM 87107

101406110743420340

ORTEGA MARIA CRISTINA
1015 LOS POBLANOS RD NW
ALBUQUERQUE NM 87107

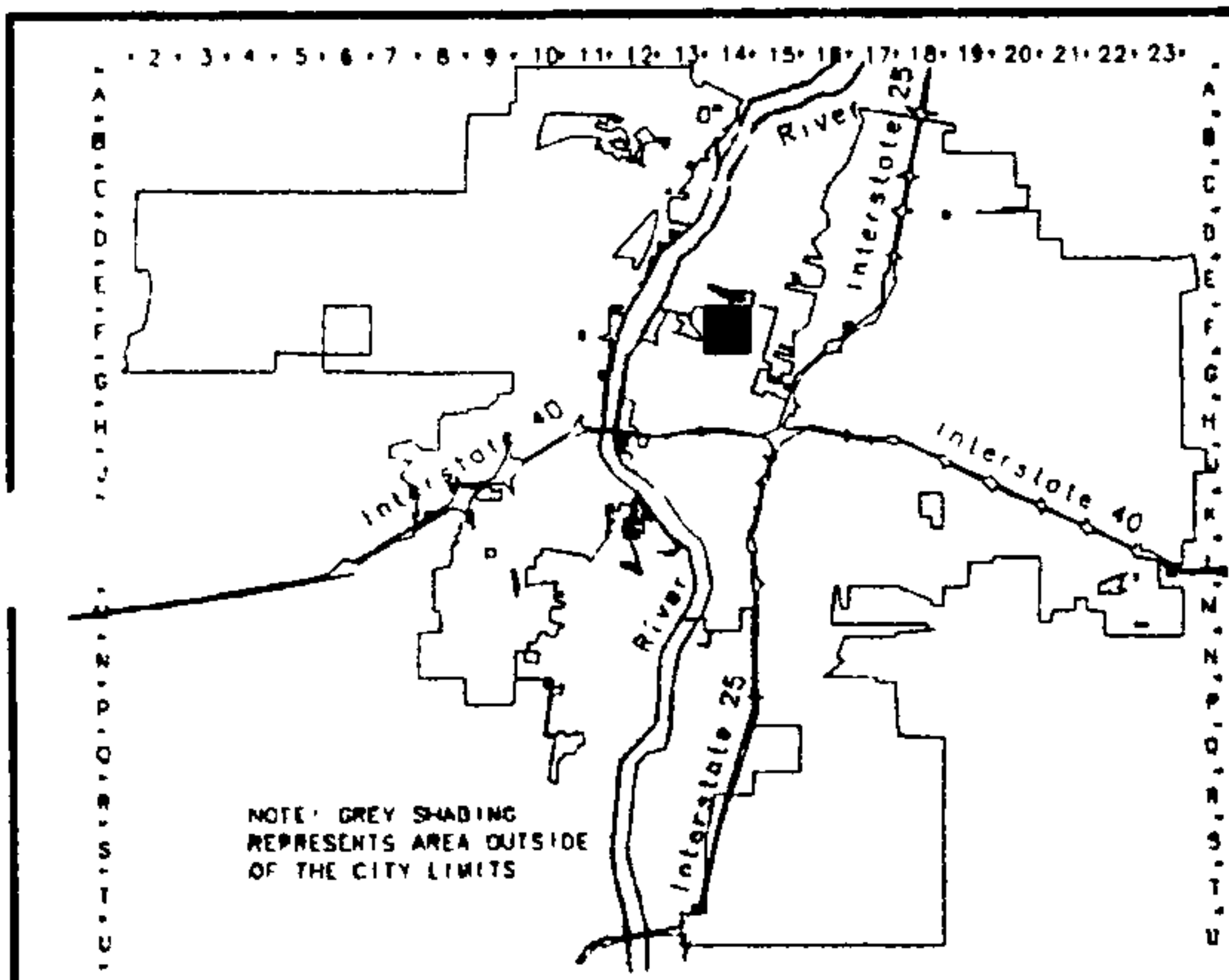
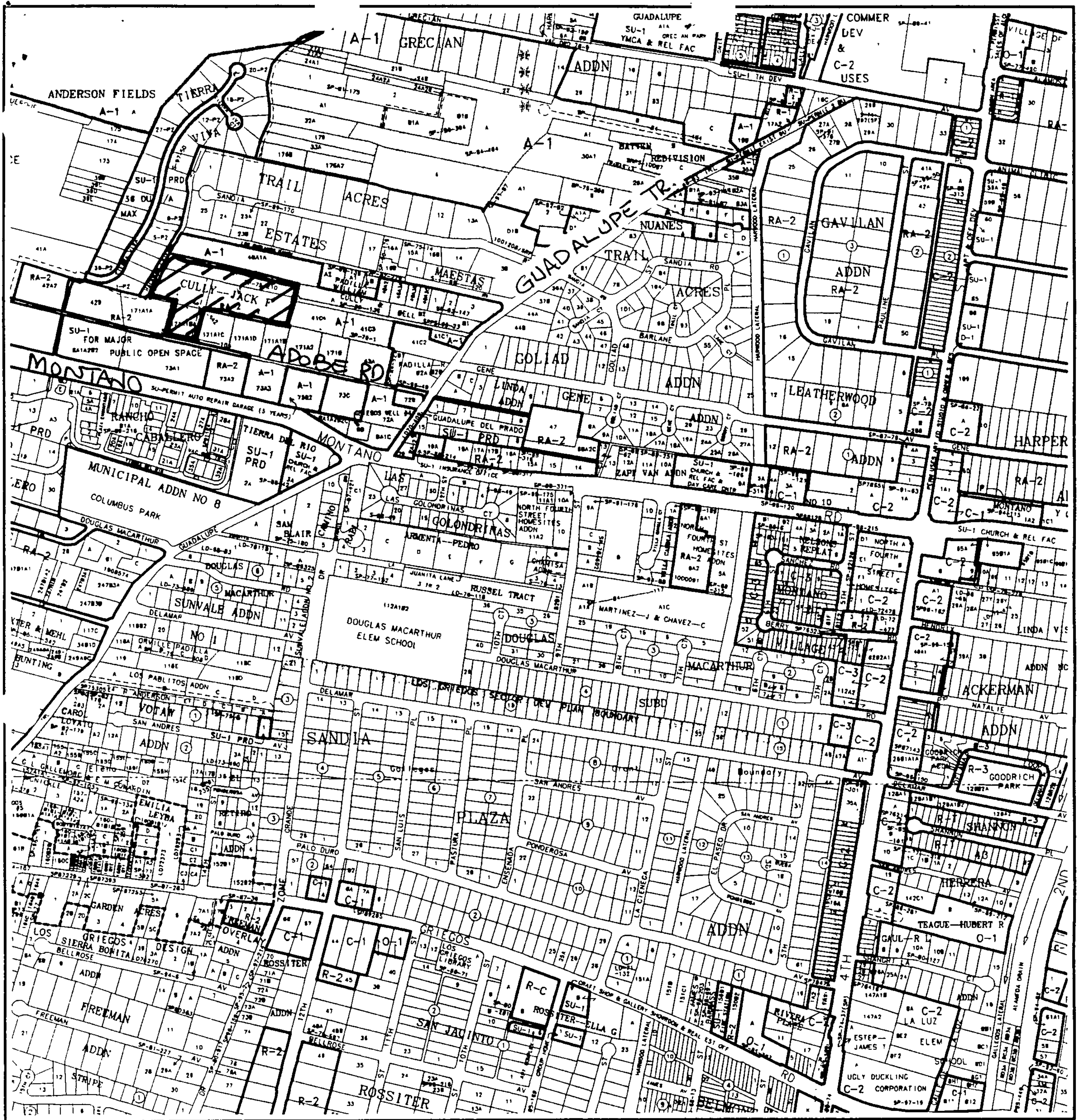
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CANNAIN LESTER C & CAROLYN S
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ALBUQUERQUE NM 87107

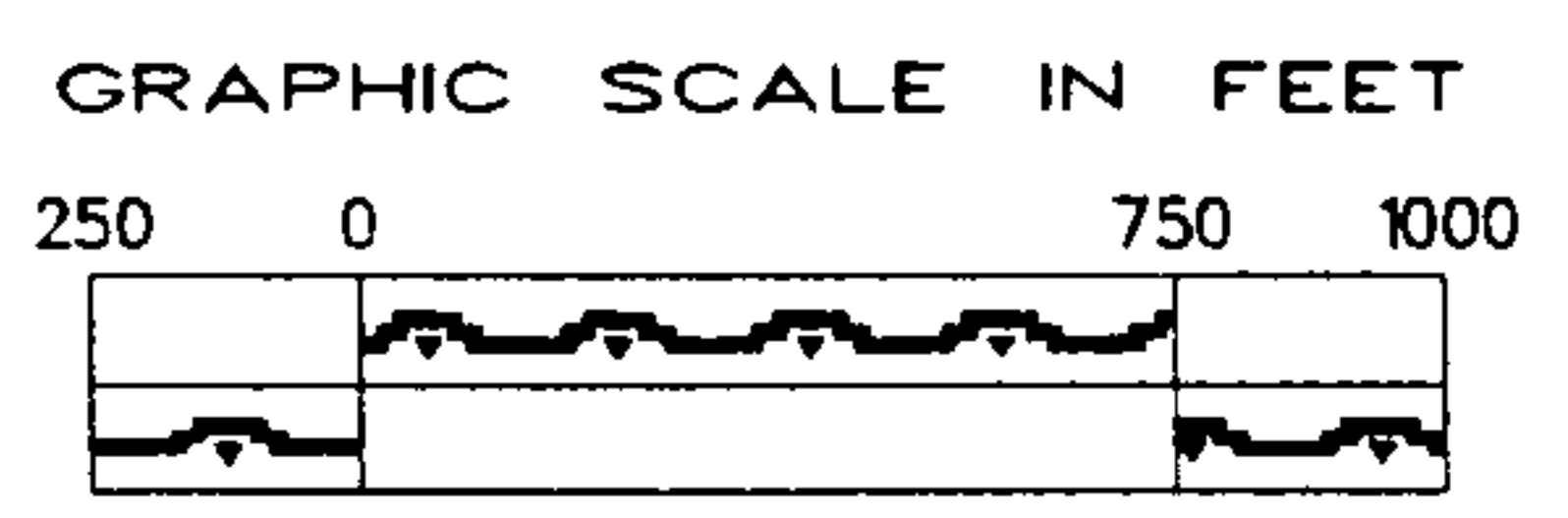
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BRYANT LARRY O & SALLY A
918 SANDIA RD NW
ALBUQUERQUE NM 87107

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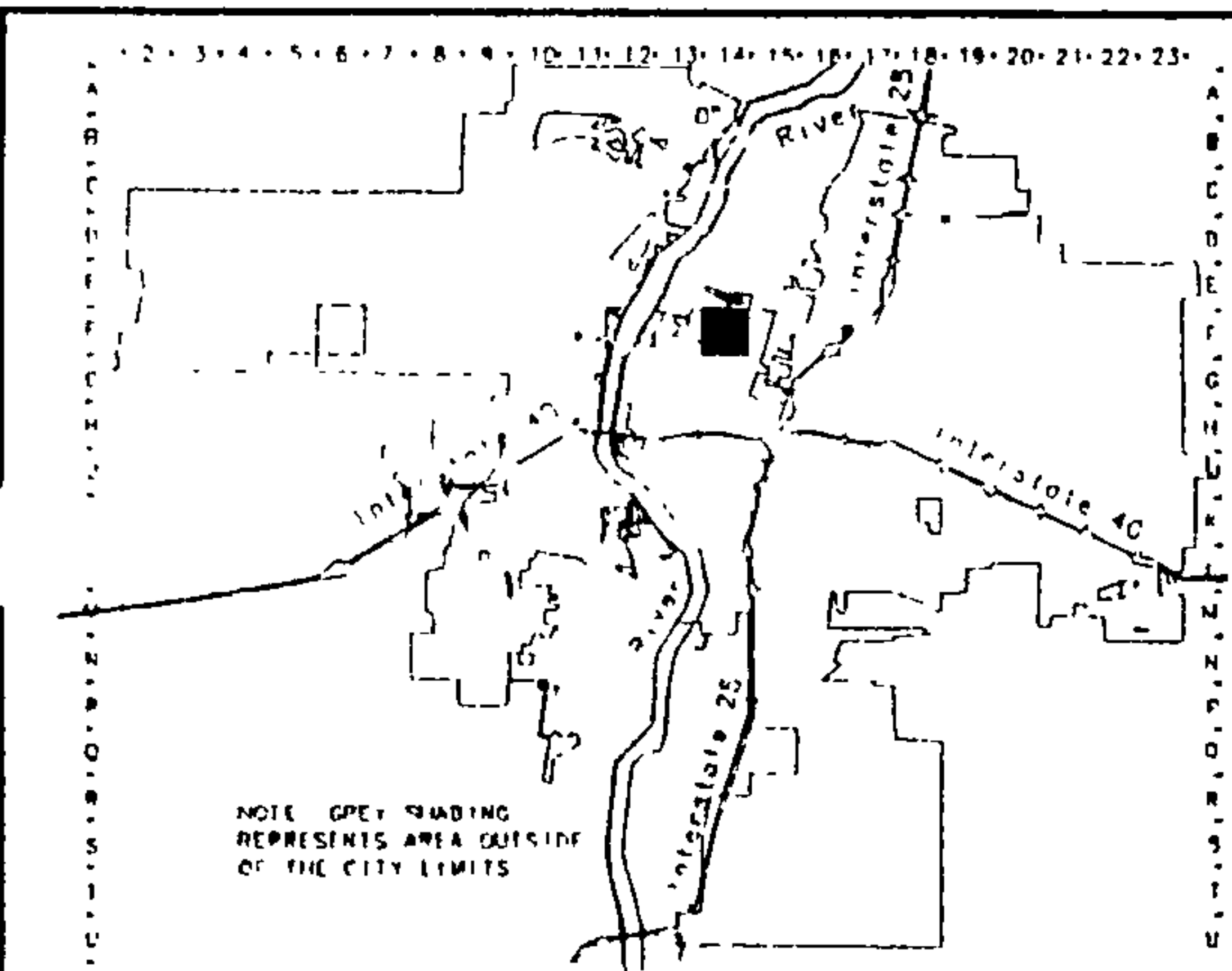
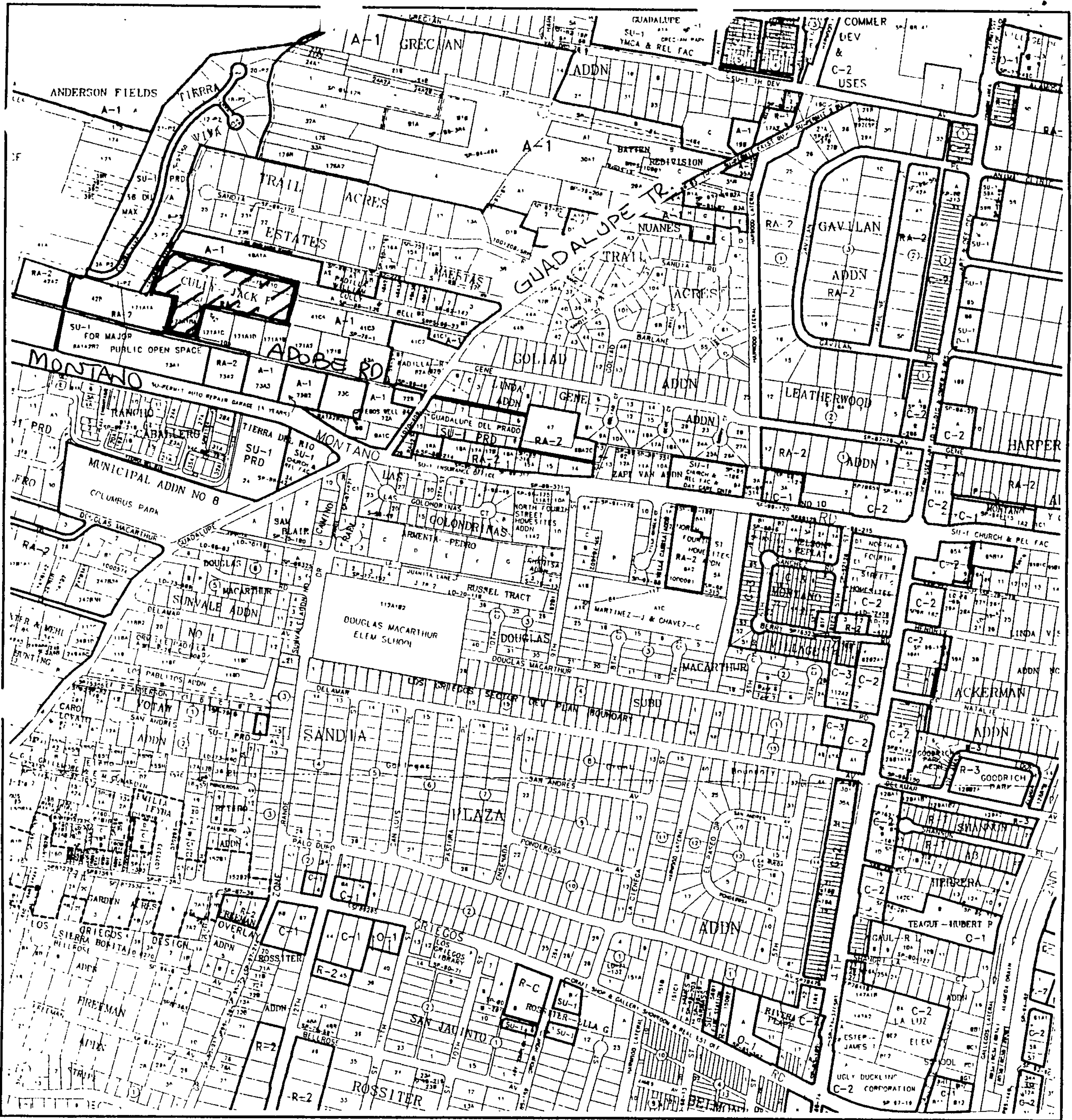
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Albuquerque Geographic Information System
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Zone Atlas Page

F-14-Z

Map Amended through April 03, 2002



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Albuquerque
A G I S
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Zone Atlas Page

F-14-Z

Map Amended through April 03, 2002



**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, October 1, 2003, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1002645

03DRB-01440 Major-Preliminary Plat Approval
03DRB-01441 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1□1-A (to be known as **SEVILLE UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] (A-10)

Project # 1002864

03DRB-01487 Major-Preliminary Plat Approval
03DRB-01488 Major-Vacation of Public Easements
03DRB-01490 Minor-Temp Defer SDWK
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:03DRB-01302](A-9/A-10)

Project # 1002948

03DRB-01485 Major-Preliminary Plat Approval
03DRB-01486 Minor-Sidewalk Waiver
03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). (F-14)

Project # 1002949

03DRB-01492 Minor-Preliminary Plat Approval
03DRB-01493 Major-Vacation of Pub Right-of-Way
03DRB-01494 Minor-Sidewalk Waiver
03DRB-01496 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, **VOLCANO CLIFFS SUBDIVISION**, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). (E-10)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 15, 2003.



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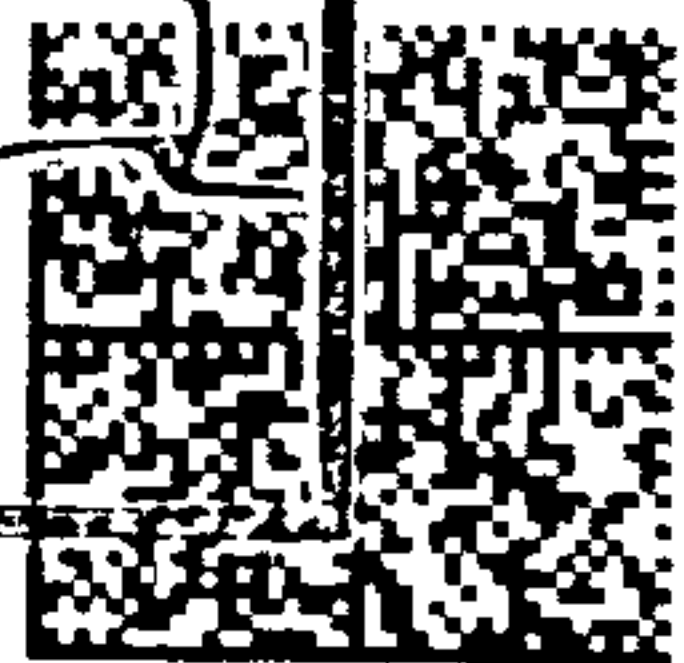
City of Albuquerque

PO. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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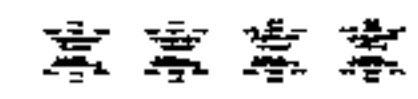


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ALBUQUERQUE NM 87102



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87103/1293





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

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03DRB-01440 Major-Preliminary Plat Approval
03DRB-01441 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1□1-A (to be known as **SEVILLE UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] (A-10)

Project # 1002864

03DRB-01487 Major-Preliminary Plat Approval
03DRB-01488 Major-Vacation of Public Easements
03DRB-01490 Minor-Temp Defer SDWK
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:03DRB-01302](A-9/A-10)

Project # 1002948

03DRB-01485 Major-Preliminary Plat Approval
03DRB-01486 Minor-Sidewalk Waiver
03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). (F-14)

Project # 1002949

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03DRB-01493 Major-Vacation of Pub Right-of-Way
03DRB-01494 Minor-Sidewalk Waiver
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Sheran Matson, AICP, DRB Chair
Development Review Board

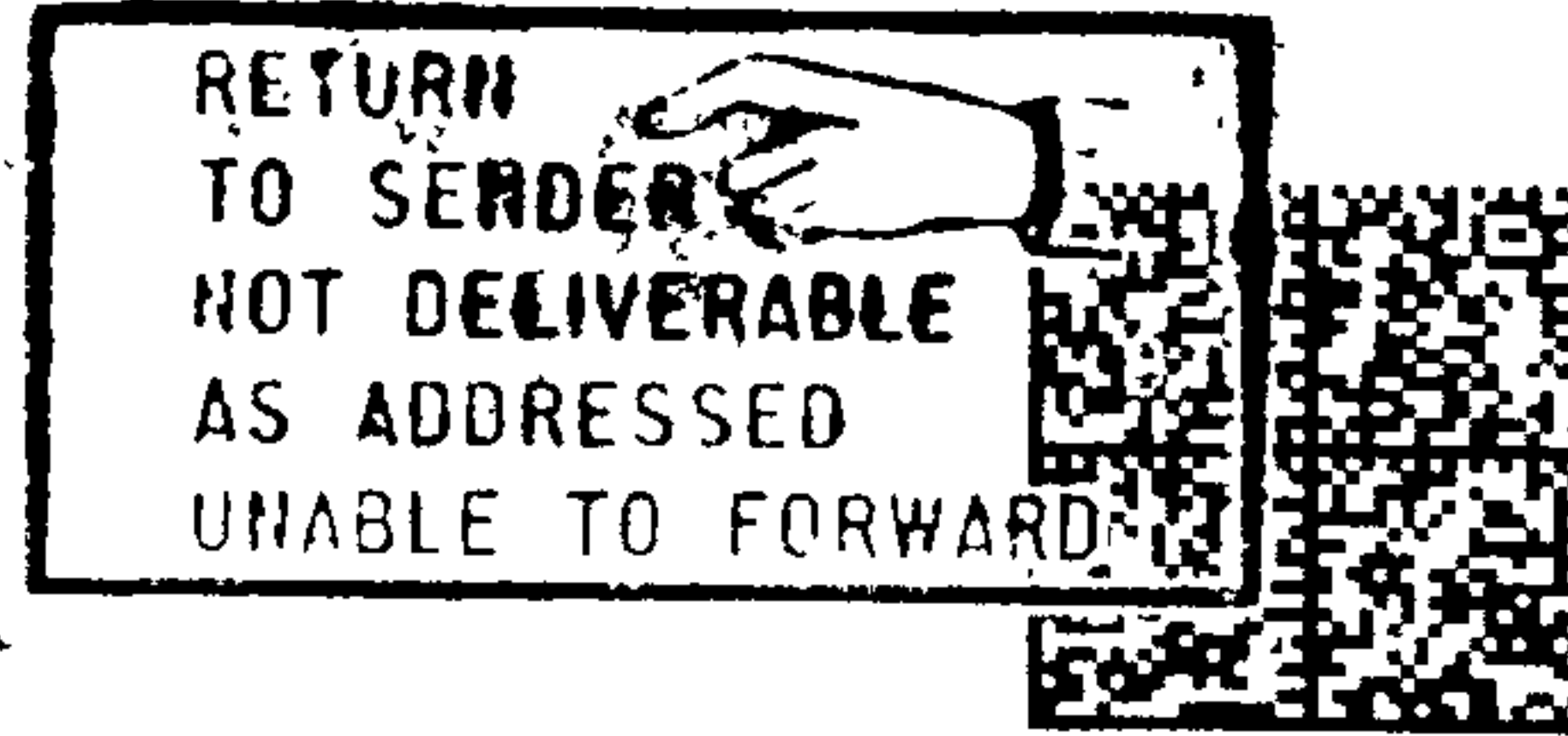
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 15, 2003.



City of Albuquerque

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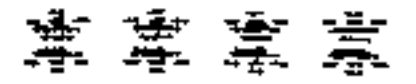
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G C M INC
20 FIRST PLAZA NW
ALBUQUERQUE NM 87102



87102+2247 1293





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

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Project # 1002645

03DRB-01440 Major-Preliminary Plat Approval
03DRB-01441 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1□1-A (to be known as **SEVILLE UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] (A-10)

Project # 1002864

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03DRB-01488 Major-Vacation of Public Easements
03DRB-01490 Minor-Temp Defer SDWK
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:03DRB-01302](A-9/A-10)

Project # 1002948

03DRB-01485 Major-Preliminary Plat Approval
03DRB-01486 Minor-Sidewalk Waiver
03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). (F-14)

Project # 1002949

03DRB-01492 Minor-Preliminary Plat Approval
03DRB-01493 Major-Vacation of Pub Right-of-Way
03DRB-01494 Minor-Sidewalk Waiver
03DRB-01496 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, **VOLCANO CLIFFS SUBDIVISION**, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). (E-10)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

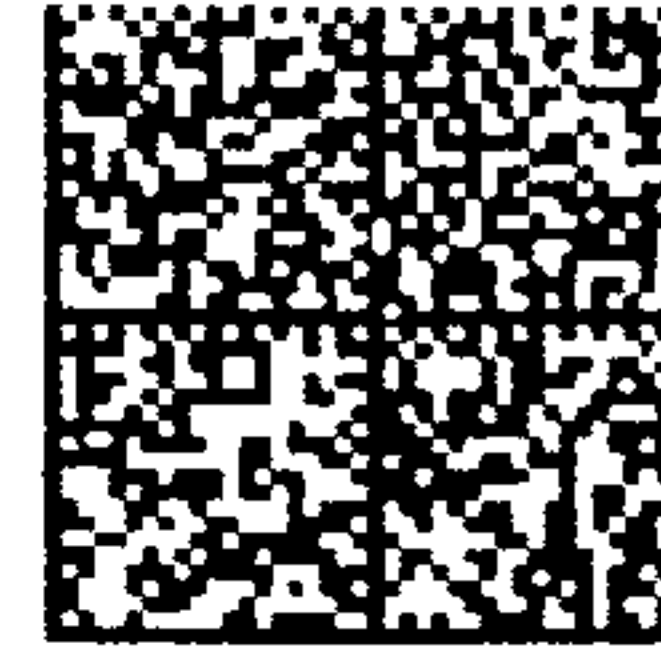
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 15, 2003.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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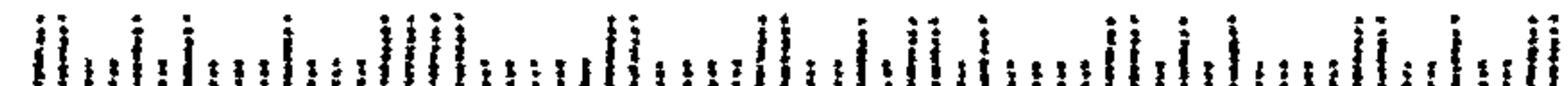
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ALDERETE JUAN R & KENIA
1608 PRINCETON SE
ALBUQUERQUE NM 87106

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RETURN TO SENDER

ALDERETE
NOT DELIVERABLE AS ADDRESSED
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Project # 1002941
03EPC-01467 EPC Sector Development Plan
03EPC-01466 Zone Map Amendment

CONSENSUS PLANNING INC. agent for SUNSTATE REALTY request the above actions for all of Tract H20, **Riverview Subdivision**, a zone map amendment from RO-1 to RA-2, located at the southwest corner of Eagle Ranch Rd. and Coors Blvd. NW, containing approximately 5 acres. (C-12) (Carmen Marrone, Staff Planner)

Project # 1002371 *
03EPC-01285 Zone Map Amendment
03EPC-01815 EPC Site Development Plan-Subdivision

TIERRA WEST LLC, agent for HOFFMANTOWN CHURCH WEST, request the above action for all or a portion of Tracts 1A,1B & 1C, Block 15, Alban Hills Subdivision, Unit 1 and Tract A, Access Easement, Bosque Meadows, a zone map amendment from SU-1 for R-2 Uses and SU-1 for R-2 Uses with 175 DU Max to SU-1 for C-2 Uses and SU-1 for R-2 and Church and Related Uses, located on LA ORILLA NW, between COORS BLVD. NW and CORRALES DRAIN, containing approximately 17 acres. (D-12) Simon Shima, Staff Planner

Project # 1000575
03EPC-01661 EPC Site Development Plan-
Amendment to Building Permit

DEKKER/PERICH/SABATINI agents for
PRESBYTERIAN HEALTHCARE SERVICES request
the above action(s) for all or a portion of Tract(s) 1-9,
Presbyterian Hospital Main Campus, zoned SU-1 SU-
2 Hospital & Related Uses, located on CENTRAL SE,
between OAK SE and SYCAMORE SE, containing
approximately 27 acres. (K-15) Carmen Marrone, Staff
Planner

Project # 1003008
03EPC-01664 EPC Site Development Plan-
Building Permit

MULLEN HELLER ARCHITECTURE PC agents for
WRANGLER PROPERTIES request the above actions
for all or a portion of Tracts C-1A1, **Seven Bar Ranch**,
zoned SU-1 for IP Uses, located on THE AMERICAN
ROAD NW, between ELLISON DRIVE NW and NM
HIGHWAY 528, containing approximately 2 acres. (A-
13) Debbie Stover, Staff Planner

Project # 1003009
03EPC-01665 EPC Site Development Plan-
Building Permit

TIERRA WEST LLC agents for SANDIA FOOD
GROUP request the above action for all or a portion of
Lot 2, **Jefferson Commons II**, zoned IP, located on
PAN AMERICAN FRWY NE, between OFFICE BLVD.
NE and JEFFERSON ST. NE, containing approximately
3 acres. (F-17) Carmen Marrone, Staff Planner

Project # 1000901
03EPC-01666 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING, INC. agents for BOSQUE
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Lot 4A, **Bosque Preparatory School**, zoned SU-1 for
School & Related Facilities, located on LEARNING
ROAD NW, between COORS BLVD. NW and RIO
GRANDE BOSQUE, containing approximately 23 acres.
(F-12) Juanita Vigil Staff Planner

Project # 1000162
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Subdivision
03EPC-01668 Zone Map Amendment

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located on PATHWAY AVE. NE, between PAN
AMERICAN HIGHWAY and NORTH DIVERSION
CHANNEL, containing approximately 7 acres. (G-16)
Simon Shima, Staff Planner

Project # 1003010

03EPC-01669 Zone Map Amendment
03EPC-01670 EPC Site Development Plan-
Building Permit
03EPC-01671 EPC Site Development Plan-
Subdivision
03EPC-01704 Sector Plan Amendment

DEKKER/PERICH/SABATINI agents for
ALBUQUERQUE LITTLE THEATER request the
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Addition plus **Section 18, T10N, R3E, NMPM, Bern.
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Staff Planner

Project # 1002798

03EPC-01673 Zone Map Amendment
03EPC-01674 EPC Site Development Plan-
Subdivision

ADVANCED ENGINEERING AND CONSULTING
LLC agents for WILLIAM HOLLER request the above
actions for all or a portion of Tracts A and Tract A-1,
Lands of Conrado Garcia, **Rima Addition**, a zone map
amendment from C-2, RA-2, SU-1 for PRD to SU-1 for
PRD, located on CANDELARIA ROAD NW, between
12TH STREET NW and RIO GRANDE NW, containing
approximately 3 acres. (G-13) Simon Shima, Staff
Planner

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03EPC-01675 Zone Map Amendment
03EPC 01796 EPC Site Development Plan-
Building Permit

TOWNER ENC. SERVICES agents for
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the above actions for the Northerly 2/3' and Southerly
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amendment from RD/R-1 to SU-1 Church and Related
Facilities, located on 86TH ROAD SW, between
TOWER ROAD SW and SAN YGNACIO ROAD SW,
containing approximately 1.75 acres. (L-9) Mary
Piscitelli, Staff Planner

03EPC- 01736 Project # 1002948

03DRB-01485 Major Preliminary Plat
Approval

03DRB-01486 Minor-Sidewalk Variance


03DRB-01497 Minor-Temp Defer SDWK

Juan R. Alderete et al, appeals the Development Review
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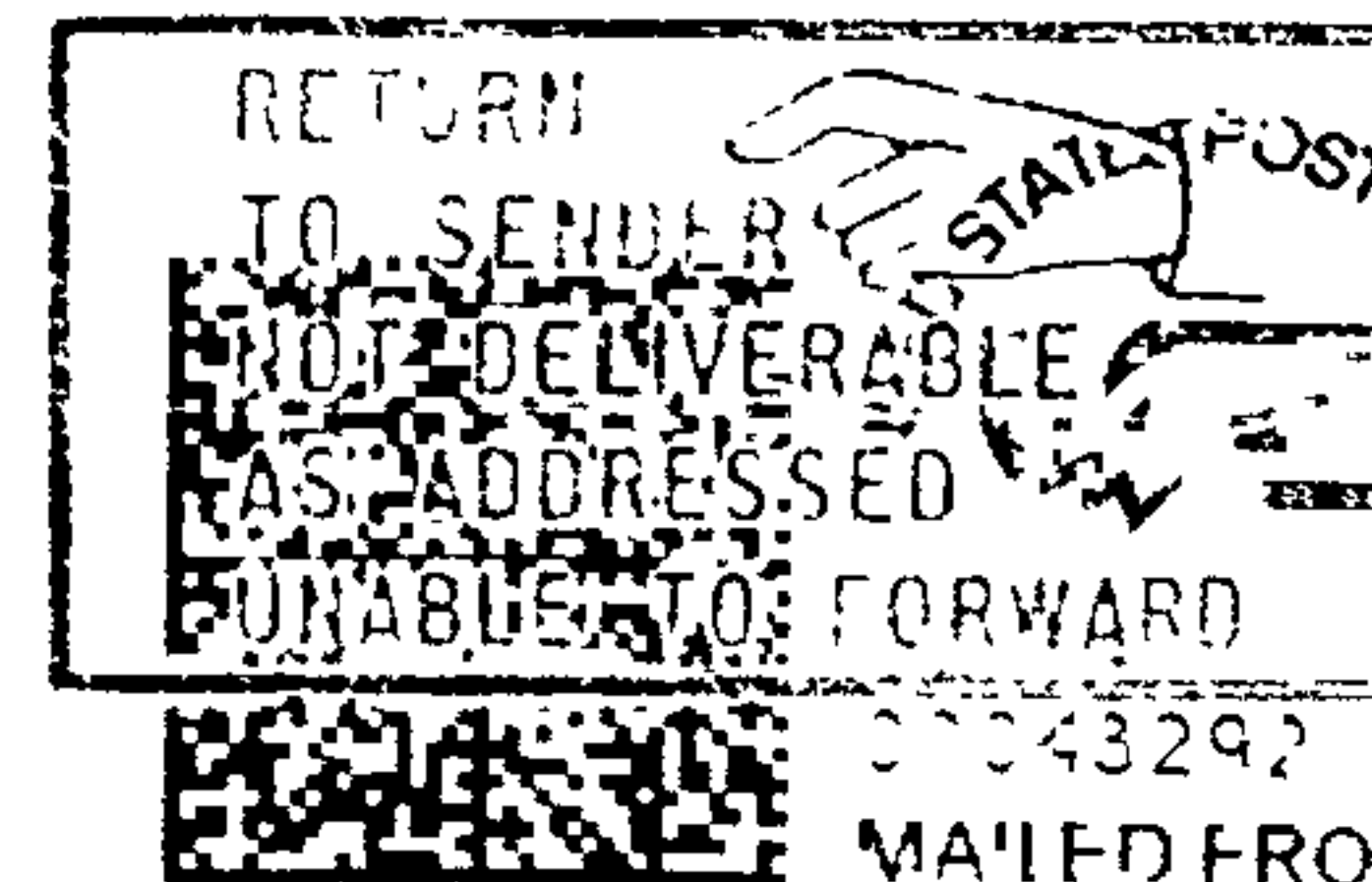
APPROVED

Russell Brito, Senior Planner
Planning Department



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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HUDSON GWENYTHE
2601 LOS COMPADRES NW
ALBUQUERQUE NM 87120

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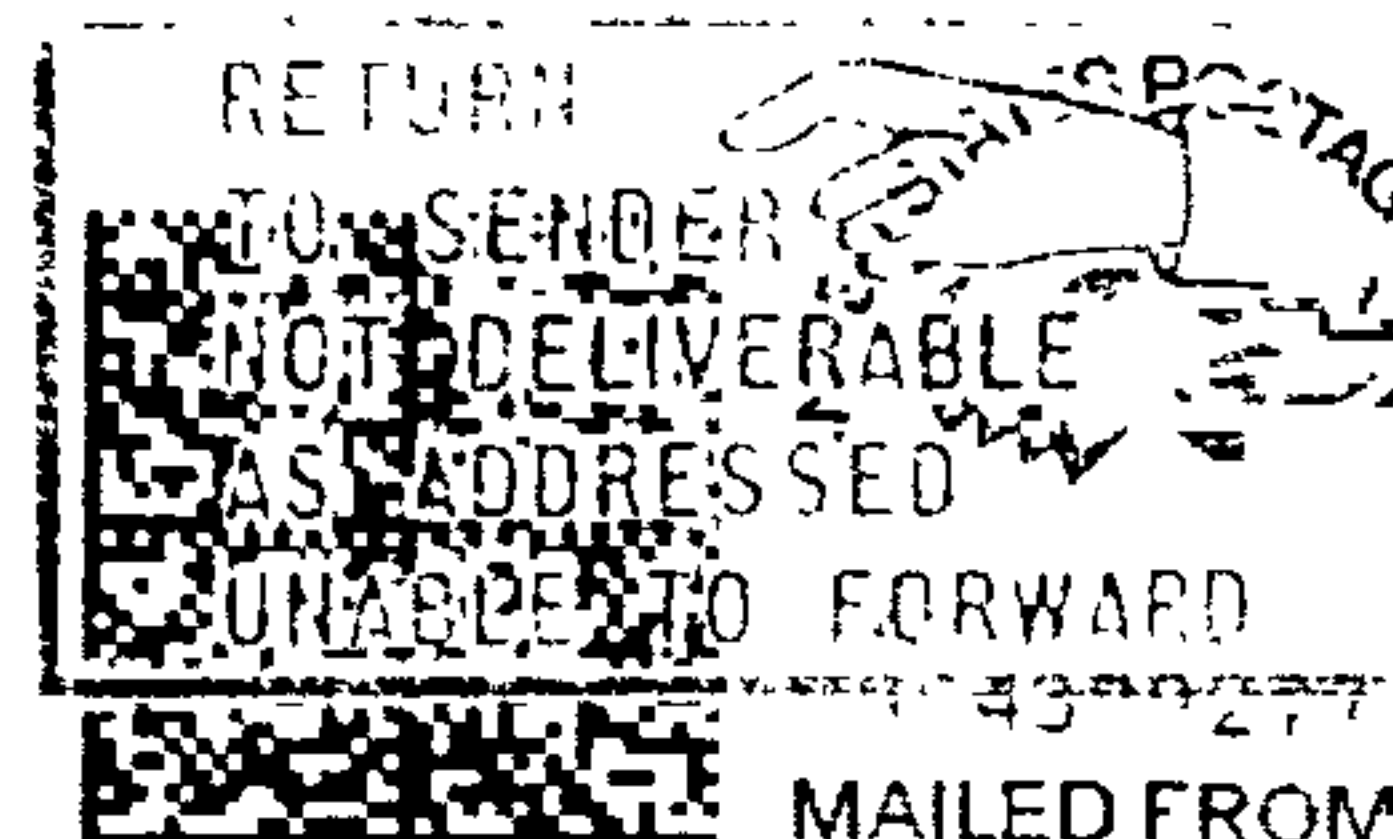
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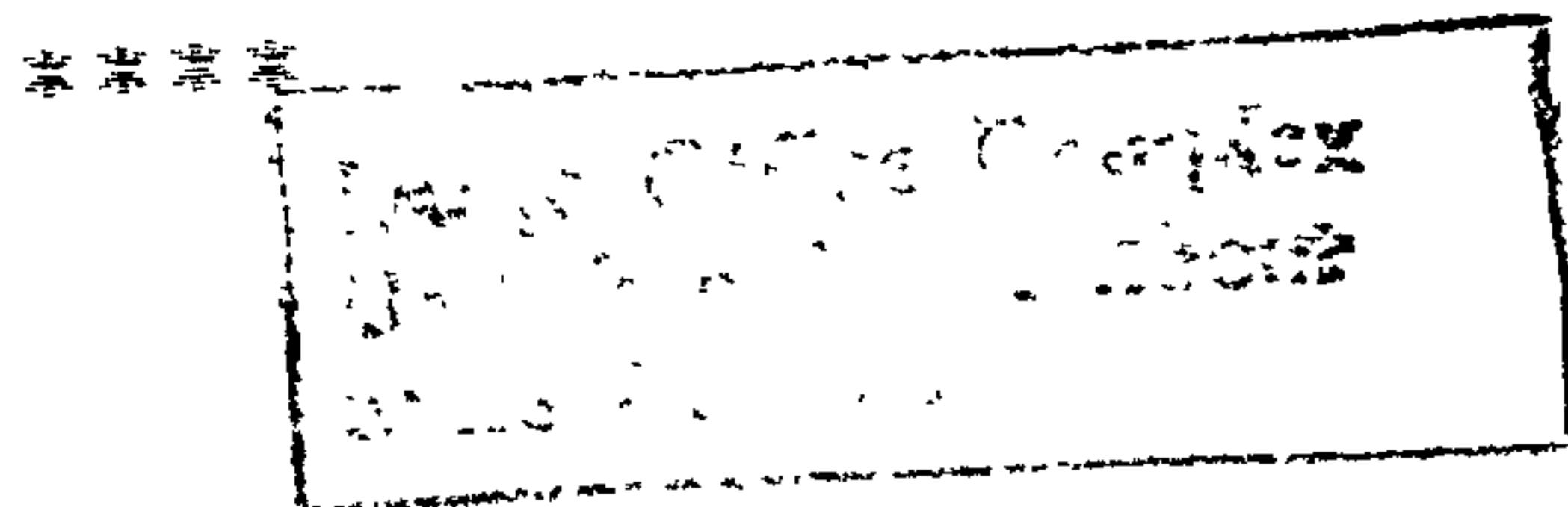
PLANNING DEPARTMENT



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STORMS-SORRELS MARLA D & G C
20 FIRST PLAZA NW
ALBUQUERQUE NM 87102

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03DRB-01486 Minor-Sidewalk Variance
03DRB-01497 Minor-Temp Defer SDWK

Juan R. Alderete et al, appeals the Development Review Board's approval of the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). [Deferred from 10/1/03] (F-14)

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Jeff Jesionowski, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL OCTOBER 29, 2003.

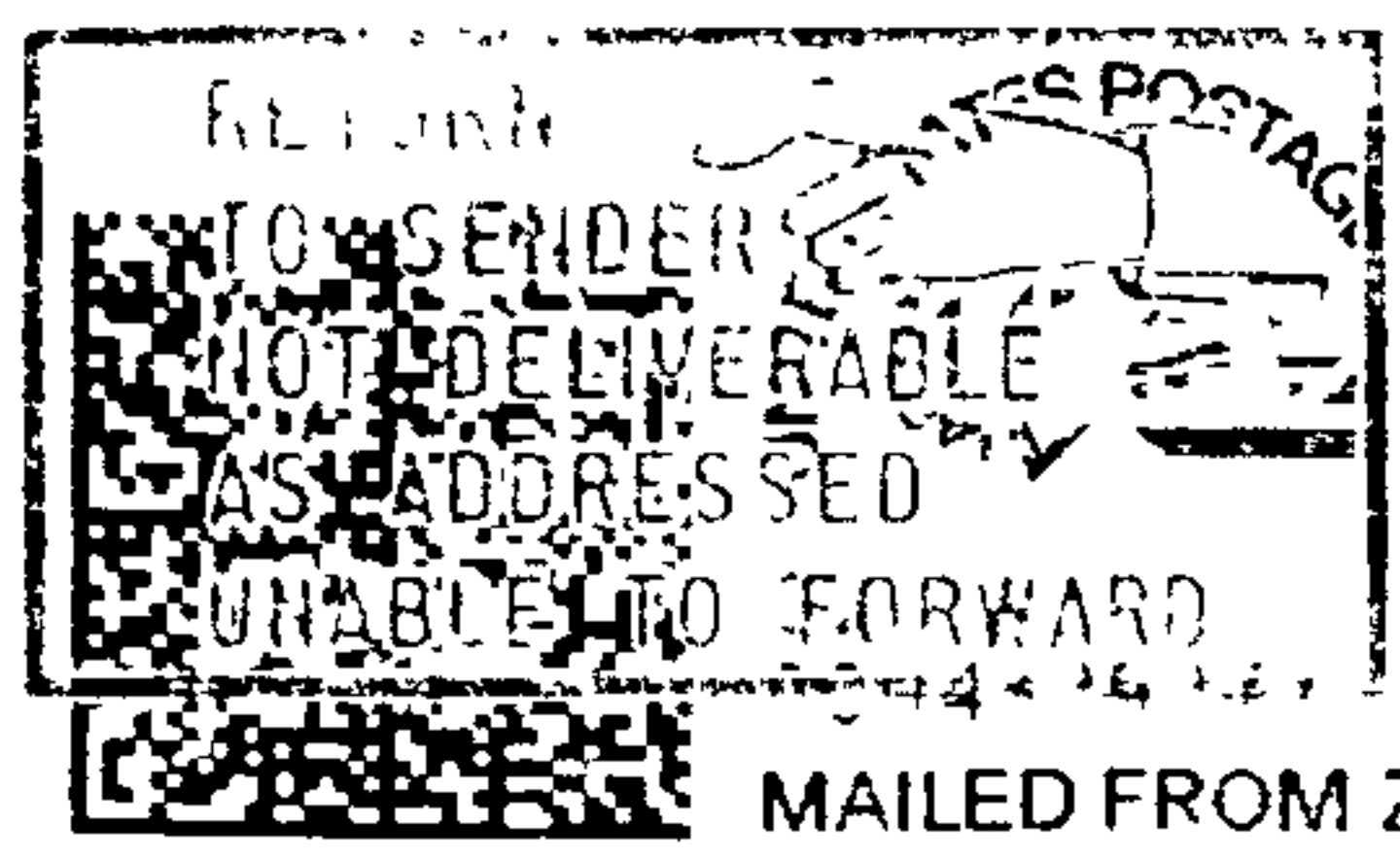
APPROVED

Russell Brito, Senior Planner
Planning Department



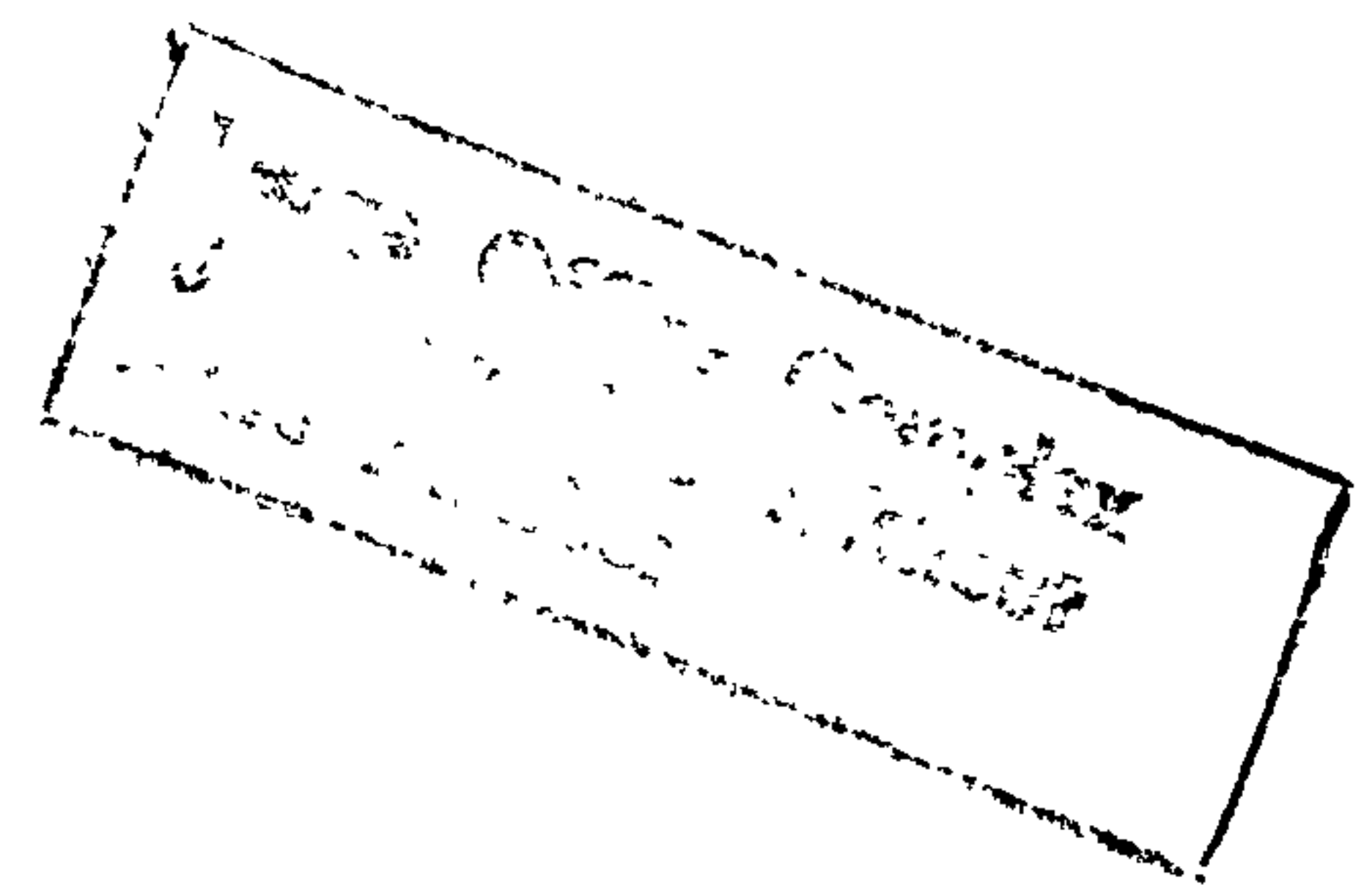
City of Albuquerque

PO BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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NM 87102

87102+24103/1293





NOTICE OF PUBLIC HEARING

Notice is hereby given that the Environmental Planning Commission will conduct informational site visits on November 13, 2003 beginning at 1:00 pm. The sites include only projects that have undergone full City approval and have been constructed or partially constructed. To participate in the site visits, or for more information, please contact April Candelaria at 924-3886.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, November 13, 2003, 4:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Introduction: Mixed Use Zoning concerns currently under study in the Planning Department.
2. Distribution & Review – Current Land Use Matters for the November 20, 2003 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, November 20, 2003, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1002941

03EPC-01467 EPC Sector Development Plan
03EPC-01466 Zone Map Amendment

CONSENSUS PLANNING INC. agent for SUNSTATE REALTY request the above actions for all of Tract H20, **Riverview Subdivision**, a zone map amendment from RO-1 to RA-2, located at the southwest corner of Eagle Ranch Rd. and Coors Blvd. NW, containing approximately 5 acres. (C-12) (Carmen Marrone, Staff Planner)

Project # 1002371 *

03EPC-01285 Zone Map Amendment
03EPC-01815 EPC Site Development Plan-Subdivision

TIERRA WEST LLC, agent for HOFFMANTOWN CHURCH WEST, request the above action for all or a portion of Tracts 1A,1B & 1C, Block 15, Alban Hills Subdivision, Unit 1 and Tract A, Access Easement, Bosque Meadows, a zone map amendment from SU-1 for R-2 Uses and SU-1 for R-2 Uses with 175 DU Max to SU-1 for C-2 Uses and SU-1 for R-2 and Church and Related Uses, located on LA ORILLA NW, between COORS BLVD. NW and CORRALES DRAIN, containing approximately 17 acres. (D-12) Simon Shima, Staff Planner

Project # 1000575
03EPC-01661 EPC Site Development Plan-
Amendment to Building Permit

DEKKER/PERICH/SABATINI agents for
PRESBYTERIAN HEALTHCARE SERVICES request
the above action(s) for all or a portion of Tract(s) 1-9,
Presbyterian Hospital Main Campus, zoned SU-1 SU-
2 Hospital & Related Uses, located on CENTRAL SE,
between OAK SE and SYCAMORE SE, containing
approximately 27 acres. (K-15) Carmen Marrone, Staff
Planner

Project # 1003008
03EPC-01664 EPC Site Development Plan-
Building Permit

MULLEN HELLER ARCHITECTURE PC agents for
WRANGLER PROPERTIES request the above actions
for all or a portion of Tracts C-1A1, **Seven Bar Ranch**,
zoned SU-1 for IP Uses, located on THE AMERICAN
ROAD NW, between ELLISON DRIVE NW and NM
HIGHWAY 528, containing approximately 2 acres. (A-
13) Debbie Stover, Staff Planner

Project # 1003009
03EPC-01665 EPC Site Development Plan-
Building Permit

TIERRA WEST LLC agents for SANDIA FOOD
GROUP request the above action for all or a portion of
Lot 2, **Jefferson Commons II**, zoned IP, located on
PAN AMERICAN FRWY NE, between OFFICE BLVD.
NE and JEFFERSON ST. NE, containing approximately
3 acres. (F-17) Carmen Marrone, Staff Planner

Project # 1000901
03EPC-01666 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING, INC. agents for BOSQUE
SCHOOL request the above action for all or a portion of
Lot 4A, **Bosque Preparatory School**, zoned SU-1 for
School & Related Facilities, located on LEARNING
ROAD NW, between COORS BLVD. NW and RIO
GRANDE BOSQUE, containing approximately 23 acres.
(F-12) Juanita Vigil Staff Planner

Project # 1000162
03EPC-01667 EPC Site Development Plan-
Subdivision
03EPC-01668 Zone Map Amendment

CONSENSUS PLANNING, INC. agents for TIM
WHITE request the above actions for all or a portion of
Tract A-2, **Luecking Park Complex**, a zone map
amendment from R-3 to SU-1 for IP Permissive Uses,
located on PATHWAY AVE. NE, between PAN
AMERICAN HIGHWAY and NORTH DIVERSION
CHANNEL, containing approximately 7 acres. (G-16)
Simon Shima, Staff Planner

Project # 1003010

03EPC-01669 Zone Map Amendment
03EPC-01670 EPC Site Development Plan-
Building Permit
03EPC-01671 EPC Site Development Plan-
Subdivision
03EPC-01704 Sector Plan Amendment

DEKKER/PERICH/SABATINI agents for
ALBUQUERQUE LITTLE THEATER request the
above actions for all or a portion of Tract(s) 135-B and
Tracts 136-A, 135-B, 137 Plus Lots 5-7, Huning Castle
Addition plus **Section 18, T10N, R3E, NMPM, Bern.
Co.**, a zone map amendment from SU-2 SU-1 Albuq.
Little Theater to SU-2 SU-1 Albuq. Little Theater & SU-
2 CLD, located on SAN PASQUALE SW, between
CENTRAL AVE. SW and CHACOMA PLACE SW,
containing approximately 5 acres. (J-13) Makita Hill,
Staff Planner

Project # 1002798

03EPC-01673 Zone Map Amendment
03EPC-01674 EPC Site Development Plan-
Subdivision

ADVANCED ENGINEERING AND CONSULTING
LLC agents for WILLIAM HOLLER request the above
actions for all or a portion of Tracts A and Tract A-1,
Lands of Conrado Garcia, **Rima Addition**, a zone map
amendment from C-2, RA-2, SU-1 for PRD to SU-1 for
PRD, located on CANDELARIA ROAD NW, between
12TH STREET NW and RIO GRANDE NW, containing
approximately 3 acres. (G-13) Simon Shima, Staff
Planner

Project # 1003012

03EPC-01675 Zone Map Amendment
03EPC 01796 EPC Site Development Plan-
Building Permit

TOWNER ENC. SERVICES agents for
PERFORMANCE TOOL AND EQUIPMENT request
the above actions for the Northerly 2/3' and Southerly
160' of Lot 430, **Atrisco Grant**, Unit 3 a zone map
amendment from RD/R-1 to SU-1 Church and Related
Facilities, located on 86TH ROAD SW, between
TOWER ROAD SW and SAN YGNACIO ROAD SW,
containing approximately 1.75 acres. (L-9) Mary
Piscitelli, Staff Planner

03EPC- 01736 Project # 1002948

03DRB-01485 ~~Major-Preliminary Plat~~
Approval

03DRB-01486 Minor-Sidewalk Variance


03DRB-01497 Minor-Temp Defer SDWK

Juan R. Alderete et al, appeals the Development Review
Board's approval of the above action(s) for all or a
portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2,
LANDS OF JACK CULLY, zoned RA-2 residential and
agricultural zone, located on ADOBE RD NW, between
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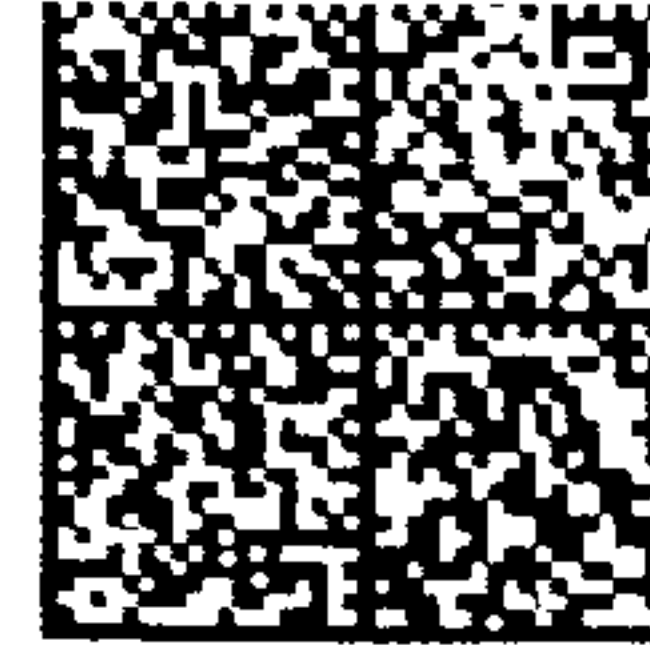
APPROVED

Russell Brito, Senior Planner
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City of Albuquerque

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PLANNING DEPARTMENT



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Supplemental form

SUBDIVISION **S**

___ Major Subdivision action

___ Minor Subdivision action

___ 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 **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)

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: MS DEV ONE, LLC PHONE: 401-0100

ADDRESS: 9806 Guadalupe Trail NW FAX: 897-5105

CITY: ABQ STATE NM ZIP 87114 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

AGENT (if any): ISAACSON + Arfman, P.A. PHONE: 268-8828

ADDRESS: 128 Monroe Street NE FAX: 268-2632

CITY: ABQ STATE NM ZIP 87108 E-MAIL: _____

DESCRIPTION OF REQUEST: Major Subdivision Extension of Subdivision Improvements Agreement + Extension of the SIA for Temporary Deferral of Sidewalk Construction

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

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

Lot or Tract No. _____ Block: _____ Unit: _____

Subdiv / Addn. Vista Faisán Subdivision

Current Zoning: RA-2 Proposed zoning: Same

Zone Atlas page(s): F-14 No. of existing ^{tracts} lots: 4 No. of proposed lots: 15

Total area of site (acres): 5.1038 Density if applicable. dwellings per gross acre: 2.94 dwellings per net acre: 2.94

Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 101406109939720123 + 101406107938120102 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: Adobe Road NW

Between: Montaño Rd. NW and Guadalupe Tr. 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.) 03EPC-01736;
03DRB-01485, 03DRB-01486, 03DRB-01497; 04DRB-01504;
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 04DRB-01669

SIGNATURE Genevieve Donart DATE 7/14/05
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

- 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>05DRB - 01171</u>	<u>SIA</u>	<u>SL2</u>	<u>\$ 50.00</u>
_____	<u>EMP</u>	_____	<u>\$ 20.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<u>05DRB - 01172</u>	<u>ESIA</u>	<u>(V)</u>	<u>\$ 0.00</u>
_____	_____	_____	<u>\$ _____</u>
Total			<u>\$ 145.00</u>

Hearing date 08-10-2005

Kim Sims 7/15/05
 Planner signature / date

Project # 1002948

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

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Proposed Infrastructure List
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- 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
- 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)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (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) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- 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 ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- 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
- 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
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH 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.

