PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 14, 2008,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000316
08DRB-70186 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

HUITT-ZOLLARS, INC., agent(s) for GSL PROPERTIES INC request(s) the above/ referenced action(s) for all or a portion of Tract(s) A-C, **COTTONWOOD SUBDIVISION,** zoned SU-1 FOR C2 & IP USES , and SU-1 FOR PRD,, located on the north side of SEVEN BAR LOOP RD NW BETWEEN COORS BLVD NW AND COTTONWOOD DR NW containing approximately 16.11 acre(s). (B-16)

Project# 1002567
08DRB-70184 VACATION OF PUBLIC EASEMENT
08DRB-70185 VACATION OF PRIVATE EASEMENT

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for STEVE KIRK request(s) the above/ referenced action(s) for a 34 foot Private Access and Drainage Easement, a 10 foot Public Utility Easement, and a 25 foot Public Water and Sewer Easement, all or a portion on Lot(s) 1-11, **HACIENDA DE LOIS,** zoned R-2, located on the west side of 12TH ST NW BETWEEN MENAUL BLVD NW AND LA POBLANA RD NW containing approximately 0.8544 acre(s). (H-13)

Project# 1002949
08DRB-70182 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

JAMES CRABTREE request(s) the above/ referenced action(s) for all or a portion of Lot(s) 1-A, B, C, D, & E, Block 10, **PETROGLYPH PARK,** zoned O-1, located on the east side of UNSER BLVD NW BETWEEN SANTO DOMINGO ST NW AND MOJAVE ST NW containing approximately 1 acre(s). (E-10)

Project# 1005540
08DRB-70187 VACATION OF PUBLIC EASEMENT
08DRB-70188 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70189 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, INC. request(s) the above action(s) for all or a portion of Tract(s) D & E, **LA CUENTISTA SUBDIVISION,** zoned SU-2 (VOLCANO HEIGHTS SECTOR PLAN), located on the east side of KIMMICK DR NW BETWEEN FIRE THORN LN NW AND ROSA PARKS RD NW containing approximately 91.037 acre(s). (C-11, D-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 Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 28, 2008.

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁰
0004219022 APR 25 2008
MAILED FROM ZIP CODE 8710

DRB

Project# 1002949
101006227143310534
CRABTREE JAMES F & DIANA K
6436 MOJAVE ST NW
ALBUQUERQUE, NM 87120 4826

RETURN TO SENDER
ATTEMPTED NOT KNOWN

****

P O Box 1293 Albuquerque New Mexico 87103

RETURN TO SENDER

ATTEMPTED NOT KNOWN

ANK

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 14, 2008

1. **Project# 1002949**
08DRB-70182 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

JAMES CRABTREE request(s) the above/ referenced action(s) for all or a portion of Lot(s) 1-A, B, C, D, & E, Block 10, **PETROGLYPH PARK,** zoned O-1, located on the east side of UNSER BLVD NW BETWEEN SANTO DOMINGO ST NW AND MOJAVE ST NW containing approximately 1 acre(s). (E-10)

At the May 14, 2008 Development Review Board meeting, the one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by May 29, 2008 in the manner described below.

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: James F. Crabtree – 6460 Mojave St NW – Albuquerque, NM 87120
Marilyn Maldonado
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 14, 2008 9:00 AM
MEMBERS:

MEMBERS:

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

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

****

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

1. **Project# 1000316**
08DRB-70186 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

HUITT-ZOLLARS, INC., agent(s) for GSL PROPERTIES INC request(s) the above/ referenced action(s) for all or a portion of Tract(s) A-C, **COTTONWOOD SUBDIVISION,** zoned SU-1 FOR C2 & IP USES , and SU-1 FOR PRD,, located on the north side of SEVEN BAR LOOP RD NW BETWEEN COORS BLVD NW AND COTTONWOOD DR NW containing approximately 16.11 acre(s). (B-16) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. ~~**Project# 1002949**~~
08DRB-70182 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

JAMES CRABTREE request(s) the above/ referenced action(s) for all or a portion of Lot(s) 1-A, B, C, D, & E, Block 10, **PETROGLYPH PARK,** zoned O-1, located on the east side of UNSER BLVD NW BETWEEN SANTO DOMINGO ST NW AND MOJAVE ST NW containing approximately 1 acre(s). (E-10) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

3. **Project# 1002567**
08DRB-70184 VACATION OF PUBLIC EASEMENT
08DRB-70185 VACATION OF PRIVATE EASEMENT
08DRB-70215 PRELIMINARY/FINAL PLAT

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for STEVE KIRK request(s) the above/ referenced action(s) for a 34 foot Private Access and Drainage Easement, a 10 foot Public Utility Easement, and a 25 foot Public Water and Sewer Easement, all or a portion on Lot(s) 1-11, **HACIENDA DE LOIS,** zoned R-2, located on the west side of 12TH ST NW BETWEEN MENAUL BLVD NW AND LA POBLANA RD NW containing approximately 0.8544 acre(s). (H-13) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND TO RECORD.**

4. **Project# 1006822**
08DRB-70146 VACATION OF PUBLIC RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC PHILLIP RABY PRINCIPAL request(s) the above action(s) for all or a portion of Lot(s) 1&2, Block(s) 76, **TERRACE ADDITION, TOGETHER WITH VACATED PORTIONS OF TERRACE ST GOLD AV & BUENA VISTA DR,** zoned SU-2 / PR, located on GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately 0.411 acre(s). (R-15) *[Deferred from 4/16/08 & 4/30/08].***DEFERRED TO 5/21/08 AT THE AGENT'S REQUEST.**

5. **Project# 1005540**
08DRB-70187 VACATION OF PUBLIC EASEMENT
08DRB-70188 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70189 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, INC. request(s) the above action(s) for all or a portion of Tract(s) D & E, **LA CUENTISTA SUBDIVISION,** zoned SU-2 (VOLCANO HEIGHTS SECTOR PLAN), located on the east side of KIMMICK DR NW BETWEEN FIRE THORN LN NW AND ROSA PARKS RD NW containing approximately 91.037 acre(s). (C-11, D-11) **DEFERRED TO 5/21/08 AT THE AGENT'S REQUEST.**

6. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION,** zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08,3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08, 4/16/08 & 5/7/08].*
THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD.

7. **Project# 1006833**
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING),** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *[Deferred from 10/10/07,11/14/07, 12/12/07, 1/30/08, 2/27/08, 3/26/08 & 4/9/08, 4/16/08 & &4/30/08]*

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA, AND TO PLANNING FOR ZONING LETTER REFERENCING SIGNS, VERIFICATION OF ARTICULATION CALCULATION, AND TO SHOW PHASING ON THE SITE PLAN, AND 3 COPIES OF THE APPROVED SITE PLAN.

8. **Project # 1005070**
06DRB-01154 MAJOR-PRELIMINARY PLAT APPROVAL
06DRB-01156 MINOR-SIDEWALK WAIVER
06DRB-01155 MINOR-TEMP DEFER SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, **THE TRAILS, UNIT 2 (to be known as TAOS @ THE TRAILS, UNIT 2)** zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). (C-9) *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07, 08/22/07 & 09/05/07 & 09/26/07, 10/17/08 & 4/16/08].* **DEFERRED TO 7/16/08 AT THE AGENT'S REQUEST.**

9. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70032 MINOR - TEMP DEFR SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70034 VACATION OF PUBLIC EASEMENT
07DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL,** zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) *[Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, 3/5/08 & 4/9/08]* **DEFERRED TO 5/28/08 AT THE AGENT'S REQUEST.**

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

10. **Project# 1003125**
08DRB-70183 MINOR - SDP FOR BUILDING PERMIT

MOLZEN-CORBIN & ASSOCIATES agent(s) for TRI MOTOR LLC request(s) the above action(s) for all or a portion of Tract(s) S-1, **AEROSPACE TECHNOLOGY PARK IN DOUBLE EAGLE II AIRPORT,** zoned SU-1 FOR AIRPORT & REL FAC, located on AEROSPACE PARKWAYNW BETWEEN SHOOTING RANGE PARK RD NW AND AREOSPACE PARKWAY NW containing approximately 2 acre(s). (G-6) *[Deferred from 4/30/08 & 5/7/08]* **DEFERRED TO 5/21/08 AT THE AGENT'S REQUEST.**

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

11. **Project# 1006767**
08DRB-70214 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MULLEN HELLER ARCHITECTURE agent(s) for CHAPARRAL ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) B, 1 & 2 (TBK 1-A), Block(s) 2, **HILLS ACRES,** zoned S-ML, located on 6TH ST NW BETWEEN MCKNIGHT AVE NW AND BEZEMEK NW containing approximately .63 acre(s). (M-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**

12. **Project# 1007083**
08DRB-70206 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for JOSEPH E SAMORA JR request(s) the above action(s) for all or a portion of Lot(s) 16-A, 17-A, 18-A, AND NORTH 1/2 OF 19-A, **JM MOORE REALTY COMPANY'S ADDITION NO.1,** zoned R-1, located on 8TH ST NW BETWEEN MOUNTAIN NW AND SUMMER NW containing approximately .3001 acre(s). (J-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE, 15' PRIVATE WATER AND SANITARY SEWER DRAINAGE AND UTILITY EASEMENT, AMAFCA SIGNATURE, AND A COPY OF THE RECORDED PLAT FOR PLANNING.**

13. **Project# 1007275**
08DRB-70213 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for US POST OFFICE request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) A, Tract(s) A & B, 16-95A2, 202A & 203 A, **KW PHILLIPS ADDITION, SLADE-OLSON,** zoned SU-2 MH, located on LOMAS BLVD NE BETWEEN BROADWAY BLVD NE AND A.T. & S.F. RAILROAD containing approximately 6.0643 acre(s). (J-14)**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project# 1007214**
08DRB-70169 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for KENDALL SYKES C/O: TERRY SYKES request(s) the above action(s) for all or a portion of Lot(s) L-4, **COLES INDUSTRIAL SUBD., #2** zoned M-1, located on STANFORD DR NE BETWEEN CANDELARIA RD NE AND VASSAR NE containing approximately 0.267 acre(s). (H-16) *[Deferred from 4/16/08 & 4/30/08].* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project# 1007271**
08DRB-70211 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HARRIS SURVEYING INC agent(s) for ISIDOR GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) 7 & NORTH 1/2 OF 8, **HUBBELL HEIGHTS,** zoned R-1, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND CHURCHILL RD SW containing approximately 0.3185 acre(s). (K-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NET LOT AREA, PRIVATE EASMENT FOR WATER AND SEWER AND DRAINAGE, AMAFCA SIGNATURE, AND MAINTENANCE AND BENEFICIARY.**