Genevieve Donart
Applicant name (print)
Genevieve Donart 7/19/05
Applicant signature / date



Form revised 11/04 and JUNE 05

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

Application case numbers
05DRB - 01171

Kim Sims 07/15/05
Planner signature / date

Project # 100 2948

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc.(not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Genevieve Donart
Applicant name (print)

Genevieve Donart 7/19/05
Applicant signature / date



Form revised 4/03, 10/03 and JUNE 2005

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

Application case numbers

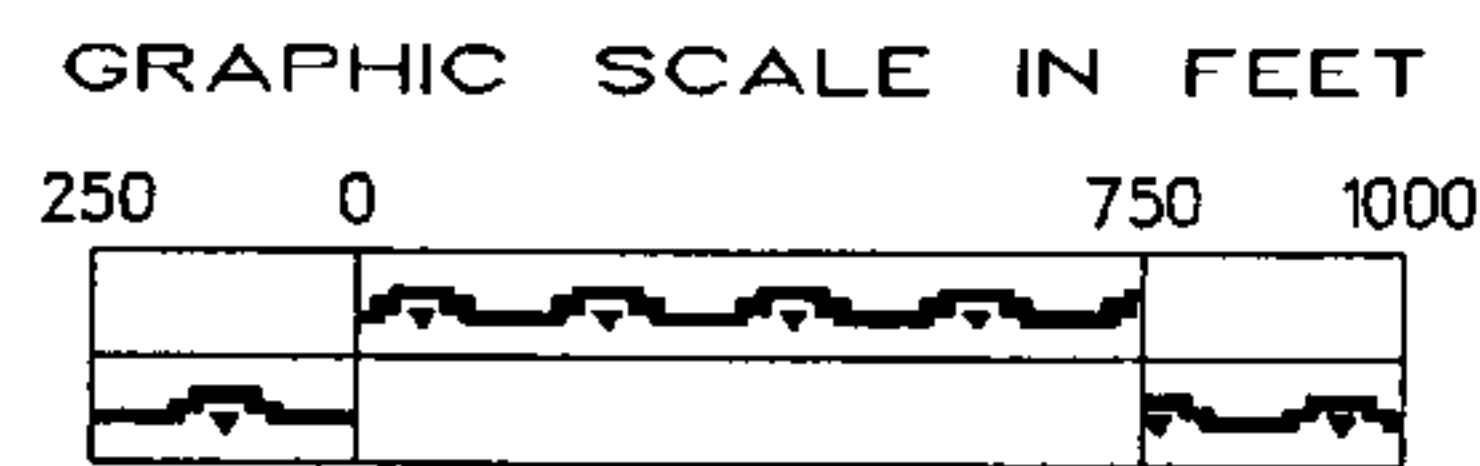
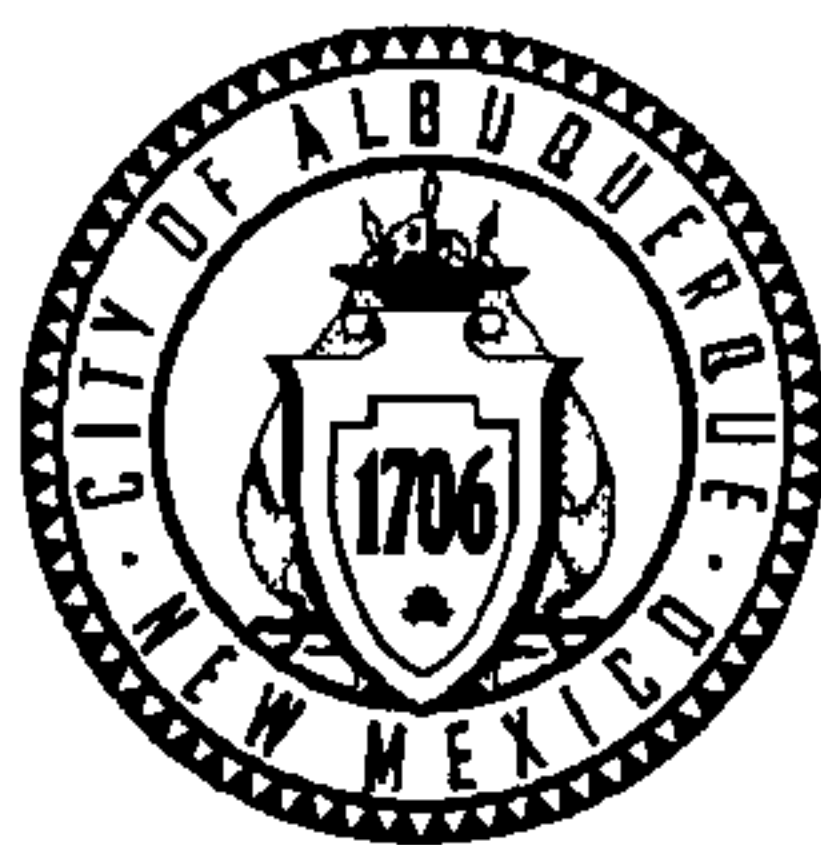
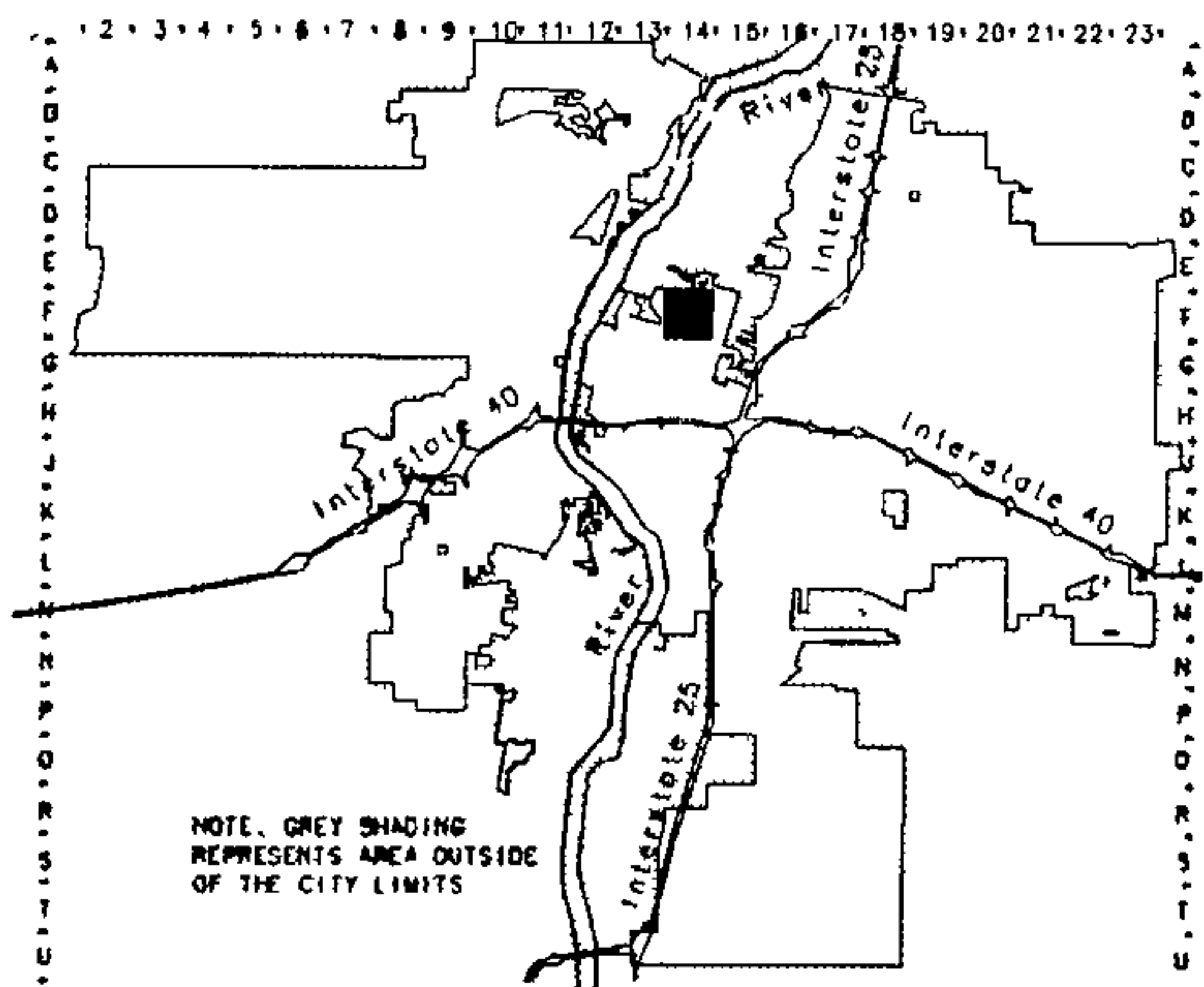
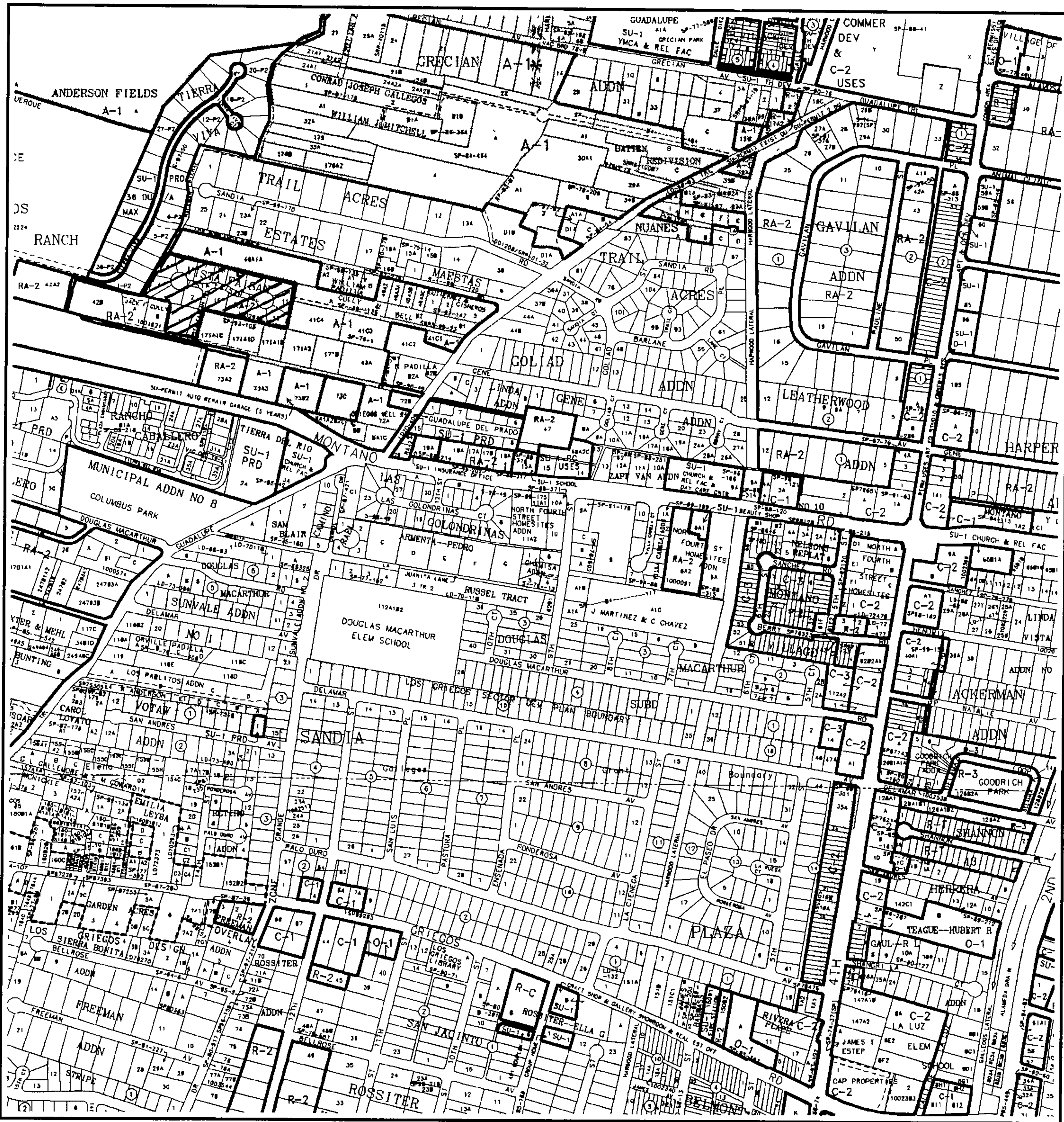
05DRB - 01172

_____ - _____

_____ - _____

Kim Sims 07/15/05
Planner signature / date

Project # 1002948



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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Zone Atlas Page

F-14-Z

Map Amended through February 01, 2005



ISAACSON & ARFMAN P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

July 14, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

**RE: Vista Faisan Subdivision (DRB Project #1002948)
Extension of SIA's for Infrastructure and Deferred Sidewalk**

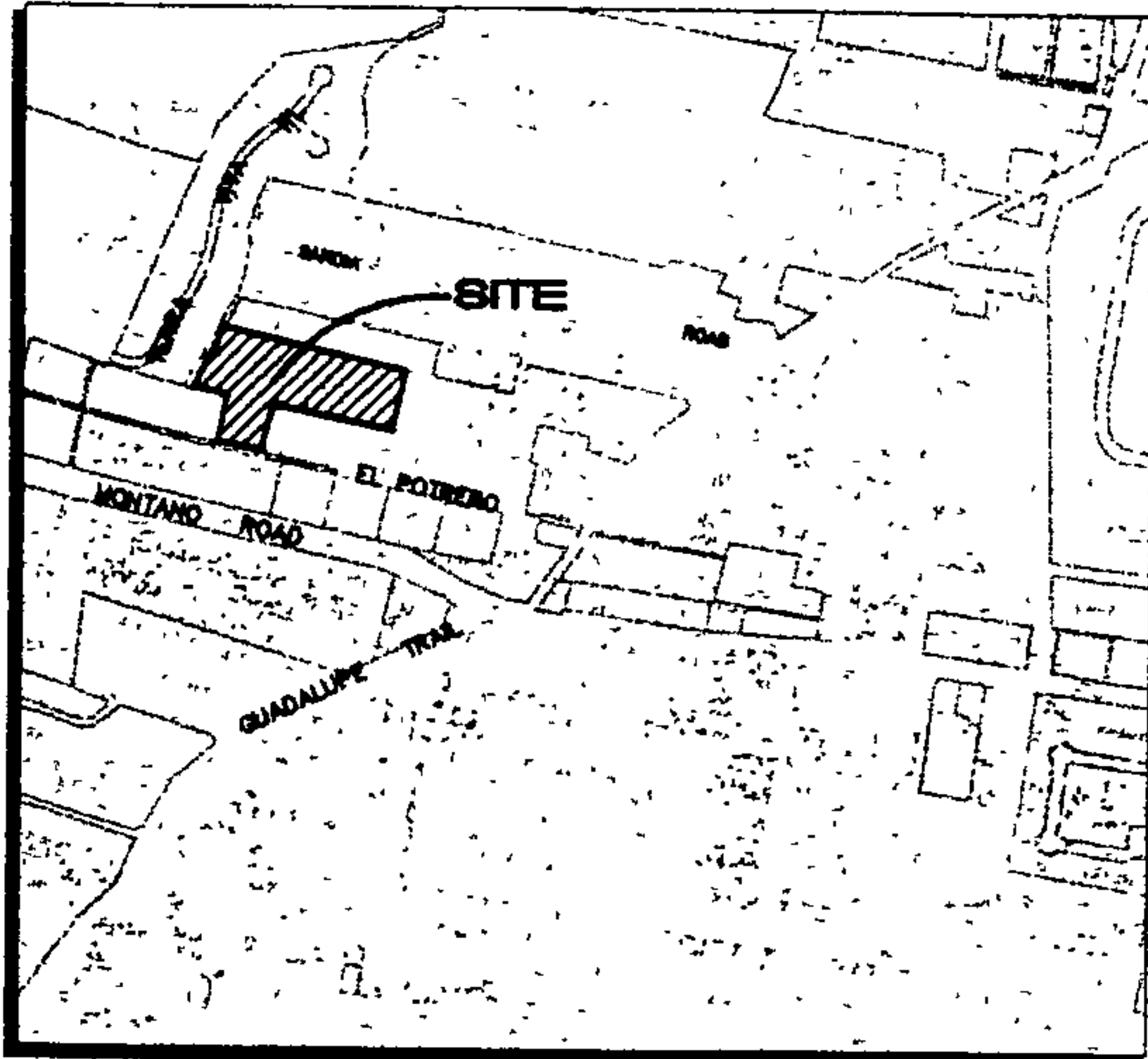
Dear Ms. Matson;

Isaacson & Arfman, P.A., as agents for MS DEV ONE, LLC, are requesting by this application a 1-year extension of the Procedure B SIA for the above mentioned project to allow time for the contractor to complete punch list items from the final inspections, and of the Deferred Sidewalk SIA to allow the adjoining house to be completed.

Sincerely,

Isaacson & Arfman, P.A.

Genny Donart, PE
GD/gld



F-14-Z 1"=750'

VICINITY MAP

SUBDIVISION DATA / NOTES

- 1 Total Number of Existing Tracts 4
- 2 Total Number of Lots created 15
- 3 Total Number of Tracts created 1
- 4 Gross Subdivision Acreage 5.1038 Ac
- 5 Total Mileage of Full Width Streets Created 0.1469
- 6 Bearings are New Mexico State Plane Grid Bearings (Central Zone)
- 7 Distances are ground distances
- 8 Bearings and distances in parenthesis are record
- 9 Basis of boundary are the following plats (and documents) of record entitled

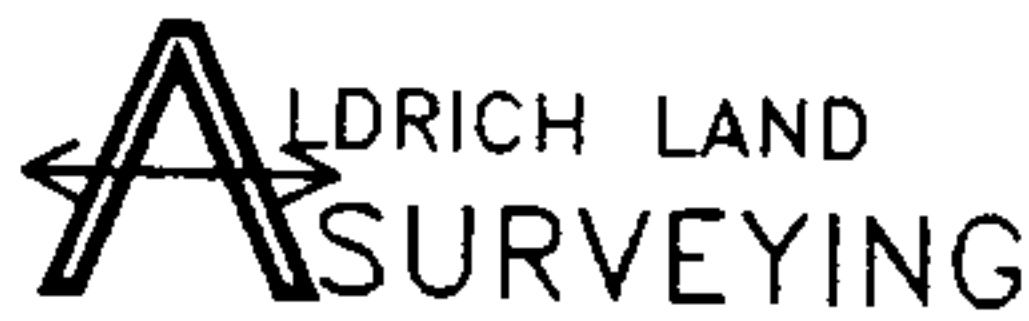
"PLAT OF TRACTS 171a1a, 171a1c, 171a1d AND 171a1e, LAND OF JACK F. CULLY WITHIN PROJECTED SECTION 32, T. 11 N., R. 2 E., BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 1993, IN PLAT BOOK 93C, FOLIO 177 2

"SURVEY OF TRACT 170A AND A PORTION OF 41C, M.R.G.C.D. PROPERTY MAP NO. 32, WITHIN THE ELENA GALLEGOS GRANT, IN SECTION 32, T. 11 N., R. 2 E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, NOW COMPRISING TRACTS A-1 AND A-2 OF LANDS OF JACK F. CULLY, WITHIN ELENA GALLEGOS GRANT, IN SECTION 32, T. 11 N., R. 2 E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 8, 1975 IN PLAT BOOK C10, FOLIO 154 ALL DATA SHOWN FROM THIS PLAT WILL BE IN SINGLE PARENTHESIS ()

"LAND DIVISION PLAT OF LAND OF JACK F. CULLY, LOTS 1 & 2 OF TRACT 41-d & TRACT 171a1 M.R.G.C.D. MAP 32, BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 1, 1976 IN PLAT BOOK C11, FOLIO 99 ALL DATA SHOWN FROM THIS PLAT WILL BE IN DOUBLE PARENTHESIS (())

- 10 Field Survey performed April, 2004
- 11 Title Report NM03-2 87758-AL01, KAC 11/17/03 (for Lot 2 only)
- 12 This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report
- 15 City Standard Utility Note II
"City of Albuquerque Water and Sanitary Sewer Service to VISTA FAISAN must be verified and coordinated with the Public Works Department, City of Albuquerque"

APPROVED on the condition that all rights in the Middle Rio Grande Conservancy District, and that the source of water provided for by the...
APPROVED DATE 11/14/04



P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

- 16 Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719"
- 17 Property is presently zoned RA-2 with the setback requirements as R-1 zoning, 15' front, 20' front with garage/carport; minimum 5' setback each side, with one side being 10', rear setback minimum 10'

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 32 Township 11 North, Range 3 East New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1 and 2, LAND OF JACK F. CULLY, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 1, 1976, Volume C11, Folio 99, all of TRACT 171a1ba, LAND OF JACK F. CULLY as the same is shown and designated in said plat filed for record on the office of the County Clerk of Bernalillo County, New Mexico on June 24, 1993, Volume 93C, Folio 177, and all of TRACT A-1, LANDS OF JACK CULLY as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 8, 1975 in Book C10, Folio 154 together with a portion of HACKMAN LATERAL and being more particularly described as follows

CONTINUED ON SHEET 3

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tracts into 15 residential lots, to create 1 tract (Tr PR), to vacate lot lines, and to grant those easements necessary to serve the residential development

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby grant all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein, and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed

OWNER

MS DEV ONE, LLC

Michael L. Silbert
MICHAEL L. SILBERT
MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on October 22, 2004, by Michael L. Silbert as Managing Member of MS DEV ONE, LLC, a New Mexico Liability Company, on behalf of said company

My Commission Expires 4/22/07

Ruth J. Lopez
Notary Public



PLAT FOR VISTA FAISAN SUBDIVISION

BEING A REPLAT OF ALL OF TRACT A-1, LOT 1, LOT 2, & TRACT 171A1BA, LAND OF JACK F. CULLY

WITHIN ELENA GALLEGOS GRANT PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

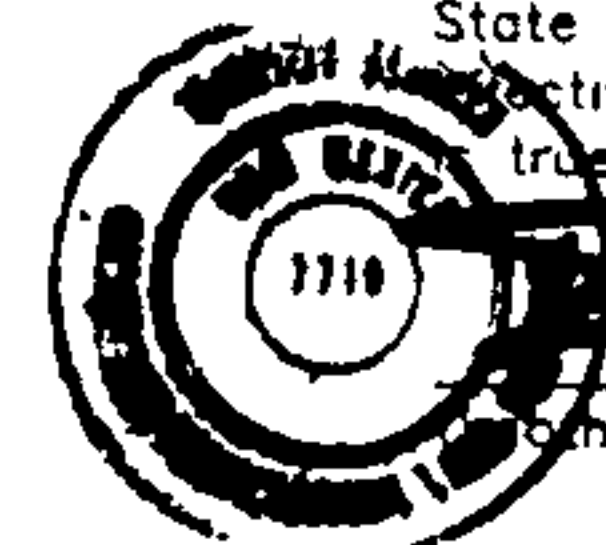
OCTOBER 2004

APPROVALS

- DRB PROJECT NO. APPLICATION NO. Utility Approvals
- Donald S. Mack* 11-2-04
PNM ELECTRIC SERVICES DIVISION DATE
 - Lead M. Mack* 11-2-04
PNM GAS SERVICES DIVISION DATE
 - Don R. Miller* 11-2-04
QWEST DATE
 - Rita S. Sicks* 11-2-04
COMCAST DATE
 - N/A* 11/03/04
NEW MEXICO UTILITIES DATE
 - Phil Hat* 10-25-04
CITY SURVEYOR DATE
 - N/A* 11/03/04
REAL PROPERTY DIVISION DATE
 - N/A* 11/03/04
ENVIRONMENTAL HEALTH DEPARTMENT DATE
 - John M. ...* 11-3-04
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
 - Sharon M. ...* 11/3/2004
UTILITIES DEVELOPMENT DATE
 - Christina Sandoval* 11/22/04
PARKS AND RECREATION DEPARTMENT DATE
 - ...* 11/4/04
AMAFCA DATE
 - James Bustamante* 11/4/04
MIDDLE RIO GRANDE CONSERVANCY DISTRICT DATE
 - Buddy L. ...* 11/3/04
CITY ENGINEER DATE
 - Sharon Matern* 11/03/04
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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 (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and true and correct to the best of my knowledge and belief"



Timothy Aldrich
Timothy Aldrich, P.S. No. 7719
Date 10-25-04

PLAT FOR VISTA FAISAN SUBDIVISION

BENG A REPLAT OF
ALL OF TRACT A-1, LOT 1, LOT 2, & TRACT 171A1BA,
LAND OF JACK F. CULLY

WITHIN ELENA CALLEGOS GRANT
PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

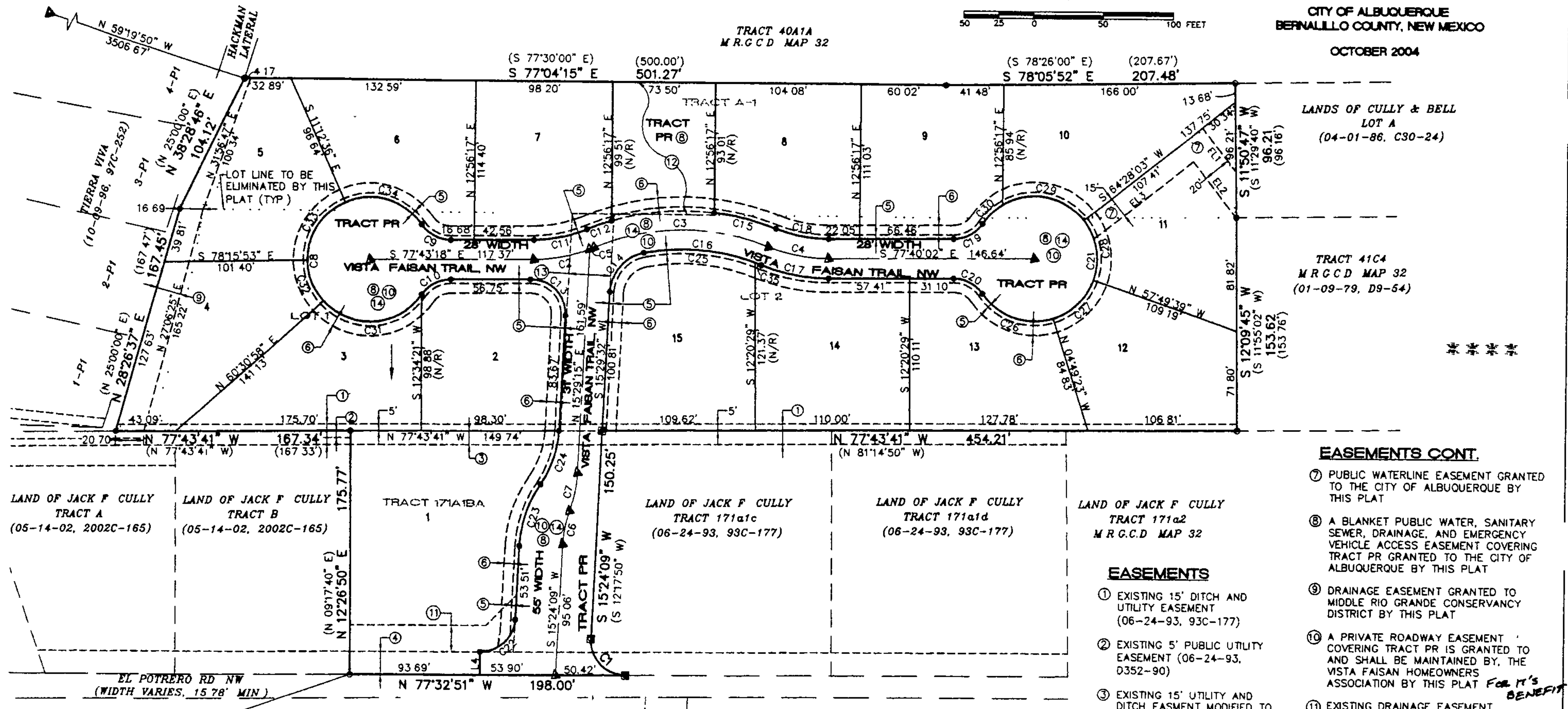
OCTOBER 2004



SCALE
1"=50'



ACS MONUMENT
"5-E13"
Y= 1509162.62
X= 376180.22
G-G= 0.99967969
Δα = -00°14'18"
CENTRAL ZONE
ELEVATION= 4974.152
(NAD 1927/SLD 1929)



LAND OF JACK F. CULLY
TRACT A
(05-14-02, 2002C-165)

LAND OF JACK F. CULLY
TRACT B
(05-14-02, 2002C-165)

TRACT 171A1BA

LAND OF JACK F. CULLY
TRACT 171A1c
(06-24-93, 93C-177)

LAND OF JACK F. CULLY
TRACT 171A1d
(06-24-93, 93C-177)

LAND OF JACK F. CULLY
TRACT 171A2
M.R.G.C.D. MAP 32

EASEMENTS CONT.

- ⑦ PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- ⑧ A BLANKET PUBLIC WATER, SANITARY SEWER, DRAINAGE, AND EMERGENCY VEHICLE ACCESS EASEMENT COVERING TRACT PR GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- ⑨ DRAINAGE EASEMENT GRANTED TO MIDDLE RIO GRANDE CONSERVANCY DISTRICT BY THIS PLAT
- ⑩ A PRIVATE ROADWAY EASEMENT COVERING TRACT PR IS GRANTED TO AND SHALL BE MAINTAINED BY, THE VISTA FAISAN HOMEOWNERS ASSOCIATION BY THIS PLAT *For It's BENEFIT*
- ⑪ EXISTING DRAINAGE EASEMENT (10/22/04, BK A65, 8357)
- ⑫ EXISTING DRAINAGE EASEMENT (10/22/04, BK A65, 8358)
- ⑬ EXISTING 30' PUBLIC SANITARY SEWER AND WATER EASEMENT (01-23-2002, A30-9693)
- ⑭ A PUBLIC UTILITY EASEMENT COVERING TRACT PR IS GRANTED BY THIS PLAT

EASEMENTS

- ① EXISTING 15' DITCH AND UTILITY EASEMENT (06-24-93, 93C-177)
- ② EXISTING 5' PUBLIC UTILITY EASEMENT (06-24-93, 0352-90)
- ③ EXISTING 15' UTILITY AND DITCH EASMENT MODIFIED TO A 10' BY TERMINATION DOC# 2003173982 (09-22-03, BK A65, PG 3618)
- ④ EXISTING 16.5' ROADWAY AND UTILITY EASEMENT (06-24-93, 93C-177)
- ⑤ 3' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- ⑥ 7' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

NOTES

- 1 DISTANCES IN BRACKETS ARE MONUMENT DISTANCES
- 2 DISTANCES IN PARENTHESES ARE RECORD DISTANCES
- 3 N/R DESIGNATES NON-RADIAL LINE.
- 4 SEE SHEET 3 FOR LINE AND CURVE TABLES

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ⊗ FOUND 1" IRON PIPE
- FOUND 1/2" REBAR WITH TAG "LS 6126"
- FOUND 1/2" REBAR WITH TAG "LS 9750"
- ⊙ FOUND 3/4" REBAR
- ◻ FOUND 1/2" REBAR WITH CAP "LS 5953"



ACS MONUMENT
"15-F13"
Y= 1506857.51
X= 378476.46
G-G= 0.99967902
Δα = -00°14'02"
CENTRAL ZONE
ELEVATION= 4974.724
(NAD 1927/SLD 1929)

CONTINUED FROM SHEET 1

BEGINNING at a point of the herein described tract, said point being common with the southeast corner of TRACT B, LANDS OF JACK F CULLY as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 14, 2002 in Book 2002C, Page 165 and further being on the northerly right-of-way line of Adobe Road N W from whence the Albuquerque Control Survey Monument "15-F13" bears S 83°23'09" W 704.99 feet.

THENCE leaving said northerly right-of-way line N 12°26'50" E, 175.77 along a line common with the easterly line of said TRACT B to a point, said point being common with the northeast corner of said TRACT B,

THENCE N 80°53'00" W, 167.34 feet along a line common with the northerly line of said TRACT B and TRACT 42-A-2, LAND OF JACK F CULLY as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 14, 2002C, Page 165 to a point.

THENCE N 28°26'37" E, 167.45 feet along the westerly line of herein described TRACT to a point,

THENCE continuing N 38°28'46" E, 104.12 feet to the northwest corner, said point being common with the southwest corner of TRACT 40A1A, MRGCD MAP 32,

THENCE S 77°04'15" E, 501.27 feet along a line common with the southerly line of said TRACT 40A1A to a point,

THENCE continuing S 78°05'52" E, 207.48 feet to the northeast corner, said point being common with the northwest corner of LOT A, LANDS OF CULLY & BELL as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 1, 1986, in Book C30, Page 24,

THENCE S 11°50'47" W, 96.21 feet along a line common with the westerly line of said LOT A to a point, said point being common with the southwest corner of said LOT A and further being common with the northwest corner of TRACT 41C4, MRGCD MAP 32 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 9, 1979, in Book DS, Page 54,

THENCE S 12°09'45" W, 153.62 feet along a line common with the westerly line of said TRACT 41C4 to a point, said point being common with southwest corner of said TRACT 41C4 and further being on the northerly line of TRACT 171b, MRGCD MAP 32;

THENCE N 77°43'41" W, 454.21 feet along a line common with the northerly line of said TRACT 171b, and TRACT 171a2, LAND OF JACK F CULLY MRGCD MAP 32, and TRACTS 171a1d and 171a1c, LAND OF JACK F CULLY as the same is shown and designated on said plat filed in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 1993, in Book 93C, page 177 to a point, said point being common with the northwest corner of said TRACT 171a1c,

THENCE S 15°24'09" W, 150.25 feet along a line common with the westerly line of said TRACT 171a1c, to a point of curvature,

THENCE continuing 40.57 feet along a curve to the left, whose radius is 25.00 feet through a central angle of 93°00'00" and whose chord bears S 34°12'10"E 36.26 feet to a point on tangent, said point being on said northerly right-of-way line of said Adobe Road NW;

THENCE along said northerly right-of-way line N 77°32'51" W, 198.00 feet to the point of beginning and containing 5.1038 acres more or less

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF

- 1 THE PUBLIC SERVICE CO OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- 2 QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES
- 3 COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE
- 4 THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

LOT	AREA (SF)
1	21,777.11
2	10,894.40
3	10,898.35
4	10,890.53
5	10,899.32
6	10,893.81
7	10,894.54
8	10,890.01
9	10,889.83
10	10,890.00
11	10,897.49
12	10,895.35
13	10,907.74
14	12,313.29
15	13,478.84
TRACT PR	44,011.24

PLAT
FOR
VISTA FAISÁN SUBDIVISION
BEING A REPLAT OF
ALL OF TRACT A-1, LOT 1, LOT 2, & TRACT 171A1B,
LAND OF JACK F. CULLY
WITHIN ELENA GALLEGOS GRANT
PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2004



LINE	BEARING	DISTANCE
EL1	S 25°31'57" E	39.72
EL2	S 25°31'57" E	50.89
EL3	S 64°28'03" W	89.93
L4	S 12°27'09" W	16.50

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	40.56	26.32	36.25	S 31°04'21" E	92°57'00"
C2	114.00	44.58	22.58	44.29	S 88°55'25" E	22°24'15"
C3	164.00	127.85	67.37	124.64	N 77°47'31" W	44°40'03"
C4	114.00	44.19	22.38	43.91	S 66°33'45" E	22°12'33"
C5	114.00	3.53	1.76	3.53	N 80°45'38" E	1°46'21"
C6	80.00	24.37	12.28	24.27	S 24°07'40" W	17°27'06"
C7	93.00	28.19	14.20	28.08	N 24°10'14" E	17°21'58"
C8	45.00	229.56	30.19	50.14	S 12°16'42" W	292°16'59"
C9	25.00	24.50	13.33	23.53	S 49°39'03" E	56°08'30"
C10	25.00	24.50	13.33	23.53	S 74°12'27" W	56°08'30"
C11	100.00	39.10	19.80	38.85	S 88°55'25" E	22°24'15"
C12	178.00	18.76	9.39	18.75	S 82°53'37" W	6°02'19"
C13	25.00	40.67	26.44	36.33	N 31°07'02" W	93°12'32"
C14	30.00	40.03	23.63	37.13	S 53°42'59" W	76°27'28"
C15	178.00	45.68	22.97	45.56	N 62°48'36" W	14°42'14"
C16	150.00	85.34	43.86	84.19	N 71°45'23" W	32°35'48"
C17	128.00	49.62	25.12	49.31	S 66°33'45" E	22°12'33"
C18	100.00	38.76	19.63	38.52	S 66°33'45" E	22°12'33"
C19	25.00	24.50	13.33	23.53	N 74°15'43" E	56°08'30"
C20	25.00	24.50	13.33	23.53	N 49°35'49" W	56°08'34"
C21	45.00	229.56	30.19	50.14	N 12°19'58" E	292°16'59"
C22	25.00	37.98	23.74	34.43	N 58°55'39" E	87°03'00"
C23	85.00	47.34	24.30	46.73	S 31°21'30" W	31°54'42"
C24	74.00	41.11	21.10	40.58	N 31°24'03" E	31°49'37"
C25	150.00	80.82	41.42	79.85	N 72°37'09" W	30°52'15"
C26	45.00	57.82	33.68	53.92	S 58°20'04" E	73°37'04"
C27	45.00	41.66	22.46	40.19	N 58°20'11" E	53°02'26"
C28	45.00	45.17	24.70	43.30	N 03°03'32" E	57°30'51"
C29	45.00	64.76	39.43	59.31	N 66°55'23" W	82°27'00"
C30	45.00	20.15	10.25	19.99	S 59°01'18" W	25°39'38"
C31	45.00	81.98	57.99	71.10	S 81°40'25" E	104°22'45"
C32	45.00	32.37	16.92	31.68	S 08°52'28" E	41°13'09"
C33	45.00	52.66	29.82	49.71	S 45°15'46" W	67°03'17"
C34	45.00	62.54	37.51	57.63	N 61°23'42" W	79°37'48"
C35	150.00	4.52	2.26	4.52	N 56°19'15" W	1°43'33"





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-10-2003

11. Project # 1002948
03DRB-01485 Major-Preliminary Plat Approval
03DRB-01486 Minor-Sidewalk Waiver
03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). *[Deferred from 10/1/03] (F-14)*

At the October 8, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 10/8/03 and approval of the grading plan engineer stamp dated 9/5/03 the preliminary plat was approved with the following condition:

- 1) An adequate easement for the lateral shall be provided and M.R.G.C.D. shall sign the plat.

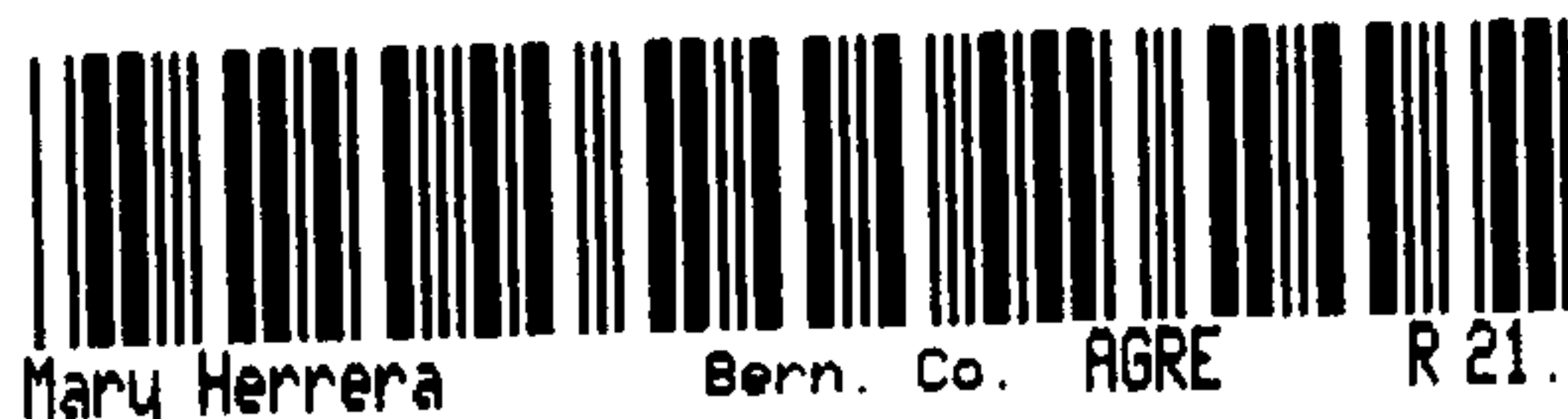
A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by October 23, 2003, in the manner described below.

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

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



Mary Herrera

Bern. Co. AGRE

R 21.00

2004147109

6160606

Page: 6 of 7

10/19/2004 01:52P

Bk-A85 Pg-6700



**OFFICIAL NOTICE OF DECISION
PAGE 2**

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc: MS DEV ONE LLC, 6707 Academy Rd NE, Suite B, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Sarah Rodgers, 5731 Guadalupe Tr NW, 87107
Sanford Abrams, 5731 Guadalupe Tr NW, 87107
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



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6160666
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Bk-A85 Pg-6700

ORIGINAL

1. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
2. All water to include fire hydrants, valves, and appurtenances per DPM.
3. Curb & gutter on both sides, unless otherwise noted.
4. 1' HIGH FLOOD WALL TO BE INCORPORATED INTO PERIMETER WALL

* 6" WL WITHIN LOT!! SHALL BE CAST IRON W/ REST JT. TO EAST R.

AGENT/OWNER: FRED C. AREMAN
 NAME (print): ISAACSON & AREMAN, P.A.
 FIRM: ISAACSON & AREMAN, P.A.
 SIGNATURE: [Signature]
 DATE: 10/05/03

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date: [Signature] 10/8/03
 TRANSPORTATION DEVELOPMENT - date: [Signature] 10/8/03
 UTILITY DEVELOPMENT - date: [Signature] 10/8/03
 CITY ENGINEER - date: [Signature] 10/8/03

PARKS & GENERAL SERVICES - date: [Signature] 10/8/03
 AMAFCA - date: _____
 _____ - date: _____
 _____ - date: _____

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	USER DEPARTMENT	AGENT/OWNER
1	9-24-03	[Signature]	[Signature]

Mary Herrera Bern Co. AGRE R 25.00 BK-AB5 Pg-6699

2004147108
 6160695
 Page: 8 of 9
 10/19/2004 01:52P



July 15, 2005

Certified Mail 7004 2510 0006 7990 5355

Ms. Anna Marie Sekula
 Los Poblanos Neighborhood Association
 836 Los Poblanos Ranch Road NW
 Albuquerque, NM 87107

**RE: Vista Faisán Subdivision
 DRB Project No. 1002948**

Dear Ms. Sekula:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Los Poblanos Neighborhood Association that we are requesting an extension of the Subdivision Improvement Agreement for Vista Faisán Subdivision from the City of Albuquerque. See attached zone atlas map.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genny Donart, P.E.
 GD/rtl
 Attachment

7004 2510 0006 7990 5355

7004 2510 0006 7990 5355

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

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

OFFICIAL USE

Postage	\$ 0.37	UNIT ID: 0108
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To: Anna Marie Sekula
 Los Poblanos N.A.
 Street, Apt. No., or PO Box No.: 836 Los Poblanos Rd. NW
 City, State, ZIP+4: Albuquerque, NM 87107

PS Form 3800, June 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

July 15, 2005

Certified Mail 7004 2510 0006 7990 5348

Mr. Stan Schneider
Los Poblanos Neighborhood Association
5708 Tierra Viva Road NW
Albuquerque, NM 87107

**RE: Vista Faisán Subdivision
DRB Project No. 1002948**

Dear Mr. Schneider:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Los Poblanos Neighborhood Association that we are requesting an extension of the Subdivision Improvement Agreement for Vista Faisán Subdivision from the City of Albuquerque. See attached zone atlas map.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

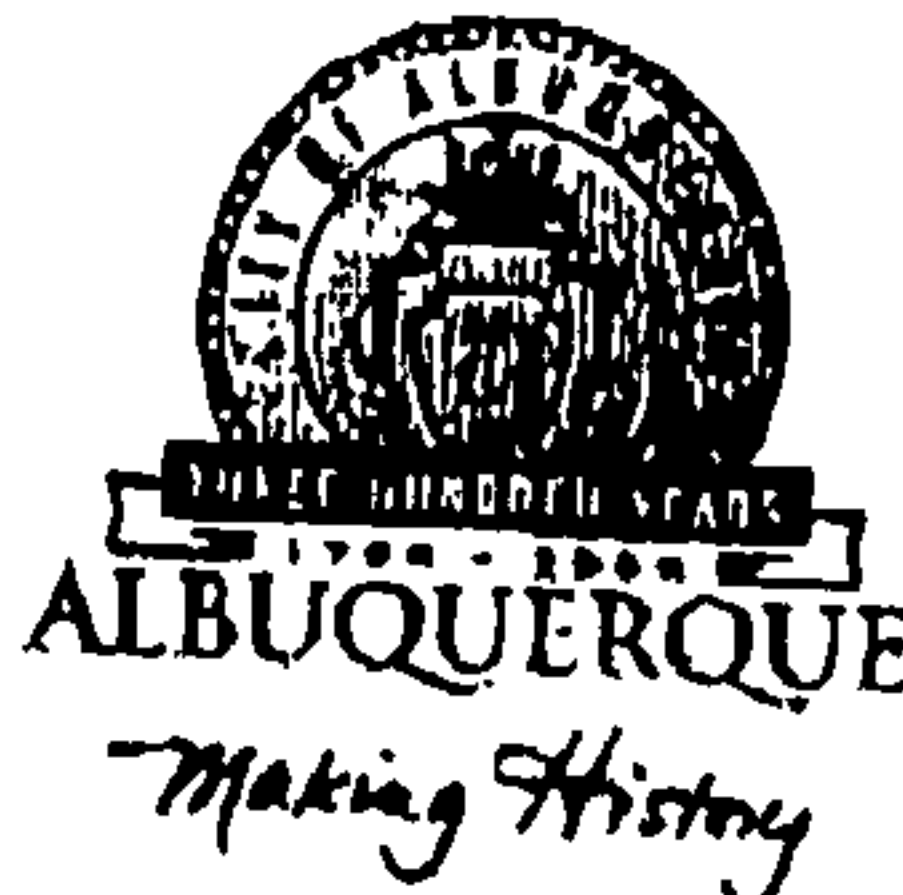
Genny Donart, P.E.

GD/rtl

Attachment

7004 2510 0006 7990 5348

U.S. Postal Service™		CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>			
For delivery information visit our website at www.usps.com			
OFFICIAL USE			
ALBUQUERQUE, NM 87107			
Postage	\$	0.37	
Certified Fee		2.30	
Return Receipt Fee (Endorsement Required)		1.75	
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$	4.42	
Sent To		Stan Schneider Los Poblanos N.A.	
Street, Apt. No.; or PO Box No.		5708 Tierra Viva Rd. NW	
City, State, ZIP+4		Albuquerque, NM 87107	
PS Form 3800, June 2002		See Reverse for Instructions	



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

July 14, 2005

Ruth Lozano
Isaacson & Arfman, P.A.
126 Monroe St NE / 87108
Phone: 268-8828 / Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of **July 14, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **ON ADOBE RD NW BETWEEN MONTANO RD & GUADALUPE TR NW zone map F-14.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,


OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

"Attachment A"

Date of Request: July 14, 2005
Name: Ruth Lozano
Phone: 268-8828 / Fax: 268-2632
Zone Map: E-12

LOS POBLANOS N.A. (LPB) "R"
***Anna Marie Sekula**
836 Los Poblanos Ranch Rd. NW/87107 344-8412 (h)
Stan Schneider
5708 Tierra Viva Rd. NW/87107 463-2284 (h)

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

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

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

PAID RECEIPT

APPLICANT NAME MS DEU ONE
 AGENT ISSACSON & ARFMAN
 ADDRESS 128 MONROE
 PROJECT & APP # 100 2948 / 011711, 01172
 PROJECT NAME VIST FAISAN

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 50.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75.00 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 145.00 TOTAL AMOUNT DUE

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

7/15/2005
 RECEIPT
 Account
 Activity 4983000
 Trans Amt
 J24 Misc
 \$145.00
 \$50.00

7/15/2005 11:06AM LOC: ANVX
 RECEIPT# 00046221 WSH# 007 TRANSH# 0014
 Account 441032 FUND 0110 TRSLJ5
 Activity 3424000
 Trans Amt \$145.00
 J24 MISC \$20.00
 Thank You

ISAACSON AND ARFMAN P A
 128 MONROE ST NE
 ALBUQUERQUE, NM 87108-1247
 268-8828
 DATE 7/15/05
 City of Albuquerque
 City of Albuquerque \$ 145.00
 DOLLARS
 RECEIPT# 00046221 WSH# 007 TRANSH# 0014
 Account 441018 Fund 0110
 Act 4971000
 Trans Amt \$145.00
 FOR 1282 SIA/SdWK extension
 WELLS FARGO
 Wells Fargo Bank, N.A.
 New Mexico
 wellsfargo.com
 00016624 1070021921 1350743997

Thank You

Thank You

**
**
**
**

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 7/26/2005 To 08/30/2005

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.

Ruth Lopez 7/15/05
(Applicant or Agent) (Date)
for Trovace & Arfman, P.A.

I issued 1 signs for this application, 7/15/05 Kim Sun
(Date) (Staff Member)

DRB PROJECT NUMBER: 100 2948

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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.

Fred C. Artman

Applicant name (print)

Fred C. Artman 04-18-05

Applicant signature / date

Form revised 11/04



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

Application case numbers
05 DRB 00466

[Signature] 4-18-05
Planner signature / date
Project # 1002948

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(Public Hearing Case)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- ✓ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ✓ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the vacation
- ✓ Letter of authorization from the grantors and the beneficiaries *see plat for MRGCD signature*
- ✓ Fee (see schedule)
- ✓ Any original and/or related file numbers are listed on the cover application

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

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

Fred C. Arfman
 Applicant name (print)

Fred C. Arfman 04-18-05
 Applicant signature / date

Form revised April 2003

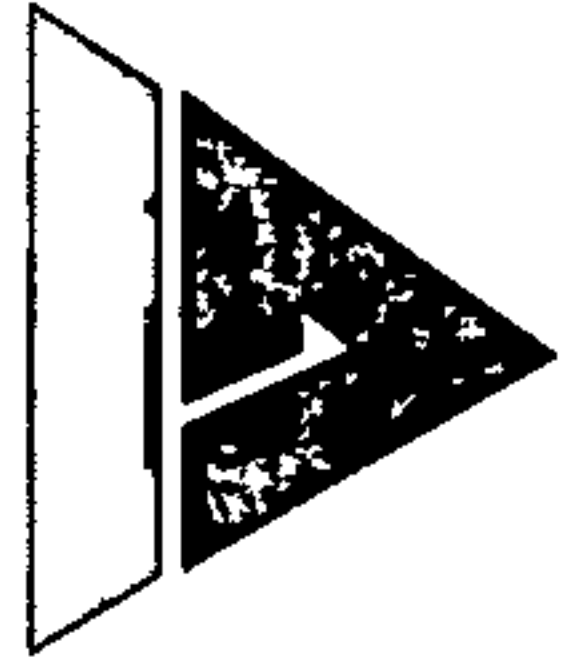


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
05DRB-00665

[Signature] 4-18-05
 Planner signature / date

Project # 1002948



PROJECT MEMORANDUM

04/15/05

TO: Sheran Matson, Development Review Board Chair

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Lots 4 & 5, Vista Faisán Subdivision

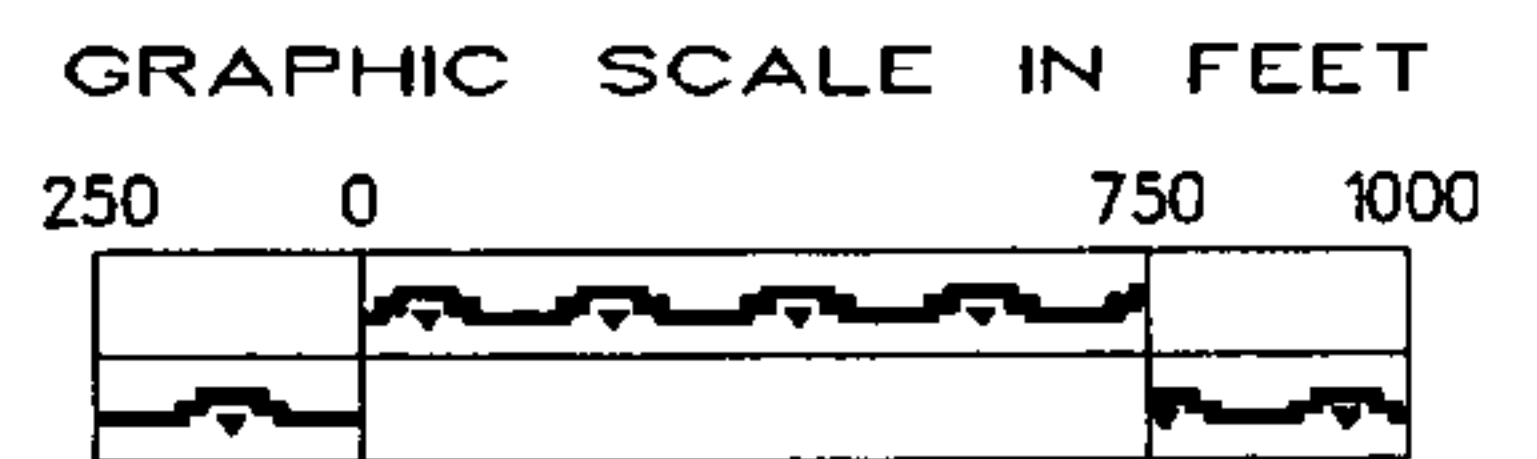
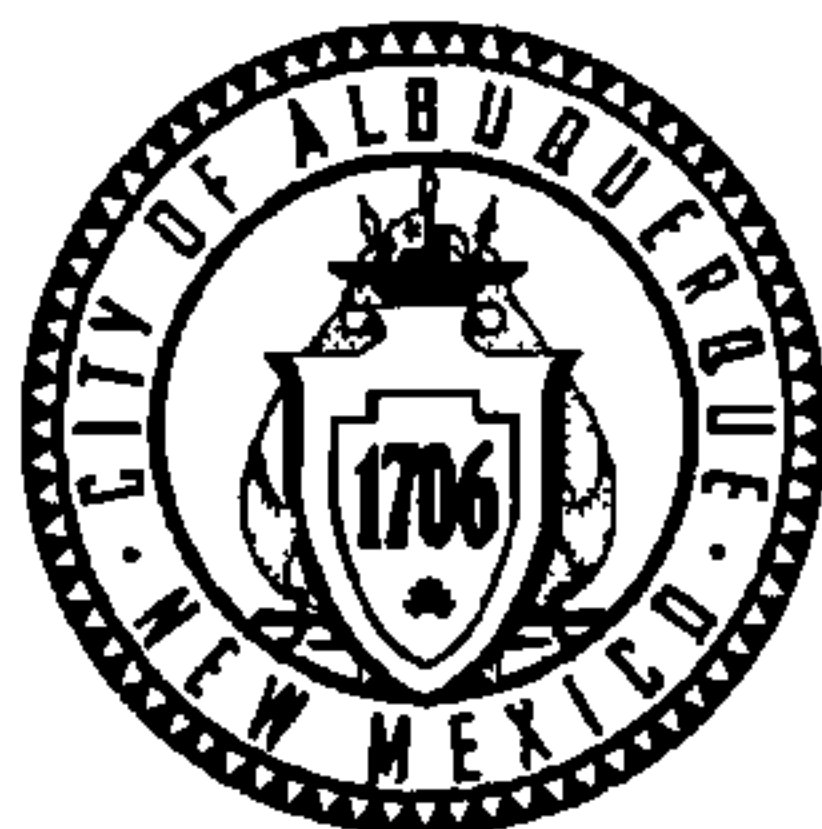
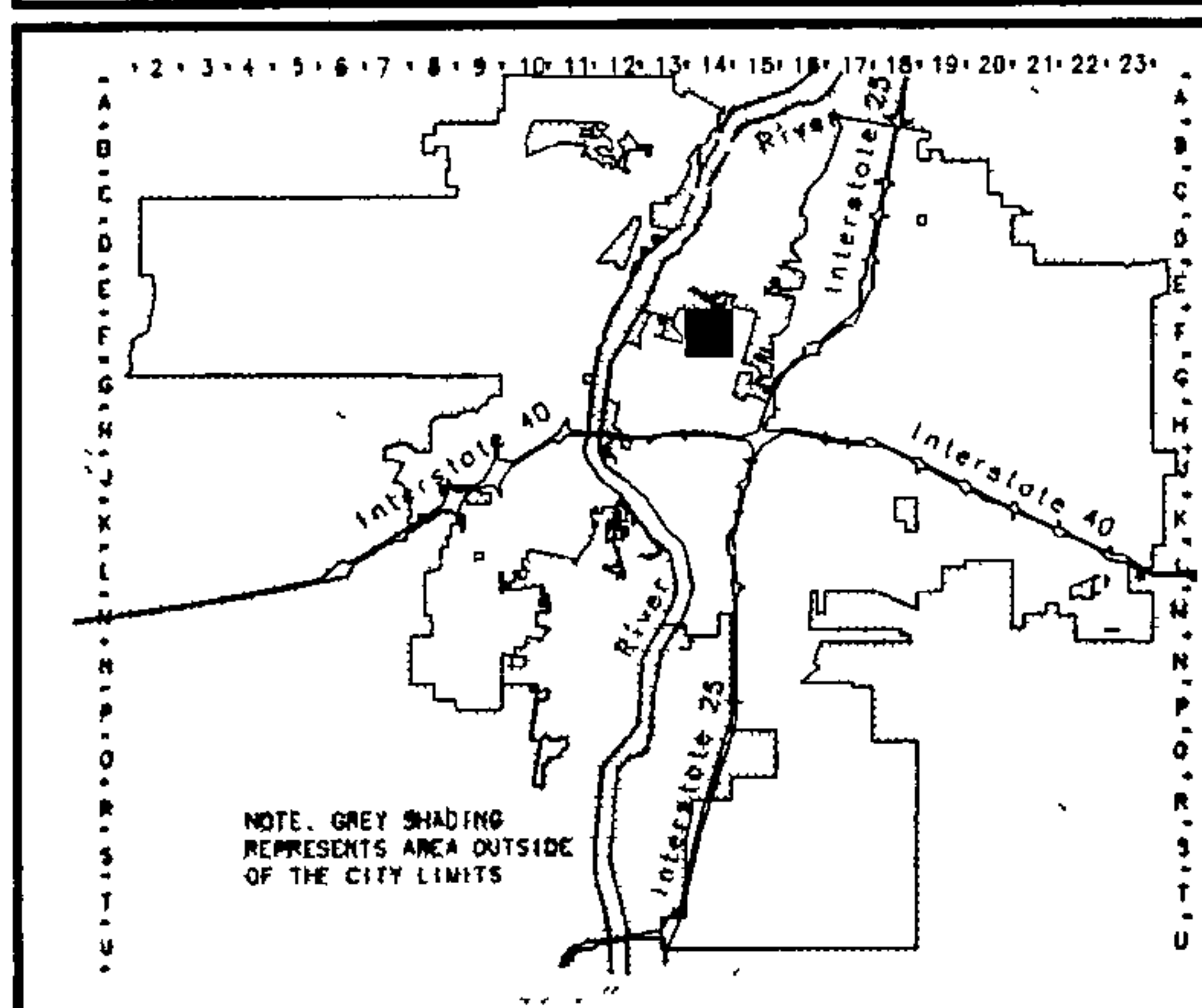
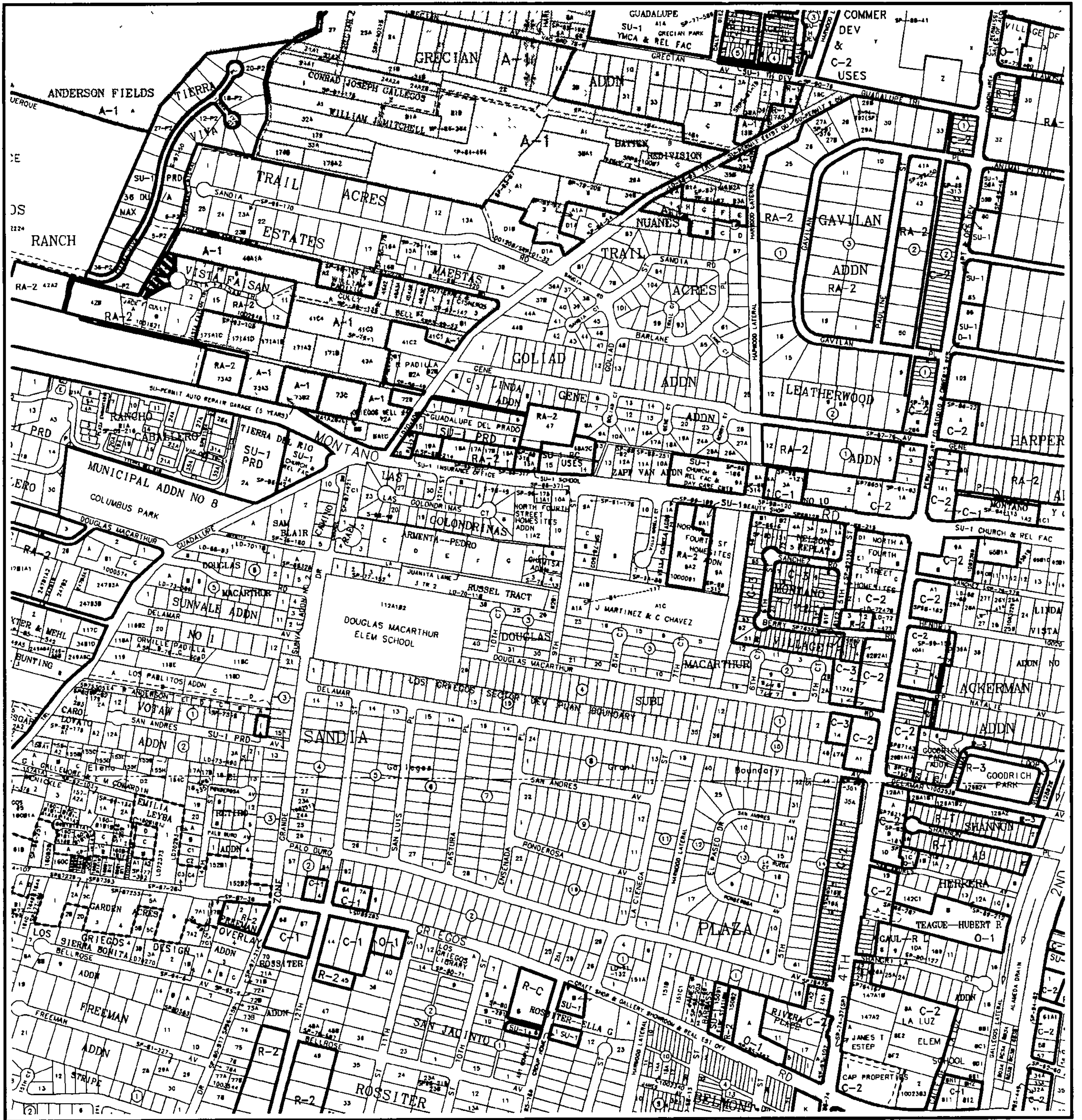
I&A PROJ NO: 1282-X

SUBJ: Vacation of a Portion of a Middle Rio Grande Conservancy District (MRGCD) Easement

Isaacson & Arfman, P.A. is the consulting engineer for MS DEV ONE, LLC to vacate a portion of the subject MRGCD easement previously granted on the referenced plat. The easement covers a portion of the Hackman Lateral, a private irrigation easement and was granted with the easterly boundary located too far to the east.

The vacation request is to shift the east boundary back to the agreed upon location between the MRGCD and the developer. The concurrence of MRGCD is reflected by their signature on the new plat.

END.



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

F-14-Z

Map Amended through February 01, 2005

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

PAID RECEIPT

APPLICANT NAME MS Deu ONE
 AGENT Isaacs & Arfman
 ADDRESS _____
 PROJECT & APP # 1002948
 PROJECT NAME Vista Faison

*****DUPLICATE***
City Of Albuquerque
Treasury Division**

4/18/2005 3:04PM LOC: ANNX
 RECEIPT# 00040736 WSH 007 TRANS# 0043
 Account 441032 Fund 0000 TRSLJ5
 Activity 3424000
 Trans Amt \$350.00
 J24 Misc \$20.00

Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 235.00 441006/4983000 DRB Actions
 45.00
- \$ _____ 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
- \$ 350.00 TOTAL AMOUNT DUE

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

ISAAC AND ARFMAN P A
 112 MONROE ST NE
 ALBUQUERQUE, NM 87108-1247
 City Of Albuquerque
 Treasury Division

16487
95-219/1070 176
1350743997

DATE 4/18/05

PAID TO THE ORDER OF City of Albuquerque \$ 350.00
Three Hundred Fifty + 00/100

WELLS FARGO
 Wells Fargo Bank, N.A.
 New Mexico
 wells Fargo.com

4/18/2005 3:05PM LOC: ANNX
 RECEIPT# 00040736 WSH 007 TRANS# 0043
 Account 441006 Fund 0000
 Activity 4983000 TRSLJ5
 Trans Amt \$350.00

FOR DRB review fee

00016487 1350743997

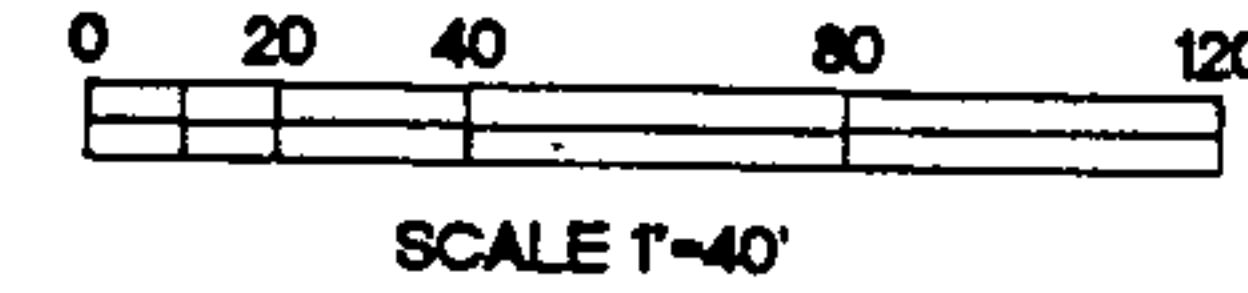
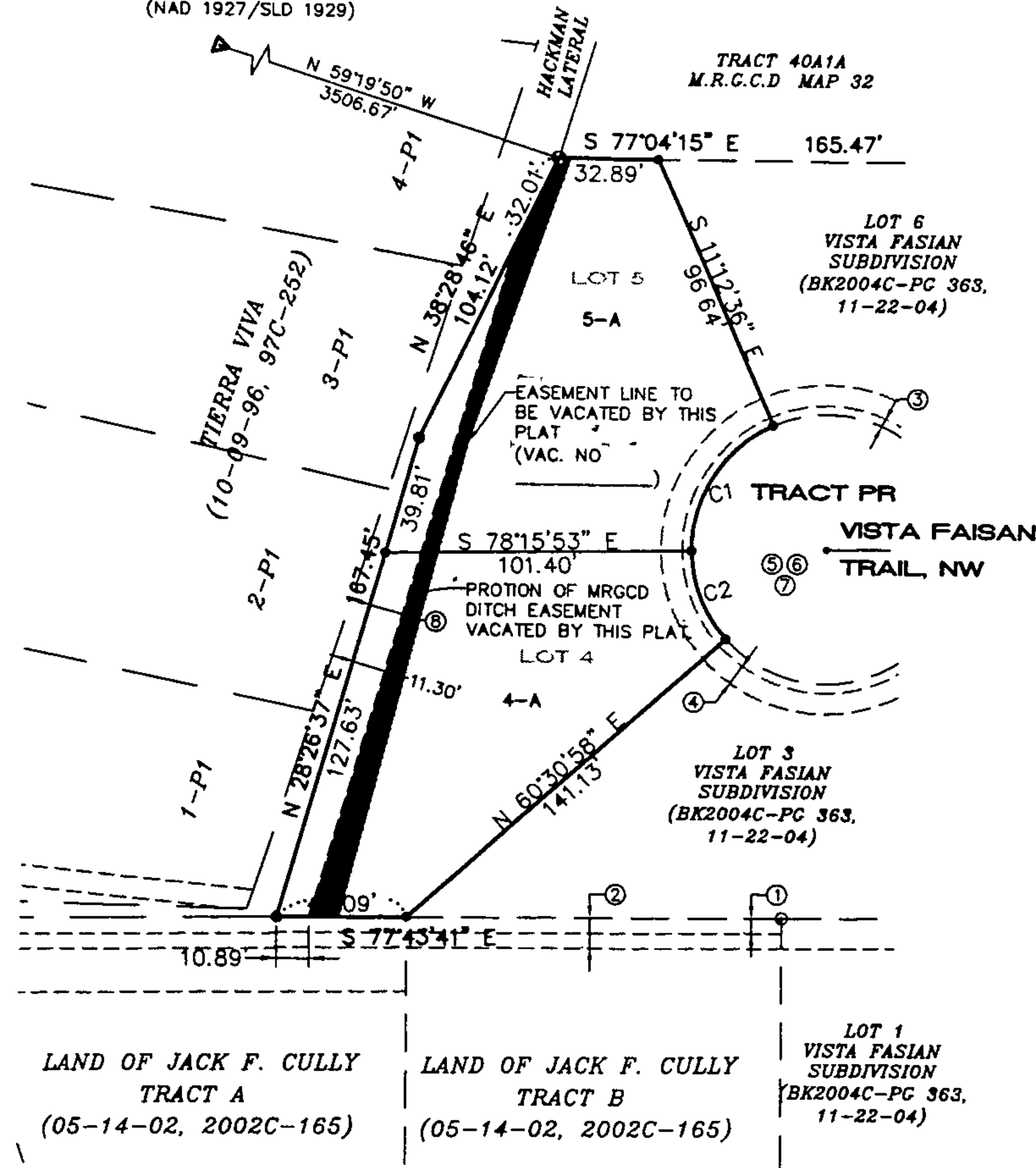
J24 Misc \$45.00
 CK \$350.00
 CHANGE \$0.00

Thank You

**PLAT
FOR
LOTS 4-A & 5-A
VISTA FAISAN SUBDIVISION**

BEING A REPLAT OF
LOTS 4&5
VISTA FAISAN SUBDIVISION
WITHIN ELENA GALLEGOS GRANT
PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2005

ACS MONUMENT
"S-E13"
Y= 1509162.62
X= 376180.22
G-G= 0.99967969
Δα= -00°14'18"
CENTRAL ZONE
ELEVATION= 4974.152
(NAD 1927/SLD 1929)



LOT AREA TABLE	
LOT	AREA (SF)
4-A	10,890.53
5-A	10,899.32

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATIONS SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.
APPROVED _____ DATE _____

EASEMENTS

- ① EXISTING 5' PUBLIC UTILITY EASEMENT (06-24-93, D352-90)
- ② EXISTING 15' UTILITY AND DITCH EASMENT MODIFIED TO A 10' BY TERMINATION DOC# 2003173982 (09-22-03, BK. A65, PG. 3618)
- ③ 3' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE. (BK2004C-PG 363, 11-22-04)
- ④ 7' PUBLIC UTILITY EASEMENT GRANTED. (BK2004C-PG 363, 11-22-04)
- ⑤ AN EXISTING BLANKET PUBLIC WATER, SANITARY SEWER, DRAINAGE, AND EMERGENCY VEHICLE ACCESS EASEMENT COVERING TRACT PR GRANTED TO THE CITY OF ALBUQUERQUE. (BK2004C-PG 363, 11-22-04)
- ⑥ AN EXISTING PRIVATE ROADWAY EASEMENT COVERING TRACT PR IS GRANTED TO AND SHALL BE MAINTAINED BY, THE VISTA FAISAN HOMEOWNERS ASSOCIATION (BK2004C-PG 363, 11-22-04)
- ⑦ AN EXISTING PUBLIC UTILITY EASEMENT COVERING TRACT PR (BK2004C-PG 363, 11-22-04)
- ⑧ DITCH EASEMENT GRANTED TO MIDDLE RIO GRANDE CONSERVANCY DISTRICT BY THIS PLAT. UNDER NO CIRCUMSTANCE SHALL ANY IMPROVEMENT, WALL, FENCE, AND OR STRUCTURE BE INSTALLED WITHIN THE HACKMAN LATERAL EASEMENT. MODIFICATIONS AND OR INSTALLATIONS WITHIN THE DITCH EASEMENT MUST BE APPROVED IN WRITING BY THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT. * (BK 2004C-PG 363, 11-22-04)

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 1" IRON PIPE
- FOUND 1/2" REBAR WITH TAG "LS 6126"
- FOUND 1/2" REBAR WITH TAG "LS 9750"
- FOUND 3/4" REBAR
- FOUND 1/2" REBAR WITH CAP "LS 5953"

NOTES

1. DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
2. DISTANCES IN PARENTHESES ARE RECORD DISTANCES.
3. N/R DESIGNATES NON-RADIAL LINE.
4. SEE SHEET 3 FOR LINE AND CURVE TABLES

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	45.00	52.66	29.82	49.71	S 45°15'46" W	67°03'17"
C2	45.00	32.37	16.92	31.68	S 08°52'28" E	41°13'09"

EXHIBIT B

Date 4/27/05

* MAINTENANCE PER ASSIGNMENT OF EASEMENT RIGHTS AND MAINTANCE AGREEMENT RECORDED DECEMBER 29, 1999 IN BOOK 9916, PAGE 7709, RECORDS OF BERNALILLO COUNT, NEW MEXICO.

3/0
345
335

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(Public Hearing Case)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
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- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the variance or waiver
- Any original and/or related file numbers are listed on the cover application

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the deferral or extension
- Any original and/or related file numbers are listed on the cover application

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

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

Genevieve Donart
Applicant name (print)
Genevieve Donart 3/31/05
Applicant signature / date



Form revised April 2003

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

Application case numbers
05 DRB - 00538

[Signature] 3-31-05
Planner signature / date

Project # 1002948

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- NA* 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
- NA* Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- NA* **Signed** Pre-Annexation Agreement if Annexation required.
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- NA* Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** *forthcoming*

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.

Genevieve Donart
Applicant name (print)
Genevieve Donart
Applicant signature / date
3/31/05



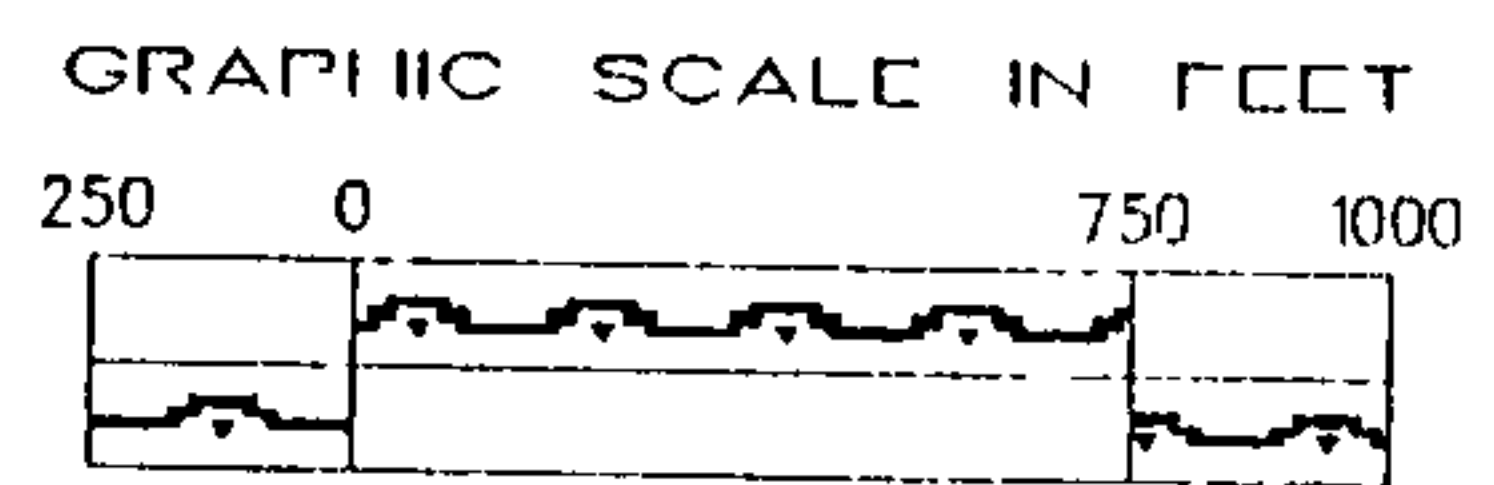
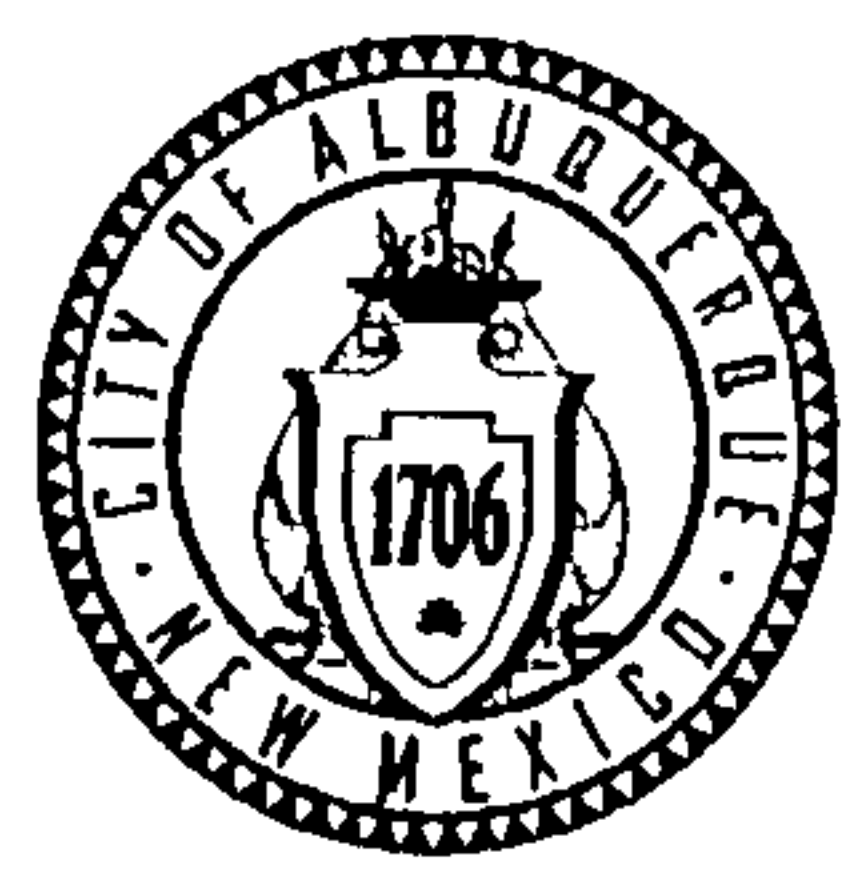
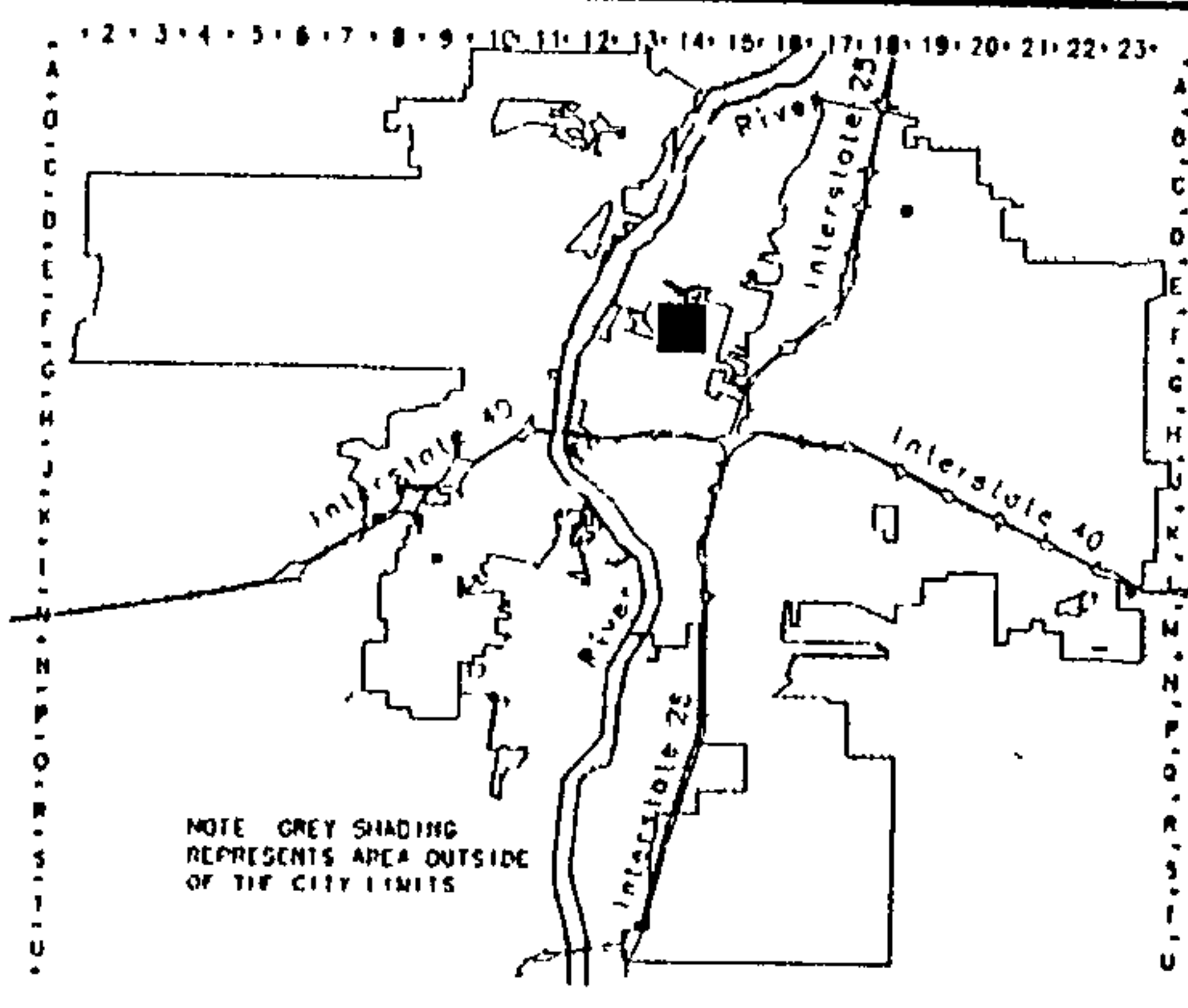
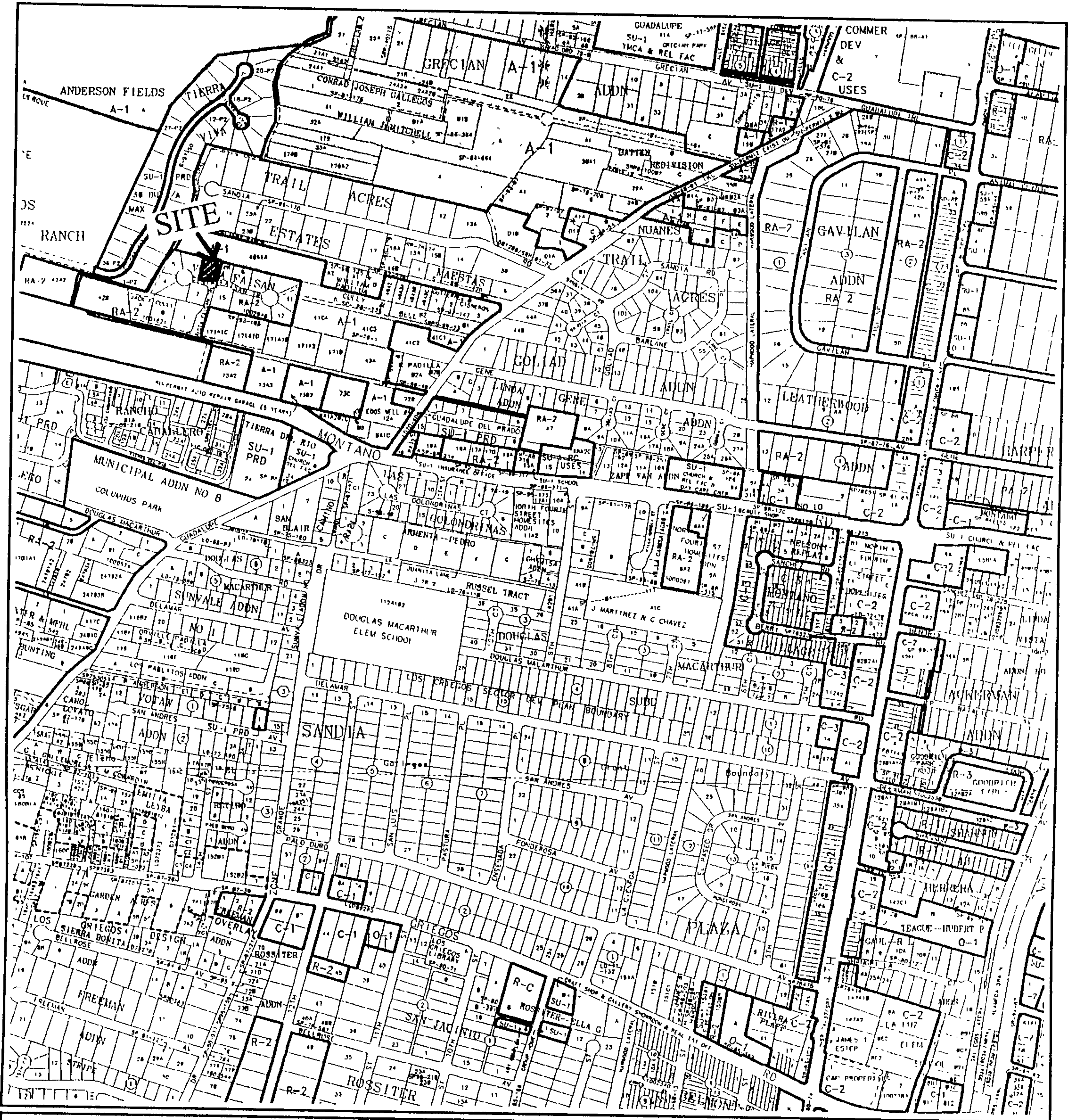
Form revised 11/04

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

Application case numbers
SDRB - 00539

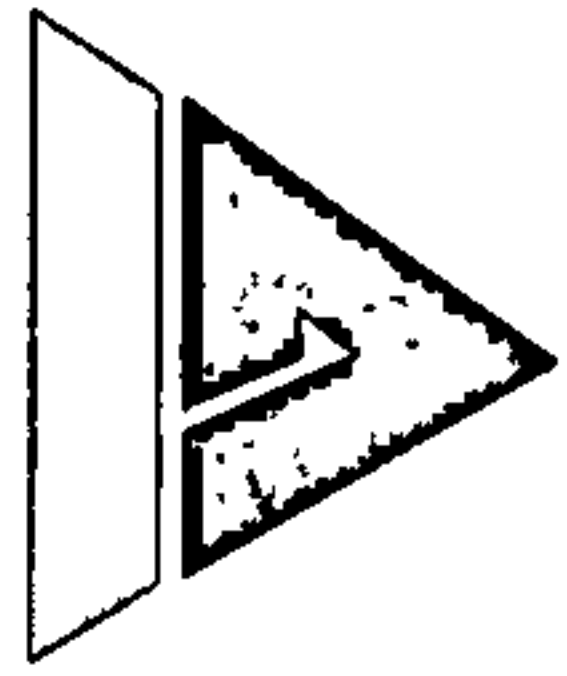
Shirley
Planner signature / date
3-31-05

Project # 1002948



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

Zone Atlas Page
F-14-Z
 Map Amended through February 01, 2005



PROJECT MEMORANDUM

03/31/05

TO: Sheran Matson, DRB Chair

FROM: Genny Donart, Isaacson & Arfman, P.A.

REF: Lot 7, Vista Faisan Subdivision

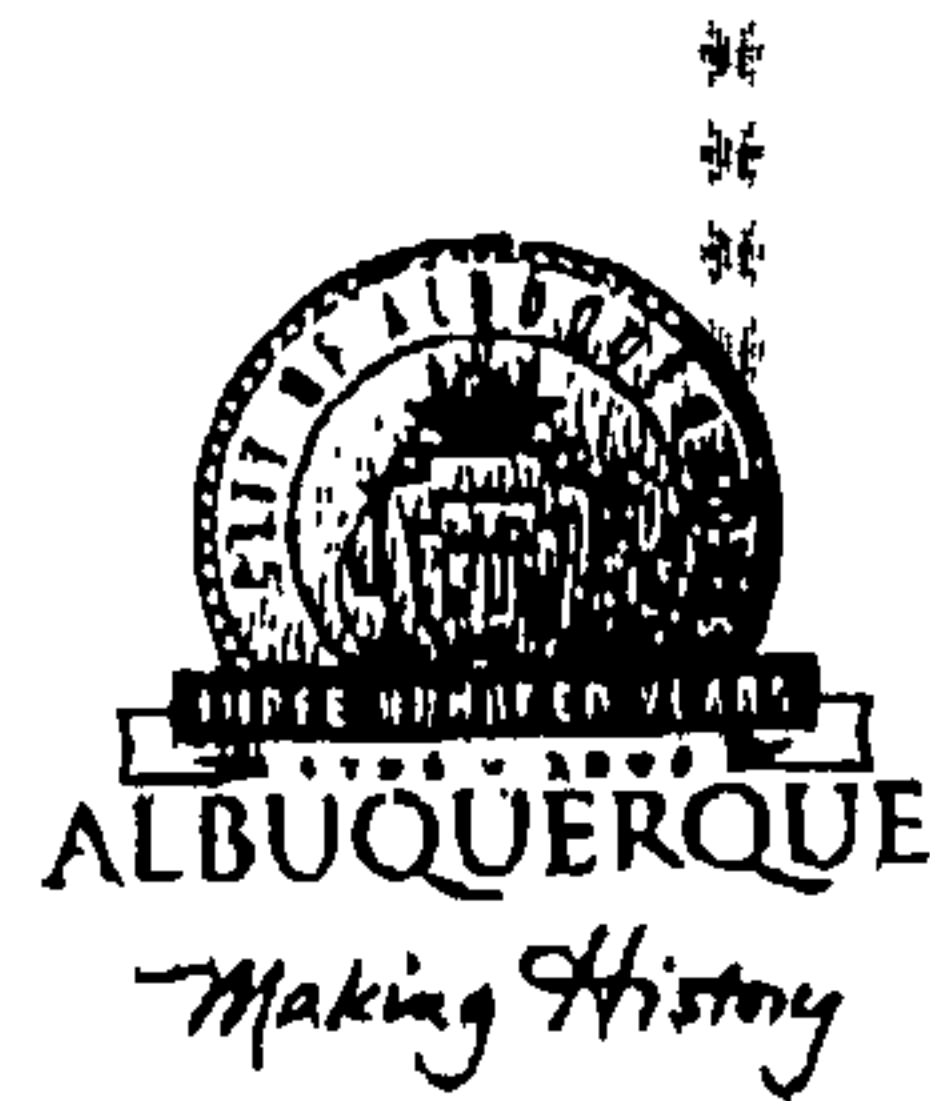
PROJ NO: 1282

SUBJ: Justification for Vacation of Public Easement

Isaacson & Arfman, P.A. as agents for the owner of the above property request a replat of the above mentioned lot. The purpose of this replat is to vacate a Public Water and Sanitary Sewer easement where it encroaches on the property for the following reasons:

1. There are no longer water or sewer lines in the easement. The portion of the water and sanitary sewer lines that used to lie within the property was removed by construction of the Vista Faisan improvements.
2. The public welfare is in no way served by retaining this easement.

If you have any questions about this request, please contact me at 268-8828 or gennyd@iacivil.com.



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

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

March 30, 2005

Ruth Lozano
Isaacson & Arfman, PA
128 Monroe St. NE / 87108
Phone: 268-8828 Fax: 268-2632

Thank you for your inquiry of March 30, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 7, VISTA FAISAN SUBDIVISION ON VISTA FAISAN TRAIL NW, Zone Map H-14**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

Attachment A

3/030/05
RUTH LOZANO, ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE / 87108
PHONE: 268-8828 FAX: 268-2632
ZONE MAP: F-14

Los Poblanos NA (R)
*Bill Fernandez
5713 Guadalupe Trl. NW / 87107 346-3080 (w)
Anna Marie Skula
836 Los Poblanos Ranch Rd. NW / 87107 344-8412 (h)

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



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

March 31, 2005

Certified Mail 7002 0860 0003 3155 8981

Mr. Bill Fernandez
Los Poblanos Neighborhood Association
5713 Guadalupe Trail NW
Albuquerque, NM 87107

**RE: Lot 7-A, Vista Faisán Subdivision
(Legal Description --Lot 7, Vista Faisán Subdivision)**

Dear Mr. Fernandez:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Los Poblanos Neighborhood Association that a request for vacation of a portion of a 30' public sanitary sewer and water easement will be submitted to the Development Review Board for approval this week. See attached zone map.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genny Donart, PE
GD/rtl
Attachment

7002 0860 0003 3155 8981

7002 0860 0003 3155 8981

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

OFFICIAL USE
ALBUQUERQUE, NM 87107

Postage	\$ 0.37	UNIT ID: 0108 Postmark Here MARC 03/31/05 K805C
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Bill Fernandez
Los Poblanos N.A.
Street, Apt. No.; or PO Box No. 5713 Guadalupe Trail NW
City, State, ZIP+4 Albuquerque, NM 87107

PS Form 3800, April 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
 Scott M. McGee, PE*

March 31, 2005

Certified Mail 7002 0860 0003 3155 8998

Ms. Anna Marie Sekula
 Los Poblanos Neighborhood Association
 836 Los Poblanos Ranch Road NW
 Albuquerque, NM 87107

RE: Lot 7-A, Vista Faisán Subdivision
(Legal Description --Lot 7, Vista Faisán Subdivision)

Dear Ms. Sekula:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Los Poblanos Neighborhood Association that a request for vacation of a portion of a 30' public sanitary sewer and water easement will be submitted to the Development Review Board for approval this week. See attached zone map.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genny Donart, PE
 GD/rtl
 Attachment

7002 0860 0003 3155 8998

U.S. Postal Service		CERTIFIED MAIL RECEIPT		<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
OFFICIAL USE					
ALBUQUERQUE, NM 87107		UNIT ID: 0108			
Postage	\$	0.37			
Certified Fee		2.30			
Return Receipt Fee (Endorsement Required)		1.75			
Restricted Delivery Fee (Endorsement Required)					
Total Postage & Fees	\$	4.42			
Sent To		Anna Marie Sekula Los Poblanos N.A.			
Street, Apt. No.; or PO Box No.		836 Los Poblanos Ranch Rd. NW			
City, State, ZIP+ 4		Albuquerque, NM 87107			
PS Form 3800, April 2002 See Reverse for Instructions					

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

PAID RECEIPT

APPLICANT NAME Bealton Const
 AGENT Isaacson & Arfman
 ADDRESS 128 Monroe St NE
 PROJECT & APP # 1002948
 PROJECT NAME Vista Faison

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

3/31/2005 7:17PM .00: ANN
 RECEIPT# 00038198 US# 006 TRANS 006
 ACCOUNT 441032 FUND 0110
 ACTIVITY 4971000
 TRANS AMT \$710.00
 J24 MIS
 LN
 CHANGE \$1.00

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 260.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75.00 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 355.00 TOTAL AMOUNT DUE

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

16443
95-219/1070 176
1350743997

DATE 3/31/05

City of Albuquerque
Total \$ 355.00

THREE HUNDRED FIFTY-FIVE +00/100 DOLLARS

RECEIPT# 00038198 US# 006 TRANS 006
 Account 441032 Fund 0110
 Activity 3424000

ISAACSON AND ARFMAN P A
128 MONROE ST NE
ALBUQUERQUE, NM 87108-1247
268-8828

WELLS FARGO
Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com

FOR 1282-X DRB Process fee
minor plat/vacation
easement

Trans AMT \$710.00
J24 MIS
LN
CHANGE \$1.00

00016443 107002192 1350743997

3/31/2005 3:27PM LOC: ANNX
RECEIPT# 00038209 WS# 006 TRANSH# 0073
Account 441018 Fund 0110
Activity 4571000 TRSEJA
Trans Amt \$355.00
J24 Misc \$75.00
CK \$355.00
CHANGE \$0.00

Thank You

City Of Albuquerque
Treasury Division

3/31/2005 3:27PM LOC: ANNX
RECEIPT# 00038207 WS# 006 TRANSH# 0073
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$355.00
J24 Misc \$20.00

Thank You

City Of Albuquerque
Treasury Division

3/31/2005 3:27PM LOC: ANNX
RECEIPT# 00038208 WS# 006 TRANSH# 0073
Account 441006 Fund 0110 TRSEJA
Activity 4983000 \$355.00
Trans Amt \$260.00
J24 Misc

Thank You

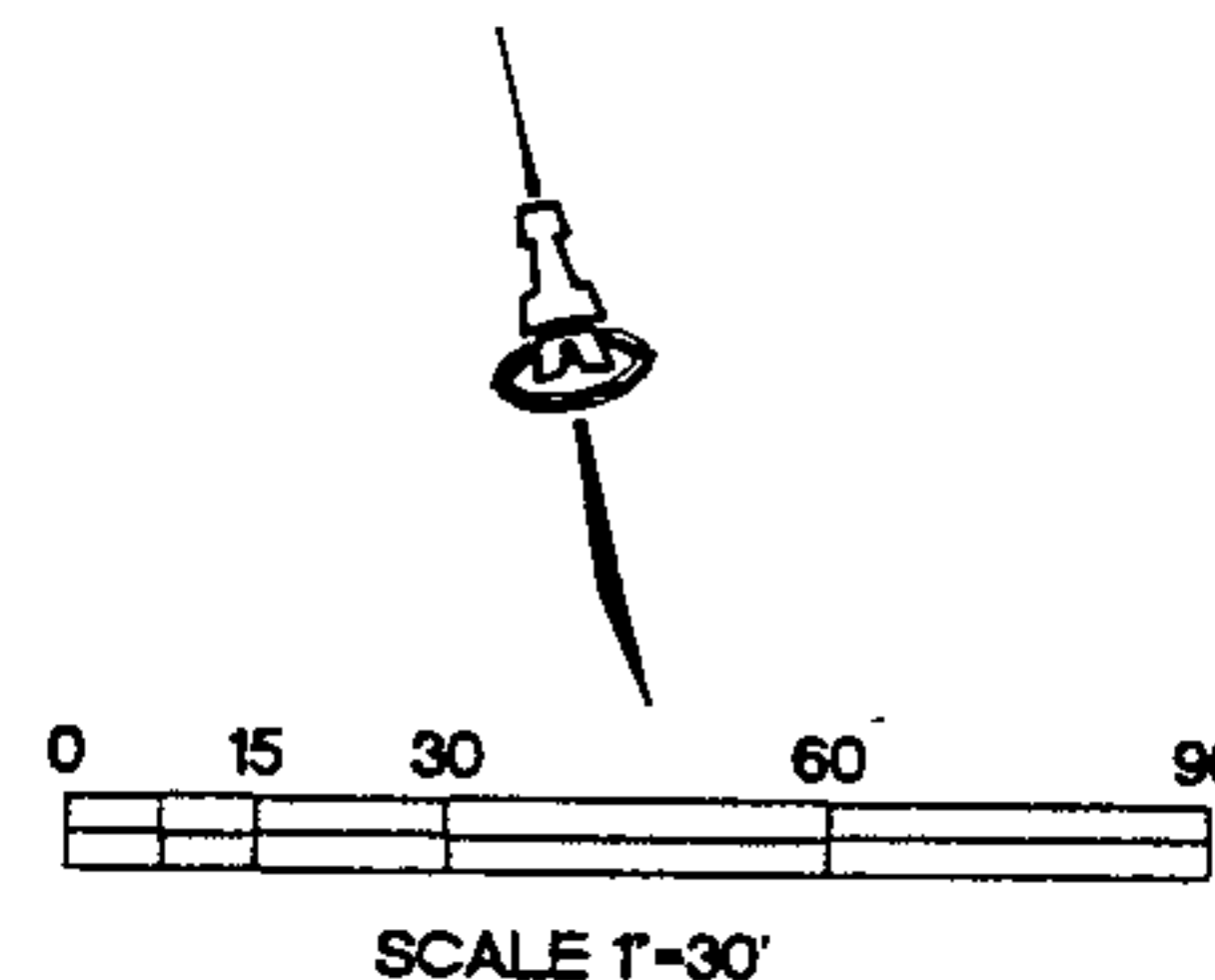
VACATION
EXHIBIT

PLAT
FOR
LOT 7-A
VISTA FAISAN SUBDIVISION

BEING A REPLAT OF
LOT 7
VISTA FAISAN SUBDIVISION
WITHIN ELENA GALLEGOS GRANT
PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.

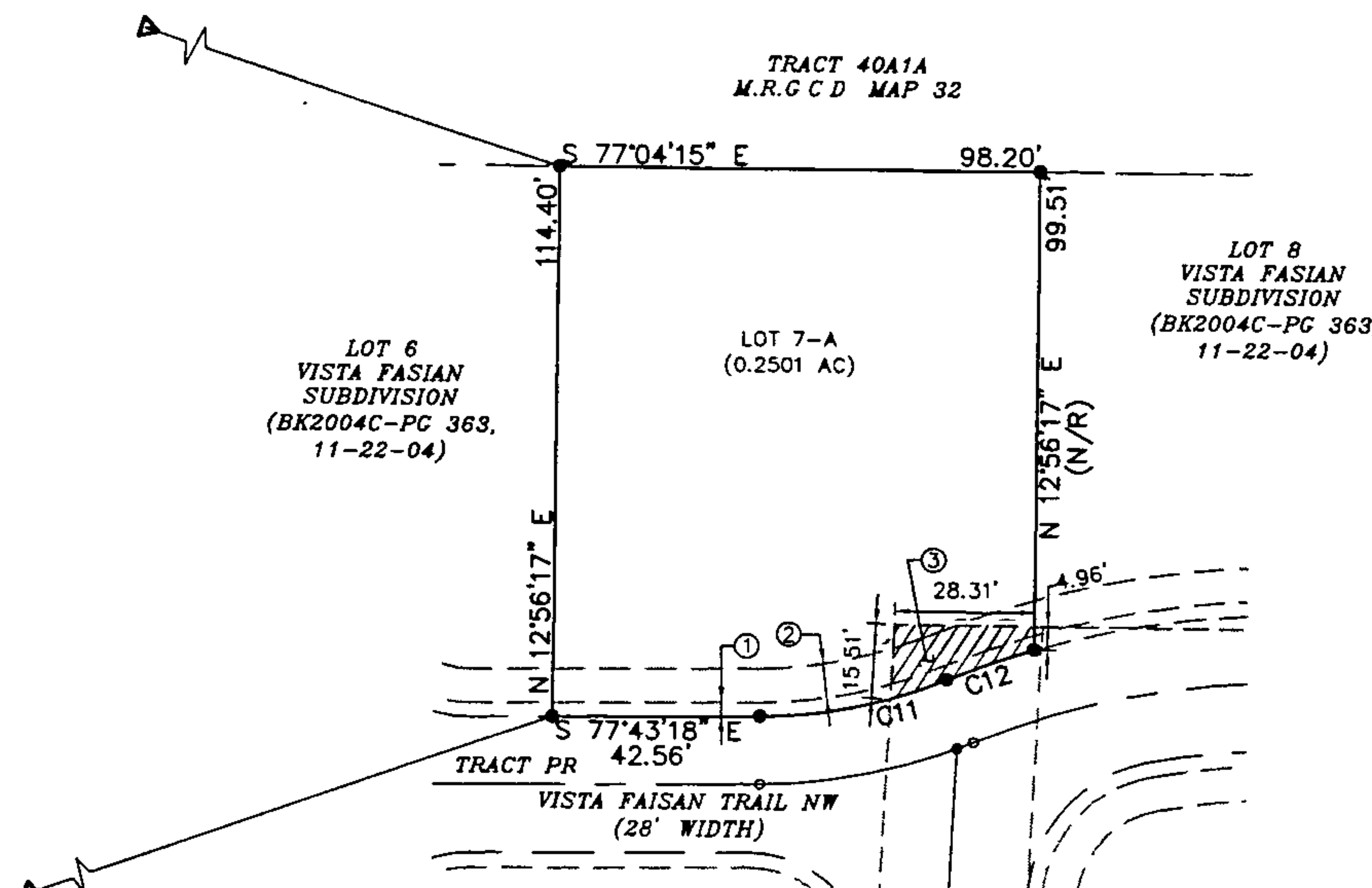
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH 2005



ACS MONUMENT
"5-E13"
Y= 1509162.62
X= 376180.22
G-G= 0.99967969
 $\Delta\alpha = -00^{\circ}14'18''$
CENTRAL ZONE
ELEVATION= 4974.152
(NAD 1927/SLD 1929)

TRACT 40A1A
M.R.C.D. MAP 32



BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C11	100.00	39.10	19.80	38.85	S 88°55'25\" E	22°24'15\"
C12	178.00	18.76	9.39	18.75	S 82°53'37\" W	6°02'19\"

NOTES

- 1 N/R DESIGNATES NON-RADIAL LINE.

PROPERTY CORNERS

- SET 5/8\" REBAR WITH CAP \"ALS LS 7719\"

EASEMENTS

- ① EXISTING 3' PUBLIC WATERLINE EASEMENT (BK2004C-PG 363, 11-22-04).
- ② EXISTING 7' PUBLIC UTILITY EASEMENT (BK2004C-PG 363, 11-22-04)
- ③ EXISTING 30' PUBLIC SANITARY SEWER AND WATER EASEMENT (01-23-2002, A30-9693) 290.56 sf TO BE VACATED BY THIS PLAT

LOT AREA TABLE	
LOT	AREA (SF)
7-A	10,894.54

ACS MONUMENT
"15-F13"
Y= 1506857.51
X= 378476.46
G-G= 0.99967902
 $\Delta\alpha = -00^{\circ}14'02''$
CENTRAL ZONE
ELEVATION= 4974.724
(NAD 1927/SLD 1929)

EXHIBIT B
Date 4/27/05

16
16
16
16

PERMANENT EASEMENT

Grant of Permanent Easement, between Jack and Martha Cully Trust (dated 3/7/97) ("Grantor"), whose address is c/o Jay F. Boyd, Kubiak & Associates, P.A., 6747 Academy Road N.E., Suite A, Albuquerque, New Mexico 87109 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103-1293.

For consideration received, the Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon, and across the real property described as the westerly thirty feet (30') of Lot 2, Land of Jack F. Cully, which was filed with the Clerk of Bernalillo County on September 1, 1976, Vol. C11, Folio 99, said easement being coincident with the existing Private Roadway Easement dedicated on the plat, (hereinafter referred to as the "Property") for the construction, installation, maintenance, repair, modification, replacement and operation of public sanitary sewer and water system improvements, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns until terminated.

WITNESS my hand and seal this 20th day of September, 2001.

Owner:

Jay F. Boyd, Trustee 9/20/01
Jay F. Boyd, Trustee Date

ACKNOWLEDGEMENT FOR NATURAL PERSONS

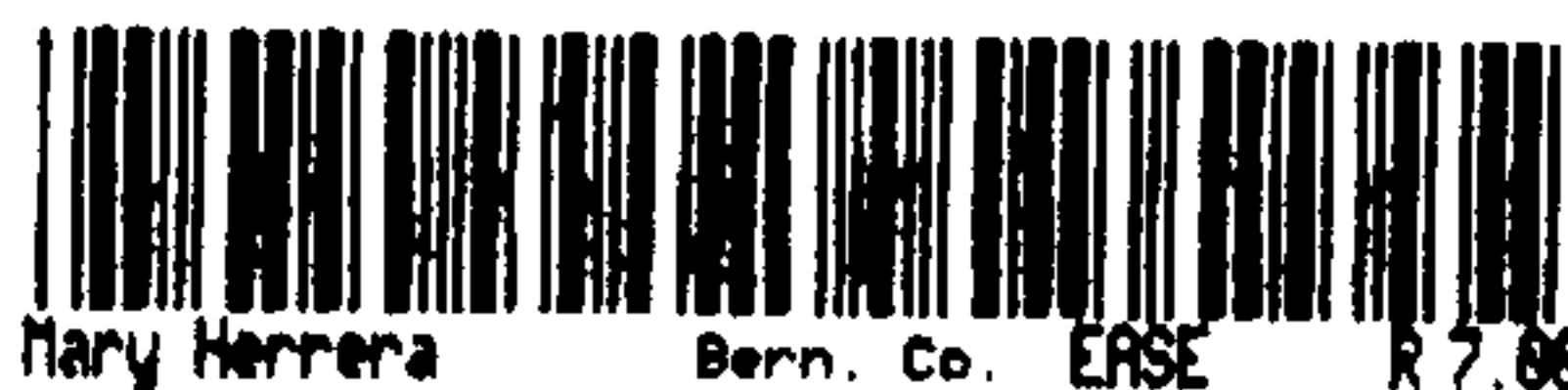
STATE OF New Mexico)
)ss
COUNTY OF Bernalillo)

The foregoing instrument was acknowledged before me this 20 day of September 2001,

by Jay F Boyd, Trustee for the Jack and Martha Trust which is dated 3/7/97
< date of trust > .

Denise M. Cooper
Notary Public

My Commission Expires: Jan. 19, 2004





Supplemental form

SUBDIVISION **S**

___ Major Subdivision action

___ Minor Subdivision action

___ 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: MS DEV ONE, LLC PHONE: 857-9555

ADDRESS: 6707 Academy NE, Suite B FAX: 857-9547

CITY: ABQ STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

AGENT (if any): Isaacson + Arfman, P.A. PHONE: 268-8828

ADDRESS: 128 Monroe Street NE FAX: 268-2632

CITY: ABQ STATE NM ZIP 87108 E-MAIL: _____

DESCRIPTION OF REQUEST: Final Plat Approval (Fbka Vista Faisan Subdivision)

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 A-1 + 171A1BA; Lots 1 + 2 Block: --- Unit: ---

Subdiv / Addn: Lands of Jack F Cully

Current Zoning: RA-2 Proposed zoning: Same

Zone Atlas page(s): F-14 No. of existing ^{Tracts} lots: 4 No. of proposed lots: 15

Total area of site (acres): 5.1038 Density if applicable: dwellings per gross acre: 2.94 dwellings per net acre: 2.94

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill?

UPC No. 101406109939720123 + 101406107938120102 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Adobe Road NW

Between: Guadalupe Trail NW and Open Space

CASE HISTORY: Proj # 1002948

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.) 03EPC-01736;
03DRB-01485, 03DRB-01486, 03DRB-01497; 04DRB-01504

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

SIGNATURE Genevieve Donart DATE 10/26/04

(Print) Genevieve Donart Applicant Agent

FOR OFFICIAL USE ONLY

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

- 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 - 01669</u>	<u>FP</u>	<u>SL3</u>	\$ <u>0</u>
_____	<u>CMF</u>	_____	\$ <u>20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>11-3-04</u>			Total \$ <u>20.00</u>

Planner signature / date 10-26-04

Project # 1002948

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

Amended preliminary plat approval expires after one year.