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

16.	**Project# 1007270** 08DRB-70210 SKETCH PLAT REVIEW AND COMMENT	HARRIS SURVEYING, INC agent(s) for CRIS JAFFA request(s) the above action(s) for all or a portion of Lot(s) 1-A, **TRACT 22-B, M.R.G.C.D MAP 33, LOTS 17, 18, & 27,** zoned M-1, located on 2ND ST NW BETWEEN LAS HERMANAS ST NW AND CARLTON ST NW containing approximately 6.7219 acre(s). (G-15) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

17. Approval of the Development Review Board Minutes for February 27, 2008.

Other Matters: None

ADJOURNED: 10:25

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1002949 **AGENDA ITEM NO: 2**

SUBJECT:

Extension of Subdivision Improvements

ENGINEERING COMMENTS:

No objection

RESOLUTION: 1 year

APPROVED Y; 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: **DATE**: 5-14-08

Curtis Cherne
City Engineer Designee
924-3695

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Albuquerque - Making History 1706-2006

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002949 **AGENDA#** 2 **DATE:** 5/14/08

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 14, 2008

Project# 1002949
08DRB-70182 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

JAMES CRABTREE request(s) the above/ referenced action(s) for all or a portion of Lot(s) 1-A, B, C, D, & E, Block 10, **PETROGLYPH PARK,** zoned O-1, located on the east side of UNSER BLVD NW BETWEEN SANTO DOMINGO ST NW AND MOJAVE ST NW containing approximately 1 acre(s). (E-10)

AMAFCA
No comment.

COG
No comment.

TRANSIT
No comment.

ZONING ENFORCEMENT
No comment.

NEIGHBORHOOD COORDINATION
Letters sent to: Taylor Ranch NA (R)

APS
Petroglyph Park, Lots 1-A, B, C, D, and E, Block 10, is located on the east side of Unser Blvd NW between Santo Domingo St NW and Mojave St NW. The owner of the above property is seeking a Major 2 YR Extension of Subdivision Improvements for a development that consists of 8 multi-family units. This development is currently impacting Marie Hughes Elementary School, LB Johnson Middle School, and Volcano Vista High School. All three schools have excess capacity.

Loc No	School	2007-08 40th Day	2007-08 Capacity
365	Marie Hughes	723	800
485	L.B. Johnson	1,039	1,203
575	Volcano Vista	482	750

POLICE DEPARTMENT
No Comment

FIRE DEPARTMENT
No comment.

PNM ELECTRIC & GAS
No comment.

COMCAST
No comment.

QWEST
No comment.

ENVIRONMENTAL HEALTH
No comment.

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

OPEN SPACE DIVISION Open Space has no adverse comments	* * * *
CITY ENGINEER The Hydrology section has no objection to the extension request.	
TRANSPORTATION DEVELOPMENT No adverse comments.	
PARKS AND RECREATION No objection.	
ABCWUA No objection to Extension request.	
PLANNING DEPARTMENT Refer to comments from affected divisions regarding proposed extension.	

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

Cc: James F. Crabtree – 6460 Mojave St NW – Albuquerque, NM 87120

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: May 14, 2008
Zone Atlas Page: E-10
Notification Radius: 100 Ft.

Project# 1002949
App#08DRB-70182

Cross Reference and Location: CORNER TO CORNER ATRISCO BETWEEN SANTO DOMINGO NW AND MJOAVE ST NW

Applicant: JAMES F. CRABTREE
6460 MOJAVE ST NW
ALBUQUERQUE, NM 87120

Agent: SAME

Special Instructions:

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

Date Mailed: APRIL 25, 2008
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z	**ZONING & PLANNING**
___ Major Subdivision action			___ Annexation
___ Minor Subdivision action			___ County Submittal
___ Vacation	V		___ EPC Submittal
___ Variance (Non-Zoning)			___ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		___ Sector Plan **(Phase I, II, III)**
___ for Subdivision			___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Building Permit			___ Text Amendment (Zoning Code/Sub Regs)
___ Administrative Amendment (AA)			___ Street Name Change (Local & Collector)
___ IP Master Development Plan			
___ Cert. of Appropriateness (LUCC)	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE	D		___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
___ Storm Drainage Cost Allocation Plan			

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:

Professional/Agent (if any): ~~James F. Crabtree~~ PHONE: ~~505 899 4858~~

ADDRESS: ___ FAX: ___

CITY: ___ STATE ___ ZIP ___ E-MAIL: ___

APPLICANT: James F. Crabtree PHONE: 505-899-4858

ADDRESS: 6460 Mojave ST NW FAX: 505-899-5287

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: —

Proprietary interest in site: none List all owners: City of Alb ROW

DESCRIPTION OF REQUEST: Extension of Time to build Improvements. Curb, Trail, Pavement overlay

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

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

Lot or Tract No. Lots 1-A, B, C, D, E Block: 10 Unit: 3

Subdiv/Addn/TBKA: Petroglyph Park

Existing Zoning: O-1 with Condition/Use Proposed zoning: - No Changes

Zone Atlas page(s): E-10 UPC Code: 101006228139010545 MRGCD Map No ___

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002949

CASE INFORMATION:

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

No. of existing lots: 8 No. of proposed lots: 8 Total area of site (acres): ___ + Mojave NW

LOCATION OF PROPERTY BY STREETS: On or Near: Corner to Corner Arroyo Between Santo Domingo NW

Between: Santo Domingo and Mojave

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

SIGNATURE ___ DATE 8/14/08

(Print) James F. Crabtree Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

		Application case numbers	Action	S.F.	Fees
NA ☐	INTERNAL ROUTING				
☒	All checklists are complete	08DRB - - 70182	SIA		$ 50.00
☒	All fees have been collected	- -	ADV		$ 75.00
☒	All case #s are assigned	- -	CMF		$ 20.00
NA ☐	AGIS copy has been sent	- -			$
☒	Case history #s are listed	- -			$
NA ☐	Site is within 1000ft of a landfill	- -			Total
NA ☐	F.H.D.P. density bonus				
NA ☐	F.H.D.P. fee rebate	Hearing date May 14, 2008			$ 145.00

4-16-08 Project # 1002949

Planner signature / date

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

4/16/08 James F. Crabtree
Applicant name (print)

Applicant signature / date

Form revised October 2007

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

Application case number
08DRB - - 70182
- -
- -

4-16-08
Planner signature / date

Project # 1002949

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	101006230439410522	VOLZER ROSS & TINA	6419 SANTO DOMINGO ST NW	ALBUQUERQUE	NM	87120	R	A1A	LT 3 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, 9-A, 9-B AND 10-A VOLCANO CLIFFS SUBDIVISION, UNIT 3
2	101006231039410523	FOX DENNIS R & SANDRA J	6415 SANTO DOMINGO NW	ALBUQUERQUE	NM	87120	R	A1A	LT 4 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, 9-A, 9-B AND 10-A VOLCANO CLIFFS SUBIDIVISION, UNIT 3
3	101006231739410524	LARRANAGA SIMON & VALERIE	6409 SANTO DOMINGO ST NW	ALBUQUERQUE	NM	87120 2285	R	A1A	LT 5 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, 9-A, 9-B AND 10-A VOLCANO CLIFFS SUBDIVISION, UNIT 3
4	101006224840020205	DEMOVICH JOSEPH A & JAMES SAHD	1712 LAFAYETTE NE	ALBUQUERQUE	NM	87106	V	A1A	* 007 013VOLCANO CLIFFS SUB UNIT 3 11N 2E SEC 27
5	101006228741010538	NIEBES NEIL R & MARY R	6328 CRABTREE CT NW	ALBUQUERQUE	NM	87120	V	A1A	LT 1-H-P2 PLAT FOR PETROGLYPH PARK BEING A REPLAT OF LOT 1 BLOCK 10A VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT .1078 AC +/-
6	101006228641010539	WATSON ANGELICA F & ADAM C	6324 CRABTREE CT NW	ALBUQUERQUE	NM	87120	V	A1A	LT 1-G-P2 PLAT FOR PETROGLYPH PARK BEING A REPLAT OF LOT 1 BLOCK 10A VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT .0958 AC
7	101006230443310515	JOHNSON DWANE & GERRY TRUSTEES JOHNSON LVT	6420 MOJAVE ST NW	ALBUQUERQUE	NM	87120	R	A1A	LT 27 BLK 10A A PLAT OF BLKS 7-A, 8-A, 8-B, 8-C, 9-A, 9-B & 10-A VOLCANO CLIFFS SUBD UNIT 3 (BEING A REPLAT OF BLKS 7, 8, 9 & A PORTION OF BLK 10) CONT .1692 AC
8	101006231043310514	BOURGUET ALFRED J	6416 MOJAVE ST NW	ALBUQUERQUE	NM	87120	R	A1A	LT 26 BLK 10A A PLAT OF BLKS 7-A, 8-A, 8-B, 8-C, 9-A, 9-B & 10-A VOLCANO CLIFFS SUBD UNIT 3 (BEING A REPLAT OF BLKS 7, 8, 9 & A PORTION OF BLK 10) CONT .1692 AC
9	101006227143310534	CRABTREE JAMES F & DIANA K	6436 MOJAVE ST NW	ALBUQUERQUE	NM	87120 4826	R	A1A	LOT 9-A PLAT FOR MOJAVE TOWNHOMES BEING A REPLAT OF LOTS 9 & 10 BLOCK 10 VOLCANO CLIFFS UNIT 3 CONT .1467 AC
10	101006227643310533	CRABTREE JAMES F & DIANA K	6436 MOJAVE ST NW	ALBUQUERQUE	NM	87120 4826	R	A1A	LOT 9-B PLAT FOR MOJAVE TOWNHOMES BEING A REPLAT OF LOTS 9 & 10 BLOCK 10 VOLCANO CLIFFS UNIT 3 CONT .1213 AC
11	101006228043310532	CRABTREE JAMES F & DIANA K	6436 MOJAVE ST NW	ALBUQUERQUE	NM	87120 4826	R	A1A	LOT 9-C PLAT FOR MOJAVE TOWNHOMES BEING A REPLAT OF LOTS 9 & 10 BLOCK 10 VOLCANO CLIFFS UNIT 3 CONT .1213 AC
12	101006228543310518	CRABTREE JAMES F & DIANA K	6436 MOJAVE ST NE	ALBUQUERQUE	NM	87120 4826	R	A1A	LOT 9-D PLAT FOR MOJAVE TOWNHOMES BEING A REPLAT OF LOTS 9 & 10 BLOCK 10 VOLCANO CLIFFS UNIT 3 CONT .1402 AC
13	101006228443010517	CASTILLO JOANNE L	6428 MOJAVE ST NW	ALBUQUERQUE	NM	87120	R	A1A	* 011 010VOLCANO CLIFFS SUB UNIT #3 11N 2E SEC 27
14	101006229143010516	HOLCOMB FREDDIE J & DELORES D	6424 MOJAVE ST NW	ALBUQUERQUE	NM	87120 4826	R	A1A	* 012 010VOLCANO CLIFFS SUB UNIT #3 11N 2E SEC 27