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

Genevieve Donart
Applicant name (print)
Genevieve Donart
Applicant signature
10/26/04
date

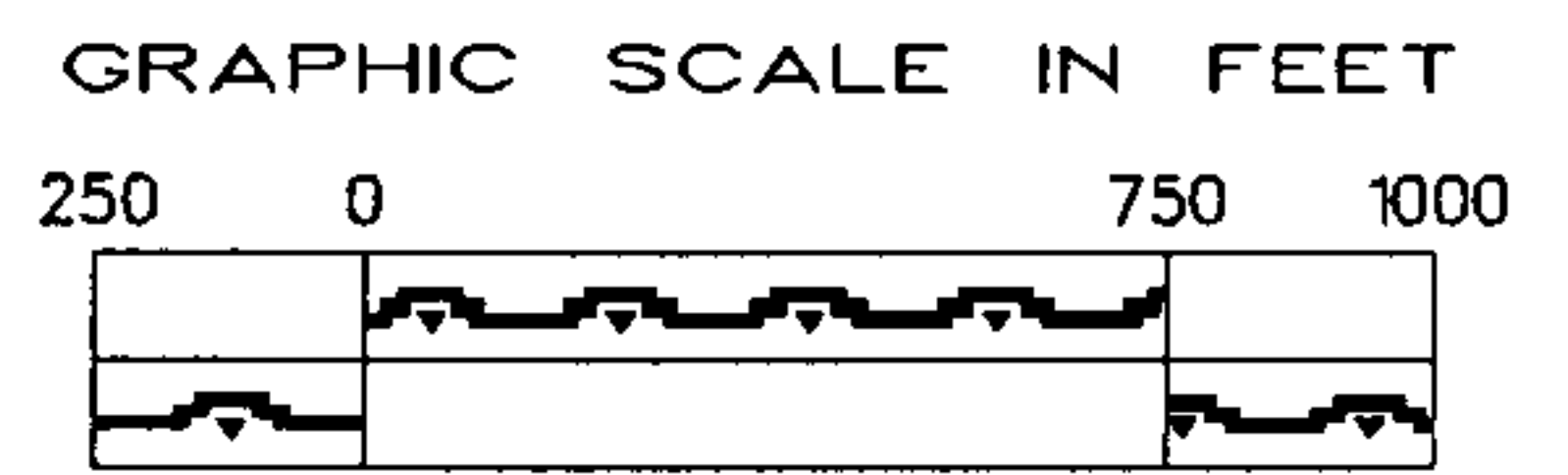
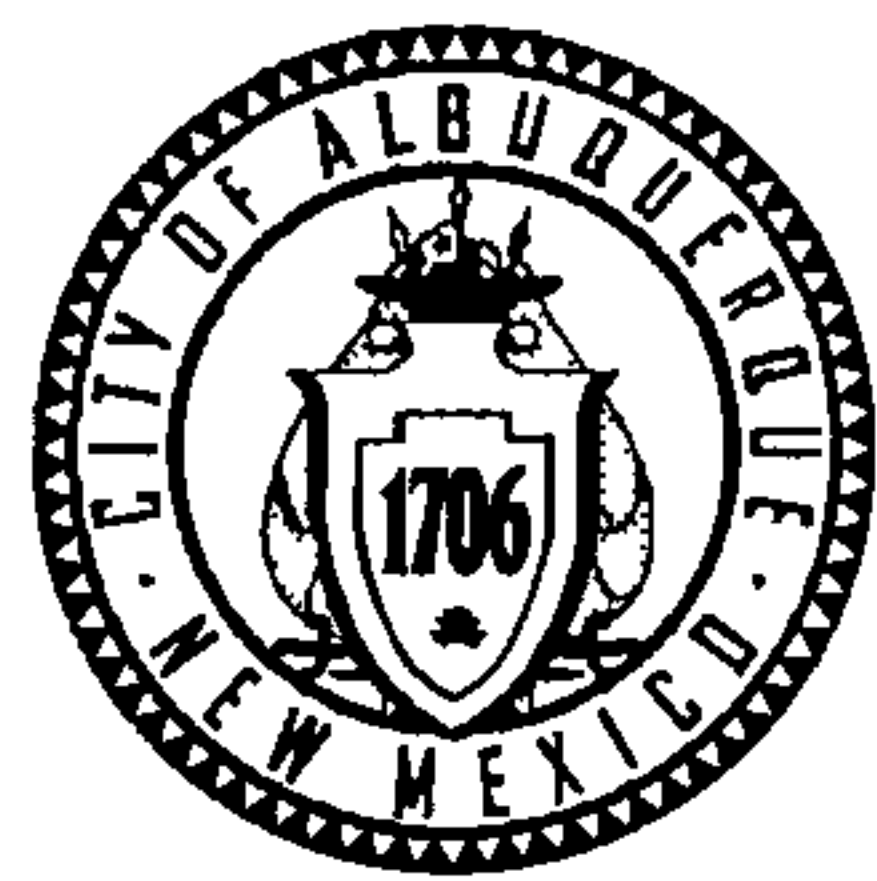
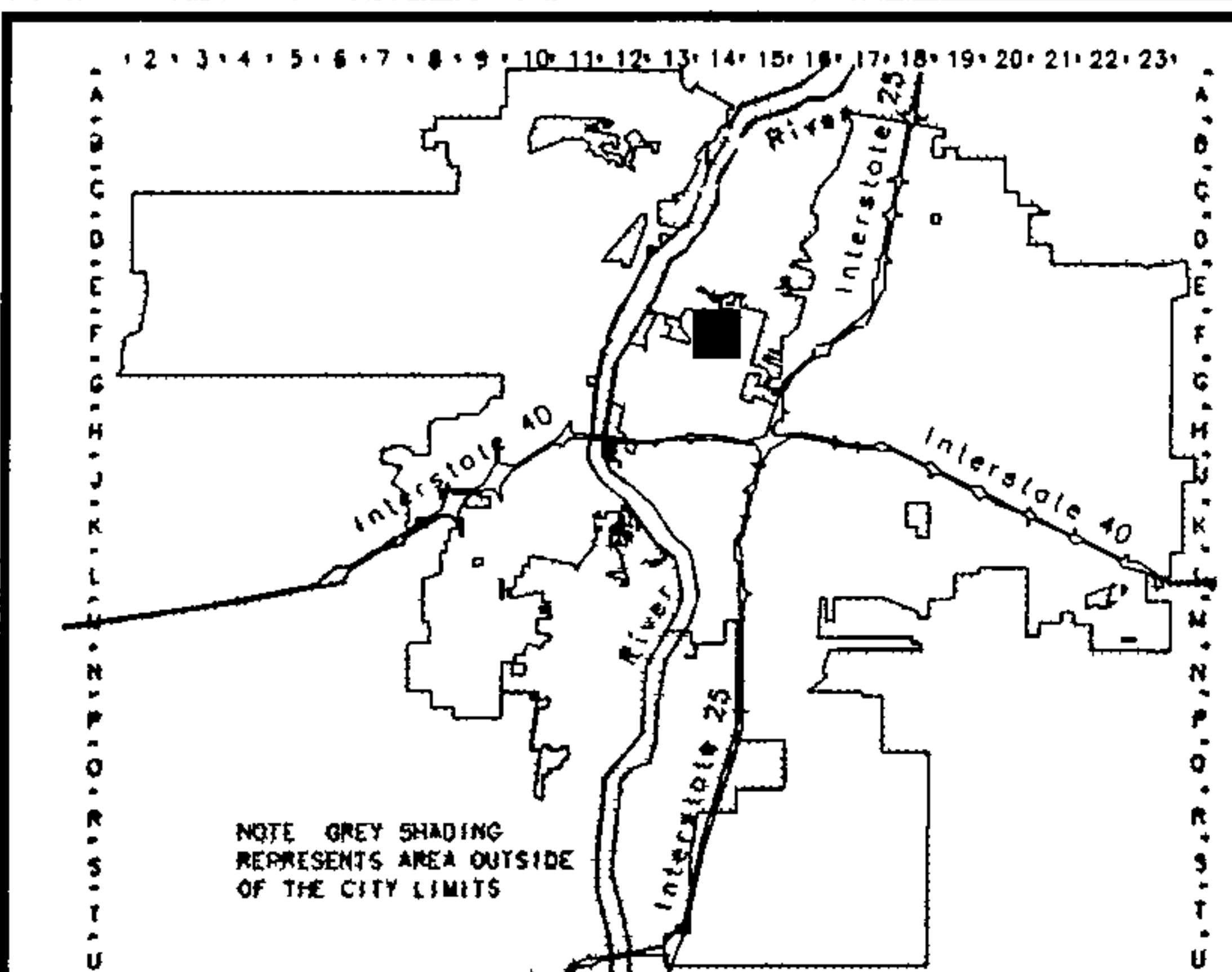
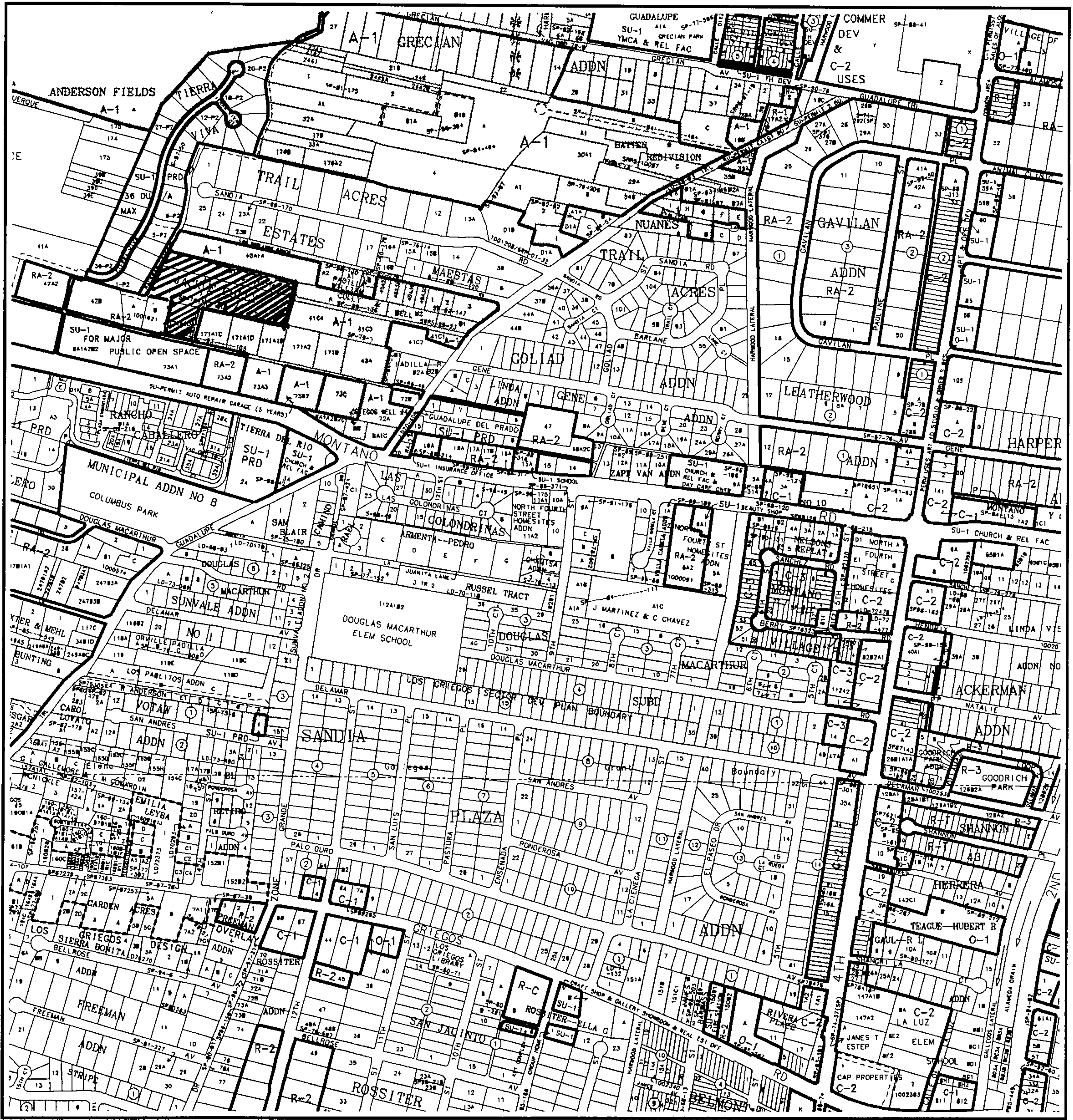


Form revised 3/03 and 8/03

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

Application case numbers
CYDR13 -01669

Robert [Signature] 10-26-04
Planner signature / date
Project # 1002948



Zone Atlas Page

F-14-Z

Map Amended through January 02, 2004

Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2003

28
28
28
28

FINANCIAL GUARANTY AMOUNT

09/28/2004

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

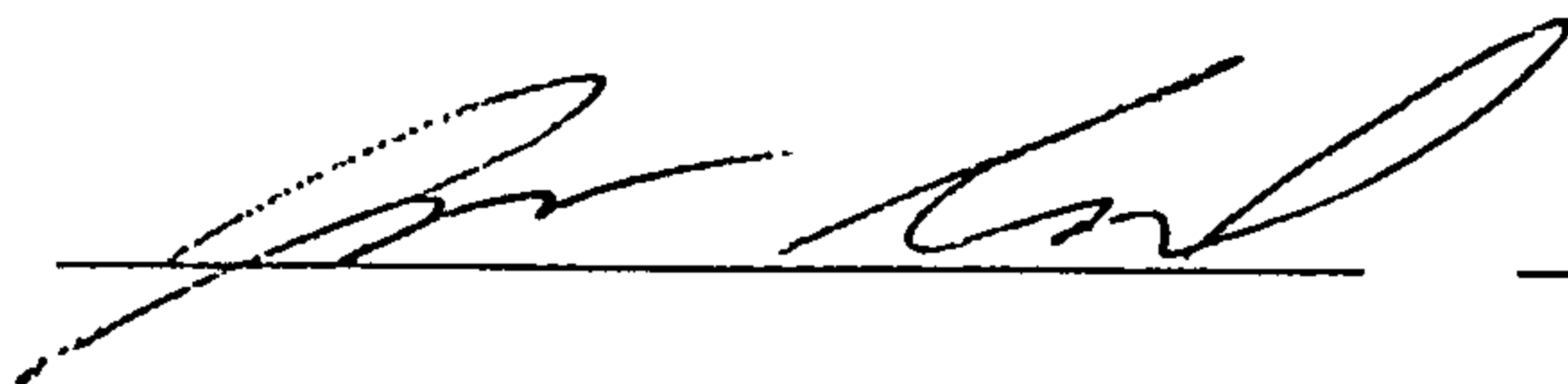
Project ID #: 747181, Vista Faisan Subdivision, Phase/Unit #: 1

Requested By: Genny Donart, PE w/ Isaacson & Arfman P. A.

Approved estimate amount:		\$144,136.08
Contingency Amount:	10.00%	\$14,413.61
Subtotal:		\$158,549.69
NMGRT	6.0625%	\$9,612.07
Subtotal:		\$168,161.76
Engineering Fee	6.60%	\$11,098.68
Testing Fee	2.00%	\$3,363.24
Subtotal:		\$182,623.68
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$228,279.50</u>

APPROVAL:

DATE:

 9-28-2004

Notes: 10% contingency, plans not approved. Certification for grading & drainage including private retaining walls prior to release of financial guaranty.



Mary Herrera

Bern. Co. AGRE

R 25.00

2004147108

6160665

Page: 9 of 9

10/19/2004 01:52P

Bk-A85 Pg-6699

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

PAID RECEIPT

APPLICANT NAME

MS Dev One, LLC

AGENT

Isaacson & Arfman

ADDRESS

128 Monroe NE

PROJECT & APP #

1002948/04DRB01669

PROJECT NAME

Lands of Jack F Cully

City of Albuquerque
 Treasury Division
 LUD: ANVX
 9/15/04
 TRFNSR 0005
 # 903
 TRFNSR 0005
 FUND 0110
 TRSKAL
 \$20.00
 \$20.00
 \$0.00
 ACCOUNT 441032
 ACTVIT/ 3424000
 TRANS AMT
 J24 N:35
 CN
 CHANGE

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 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

\$ 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.**

268-8878

ISAACSON AND ARFMAN, P.A.
 128 MONROE ST. NE
 ALBUQUERQUE, NM 87108

16102

DATE 10/26/04 95-219 176
 1070
 1350743997

PAY TO THE ORDER OF City of Albuquerque \$ 20.00

Twenty + 00/100 DOLLARS

WELLS FARGO Wells Fargo Bank, N.A.
 200 Lomas NW
 Albuquerque, NM 87102
 wellsfargo.com

FOR #1282 DRB conflict program fees management

Scott M. McFee

⑈016102⑈+⑈107002192⑈1350743997⑈

Thank You

> > replacement project and is in sufficient condition. It is our
> > determination that the subject project's access via Adobe Road is
> approved
> > and a TIA will not be required by the County.
> >
> > If there are any additional questions, feel free to call me at 848-1516.
> >
> > Sincerely,
> >
> >
> > Nathan Masek
> > GIS Transportation Planner
> > Bernalillo County Public Works Division
> > 505) 848-1516
> >
> >
> >
> > > -----Original Message-----
> > > From: Nathan Masek
> > > Sent: Thursday, April 24, 2003 7:38 AM
> > > To: 'Michael Silbert'
> > > Subject: RE: County Concurrence for no TIA requirement for 847 Adobe
> > > Rd NW
> > >
> > > No problem. Thanks for the compliment to Com Cummins (Tim).
> > >
> > > Good luck with everything,
> > >
> > > Nathan
> > >
> > > -----Original Message-----
> > > From: Michael Silbert [SMTP:msilbert@flash.net]
> > > Sent: Wednesday, April 23, 2003 7:07 PM
> > > To: Nathan Masek
> > > Cc: JOYOGETREAL@aol.com
> > > Subject: Re: County Concurrence for no TIA requirement for
> > > 847 Adobe Rd NW
> > >
> > > Nathan-
> > >
> > > thx for meeting with us and thx for
> > > your quick response!!!!
> > >
> > > Mike
> > > ----- Original Message -----
> > > From: "Nathan Masek" <nmasek@bernco.gov>
> > > To: <msilbert@flash.net>
> > > Cc: "David A. Lorenzo" <dalorenzo@mercury.bernco.gov>; "Eric Zamora"
> > > <ericz@mercury.bernco.gov>
> > > Sent: Wednesday, April 23, 2003 3:13 PM
> > > Subject: County Concurrence for no TIA requirement for 847 Adobe Rd
> > > NW
> > >
> > >
> > > > To whom it may concern,
> > > >
> > > > At meeting was held at the County Public Works offices on 4/23/03
> > > > with
> > > > County staff and representative agents for the subject property
> > > > located

> > > > adjacent to the County-maintained section of Adobe Road NW in the
> > > north
> > > > Valley. The proposed subdivision of approximately 17 residential
> > > lots is
> > > > within the City of Albuquerque limits, and will access Adobe Road
> > > NW via
> > > an
> > > > easement within the City limits immediately west of the County's
> > > section
> > > of
> > > > Adobe Road. Adobe Road was recently resurfaced as part of a
> > > drainage
> > > > replacement project and is in sufficient condition. It is our
> > > > determination that a TIA will not be required by the County for
> > > this
> > > > project.
> > > >
> > > > If there are any additional questions, feel free to call me at
> > > 848-1516.
> > > >
> > > > Sincerely,
> > > >
> > > > Nathan Masek
> > > > GIS Transportation Planner
> > > > Bernalillo County Public Works Division
> > > > 505) 848-1516
> > > >
> > >

*** TX REPORT ***

**
**

TRANSMISSION OK

TX/RX NO 0022
CONNECTION TEL 93458097
SUBADDRESS
CONNECTION ID
ST. TIME 10/09 12:10
USAGE T 00'46
PGS. 2
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: Steve Marks 345-9171 (A)

FAX NUMBER: 345-8097 # PAGES 1 attached

SENT BY: Sheran Matson, DRB Chair DATE: 10/9/08

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1002948 APPLICATION NO: _____

224-3988

technical corrections shall be recorded in the same manner as a final plat. See § 14-14-3-6 of this article. ('74 Code, § 7-16-8C) (Ord. 56-1983; Am. Ord. 18-1986; Am. Ord. 10-1991)

PART 8: APPEAL

§ 14-14-8-1 RIGHT TO APPEAL

With respect to decisions and other matters within the jurisdiction of this article, the subdivider and others commenting on a plat shall be informed of the right to appeal, which appeal shall apply only insofar as the jurisdiction of this article. ('74 Code, § 7-16-9A) (Ord. 56-1983)

§ 14-14-8-2 STANDING.

The following persons may be considered aggrieved and may file appeals of decisions within the jurisdiction of this article being deemed to have a personal or pecuniary interest or property right adversely affected by the decision, which right or interest is more than merely nominal or remote:

(A) Persons who own a property interest within 300 feet of the subject site, excluding any public right-of-way which would not be altered by the action being appealed.

(B) Organized neighborhood associations which have filed their articles of incorporation, bylaws, or other documents indicating their existence which includes key contact people, organizational structure, current boundaries, and preferred mailing address with the Office of Neighborhood Coordination, if the boundaries of the association include any part of the subject site or any land within 600 feet thereof (excluding public right-of-way). (Ord. 46-1993)

§ 14-14-8-3 BASIS OF APPEAL

Applications for an appeal shall clearly articulate the reasons for the appeal; appellants shall specifically cite and explain one or more alleged errors, as follows:

(A) Error in applying adopted city plans, policies, and ordinances in arriving at the decision;

(B) Error in the appealed action or decision, including its stated facts;

(C) Error in acting arbitrarily or capriciously or being manifestly abusive of discretion. (Ord. 46-1993)

§ 14-14-8-4 APPEAL TO PLANNING COMMISSION.

Any person aggrieved by any determination of the Development Review Board acting pursuant to this article may appeal to the Planning Commission by submitting a written application which is received by the Planning Director within 15 days after the date of the city'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 § 3-1-12, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard and decided by the Planning Commission within 60 days of its filing. ('74 Code, § 7-16-9B) (Ord. 56-1983)

§ 14-14-8-5 APPEAL TO CITY COUNCIL

Any person aggrieved by any determination of the Planning Commission acting pursuant to this article may appeal to the City Council by submitting a written application which is received by the Planning Director within 15 days of the Planning Commission's decision (such 15-day period to be determined as in § 14-14-8-2). The City Council may decline to hear the appeal. If the Council finds that all city plans, policies, and ordinances have not been properly followed, the Council shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of filing. ('74 Code, § 7-16-9C) (Ord. 56-1983)

PART 9: VIOLATIONS; ENFORCEMENT; PENALTY

§ 14-14-9-1 VIOLATIONS AS TO THE ACT OF SUBDIVIDING.

No subdivision within the territorial and subject matter jurisdiction of this article shall hereafter be effected except in accordance with the provisions of this article. No plat shall be recorded with the County Clerk in violation of the provisions of this article. ('74 Code, § 7-16-10A) (Ord. 56-1983)

10/8/03

Sanford Bluffs

1. dirt road E W next
to Guadalupe

2. Adabe house - recreation

Development of traffic
to visitors. Access to OS. - pedestrians only

Silbert says may use it for
empty trucks coming FW.

Full trucks go in via
Montano

Will limit size of trucks

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

___ Major Subdivision action

___ Minor Subdivision action

___ Vacation **V**

___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

___ ...for Subdivision Purposes

___ ...for Building Permit

___ IP Master Development Plan

___ Cert. of Appropriateness (LUCC) **L**

ZONING & PLANNING Supplemental form **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: JUAN R. AUDEBETE ET AL PHONE: 345-1279

ADDRESS: 817 ADOBE RD. NW FAX: 345-0593

CITY: ABQ. STATE NM ZIP 87107 E-MAIL: ---

Proprietary interest in site: HOME OWNER ON ADOBE RD.

AGENT (if any): NONE PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: APPEAL THE DECISION BY THE D.R.B. OF PRELIMINARY PLAT (APPROVAL)

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

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

Lot or Tract No. 1 & 2, TRACT A1 Block: _____ Unit: _____

Subdiv. / Addn. LANDS OF JACK COLLY, MRGCD MAP #32

Current Zoning: RA-2, RESIDENTIAL & AGRIC. Proposed zoning: NA

Zone Atlas page(s): F-14 No. of existing lots: 4 No. of proposed lots: 15

Total area of site (acres): 5 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No ___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____

UPC No. _____ MRGCD Map No. 32

LOCATION OF PROPERTY BY STREETS: On or Near: ADOBE RD.

Between: GUADALUPE TRAIL NW and TIERRA LIVA PL.

CASE HISTORY:

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

03DRB-01485 PROJECT # 1002948

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

SIGNATURE [Signature] DATE 10-10-03

(Print) JUAN AUDEBETE Applicant ___ Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03EPC - 01736</u>	<u>Appeal</u>	<u>A</u>	<u>\$ 190⁰⁰</u>
<input type="checkbox"/> All fees have been collected		<u>NOTIFICATION FEE</u>		<u>\$ 50⁰⁰</u>
<input type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>NOV. 20th 03</u>			Total <u>\$ 240⁰⁰</u>

[Signature] 10/10/03
Planner signature / date

Project # 1002948

FORM A: APPEAL

Appeal to the Zoning Board of Appeals regarding:

DECISION OF THE ZONING HEARING EXAMINER

Appeal to the Landmarks and Urban Conservation Commission regarding:

CERTIFICATE OF APPROPRIATENESS DECISION OF THE PLANNING DIRECTOR OR STAFF

Appeal to the Environmental Planning Commission regarding:

ADMINISTRATIVE AMENDMENT OR DECISION OF THE PLANNING DIRECTOR OR STAFF

DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER

DETERMINATION OR ACTION OF THE DEVELOPMENT REVIEW BOARD

Appeal to the City Council regarding:

DETERMINATION OR ACTION OF THE ENVIRONMENTAL PLANNING COMMISSION

ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL

DECISION OF THE LANDMARKS AND URBAN CONSERVATION COMMISSION

Project number of case being appealed; 1002948

Application number of case being appealed; 03DRB-01485

Reason for the appeal *

Appellant's basis of standing as an appellant *

Letter of authorization from the appellant if this application for appeal is submitted by an agent

Copy of the Official Notification of Decision regarding the matter being appealed

Fee (see schedule)

* Criteria for reasonable appeals and criteria for standing as an appellant are given in Zoning Code §14-16-4-4. Any appeal must meet these criteria to be heard. The applicant should review these and other relevant documents carefully before preparing an application for appeal.

ERROR IN APPLYING ADOPTED CITY PLANS, POLICIES, AND ORDINANCES IN ARRIVING AT THE DECISION.

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

JUAN ANDERETE
Applicant name (print)
[Signature] 10-10-03
Applicant signature / date



Form revised September 2001

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

Application case numbers
03EPC - 01736
 _____ - _____
 _____ - _____

[Signature] 10/10/03
 Planner signature / date
 Project # 1002948

88
88
88
88

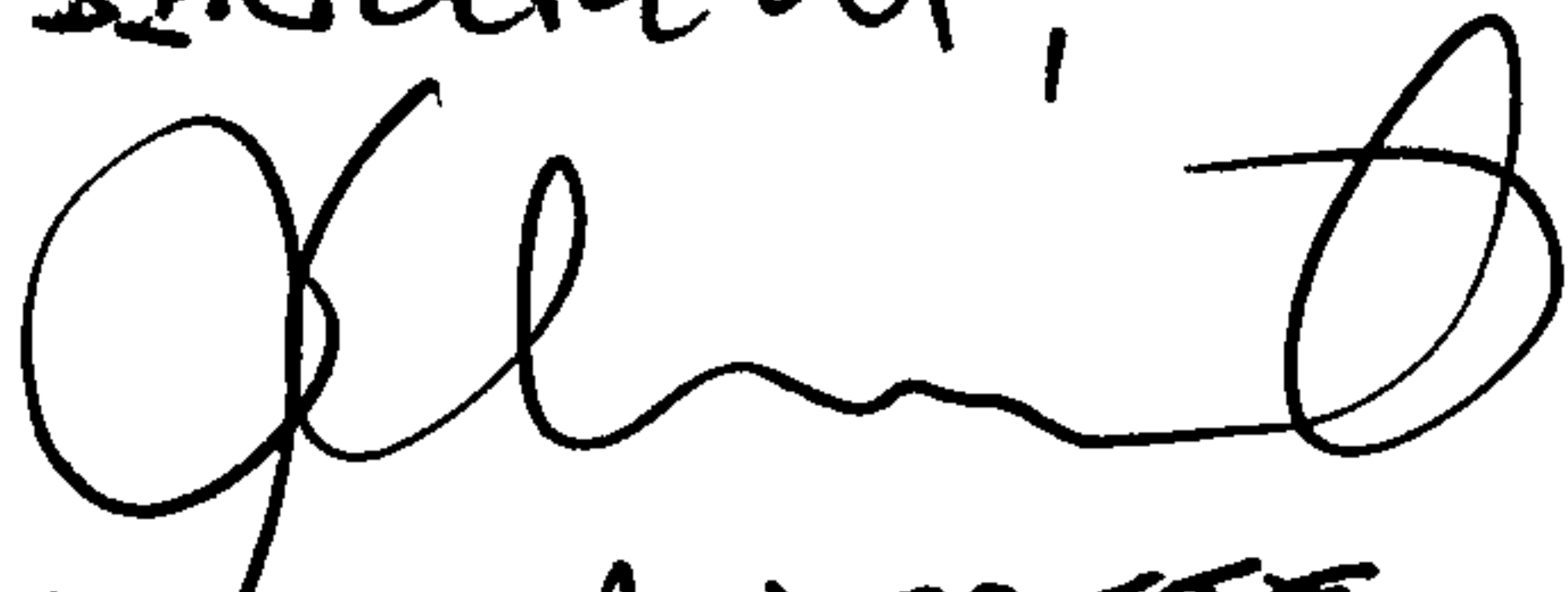
OCTOBER 10, 2003

TO WHOM IT MAY CONCERN:

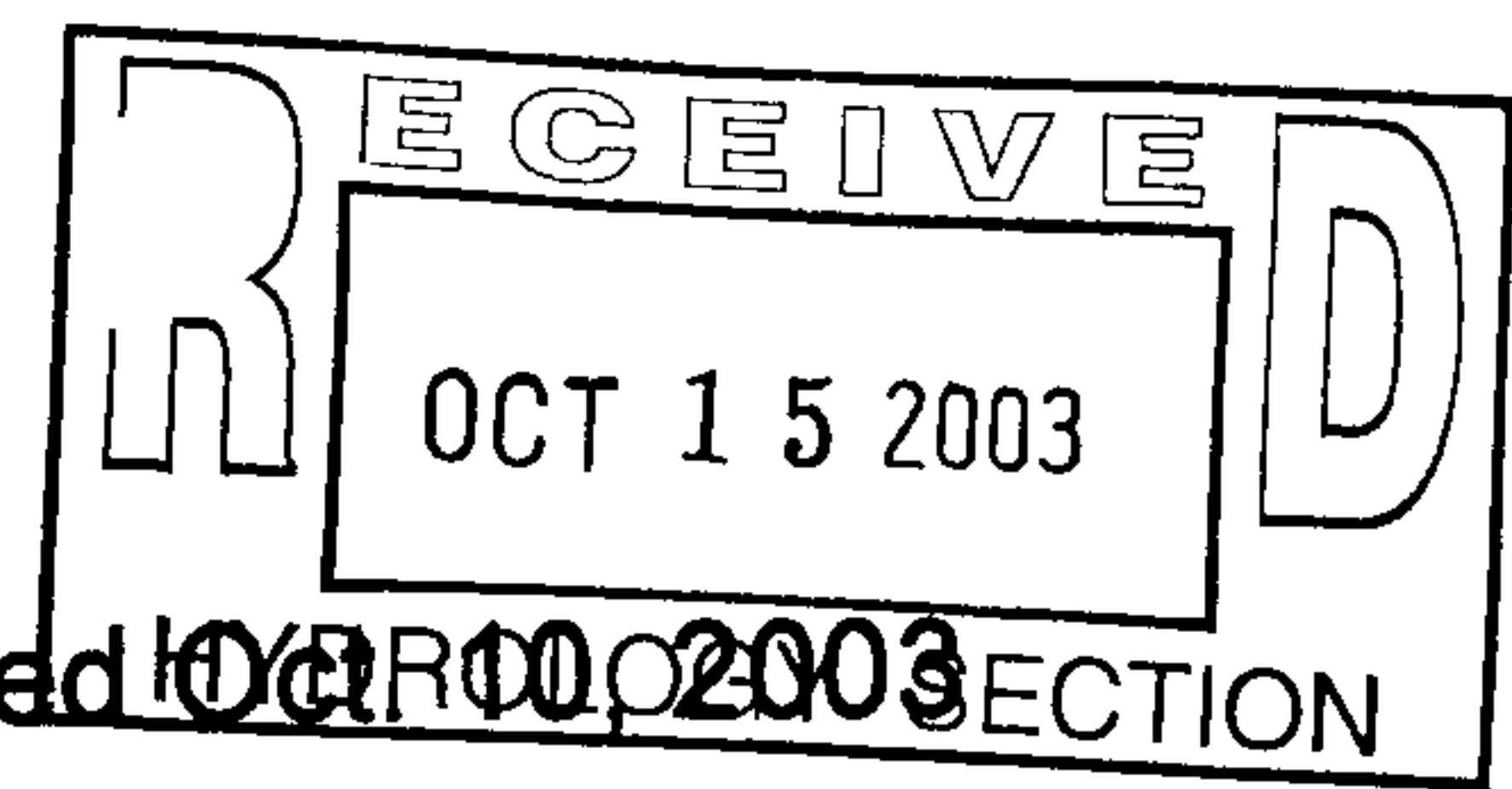
I, JUAN AUDERETE, REQUEST AN APPEAL OF THE DEVELOPMENT REVIEW BOARD'S DECISION ON THE APPLICATION # 03DRB-01485. ON BEHALF OF THE NEIGHBORHOOD OF ADOBE ROAD, WE BELIEVE THAT THE DECISION FOR APPROVAL OF THE NEW SUB-DIVISION WAS MADE WITHOUT SUFFICIENT CONSIDERATION TO THE RESULTING TRANSPORTATION ISSUES. MY BASIS OF STANDING AS AN APPELLANT IS THAT I OWN PROPERTY WITHIN 300 FEET OF THE SUBJECT SITE.

WE FEEL THAT THERE HAS BEEN A POSSIBLE ERROR IN APPLICATION OF ADOPTED CITY PLANS, POLICIES AND/OR ORDINANCES. PLEASE ADVISE ON THE DATE OF AN APPEAL HEARING.

SINCERELY,



JUAN AUDERETE
817 ADOBE NW
507.7804/345-1279



Appeal of DRB ruling of Project #1002948, dated Oct 10, 2003

Standing to Appeal. Appellants, homeowners who live on Adobe Rd. with some of them within 300 feet of the proposed Lands of Jack Cully subdivision.

Appellants assert that the DRB erred in applying adopted City plans, policies and ordinances in arriving at their decision to approve the preliminary plat.

The DRB failed to consider the impacts that the approval of this subdivision will have on the existing neighborhood, especially on the street system. The only access to the subdivision is from Adobe Rd. to Guadalupe Trail. Adobe Rd. is a substandard road only 15 feet wide (right of way and pavement width.) Most of the segment from the development to Guadalupe is within the Jurisdiction of Bernalillo County. The Bernalillo County Street Standards provide for a minimum right of way of 40 feet with a paving width of 32 feet. We understand that City standards normally require street widths equal to or greater than County standards. The streets proposed within the subdivision itself are also substandard, but they are at least 26 feet of pavement. It seems obvious that the DRB looked only at the proposed subdivision without sufficient consideration of its surroundings and its traffic impacts on the existing neighborhood. This development will have a negative impact not only on Adobe Rd. but also Gene Ave. because it provides the most direct route to 4th St.

A few years ago, Jack Cully, approached the County to get a variance to subdivide his lots into less than an acre each and was refused by the county citing that Adobe Rd. could not support additional traffic.

The appellants now wish to offer a solution to this access problem. We feel there are at least two viable alternatives to this safety and environmental issue. Please refer to the attached map of the area in question.

In order to make this subdivision viable, without destroying the quality of life for the existing neighborhood Adobe Rd. should be closed at the west end of lot #73A2, Carol Murray. The traffic from the new subdivision needs to be routed West and then tied in to Montano across either the existing road or a new connection across the City owned open space. The existing traffic from the residences on Adobe Road would be the only traffic to Guadalupe Trail.

Attached are the following:

1. Letter from Dan Schuster giving his perspective from a farmer's point of view.
2. Letter from Carol Murray stating her concerns.
3. Map of proposed alternate access routes
4. Copy of petition signed by Adobe Rd. and Gene Ave. homeowners.

13 October 2003

☼
☼
☼
☼

To Whom It May Concern:

My name is Dan Schuster. I am a farmer and working with Rio Grande Community Farm, a 501 C-3 non-profit, and the City of Albuquerque Open Space Division. I currently farm two parcels between Montano and Adobe Road here in the North Valley.

In reference to the development going on here by my home and these two parcels, I believe using an alternative route to exit this new development area would improve the "farmability" of these parcels. These locations, involving small size and irrigation, are in need of timely improvements which would make them again productive. The possibility of making these improvements, as well as gaining a safer exit for the new development, could be advantageous for all parties.

Thanks.

Dan Schuster

743 Adobe Rd NW

Albuquerque, NM 87107

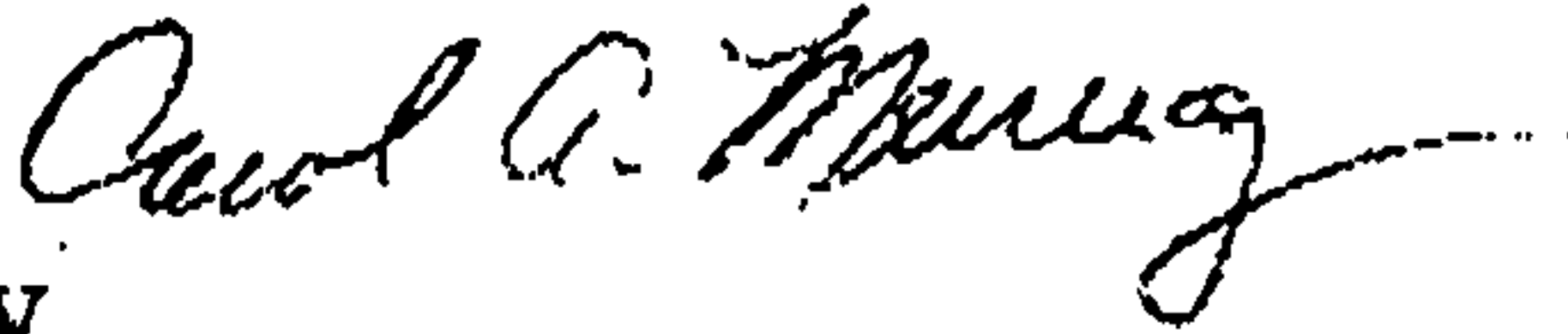
505-345-3480



13 Oct 2k3

Regarding project #1002948, lands of Jack Cully

From: Carol A Murray
901 Adobe Rd NW
Albuquerque, NM 87107
(505) 341-2421



I understand that the development of a gated community is planned for the approximately six acres west and north of my property. I want to be clear that I am not opposed to the community in any way. My concerns center around the esthetics and logistics associated such that the community is integrated into the existing environment such that it minimizes disruption and perhaps enhances the lives of the greater community.

My concerns at this point are about possibilities in the absence of detailed plans to illustrate exactly what is planned for this community.

- My front door and front yard face the road that will be the access to the community. A low adobe wall approximately 3 ft high and two feet east of the property line encloses this part of my yard. I am concerned that a much higher wall might be built two feet west of my wall and that that might have the impact of making my home look out of place in the neighborhood.
- I am concerned that my front door might look onto the gates to this community and I ask that the gates be placed as far north as possible. People waiting at the gate or traffic backing up at the location will impact my privacy and potentially air quality due to exhaust.
- I am concerned about traffic impact on Adobe Rd and concerned about the impact of alternative proposals to terminate Adobe Rd at my property. The latter might result in my driveway, which is located on Adobe Rd or my undeveloped side-yard property being used as a shortcut or turnaround. Again, these possibilities have the potential to impact my privacy, add wear and tear to my private property, and impact the esthetics and value of my home.
- Since views are a primary factor to the value of Valley property, how the gate and wall are positioned in relation to my property may impact, positively or negatively, the value of my property.

In closing, I'd like to reiterate that my concerns may be mitigated by more detailed information and in the absence of that information I have little choice but to consider worst-case options. Certainly discussions I have had with the developer indicate verbal concern for and willingness to work with issues I have expressed. And, the plans will be the proof.

**
**
**

THE CONCERNED HOME OWNERS OF ADOBE ROAD

We the undersigned would like to present a proposal of Adobe Road becoming a Cul-de-Sac at the southwest corner of 801 Adobe Rd. This would accommodate traffic flow for the neighborhood and for the New Gated Community.

The proposal would be to maintain normal traffic flow through the old neighborhood and the gated community could then have access to Montano through the road running west behind 847 Adobe Rd., then continue west on Adobe Rd. past 808 Adobe Rd. traveling south unto Montano through a proposed road that would meet up with the present traffic light on Montano.

This is our logical solution to the traffic situation that we are facing. This would also impact homeowners of Gene Ave. between Guadalupe Tr. and 4th St.

<u>SIGNATURE</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
<i>Stephen Marks</i>	1 STEPHEN MARKS	751 ADOBE NW	345-9171
<i>Juan Alderete</i>	2 JUAN ALDERETE	817 ADOBE NW	345-1279
<i>Larry Cde Baca</i>	3 LARRY CDE BACA	752 Adobe NW	345-0844
<i>Judith Marks</i>	4 Judith Marks	751 Adobe Rd.	345-9171
<i>Valerie Cde Baca</i>	5 Valerie Cde Baca	752 Adobe Rd.	345-0844
<i>Carol Murray</i>	6 CAROL MURRAY	901 Adobe Rd	341-2421
<i>Augustine Ortiz</i>	7 Augustine Ortiz	744 Adobe Rd	345-5618
<i>Clem Futuro</i>	8 Clem Futuro	5835 Guadalupe	344-7058
<i>Valerie Dalaman</i>	9 Valerie Dalaman	729 Adobe Rd	343-1020
<i>Mrs Joann Trujillo</i>	10 Mrs Joann Trujillo	744 Adobe Rd. NW	345-5618
<i>Richard Sanchez</i>	11 Richard Sanchez	754 Adobe Rd.	344-6168
<i>Laura S. Trujillo</i>	12 Laura S. Trujillo	750 Adobe Rd, NW	344-6248
<i>Daniel T. Smith</i>	13 Daniel T. Smith	743 Adobe Rd NW APO 87107	345-3480
<i>Vikki Ratliff</i>	14 Vikki Ratliff	743 Adobe Rd NW APO 87107	345-3480

	<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
15	GENE Perrucci	800 Adobe Rd	3454927
16	Denise Perrucci	800 Adobe Rd.	345-4927
17	Carmel Lucero	654 Gene Ave NW	344-8444
18	David A. Lepre	643 Gene NW	345-0833
19	Michael P. Stehen	639 Gene Ave NW	254-2805
20	Bernard M. Dinning	630 GENE AVE NW	344-4444
21	Shirley E. Bates	620 Gene Ave. NW	345-2948
22	Spencer Bates	620 Gene Ave NW	345-2948
23	Lennard Chaves	604 Gene Ave NW	341-0440
- 24	Joseph R. Padden	551 Gene ave. NW.	345-1193
25	Ted Humphrey	534 Gene Ct. NW	344-3886
26	Charles Lee	600 GOLIAN CT NW	344-9495
27	Robert Lewandowski	550 GOLIAN CT NW	344 1023
28	Robert Phipps, Jr	542 Golian Ct NW	345-4311
29	Robert Seibenberg	542 GOLIAN Ct NW	345-4311
30	Ken Zuck	603 Gene NW	341-0768
31	Isidoro Garcia	613 Gene ave. NW	344-2489
32	Donald I. Beaupre	623 Gene Ave NW	489-7354
33	Arathun Barr	627 Gene ave. NW	3447525
34	JAY Armitage	651 Gene Ave NW	280-1391
35	Michael Villa	811 Adobe Rd NW	3439149
36	Susan DeBaca-Villa	811 Adobe Rd NW	3439194

15 Minnie Vigil

730 Adobe Rd NW

3444154

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10. **Project # 1002864**
03DRB-01487 Major-Preliminary Plat Approval
03DRB-01488 Major-Vacation of Public Easements
03DRB-01490 Minor-Temp Defer SDWK
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:03DRB-01302] *[Deferred from 10/1/03]* (A-9/A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/4/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: SUBMITTAL OF CROSS SECTIONS OF PERIMETER WALLS AND THEIR APPROVAL BY PLANNING. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1002948**
03DRB-01485 Major-Preliminary Plat Approval
03DRB-01486 Minor-Sidewalk Waiver
03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). *[Deferred from 10/1/03]* (F-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/5/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: AN ADEQUATE EASEMENT FOR THE LATERAL SHALL BE PROVIDED AND M.R.G.C.D. SHALL SIGN THE PLAT. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS 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.**

12. **Project #1002201**
03DRB-01270 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] [*Deferred from 8/20/03, 8/27/03, 9/10/03, 9/24/03, 10-1/03*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 THE PRELIMINARY PLAT WAS APPROVED.**

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

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] [*Deferred from 7/23/03, 8/13/03, 8/27/03, 9/10/03, 9/24/03, 10/1/03*] (C-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENTS AND UTILITY DEVELOPMENT TO ADD PRIVATE SANITARY SEWER EASEMENTS FOR PRIVATE ACCESS AND TO ADD A 30-FOOT PUBLIC WATERLINE EASEMENT TO VACATED OAKLAND.**

Project #1002201
03DRB-01382 Minor-SiteDev Plan
BldPermit

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] [*Deferred from 8/27/03, 9/10/03, 9/24/03, 10/1/03*] (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

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

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

PAID RECEIPT

APPLICANT NAME JUAN R. ALDERETE
AGENT NA
ADDRESS 817 ADOBE RD. N.W.
PROJECT NO. 1002948
APPLICATION NO. 03EPC - 01736

\$ 441006 / 4983000 (DRB Cases)
 \$ 190⁰⁰ 441006 / 4971000 (EPC & AA / LUC^C / Appeals)
 \$ 50 441018 / 4971000 (Notification)

 \$ 240⁰⁰ **Total amount due**

STEPHEN OR JUDITH MARKS 1-84
 751 ADOBE RD. N.W. 345-9171
 ALBUQUERQUE, NM 87107

1344

Date 10-10-03 95-32/1070 NM
 1111

Pay to the order of CITY OF ALBUQUERQUE \$ 240.-

*TWO HUNDREDS *FORTY & ⁰⁰/₁₀₀ *DOLLARS
 City of Albuquerque Bank of America
 City of Albuquerque Bank of America Advantage®

10/10/2003 ACH R/T 107000327 11:38AM LOC: ANN

10/10/2003 11:37AM LOC: ANN

For
 RECEIPT# 00014082 WSH 006 TRC # 0028
 Account 441006 Fund 0110
 Activity 4971000 TRSEJA
 Trans Amt \$240.00
 J24 Misc \$50.00
 CK \$240.00
 CHANGE \$0.00

RECEIPT# 00014081 WSH 006 TRANS# 0028
 Account 441006 Fund 0110
 Activity 4971000 TRSEJA
 Trans Amt \$240.00
 J24 Misc \$190.00

Current DRC
Project Number:

FIGURE 12

Date Submitted: September 5, 2003

Date Site Plan Approved: _____
 Date Preliminary Plat Approved: 10/3/03
 Date Preliminary Plat Expires: 10/3/04
 DRB Project No.: 1002748
 DRB Application No.: 03-01485

ORIGINAL

INFRASTRUCTURE LIST

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

VISTA FIASÁN SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1 & 2 TOGETHER WITH TRACTS A-2 & 17a1ba, LANDS OF CULLY

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 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 Unser 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.

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		UNIFORM 24-48' F-F	Residential Asphalt Paving	Vista Faisán Pl	Adobe Rd	Vista Faisán Pl (E-W)	/	/	/
		4'	PCC Sidewalk (west side only)	"	"	Lot 1 / 2	/	/	/
		4"	PCC Sidewalk (deferred) - west	"	Lot 1 / 2	Vista Faisán Pl (E-W)	/	/	/
		mount	Curb & gutter	"	Adobe Rd	"	/	/	/
		median	Curb & gutter	AT ENTRY MED ONLY	"	60' north of Adobe Rd	/	/	/
		26' F-F	Residential Asphalt Paving	Vista Faisán Pl (E-W)	Lot 4 / 5	Lot 11 / 12	/	/	/
		6"*	Waterline	"	"	E. END	/	/	/
		8"	Sanitary Sewer	"	"	"	/	/	/
		mount	Curb & gutter	"	"	"	/	/	/
			POND (PRVT) w/ PRVT FEE COVNT.	TR. 0/S			/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
2. All water to include fire hydrants, valves, and appurtenances per DPM.
3. Curb & gutter on both sides, unless otherwise noted.
4. 1' HIGH FLOOD WALL TO BE INCORPORATED INTO PERIMETER WALL

* 6" WL WITHIN LOT!! SHALL BE CAST IRON W/ REST. JT. TO EAST FL.

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<p><u>FRED C. AREMAN</u> NAME (print)</p> <p><u>ISAACSON & AREMAN, PA.</u> FIRM</p> <p><u>Fred C. Arman 09/05/03</u> SIGNATURE - date</p>	<p><u>Sharon Nelson 10/8/09</u> DRB CHAIR - date</p>	<p><u>Christina Sanders 10/8/09</u> PARKS & GENERAL SERVICES - date</p>	
	<p><u>Jeffrey 10/8/03</u> TRANSPORTATION DEVELOPMENT - date</p>		<p>_____ AMAFCA - date</p>
	<p><u>Roger A. Green 10/8/03</u> UTILITY DEVELOPMENT - date</p>		<p>_____ - date</p>
	<p><u>Brad J. Bisher 10/8/03</u> CITY ENGINEER - date</p>		<p>_____ - date</p>
<p>MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION. _____</p>			

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



Supplemental form

<p>SUBDIVISION S</p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation V</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN P</p> <p><input type="checkbox"/> ... for Subdivision Purposes</p> <p><input type="checkbox"/> ... for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC) L</p>	<p style="text-align: center;">Supplemental form</p> <p>ZONING & PLANNING Z</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Subdivision Regulations)</p> <p>APPEAL / PROTEST of... A</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
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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: MS DEV ONE, LLC PHONE: (505) 857-9555
 ADDRESS: 6707 ACADEMY RD. NE, STE B FAX: (505) 857-9547
 CITY: ABQ STATE NM ZIP 87109 E-MAIL: MSILBERT@FLASH.NET
 Proprietary interest in site: OWNER / DEVELOPER
 AGENT (if any): ISAACSON & ARMAN, P.A. PHONE: (505) 268-8828
 ADDRESS: 128 MONROE ST. NE FAX: (505) 268-2632
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: IAMENGRS@SWCP.COM

DESCRIPTION OF REQUEST: PREL. PLAT, GRADING PLAN AND SIDEWALK WAIVER BEING REQUESTED AT DRB

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. TR. A-1, LOTS 1 & 2, TRACT 171 a 1 b a Block: _____ Unit: _____
 Subdiv. / Addn. LANDS OF JACK CULLY
 Current Zoning: RA-2 Proposed zoning: SAME
 Zone Atlas page(s): F-14 No. of existing lots: 4 No. of proposed lots: 15
 Total area of site (acres): 5.102 Density if applicable: dwellings per gross acre: 3 dwellings per net acre: 3.3
 Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101406109939720123 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: ADOBE RD. NW.
 Between: NW QUAD OF MONTANO RD and GUADALUPE TR. 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.): _____

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 09-04-03
 SIGNATURE Fred C. Arman DATE 09-04-03
 (Print) FRED C. ARMAN Applicant Agent

FOR OFFICIAL USE ONLY

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p>All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>03DRB</u> - <u>01485</u></p> <p><u>03DRB</u> - <u>01486</u></p> <p><u>03DRB</u> - <u>01497</u></p> <p>Hearing date <u>Oct. 1, 2003</u></p>	<p>Action</p> <p><u>PP</u></p> <p><u>SW</u></p> <p><u>LDS</u></p> <p><u>Notice</u></p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>790.00</u></p> <p>\$ <u>75.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ <u>75</u></p> <p>Total</p> <p>\$ <u>865.00</u></p>
--	--	--	--	---

Magenta Hill 9/5/03
 Planner signature / date

Project # 1002948

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-3**.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
 - Proposed Infrastructure List.
 - 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
 - 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
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (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) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - 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 ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
 - 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
 - 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
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

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

FRED C. ARFMAN
Applicant name (print)

Fred C. Arfman 09-04-03
Applicant signature / date

Form revised APRIL 2003



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

Application case numbers
03DRB - 01485
03DRB - 01486
03DRB - 01497

Melita Hill 9/15/03
Planner signature / date
Project # 1002948

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

FRED C. ARFMAN
 Applicant name (print)
Fred C. Arfman 09-04-03
 Applicant signature / date



Form revised September 2001

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

Application case numbers
 03DRB - 01485
 03DRB - 01486
 03DRB - 01497

Malita Hill 9/5/03
 Planner signature / date
Project # 1002948

##

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: VISTA FAISÁN

AGIS MAP # F-14

LEGAL DESCRIPTION: LOTS 1 & 2 AND TR(S) A-1 & 17 (alba)
LANDS OF JACK F. CULLY

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 09-05-03 [date].

Frank C. Arfman
Applicant / Agent

09-05-03
Date

Hydrology Division representative

Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 09-05-03 [date].

Frank C. Arfman
Applicant / Agent

09-05-03
Date

Utilities Division representative

Date

DRB- _____ - _____



City of Albuquerque

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

Date: August 28, 2003

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

This letter will serve to notify you that on August 28, 2003
(date)

TO CONTACT NAME: Ruth Lozano
COMPANY/AGENCY: Isaacson & Arfman P.A.
ADDRESS/ZIP: 128 Monroe St. NE 87108
PHONE/FAX #: 268-8828 / 268-2632

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Lands of Cully, Tract A-1 & lots 1 & 2
zone map page(s) F-14

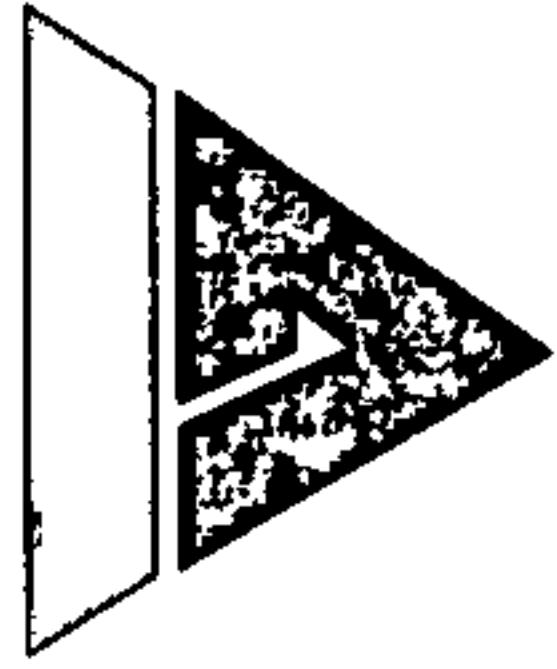
Our records indicate that as of 8-28-03, there were **no Recognized**
(date)

Neighborhood Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina R. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION



PROJECT MEMORANDUM

9/4/03

TO: Development Review Board Members

FROM: Fred C. Arfman, PE, Isaacson & Arfman, P.A. *FA* 09-04-03

REF: Vista Faisan Subdivision

I&A PROJ NO: 1282

SUBJ: Description of Requested Actions

The subject property (Lots 1 & 2, Tracts A-1 & 171a1ba, Lands of Jack Cully) is presented to the DRB for the following actions:

1. Preliminary Plat approval
2. Grading Plan approval
3. Required Infrastructure List approval
4. Sidewalk Deferral (temporary)
5. Waiver of Sidewalk Placement

The property has City of Albuquerque RA-2 zoning. The proposed preliminary plat satisfies the zoning and open space requirements of the RA-2 zone.

A permanent sidewalk waiver is requested along both sides of Vista Faisan (east-west) and along the west side of said private street off of Adobe Road NW.

The westerly sidewalk is requested for temporary deferral (see sidewalk waiver/deferral justification letter contained within the package).

MS DEV ONE LLC

6707 academy road n.e. suite b
Albuquerque, n.m. 87109

September 4, 2003

City of Albuquerque
Albuquerque, New Mexico

Re: Lands of Jack Cully, Vista Faisán Subdivision

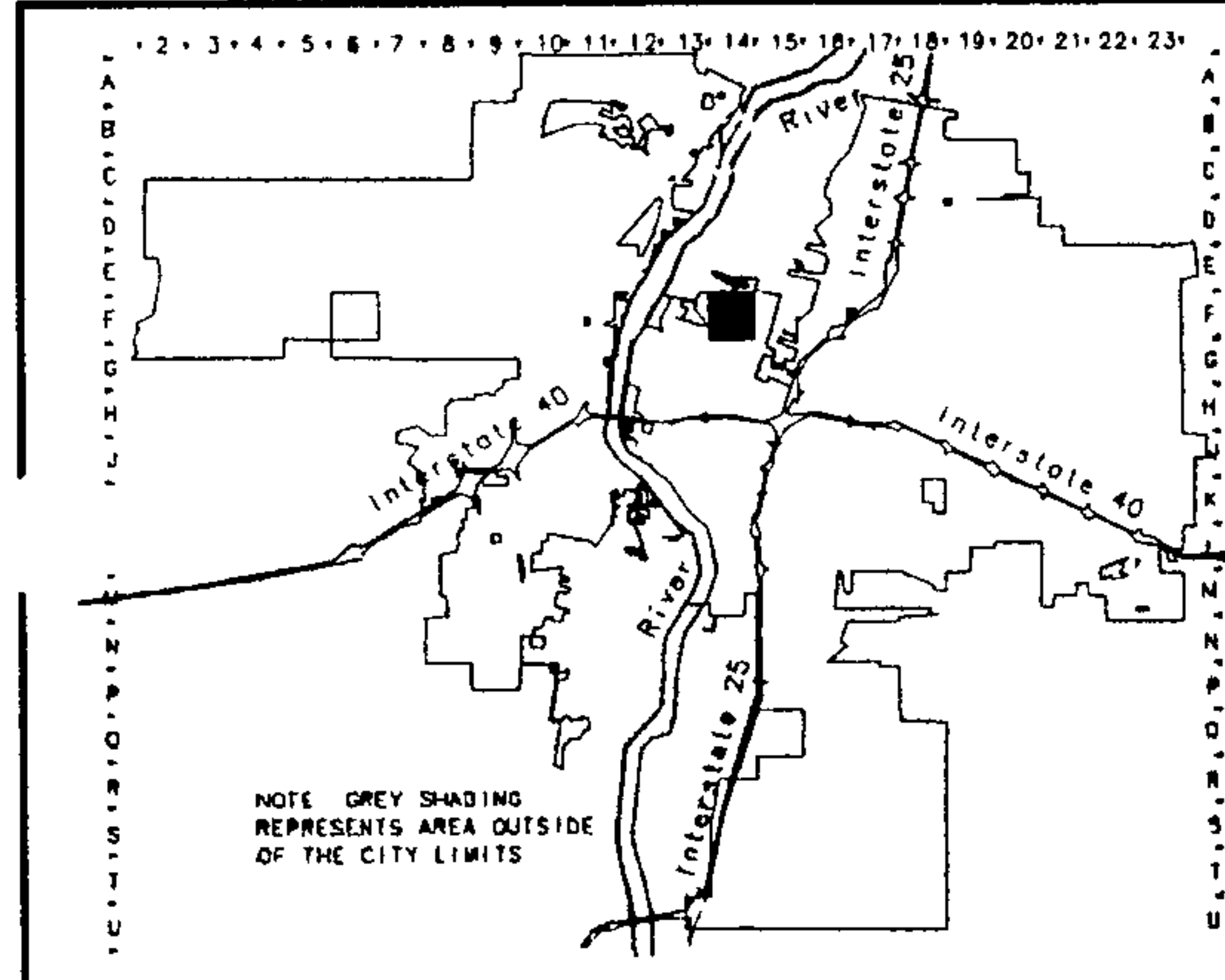
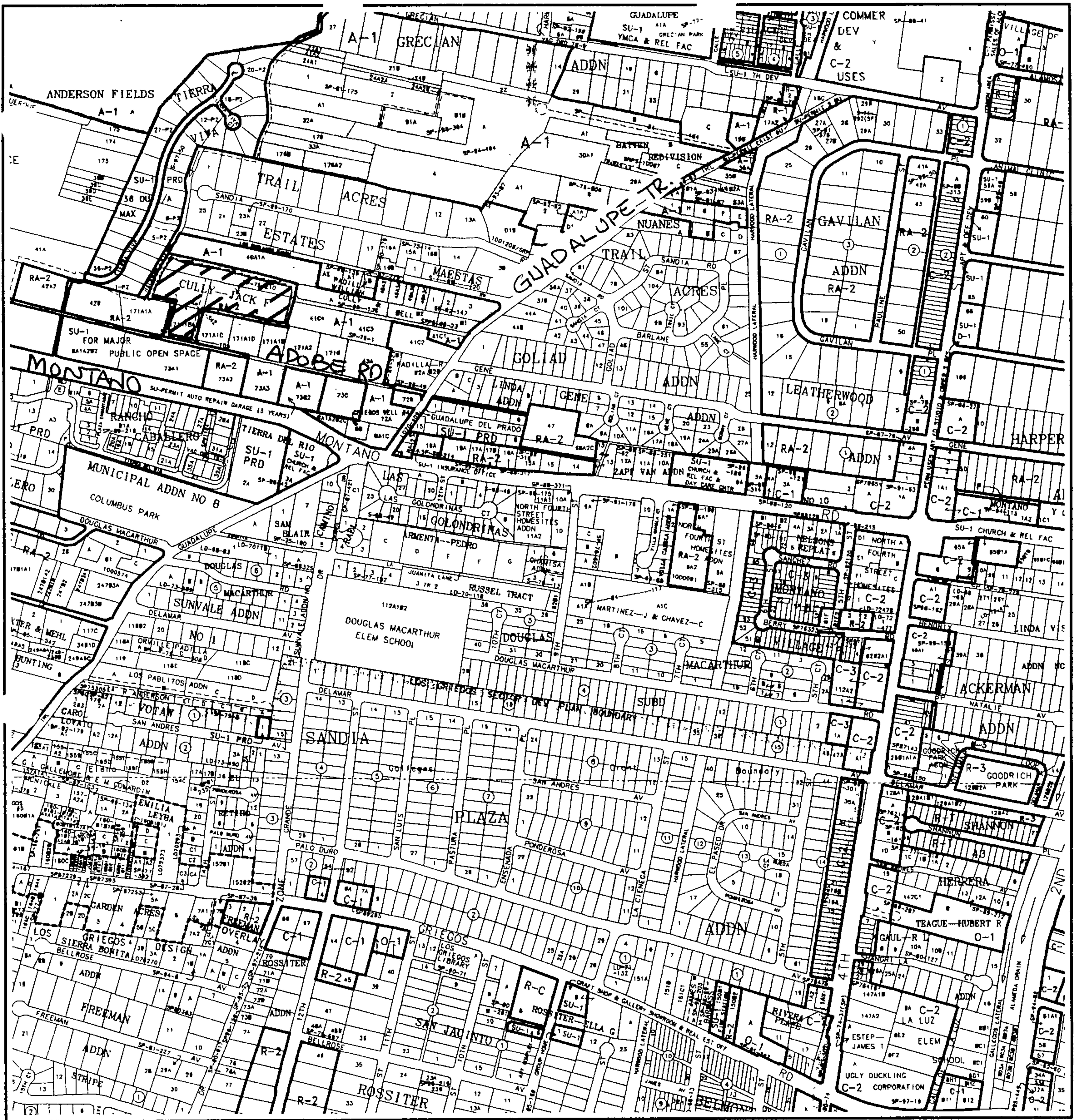
The purpose of this letter is to inform you that Fred C. Arfman, P.E., Isaacson & Arfman, P.A. is authorized to act as our agent for the above referenced project with regards to the submittal of the preliminary plat and other related matters.

If you have any questions or require any additional information please do not hesitate to contact me.

Regards,



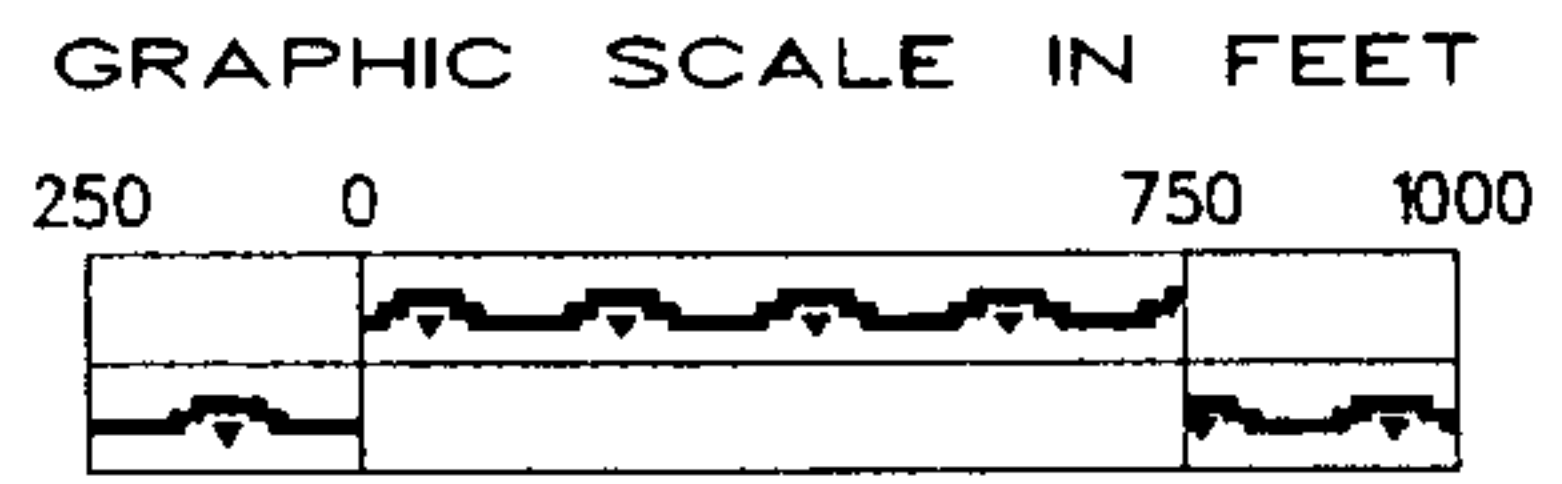
Michael Silbert
Managing Member



NOTE GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



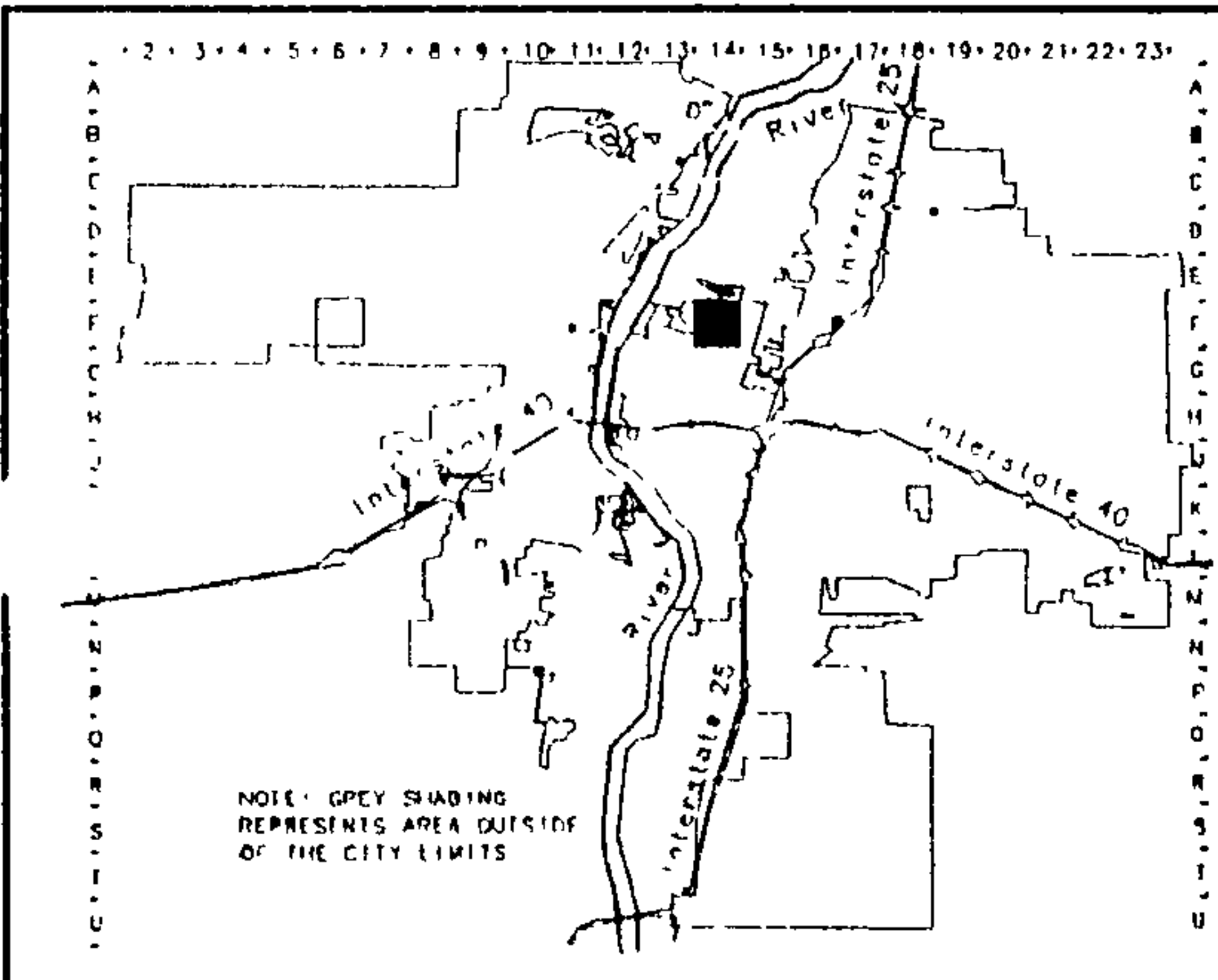
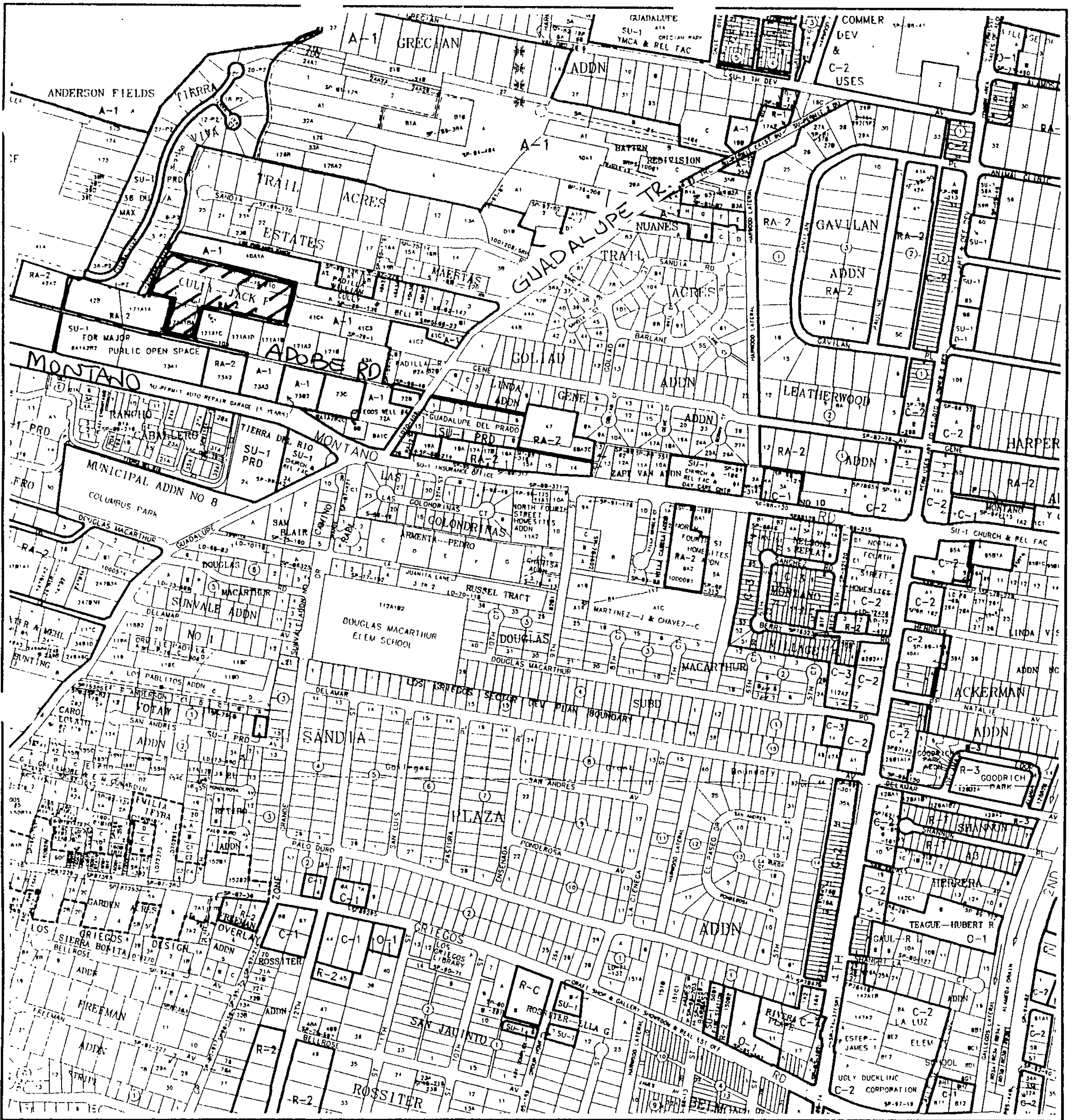
CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page

F-14-Z

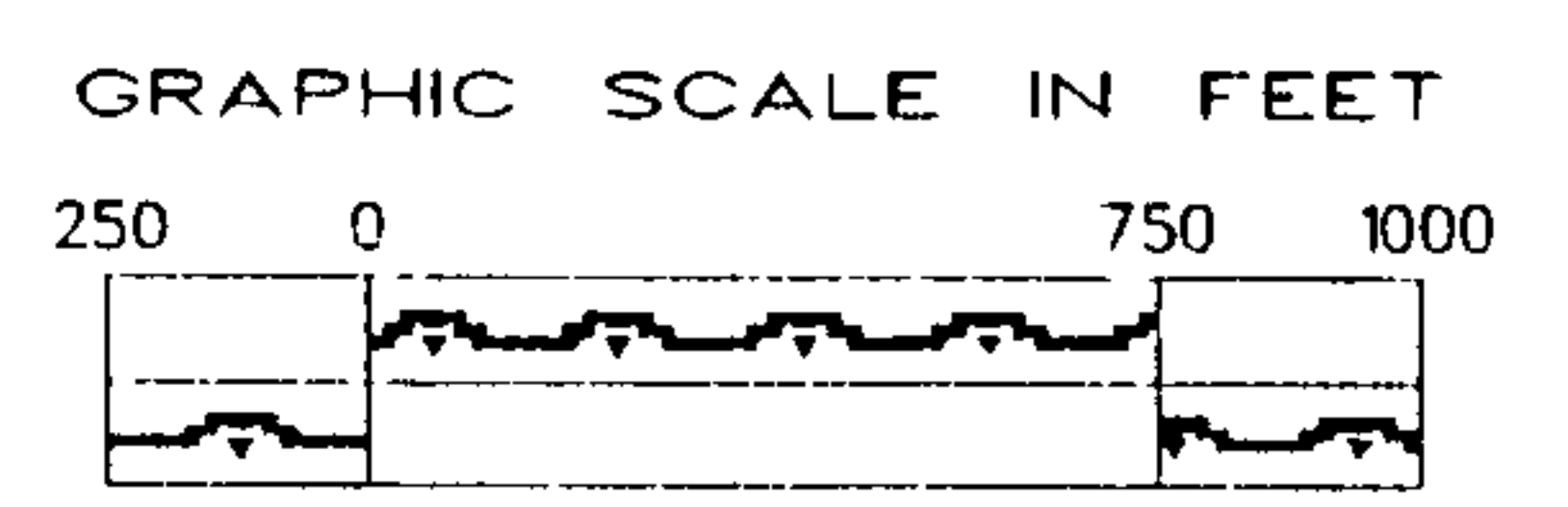
Map Amended through April 03, 2002



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

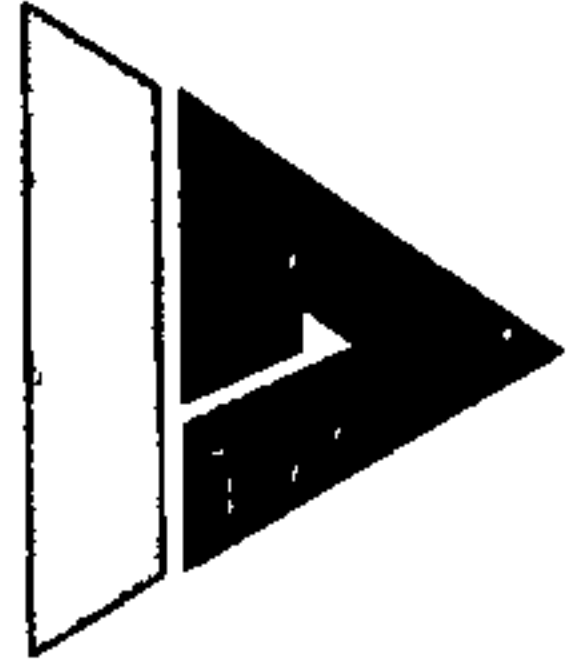
© Copyright 2002



Zone Atlas Page

F-14-Z

Map Amended through April 03, 2002



PROJECT MEMORANDUM

09/05/03

TO: Development Review Board, City of Albuquerque

FROM: Fred C. Arfman, P.E., Isaacson & Arfman, P.A.

REF: Vista Faisán Subdivision

PROJ NO: I&A 1282

SUBJ: Sidewalk Waiver/Deferral Justification

Sidewalk Deferral: This is a standard request for new developments. A deferral is requested and justified to construct the indicated sidewalk after the construction activity on the adjacent lot is substantially complete in order to avoid damaging the sidewalk by heavy construction or delivery vehicles.

Sidewalk Waiver: A permanent waiver of sidewalk construction is being requested for the following justifications:

- 1) The 15-lot community is programmed as a gated/private community with a planned walkway (sidewalk) along the west side of the entire length of the entry road.
- 2) The 15 lots are situated on two cul-de-sacs with the corresponding traffic counts being less than 60 and 80 respectively, coupled with the short lengths of roadways equating to slower vehicle speeds.
- 3) The surrounding residential neighborhoods are void of any sidewalks. The rural characteristics of narrow roads and no sidewalks are typical traits in the North Valley area; thereby, the developers desire to duplicate that "North Valley Look."

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

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

PAID RECEIPT

APPLICANT NAME M/S DEU ONE, LLC

AGENT John Myers

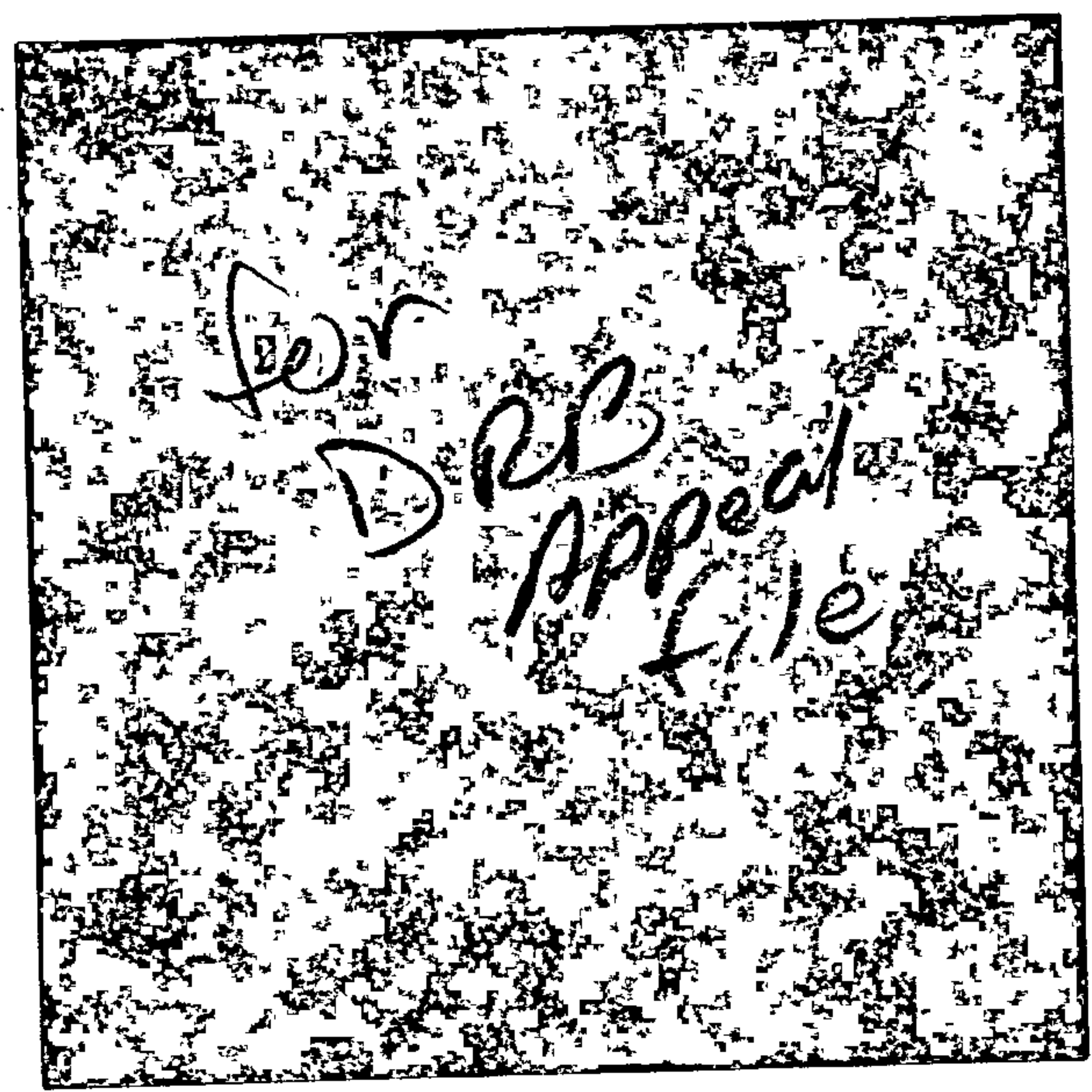
ADDRESS 6707 Academy Rd NE Sub B

PROJECT NO. 1002948

APPLICATION NO. 03EPC-01736

- S _____ 441006 / 4983000 (DRB Cases)
- S 110 441006 / 4971000 (EPC & AA / LUCC / Appeals)
- S _____ 441018 / 4971000 (Notification)

\$ 110 Total amount due



DUPLICATE
City of Albuquerque
Treasury Division

12/05/2003 1:28PM LDC: ANNX
RECEIPT# 00016979 WSW 007 TRANSM 0031
Account 441006 Fund 0110
Activity 4971000 TRSL IS
Trans Amt \$110.00
J24 Misc \$110.00
CK 10/28/03 \$110.00
CHANGE \$0.00

*
*
*
*
*

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Sept. 16 03 To Oct. 1 03

5. REMOVAL

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

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

Frank C. [Signature] 09-05-03
(Applicant or Agent) (Date)

I issued 1 signs for this application, 9/3/03, Malinda Hill
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002448

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

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

PAID RECEIPT

APPLICANT NAME MS Dev One, LLC
AGENT Isaacson & Artman, P.A.
ADDRESS 128 MORRIS NE 87108
PROJECT NO. 1002948
APPLICATION NO. 03 DRB 01485 (01486)

\$ 710.⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75.⁰⁰ 441018 / 4971000 (Notification)

\$ 865.⁰⁰ Total amount due

Property One C.R.E.S.
6707 Academy Rd NE Ste B
Albuquerque, NM 87109

FIRST STATE BANK N.M.
Albuquerque, NM
95-145/1070

2324

9/5/2003

PAY TO THE ORDER OF City of Albuquerque Treasury Division

DUPLICATE
City of Albuquerque
Treasury Division
\$**865.00

Eight Hundred Sixty-Five and 00/100*****

DOLLARS

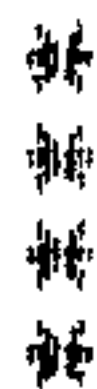
City of Albuquerque 00012394 WSH 006 TRANSN 0012
Fund 0110
Activity 4971000
1755.00
475.00
2250.00

09/05/2003 11:57AM
PERMIT-TH 00012394 WSH 006 TRANSN 0012
Account 441006 Fund 0110
Activity 4971000
1755.00
475.00
2250.00

MEMO

0002324 1070014521

0015105921



April 27, 2004

Ed Adams
Director, Dept. of Municipal Development
City of Albuquerque
One Civic Plaza, Room 7057
Albuquerque, New Mexico 87103

Re: Signal Modifications at Rancho Caballeros / Montano Road
VIA Email, Signed Original to follow via mail

The purpose of this letter is to ask that the City of Albuquerque modify the existing signal at Rancho Caballero / Montano Road to accommodate the Open Space realignment of access from Adobe Road to Montano Road. As you are aware, the existing signalization of this intersection was constructed by the C.O.A. during the latter stages of the Montano Bridge project to accommodate local traffic onto Montano by residents of Rancho Caballero. The residents of the Adobe Road area also met with City officials to help determine how to accommodate their access issues once the Montano Bridge was constructed. The solution was to immediately gate off (except for emergency vehicular access) the access from Adobe Road to Montano. Additionally, the City and / or County were to cooperate and construct an adequate turnaround for local Adobe Road traffic. Unfortunately, the turnaround facility has never been constructed.

I have been coordinating with the Open Space department and neighbors to facilitate the realignment of access from Adobe Road and satisfy the concerns included in the neighborhood appeal (appealing my 14 lot subdivision located north of Adobe Road). In addition to coordinating with the City and County, we have agreed to pay for the Open Space costs (we are also paying to vacate road easements encumbering Open Space land which were not vacated at the time of annexation) related to realigning the road to Montano. This realignment will require signal modifications which we are asking that the City construct at its cost. We believe that this will provide a long term solution for neighborhood access to Montano and provide an acceptable alternative solution (vs. the turnaround) which will accommodate existing residents, increase Open Space area and allow an infill development to move forward.

Regards,

Michael Silbert
Managing Member

c. Dave Harmon
Wilfred Gallegos
Sheran Matson
Fred Arfman
Matt Schmader

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form
SUBDIVISION **S**
 Major Subdivision action
 Minor Subdivision action
 Vacation
 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: MS DEV ONE, LLC PHONE: 857-9555
 ADDRESS: 6707 ACADEMY NE, STE B. FAX: 857-9547
 CITY: ABQ STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828
 ADDRESS: 128 MONROE NE FAX: 268-2632
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: GENNYD@IACIVIL.COM

DESCRIPTION OF REQUEST: EXTENSION OF PRELIMINARY PLAN

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

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

Lot or Tract No. LOTS 1 & 2, TRACTS A-1 & 171A1BA Block: _____ Unit: _____
 Subdiv. / Addn. LANDS OF JACK F. CULLY
 Current Zoning: RA-2 Proposed zoning: RA-2
 Zone Atlas page(s) F-14 No. of existing lots: 4 No. of proposed lots: 15
 Total area of site (acres): 5.102 Density if applicable: dwellings per gross acre: 3 dwellings per net acre: 3.3
 Within city limits? Yes. No , but site is within 5 miles of the city limits. Within 1000FT of a landfill? NO
 UPC No. 101406109939720123 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: ADOBE RD
 Between: GUADALUPE TRAIL and OPEN SPACE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB PROJ # 1002948

APP# 03DRB-01485, 03EPC-01736

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

SIGNATURE GENEVIEVE DONARD DATE 9/30/04
 (Print) GENEVIEVE DONARD _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- MAGIS 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 - 01504</u>	<u>EPP</u>	<u>5(3)</u>	<u>\$ 0</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>10-13-04</u>	_____	_____	Total <u>\$ 20.00</u>

Bobbie [Signature] 9-20-04
 Planner signature / date

Project # 1002948

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

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

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

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

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

GENEVIEVE DONART
Applicant name (print)

Genevieve Donart 9/30/04
Applicant signature / date



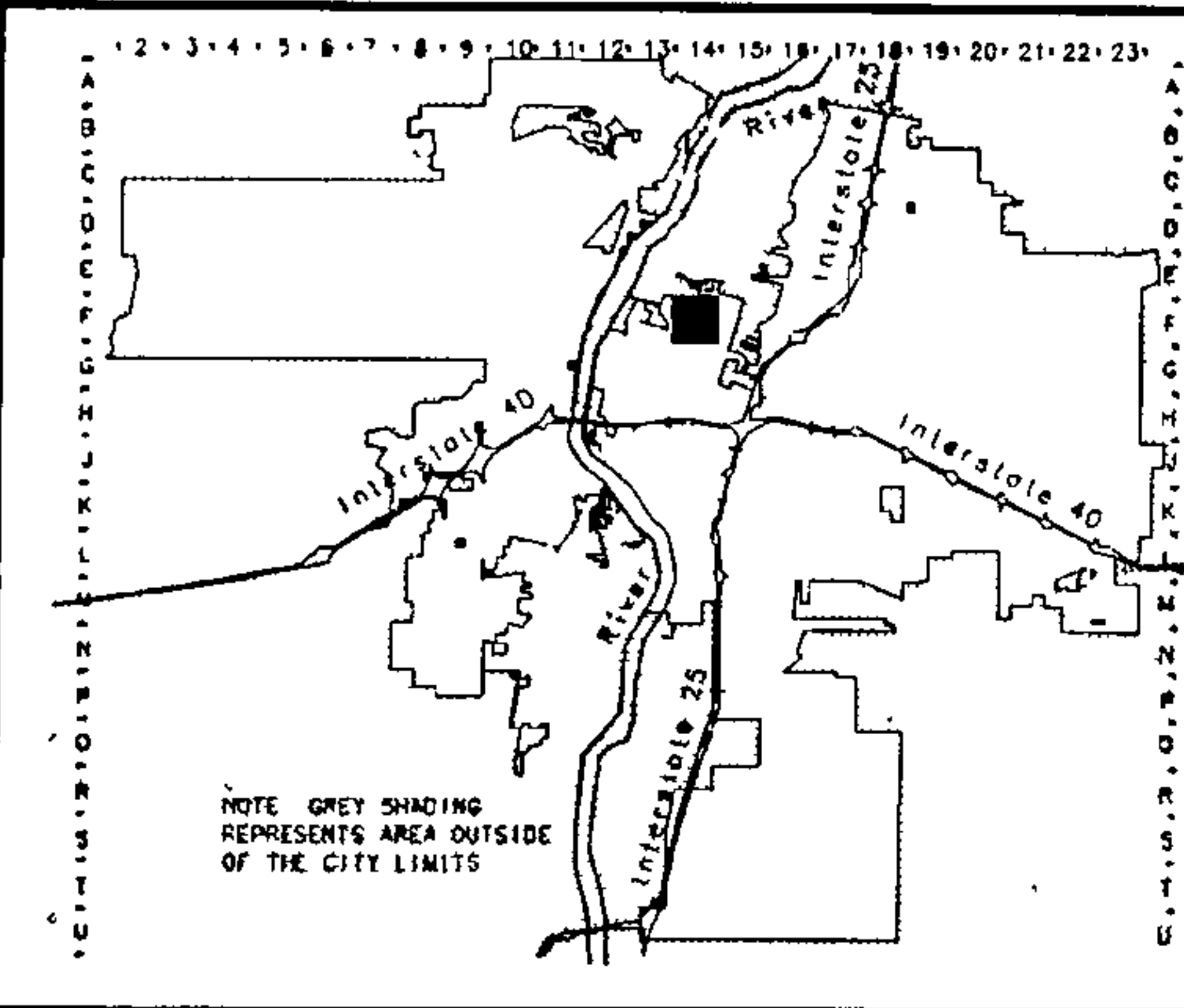
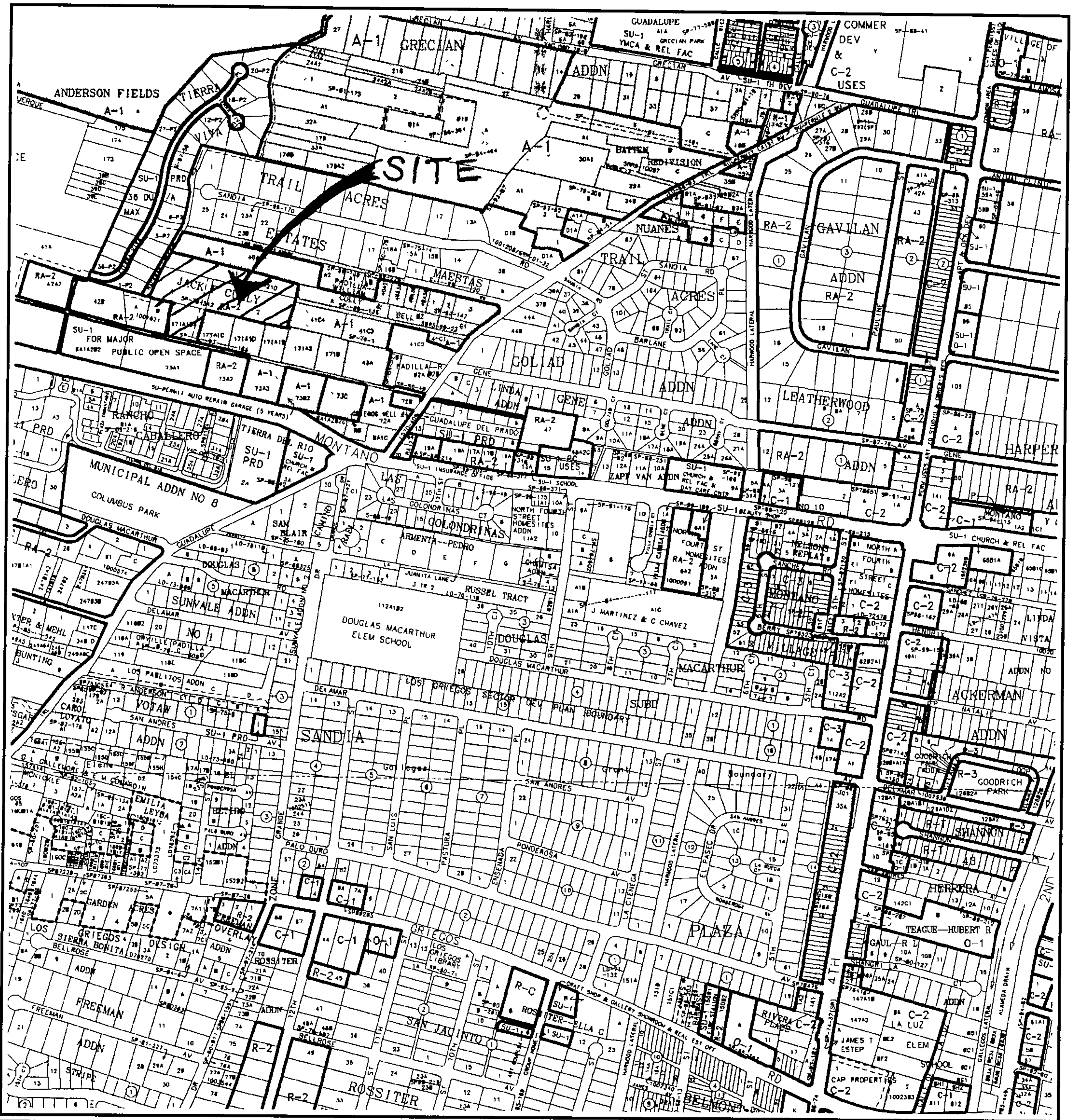
Form revised 3/03 and 8/03

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

Application case numbers
04DRB - 01504

Robert [Signature] 9-30-04
 Planner signature / date

Project # 1002948



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

F-14-Z

Map Amended through September 01, 2004



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

September 30, 2004

Ms. Sheran Matson
DRB Chair
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87103

RE: Vista Faisan Subdivision (DRB #1002948)

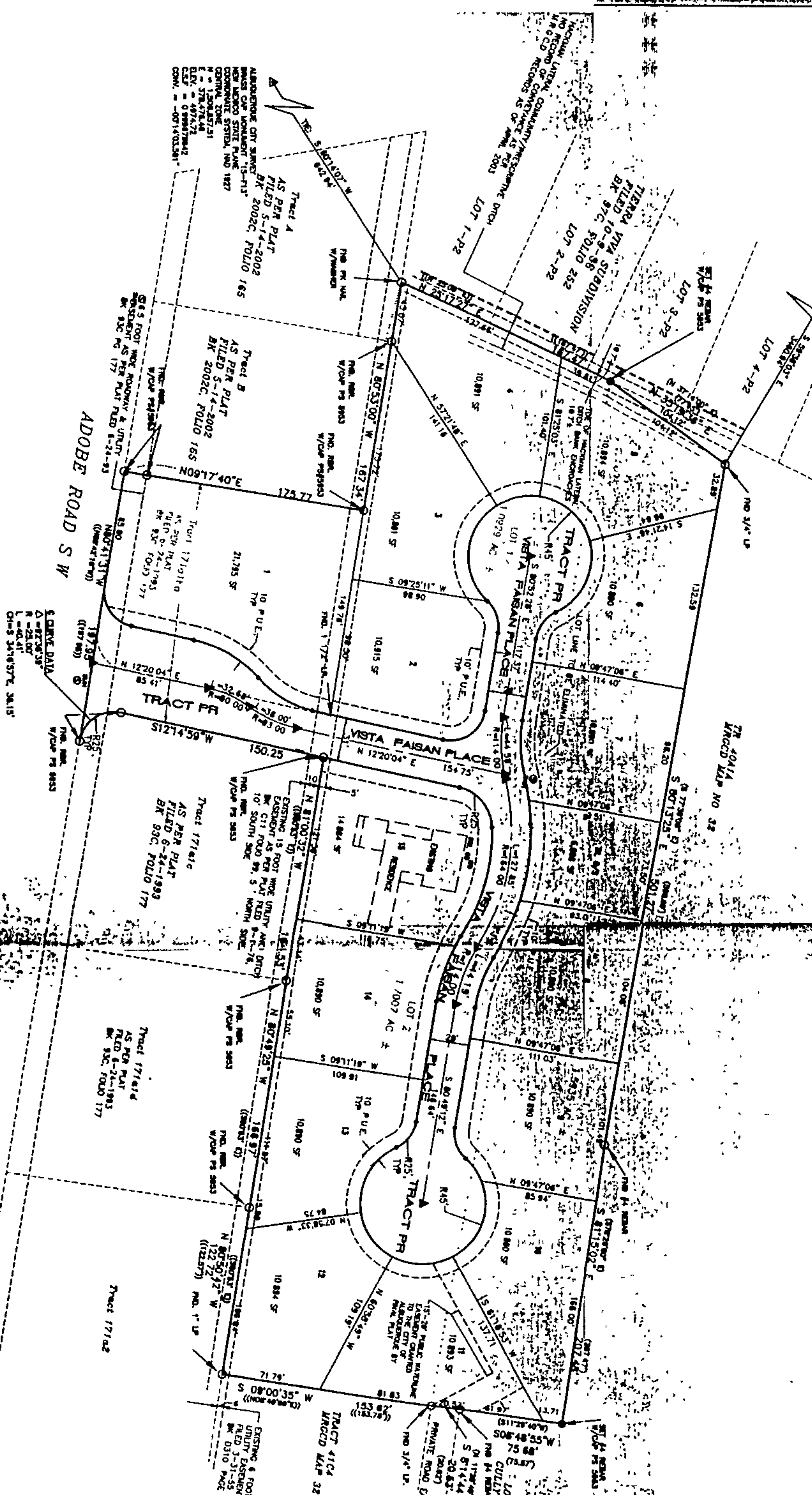
Dear Ms. Matson,

We are requesting an extension of the Preliminary Plat for the above mentioned subdivision, as we are not quite ready for the final plat. The only changes to this project since the time of Preliminary Plat approval have been to the infrastructure list, and those are based on addressing Traffic Department comments for access to the site, and negotiations with neighbors during the appeal process.

Sincerely,
Isaacson & Arfman, P.A.

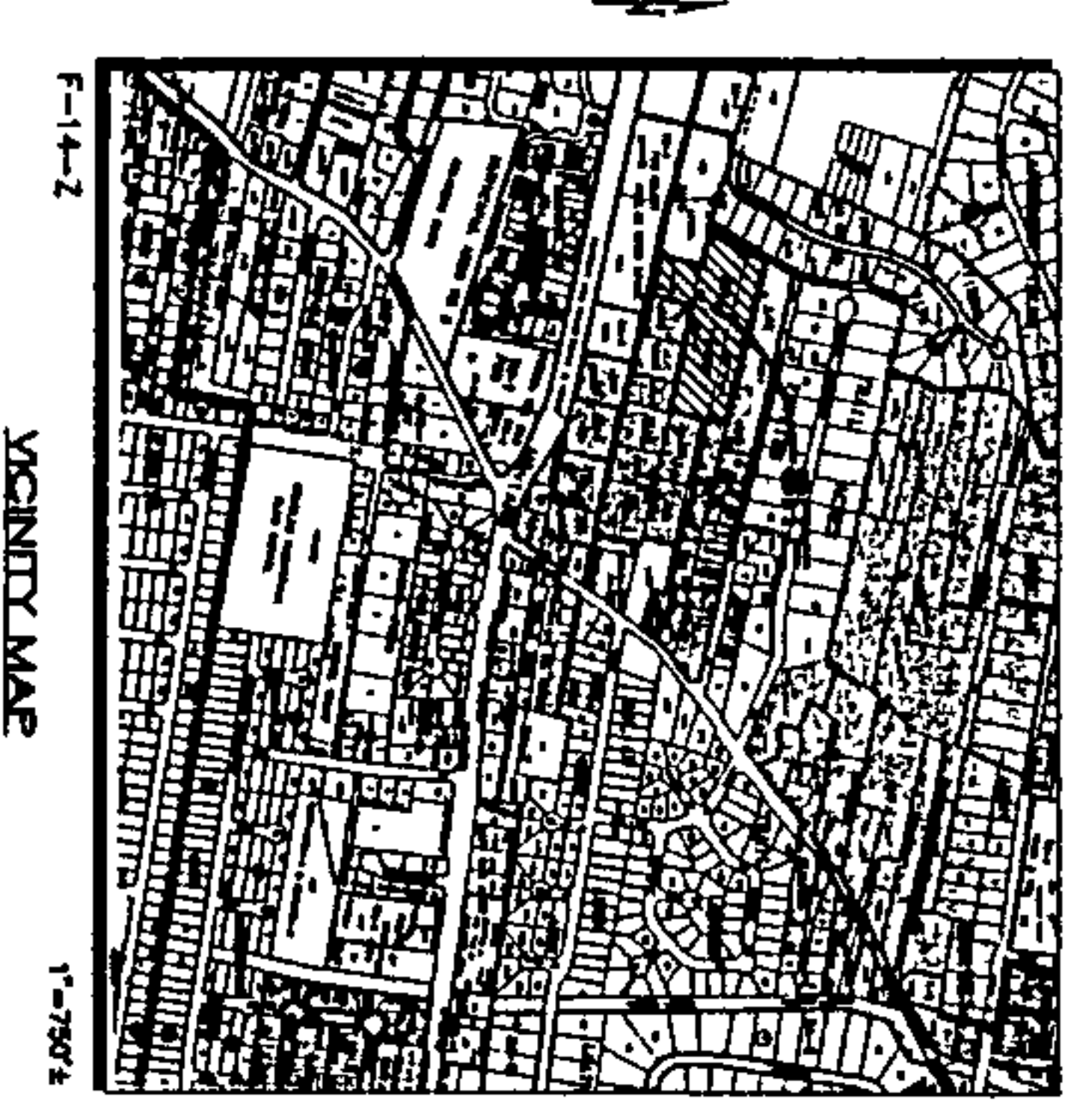
Genny Donart, PE
Design Engineer

GD/gld

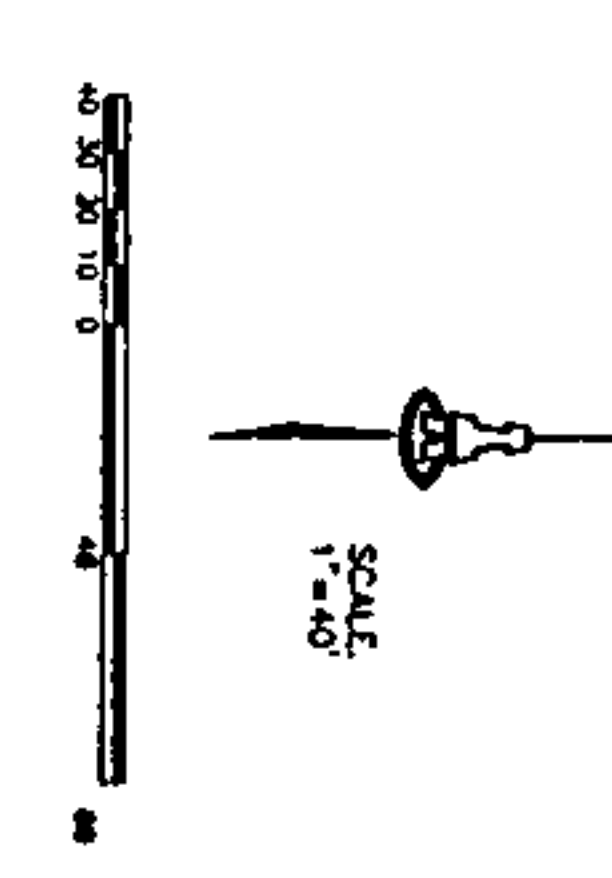


ALBUQUERQUE CITY SHERIFF
 ALBUQUERQUE CITY PLANNING
 DEPARTMENT 3-413
 NEW MEXICO STATE PLANNING
 DEPARTMENT 3-413
 CENTRAL ZONE
 N = 12861122.8
 E = 4771132
 S = 4771132
 W = 12861122.8
 6-8 = 8-11-1987
 6-9 = 8-11-1987
 6-10 = 8-11-1987

LEGEND
 — PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 Δ CENTERLINE MONUMENT



REPLANT PLAT FOR
VISTA FAISAN
 LAYOUT OF LOTS
 WITHIN ELEM. GOLFSCOR GRANT
 SECTION 22, T. 8 N., R. 9 E., MAP 14
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SETBACKS 2003



LEGAL DESCRIPTION
 TRACT A-1 LOT 1 OF TRACT 1714-1-1-1-1
 LOTS OF GOLF WITH ELEM GOLFSCOR GRANT
 SECTION 22, T. 8 N., R. 9 E., MAP 14
AS-BEING MARK
 ALBUQUERQUE CITY SHERIFF MONUMENT 15-113

SITE DATA
 1. TOTAL LAND AREA = 3.1029 ACRES
 2. NUMBER OF EXISTING TRACTS IS 4
 3. CURRENT ZONING: RA-2
 4. ALL STREETS WILL MEET CITY STANDARDS AND WILL BE PRIVATE
 5. ALL STREETS HAVE PAVING WITH PER DWV STANDARDS
 6. CITY OF ALBUQUERQUE WATER AND SANITARY SERVICES
 7. TO THIS DEVELOPMENT MUST BE VENDED AND COORDINATED WITH
 THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE

NOTES
 1. ALL STREET CENTERLINE POINTS SHOWN THIS A WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, L.S. 5653"
 2. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN
 3. BASIS OF BEARINGS WILL BE NAD 83 GRID BEARINGS
 4. DISTANCES WILL BE GROUND DISTANCES
 5. MONUMENTS WILL BE OFFSET AT ALL POINTS OF QUANTUM. POINTS OF TANGENCY STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION

APPROVED

 DATE 10/13/03
 OWNER: ISMAEL S. ARRIAGA
 DATE 10/13/03
 MANAGING MEMBER OF MS DEV ONE LLC

ISMAEL S. ARRIAGA, P.E.
 Consulting Engineering Associates
 Albuquerque, NM
 SHEET 1 OF 1

ORIGINAL

INFRASTRUCTURE LIST

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

Date Submitted: September 5, 2003
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 10/8/03
Date Preliminary Plat Expires: 10/8/04
DRB Project No.: 100-2948
DRB Application No.: 03-01485

VISTA FIASÁN SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1 & 2 TOGETHER WITH TRACTS A-2 & 17a1ba, LANDS OF CULLY

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 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 Unser 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 Const Engineer
		UNIFORM 24-48' F-F	Residential Asphalt Paving	Vista Faisán Pl	Adobe Rd	Vista Faisán Pl (E-W)	/	/	/
		4'	PCC Sidewalk (west side only)	"	"	Lot 1 / 2	/	/	/
		4"	PCC Sidewalk (deferred) - west	"	Lot 1 / 2	Vista Faisán Pl (E-W)	/	/	***
		mount	Curb & gutter	"	Adobe Rd	"	/	/	/
		median	Curb & gutter	"	"	"	/	/	/
		26' F-F	Residential Asphalt Paving	AT ENTRY AND ONLY Vista Faisán Pl (E-W)	Lot 4 / 5	60' north of Adobe Rd	/	/	/
		6"*	Waterline	"	"	E. END	/	/	/
		8"	Sanitary Sewer	"	"	"	/	/	/
		mount	Curb & gutter	"	"	"	/	/	/
			POND (PRIVATE) w/ PRIVATE FIRE COVNT.	TR. O/S			/	/	/
			SIGNALIZATION	MONTANO / EL POTRERO	MODIFIED 'C'	*10,000 -	/	/	/
			LEFT TURN BAY	MONTANO EB	TO EL POTRERO		/	/	/
		24' E-E	RES. ASPHALT PAVING INCLUDING ENDS	EL POTRERO	MONTANO	VISTA FIASAN PLATE	/	/	/

ORIGINAL

NOTES

1. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
2. All water to include fire hydrants, valves, and appurtenances per DPM.
3. Curb & gutter on both sides, unless otherwise noted.
4. 1' HIGH FLOOD WALL TO BE INCORPORATED INTO PERIMETER WALL

* 6" WL WITHIN LOT!! SHALL BE CAST IRON W/ REST. JT. TO EAST FL.

AGENT/OWNER
FRED C. ARFMAN NAME (print)
ISAACSON & ARFMAN, P.A. FIRM
<i>Fred C. Arfman</i> 09/05/03 SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<i>Sharon Watson</i> 10/8/09 DRB CHAIR - date	<i>Christina Sanders</i> 10/8/09 PARKS & GENERAL SERVICES - date
<i>Shiff Saeg</i> 10/8/03 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
<i>Roger A. Green</i> 10/8/03 UTILITY DEVELOPMENT - date	- date
<i>Brad J. Bisher</i> 10/8/03 CITY ENGINEER - date	- 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	9-24-04	<i>[Signature]</i>	<i>Shiff Saeg</i>	<i>Beneriove [Signature]</i>



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-10-2003

11. Project # 1002948

03DRB-01485 Major-Preliminary Plat Approval

03DRB-01486 Minor-Sidewalk Waiver

03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). *[Deferred from 10/1/03] (F-14)*

At the October 8, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 10/8/03 and approval of the grading plan engineer stamp dated 9/5/03 the preliminary plat was approved with the following condition:

- 1) An adequate easement for the lateral shall be provided and M.R.G.C.D. shall sign the plat.

A sidewalk variance for waiver of sidewalks 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.

If you wish to appeal this decision, you must do so by October 23, 2003, in the manner described below.

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

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



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**OFFICIAL NOTICE OF DECISION
PAGE 2**

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc: MS DEV ONE LLC, 6707 Academy Rd NE, Suite B, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Sarah Rodgers, 5731 Guadalupe Tr NW, 87107
Sanford Abrams, 5731 Guadalupe Tr NW, 87107
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

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

PAID RECEIPT

APPLICANT NAME M/S Dev ONE LLC
AGENT ISAACSON & ARFMAN
ADDRESS 129 Manhole Ave
PROJECT & APP # # 1002948/04DRB01504
PROJECT NAME Lands of Jack T. Cally

\$ 20.00 441032/3424000 Conflict Management Fee
\$ _____ 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
\$ 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.

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

10/1/2004 10:31AM LOC: ANNX
RECEIPT# 00032276 WSH 007 TRANS# 0007
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00

Thank You

Current DRC Project Number _____

Claire

Date Submitted: September 5, 2003
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: 10/8/03
 Date Preliminary Plat Expires: 10/8/04
 DRB Project No.: 1002948
 DRB Application No.: 03-01485

ORIGINAL

FIGURE 12
INFRASTRUCTURE LIST
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

VISTA FIASÁN SUBDIVISION
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
LOTS 1 & 2 TOGETHER WITH TRACTS A-2 & 17a1ba, LANDS OF CULLY
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
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		4'	PCC Sidewalk (west side only)	"	"	Lot 1 / 2	/	/	/
		4"	PCC Sidewalk (deferred) - west	"	Lot 1 / 2	Vista Faisán PI (E-W)	/	/	/
		mount	Curb & gutter	"	Adobe Rd	"	/	/	/
		median	Curb & gutter	AT ENTRY AND ONLY	"	60' north of Adobe Rd	/	/	/
		26' F-F	Residential Asphalt Paving	Vista Faisán PI (E-W)	Lot 4 / 5	Lot 11 / 12	/	/	/
		6"*	Waterline	"	"	E. END	/	/	/
		8"	Sanitary Sewer	"	"	"	/	/	/
		mount	Curb & gutter	"	"	"	/	/	/
			POND (PRIVATE) w/ PRIVATE FENCE COVERT.	TR. 0/S			/	/	/
			SIGNALIZATION	MONTANO / EL POTRERO	MODIFIED 'C'	*10,000	/	/	/
			LEFT TURN BAY	MONTANO EB	TO EL POTRERO		/	/	/
		24' E-E	RES. ASPHALT PAVING INCLUDING GATES	EL POTRERO	MONTANO	VISTA FIASAN PLACE	/	/	/

ORIGINAL

NOTES

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- 4. 1' HIGH FLOOD WALL TO BE INCORPORATED INTO PERIMETER WALL

* 6" WL WITHIN LOT!! SHALL BE CAST IRON W/ REST. JT. TO EAST R.

AGENT/OWNER

FRED C. AREMAN
NAME (print)

ISAACSON & AREMAN, P.A.
FIRM

Fred C. Araman 09/05/03
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sharon Watson 10/8/09
DRB CHAIR - date

Christina Sanders 10/8/09
PARKS & GENERAL SERVICES - date

Jeffrey 10/8/03
TRANSPORTATION DEVELOPMENT - date

Roger A. Green 10/8/03
UTILITY DEVELOPMENT - date

Brad J. Bisher 10/8/03
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9-24-04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

VIA FACSIMILE 924-3339
Jeff Jesionowski, Chairman
Environmental Planning Commission
600 2nd St. NW
Albuquerque, New Mexico 87102

✽
✽
✽

Re: Appeal 03EPC-01736/Project No. 1002948


Dear Chairman Jesionowski:

The purpose of this letter is to inform you that the Appellants and the Applicant have successfully resolved their differences. Therefore the Appellants wish to withdraw the above referenced appeal subject to the following conditions being met:

- (1) The City of Albuquerque Open Space division successfully completes the replatting of Adobe Road to Montano Road, which will provide Vista Faisan subdivision access from Montano Road.
- (2) The developer of Vista Faisan subdivision will include in its infrastructure list an emergency vehicle crash gate and turnaround facility as generally depicted on the attached sketch (Isaacson & Arfman, P.A. dated 5.03.04).

Thank you for your assistance in this matter.