15	101006 231643 310513	CERVANTES HERB	6412 MO JAVE ST N W	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 25 BLK 10A A PLAT OF BLKS 7-A, 8-A, 8-B, 8-C, 9-A, 9-B & 10-A VOLCANO CLIFFS SUBD UNIT 3 (BEING A REPLA T OF BLKS 7, 8, 9 & A PORTION OF BLK 10) CONT .1 692 AC
16	101006 231642 210506	ABEYTA ANTHONY P & TERESE J	6407 PIM A PL NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 18-P1 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8-C, 9-A, 9-B AND 10-A VOLCANO CLIFFS SUBDIVISION, UNIT 3
17	101006 228139 010545	ARCHULETA FELIX M & FRANCES M	6300 CR ABTREE C T NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 1-A-P2 PLAT FOR PETROGLYPH PARK BEING A REPLA T OF LOT 1 BLOCK 10A VOLCANO CLIFFS SUBDIVI SION UNIT 3 CONT .1192 AC +/-
18	101006 228039 410544	GOLDMAN WILLIA M M & GRACE L	6304 CR ABTREE C T NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 1-B-P2 PLAT FOR PETROGLYPH PARK BEING A REPLA T OF LOT 1 BLOCK 10A VOLCANO CLIFFS SUBDIVI SION UNIT 3 CONT .1076 AC
19	101006 227342 110535	CRABTREE JAMES F & DIANA K	6436 MO JAVE ST N W	ALB UQU ERQ UE	N M	871 20 482 6	R	A1 A	LOT 9-H PLAT FOR MOJAVE TOWNHOMES BEING A REPL AT OF LOTS 9 & 10 BLOCK 10 VOLCANO CLIFFS UN IT 3 CONT .1415 AC
20	101006 227742 110536	CRABTREE JAMES F & DIANA K	6436 MO JAVE ST N W	ALB UQU ERQ UE	N M	871 20 482 6	R	A1 A	LOT 9-G PLAT FOR MOJAVE TOWNHOMES BEING A REPL AT OF LOTS 9 & 10 BLOCK 10 VOLCANO CLIFFS UN IT 3 CONT .0939 AC
21	101006 228042 110537	CRABTREE JAMES F & DIANA K	6436 MO JAVE ST N W	ALB UQU ERQ UE	N M	871 20 482 6	R	A1 A	LOT 9-F PLAT FOR MOJAVE TOWNHOMES BEING A REPL AT OF LOTS 9 & 10 BLOCK 10 VOLCANO CLIFFS UN IT 3 CONT .0938 AC
22	101006 228542 210519	CRABTREE JAMES F & DIANA K	6436 MO JAVE ST N W	ALB UQU ERQ UE	N M	871 20 482 6	R	A1 A	LOT 9-E PLAT FOR MOJAVE TOWNHOMES BEING A REPL AT OF LOTS 9 & 10 BLOCK 10 VOLCANO CLIFFS UN IT 3 CONT .1433 AC
23	101006 228039 810543	PETERSON SHANN ON L	6308 CR ABTREE C T NW	ALB UQU ERQ UE	N M	871 20	V	A1 A	LT 1-C-P2 PLAT FOR PETROGLYPH PARK BEING A REPLA T OF LOT 1 BLOCK 10A VOLCANO CLIFFS SUBDIVI SION UNIT 3 CONT .1285 AC +/-
24	101006 227940 510542	RIVERA RHONDA RIELEY & SUSAN B RENNER SCHUSTE R	6312 CR ABTREE C T NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 1-D-P2 PLAT FOR PETROGLYPH PARK BEING A REPLA T OF LOT 1 BLOCK 10A VOLCANO CLIFFS SUBDIVI SION UNIT 3 CONT .1189 AC +/-
25	101006 228037 611807	KELSAY KEVIN G & LYNETTE E	6227 BLA CK RIDGE DR NW	ALB UQU ERQ UE	N M	871 20 620 0	R	A1 A	LT 7 BLK D AMENDED & CORRECTED PLAT OF SH ADOW RIDGE SUBD (A REPL OF TRS A & B-1-A VOLCANO CLIFFS SUBD) CONT 0.1668 AC M/ L O R 7,266 SF M/L
26	101006 229146 210923	PINTO MARIO M & KRISTIN A	6509 MO ON SHAD OWS DR N W	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 3 PLAT FOR PETROGLYPH SHADOWS SUBDIVIS ION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 UNI T 3 VOLCANO CLIFFS SUBDIVISION CONT .1616 AC
27	101006 231042 210505	THOMPSON SONJ A LUZ	6411 PIM A PL NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 17-P1 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8-C, 9-A, 9-B AND 10-A VOLCANO CLIFFS SUBDIVISION, UNIT 3
28	101006 231642 210506	ABEYTA ANTHONY P & TERESE J	6407 PIM A PL NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 18-P1 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8-C, 9-A, 9-B AND 10-A VOLCANO CLIFFS SUBDIVISION, UNIT 3
29	101006 228139 010545	ARCHULETA FELIX M & FRANCES M	6300 CR ABTREE C T NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 1-A-P2 PLAT FOR PETROGLYPH PARK BEING A REPLA T OF LOT 1 BLOCK 10A VOLCANO CLIFFS SUBDIVI SION UNIT 3 CONT .1192 AC +/-
30	101006 228039 410544	GOLDMAN WILLIA M M & GRACE L	6304 CR ABTREE C T NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 1-B-P2 PLAT FOR PETROGLYPH PARK BEING A REPLA T OF LOT 1 BLOCK 10A VOLCANO CLIFFS SUBDIVI SION UNIT 3 CONT .1076 AC
3	101006	CRABTREE JAMES	6436 MO	ALB	N	871	R	A1	LOT 9-

1	227342 110535	F & DIANA K	JAVE ST N W	UQU ERQ UE	M	20 482 6		A	H PLAT FOR MOJAVE TOWNHOMES BEING A REPL AT OF LOTS 9 & 10 BLOCK 10 VOLCANO CLIFFS UN IT 3 CONT .1415 AC
3 2	101006 227742 110536	CRABTREE JAMES F & DIANA K	6436 MO JAVE ST N W	ALB UQU ERQ UE	N M	871 20 482 6	R	A1 A	LOT 9- G PLAT FOR MOJAVE TOWNHOMES BEING A REPL AT OF LOTS 9 & 10 BLOCK 10 VOLCANO CLIFFS UN IT 3 CONT .0939 AC
3 3	101006 228042 110537	CRABTREE JAMES F & DIANA K	6436 MO JAVE ST N W	ALB UQU ERQ UE	N M	871 20 482 6	R	A1 A	LOT 9- F PLAT FOR MOJAVE TOWNHOMES BEING A REPL AT OF LOTS 9 & 10 BLOCK 10 VOLCANO CLIFFS UN IT 3 CONT .0938 AC
3 4	101006 228542 210519	CRABTREE JAMES F & DIANA K	6436 MO JAVE ST N W	ALB UQU ERQ UE	N M	871 20 482 6	R	A1 A	LOT 9- E PLAT FOR MOJAVE TOWNHOMES BEING A REPL AT OF LOTS 9 & 10 BLOCK 10 VOLCANO CLIFFS UN IT 3 CONT .1433 AC
3 5	101006 229138 011805	ATENCIO DANIEL & CAMILLE	6427 CAL EY AVE N W	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 5 BLK D AMENDED & CORRECTED PLAT OF SH ADOW RIDGE SUBD (A REPL OF TRS A & B-1- A VOLCANO CLIFFS SUBD) CONT 0.1179 AC M/ L O R 5,139 SF M/L
3 6	101006 229638 011804	BRITO DIANA JEAN	6423 CAL EY AVE N W	ALB UQU ERQ UE	N M	871 20 320 2	R	A1 A	LT 4 BLK D AMENDED & CORRECTED PLAT OF SH ADOW RIDGE SUBD (A REPL OF TRS A & B-1- A VOLCANO CLIFFS SUBD) CONT 0.1238 AC M/ L O R 5,397 SF M/L
3 7	101006 230138 011803	SURETTE EULALIA C & MARKHAM TH ERESA LYNN	6419 CAL EY AVE N W	ALB UQU ERQ UE	N M	871 20 320 2	R	A1 A	LT 3 BLK D AMENDED & CORRECTED PLAT OF SH ADOW RIDGE SUBD (A REPL OF TRS A & B-1- A VOLCANO CLIFFS SUBD) CONT 0.1239 AC M/ L O R 5,400 SF M/L
3 8	101006 230637 911802	OBERHUBER GEO RGE & JACQUELIN E	6415 CAL EY AVE N W	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 2 BLK D AMENDED & CORRECTED PLAT OF SH ADOW RIDGE SUBD (A REPL OF TRS A & B-1- A VOLCANO CLIFFS SUBD) CONT 0.1239 AC M/ L O R 5,400 SF M/L
3 9	101006 230342 210504	STEVENS WILLIAM J. & PRISCILLA	1736 DIE TZ LOOP NW	ALB UQU ERQ UE	N M	871 07	V	A1 A	LT 16-P1 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8- C, 9-A, 9-B AND 10- A VOLCANO CLIFFS SUBDIVISION, UNIT 3
4 0	101006 229841 110503	LOWNEY JOHN M & KAREN A	6420 PIM A PL NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 15-P1 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8- C, 9-A, 9-B AND 10- A VOLCANO CLIFFS SUBDIVISION, UNIT 3
4 1	101006 228037 611807	KELSAY KEVIN G & LYNETTE E	6227 BLA CK RIDGE DR NW	ALB UQU ERQ UE	N M	871 20 620 0	R	A1 A	LT 7 BLK D AMENDED & CORRECTED PLAT OF SH ADOW RIDGE SUBD (A REPL OF TRS A & B-1- A VOLCANO CLIFFS SUBD) CONT 0.1668 AC M/ L O R 7,266 SF M/L
4 2	101006 231740 510531	SENA JAMES R & A NGELA M	6408 PIM A PL NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 12 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8- C, 9-A, 9-B AND 10-A VOLCANO CLIFFS UNIT 3
4 3	101006 228039 810543	PETERSON SHANN ON L	6308 CR ABTREE C T NW	ALB UQU ERQ UE	N M	871 20	V	A1 A	LT 1-C- P2 PLAT FOR PETROGLYPH PARK BEING A REPLA T OF LOT 1 BLOCK 10A VOLCANO CLIFFS SUBDIVI SION UNIT 3 CONT .1285 AC +/-
4 4	101006 227940 510542	RIVERA RHONDA RIELEY & SUSAN B RENNER SCHUSTE R	6312 CR ABTREE C T NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 1-D- P2 PLAT FOR PETROGLYPH PARK BEING A REPLA T OF LOT 1 BLOCK 10A VOLCANO CLIFFS SUBDIVI SION UNIT 3 CONT .1189 AC +/-
4 5	101006 228438 011806	MONTOYA CHAD & KIMBERLY	6431 CAL EY AVE N W	ALB UQU ERQ UE	N M	871 20 320 2	R	A1 A	LT 6 BLK D AMENDED & CORRECTED PLAT OF SH ADOW RIDGE SUBD (A REPL OF TRS A & B-1- A VOLCANO CLIFFS SUBD) CONT 0.1825 AC M/ L O R 7,953 SF M/L
4 6	101006 229739 410521	SALAZAR FLORA	6423 SAN TO DOMIN GO ST NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 2 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8- C, 9-A, 9-B AND 10- A VOLCANO CLIFFS SUBDIVISION, UNIT 3
4 7	101006 230140 410502	MARTINEZ SAMUE L W JR & RENEE L	6416 PIM A PL NW	ALB UQU ERQ	N M	871 20	R	A1 A	LT 14-P1 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8- C, 9-A, 9-B AND 10- A VOLCANO CLIFFS SUBDIVISION, UNIT 3

				UE					
48	101006231040410501	SANDOVAL CHRISTOPHER & FJOCELYN	6412 PIMA CT NW	ALBUQUERQUE	NM	87120	R	A1A	LT 13-P1 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8-C, 9-A, 9-B AND 10-A VOLCANO CLIFFS SUBDIVISION, UNIT 3
49	101006228140910540	CUMLER HOWARD R & KAREN HARMANY	6320 CRABTREE CT NW	ALBUQUERQUE	NM	87120	R	A1A	LT 1-F-P2 PLAT FOR PETROGLYPH PARK BEING A REPLAT OF LOT 1 BLOCK 10A VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT .1933 AC +/-
50	101006227840810541	CRABTREE JAMES F & DIANA K	6436 MOJAVE NW	ALBUQUERQUE	NM	87120	R	A1A	LT 1-E-P2 PLAT FOR PETROGLYPH PARK BEING A REPLAT OF LOT 1 BLOCK 10A VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT .1727 AC +/-

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10100 62316 44912 402	MARTINEZ-LOVELESS JONLYN & BRETT LOVELESS	6501 SUN VIEW DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 20 PLAT FOR PETROGLYPH SHADOWS SUBDIVISION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 UNIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1723 AC
1	10100 62307 44912 401	GRECO CHRISTOPHER J & ELIZABETH G TRUSTEES GRECO TRUST	6500 MOON SHADOWS DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 29 PLAT FOR PETROGLYPH SHADOWS SUBDIVISION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 UNIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1730 AC
1	10100 62306 46312 409	AYOTTE DAVID PAUL & KARA LYNNE	6508 MOON SHADOWS DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 27 PLAT FOR PETROGLYPH SHADOWS SUBDIVISION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 UNIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1728 AC
1	10100 62306 45612 410	GRIEGO SEAN & BARBARA	6504 MOON SHADOWS DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 28 PLAT FOR PETROGLYPH SHADOWS SUBDIVISION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 UNIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1728 AC
1	10100 62291 45510 922	BALLARD RONALD R & KATHLEEN A	6505 MOON SHADOWS DR NW	ALBUQUERQUE	NM	87120 4831	R	A1A	LT 2 PLAT FOR PETROGLYPH SHADOWS SUBDIVISION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 UNIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1613 AC
1	10100 62266 46010 902	STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1148	SANTA FE	NM	87504 1148	V	A1A	LOT 6 BLK 12 VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT 1.0227 A C +- OR 44,549 SQ FT +-
1	10100 62291 44910 921	SANDOVAL THOMAS E & RUBY D	6501 MOON SHADOWS DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 1 PLAT FOR PETROGLYPH SHADOWS SUBDIVISION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 UNIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1711 AC
1	10100 62282 36911 808	SANDOVAL ERNEST JR & LANETTE L	PO BOX 66316	ALBUQUERQUE	NM	87193	V	A1A	LT 8 BLK D AMENDED & CORRECTED PLAT OF SHADOW RIDGE SUBD (A REPL OF TRS A & B-1-A VOLCANO CLIFFS SUBD) CONT 0.1017 AC M/ L OR 4,431 SF M/L

OR CURRENT RESIDENT
101006231642210506
ABEYTA ANTHONY P & TERESE J
6407 PIMA PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006231043310514
BOURGUET ALFRED J
6416 MOJAVE ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006231643310513
CERVANTES HERB
6412 MOJAVE ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006224840020205
DEMOVICH JOSEPH A & JAMES SAHD
1712 LAFAYETTE NE
ALBUQUERQUE, NM 87106

OR CURRENT RESIDENT
101006229143010516
HOLCOMB FREDDIE J & DELORES D
6424 MOJAVE ST NW
ALBUQUERQUE, NM 87120 4826

OR CURRENT RESIDENT
101006231739410524
LARRANAGA SIMON & VALERIE
6409 SANTO DOMINGO ST NW
ALBUQUERQUE, NM 87120 2285

OR CURRENT RESIDENT
101006228438011806
MONTOYA CHAD & KIMBERLY
6431 CALEY AVE NW
ALBUQUERQUE, NM 87120 3202

OR CURRENT RESIDENT
101006228039810543
PETERSON SHANNON L
6308 CRABTREE CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006229739410521
SALAZAR FLORA
6423 SANTO DOMINGO ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006230342210504
STEVENS WILLIAM J. & PRISCILLA
1736 DIETZ LOOP NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101006228139010545
ARCHULETA FELIX M & FRANCES M
6300 CRABTREE CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006229638011804
BRITO DIANA JEAN
6423 CALEY AVE NW
ALBUQUERQUE, NM 87120 3202

Project# 1002949
101006227143310534
CRABTREE JAMES F & DIANA K
6436 MOJAVE ST NW
ALBUQUERQUE, NM 87120 4826

OR CURRENT RESIDENT
101006231039410523
FOX DENNIS R & SANDRA J
6415 SANTO DOMINGO NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006230443310515
JOHNSON DWANE & GERRY
TRUSTEES JOHNSON LVT
6420 MOJAVE ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006229841110503
LOWNEY JOHN M & KAREN A
6420 PIMA PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006228741010538
NIEBES NEIL R & MARY R
6328 CRABTREE CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006229146210923
PINTO MARIO M & KRISTIN A
6509 MOON SHADOWS DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006231040410501
SANDOVAL CHRISTOPHER & F
JOCELYN
6412 PIMA CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006230138011803
SURETTE EULALIA C & MARKHAM
THERESA LYNN
6419 CALEY AVE NW
ALBUQUERQUE, NM 87120 3202

OR CURRENT RESIDENT
101006229138011805
ATENCIO DANIEL & CAMILLE
6427 CALEY AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006228443010517
CASTILLO JOANNE L
6428 MOJAVE ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006228140910540
CUMLER HOWARD R & KAREN
HARMANY
6320 CRABTREE CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006228039410544
GOLDMAN WILLIAM M & GRACE L
6304 CRABTREE CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006228037611807
KELSAY KEVIN G & LYNETTE E
6227 BLACK RIDGE DR NW
ALBUQUERQUE, NM 87120 6200

OR CURRENT RESIDENT
101006230140410502
MARTINEZ SAMUEL W JR & RENEE L
6416 PIMA PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006230637911802
OBERHUBER GEORGE & JACQUELINE
6415 CALEY AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006227940510542
RIVERA RHONDA RIELEY & SUSAN
BRENNER SCHUSTER
6312 CRABTREE CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006231740510531
SENA JAMES R & ANGELA M
6408 PIMA PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006231042210505
THOMPSON SONJA LUZ
6411 PIMA PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006230439410522
VOLZER ROSS & TINA
6419 SANTO DOMINGO ST NW
ALBUQUERQUE, NM 87120