Regards,

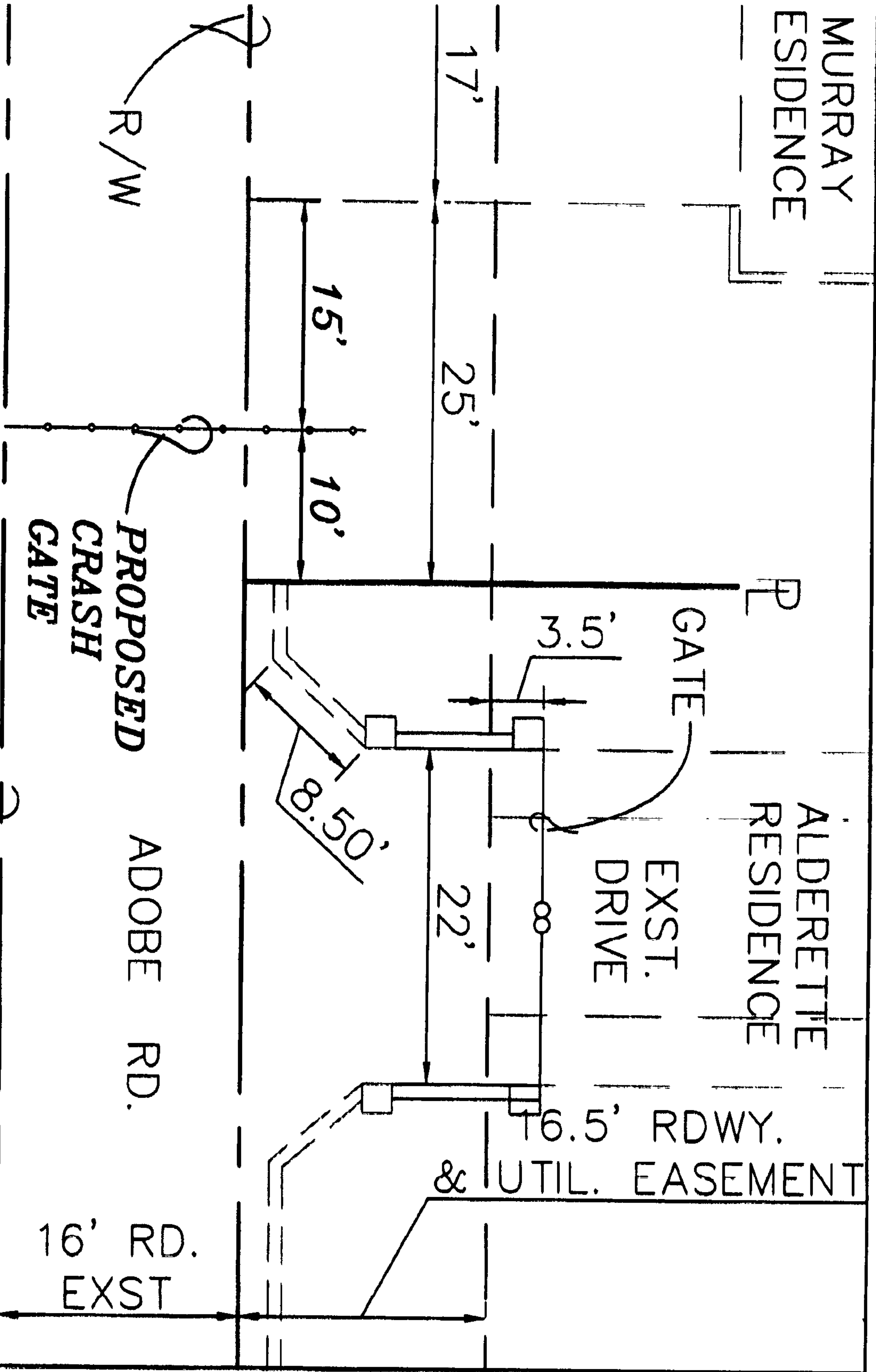


Juan Alderete
817 Adobe Rd NW
Albuquerque, NM 87107

cc: Sharon Matson, Chair of DRB (via facsimile)
Bill Kraemer (via facsimile)
Michael Silbert (via facsimile)
April Candelaria (via facsimile)
Stephen Marks (via facsimile)

MURRAY
RESIDENCE

ALDERETTE
RESIDENCE



EXISTING CONDITIONS
MODIFIED HAMMER HEAD
- CAR, SMALL TRUCKS

SCALE:
 1"=10'



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque
 New Mexico
 1282EXH6.DWGthor
 05/03/04

505.857.9555 VOICE 505.857.9547 FAX
MSILBERT@FLASH.NET

**PROPERTY ONE
C.R.E.S.**

Fax

To: Claire Senova From: MICHAEL SILBERT
 Fax: 924-3864 Pages: Incl. Trans. 3
 Phone: _____ Date: 10/27/03
 Re: Uyeta Falsán CC: _____

Urgent For Review Please Comment Please Reply Please Recycle

Comments:

CLAIRE-

Please distribute attached letter to:

- ① Sheran Matson
- ② Richard Douste
- ③ Wilfred Gallegos
- ④ File - Project # 1002948

Thx!

MS

MS DEV ONE, LLC

6707 Academy Road NE Suite B Albuquerque, New Mexico 87109

October 26, 2003

Juan R. Alderete
817 Adobe Road N.W.
Albuquerque, New Mexico 87107

Re: Appeal 03EPC-01736 / PROJECT #1002948

With regards to the above referenced appeal I have the following comments:

- (1) This letter is being addressed to you because yours is the only name (notwithstanding the "et al" appearing after your name) appearing as the appellant on the appeal and the County has informed me that there is no officially recognized neighborhood association.
- (2) Stephen Marks called me this past Weds. to inform me that the group of neighbors that we met with last Sunday had rejected my offer of cooperation. This offer was to include Vista Faisan, LLC paying approximately \$3,000 to hire a traffic engineer to assist us (Vista Faisan and the neighbors) to analyze alternatives, coordinate with the County and City with regards to other possible additional or alternative access for the Vista Faisan Subdivision, and any other matters to be considered. This offer also included a commitment by all involved that we would act in good faith and include a mediation / arbitration provision in the written agreement and that you would drop your appeal.
- (3) Despite the fact that our offer of "teaming up" to pool resources was rejected, we met with County and City staff last Friday. I believe that this meeting was fairly successful and we not only discussed the alternatives that you put forth in your appeal but also additional possibilities that may merit consideration. During the discussion we also clarified with County staff that a significant amount of right of way, in excess of that stated in your appeal, is already in place on the County portion of Adobe Road. Additionally, City staff thought that right of way (in excess of the existing road) might exist on the City portion of Adobe Road at the intersection with Guadalupe Trail.
- (4) We mentioned that Pablo Romero was also a landowner, who in addition to us owns several lots that have access rights via Adobe Road. Richard Dourte, City staff, mentioned that all City land owners on Adobe Road, with access rights via Adobe Road would eventually have to be contacted.
- (5) We felt that the meeting at the County offices was productive and exhibited a positive, problem-solving attitude by all parties. We intend to meet with City Open Space staff this week and Richard Dourte, City of Albuquerque, has offered to attend meetings.

Your appeal does not offer a very accurate account of the traffic conditions on Adobe Road and the connecting roadways, leaves out many pertinent facts and fails to state that the Adobe Road residents have tried unsuccessfully in the past to reach agreement on improving the existing conditions but have failed. I understand your appeal's opportunistic approach, however please rest assured that although we are willing to be a cooperative, contributing Adobe Road neighbor, we will enthusiastically defend our subdivision's property rights to the fullest extent.

I want to thank you for attending the "neighborhood" meeting at Stephen Marks house last Sunday, and regret that this did not lead to us reaching an acceptable agreement to work together. I still believe that working as a team, all land owners with access rights to Adobe Road, would benefit from

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10/28/2003

each other's participation rather than expending our resources via an appeal / legal process. If you would like to discuss any of the above items, please do not hesitate to contact me.

Regards,



Michael Silbert, Managing Member

C: Bernalillo Public Works
City of Albuquerque
Stephen Marks
Pablo Romero Jr.
Bill Fernandez
Dan Shuster
Carol A. Murray
E.P.C. Appeal file

505.857.9555 office 505.401.0100 mobile 505.857.9547 fax email: msilbert@flash.net



City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 23, 2003

Eric Zamora, P.E.
Bernalillo County Public Works Department
2400 Broadway, SE
Albuquerque, New Mexico 87103

RE: Vista Faisan Subdivision / DRB Project 1002948

Mr. Zamora:

This letter is a response to your letter of October 10, 2003, with your 847 Adobe Road reference. The subdivision name is Vista Faisan. You are correct in your statement that this subdivision received preliminary plat approval from DRB on October 8, 2003. However prior to our approval, Richard Dourte, the DRB member who was reviewing DRB projects for transportation elements, received from Michael Silbert, one of the property owners, a copy of an e-mail from Nathan Masek, Transportation Planner in your department.

That e-mail stated that County Public Works staff met with Mike Silbert on 4/23/03 to discuss his proposed subdivision. Nathan made reference in his e-mail to the fact that the proposed subdivision of approximately 17 residential lots would access Adobe Road. He further stated that Adobe Road was recently resurfaced and "is in sufficient condition. It is our determination that a TIA will not be required...". When Mike Silbert later informed Nathan that he might have one additional lot, Nathan said one additional lot was also okay. (A copy of these e-mails is attached for your reference.)

The subdivision as approved contains only 15 lots, three less than Nathan had agreed would not require a TIA. The County appears to have had ample review of this particular subdivision prior to DRB approval.

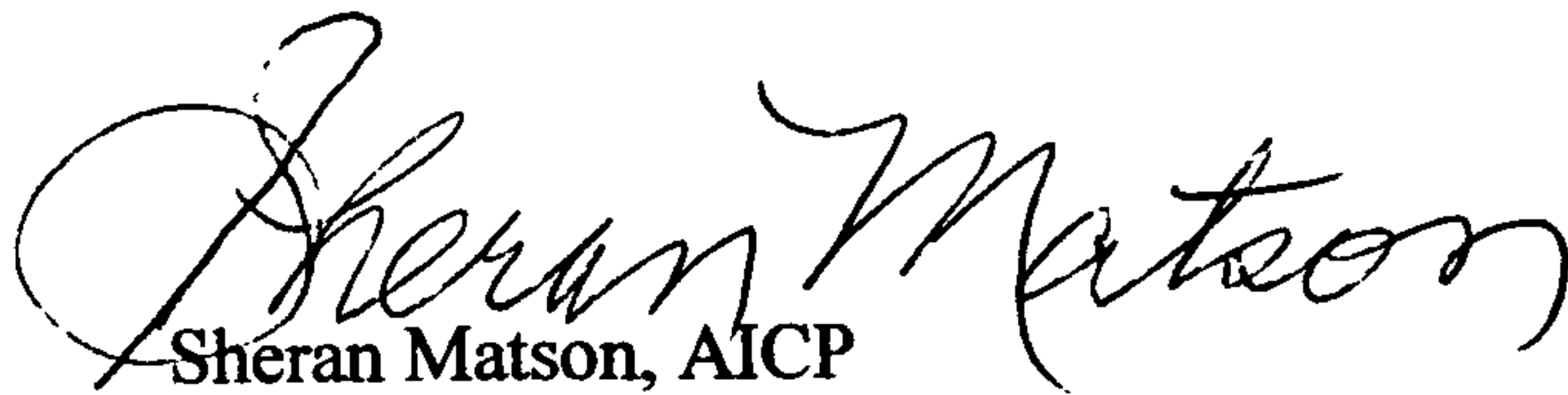
*
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*
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You may access via the City website the weekly DRB agenda and then come to the One Stop shop to review any project files which might impact your department. Each project's location is given on the agenda. Our website is cabq.gov/planning.

The City does coordinate with your department on these issues on a routine basis. This was an unusual situation where the developer initiated the contact and provided us with the information needed.

Please call me at 924-3880 if you still have questions or concerns.

Sincerely,


Sheran Matson, AICP
Development Review Board Chair

CC: Fred Aguirre, Development Services Division Manger
Richard Dourte, Hydrology Engineer
Wilfred Gallegos, Transportation Engineer
Tim West, County Public Works Division Director



Nathan Masek
<nmasek@mercury.ber
nco.gov>

06/25/03 01:06 PM

To: "Michael Silbert" <msilbert@flash.net>
cc: RDourte@cabq.gov
Subject: RE: County Concurrence for no TIA requirement for 847 Adobe Rd NW

Mike,

If you are only adding one additional lot, then I think it will be ok. However, if any additional lots are added as a part of this subdivision, then we'll need to discuss it further. What is your timeframe? We would like to see your revised plan, however, Eric Zamora is on vacation until July 7th, and I will be out tomorrow and Friday. Next week would be ok, but let me know in advance. Better yet, could you email me a copy of the revised plan in a *.pdf or *.wmf format this afternoon?

Nathan

> -----Original Message-----

> From: Michael Silbert [SMTP:msilbert@flash.net]
> Sent: Wednesday, June 25, 2003 11:09 AM
> To: Nathan Masek
> Cc: RDourte@cabq.gov
> Subject: Re: County Concurrence for no TIA requirement for 847 Adobe
> Rd NW

> Nathan=

> I have acquired an add'l .72 acre parcel fronting on Adobe road which will
> become part of the subdivision and will thereby add one residential lot to
> the project.

> Do you want me to drop by so that you can review my
> revised plan for eighteen residential lots or can the County Concurrence
> for
> no TIA requirement be modified via email to include the add'l residential
> lot?

> thx
> Mike

> ----- Original Message -----

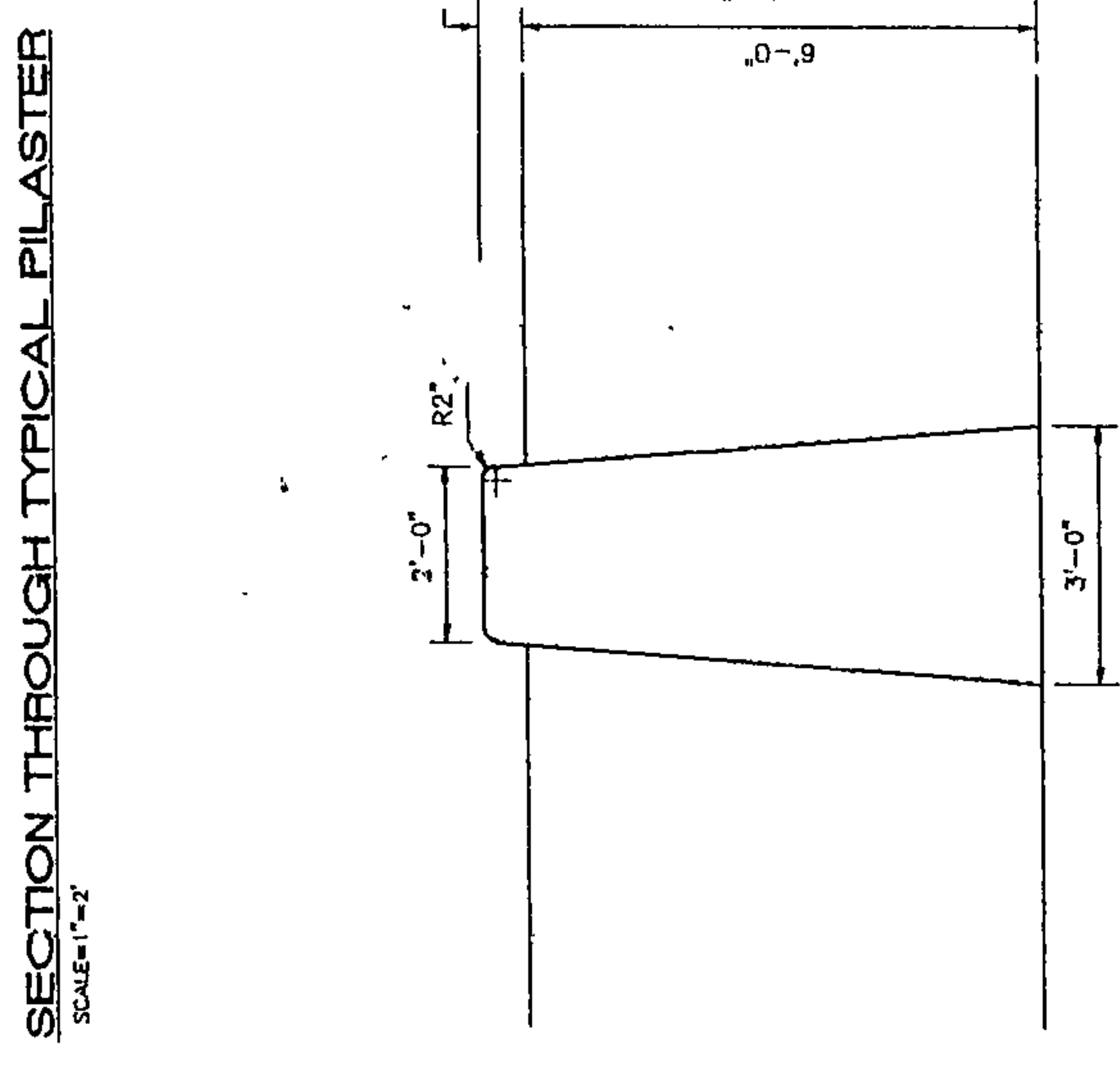
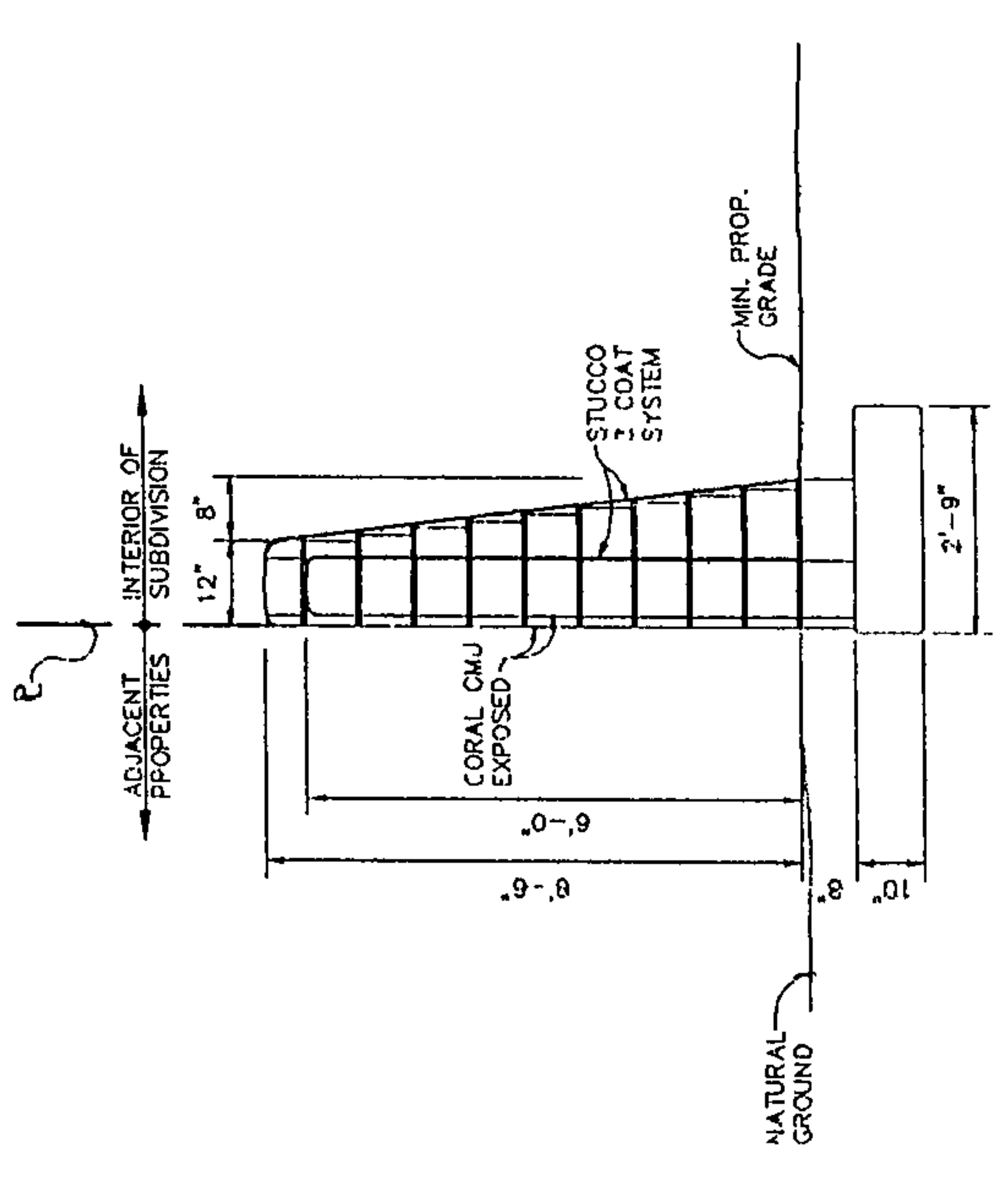
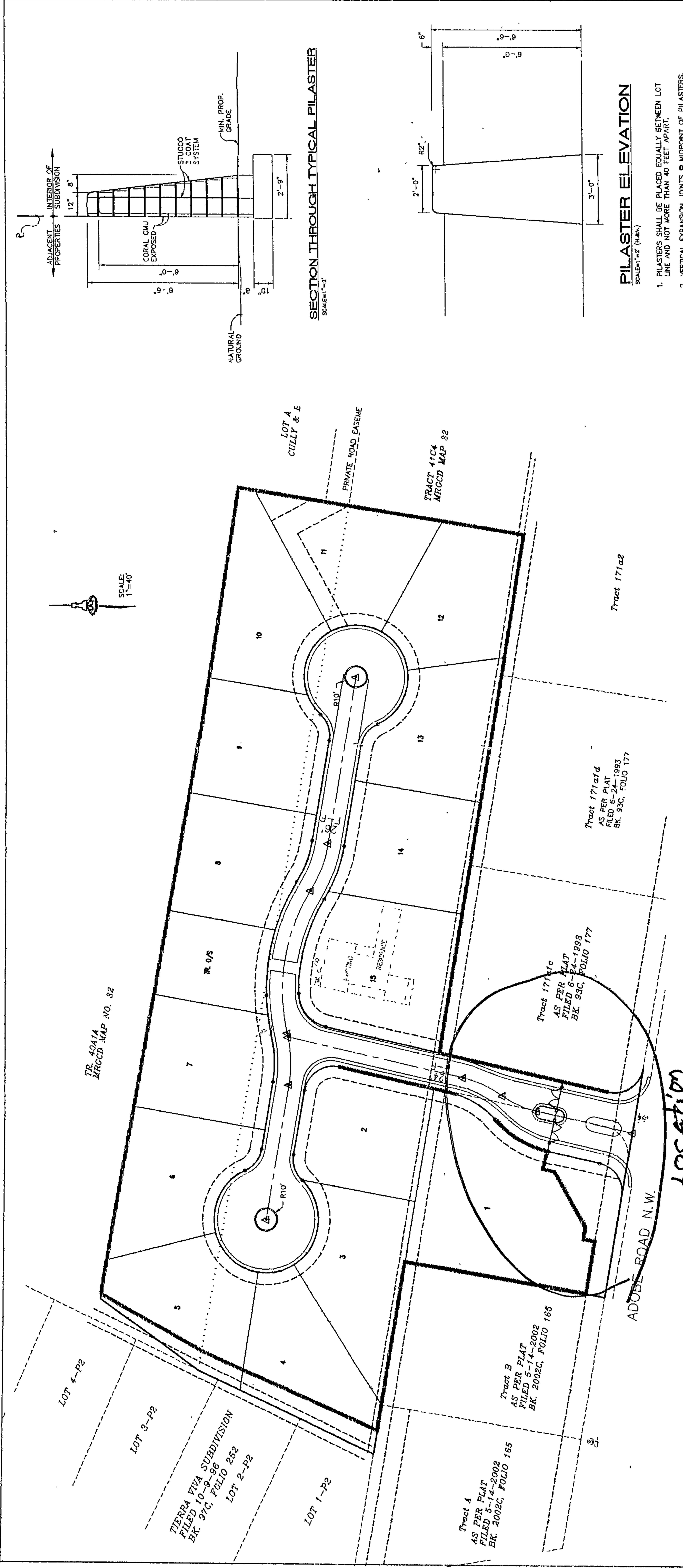
> From: "Nathan Masek" <nmasek@mercury.bernco.gov>
> To: <msilbert@flash.net>
> Sent: Wednesday, April 30, 2003 2:02 PM
> Subject: RE: County Concurrence for no TIA requirement for 847 Adobe Rd NW

> > To whom it may concern,

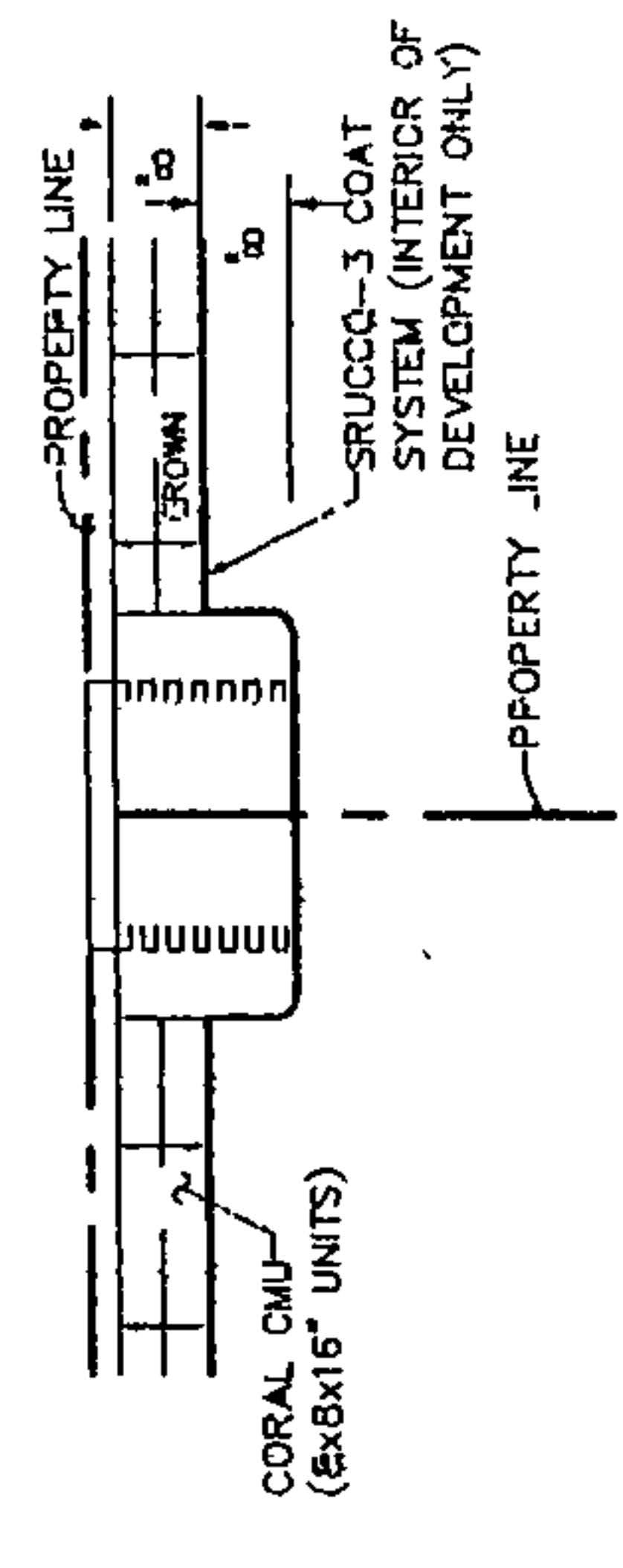
> > At meeting was held at the County Public Works offices on 4/23/03 with
> > County staff and representative agents for the subject property located
> > adjacent to the County-maintained section of Adobe Road NW in the north
> > Valley. The proposed subdivision of approximately 17 residential lots

> > is
> > within the City of Albuquerque limits, and will access Adobe Road NW
> > via

> > an
> > easement within the City limits immediately west of the County's section
> > of
> > Adobe Road. Adobe Road was recently resurfaced as part of a sewer

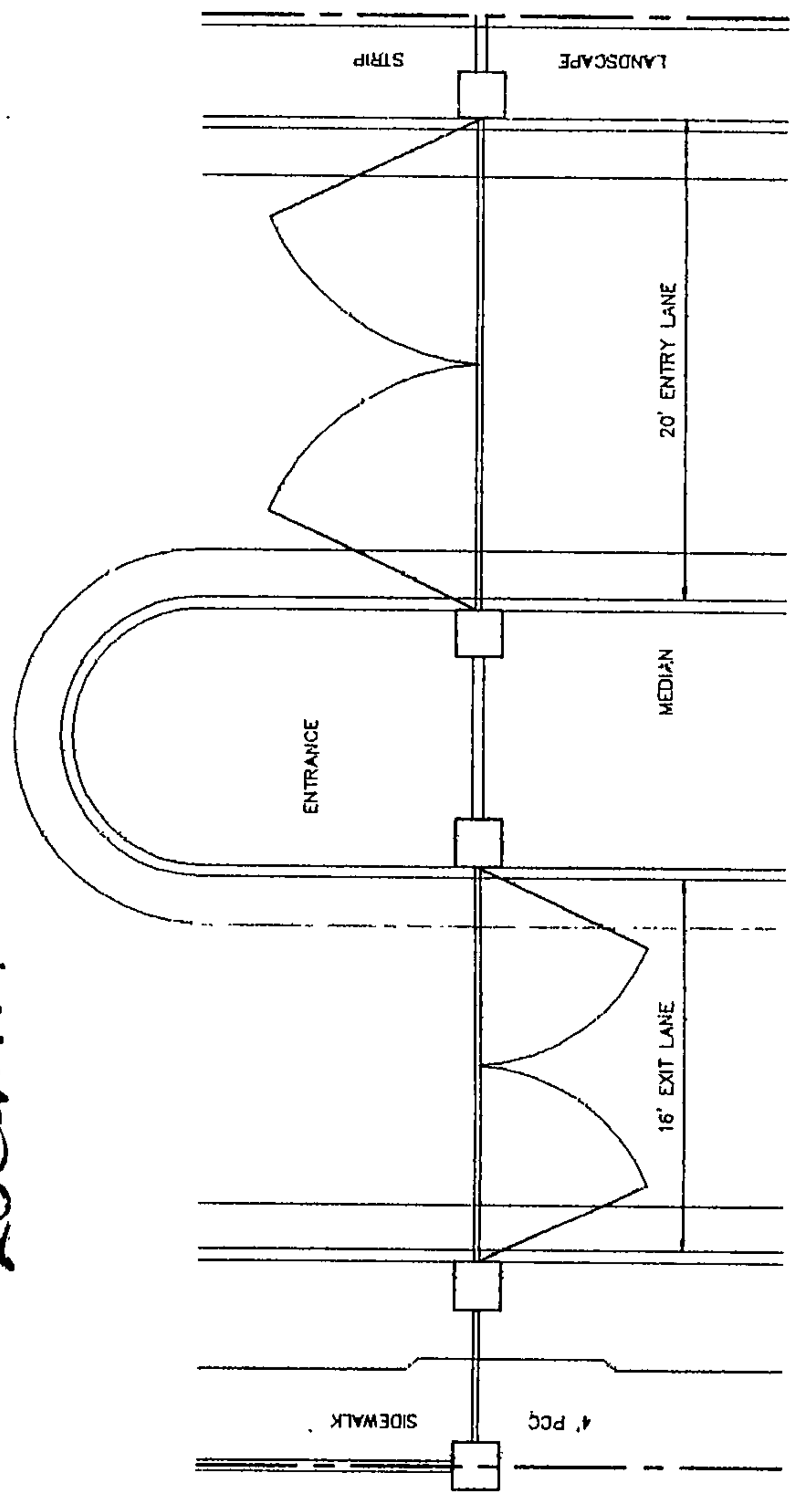


1. PILASTERS SHALL BE PLACED EQUALLY BETWEEN LOT LINE AND NOT MORE THAN 40 FEET APART.
2. VERTICAL EXPANSION JOINTS @ MIDPOINT OF PILASTERS.



PILASTER PLAN
SCALE: 1"=2'

DRB #1002978
VISTA FAISAN
PERIMETER FENCE PLAN



ENTRY GATES/WALLS
SCALE: 1"=5'

APPROVED
10/30/09
DRB Chairman

CITY OF ALBUQUERQUE
Planning Department
Development Review Board
May, 28, 2003 Comments

Item : 20

Project : 1002659

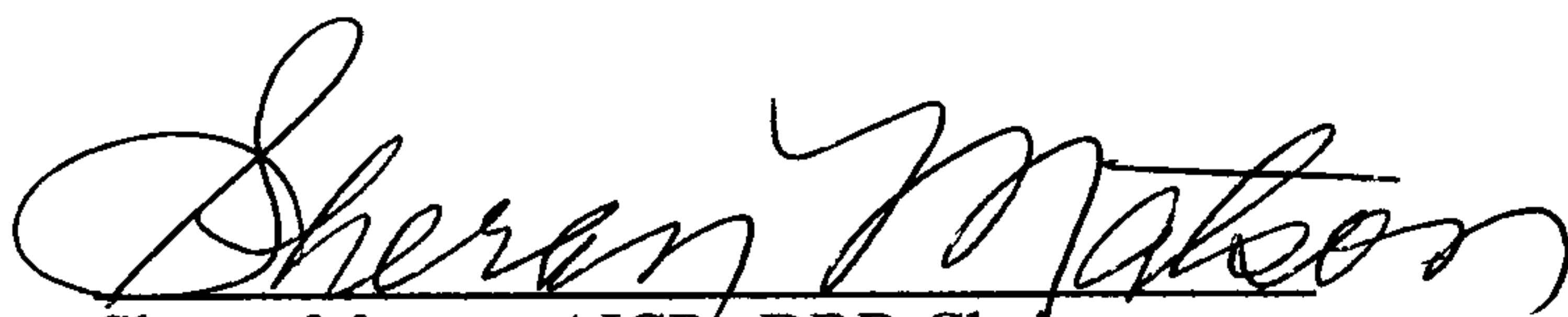
Application : Q3DRB-00796

RE : Lands of Jack Cully, MRGCD Map 32

27
Section 14-16-3-16 of the City Zoning Code contains the requirements for PCD zoning. The zone change Official Notice of Decision must be presented with the application to DRB of any requested actions beyond sketch plat. DRB cannot act on or hear any request beyond sketch plat without this signed notice.

It appears, using the formula in the Zone Code for determining the number of dwelling units for PCD zoned property, that the maximum dwelling units should be 16. This would include the existing residence.

Be sure to follow DPM requirements for site development plans for subdivision found in Chapter 3.. The plan should be labeled as such.



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



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

2948

Development Review Board Comments

Project Number:	1002659
Application Number:	03DRB-00796

DRB Date: 5/28/03
Item Number: 20

Subdivision:

Lots 1 & 2, Tracts A1, Lans of Jack Cully, MRGCD Map # 32

Zoning: RA-2

Zone Page: F-14

New Lots (or units) : 17

Request for:

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


Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 17 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Is the park private? If not it is too small to be accepted by the parks department. The amount proposed is over your required dedication amount.

Signed: 
Christina Sandoval, (PRD)

Phone: 768-5328



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

12948

DRB-1002659

Item No. 20

Zone Atlas F-14

DATE ON AGENDA 5-28-03

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.
<input type="checkbox"/>	Access to public right-of-way needs to be demonstrated and documented.

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

DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE

REVIEW COMMENTS

By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

DEVELOPMENT & BUILDING SERVICES DIVISION

PUBLIC WORKS DEPARTMENT

PHONE 924-3989

²⁹⁴⁸
D.R.B. CASE NO.: 1002659 DATE: 5/29/03 ITEM NO.: 20

ZONE ATLAS PAGE: F-14 LOCATION: Adobe Road

REQUEST FOR: Sketch Plat

COMMENTS:

① will need to request a water/sewer
Availability.

② Current proposed layout is not acceptable,
must have waterline extended to east 'P/L
for future loop.

SIGNED:

Reginald Green

DATE:

5/28/03



City of Albuquerque
 CITY OF ALBUQUERQUE, NEW MEXICO 87103
 PUBLIC WORKS DEPARTMENT
 DEVELOPMENT SERVICE
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

2948

DRB CASE NO/PROJECT NO: 1002059

AGENDA ITEM NO: 20

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: May 28, 2003

MYERS OLIVER & PRICE

MYERS, OLIVER & PRICE, P.C.

LAWYERS
1401 CENTRAL AVENUE, N.W.
ALBUQUERQUE, NEW MEXICO 87104

JOHN A. MYERS
SCOTT OLIVER*
CHARLES P. PRICE III
KEVIN J. McCREADY
HOPE MEAD WYNN

TELEPHONE
(505)247-9080

FACSIMILE
(505)247-9109

*ALSO LICENSED IN TEXAS

e-mail: jmyers@moplaw.com

March 8, 2004

Via Facsimile 924-3339

Jeff Jesionowski, Chairman
Environmental Planning Commission
600 2nd St. NW
Albuquerque, New Mexico 87102

Re: Appeal 03EPC-01736/Project No. 1002948

Dear Chairman Jesionowski:

This office represents MS Dev One, LLC, ("Applicant"), the applicant in the above-referenced appeal. We believe that the parties have come to terms on resolution of the issues, however, resolution will require approval by the City's Development Review Board of an alternative access serving this property. Therefore, we respectfully request an additional sixty (60) day deferral to permit the DRB to consider this alternative access. The appellants concur with this request.

Thank you.

Sincerely,

Myers, Oliver & Price, P.C.

By:



John A. Myers

JAM:kla

- ccs: Bill Kraemer (via facsimile)
- Mike Silbert (via facsimile)
- Steve Marks (via facsimile)
- April Candelaria (via facsimile)
- Sharon Matson (via facsimile)
- Fred Arfman (via facsimile)

County of Bernalillo

State of New Mexico

BOARD OF COUNTY COMMISSIONERS

ALAN B. ARMIJO, CHAIR
DISTRICT 1

E. TIM CUMMINS, VICE CHAIR
DISTRICT 4

STEVE D. GALLEGOS, MEMBER
DISTRICT 2

TOM RUTHERFORD, MEMBER
DISTRICT 3

MICHAEL BRASHER, MEMBER
DISTRICT 5

THADDEUS LUCERO, COUNTY MANAGER



PUBLIC WORKS

2400 BROADWAY, S.E.
ALBUQUERQUE, NEW MEXICO 87102
(505) 848-1500

MARK J. CARRILLO, ASSESSOR

MARY HERRERA, CLERK

MERRI RUDD, PROBATE JUDGE

DARREN P. WHITE, SHERIFF

ALEX A. ANEYTA, JR., TREASURER

February 19, 2004

Michael Silbert
Managing Member
MS Dev One, LLC
6707 Academy Road NE Suite B
Albuquerque, NM 87102

RE: Vista Faisan Subdivision. design variance request for a modified turnaround facility on Adobe Road. City of Albuquerque Case Number 1002948

Dear Mr. Silbert,

The modified turnaround facility, as shown on a sketch submitted with your February 10, 2004 letter has been reviewed and approved for use by the Bernalillo County Public Works Division. This facility, located on Adobe Road west of Guadalupe Trail, is to be used in conjunction with a breakaway gate located to the west of the turnaround.

As previously directed, you are to meet with staff at the Bernalillo County Public Works Division Traffic Department to determine an appropriate sign restricting traffic access to Adobe Road. This sign is to be placed at the Guadalupe Trail intersection. Also: the section of Adobe Road, between the breakaway gate and the new subdivision road shall be widened to the minimum fire road standard of 20 feet. This widening can be accomplished with base course. These improvements shall be included in your construction drawings.

If you have any additional questions or comments, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin B. Grovet".

Kevin B. Grovet
Development Review Engineer

cc: Richard Dourte, City Engineer

19-Oct-03

City of Albuquerque

Planning Department

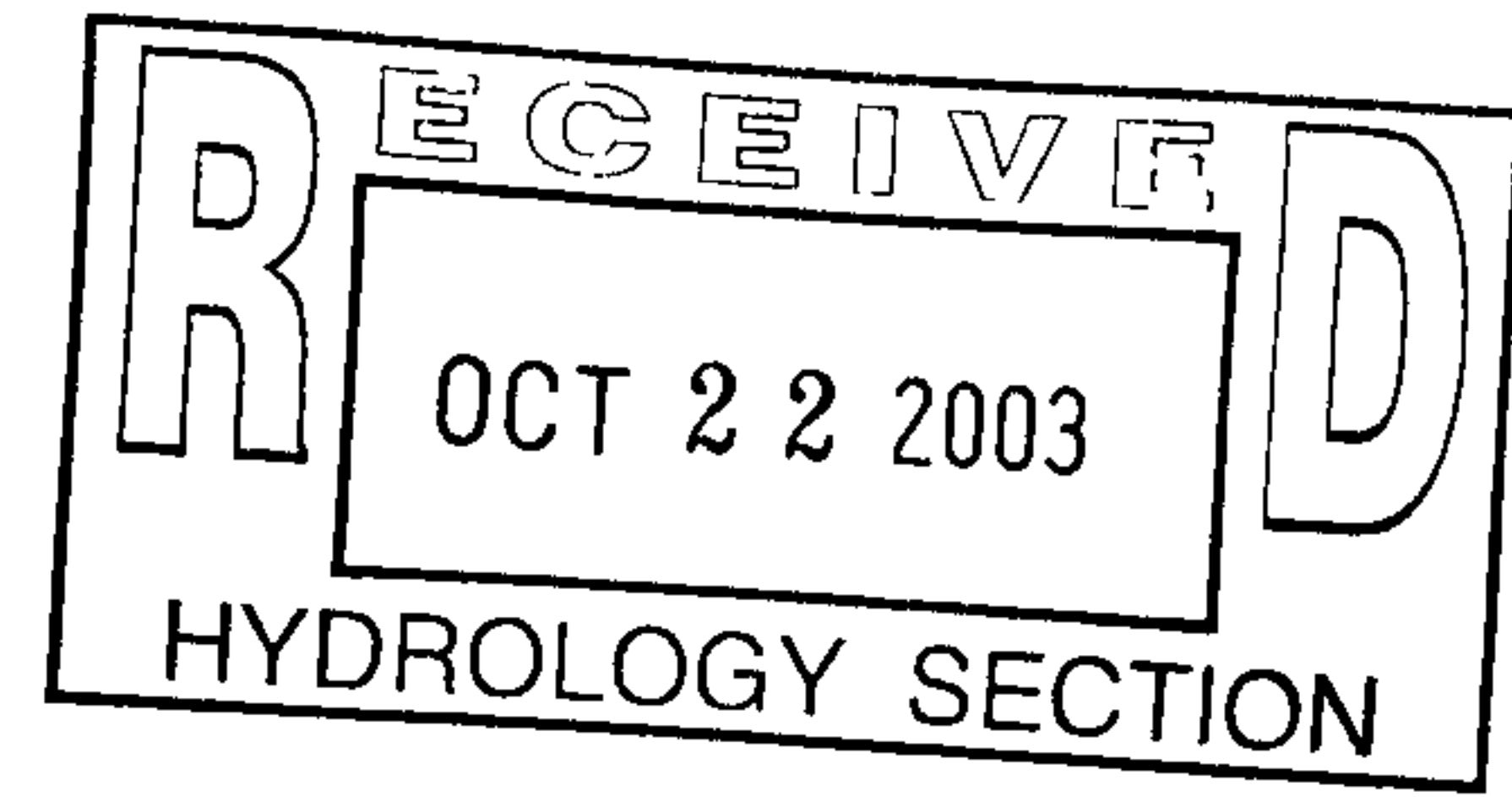
Development Review Board

~~Environmental Planning Commission~~

P.O. Box 1293

Albuquerque, N.M. 87103

11
11
11
11



To: Sheran Matson, AICP, Chair, Development Review Board

Re: Project # 1002948

I testified at a hearing on this project.

In response to my objections to the use of the unpaved driveway adjacent to my property during the construction phase by the developers' earth-moving trucks rather than using Montano, a developer's representative erroneously stated that the reason was that the nearest turnaround was at Coors. This is not so - the nearest turnaround is at Tierra Viva, which has an Open Space parking lot useful for turning around. This route is actually shorter.

It is obvious to the residents of the area bounded by the Hackman lateral, 4th Street, Grecian and Montano that there are only two exits from that area -- one at Gene and 4th, the other at Grecian and 4th. At present it is already difficult for the several hundred residents of this area to exit at Gene and 4th because of the recognized congestion at Montano and 4th. Therefore it is just wrong to have an added hundred vehicle-trips daily enter and exit the area to be developed anywhere else than at a distance west on Montano.

An examination of the map shows there are numerous more effective and efficient ways of designing travel paths for this development without clogging the existing community. Tierra Viva could be used to access Montano by simply going due west from Adobe or obtaining one of the vacant plots (as long as the MRGCD is granting an easement); or a road could be cut to the Montano stoplight just east of Hackman lateral, or at the existing exit and Adobe road blocked to prevent it being used as a cutthrough.

After my appearance at the hearing I went to look for the notice posted by the developer and found it at the edge of the property to be developed more than a half mile from Guadalupe Trail and Adobe rather than visible to the neighborhood.

Thank you,

A handwritten signature in black ink, appearing to read "Sanford Abrams and Sarah Rodgers". The signature is fluid and cursive, with a long horizontal line extending to the right.

Sanford Abrams and Sarah Rodgers

5731 Guadalupe Trail, NW

Albuquerque, NM 87107

Claims
for file
written when ever
this ~~is~~ is heard



Sarah Rodgers
 5731 Guadalupe Trl NW
 Albuquerque NM 87107-5425
 AHA of New Mexico



City of Albuquerque
 Planning Dept! DRB, Commission
 Superintendent Planning
 P.O. Box 1293
 Albuquerque, NM 87103

Attn: Shian Natividad
 Chan, Development
 Review Board

Ed and Gisela Gunderson
901 Los Poblanos Ranch Road NW
Albuquerque, NM 87107

October 21, 2003

City of Albuquerque Planning Department
Development Review Board

~~Environmental Planning Commission~~

P.O. Box 1293

Albuquerque, NM 87103

To: Sheran Matson, AICP, Chair

Re: ~~Project #1002948~~

We just recently learned of project # 1002948 and are writing to voice concern about the negative impact it would pose on our neighborhood. We are particularly concerned about access into and out of the proposed development. We are opposed to any plan that would route traffic from the development through the current neighborhoods, such as along Adobe Road or Los Poblanos Ranch Road to Guadalupe Trail and Gene for the following reasons:

1. Truck traffic through the proposed route creates a serious safety issue for all families but especially the ones with young children.
2. The truck traffic and the pollution from it pose a health hazard for all families.
3. Added traffic from the new neighborhood would mean more traffic congestion at the intersection of Gene and 4th and traffic along Guadalupe Trail.
4. The rural character of the neighborhood would be greatly diminished.
5. The proposed route is not the most convenient way to Montano for the trucks during the construction phase of the homes and the future occupants of the new housing development.

We have learned that some of our neighbors here have proposed a direct access route onto Montano. This route would lie near the Hackman Lateral and enter Montano at the existing traffic light. This is a simple and logical solution to the access problem for the proposed development. We support this proposed route. It makes sense! Routing traffic east through the neighborhoods does not make sense.

We especially feel that any opening up of Los Poblanos Ranch Road will greatly reduce the value of our home. We moved here precisely because of the rural atmosphere on this road and are opposed to any move that would destroy that atmosphere. We believe the proposed development can only be viable if access is provided directly onto Montano rather than through the neighborhoods. Otherwise, it seriously threatens the quality of life in our community.

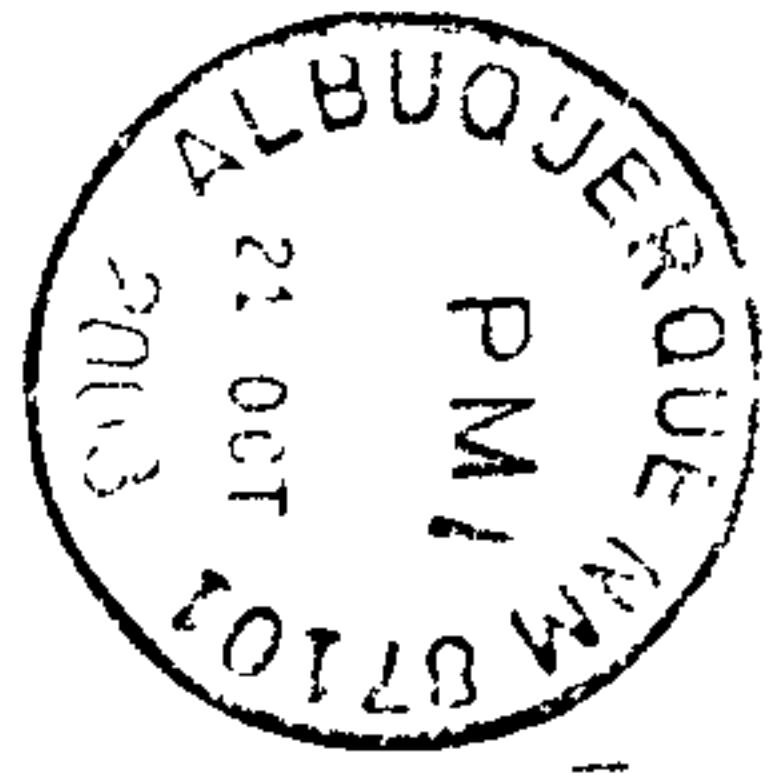
Please consider a direct route to Montano for this development, during and after construction, and please reject any proposal to route traffic east through Adobe or anywhere onto Los Poblanos Ranch Road.

Thank you,

Ed Gunderson
Gisela Gunderson



Gunderson
901 Los Poblanos Ranch Rd NW
Albuquerque, NM 87107



USA First-Class

5555

City of Albuquerque Planning Dept.
Development Review Board
Environmental Planning Commission
P.O. Box 1293
Albuquerque, NM 87103

Project 7002948

Proj 1002948

Action: failed

Status: 5.1.2 MAIL FROM: <sanford.abrams@att.net> 512 REPLY: DNS reply: HOST NOT FOUND

Diagnostic-Code: smtp; Permanent Failure: Bad destination system address

Last-Attempt-Date: Tue, 10 Feb 2004 16:07:13 -0000

Received: from 204.127.135.40 ([204.127.135.40])

by worldnet.att.net (mtiwmhc12) with SMTP

id <2004021016071311200sdrdte>; Tue, 10 Feb 2004 16:07:13 +0000

Received: from [12.73.174.238] by 204.127.135.40;

Tue, 10 Feb 2004 16:07:12 +0000

From: sanford.abrams@att.net

To: tmenicucci@cabq.gov

Cc:

bilybomon@hotmail.com,edgisela@teleport.com,msilbert@flash.net,mikecathome@aol,jmyers

@moplaw.com,nsalgado@cabq.gov,bill@billfernandez.com,mschmader@cabq.gov

Subject: community objections to adobe road project

Date: Tue, 10 Feb 2004 16:07:12 +0000

Message-Id: <021020041607.22912.c53@att.net>

X-Mailer: AT&T Message Center Version 1 (Feb 8 2004)

X-Authenticated-Sender: c2FuZm9yZC5hYnJhbXNA YXR0Lm5ldA==

To Whom It May Concern

Several weeks ago some neighbors opposed to MS DEV ONE's Adobe Road Development plan for the use of the roads providing access to it met with the developer and his associates to discuss our objections and the developer's rationale for his plan alternatives.

At the close of the meeting I was asked by the convenor to put down on paper our point of view and to share it with the participants. Side conversations elicited similar requests by the developer from several of the other neighborhood participants.

Since the meeting, the developer has proposed an alternative way of using one of the planned access routes. However, as he had done previously (see below), he has sought to be compensated by the neighborhood for not disrupting the existing neighborhood traffic patterns.

Sanford Abrams

COMMUNITY OBJECTIONS

TO PROPOSED ADOBE ROAD DEVELOPMENT (DRB project #1002948)

MS DEV ONE plans to build a gated enclave of 14 - 18 houses on a portion of the Lands of Jack Cully subdivision (DRB Project # 1002948). The original plan was to use Adobe Road to Guadalupe Trail to Gene to 4th to access the development with the unpaved driveway easement at the northeast end of the project as a construction access road and secondary road for additional access to Guadalupe Trail to Gene to 4th.

An appeal of the Development Review Board project approval containing a petition with signatures of homeowners living on Adobe Road, Gene Street and Goliad states: "The DRB failed to consider the impacts that the approval of this subdivision will have on the existing neighborhood, especially on the street system."

Two alternatives were presented to the DRB and the developer to create a cul-de-sac at the beginning of the project on Adobe Road and to substitute a road to Montano as access so that: "The existing traffic from the residences on Adobe Road would be the only traffic to Guadalupe Trail."

The developer proposed to the appellants a counter-alternative stating acceptance of the road to Montano component if the 'neighbors' would pay for part of his road construction costs to protect their existing traffic patterns. This was rejected.

Subsequent discussion indicated the developer's continued preference for use of the driveway easement at the north end of the project (which has adjacent to it the following addresses on Guadalupe Trail - 5713, 5717, 5723a, 5723b, 5731 and 5733) as an access road during construction and its potential use as regular access post-construction.

An additional petition has been signed by more than 25 homeowners living on the 5713 Guadalupe Trail driveway, on Los Poblanos, on Sandia and on Barlane objecting to the use of any road intersecting with Guadalupe Trail being used by the relevant development.

The petition states the following: We concur with their [core appellants] proposed solution and state further that all of the homeowners in the area bounded by the Hackman lateral, Grecian, 4th St. and Montano will be negatively impacted by the addition of approximately 140-180 vehicle trips per day on Adobe Road or any of the east-west lanes (e.g., Pana), driveways (e.g., 5713 Guadalupe Trail), or roads (Adobe, Los Poblanos Ranch and Sandia) between Hackman lateral and Guadalupe Trail.

These east-west passages do not meet the city and county street and fire safety standards and all would further overload the Guadalupe to Gene and 4th intersection (already contributing to gridlock at 4th and Montano).

The following specific concerns were raised by homeowners during the collection of signatures for the petition- -

safety

6 families with 10 children who would be endangered from a major increase in traffic live adjacent to 5713 Guadalupe driveway.

at least four structures (on Poblanos & Adobe within a half block have uncompensated structural damage due to recent heavy truck construction traffic.

airborne environmental pollutants will be intense to 5713 Guadalupe families
congestion

there are only 2 access roads to 4th for the community

gridlock already occurs at Gene & 4th; 4th & Montano; 2d & Montano increasing the trip to work for local residents by ten to fifteen minutes each way.

traffic on 2d, 4th and Montano to and from the west side will be significantly impeded by the additional 140-180 vehicle trips entering 4th from Gene.

¶
¶
¶
¶

how did the city agree to let the developer plan to inconvenience and endanger not only the hundreds of people in the neighborhood but the thousands who use the intersections of 2d and 4th and Montano?

standards

internal roadbeds & driveways (e.g., Adobe, 5713 Guadalupe, los Poblanos) 20 ft or narrower; standards are 40ft for right of way and 32 ft for roadway

will these roadbeds and driveways bear earth filled trucks during construction phase (who is liable for damage to structures - city, developer, builder?)?

will these roadbeds & driveways bear 140-180 vehicle trips per day?

easement is for residence driveway not development!

how were so many internal and external variances granted to this space by the DRB this time and never previously (size of internal roads, density of housing, access to development during construction and permanently, etc.)?

next Env Plng mtg - 2/19/4; to attend/object call 924-3886 or 3337, 3346 to see if project # 1002948 is on agenda.

#

Received: from correo.cabq.gov ([198.182.159.19])
by mesamail.cabq.gov (Lotus Domino Release 5010CF1)
with ESMTP id 2004021009152646:12027 :
Tue, 10 Feb 2004 09:15:26 -0700

Received: from mtiwmhc11.worldnet.att.net (mtiwmhc11.worldnet.att.net [204.127.131.115])
by correo.cabq.gov (8.12.8/8.12.8) with ESMTP id i1AGFMpW015478;
Tue, 10 Feb 2004 09:15:25 -0700

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by worldnet.att.net (mtiwmhc11) with SMTP
id <2004021016151911100emn10e>: Tue, 10 Feb 2004 16:15:19 +0000

Received: from [12.73.174.238] by 204.127.135.40;
Tue, 10 Feb 2004 16:15:17 +0000

From: sanford.abrams@att.net

To: mikecathome@aol.com

Subject: community objections to adobe road proj # 1002948

Date: Tue, 10 Feb 2004 16:15:17 +0000

Message-Id: <021020041615.799.6acc@att.net>

X-Mailer: AT&T Message Center Version 1 (Feb 8 2004)

X-Authenticated-Sender: c2FuZm9yZC5hYnJhbXNA YXR0Lm5ldA==

MIME-Version: 1.0

Content-Type: multipart/mixed; boundary="NextPart_Webmail_9m3u9jl4l_799_1076429717"

----- Forwarded Message: -----

From: Mail Delivery Subsystem <mailer-daemon@worldnet.att.net>

To: <sanford.abrams@att.net>

Subject: Returned mail: delivery problems encountered

Date: Tue, 10 Feb 2004 16:07:14 +0000

A message (from <sanford.abrams@att.net>) was received at 10 Feb 2004 16:07:13 +0000.

The following addresses had delivery problems:

<mikecathome@aol>

Permanent Failure: Bad destination system address

Delivery last attempted at Tue, 10 Feb 2004 16:07:13 -0000

Reporting-MTA: dns; worldnet.att.net

Arrival-Date: 10 Feb 2004 16:07:13 +0000

Final-Recipient: rfc822; <mikecathome@aol>

MYERS, OLIVER & PRICE, P.C.