Project# 1002949
RENE HORVATH
Taylor Ranch NA
5515 PALOMINO DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006230646312409
AYOTTE DAVID PAUL & KARA LYNNE
6508 MOON SHADOWS DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006230645612410
GRIEGO SEAN & BARBARA
6504 MOON SHADOWS DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006228641010539
WATSON ANGELICA F & ADAM C
6324 CRABTREE CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006229144910921
SANDOVAL THOMAS E & RUBY D
6501 MOON SHADOWS DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006229145510922
BALLARD RONALD R & KATHLEEN A
6505 MOON SHADOWS DR NW
ALBUQUERQUE, NM 87120 4831

OR CURRENT RESIDENT
101006231644912402
MARTINEZ-LOVELESS JONLYN & BRETT LOVELESS
6501 SUN VIEW DR NW
ALBUQUERQUE, NM 87120

Project# 1002949
JOLENE WOLFLEY
Taylor Ranch NA
6804 STAG HORN DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006226646010902
STATE OF NEW MEXICO STATE LAND OFFICE
PO BOX 1148
SANTA FE, NM 87504 1148

OR CURRENT RESIDENT
101006230744912401
GRECO CHRISTOPHER J & ELIZABETH G TRUSTEES GRECO TRUST
6500 MOON SHADOWS DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006228236911808
SANDOVAL ERNEST JR & LANETTE L
PO BOX 66316
ALBUQUERQUE, NM 87193

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: April 14, 2008

TO CONTACT NAME: James F. Crabtree
COMPANY/AGENCY: Crabtree Customs Inc.
ADDRESS/ZIP: 6460 Majave St. NW 87120
PHONE/FAX #: 261-3524 899-5287

Thank you for your inquiry of April 14, 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at The end block between Majave and Santo Domingo NW along Old Unser at the Petroglyth Nat. Park Baca Negra Canyon located on 6440, 6456 Majave St. + 6300 to 6316 Crabtree CB, between Santo Domingo + Majave St. NW zone map page(s) E-10.

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

Taylor Ranch N.A.
Neighborhood or Homeowner Association
Contacts: Jolene Wolfley
6804 Stag Horn Dr. NW 87120
890-9414 (h)
Rene Horvath
5515 Palomino Dr. NW 87120
898-2114 (h)

Neighborhood or Homeowner Association
Contacts:

See reverse side for additional Neighborhood and/or Homeowner Associations

Information:

YES ( ) NO (X)

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

Sincerely,

Stephanie Dan[illegible]
OFFICE OF NEIGHBORHOOD COORDINATION

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

Planningnbrcontactformltr (12/03/07)

7007 1490 0000 0961 6181

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

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

ALBUQUERQUE NM 87120 OFFICIAL USE

Postage	$ $0.41	0107
Certified Fee	$2.65	02
Return Receipt Fee (Endorsement Required)	$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.21	04/15/2008

NORTH VALLEY FINANCE ALBUQUERQUE NM APR 15 2008

Sent To Tolene Wolfley
Street, Apt. No.; or PO Box No. 6804 Stoneham Dr NW
City, State, ZIP+4 ABQ NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7007 1490 0000 0961 6826

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

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

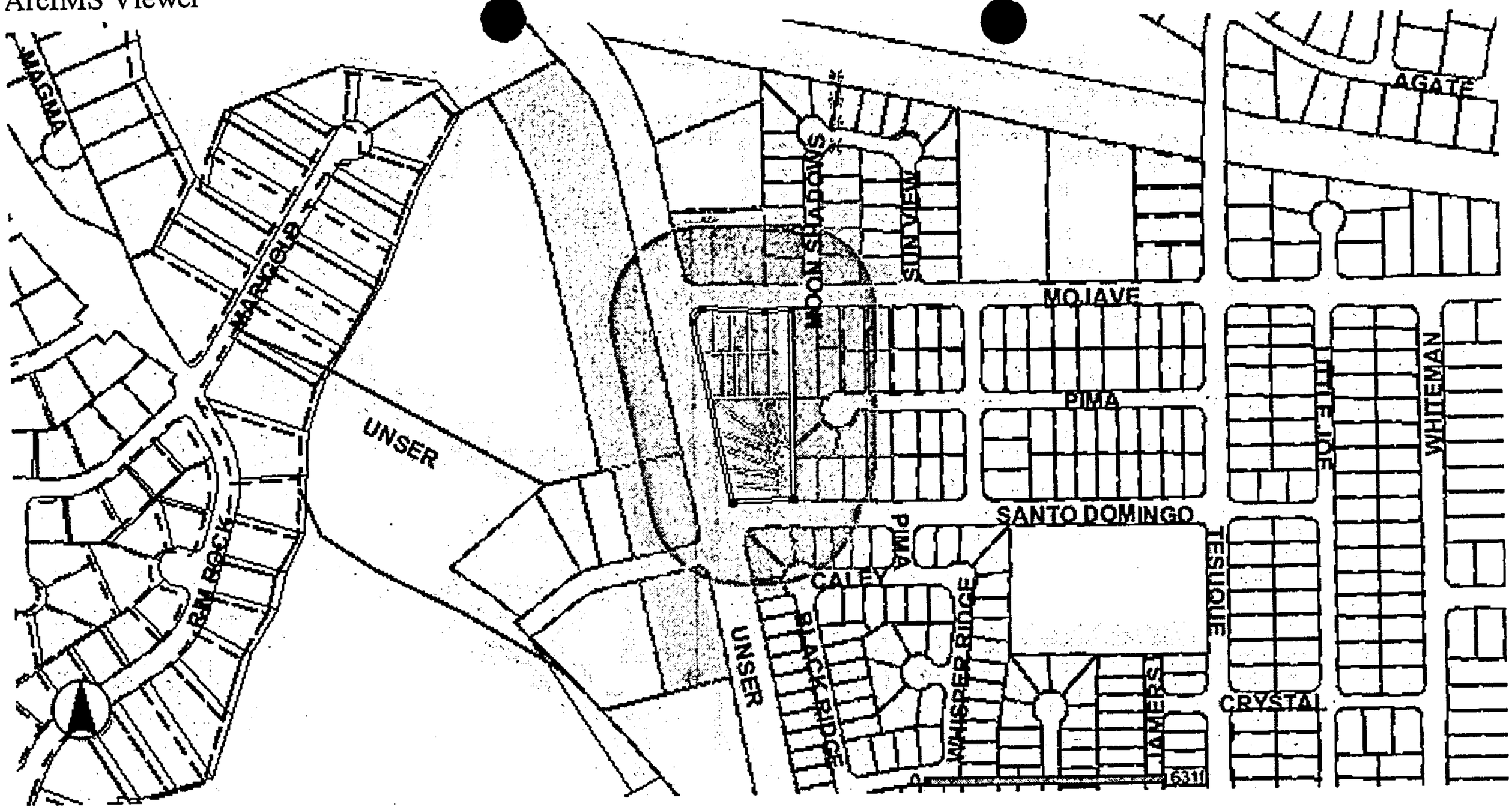
ALBUQUERQUE NM 87120 OFFICIAL USE

Postage	$ $0.41	0107
Certified Fee	$2.65	02
Return Receipt Fee (Endorsement Required)	$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.21	04/15/2008

NORTH VALLEY FINANCE ALBUQUERQUE NM APR 15 2008

Sent To Rene Hervath
Street, Apt. No.; or PO Box No. 5515 Palomino Dr NW
City, State, ZIP+4 ABQ NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

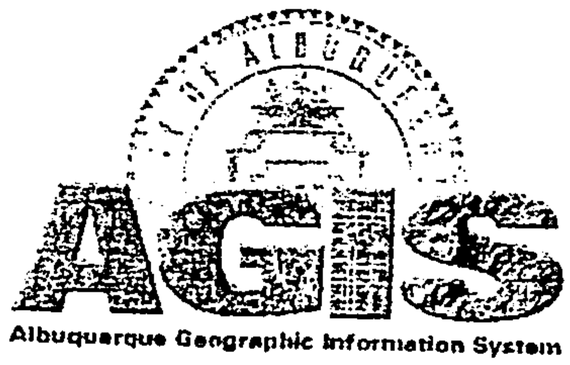

MAGMA
MARIGOLD
UNSER
RAM ROCK
MOON SHADOWS
SUN VIEW
AGATE
MOJAVE
PIMA
LITTLE JOE
WHITEMAN
SANTO DOMINGO
PIMA
CALEY
BLACK RIDGE
WHISPER RIDGE
TESUQUE
CRYSTAL
AMERS
UNSER
6311

NORTHWEST MESA-ESCARPMENT PLAN-IMPACT

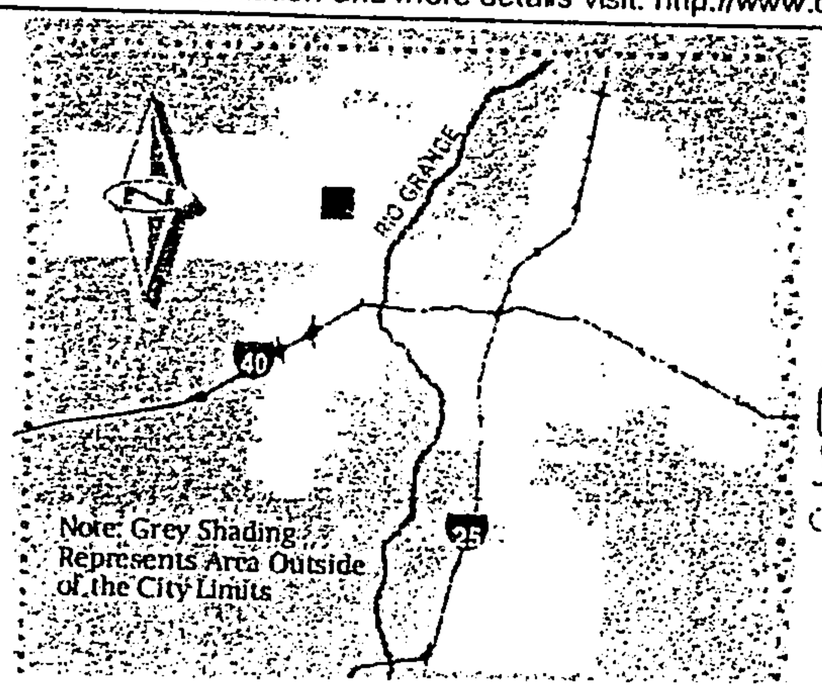
NORTHWEST-MESA ESCARPMENT PLAN CONSERVATION

NORTHWEST MESA ESCARPMENT PLAN VIEW

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



Map amended through: 2/18/2007



Zone Atlas Page:

E-10-Z

Selected Symbols

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

0 Feet

Date: April 15, 2008

To: City of Albuquerque
Development Review Board
Plaza Del Sol

From: James F. Crabtree
Diana K. Crabtree
Crabtree Customs Inc.
6460 Mojave St. NW
Albuquerque, NM 87108
Home 899-4858 Cell 261-3524

RE: Petroglyph Park Townhomes, Unser Blvd. Improvements SIA-B,
Extension of time to build Curb, Sidewalk, and Asphalt Improvements.

To whom it may concern,
I am requesting an extension of 1 year of the Sub-division Improvement agreement of the sidewalk, curb, and Asphalt along Unser due to the realignment of Unser between Montano and the Petroglyph cliff face. With the completion of the Unser Escarpment crossing, I understand that the city is now ready to allow construction of the improvements. I request the extension to allow time to obtain the necessary work orders and to complete the improvements.

Thank you for your consideration in this matter.

Sincerely,

James F. and Diana K. Crabtree
Crabtree Customs Inc.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 24, 2006

2. Project # 1002949
06DRB-00595 Major-Two Year SIA

JAMES F CRABTREE request(s) the above action(s) for all or a portion of Block(s) 10, Lot(s) 1-A, 1-B, 1-C, 1-D & 1-E, **PETROGLYPH PARK, UNIT 3,** zoned O-1 office and institution zone, located on UNSER BLVD NW, between SANTO DOMINGO ST NW and MOJAVE NW containing approximately 1 acre(s). [REF:04DRB-00774] (E-10)

At the May 24, 2006, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

This will be the last extension.

If you wish to appeal this decision, you must do so by June 8, 2006, 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: James F Crabtree, 6460 Mojave St NW, 87120
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002949 AGENDA#: 2 DATE: 5-24-06

1. Name: James F. Crabtree Address: 6460 Mojave ST NW 416 NM Zip: 87120

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: 1002949 **AGENDA ITEM NO: 2**

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

RESOLUTION: 2 yr

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: May 24, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov


9A
9B
9C
9D
27
26
25
24
23A
22A
10A
R-1
9H
9G
9F
9E
11
12
16-P1
17-P1
18-P1
19-P1
20A-P1
21A-P1
9A-P1
A
SU-1
PIMA
1F
1G
1H
15-P1
1E
11A-P1
12-P1
11-P1
10A-P1
9A-P1
14-P1
13-P1
1D
O-1
E10
R-1
10A-P1
1C
1B
2
3
4
5
6
7A
8A
9A-P1
1A
CRABTREE
7
O-1
6
UNSER BLVD + NW SANTO DOMINGO ST NW
SANTO DOMINGO
UNSER
PIMA
6
5
R-LT
4
3
2
1
36
R-LT
35
34
33
5
0
218ft

#2

1002949

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 24, 2006

Project # 1002949
06DRB-00595 Major-Two Year SIA

JAMES F CRABTREE request(s) the above action(s) for all or a portion of Block(s) 10, Lot(s) 1-A, 1-B, 1-C, 1-D & 1-E, **PETROGLYPH PARK, UNIT 3,** zoned O-1 office and institution zone, located on UNSER BLVD NW, between SANTO DOMINGO ST NW and MOJAVE NW containing approximately 1 acre(s). [REF:04DRB-00774] (E-10)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Taylor Ranch NA (R).

APS The requested SIA extension for Petroglyph Park Townhouses located in **Petroglyph Park, Unit 3** will have no additional impacts to the APS district as the project is complete and occupied.

Police Department	No crime prevention or CPTED 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

No objection, the improvements should be build within the next two years.

Parks & Recreation No objection.

Utilities Development No adverse comment on SIA extension.

Planning Department

No objection to the reqested SIA extension. Is the request for a one or two year extension?

Impact Fee Administrator No comment on extension of SIA.

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

cc: James F Crabtree, 6460 Mojave St NW, 87120

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 24, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002856
06DRB-00596 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for , Parcel 3, **THE MEADOWS @ ANDERSON HILLS,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 35 acre(s). [REF: 06DRB-01194] (P-9)

Project # 1002949
06DRB-00595 Major-Two Year SIA

JAMES F CRABTREE request(s) the above action(s) for all or a portion of Block(s) 10, Lot(s) 1-A, 1-B, 1-C, 1-D & 1-E, **PETROGLYPH PARK, UNIT 3,** zoned O-1 office and institution zone, located on UNSER BLVD NW, between SANTO DOMINGO ST NW and MOJAVE NW containing approximately 1 acre(s). [REF:04DRB-00774] (E-10)

Project # 1002632
06DRB-00599 Major-Preliminary Plat Approval
06DRB-00601 Major-Vacation of Pub Right-of-Way
06DRB-00602 Major-Vacation of Public Easements
06DRB-00603 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4, 5 & 6 (to be known as **SUNDANCE ESTATES, UNIT 1**) zoned R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 36 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-01761] (B-11)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call 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, MAY 8, 2006.

CITY OF ALBUQUERQUE

Planning Department

RECEIVED MAY 15 2006

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.39⁰
0004329277 MAY 05 2006
MAILED FROM ZIP CODE 87102

101006228641010539

CRABTREE FRANK F & DIANA K
6436 MOJAVE NW
ALBUQUERQUE NM 87120

****

DRB

DRB

P O Box 1293 Albuquerque, New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 24, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002856 06DRB-00596 Major-Two Year SIA	MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for , Parcel 3, **THE MEADOWS @ ANDERSON HILLS,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 35 acre(s). [REF: 06DRB-01194] (P-9)
Project # 1002949 06DRB-00595 Major-Two Year SIA	JAMES F CRABTREE request(s) the above action(s) for all or a portion of Block(s) 10, Lot(s) 1-A, 1-B, 1-C, 1-D & 1-E, **PETROGLYPH PARK, UNIT 3,** zoned O-1 office and institution zone, located on UNSER BLVD NW, between SANTO DOMINGO ST NW and MOJAVE NW containing approximately 1 acre(s). [REF:04DRB-00774] (E-10)
Project # 1002632 06DRB-00599 Major-Preliminary Plat Approval 06DRB-00601 Major-Vacation of Pub Right-of-Way 06DRB-00602 Major-Vacation of Public Easements 06DRB-00603 Minor-Temp Defer SDWK	TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4, 5 & 6 (to be known as **SUNDANCE ESTATES, UNIT 1**) zoned R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 36 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-01761] (B-11)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call 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, MAY 8, 2006.

CITY OF ALBUQUERQUE

FYI

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

May 10, 2006

TO: Jolene Wolfley and Rene Horvath, Taylor Ranch Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately one (1) acre(s) - Major Two Year Subdivision Improvement Agreement for extension to build Curb, Sidewalk and Asphalt on the Petroglyph Park Town homes on Unser Boulevard NW**

Proposed by: **James F. Crabtree at 505-899-4858**
Agent for: **James F. Crabtree**

For property located: **On or near Unser Boulevard NW between Santo Domingo Street NW and Mojave Street NW.**

The case number(s) assigned is: **06DRB- 00595, Project # 1002949**

City Planning accepted application for this request on **April 27, 2006.**

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, May 24, 2006** 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

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

FYI

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

May 10, 2006

TO: Larry Weaver and Tom Anderson, Paradise Hills Civic 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 thirty-six (36) acre(s) – Major Preliminary Plat Approval; Major Vacation of Public Right-of-Way; Major Vacation of Public Easements and Minor Temporary Deferral of Sidewalks for Sundance Estates, Unit 1, consisting of single-family, detached dwelling units.**

Proposed by: **James F. Crabtree at 505-899-4858**
Agent for: **James F. Crabtree**

For property located: **On or near Unser Boulevard NW between Santo Domingo Street NW and Mojave Street NW.**

The case number(s) assigned is: **06DRB- 00595, Project # 1002949**

City Planning accepted application for this request on **April 27, 2006.**

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, May 24, 2006** 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

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MAY 24, 2006
Zone Atlas Page: E-10-Z
Notification Radius: 100 Ft.

Project# 1002949
App#06DRB-00595

Cross Reference and Location: 6300 THRU 6328 CRABTREE CT NW BETWEEN SANTO DOMINGO ST NW AND MOJAVE EAST OF OLD UNSER NW

Applicant: JAMES F CRABTREE
Address: 6460 MOJAVE ST NW
ALBUQUERQUE, NM 87120

Agent:

Special Instructions:

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

Date Mailed: MAY 5, 2006
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1002949
APPLICATION # _____

PAGE 1 **OF** 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
E-10	1010062	281-409	105-40	
		286-410	39	
		287-410	38	
		278-408	41	
		279-405	42	
		280-398	43	
		280-394	44	
		281-390	45	
		297-394	21	
		304-394	22	
		310-394	23	
		317-394	24	
		298-411	03	
		301-404	02	
		310-404	01	
		317-405	31	