LAWYERS

1401 CENTRAL AVENUE, N W
ALBUQUERQUE, NEW MEXICO 87104

JOHN A. MYERS
SCOTT OLIVER*
CHARLES P. PRICE III
KEVIN J. McCREADY
HOPE MEAD WYNN

TELEPHONE
(505)247-9080

FACSIMILE
(505)247-9109

*ALSO LICENSED IN TEXAS

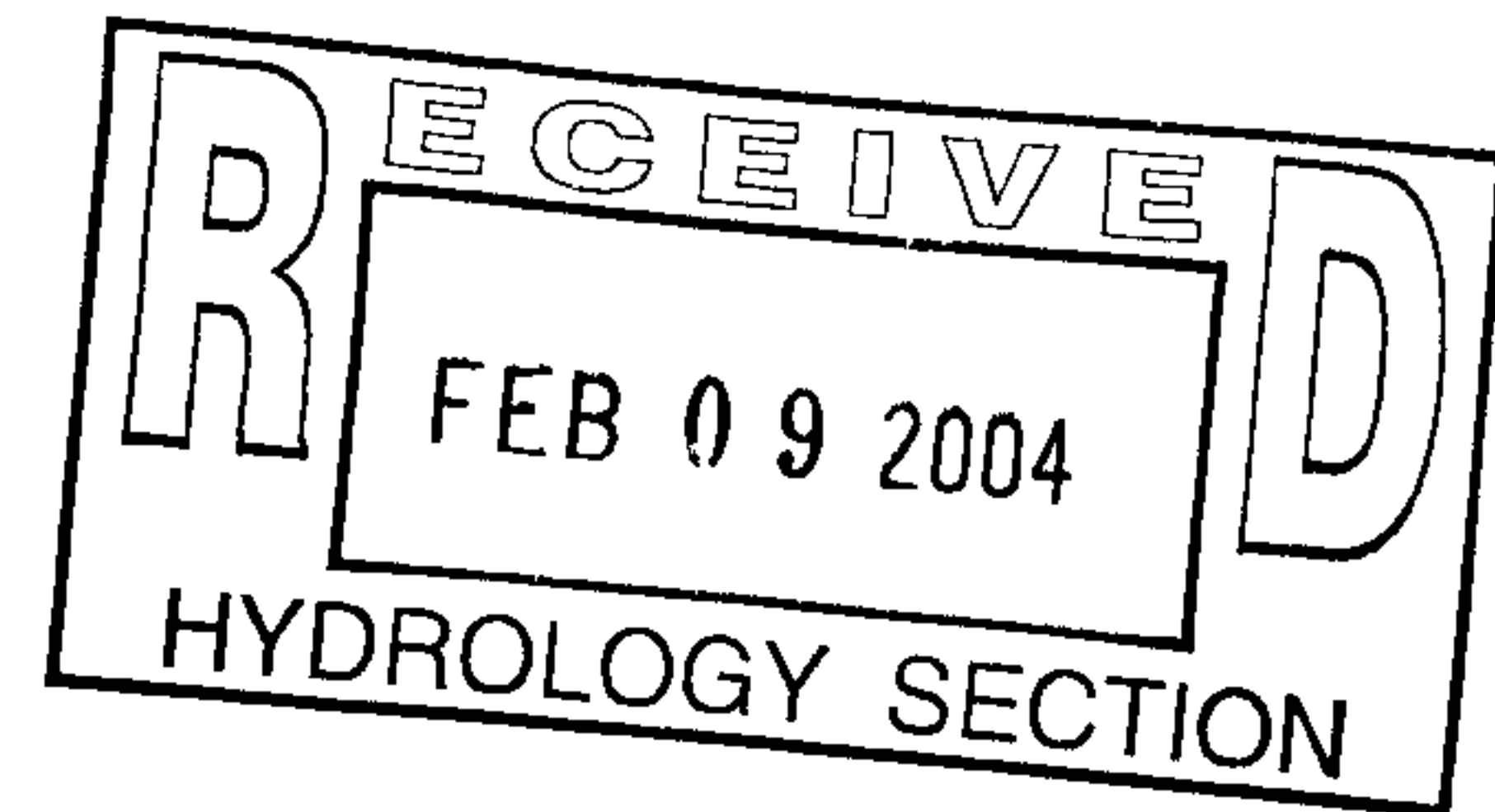
e-mail: jmyers@moplav.com

February 9, 2004

Via Facsimile 924-3339

Jeff Jesionowski, Chairman
Environmental Planning Commission
600 2nd St. NW
Albuquerque, New Mexico 87102

Re: Appeal 03EPC-01736/Project No. 1002948



Dear Chairman Jesionowski:

This office represents MS Dev One, LLC, ("Applicant"), the applicant for the Lands of Jack Cully Subdivision. An appeal of the Development Review Board's approval of this subdivision has been filed by Juan R. Alderete, et al. ("Appellants") to the Environmental Planning Commission. The Appellants are being aided by Bill Kramer, their consultant.

The Applicant and the Appellants are attempting to reach a resolution of their differences. In order to afford them additional time to try to reach some compromise, we request that the appeal hearing be deferred until the March 18, 2004 EPC meeting. We have spoken with Mr. Kraemer, and the Appellants concur with this request.

I am enclosing with Sharon Mateson's copy of this letter, our firm's check in the amount of \$110.00 representing the deferral fee.

Thank you for your consideration of our request.

Sincerely,
Myers, Oliver & Price, P.C.

By: 
John A. Myers

JAM:kla

cc: Sharon Matson, Chair of DRB (Hand Delivered)
Bill Kraemer (via facsimile)
Mike Silbert (via facsimile)
April Candelaria (via facsimile)

H:\Silbert\M\Cpp\Letter\Ltr to Jesionowski.doc

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

PAID RECEIPT

APPLICANT NAME

MS Dev, One LLC

AGENT

John Myers

ADDRESS

1401 Central Av. NW. 87104

PROJECT & APP #

Appeal 03EPC-01736 / 1002948

PROJECT NAME

\$ _____ 469099/4916000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ 110⁰⁰ 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

\$ 110⁰⁰ TOTAL AMOUNT DUE

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

8587

MYERS, OLIVER & PRICE, P.C.

OPERATING ACCOUNT 01-91
 1401 CENTRAL AVE., N.W.
 ALBUQUERQUE, NEW MEXICO 87104
 (505) 247-9080

WELLS FARGO BANK NEW MEXICO, N.A.
 WWW.WELLSFARGO.COM

95-219/1070

CHECK NO.

Memo:

***DATE DUPLICATE* AMOUNT**

City Of Albuquerque *****\$110.00
 Feb 9 2004 Treasury Division

PAY
 TO THE
 ORDER
 OF

One Hundred Ten and 00/100 Dollars
 City of Albuquerque
 Albuquerque, NM 87103

02/09/2004 2:38PM LOC: ANNX
 RECEIPT# 00020079 WSH 007 TRANS# 0041
 Account 441006 Fund 0110
 Activity 4971000
 Trans Amt
 J24 Misc \$110.00
 CK \$110.00
 \$0.00

Diane K. Corvill
 AUTHORIZED SIGNATURE

⑈008587⑈ ⑆107002192⑆ 101754825⑈

Security features Details on back

MYERS, OLIVER & PRICE P.C.

1401 CENTRAL AVE., NW

ALBUQUERQUE, NEW MEXICO 87104

Sharon Matson, Chair

Development Review Board

City of Albuquerque

HAND DELIVERED

MYERS, OLIVER & PRICE, P.C.
1401 Central Ave. NW
Albuquerque, New Mexico 87104
(505) 247-9080

TELECOPY COVER SHEET

DATE SENT: 2/9/04

TO: Jeff Hesiodowski TELECOPIER NUMBER: 924-3339
Shaun Matson 924-3864
Bill Praeger 242-9028
April Condellain 924-3339
~~RECEIVED~~ Mike Silbert 857-9547

TELECOPY NO: (505) 247-9109 CLIENT/MATTER NO. 2

ENCLOSURE: Letter of Referral
Project No. 1002948

TOTAL NUMBER OF PAGES SENT INCLUDING COVER SHEET: _____

COMMENTS: _____

NOTICE OF CONFIDENTIALITY

This facsimile transmission and any documents or other instruments accompanying it may contain confidential information belonging to Myers, Oliver & Price, or any of its clients, all of which are protected by the attorney-client privilege. The information is intended only for the use of the individual or entity named above. If you have inadvertently received this transmission in error, or otherwise, and are not the intended recipient, please take notice that any disclosure, copying, distributing, communicating or other action on your part in reliance upon, or otherwise involving any party of this transmission, is strictly prohibited. If you have received this transmission in error, please immediately notify Myers, Oliver & Price by telephone to arrange for the return of all documents and other instruments accompanying this transmission.

MYERS, OLIVER & PRICE, P.C.

LAWYERS
1401 CENTRAL AVENUE, N.W.
ALBUQUERQUE, NEW MEXICO 87104JOHN A. MYERS
SCOTT OLIVER*
CHARLES P. PRICE III
KEVIN J. McCREADY
HOPE MEAD WYNNTELEPHONE
(505)247-9080FACSIMILE
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*ALSO LICENSED IN TEXAS

e-mail: jmyers@moplaw.com

February 9, 2004

Via Facsimile 924-3339Jeff Jesionowski, Chairman
Environmental Planning Commission
600 2nd St. NW
Albuquerque, New Mexico 87102

Re: Appeal 03EPC-01736/Project No. 1002948

Dear Chairman Jesionowski:

This office represents MS Dev One, LLC, ("Applicant"), the applicant for the Lands of Jack Cully Subdivision. An appeal of the Development Review Board's approval of this subdivision has been filed by Juan R. Alderete, et al. ("Appellants") to the Environmental Planning Commission. The Appellants are being aided by Bill Kramer, their consultant.

The Applicant and the Appellants are attempting to reach a resolution of their differences. In order to afford them additional time to try to reach some compromise, we request that the appeal hearing be deferred until the March 18, 2004 EPC meeting. We have spoken with Mr. Kraemer, and the Appellants concur with this request.

I am enclosing with Sharon Matson's copy of this letter, our firm's check in the amount of \$110.00 representing the deferral fee.

Thank you for your consideration of our request.

Sincerely,
Myers, Oliver & Price, P.C.By: 
John A. Myers

JAM:kla

cc: Sharon Matson, Chair of DRB (Hand Delivered)
Bill Kraemer (via facsimile)
Mike Silbert (via facsimile)
April Candelaria (via facsimile)

H:\Silbert\M\Cpp\Letter\Ltr to Jesionowski.doc

By E-mail 12/18/03

MS DEV ONE, LLC

6707 Academy Road NE Suite B Albuquerque, New Mexico 8710

December 17, 2003

John A. Myers
Attorney at Law
1401 Central Ave. NW
Albuquerque, NM 87104

Re: Vista Faisán Subdivision

I have emailed to your office the sketches prepared by our civil engineer for accommodating a crash gate and providing a modified hammerhead turnaround for the County residents. Unfortunately, a small portion of the hammerhead turnaround is located on unencumbered private property and will require several hundred feet of land in addition to utilizing the existing portion of Adobe Road and the public easement. Our consultant did review the appellants proposed location in front of Carol Murray's residence and found this to be a far less attractive alternative from an engineering standpoint. Additionally, Ms. Murray has informed us that this alternative of locating the crash gate and turnaround in front of her home is not an alternative that she favors.

Locating the crash gate where shown provides the following benefits:

- (1) Utilizes the existing wall on the north boundary of Adobe Road and the chain link fence on the south boundary as physical barriers and therefore not providing vehicles the opportunity of "cutting through" areas (i.e. Open Space fields, Carol Murray's property of the Vista Faisán entry) to access Guadalupe Trail. Locating the crash gate further west as proposed by the appellants would make it much more difficult to effectively control this "cut through" traffic to Guadalupe Trail.
- (2) Allows Mr. Alderete to utilize his existing driveway to access the County portion of Adobe road.
- (3) Allows sufficient distance between the crash gate and hammerhead turnaround for vehicles to back onto Adobe Road.
- (4) Allows sufficient distance between the crash gate and the entrance to Vista Faisán Subdivision.

If the appellants are agreeable then we can proceed with refining the design details of these sketches. If this is not an acceptable alternative for the appellants and we are unable to agree upon an alternative then I propose that we pursue one or more of the following options:

- (1) Proceed with the replat of Adobe Road through the Open Space to the traffic signal at Rancho Caballero and allow Adobe Road to remain ungated.
- (2) Pursue the improvement of the substandard condition of Adobe Road with the County so that the appellants stated concerns re: the width of the road can be addressed. Widening the County portion of Adobe Road would also improve the access for emergency vehicles for both City and County residents and improve pedestrian safety.
- (3) Pursue the opening of the existing Adobe Road at Montano to both construction traffic and to provide access to Vista Faisán.

I have sent the above mentioned sketches to the County for their review / comments (Roger Paul says they will try to respond no later than this Friday). After I have received their input I will let you know so that you can move forward with the appellants consultant.

We are excited about making progress with the City for the realignment of Adobe Road onto Montano and the widening of Adobe Road to 24 feet from Montano to the entrance of Vista Faisán. This will greatly enhance the emergency vehicle access and improve pedestrian safety along the City portion of Adobe Road. Once we obtain satisfactory alternative access and are approved to begin construction,

12/18/2003

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we will not require our County access to Adobe Road and will agree to the construction of a crash gate east of the Vista Faisán entrance.

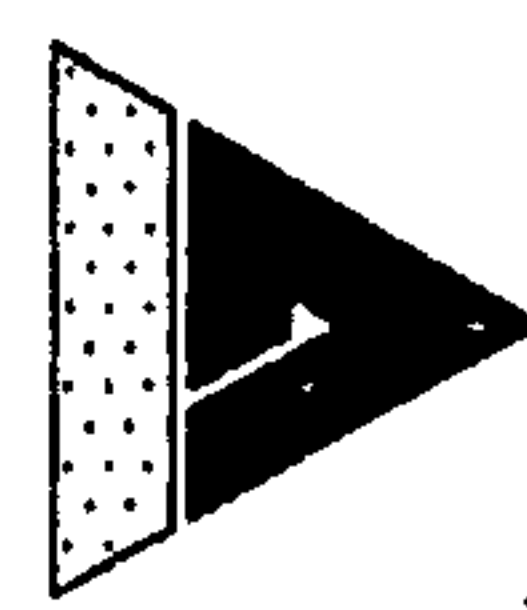
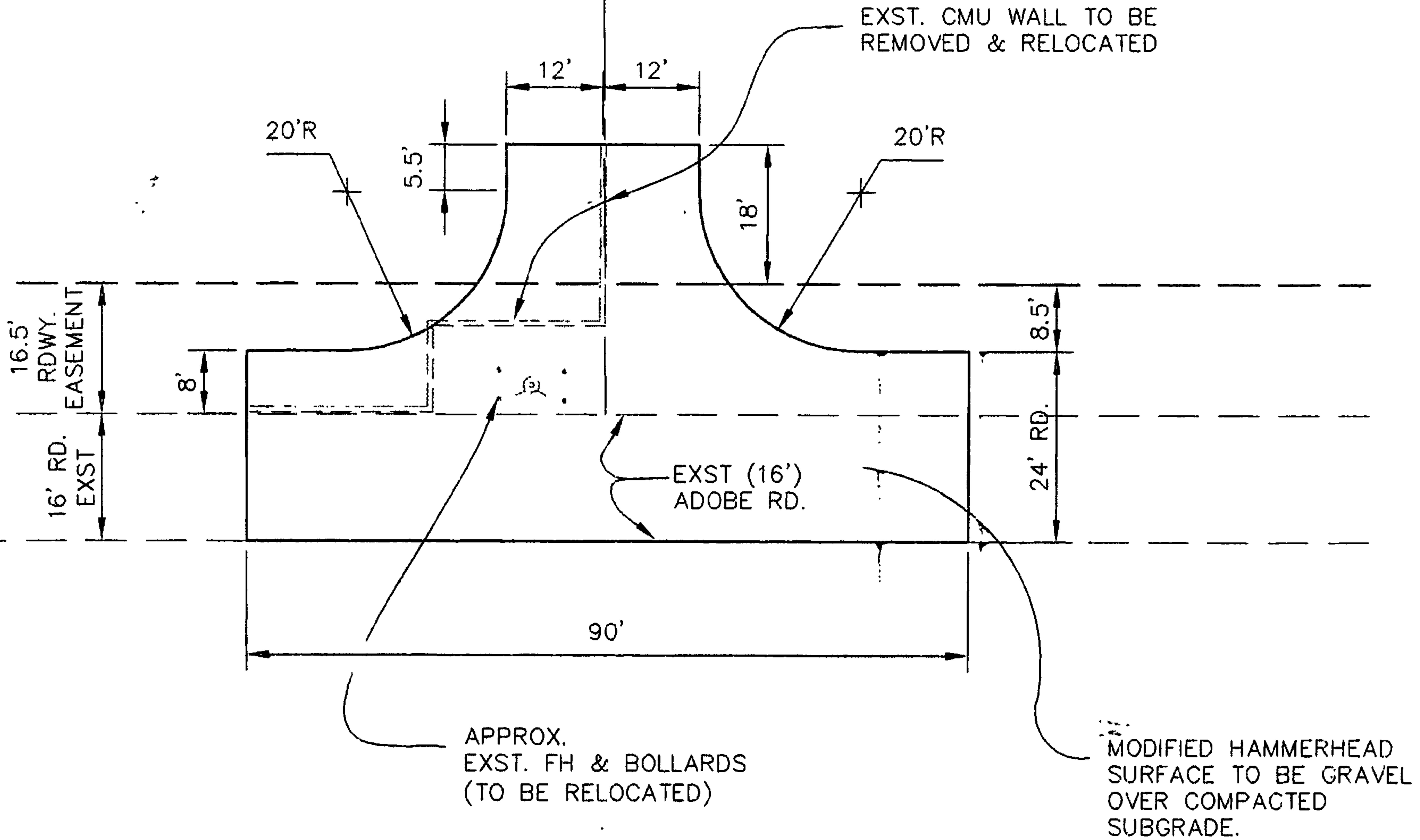
Regards,

Michael Silbert

C. Carol Murray
Roger Paul
Fred Arfman

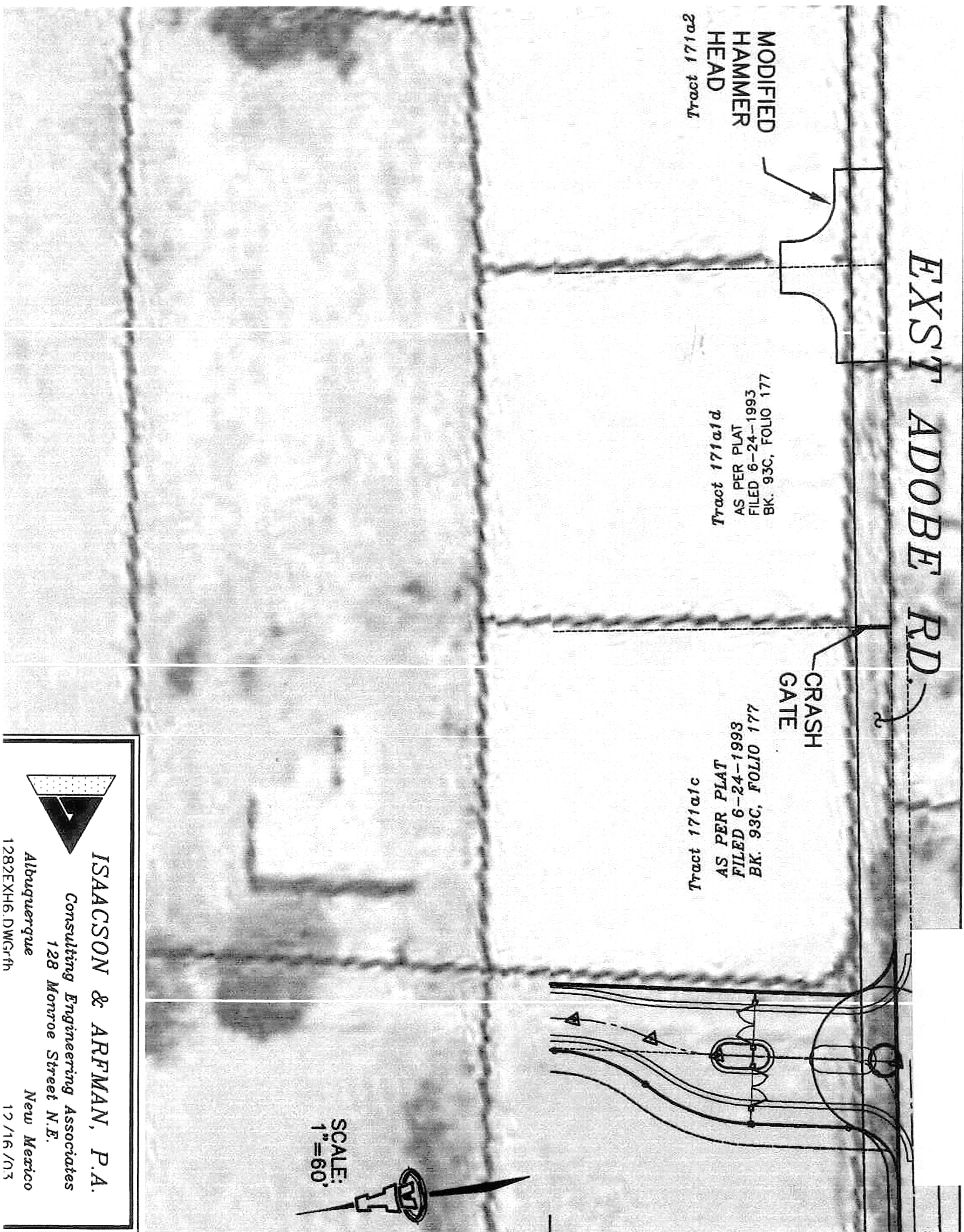
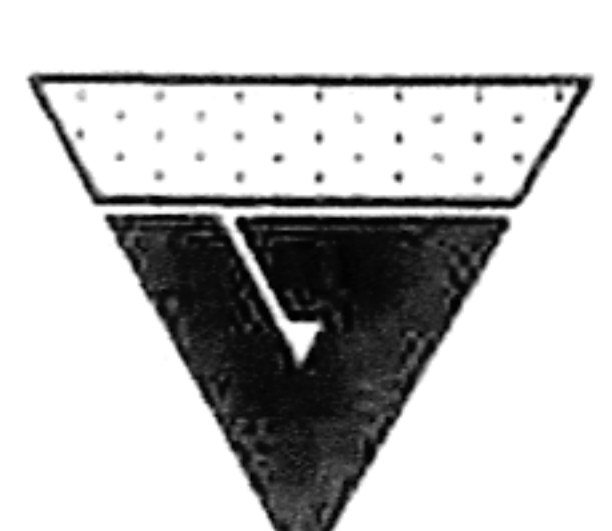
505.857.9555 office 505.401.0100 mobile 505.857.9547 fax email: msi.bert@flash.net

By E-mail 12/18/03



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1282EXH6.DWGrfh 12/16/03

By E-mail 12/18/03

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque
 New Mexico
 1282EXH6.DWG.rfh
 12/16/03


12/11/2003

**City of Albuquerque
Planning Department
Development Review Board
Environmental Planning Commission
P.O. Box 1293
Albuquerque, N.M. 87103**

**To: Sheran Matson, AICP, Chair, Development Review Board
Re: Project # 1002948**


Enclosed are two pages of petitions joining Juan Alderete et al. In their appeal and further specifying that the proposed development use none of the internal roads in the area bounded by Hackman lateral, Montano, 4th Street and Grecian with the exception of a short strip of Adobe Road to Montano.

Sanford Abrams & Sarah Rodgers


5731 Guadalupe Trail, NW
Albuquerque, NM 87107

Sheran

April -

FYI - they cannot add to an appeal already started as far as I know. 

Can you add this to the appeal as part of EPC. Perhaps I know it would be said DRB Sheran

City of Albuquerque
 Planning Department
 Development/Plan Review Board
 Environmental Planning Commission
 P.O. Box 1293
 Albuquerque, N.M. 87103

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To Whom It May Concern:

We the undersigned wish to join Juan Alderete and THE CONCERNED HOME OWNERS OF ADOBE ROAD in their appeal of the decision by the DRB of the approval of the preliminary plat for 030RB - 01485 Project # 1002948.

Their petition is as follows:

"We the undersigned would like to present a proposal of Adobe Road becoming a Cul-de-Sac at the southwest corner of 801 Adobe Road. This would accommodate traffic flow for the neighborhood and for the New Gated Community.

"The proposal would be to maintain normal traffic flow through the old neighborhood and the gated community could then have access to Montano through the road running west behind 847 Adobe Rd., then continue west on Adobe Rd. past 808 Adobe Rd. traveling south unto [sic] Montano through a proposed road that would meet up with the present traffic light on Montano.

"This is our logical solution to the traffic situation that we are facing. This would also impact homeowners of Gene Ave. between Guadalupe Tr. And 4th St.

We concur with their proposed solution and state further that all of the homeowners in the area bounded by the Hackman lateral, Grecian, 4th St. and Montano will be negatively impacted by the addition of approximately 100 vehicle trips per day on Adobe Road or any of the east-west lanes (e.g., Pana), driveways (e.g., 5713 Guadalupe Trail), or roads (Adobe, Los Poblanos Ranch and Sandia) between Hackman lateral and Guadalupe Trail.

These east-west passages do not meet the city and county street and fire safety standards and all would further overload the Guadalupe to Gene and 4th intersection (already contributing to gridlock at 4th and Montano).

SIGNATURE	ADDRESS	PHONE
1 <i>[Signature]</i>	5731 Guadalupe Trail	344-2935
2 <i>Sarah Rodgers</i>	5731 Guadalupe Trail NW	344-2935
3 <i>Angie S. Rice</i>	5723 Guadalupe Tr. NW	344-9172
4 <i>Patrick Rice</i>	5723 Guadalupe Tr. NW	344-9172
5 <i>Stella P. P. P.</i>	701 Los Poblanos Ranch Rd. NW	344-5809
6 <i>[Signature]</i>	808 Los Poblanos Ranch Rd. NW	720-4200
7 <i>Max Cisneros</i>	812 Los Poblanos NW	344-0600
8 <i>[Signature]</i>		
9 <i>Herman Jaramillo</i>	816 Los Poblanos Ranch Ln. NW	345-7221
10 <i>Mary Jaramillo</i>	816 Los Poblanos Ranch Ln. NW	345-7221
11 <i>Ann [Signature]</i>	836 Los Poblanos Ranch NW	344-8112
12 <i>Edward [Signature]</i>	901 Los Poblanos Ranch Road NW	344-0114
13 <i>Yivela Guadalupe</i>	901 Los Poblanos Ranch Rd. NW	344-0114

**City of Albuquerque
 Planning Department
 Development/Plan Review Board
 Environmental Planning Commission
 P.O. Box 1293
 Albuquerque, N.M. 87103**

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SIGNATURE	ADDRESS	PHONE
14 <i>[Signature]</i>	5747 Guadalupe Tr. NW	343-8710
15 <i>[Signature]</i>	906 Sandia Rd NW	344-2584
16 <i>[Signature]</i>	701 Los Poblanos Ranch Rd. NW	344-5809
17 <i>[Signature]</i>	721 Los Poblanos Rd NW 87107	345-5942
18 <i>[Signature]</i>	721 Los Poblanos Rd NW 87107	345-5942
19 <i>[Signature]</i>	907 Sandia Rd NW 87107	345-5766
20 <i>[Signature]</i>	907 Sandia Rd. NW. 87107	345-5766
21 <i>[Signature]</i>	918 SANDIA RD. NW 87107	345-8926
22 <i>[Signature]</i>	806 Sandia Rd NW 87107	345-3646
23 <i>[Signature]</i>	5733 Guadalupe Tr NW 87107	342-9729
24 <i>[Signature]</i>	5733 Guadalupe Tr. NW 87107	342-9729
25 <i>[Signature]</i>	516 Baraine Pl NW 87107	343-1912


Mr. Sanford Abrams
5733 Guadalupe Trail NW
Albuquerque, NM 87107-5425

5733

ALBUQUERQUE NM 87107
PM
11 DEC
2003


FIRST CLASS
U.S. POSTAGE
37 USA
2002

ATTN:
A. Candelaris

City of Albuquerque
Planning Dept.
Development Review Board
Environmental Planning Commission
P.O. Box 1293
Albqs. NM 87103

57103/1293

|||||

ONE STOP SHOP ••• FRONT COUNTER
 City of Albuquerque • Planning Department
 DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
 LAND DEVELOPMENT COORDINATION SECTION (LDC)
 Plaza Del Sol - 2nd & 4th Floor West - 600 2nd St NW 87102
 Front Counter Main Number (505) 924-3858 or 924-3895
 Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME MS DEV. ONE LLC
 AGENT MYERS OLIVER & PRICE
 ADDRESS 1401 CENTRAL NW
 PROJECT NO. 1002948
 APPLICATION NO. DBEPC - 01736

\$ 110 441006 / 4983000 (DRB Cases)
 \$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
 \$ _____ 441018 / 4971000 (Notification)
 \$ 110⁰⁰ Total amount due

MYERS, OLIVER & PRICE, P.C.

OPERATING ACCOUNT 01-91
 1401 CENTRAL AVE., N.W.
 ALBUQUERQUE, NEW MEXICO 87104
 (505) 247-9080

Memo:

WELLS FARGO BANK NEW MEXICO, N.A.
 WWW.WELLSFARGO.COM

8401

95-219/1070

CHECK NO.

DATE

AMOUNT

8401

Dec 12, 2003

*****\$110.00

DUPLICATE

City Of Albuquerque
 Treasury Division

12/12/2003 2:57 PM LOC: ANNY
 RECEIVED 0001 AUTHORIZED SIGNATURE
 Account: 441006 Fund 0000
 Diane K. Coorell

⑈008401⑈ ⑆107002192⑆ ⑆0175482⑆

Security	4983000	
Trans Amt		\$110.00
J24 Misc		\$110.00
CR		\$110.00
CHANGE	10/28/03	\$0.00

Security features. Details on back

MYERS, OLIVER & PRICE, P.C.

LAWYERS
1401 CENTRAL AVENUE, N.W.
ALBUQUERQUE, NEW MEXICO 87104

JOHN A. MYERS
SCOTT OLIVER*
CHARLES P. PRICE III
KEVIN J. McCREADY
HOPE MEAD WYNN

TELEPHONE
(505)247-9080

FACSIMILE
(505)247-9109

*ALSO LICENSED IN TEXAS

e-mail: jmyers@moplaw.com

December 12, 2003

Via Facsimile 924-3339

Jeff Jesionowski, Chairman
Environmental Planning Commission
600 2nd St. NW
Albuquerque, New Mexico 87102

Re: Appeal 03EPC-01736/Project No. 1002948

Dear Chairman Jesionowski:

This office represents MS Dev One, LLC, ("Applicant"), the applicant for the Lands of Jack Cully Subdivision. An appeal of the Development Review Board's approval of this subdivision has been filed by Juan R. Alderete, et al. ("Appellants") to the Environmental Planning Commission. The Appellants are being aided by Bill Kramer, their consultant.

The Applicant and the Appellants are attempting to reach a resolution of their differences. In order to afford them additional time to try to reach some compromise, we request that the appeal hearing be deferred until the February 19, 2004 EPC meeting. We have spoken with Mr. Kraemer, and the Appellants concur with this request.

I am enclosing with Sharon Mateson's copy of this letter, our firm's check in the amount of \$110.00 representing the deferral fee.

Thank you for your consideration of our request.

Sincerely,
Myers, Oliver & Price, P.C.

By: _____
John A. Myers

JAM:kla

cc: Sharon Matson, Chair of DRB (Hand Delivered)
Bill Kraemer (via facsimile)
Mike Silbert (via facsimile)

✠
✠
✠
✠

MYERS, OLIVER & PRICE, P.C.

LAWYERS
1401 CENTRAL AVENUE, N.W.
ALBUQUERQUE, NEW MEXICO 87104

JOHN A. MYERS
SCOTT OLIVER*
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TELEPHONE
(505)247-9080

FACSIMILE
(505)247-9109

*ALSO LICENSED IN TEXAS

e-mail: jmyers@moplaw.com

December 10, 2003

Via Facsimile

Matt Shmader (873-6628)

Tod Miller (873-6628)

Wilfred Gallegos (924-3864)

Sharon Matson (924-3864)

Mike Silbert (857-9547)

John Yost (764-8822)

Mike Chiado (341-1128)

Fred Arfman (268-2632)

Re: Adobe Road/Lands of Jack Cully

Dear Sharon and Gentlemen:

Thank you for meeting to discuss the issues related to Adobe Road arising from the subdivision of the Lands of Jack Cully (the "Subdivision"), and the appeal of the Subdivision approval filed by some of the neighbors (the "Appeal").

The Appeal argues that Adobe Road is inadequate to handle traffic which will be generated by the Subdivision. The Appeal suggests that Adobe Road terminate east of the entry to the Subdivision and traffic from the Subdivision be routed on the western portion of Adobe Road to Montaño.

Our meeting was held in response to the issues and suggestions raised in the Appeal. The parties were in general agreement as to the following:

1. Based upon the historical use of Adobe Road, and upon my opinion, Adobe Road has become a public road by public prescription and/or implied dedication;
2. The western leg of Adobe Road which crosses the City open space should be rerouted to the east so that it intersects Montaño at the traffic light serving the entry road to the Rancho Caballero Subdivision south of Montaño;
3. Isaacson and Arfman, P.C. will prepare a plat (the "Plat") of the open space parcels which vacates the westerly leg of Adobe Road and will dedicate a new right-of-

Page 2 of 2
December 10, 2003

way for the westerly leg of Adobe Road. The open space division will be the applicant for the Plat. The cost of the Plat will be born by MS Dev One, LLC;

4. The roadway improvements within the vacated roadway the (north-south leg of Adobe Road) will be removed by the developer, at the developers cost;

5. The new road will be twenty-four feet (24') of pavement without gutter or stand-up curb. The new road will accommodate the passage of irrigation waters from the west to the east;

6. The developer will accommodate the turn around at, or near, the terminus of the western leg of Adobe Road and the developer will coordinate with the County staff with regards to locating the crash gate and any necessary turn around at or near the terminus of the County portion of Adobe Road ;

7. Fred Arfman will work with Wilfred Gallegos, Matt Shmader, and the DRB to resolve technical issues relating to the new road alignment, including the location of a pedestrian trail serving the open space, and the character of the road which will provide access to the open space and may need to provide access to the Martinez property;

8. I will request that the agent for the appeal, Bill Kraemer, withdraw the Appeal based upon our general agreement for proceeding.

Please advise me if I have made any misstatements or omissions.

Sincerely,

Myers, Oliver & Price, P.C.

By: _____

John A. Myers

JAM:ck

cc: Bill Kraemer

DRB MINUTES FROM THE OCTOBER 1, 2003, DEVELOPMENT REVIEW BOARD MEETING.

§
§
§

3. Project # 1002948

03DRB-01485 Major-Preliminary Plat Approval

03DRB-01486 Minor-Sidewalk Waiver

03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). [Deferred from 10/1/03] (F-14)

PERSONS SPEAKING ON BEHALF OF THE REQUEST:

Michael Silbert, MS DEV ONE LLC, 6707 Academy Rd NE, Suite B, 87109

Fred Arfman, Isaacson & Arfman PA, 128 Monroe St NE, 87108

PERSONS SPEAKING IN OPPOSITION:

Bill Fernandez, 5713 Guadalupe Tr NW, 87107

Augustus Trujillo, 744 Adobe Rd NW, 87107

Minnie Vigil, 730 Adobe Rd NW, 87107

Juan Alderete, 817 Adobe Rd NW, 87107

Pablo Romero, 808 Adobe Rd NW, 87107

*For the
Appeal*

CHAIR MATSON: We are now on Agenda Item 3, Project #1002948, Lands of Jack Cully.

EVERYONE WAS SWORN IN

CHAIR MATSON: If the agent and the applicant will state their names for the record.

MR. ARFMAN: Fred Arfman, Isaacson & Arfman, agent.

MR. SILBERT: Michael Silbert, a managing member for MS Development.

CHAIR MATSON: Mr. Arfman if you will let us know why you are here today please.

MR. ARFMAN: We have presented to the DRB a preliminary plat and all supporting documentation and studies seeking preliminary plat approval of a project called Vista Faisan, the view of the pheasants. This is in the North Valley of the City of Albuquerque. It's a 15 lot subdivision, private roads and gated. It's an infill project with a double head cul-de-sac. That's about it.

CHAIR MATSON: I'll just start down this list of names. Did everyone want to speak this morning? You can decide if you want to. I'll start with the first one on the list, Bill Fernandez.

MR. FERNANDEZ: My name is Bill Fernandez. I am a neighbor of the property immediately to the east. My first comment is that I imagine that the density of the project is legal because it's gotten this far. Given the character of the community I'm concerned that it looks like there are going to be a bunch of two-story houses added to a one-story region at approximately a quarter acre density. Most of the adjacent lots are .7 acres to 1.3 acres. I think otherwise that development of this kind is very reasonable in this particular plot.

My second comment is that I'm concerned about the traffic load on Adobe Road. It's a fairly narrow road with a lot of residences. There is a gate to Montano on the west end of that road that is closed off. It was closed off when the Montano Bridge went in, I believe. I would hope that would be able to be used for construction traffic so that it can reduce the burden past all of the residences.

I also have a question. I don't know if this is the right place for that but I noticed that when the Utilities Development section commented they asked that the waterline be extended to the east end of the property. Since my property is to the east and it's a single residence, one-acre lot, I don't understand why you would want water for that end. I'm done.

CHAIR MATSON: Okay. Mr. Arfman did you want to reply to those comments?

MR. ARFMAN: Mr. Fernandez' comments were to the point accurate. We concur. We'd like to work out an alternate routing of the heavy construction vehicles through this existing gate so vehicles may come off of the Montano access.

CHAIR MATSON: Where is the gate located?

MR. ARFMAN: Can you help me Mike?

MR. SILBERT: Adobe Road continues to the west and then it curves down to the south and hits Montano.

MR. ARFMAN: We would endeavor to follow through and see if that might be practical and we have no problem with that at all.

With respect to the utility availability statement to have the water lines extended to the east property line of our project, we will comply with that. We will put that in an easement from the end of our cul-de-sac to the east property line, such that it may, in the future, be extended to create a better water supply source for that area.

CHAIR MATSON: Okay. He also was mentioning one-story and two-story?

MR. ARFMAN: I believe it's a combination of both.

MR. SILBERT: It's a combination. We're not sure exactly what the mix will be at this time. We haven't formalized our covenants with the builder. We anticipate Pueblo Style flat roof structures. Based on our feel for the market we anticipate that a larger percentage of the demand will be for single story. We may incorporate some two-story structures within the development, but we don't anticipate that would be the predominant building.

MR. ARFMAN: Let it be noted that the lots are quarter acre approaching 11, 000 square feet which is a good size lot and that would accommodate a one-story without stretching the limits of the envelope.

MR. GREEN: How many square foot in a one-story do you think would fit on there?

MR. SILBERT: They're going to be semi-customs but we anticipate again, based on our feel for the market, that they're going to be about 2, 400 to possibly 3, 300 single story structures.

MR. ARFMAN: Square feet on that.

MR. SILBERT: Square feet.

CHAIR MATSON: The zoning that's on the property is in compliance in terms of the size of the lots. We'll go on to Augustus Trujillo.

MR. TRUJILLO: My concern is I live right on Adobe Road. Our concern is right now getting in and out of our street is really tough in the afternoons. We have to wait for vehicles coming in and out, which is fine because there aren't that many homes on the street. We get in 15 new homes, you're figuring 2 vehicles per home, that's going to be 60 vehicles a day going down a 16-foot street.

My neighbor, right across the street from me, his house is approximately 13-feet from the street. They're going to want to widen the street and I know I can say that for a fact. That's going to take up his whole yard and Mr. Alderete here just put up a new fence. He backed it off 7-feet from the street. He put up real nice landscaping, put gravel in, put trees in. Once these homes are put in they're going to be running over his landscaping. The traffic through there is going to be hectic getting in and out. Right now it's a little rough but we've lived with it. We get in 60 more vehicles a day and it's going to be a headache. We've got to figure something out. Another access, something.

CHAIR MATSON: Let me ask you something Mr. Trujillo, where did you get the figure of 60 vehicles?

MR. TRUJILLO: We're figuring 14 or 15 homes, 2 vehicles per home, that's 30 vehicles. So we're talking 60 vehicles a day, 15 going and 15 coming.

CHAIR MATSON: Making return trips?

MR. TRUJILLO: Sure.

CHAIR MATSON: Is there anything else?

MR. TRUJILLO: Is there any possible way of turning the traffic poor Mr. Cully has got his in front of his home now? There's another little access street at the corner that would be the northeast corner, would we be able to go out through there?

MR. SILBERT: That's a 20-foot private easement on an unimproved road.

MR. TRUJILLO: Twenty-foot, that's a little wider than our street.

MR. SILBERT: It's not. It's a 20-foot private easement. Physically it's not accessible to 20-feet; there are encroachments on either side. I think it's down to 10 or 12 feet in certain spots for the neighbors along that drive, an unimproved dirt road.

MR. ARFMAN: It is a private road easement, not public, offsite.

MR. TRUJILLO: Yes it is. We're trying to find an alternative. That little street of ours is not wide enough for that many vehicles, it's not going to hold the traffic. It's not going to do it. A few years back, we fought the City from coming in because the City wanted to come in and widen the street. We fought that and we won that, because we didn't want the street widened. We wanted to keep it a rural area, just that little place. These homes coming in it's really going to affect us.

CHAIR MATSON: Mrs. Vigil?

MRS. VIGIL: I agree with everything Tito's is saying. I have nothing else.

CHAIR MATSON: Okay. Mr. Alderete?

MR. ALDERETE: My concerns are a couple. First, the traffic on the edge of the road obviously that's an issue, but the other is, your comment that there will be covenants established at some point in time, but you have not done that.

MR. SILBERT: We haven't formalized it yet.

MR. ALDERETE: There are covenants that govern 5 lots out there now. The person that established those covenants was Jack Cully. Part of those covenants state that no lot can be smaller than one-half acre. I don't know if that would have any affect and influence on the current covenants that they're trying to develop. It could eventually help out on the traffic situation, if Adobe is used strictly for the entrance of this subdivision. Those are the two concerns that I've got.

MR. TRUJILLO: Would there be any possible way of opening up Montano where it dead ends and use it as an entrance/exit for this development?

CHAIR MATSON: As a permanent access?

MR. TRUJILLO: Yes.

MR. DOURTE: You probably wouldn't want that to be honest with you. You'd get a lot of cut through traffic coming from Guadalupe down through your road.

MR. ALDERETE: Or could you divide Adobe? Could you stop Adobe?

MR. DOURTE: Stop it in the middle? Adobe is a County road and that's something that I'll get into later.

MR. ALDERETE: That would affect you obviously, Mr. Romero wouldn't want that. The covenants that were already established do specifically state, the covenants that govern my lot and the 5 others state that there is a 10-foot easement that has to be maintained for the widening of Adobe. If Adobe was widened, yes, I imagine I'd have to give up the 10-feet. The individuals further east have their landscaping, walls and everything right on Adobe, if you've ever seen the road, so everybody is not affected by those covenants along Adobe.

MR. DOURTE: Covenants are not enforced by this particular body. They are enforced by the judicial system. You'd have to go to court to get the covenants enforced.

MR. ALDERETE: Okay.

CHAIR MATSON: Anything else Mr. Alderete? (Indicated "no") Okay, Pablo Romero.

MR. ROMERO: I want to make some remarks concerning the gate on Montano that leads into Adobe Road. That's a crash gate for emergency vehicles. The community agreed to close Adobe Road for the reasons stated a moment ago, which would create a lot of cut-through traffic when they opened the Montano Bridge.

MR. ROMERO: I have no objections to this development using that gate and the road that goes in front of my house to bring in their heavy equipment to alleviate the problem farther east on Adobe Road. I would object very strongly to opening that gate for traffic permanently. That is it for me.

CHAIR MATSON: Thank you. Michael Silbert.

MR. SILBERT: Fred will speak for me.

MR. ARFMAN: A couple of issues brought up was the width of Adobe Road and we understand and by inspection and by plat it is very narrow. There is, in front of those 5 lots platted by Cully, a 16 ½ foot easement identified as a roadway and utility easement that has not been utilized for any roadway expansion. The covenants, as was mentioned earlier, also require one-half acre size lots. The one lot that we do have in our development, Lot number 1, satisfies that lot area requirement. Not that it's an issue of the Board, but we want to make sure that the Board understands that we are in compliance.

CHAIR MATSON: Okay. Is there anyone else who wanted to speak? Mr. Fernandez.

MR. FERNANDEZ: Bill Fernandez. I'm the owner of the property to the northeast of the development and that's my residence. I'm sorry, I don't remember your name, the second speaker, mentioned that my driveway could potentially give access to the development. One reason why I'd like to reduce traffic on Adobe is because I also want to reduce the pressure on me to potentially open up access through, basically what's my residential driveway and my front yard that my kids play in. I believe that my driveway was not designed for commercial traffic and would suffer as a result. Also, as I say, there are a couple of families along the line with small kids, including mine. There are no gates or fences between the driveway and the yard because it's all private residential and my kids play out there. I would like everything possible to be done to keep pressure off of me to open that up to traffic, either temporarily or permanently.

CHAIR MATSON: Where do you get your access now?

MR. FERNANDEZ: Guadalupe Trail.

MR. GREEN: You have to realize that other people have rights to that road past your house and through your lot though.

MR. FERNANDEZ: I understand that. I'm familiar with the easements.

CHAIR MATSON: Okay. Thank you. In looking at the comments from the outside agencies, M.R.G.C.D. seems to have some concerns. Brad are you going to go over those? Okay. Christina are you going to take care of Open Space comments?

MS. SANDOVAL: Yes.

CHAIR MATSON: Okay, then we'll go to Parks.

MS. SANDOVAL: This is subject to the park dedication ordinance so you will have a park dedication and development fee. Will you be tearing down the existing residence or will that remain?

MR. SILBERT: It remains.

MS. SANDOVAL: Okay, then you will owe cash-in-lieu for the 14 lots and you'll owe \$78 at building permit for every permit that's pulled. We have no objection to the sidewalk waiver to the variance. Open Space does have some concerns regarding the Hackman Lateral, which is a community ditch. They would like to insure that remains a working ditch and that maintenance and beneficiary be put on the plat. I believe that's similar to M.R.G.C.D.'s comments so with that I'll turn it over to Hydrology.

MR. BINGHAM: I'm not ready to approve the grading plan anyway. I'll need to request a deferral on that. M.R.G.C.D does have concerns about the easement and had stated that to me about making sure it was fully easemented which should show on your plat. Work with Ray, he told me you were working very well with him on that. Keep working with Ray on that. I have no objections to sidewalk waiver or sidewalk deferral. Usually in the valley you do a flat grading plan and everybody ponds their own water. To do a community pond is a little out of the ordinary and without seeing the covenants, I have a hard time approving the preliminary plat like that. If you want to meet with me outside of this body to discuss this that would be great. I would need very careful maintenance of all that.

MR. ARFMAN: We are working with the M.R.G.C.D on proper arrangements and languages for the plat. The Hackman Lateral is a functioning lateral and we intend to continue its functioning as an irrigation lateral and we are intending to grant those easements requested for the lateral only and not a maintenance road or anything else next to it. The M.R.G.C.D gave up those rights to the Tierra Villa Subdivision to the immediate west, where those homeowners who have a portion of the lateral on their property are the beneficiary users and also have taken on all maintenance responsibility for that. The default does go back to M.R.G.C.D and that is the issue right now. It's not going to be on our plat that we're going to take on any responsibility for that. That's what we are working out with M.R.G.C.D right now and we are having a good relationship with them working on negotiations.

CHAIR MATSON: In terms of planning issues, as I mentioned before, the size of the lots are allowed according to the zoning that's there. The one-story versus the two-story issue, I think the comment has already been made that the lots are certainly big enough to do one-story if that's what the people who buy the lots desire.

Your chances of getting one-story homes are probably better on these bigger lots than they are on many of the smaller lot subdivisions we see. Again, I will need perimeter walls; this will be a condition of final plat approval. The designs, cross-sections and design elevations. If you have questions about that you can call me later and we can go over it. You did state that this was going to be a gated community. This tract that's marked open space, I assume that's going to be owned by the homeowners association?

MR. ARFMAN: Correct.

CHAIR MATSON: Okay, then they'll be responsible for maintenance and that will be part of the agreement that's drawn up, I would assume right?

MR. ARFMAN: Correct.

CHAIR MATSON: Okay, Utilities?

MR. GREEN: As I discussed with Fred and Mike yesterday, the lot layout on the east end was not acceptable for a waterline corridor for future looping. To answer Mr. Fernandez' question regarding your driveway, which is a road to serve multiple properties, there will be a demand and request for water and sewer service to those lots someday. You have no fire protection now and, to provide fire protection and domestic water service, the line will need to be looped through this new proposed subdivision. I'm requiring that they end the water line at their east end lined up with a road easement. That's the normal requirement on all subdivisions especially in the north valley like this. I defer the sidewalk waiver to Transportation. It may not be appropriate. You should have the water and sewer availability now.

MR. ARFMAN: We do. We are making an effort on that redesign which we discussed yesterday to bring it down to you for your concurrence prior to submitting to the DRB a revised preliminary plat for the next hearing.

CHAIR MATSON: Transportation?

MR. DOURTE: You need to list the maintenance and beneficiaries of the private roads. Define mountable and median curb gutter limits on the infrastructure list. We have some comments on the infrastructure list. I do want to point out that Adobe Road is a County facility. I, too, was concerned with the narrowness of Adobe Road, so I contacted the County to make sure that they have been made aware of this subdivision and that they do concur with taking additional access off of Adobe Road for this subdivision. They do concur with that. I just wanted to let you know I called them and they agreed with us.

CHAIR MATSON: Okay. Then we'll go ahead and approve the actions.

MR. DOURTE: The drainage plan has not been approved.

CHAIR MATSON: How long do we need to defer Brad?

MR. BINGHAM: I'll go with one-week.

CHAIR MATSON: Okay, we'll defer to October 8, 2003 and this will be your notice of that hearing if you wish to come next week.

MR. FERNANDEZ: Can I ask one last question?

CHAIR MATSON: Sure.

MR. FERNANDEZ: Is there any chance at any point in time here or in the near future when this development starts that Adobe would be considered for widening?

MR. DOURTE: You probably would need to contact the County because it is their facility.

MR. FERNANDEZ: The County would be the individual?

MR. DOURTE: Yes sir.

CHAIR MATSON: Thank you.

THE FOLLOWING ACTION WAS TAKEN:

THE ABOVE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.

DRB MINUTES FROM THE OCTOBER 8, 2003, DEVELOPMENT REVIEW BOARD MEETING.

11. Project # 1002948

03DRB-01485 Major-Preliminary Plat Approval

03DRB-01486 Minor-Sidewalk Waiver

03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). *[Deferred from 10/1/03]* (F-14)

PERSONS SPEAKING ON BEHALF OF THE REQUEST:

Michael Silbert, MS DEV ONE LLC, 6707 Academy Rd NE, Suite B, 87109

Fred Arfman, Isaacson & Arfman PA, 128 Monroe St NE, 87108

PERSONS SPEAKING IN OPPOSITION:

Sarah Rodgers, 5731 Guadalupe Tr NW, 87107 (Requested Notice Only)

Sanford Abrams, 5731 Guadalupe Tr NW, 87107

CHAIR MATSON: We are on Agenda Item 11, Project #1002948, Lands of Jack Cully.

ALL PARTIES WERE SWORN IN.

CHAIR MATSON: Please state your names for the record please.

MR. ARFMAN: Fred Arfman, Isaacson and Arfman, agent for MS DEV ONE.

MR. SILBERT: Michael Silbert, Managing member for MS DEV ONE

MR. ABRAMS: Sanford Abrams, a resident in the area where the construction is.

CHAIR MATSON: Mr. Arfman, would you explain your project, please?

MR. ARFMAN: This is a continuation of last week's DRB hearing where we were asked to present to the Board additional information and also to give Hydrology time to review our drainage solution.

We are here today to present a perimeter wall plan per your request and also give you some information about our efforts with M.R.G.C.D. and their requirements to provide them with an exhibit prior to their signing off on our plat and any future plans. I have that wall plan here.

CHAIR MATSON: Mr. Abrams, would you tell us why you are here today, please?

MR. ABRAMS: Yes, last night I was informed by one of my neighbors who has property adjacent to this property being proposed, of the development. This is something we didn't know. We don't have a neighborhood association in our area so we have no information unless it comes to us through some other means.

In any event, the way it was explained to me, it was Mr. Fernandez who told me this, and I don't know if the information is accurate as far as he was concerned. During the construction phase of this project they propose to use the road that is adjacent to my property. This road is 10-feet from my property. It is an unpaved road et cetera. It is a private road.

CHAIR MATSON: Excuse me; is it the one that has the gate on it?

MR. ABRAMS: No.

MR. DOURTE: I think this is the road that goes east-west and comes off of Guadalupe Trail.

CHAIR MATSON: Okay.

MR. ABRAMS: I'm sorry I should have identified that. In any event, any access on that road of course for 14 houses with 28 cars will create a carbon monoxide alley. There is no question of that.

My other concern is that we live in a very old house. The core of the house is adobe as many in the neighborhood are. Construction vehicles or that much traffic really concerns me in terms of the foundation of the house. We don't know what kind of provision can be made in both those instances. I'm not sure if, I really don't know if that road is the road considered to be the entry road for the project eventually or if it is simply the construction road. In any event, it is neither.

MR. ARFMAN: May I interject for clarity here?

CHAIR MATSON: Sure

MR. ARFMAN: This is Mr. Fernandez' property I believe, this is Adobe Road here and are you over here in this area?

MR. ABRAMS: Yes.

MR. ARFMAN: So this is the 20-foot private roadway easement that we identified as an adjacent corridor that may be used only if elected by the neighbors here for a waterline to come through here for fire protection. It is not to be used for any access, construction or permanent or temporary or anything at this time.

MR. SILBERT: You may use it for construction.

MR. ARFMAN: This road here?

MR. SILBERT: Yes.

MR. ARFMAN: Okay. I stand corrected.

MR. SILBERT: We have been working with the City and the contractor to find out the best ingress. We are trying to work out the best situation for everyone involved. The City, the contractor and the neighbors. We haven't got all the details worked out yet but we may use that on a temporary basis for construction vehicles as the best means of egress. Right now, one possible scenario we're using is, once we've unloaded dirt, this road would take unloaded trucks with the lesser amount of weight and a low rate of speed out that road to Guadalupe Trail because of the construction zone Adobe Road.

What we're trying to do is work with the City to ingress for loaded trucks off of Montano rather than use that road with loaded trucks, which would be more disturbing because they have more weight. We're trying to work with the City and the contractor for the best solution given there's going to be some disturbance during construction no matter what we do. We're trying to minimize it.

MR. ABRAMS: I don't see why you couldn't since you're using one as ingress why you can't use the same one as egress.

MR. SILBERT: Because what they have to do, if they egress onto Montano and because of the median on Montano Road, they'd end up over on Coors Boulevard.

MR. ABRAMS: Yes. It would cost a few more dollars in gas for them to do that and that's about it. Not to be argumentative, but that clearly is not for the neighborhood that decision is being made.

CHAIR MATSON: The size of your trucks wouldn't be above what's permitted on Montano then I assume?

MR. SILBERT: We've spoken to Ed Adams and he says that Montano is designed for 1% truck traffic. We won't be bringing in large trailers. The smallest vehicle possible normally holding I think it's approximately 11 to 13 cubic yards. So we're trying to minimize the load and minimize the disturbance and trying to make the best solution for everybody.

CHAIR MATSON: Okay. Mr. Abrams did you have any other comments?

MR. ABRAMS: Yes, I just had one, which is really only a more global comment about the area. That is, the access to the open space has now been constricted for pedestrians quite significantly.

MR. ABRAMS: We would really be concerned, and I speak for my neighbors as well here, if this continues to restrict the pedestrian access in the area. Raley's did it on one side with their major developments and you folks sat and watched those. The development within the Tierra Viva segment has also done it.

CHAIR MATSON: Unfortunately that's one of the prices we pay for developing Albuquerque.

MR. ABRAMS: I understand that. However, the neighborhood has not been consulted. Certainly not on the Tierra Viva development. There is no neighborhood association.

CHAIR MATSON: Did you not see yellow signs posted for this development?

MR. ABRAMS: Oh no. We are walkers in the neighborhood.

CHAIR MATSON: Did you post your signs? Where are your signs at?

MR. ARFMAN: One was required at the entrance off Adobe which still is there. I haven't taken it down.

MR. SILBERT: We have left it up. I've checked to make sure it stayed up.

CHAIR MATSON: All right.

MR. ABRAMS: Thank you very much for allowing me to object.

CHAIR MATSON: You're welcome. Parks?

MS. SANDOVAL: What is the status with M.R.G.C.D. on the Hackman Lateral?

MR. ARFMAN: We have a letter in to them that we'd like to have them sign. They have requested a simple exhibit of this nature showing a cross section of their lateral and a hatched area of what would be granted as an easement on the final plat. That would satisfy all their conditions.

MS. SANDOVAL: But that letter has not been signed yet?

MR. ARFMAN: It has not.

MR. BINGHAM: You'll be showing that on your plat?

MR. ARFMAN: Yes.

MR. BINGHAM: Can I see your exhibit? Do you have a copy of this or is this for me?

MR. ARFMAN: Yes.

MR. BINGHAM: You're going to build your wall outside of this easement?

MR. ARFMAN: It's going to be on the toe of the slope, which is on the easement line.

MR. BINGHAM: And they've seen this exhibit also?

MR. ARFMAN: The wall exhibit?

MR. BINGHAM: Yes.

MR. ARFMAN: No they haven't, Brad.

MR. BINGHAM: You show the wall there?

MR. ARFMAN: Yes.

MR. BINGHAM: I tried calling Ray this morning and seeing where that was and he wasn't in. That was going to be one of my conditions, is adequate easement for the lateral. That can be a condition of final plat.

MR. ARFMAN: Right.

MR. BINGHAM: And they will need to sign that plat.

MR. ARFMAN: Correct.

MR. BINGHAM: This Tract OS is it going to have a number or a letter?

MR. ARFMAN: As far as me calling it OS for simplification of open space.

MR. BINGHAM: Okay, on Tract OS I need a pond with a private facility covenant on your infrastructure list and I need you to state that the tract will be owned and maintained by a homeowner's association on your preliminary plat. I have an approved grading and drainage plan dated 9/5/03. You have my condition, right, Claire?

MS. SENOVA: An adequate easement for the lateral shall be provided and M.R.G.C.D. shall sign the plat.

MR. BINGHAM: Correct. Don't you have to mention on your plat that Vista Faisan is a private street?

MR. ARFMAN: I certainly will add that.

MR. BINGHAM: Which is also owned and maintained by the homeowners association.

MR. ARFMAN: Yes.

MR. BINGHAM: I also need a 1-foot tall floodwall around the entire perimeter shown on your infrastructure list. It looks like you are going to incorporate it into your wall exhibit anyway. That's all I have.

CHAIR MATSON: Okay. Looking at this perimeter wall exhibit, you will have a homeowners association associated with the subdivision, is that correct?

MR. ARFMAN: That is correct.

CHAIR MATSON: To maintain the open space tract. Is there a reason why you are reluctant to put any kind of landscaping on the outside of the wall?

MR. ARFMAN: We do have a landscape, a plan, not a plan developed this time, but we do have that programmed.

MR. SILBERT: It's in the budget to have landscaping in the project.

CHAIR MATSON: On the outside of the walls? On the perimeter wall or where are you going to put it?

MR. ARFMAN: Would you clarify which outside? That is for people's backyards over here so we don't have landscaping all through here along these entry edges here.

CHAIR MATSON: So just right in through here?

MR. ARFMAN: Right. And this area here is all landscaped.

CHAIR MATSON: So all of this is going to abut against private property?

MR. ARFMAN: That is correct.

CHAIR MATSON: Okay. Utilities?

MR. GREEN: How did you revise your infrastructure list to require cast iron water line width?

MR. ARFMAN: Roger, we have not revised it at all. I was going to revise it for the Board's pleasure right now and I'd call it out as a cast iron system within lot.

MR. GREEN: All you need to do is put an asterisk or a note on your 6-inch waterline item there and just say "must be cast iron with restrained joints in easement between lots 10 and 11".