***

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1002949
APPLICATION # _____

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
E-10	1010062	311-380	118-01	
		306-379	02	
		301-380	03	
		296-380	04	
		291-380	05	
		284-380	06	
		280-376	07	
		237-458	202-10	
		248-400	05	
		255-368	201-06	

mainframe@coa1mp3.ca
bq.gov
05/04/2006 09:40 AM

To
cc
bcc
Subject

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

01010062 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101006228140910540 LEGAL: LT 1 -F-P 2 PLAT FOR PETROGLYPH PARK BEING A
REPLAT LAND USE:
PROPERTY ADDR: 00000 CRABTREE
OWNER NAME: CUMLER HOWARD R & KAREN HARMAN
OWNER ADDR: 06320 CRABTREE CT NW
ALBUQUERQUE NM 87120
0101006228641010539 LEGAL: LT 1 -G-P 2 PLAT FOR PETROGLYPH PARK BEING A
REPLAT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CRABTREE FRANK F & DIANA K
OWNER ADDR: 06436 MOJAVE NW
ALBUQUERQUE NM 87120
0101006228741010538 LEGAL: LT 1 -H-P 2 PLAT FOR PETROGLYPH PARK BEING A
REPLAT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CRABTREE FRANK F & DIANA K
OWNER ADDR: 06436 MOJAVE NW
ALBUQUERQUE NM 87120
0101006227840810541 LEGAL: LT 1 -E-P 2 PLAT FOR PETROGLYPH PARK BEING A
REPLAT LAND USE:
PROPERTY ADDR: 00000 CRABTREE
OWNER NAME: CRABTREE FRANK F & DIANA K
OWNER ADDR: 06436 MOJAVE NW
ALBUQUERQUE NM 87120
0101006227940510542 LEGAL: LT 1 -D-P 2 PLAT FOR PETROGLYPH PARK BEING A
REPLAT LAND USE:
PROPERTY ADDR: 00000 CRABTREE
OWNER NAME: CRABTREE FRANK F & DIANA K
OWNER ADDR: 06436 MOJAVE NW
ALBUQUERQUE NM 87120
0101006228039810543 LEGAL: LT 1 -C-P 2 PLAT FOR PETROGLYPH PARK BEING A
REPLAT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CRABTREE FRANK F & DIANA K
OWNER ADDR: 06436 MOJAVE NW
ALBUQUERQUE NM 87120
0101006228039410544 LEGAL: LT 1 -B-P 2 PLAT FOR PETROGLYPH PARK BEING A
REPLAT LAND USE:
PROPERTY ADDR: 00000 CRABTREE
OWNER NAME: GOLDMAN WILLIAM M & GRACE L
OWNER ADDR: 06304 CRABTREE CT NW
ALBUQUERQUE NM 87120
0101006228139010545 LEGAL: LT 1 -A-P 2 PLAT FOR PETROGLYPH PARK BEING A
REPLAT LAND USE:
PROPERTY ADDR: 00000 CRABTREE
OWNER NAME: CRABTREE FRANK F & DIANA K
OWNER ADDR: 06436 MOJAVE NW
ALBUQUERQUE NM 87120

010100622973941052 1 LEGAL: LT 2 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, LAND USE:
PROPERTY ADDR: 00000 SANTO DOMINGO
OWNER NAME: SALAZAR FLORA
OWNER ADDR: 02116 EUCARIZ SW
ALBUQUERQUE NM 87105
010100623043941052 2 LEGAL: LT 3 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, LAND USE:
PROPERTY ADDR: 00000 SANTO DOMINGO
OWNER NAME: VOLZER ROSS & TINA
OWNER ADDR: 06419 SANTO DOMINGO ST NW
ALBUQUERQUE NM 87120
010100623103941052 3 LEGAL: LT 4 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, LAND USE:
PROPERTY ADDR: 00000 SANTO DOMINGO
OWNER NAME: FOX DENNIS R & SANDRA J
OWNER ADDR: 06415 SANTO DOMINGO NW
ALBUQUERQUE NM 87120
010100623173941052 4 LEGAL: LT 5 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, LAND USE:
PROPERTY ADDR: 00000 SANTO DOMINGO
OWNER NAME: LARRANAGA SIMON & VALERIE
OWNER ADDR: 06409 SANTO DOMINGO ST NW
ALBUQUERQUE NM 87120
010100622984111050 3 LEGAL: LT 1 5-P1 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8-C, LAND USE:
PROPERTY ADDR: 00000 PIMA
OWNER NAME: LOWNEY JOHN M & KAREN A
OWNER ADDR: 06420 PIMA PL NW
ALBUQUERQUE NM 87120
010100623014041050 2 LEGAL: LT 1 4-P1 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8-C, LAND USE:
PROPERTY ADDR: 00000 PIMA
OWNER NAME: MARTINEZ SAMUEL W JR & RENEE L
OWNER ADDR: 06416 PIMA PL NW
ALBUQUERQUE NM 87120
010100623104041050 1 LEGAL: LT 1 3-P1 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8-C, LAND USE:
PROPERTY ADDR: 00000 PIMA
OWNER NAME: SANDOVAL CHRISTOPHER & F JOCEL
OWNER ADDR: 06412 PIMA CT NW
ALBUQUERQUE NM 87120
010100623174051053 1 LEGAL: LT 1 2 BL K 10A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, LAND USE:
PROPERTY ADDR: 00000 PIMA
OWNER NAME: SENA JAMES R & ANGELA M
OWNER ADDR: 06408 PIMA PL NW
ALBUQUERQUE NM 87120
010100623113801180 1 LEGAL: LT 1 BLK D AMENDED & CORRECTED PLAT OF SHADOW RIDG LAND USE:
PROPERTY ADDR: 00000 CALEY
OWNER NAME: THOMAS ROBERT W & CAROL R
OWNER ADDR: 06409 CALEY AV NW
ALBUQUERQUE NM 87120

01010062306379118 02 LEGAL: LT 2 BLK D AMENDED & CORRECTED PLAT OF SHADOW RIDG LAND USE:
PROPERTY ADDR: 00000 CALEY
OWNER NAME: OBERHUBER GEORGE & JACQUELINE
OWNER ADDR: 06415 CALEY AV NW
ALBUQUERQUE NM 87120
01010062301380118 03 LEGAL: LT 3 BLK D AMENDED & CORRECTED PLAT OF SHADOW RIDG LAND USE:
PROPERTY ADDR: 00000 CALEY
OWNER NAME: SURETTE EULALIA C &
OWNER ADDR: 06419 CALEY AV NW
ALBUQUERQUE NM 87120
01010062296380118 04 LEGAL: LT 4 BLK D AMENDED & CORRECTED PLAT OF SHADOW RIDG LAND USE:
PROPERTY ADDR: 00000 CALEY
OWNER NAME: BRITO DIANA JEAN
OWNER ADDR: 06423 CALEY AV NW
ALBUQUERQUE NM 87120
01010062291380118 05 LEGAL: LT 5 BLK D AMENDED & CORRECTED PLAT OF SHADOW RIDG LAND USE:
PROPERTY ADDR: 00000 CALEY
OWNER NAME: ATENCIO DANIEL & CAMILLE
OWNER ADDR: 06427 CALEY AV NW
ALBUQUERQUE NM 87120
01010062284380118 06 LEGAL: LT 6 BLK D AMENDED & CORRECTED PLAT OF SHADOW RIDG LAND USE:
PROPERTY ADDR: 00000 CALEY
OWNER NAME: MONTOYA CHAD & KIMBERLY
OWNER ADDR: 06431 CALEY AV NW
ALBUQUERQUE NM 87120
01010062280376118 07 LEGAL: LT 7 BLK D AMENDED & CORRECTED PLAT OF SHADOW RIDG LAND USE:
PROPERTY ADDR: 00000 BLACK RIDGE
OWNER NAME: KELSAY KEVIN G & LYNETTE E
OWNER ADDR: 06227 BLACK RIDGE DR NW
ALBUQUERQUE NM 87120
01010062237458202 10 LEGAL: PARC EL A OF PARCELS A B C D VOLCANO CLIFFS SUBD CO LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: 00715 ALTA VISTA
SANTA FE NM 87502
01010062248400202 05 LEGAL: 007 013V OLCANO CLIFFS SUB UNIT 3 11N 2E SEC 27 LAND USE:
PROPERTY ADDR: 00000 SANTO DOMINGO
OWNER NAME: DEMOVICH JOSEPH A & JAMES SAHD
OWNER ADDR: 01712 LAFAYETTE NE
ALBUQUERQUE NM 87106
01010062255368201 06 LEGAL: 002 013V OLCANO CLIFFS SUB UNIT 3 11N 2E SEC 27 LAND USE:
PROPERTY ADDR: 00000 SANTO DOMINGO
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

QUIT

101006225536820106

LEGAL: *002 013 VOLCANO CLIFFS SUB UNIT 3 11N 2E SE
PROPERTRY ADDR: SANTO DOMINGO ST NW

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

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

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: April 20, 2006

TO CONTACT NAME: James J. Crabtree
COMPANY/AGENCY: Crabtree Customs Inc.
ADDRESS/ZIP: 6460 Mojave St. NW 87120
PHONE/FAX #: 261-3534 (c) 899-4858 (o) / 899-5287

Thank you for your inquiry of 4-20-06 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Petroglyph Park Minor Subdivision located on Crabtree Ct NW between Santo Domingo - Mojave NW zone map page(s) E-10.

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

Taylor Ranch
Neighborhood Association
Contacts: Bill Jack Rodgers
8308 Cedar Creek Dr NW
897-9737 (h) 87120
Robert Wood
6500 Carney Ave NW
899-9064 (h) 87120

Neighborhood Association
Contacts:

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

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

Sincerely,

Dalaina L Armona
OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(10/14/04)

DEVELOPER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 17 day of October, 2005 by (name of person:) James F. Crabtree & Dianna K. Crabtree (title or capacity, for instance, "President" or "Owner") Owners of (Developer:) _____.