MR. ARFMAN: Okay.

MR. GREEN: It also should be real clear that it goes to the east end of lots. Oh, you've got lots 11 and 12 on the old list. I don't know if you've corrected that.

MR. ARFMAN: It's all within Lot 11.

MR. GREEN: Yes, so to the east end of Lot 11. Other than that I have no objection.

CHAIR MATSON: Transportation?

MR. GALLEGOS: I think our comments from last time were basically to list the maintenance and beneficiaries of the private roads. On your infrastructure list to better define the limits of the mountable and the median curb and gutter on the infrastructure list, with that no other comments.

CHAIR MATSON: Okay. Claire, we are going ahead then with approvals.

THE FOLLOWING ACTION WAS TAKEN:

WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/5/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: AN ADEQUATE EASEMENT FOR THE LATERAL SHALL BE PROVIDED AND M.R.G.C.D. SHALL SIGN THE PLAT. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS 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.



Stephen Marks
Director

commercial film production
751 Adobe Rd. NW
Albuquerque, NM 87107, USA
PH505.345.9171 FX505.345.8097

shop)

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Fax

To: STEPHEN MARKS From: WILFRED G.

Copies to: _____

Fax: 345-8097 Pages Sent: 4 (including this page)

Phone: _____ Date: 10-14-03

Time: 2:00 pm

- Urgent
- For Review
- Please Comment
- Please Reply
- Please Recycle

COMMENTS:



Nathan Masek
<nmasek@mercury.ber
nco.gov>

06/25/03 01:06 PM

To: "Michael Silbert" <msilbert@flash.net>
cc: RDourte@cabq.gov
Subject: RE: County Concurrence for no TIA requirement for 847 Adobe Rd NW

Mike,

If you are only adding one additional lot, then I think it will be ok. However, if any additional lots are added as a part of this subdivision, then we'll need to discuss it further. What is your timeframe? We would like to see your revised plan, however, Eric Zamora is on vacation until July 7th, and I will be out tomorrow and Friday. Next week would be ok, but let me know in advance. Better yet, could you email me a copy of the revised plan in a *.pdf or *.wmf format this afternoon?

Nathan

> -----Original Message-----

> From: Michael Silbert [SMTP:msilbert@flash.net]
> Sent: Wednesday, June 25, 2003 11:09 AM
> To: Nathan Masek
> Cc: RDourte@cabq.gov
> Subject: Re: County Concurrence for no TIA requirement for 847 Adobe
> Rd NW

>
> Nathan=

> I have acquired an add'l .72 acre parcel fronting on Adobe road which will
> become part of the subdivision and will thereby add one residential lot to
> the project.

> Do you want me to drop by so that you can review my
> revised plan for eighteen residential lots or can the County Concurrence
> for
> no TIA requirement be modified via email to include the add'l residential
> lot?

>
> thx
> Mike

> ----- Original Message -----

> From: "Nathan Masek" <nmasek@mercury.bernco.gov>
> To: <msilbert@flash.net>
> Sent: Wednesday, April 30, 2003 2:02 PM
> Subject: RE: County Concurrence for no TIA requirement for 847 Adobe Rd NW

> > To whom it may concern,

> > At meeting was held at the County Public Works offices on 4/23/03 with
> > County staff and representative agents for the subject property located
> > adjacent to the County-maintained section of Adobe Road NW in the north
> > Valley. The proposed subdivision of approximately 17 residential lots

> is
> > within the City of Albuquerque limits, and will access Adobe Road NW
> via

> an
> > easement within the City limits immediately west of the County's section
> of
> > Adobe Road. Adobe Road was recently resurfaced as part of a sewer

> > replacement project and is in sufficient condition. It is our
> > determination that the subject project's access via Adobe Road is
> approved
> > and a TIA will not be required by the County.
> >
> > If there are any additional questions, feel free to call me at 848-1516.
> >
> > Sincerely,
> >
> >
> > Nathan Masek
> > GIS Transportation Planner
> > Bernalillo County Public Works Division
> > 505) 848-1516
> >
> >
> >
> > > -----Original Message-----
> > > From: Nathan Masek
> > > Sent: Thursday, April 24, 2003 7:38 AM
> > > To: 'Michael Silbert'
> > > Subject: RE: County Concurrence for no TIA requirement for 847 Adobe
> > > Rd NW
> > >
> > > No problem. Thanks for the compliment to Com Cummins (Tim).
> > >
> > > Good luck with everything,
> > >
> > > Nathan
> > >
> > > -----Original Message-----
> > > From: Michael Silbert [SMTP:msilbert@flash.net]
> > > Sent: Wednesday, April 23, 2003 7:07 PM
> > > To: Nathan Masek
> > > Cc: JOYGETREAL@aol.com
> > > Subject: Re: County Concurrence for no TIA requirement for
> > > 847 Adobe Rd NW
> > >
> > > Nathan-
> > >
> > > thx for meeting with us and thx for
> > > your quick response!!!!
> > >
> > > Mike
> > > ----- Original Message -----
> > > From: "Nathan Masek" <nmasek@bernc.gov>
> > > To: <msilbert@flash.net>
> > > Cc: "David A. Lorenzo" <dalorengo@mercury.bernc.gov>; "Eric Zamora"
> > > <ericz@mercury.bernc.gov>
> > > Sent: Wednesday, April 23, 2003 3:13 PM
> > > Subject: County Concurrence for no TIA requirement for 847 Adobe Rd
> > > NW
> > >
> > >
> > > > To whom it may concern,
> > > >
> > > > At meeting was held at the County Public Works offices on 4/23/03
> > > > with
> > > > County staff and representative agents for the subject property
> > > > located

> > > > adjacent to the County-maintained section of Adobe Road NW in the
> > > north
> > > > Valley. The proposed subdivision of approximately 17 residential
> > > lots is
> > > > within the City of Albuquerque limits, and will access Adobe Road
> > > NW via
> > > an
> > > > easement within the City limits immediately west of the County's
> > > section
> > > of
> > > > Adobe Road. Adobe Road was recently resurfaced as part of a
> > > drainage
> > > > replacement project and is in sufficient condition. It is our
> > > > determination that a TIA will not be required by the County for
> > > this
> > > > project.
> > > >
> > > > If there are any additional questions, feel free to call me at
> > > 848-1516.
> > > >
> > > > Sincerely,
> > > >
> > > > Nathan Masek
> > > > GIS Transportation Planner
> > > > Bernalillo County Public Works Division
> > > > 505) 848-1516
> > > >
> > > >

County of Bernalillo

State of New Mexico

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 3

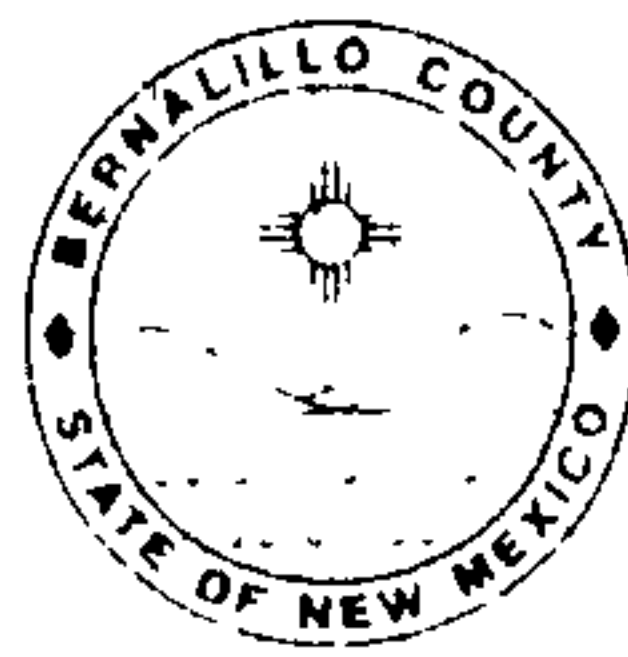
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DARREN P. WHITE, SHERIFF

ALEX A. ABEYTA, JR., TREASURER

PUBLIC WORKS

2400 BROADWAY, S.E.
ALBUQUERQUE, NEW MEXICO 87102
(505) 848-1500

October 27, 2003

Ms. Sheran Matson, AICP, Chair
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Vista Faisan Subdivision/DRB Project 1002948

Ms. Matson:

Thank you for your reply to my October 10, 2003 letter. With this correspondence, I hope to clarify process rather than dispute the details of this issue. As stated in your October 23, 2003 letter, a City staff member received information, from the applicant, that originated at Bernalillo County. Though the information is accurate, it is only a part of the County Development Review process.

Traffic Impact Assessments are generally required, in Bernalillo County, for developments greater than 24 lots. Further, the road was recently reconstructed and is in adequate condition. However, this information should have been supplied to the City through County Development Review and not as information provided by the developer. The correspondence from the County would have noted any concerns regarding access and drainage, as applicable.

For future projects, when there are jurisdictional issues please feel free to contact me or have City staff members call me at 848-1513. With regard to this case, we have met with the developer and he is willing to explore alternatives to reduce or eliminate the traffic on Adobe Road. We hope to meet with him again soon.

Sincerely,


Eric Zamora, P/E.

Development Review Engineer

Cc: Tim West, Public Works Division Director
Roger Paul, Technical Services Director
Brad Catanach, Technical Services Manager
Wilfred Gallegos, COA Transportation Engineer

MYERS, OLIVER & PRICE, P.C.
LAWYERS
1401 CENTRAL AVENUE, N.W.
ALBUQUERQUE, NEW MEXICO 87104

JOHN A. MYERS
SCOTT OLIVER*
CHARLES P. PRICE III
KEVIN J. McCREADY
HOPE MEAD WYNN

TELEPHONE
(505)247-9080

FACSIMILE
(505)247-9109

*ALSO LICENSED IN TEXAS

e-mail: jmyers@moplaw.com

November 11, 2003

Via Facsimile 924-3339

Jeff Jesionowski, Chairman
Environmental Planning Commission
600 2nd St. NW
Albuquerque, New Mexico 87102

Re: Appeal 03EPC-01736/Project No. 1002948

Dear Chairman Jesionowski:

This office represents MS Dev One, LLC, ("Applicant"), the applicant for the Lands of Jack Cully Subdivision. An appeal of the Development Review Board's approval of this subdivision has been appealed to the Environmental Planning Commission by Juan R. Alderete et al. ("Appellants") The Appellants are being aided by Bill Kramer, their consultant.

The Applicant and the Appellants are trying to reach a resolution of their differences. In order to afford them additional time to try to reach some compromise, we request that the appeal hearing be deferred for one month. We have spoken with Mr. Kraemer, and the Appellants concur with this request.

Thank you for your consideration of our request.

Sincerely,

Myers, Oliver & Price, P.C.

By: _____

John A. Myers

JAM:ck

cc: Sharon Matson, Chair of Development Review Board (via facsimile 924-3864)
Bill Kraemer (via facsimile)
Mike Silbert (via facsimile)



Sheran A. Matson

11/07/03 02:12 PM

✈
✈
✈

To: Roger A. Green/PWD/CABQ@COA, Brad L. Bingham/PWD/CABQ@COA, Christina M. Sandoval/PARKS/CABQ@COA, Richard H. Dourte/PWD/CABQ@COA
cc: Claire A. Senova/PLN/CABQ@COA
Subject: Adobe Road Appeal #1002948

The developer took my advice & deferred for one month while he & the neighbors try to work out the access issue with Open Space, etc. We have not received the letter of request yet, but I advised him to do so soon.

**
**
**

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

Meeting Date: November 20, 2003
Zone Atlas Page: F-14-Z
Notification Radius: 100 Ft.

Project# 1002948
App# 03EPC-01736
App# 03DRB-01485
App# 03DRB-01486
App# 03DRB-01497

Cross Reference and Location: N/A

Applicant: MS DEV ONE, LLC
Address: 6707 ACADEMY RD NE, STE# B
ALBUQUERQUE NM 87109

Agent: ISAACSON & ARFMAN, P.A.
Address: 128 MONROE ST. NE
ALBUQUERQUE NM 87108

Special Instructions:

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

Date Mailed: November 5, 2003

Signature: Kyle Tsethlikai

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page ____ / Of ____ /

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
E-14	1014061	099-377	201-23	✓ _{mp} 1014061
		079-381	02	✓
		030-394	19	✓
		040-387	01	✓ _{mp}
		041-384		
		092-377	03	✓
		113-375	04	✓
		104-375	22	✓ _{mp}
		139-372	24	✓
		154-370	25	✓
		154-390	33	✓
		172-408	29	✓
		151-411	46	✓
		111-421	47	✓
		100-361	14	✓
		114-350	15	✓
		121-355	57	✓ _{mp}
		137-353	14	✓
		041-405	206-01	✓
		048-413	02	✓ _{mp}
				1014061 051-420 206 03 ✓ _{mp}
				052-424 04 ✓ _{mp}
				060-435 05 ✓ _{mp}
				064-445 04 ✓
				028-415 34 ✓ _{mp}
				033-423 35 ✓
				034-431 34 ✓ _{mp}
				139-438 33 ✓
				043-445 32 ✓ _{mp}
				083-446 203 01 ✓
				096-443 02 ✓
				107-434 40 ✓
				119-439 04 ✓
				129-434 05 ✓
				140-433 04 ✓
				151-431 07 ✓
				1013061 490-454 105 05 ✓ _{mp}



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3.cabq.gov>

09/09/03 08:52 AM

To:
cc:
Subject:

##

1	RECORDS	WITH	LABELS	PAGE
1				
01014061		***	THIS UPC CODE HAS NO MASTER RECORD ON FILE	
0101406109939720123		LEGAL:	LTS A-1, 1 & 2 "LD OF JACK CULLY" MRGCD MAP 32	
CON LAND USE:		PROPERTY ADDR:	00000 847 ADOBE RD NW	
		OWNER NAME:	CULLY JACK F	
		OWNER ADDR:	02855 CARLSBAD	BL
CARLSBAD	CA	92008		
0101406107938120102		LEGAL:	TRAC T 17 1A1BA PLAT OF TRS 171A1A 171A1BA 171A1C	
17 LAND USE:		PROPERTY ADDR:	00000 N/A	
		OWNER NAME:	HUDSON GWENYTHE	
		OWNER ADDR:	02601 LOS COMPADRES	NW
ALBUQUERQUE	NM	87120		
0101406103039620119		LEGAL:	MRGC D MA P # 32 TR 42-B TOGETHER WITH A 12FT	
PORT E LAND USE:		PROPERTY ADDR:	00000 808 ADOBE RD NW	
		OWNER NAME:	ROMERO JOSE PABLO JR & JULIA M	
		OWNER ADDR:	00808 ADOBE	RD NW
ALBUQUERQUE	NM	87107		
0101406106038720101		LEGAL:	TRAC T 17 1A1A PLAT OF TRS 171A1A 171A1BA 171A1C	
171 LAND USE:		PROPERTY ADDR:	00000 N/A	
		OWNER NAME:	CULLY JACK F	
		OWNER ADDR:	02855 CARLSBAD	BL
CARLSBAD	CA	92008		
0101406109237720103		LEGAL:	TRAC T 17 1A1C PLAT OF TRS 171A1A 171A1BA 171A1C	
171 LAND USE:		PROPERTY ADDR:	00000 901 ADOBE RD NW	
		OWNER NAME:	MURRAY CAROL A	
		OWNER ADDR:	00901 ADOBE	RD NW
ALBUQUERQUE	NM	87107		
0101406111337520104		LEGAL:	TRAC T 17 1A1D PLAT OF TRS 171A1A 171A1BA 171A1C	
171 LAND USE:		PROPERTY ADDR:	00000 817 ADOBE RD NW	
		OWNER NAME:	ALDERETE JUAN R & KENIA	
		OWNER ADDR:	01608 PRINCETON	SE
ALBUQUERQUE	NM	87106		
0101406112437520122		LEGAL:	MRGC D MA P 32 TRACT 171A 1B CONT 0.50 AC	
LAND USE:		PROPERTY ADDR:	00000 811 ADOBE RD NW	
		OWNER NAME:	C DE BACA LAWRENCE & VIOLA M	
		OWNER ADDR:	00752 ADOBE	RD NW
ALBUQUERQUE	NM	87107		
0101406113937220124		LEGAL:	TRAC T 17 1A2 MAP 32 0.66 AC	
LAND USE:		PROPERTY ADDR:	00000 751 ADOBE RD NW	
		OWNER NAME:	MARKS STEPHEN D ETUX	
		OWNER ADDR:	00751 ADOBE	RD NW
ALBUQUERQUE	NM	87107		
0101406115437020125		LEGAL:	TRAC T 17 1B MAP 32	

LAND USE:

PROPERTY ADDR: 00000 743 ADOBE RD NW
OWNER NAME: RATLIFF VIKKI L & SCHUSTER DAN
OWNER ADDR: 00743 ADOBE RD NW

ALBUQUERQUE NM 87107

0101406115439020133 LEGAL: TRAC T 41 C-4 CORRECTED PLAT OF THE SUBDIVISION
OF T LAND USE:

PROPERTY ADDR: 00000 5717 GUADALUPE TR NW
OWNER NAME: CHAVEZ PATRICK F & SANDRA L
OWNER ADDR: 05717 GUADALUPE TR NW

ALBUQUERQUE NM 87107

0101406117240820129 LEGAL: TR A LAN DS OF CULLY & BELL WITHIN THE ELENA
GALLEG LAND USE:

PROPERTY ADDR: 00000 5713 GUADALUPE TR NW
OWNER NAME: FERNANDEZ WILLIAM J & TERESA V
OWNER ADDR: 05713 GUADALUPE TR NW

ALBUQUERQUE NM 87107

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

2

0101406115141120146 LEGAL: TR A -2 P LAT OF TRS A-1, A-2 "LANDS OF WILLIAM
PADI LAND USE:

PROPERTY ADDR: 00000 908 LOS POBLANOS RANCH
OWNER NAME: PADILLA WILLIAM TRUSTEE OF THE
OWNER ADDR: 00908 LOS POBLANOS RANCH RD NW

ALBUQUERQUE NM 87107

0101406111142120147 LEGAL: MAP 32 T RACT 40A1A

LAND USE:

PROPERTY ADDR: 00000 5743 GUADALUPE TRL NW
OWNER NAME: LUEVANO SIMONE
OWNER ADDR: 00916 LOS POBLANOS RANCH LN NW

ALBUQUERQUE NM 87107

0101406110036120116 LEGAL: MAP 32 T R73A2

LAND USE:

PROPERTY ADDR: 00000 1101 MONTANO RD NW
OWNER NAME: PERRUCCI BETTY
OWNER ADDR: 00800 ADOBE RD

ALBUQUERQUE NM 87107

0101406111435620115 LEGAL: MRGC D MA P #32 TR 73A-3A CONT 0.4816 AC +- OR
20,97 LAND USE:

PROPERTY ADDR: 00000 754 ADOBE RD NW
OWNER NAME: SANCHEZ RICHARD A & LUJAN CLAU
OWNER ADDR: 00754 ADOBE RD NW

ALBUQUERQUE NM 87107

0101406112135520157 LEGAL: MAP 32 T R 73A3B

LAND USE:

PROPERTY ADDR: 00000 752 ADOBE RD NW
OWNER NAME: C DE BACA LAWRENCE & VIOLA M
OWNER ADDR: 00752 ADOBE RD NW

ALBUQUERQUE NM 87107

0101406113735320114 LEGAL: MRGC D MA P #32 TR 73B-1 (AKA TR 73-B EXC THE ELY
66 LAND USE:

PROPERTY ADDR: 00000 744 ADOBE RD NW
OWNER NAME: TRUJILLO EUGENIO & LAURA
OWNER ADDR: 00750 ADOBE RD NW

ALBUQUERQUE NM 87107

0101406104140520601 LEGAL: LT 1 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT
0.3515 LAND USE:

PROPERTY ADDR: 00000 5700 TIERRA VIVA PL NE
OWNER NAME: STORMS-SORRELS MARLA D & G C M
OWNER ADDR: 00020 FIRST PLAZA NW

ALBUQUERQUE NM 87102

0101406104841320602 LEGAL: LT 2 P2 P PLAT OF TIERRA VIVA SUBDIVISION CONT
 0.2582 LAND USE:
 PROPERTY ADDR: 00000 5704 TIERRA VIVA PL NE
 OWNER NAME: G C M INC
 OWNER ADDR: 00020 FIRST PLAZA NW
 ALBUQUERQUE NM 87102

0101406105142020603 LEGAL: LT 3 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT
 0.2520 LAND USE:
 PROPERTY ADDR: 00000 5708 TIERRA VIVA PL NE
 OWNER NAME: G C M INC
 OWNER ADDR: 00020 FIRST PLAZA NW
 ALBUQUERQUE NM 87102

0101406105642620604 LEGAL: LT 4 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT
 0.2413 LAND USE:
 PROPERTY ADDR: 00000 5712 TIERRA VIVA PL NE
 OWNER NAME: G C M INC
 OWNER ADDR: 00020 FIRST PLAZA
 ALBUQUERQUE NM 87102

0101406106043520605 LEGAL: LT 5 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT
 0.3981 LAND USE:
 PROPERTY ADDR: 00000 5716 TIERRA VIVA PL NE
 OWNER NAME: G C M INC
 OWNER ADDR: 00020 FIRST PLAZA NW
 ALBUQUERQUE NM 87102

1 R E C O R D S W I T H L A B E L S PAGE
 3

0101406106444520606 LEGAL: LT 6 P2 P LAT OF TIERRA VIVA SUBDIVISION CONT
 0.3109 LAND USE:
 PROPERTY ADDR: 00000 5800 TIERRA VIVA PL NE
 OWNER NAME: KREIN MELVIN S & LORETTA F
 OWNER ADDR: 06240 LA JOYA PL NW
 ALBUQUERQUE NM 87120

0101406102841520636 LEGAL: LT 3 6P2 PLAT OF TIERRA VIVA SUBDIVISION CONT
 0.250 LAND USE:
 PROPERTY ADDR: 00000 5701 TIERRA VIVA PL NE
 OWNER NAME: PADILLA GARY E
 OWNER ADDR: 00000
 ALBUQUERQUE NM 87176

0101406103342320635 LEGAL: LT 3 5P2 PLAT OF TIERRA VIVA SUBDIVISION CONT
 0.249 LAND USE:
 PROPERTY ADDR: 00000 5705 TIERRA VIVA PL NE
 OWNER NAME: MOLINAR JUDITH O & JESSE F
 OWNER ADDR: 05705 TIERRA VIVA PL NW
 ALBUQUERQUE NM 87107

0101406103643120634 LEGAL: LT 3 4P2 PLAT OF TIERRA VIVA SUBDIVISION CONT
 0.250 LAND USE:
 PROPERTY ADDR: 00000 5709 TIERRA VIVA PL NE
 OWNER NAME: PADILLA GARY E
 OWNER ADDR: 00000
 ALBUQUERQUE NM 87176

0101406103943820633 LEGAL: LT 3 3P2 PLAT OF TIERRA VIVA SUBDIVISION CONT
 0.280 LAND USE:
 PROPERTY ADDR: 00000 5715 TIERRA VIVA PL NE
 OWNER NAME: BARELA JOSEPH LAWRENCE
 OWNER ADDR: 05715 TIERRA VIVA NW
 ALBUQUERQUE NM 87107

0101406104344520632 LEGAL: LT 3 2P2 PLAT OF TIERRA VIVA SUBDIVISION CONT
 0.291 LAND USE:
 PROPERTY ADDR: 00000 5719 TIERRA VIVA PL NE
 OWNER NAME: G C M INC
 OWNER ADDR: 00020 FIRST PLAZA NW
 ALBUQUERQUE NM 87107

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*

ALBUQUERQUE NM 87102
0101406108344620301 LEGAL: * 02 5 TRAIL ACRES ESTATES
LAND USE: PROPERTY ADDR: 00000 1024 SANDIA DR NW
OWNER NAME: LEPPKE KENNETH ETUX DR NW
OWNER ADDR: 01024 SANDIA

ALBUQUERQUE NM 87107
0101406109644320302 LEGAL: * 02 4 TRAIL ACRE ESTATES
LAND USE: PROPERTY ADDR: 00000 1018 SANDIA RD NW
OWNER NAME: MAYFIELD DANIEL J ETUX RD NW
OWNER ADDR: 01018 SANDIA

ALBUQUERQUE NM 87107
0101406110743420340 LEGAL: LOT 23-B PLAT OF LOTS 23-A AND 23-B TRAIL ACRE
EST LAND USE: PROPERTY ADDR: 00000 1015 LOS POBLANOS RANCH
OWNER NAME: ORTEGA MARIA CRISTINA RD NW
OWNER ADDR: 01015 LOS POBLANOS

ALBUQUERQUE NM 87107
0101406111943920304 LEGAL: * 02 2 TRAIL ACRE ESTATES
LAND USE: PROPERTY ADDR: 00000 1006 SANDIA RD NW
OWNER NAME: LUCERO EDDIE L & LOUISE S RD NW
OWNER ADDR: 01006 SANDIA

ALBUQUERQUE NM 87107
0101406112943620305 LEGAL: * 02 1 TRAIL ACRE ESTATES
LAND USE: PROPERTY ADDR: 00000 1000 SANDIA RD NW
OWNER NAME: NEFF NOLEN DEAN ETUX RD NW
OWNER ADDR: 01000 SANDIA

ALBUQUERQUE NM 87107
1 RECORDS WITH LABELS PAGE
4
0101406114043320306 LEGAL: * 02 0 TRAIL ACRE ESTATES
LAND USE: PROPERTY ADDR: 00000 924 SANDIA RD NW
OWNER NAME: CANNAIN LESTER C & CAROLYN S RD NW
OWNER ADDR: 00924 SANDIA

ALBUQUERQUE NM 87107
0101406115143120307 LEGAL: * 01 9 TRAIL ACRE ESTATES
LAND USE: PROPERTY ADDR: 00000 918 SANDIA RD NW
OWNER NAME: BRYANT LARRY O & SALLY A RD NW
OWNER ADDR: 00918 SANDIA

ALBUQUERQUE NM 87107
0101306149045410505 LEGAL: MRGC D MA P 31 TRACTS 1-A-2, 6-B-2,
8-A-1-A-2-B-1, M LAND USE: PROPERTY ADDR: 00000
OWNER NAME: CITY OF ALBUQUERQUE C/O REAL E
OWNER ADDR: 00000

ALBUQUERQUE NM 87103

QUIT

Project # 1002948

MS DEV ONE, LLC
6707 ACADEMY RD NE, STE# B
ALBUQUERQUE NM 87109

101406107938120102

HUDSON GWENYTHE
2601 LOS COMPADRES NW
ALBUQUERQUE NM 87120

101406111337520104

ALDERETE JUAN R & KENIA
1608 PRINCETON SE
ALBUQUERQUE NM 87106

101406115437020125

RATLIFF VIKKI L & SCHUSTER DA
743 ADOBE RD NW
ALBUQUERQUE NM 87107

101406115141120146

PADILLA WILLIAM TRUSTEE OF TH
908 LOS POBLANOS RANC RD NW
ALBUQUERQUE NM 87107

101406111435620115

SANCHEZ RICHARD A & LUJAN CLA
754 ADOBE RD NW
ALBUQUERQUE NM 87107

101406104841320602

G C M INC
20 FIRST PLAZA NW
ALBUQUERQUE NM 87102

101406103342320635

MOLINAR JUDITH O & JESSE F
5705 TIERRA VIVA PL NW
ALBUQUERQUE NM 87107

101406108344620301

LEPPKE KENNETH ETUX
1024 SANDIA DR NW
ALBUQUERQUE NM 87107

101406111943920304

LUCERO EDDIE L & LOUISE S
1006 SANDIA RD NW
ALBUQUERQUE NM 87107

ISAACSON & ARFMAN, P.A.
128 MONROE ST NE
ALBUQUERQUE NM 87108

101406103039620119

ROMERO JOSE PABLO JR & JULIA
808 ADOBE RD NW
ALBUQUERQUE NM 87107

101406112437520122

C DE BACA LAWRENCE & VIOLA M
752 ADOBE RD NW
ALBUQUERQUE NM 87107

101406115439020133

CHAVEZ PATRICK F & SANDRA L
5717 GUADALUPE TR NW
ALBUQUERQUE NM 87107

101406111142120147

LUEVANO SIMONE
916 LOS POBLANOS RANC LN NW
ALBUQUERQUE NM 87107

101406113735320114

TRUJILLO EUGENIO & LAURA
750 ADOBE RD NW
ALBUQUERQUE NM 87107

101406106444520606

KREIN MELVIN S & LORETTA F
6240 LA JOYA PL NW
ALBUQUERQUE NM 87120

101406103643120634

PADILLA GARY E
PO BOX 37186
ALBUQUERQUE NM 87176

101406109644320302

MAYFIELD DANIEL J ETUX
1018 SANDIA RD NW
ALBUQUERQUE NM 87107

101406112943620305

NEFF NOLEN DEAN ETUX
1000 SANDIA RD NW
ALBUQUERQUE NM 87107

101406109939720123

CULLY JACK F
2855 CARLSBAD BL
CARLSBAD CA 92008

101406109237720103

MURRAY CAROL A
901 ADOBE RD NW
ALBUQUERQUE NM 87107

101406113937220124

MARKS STEPHEN D ETUX
751 ADOBE RD NW
ALBUQUERQUE NM 87107

101406117240820129

FERNANDEZ WILLIAM J & TERESA
5713 GUADALUPE TR NW
ALBUQUERQUE NM 87107

101406110036120116

PERRUCCI BETTY
800 ADOBE RD
ALBUQUERQUE NM 87107

101406104140520601

STORMS-SORRELS MARLA D & G C
20 FIRST PLAZA NW
ALBUQUERQUE NM 87102

101406102841520636

LUNA BRIAN
5701 TIERRA VIVA PL NW
ALBUQUERQUE NM 87107

101406103943820633

BARELA JOSEPH LAWRENCE
5715 TIERRA VIVA NW
ALBUQUERQUE NM 87107

101406110743420340

ORTEGA MARIA CRISTINA
1015 LOS POBLANOS RD NW
ALBUQUERQUE NM 87107

101406114043320306

CANNAIN LESTER C & CAROLYN S
924 SANDIA RD NW
ALBUQUERQUE NM 87107

101406115143120307

BRYANT LARRY O & SALLY A
918 SANDIA RD NW
ALBUQUERQUE NM 87107

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County of Bernalillo

State of New Mexico

BOARD OF COUNTY COMMISSIONERS

TOM RUTHERFORD, CHAIR
DISTRICT 3

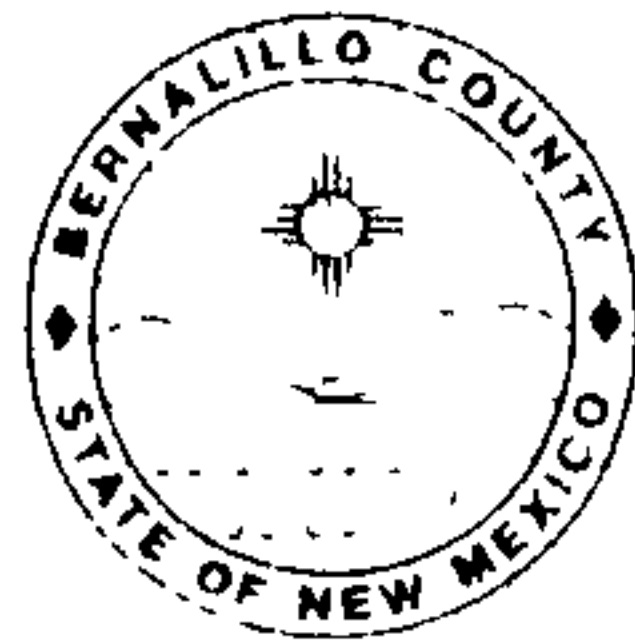
ALAN B. ARMIJO, VICE CHAIR
DISTRICT 1

STEVE D. GALLEGOS, MEMBER
DISTRICT 2

E. TIM CUMMINS, MEMBER
DISTRICT 4

MICHAEL BRASHER, MEMBER
DISTRICT 5

THADDEUS LUCERO, COUNTY MANAGER



MARK J. CARRILLO, ASSESSOR

MARY HERRERA, CLERK

MERRI RUDD, PROBATE JUDGE

DARREN P. WHITE, SHERIFF

ALEX A. ABEYTA, JR., TREASURER

PUBLIC WORKS

2400 BROADWAY, S.E.
ALBUQUERQUE, NEW MEXICO 87102
(505) 848-1500

October 10, 2003

Ms. Sheran Matson, AICP, Chair
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: 847 Adobe Road - Subdivision

Ms. Matson,

It is my understanding that on October 8, 2003 the City of Albuquerque Development Review Board approved a preliminary major subdivision plat for Project No. 1002948, located at the end of Adobe Road. This road is partially maintained by Bernalillo County. On May 28, 2003 the project was submitted to the Development Review Board as a minor sketch plat. In either case Bernalillo County Public Works was not provided a copy of the application for review and comment. My concern at this time is that the current width of Adobe Road is not sufficient to accommodate the current traffic or proposed increase. County Street Standards would require 50 feet of right-of-way and a paved 24-foot road surface. The existing condition is, nominally, 16 feet of pavement and 18 feet of apparent right-of-way.

At this time I am requesting that Bernalillo County Public Works be given the opportunity to review the application and provide comment through the appropriate forum. Please call me at 848-1513 if you have any questions or need further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Zamora", is written over a horizontal line.

Eric Zamora, P.E.
Development Review Engineer
Bernalillo County Public Works

Cc: Tim West, Public Works Division Director
Roger Paul, Technical Services Director
Brad Catanach, Technical Services Manager
Wilfred Gallegos, COA Transportation Engineer

Ed and Gisela Gunderson
901 Los Poblanos Ranch Road NW
Albuquerque, NM 87107

October 21, 2003

City of Albuquerque Planning Department
Development Review Board
Environmental Planning Commission
P.O. Box 1293
Albuquerque, NM 87103

To: Sheran Matson, AICP, Chair
Re: Project # 1002948

We just recently learned of project # 1002948 and are writing to voice concern about the negative impact it would pose on our neighborhood. We are particularly concerned about access into and out of the proposed development. We are opposed to any plan that would route traffic from the development through the current neighborhoods, such as along Adobe Road or Los Poblanos Ranch Road to Guadalupe Trail and Gene for the following reasons:

1. Truck traffic through the proposed route creates a serious safety issue for all families but especially the ones with young children.
2. The truck traffic and the pollution from it pose a health hazard for all families.
3. Added traffic from the new neighborhood would mean more traffic congestion at the intersection of Gene and 4th and traffic along Guadalupe Trail.
4. The rural character of the neighborhood would be greatly diminished.
5. The proposed route is not the most convenient way to Montano for the trucks during the construction phase of the homes and the future occupants of the new housing development.

We have learned that some of our neighbors here have proposed a direct access route onto Montano. This route would lie near the Hackman Lateral and enter Montano at the existing traffic light. This is a simple and logical solution to the access problem for the proposed development. We support this proposed route. It makes sense! Routing traffic east through the neighborhoods does not make sense.

We especially feel that any opening up of Los Poblanos Ranch Road will greatly reduce the value of our home. We moved here precisely because of the rural atmosphere on this road and are opposed to any move that would destroy that atmosphere. We believe the proposed development can only be viable if access is provided directly onto Montano rather than through the neighborhoods. Otherwise, it seriously threatens the quality of life in our community.

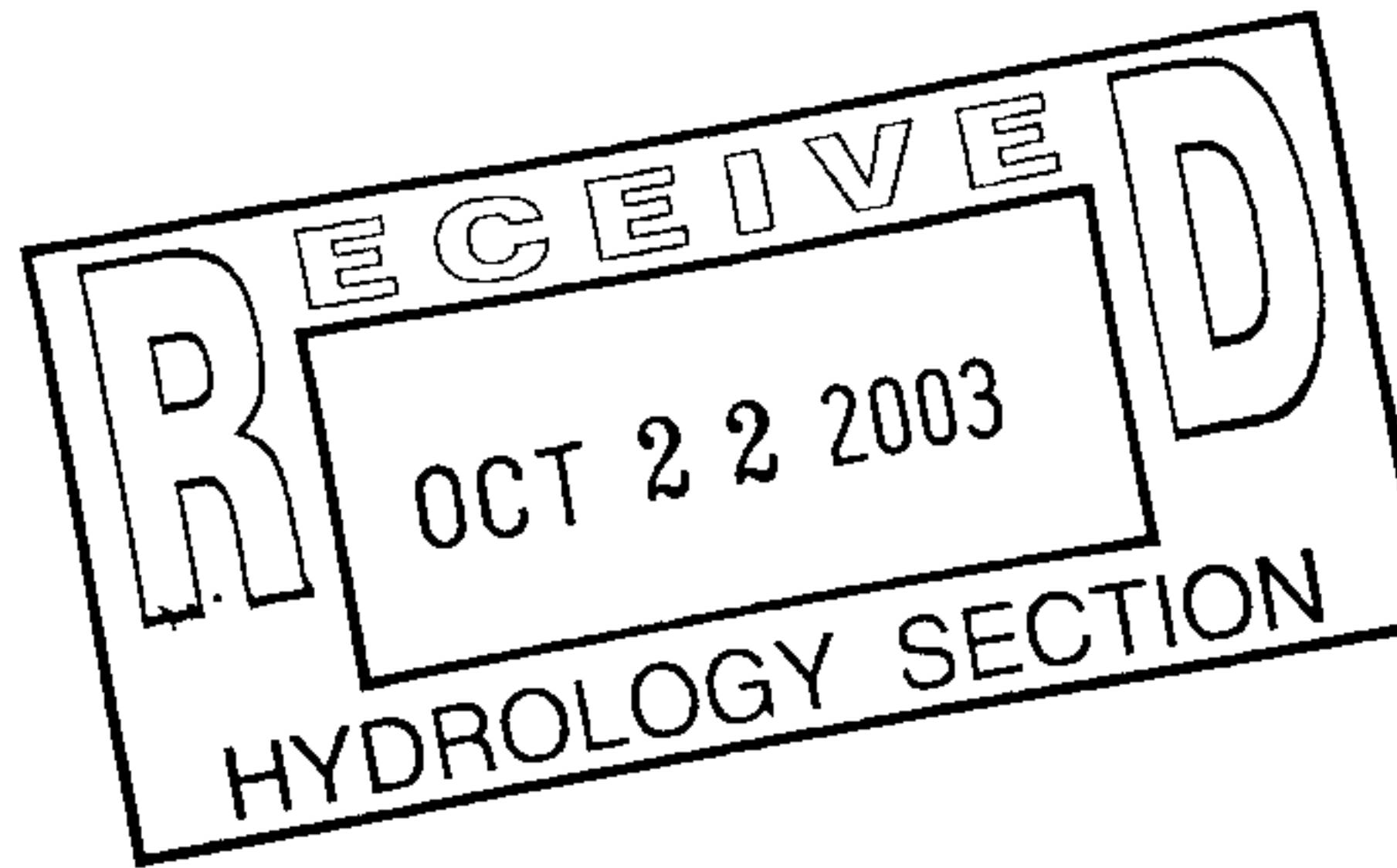
Please consider a direct route to Montano for this development, during and after construction, and please reject any proposal to route traffic east through Adobe or anywhere onto Los Poblanos Ranch Road.

Thank you,

Ed Gunderson
Gisela Gunderson

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**

19-Oct-03
City of Albuquerque
Planning Department
Development Review Board
Environmental Planning Commission
P.O. Box 1293
Albuquerque, N.M. 87103



To: Sheran Matson, AICP, Chair, Development Review Board
Re: Project # 1002948

I testified at a hearing on this project.


In response to my objections to the use of the unpaved driveway adjacent to my property during the construction phase by the developers' earth-moving trucks rather than using Montano, a developer's representative erroneously stated that the reason was that the nearest turnaround was at Coors. This is not so - the nearest turnaround is at Tierra Viva, which has an Open Space parking lot useful for turning around. This route is actually shorter.

It is obvious to the residents of the area bounded by the Hackman lateral, 4th Street, Grecian and Montano that there are only two exits from that area -- one at Gene and 4th, the other at Grecian and 4th. At present it is already difficult for the several hundred residents of this area to exit at Gene and 4th because of the recognized congestion at Montano and 4th. Therefore it is just wrong to have an added hundred vehicle-trips daily enter and exit the area to be developed anywhere else than at a distance west on Montano.

An examination of the map shows there are numerous more effective and efficient ways of designing travel paths for this development without clogging the existing community. Tierra Viva could be used to access Montano by simply going due west from Adobe or obtaining one of the vacant plots (as long as the MRGCD is granting an easement); or a road could be cut to the Montano stoplight just east of Hackman lateral, or at the existing exit and Adobe road blocked to prevent it being used as a cutthrough.

After my appearance at the hearing I went to look for the notice posted by the developer and found it at the edge of the property to be developed more than a half mile from Guadalupe Trail and Adobe rather than visible to the neighborhood.

Thank you.


Sanford Abrams and Sarah Rodgers
5731 Guadalupe Trail, NW
Albuquerque, NM 87107



"Michael Silbert"
<msilbert@flash.net>
02/05/04 09:56 AM

To: <rogerp@bernco.gov>
cc: <smatson@cabq.gov>
Subject: Visata Faisan Subdivision

Roger-

I rec'd a call this a.m. from Sheran Matson, COA Planning Manager inquiring re: status of resolving the neighborhood appeal for Vista Faisan. I informed Sheran that since we have a letter of understanding with COA Open Space for replatting the road to Montano, it appears our remaining issue is receiving County approval for the conceptual sketch of the turnaround. Once turnaround approval is received we can ask the appellants to drop the appeal.

Roger - timing is getting tight if we are going to resolve the appeal without having to defer the Planning Commission hearing again.

I appreciate everyone's efforts, County, City, consultants & neighbors, to resolve this appeal in a satisfactory manner.

Fred Arfman and I are available to resolve any remaining issues that you may have re: the turnaround. Please respond at your earliest available time.

thx

Mike Silbert

Pablo Romero
808 Adobe Rd NW
Albuquerque, NM 87107

Juan R. Alderete
817 Adobe Rd NW
Albuquerque, NM 87107

Isaacson & Artman PA,
128 Monroe St NE,
Albuquerque, NM 87108

Minnie Vigil,
730 Adobe Rd NW,
Albuquerque, NM 87107

MS DEV ONE LLC,
6707 Academy Rd NE, Suite B
Albuquerque, NM 87109

Sara Rodgers
5731 Guadalupe Tr NW
Albuquerque, NM 87107

Sanford Abrams,
5731 Guadalupe Tr NW,
Albuquerque, NM 87107

Stephen Marks
751 Adobe Rd NW
Albuquerque, NM 87107

Bill Fernandez
5713 Guadalupe Tr NW
Albuquerque, NM 87107

Augustus Trujillo,
744 Adobe Rd NW,
Albuquerque, NM 87107

Minnie Vigil,
730 Adobe Rd NW,
Albuquerque, NM 87107

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128 Monroe St NE,
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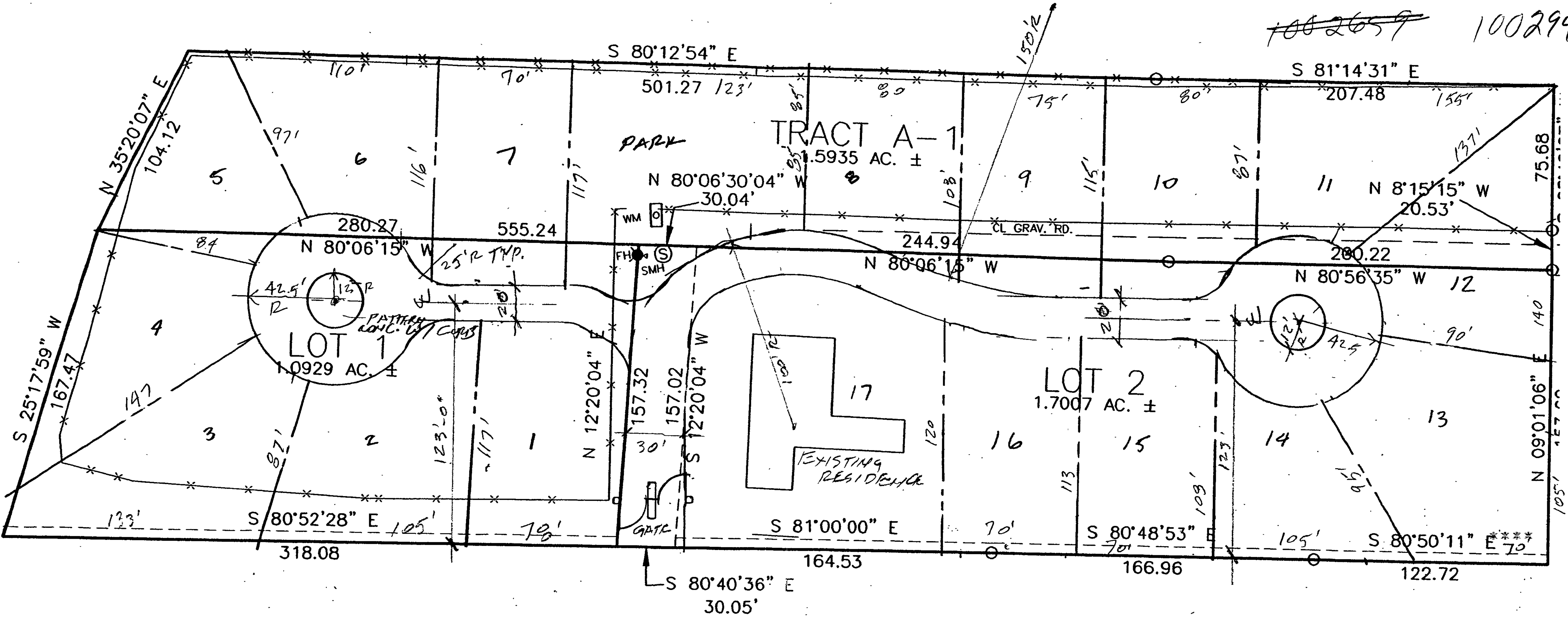
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Albuquerque, NM 87107

Stephen Marks
751 Adobe Rd NW
Albuquerque, NM 87107

~~1002659~~ 1002948



NOTE: ROAD IS ASPHALT WITH
23" MOUNTABLE CONCRETE CURBS TYP

1" = 40'-0"

~~Flake Rd. P.C.D.~~

~~lots 1-17~~



SUBDIVISION Supplemental form **S**

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

SITE DEVELOPMENT PLAN Supplemental form **P**

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

ZONING & PLANNING Supplemental form **Z**

- Annexation
- 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/Subdivision Regulations)

APPEAL / PROTEST of... Supplemental form **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: Michael SILBERT PHONE: 857-9555
 ADDRESS: 6707 Academy Road N.E., Sec B FAX: 857-9547
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: msilbert@flakb.net
 Proprietary interest in site: in escrow
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST:

Minor Subdivision action - sketch

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. A-11451 Lot 2 of LANDS OF CULLY Block: _____ Unit: _____
MRGCD
 Subdiv. / Addn. See sketch
 Current Zoning: RA2 Proposed zoning: PCD
 Zone Atlas page(s): F-14-2 No. of existing lots: _____ No. of proposed lots: 17
 Total area of site (acres): 4 acres Density if applicable: dwellings per gross acre: 4 du dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101406109939720123 MRGCD Map No. 32
 LOCATION OF PROPERTY BY STREETS: On or Near: Adobe Rd. N.W.
 Between: Guadalupe Tr. N.W. and Terra Viva Place N.W.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 2-97-134
(AX 97-21)

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

SIGNATURE Michael Silbert DATE 5/19/03
 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	S.F.	Fees
<u>03 DRB - 00796</u>	<u>SK</u>	<u>P(3)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>0</u>

Hearing date May 28th - 03

Michael Silbert 5/19/03
 Planner signature / date

Project # 1002659

2948

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
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - 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
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - 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
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - 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.

Michael SILBERT
Applicant name (print)
[Signature] 5/19/03
Applicant signature / date



Form revised September 2001

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

Application case numbers
03DRB - - 00796

[Signature] 5/19/03
Planner signature / date
Project # 1002659

2948

PROPERTY ONE C.R.E.S.



**6707 academy road n.e. suite b
Albuquerque, n.m. 87109**

May 19, 2003

City of Albuquerque
Sharon Matson, AICP
Planning Manager
600 Second Street, NW
Albuquerque, New Mexico 87103

Re: Adobe Road Private Commons Development

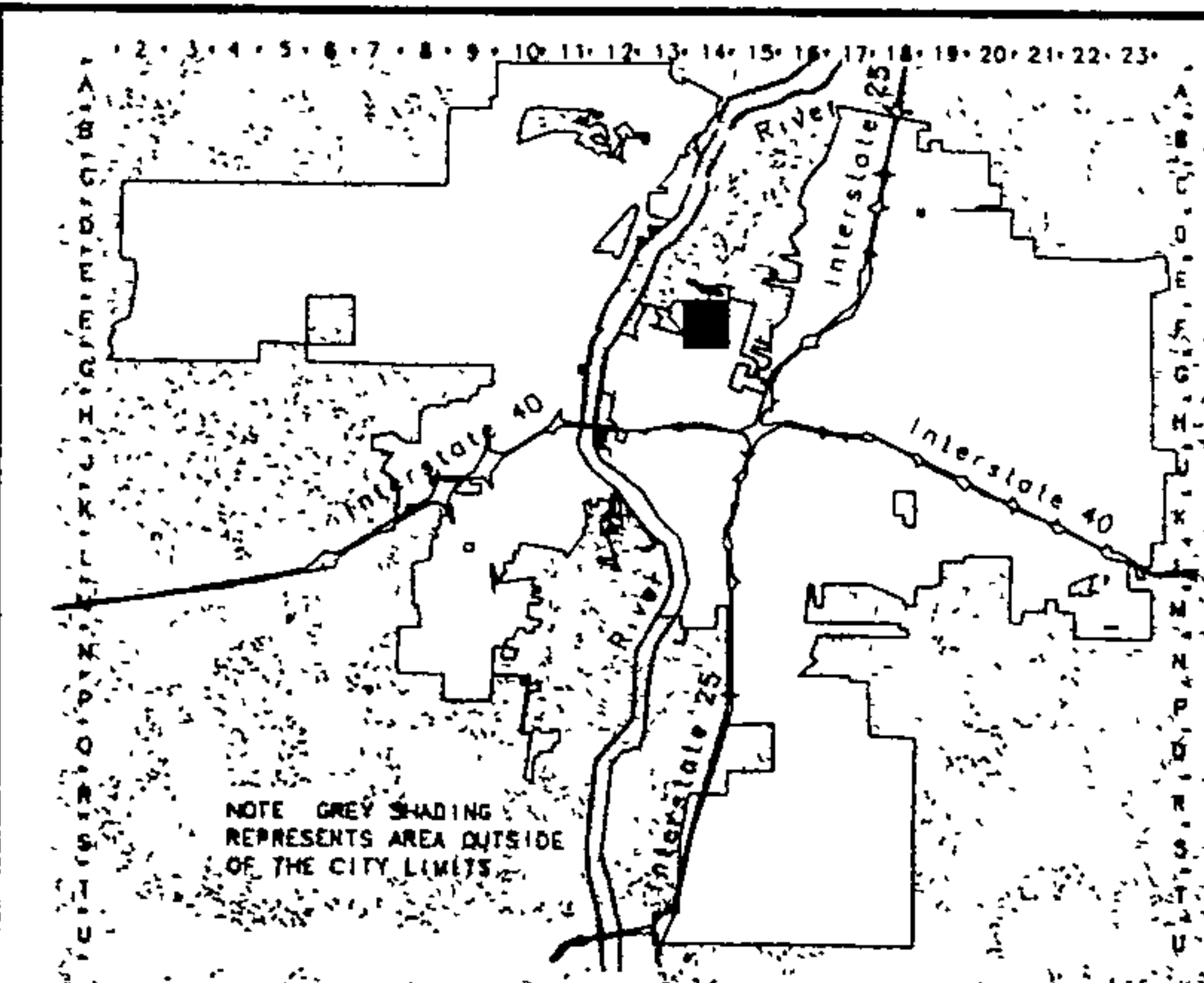
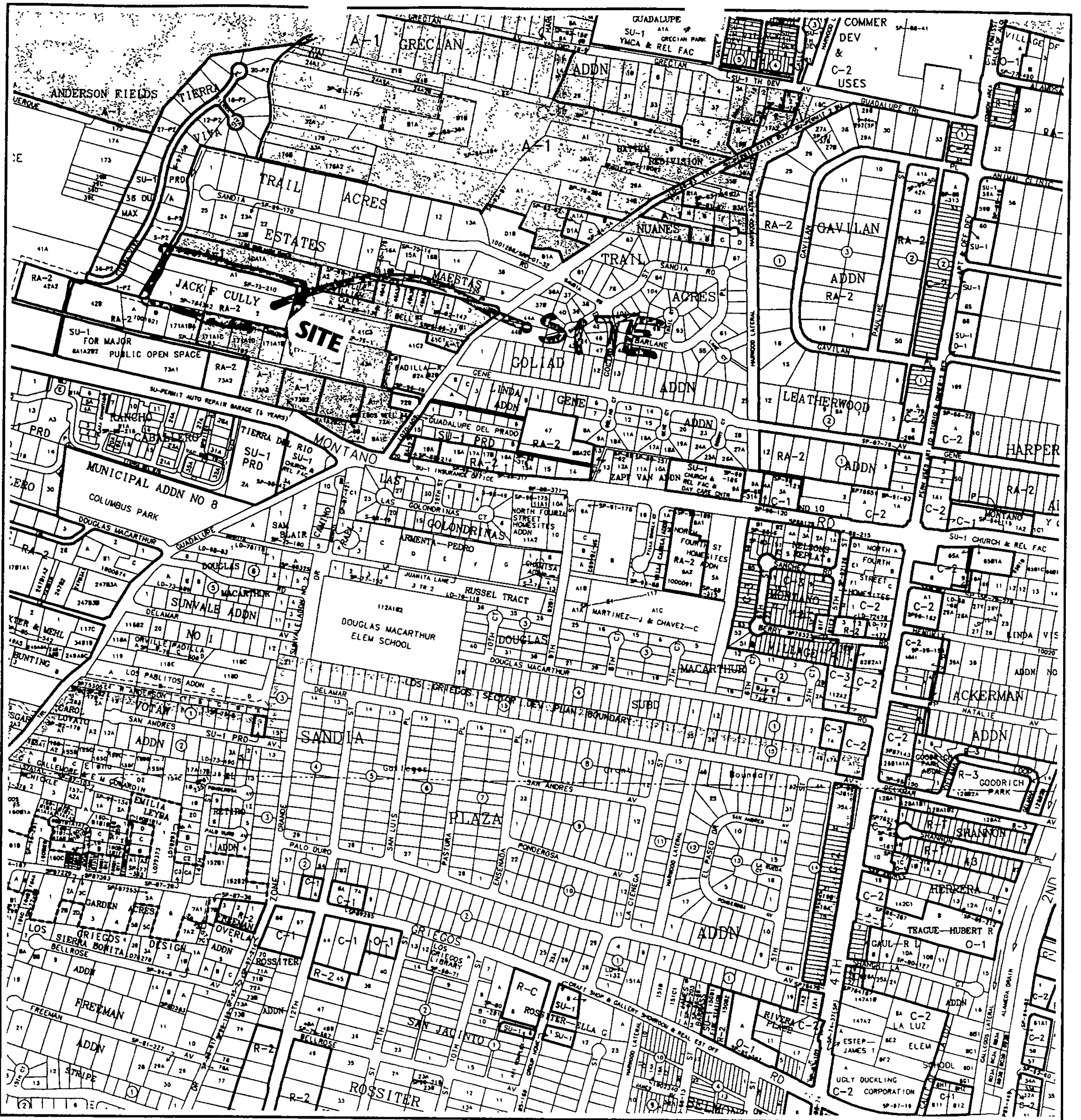
We are hereby submitting for D.R.B. review and comment the attached sketch plan for a PCD located north of Adobe Road. The site abuts the Hackman Lateral on the west and is accessed via a thirty foot easement improved with a twenty foot gravel road. There is an existing 2,300 square foot adobe house located on the site. It is anticipated that new structures will be approximately 2,000 – 2,800 square foot houses which will blend architecturally with the existing house and the surrounding area. The site development plan shall incorporate features such as narrow roads, varied lots sizes and shapes, and native plants in the commons areas to help maintain the rural valley character.

If you have any questions or require additional information prior to meeting, please do not hesitate to contact me.

Regards,

Michael Silbert

attach. : scaled site sketch 6 copies
Zone Atlas map crosshatched

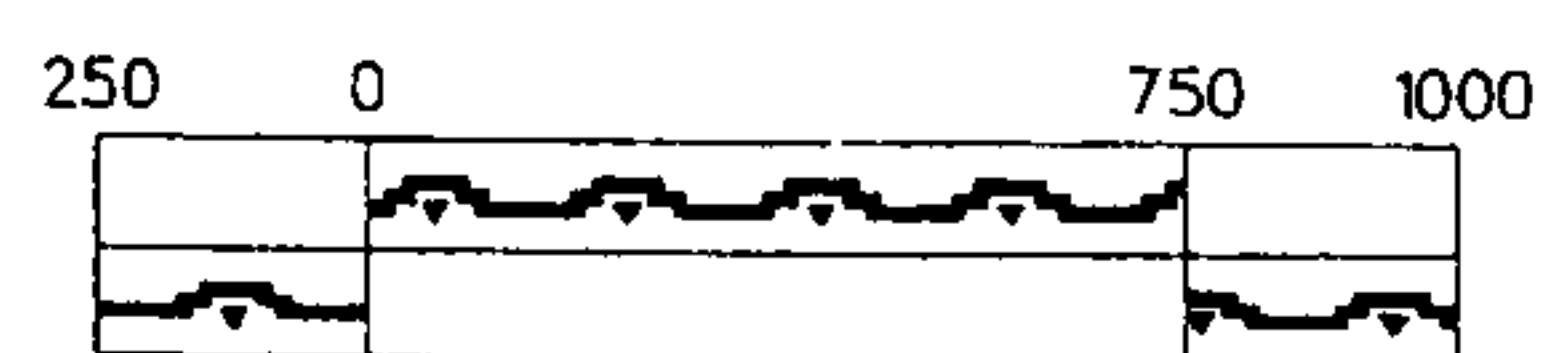


CITY OF
Albuquerque

A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

F-14-Z

Map Amended through January 21, 2003