Victoria Romero
Notary Public

My Commission Expires:
8/22/06

OFFICIAL SEAL
Victoria Romero
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/22/06

CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 21st day of November, 2005 by Bradley L. Bingham for, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

Figure 18 - Page 3

Mary Herrera Bern. Co. AGRE R 13.00

2005173225
6369278
Page: 3 of 3
11/22/2005 02:08P
Bk-A107 Pg-2760

Project # 1002949

JAMES F CRABTREE
6460 MAJOAVE ST NW
ALBUQUERQUE, NM 87120

101006228140910540

CUMLER HOWARD R & KAREN HARMA
6320 CRABTREE CT NW
ALBUQUERQUE NM 87120

101006229739410521

SALAZAR FLORA
2116 EUCARIZ SW
ALBUQUERQUE NM 87105

101006231739410524

LARRANAGA SIMON & VALERIE
6409 SANTO DOMINGO ST NW
ALBUQUERQUE NM 87120

101006231040410501

SANDOVAL CHRISTOPHER & F JOCE
6412 PIMA CT NW
ALBUQUERQUE NM 87120

101006230637911802

OBERHUBER GEORGE & JACQUELINE
6415 CALEY AV NW
ALBUQUERQUE NM 87120

101006229138011805

ATENCIO DANIEL & CAMILLE
6427 CALEY AV NW
ALBUQUERQUE NM 87120

101006223745820210

STATE OF NEW MEXICO
715 ALTA VISTA
SANTA FE NM 87502

Project # 1002949
BILL JACK RODGERS
Taylor Ranch N.A.
8308 CEDAR CREST DR NW
ALBUQUERQUE, NM 87120

101006228641010539

CRABTREE FRANK F & DIANA K
6436 MOJAVE NW
ALBUQUERQUE NM 87120

101006230439410522

VOLZER ROSS & TINA
6419 SANTO DOMINGO ST NW
ALBUQUERQUE NM 87120

101006229841110503

LOWNEY JOHN M & KAREN A
6420 PIMA PL NW
ALBUQUERQUE NM 87120

101006231740510531

SENA JAMES R & ANGELA M
6408 PIMA PL NW
ALBUQUERQUE NM 87120

101006230138011803

SURETTE EULALIA C &
6419 CALEY AV NW
ALBUQUERQUE NM 87120

101006228438011806

MONTOYA CHAD & KIMBERLY
6431 CALEY AV NW
ALBUQUERQUE NM 87120

101006224840020205

DEMOVICH JOSEPH A & JAMES SAH
1712 LAFAYETTE NE
ALBUQUERQUE NM 87106

Project # 1002949
Robert Wood
Taylor Ranch N.A.
6500 CARNEY AVE NE
ALBUQUERQUE, NM 87120

101006228039410544

GOLDMAN WILLIAM M & GRACE L
6304 CRABTREE CT NW
ALBUQUERQUE NM 87120

101006231039410523

FOX DENNIS R & SANDRA J
6415 SANTO DOMINGO NW
ALBUQUERQUE NM 87120

101006230140410502

MARTINEZ SAMUEL W JR & RENEE
6416 PIMA PL NW
ALBUQUERQUE NM 87120

101006231138011801

THOMAS ROBERT W & CAROL R
6409 CALEY AV NW
ALBUQUERQUE NM 87120

101006229638011804

BRITO DIANA JEAN
6423 CALEY AV NW
ALBUQUERQUE NM 87120

101006228037611807

KELSAY KEVIN G & LYNETTE E
6227 BLACK RIDGE DR NW
ALBUQUERQUE NM 87120

SITE

NORTHWEST MESA ESCARPMENT PLAN IMPACT

NORTHWEST MESA ESCARPMENT PLAN CONSERVATION

NORTHWEST MESA ESCARPMENT PLAN VIEW

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

Albuquerque Geographic Information System

Map amended through: 11/2/2005

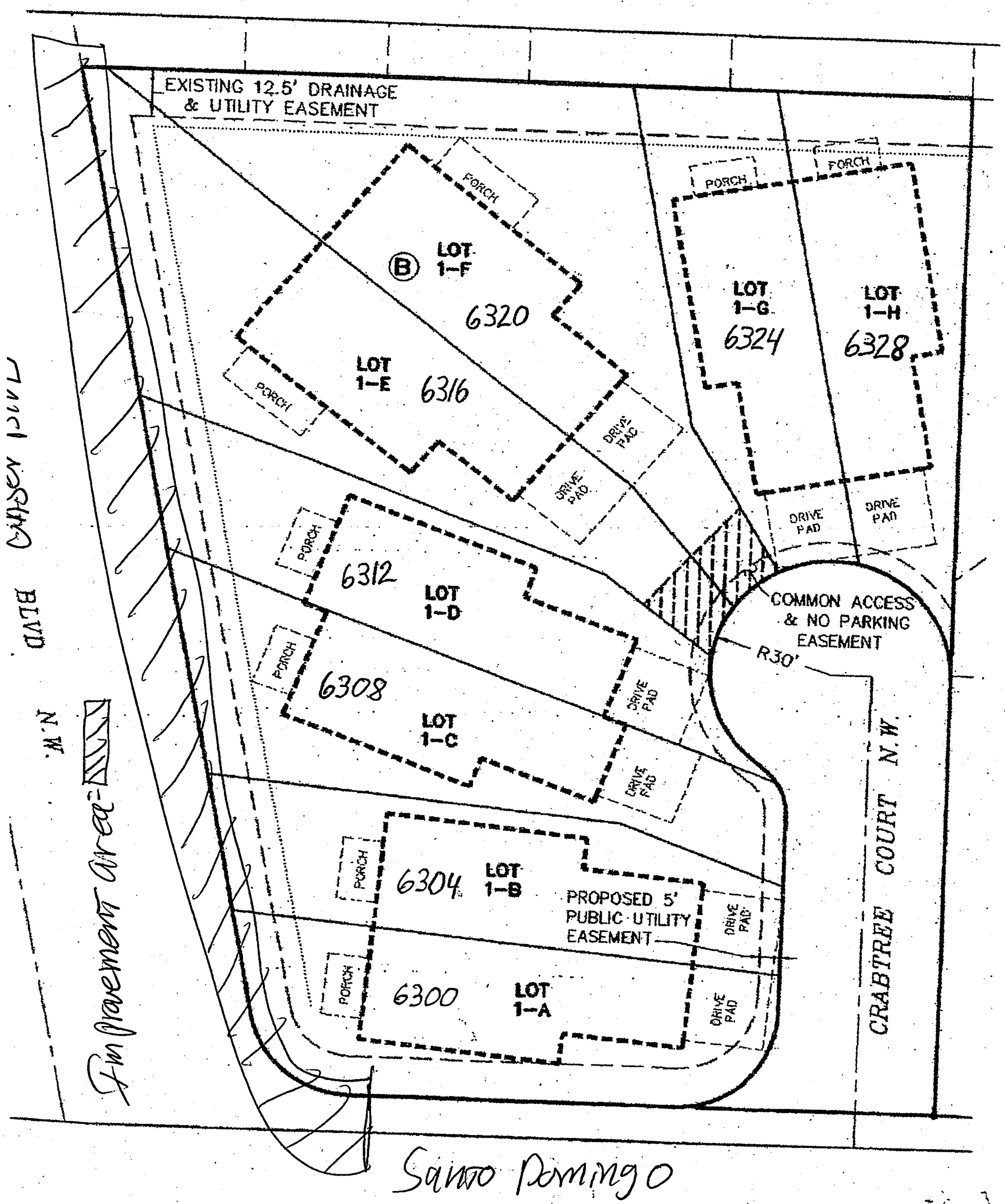
Zone Atlas Page:

E-10-Z

Selected Symbols

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

0 750 1,500 Feet


EXISTING 12.5' DRAINAGE
& UTILITY EASEMENT
PORCH
LOT
1-F
B
6320
LOT
1-E
6316
PORCH
DRIVE PAD
DRIVE PAD
PORCH
PORCH
LOT
1-G
6324
LOT
1-H
6328
DRIVE PAD
DRIVE PAD
PORCH
6312
LOT
1-D
PORCH
6308
LOT
1-C
DRIVE PAD
DRIVE PAD
COMMON ACCESS
& NO PARKING
EASEMENT
R30'
PORCH
6304
LOT
1-B
PROPOSED 5'
PUBLIC UTILITY
EASEMENT
DRIVE PAD
PORCH
6300
LOT
1-A
DRIVE PAD
CRABTREE COURT N.W.
Improvement Area
Santo Domingo

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 26, 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 Adjourned:
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 # 1003087**
   04DRB-00553 Major-Bulk Land Variance
   04DRB-00554 Major-Vacation of Public Easements
   04DRB-00555 Major-Vacation of Public Easements
   04DRB-00556 Major-Preliminary Plat Approval
   04DRB-00557 Minor-Sidewalk Waiver
   04DRB-00558 Minor-Temp Defer SDWK

   BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION,** zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98TH ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] *[Deferred from 5/5/04, 5-12-04, 5/19/04]* (H-7, 8 & 9 & J-7 & 8] **THE BULK LAND VARIANCE FOR WAIVER OF THE INFRASTRUCTURE WAS APPROVED. APPROVAL OF THIS VARIANCE IS SUBJECT TO THE PROVISIONS OF THE DPM AND SUBDIVISION REGULATIONS. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE SUBJECT TO THE PROVISIONS OF THE SUBDIVISION REGULATIONS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-26-04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5-18-2004 THE PRELIMINARY PLAT WAS APPROVED. 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.**

2. **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]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**

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.

3. **Project # 1003428**
04DRB-00716 Minor-SiteDev Plan BldPermit

JOHN K. KLEE agent(s) for INTERSTATE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 54, **ALAMEDA BUSINESS PARK,** zoned SU-2 IP-EP, located on PASEO ALAMEDA NE and VISTA ALAMEDA NE, containing approximately 1 acre(s). [REF: DRB-98-223, 1000624 (Master Plan)] (Deferred from 5-19-04) (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING AND TRANSPORTATION FOR PART OF A 6-FOOT LANDSCAPE BUFFER ON THE EAST SIDE, SOLID WASTE'S SIGNATURE, RADII AT ENTRANCE TO BE 15 FEET, AND STANDARD NOTE FOR CONSTRUCTION OF DRIVE PAD.**

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

4. **Project # 1002397**
04DRB-00762 Minor-Extension of Preliminary Plat

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, (to be known as **BOSQUE PLAZA**, LANDS OF TAYLOR-MARTIN L., zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES MAIN CANAL containing approximately 12 acre(s). [REF: Z-87-56 & 69, DRB-87-200, 02DRB-01926, 03DRB-00634] (E-12) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION FOR FINAL PLAT: THE VACATION ACTIONS MUST BE RE-APPROVED AND FINAL PLAT FILED WITHIN ONE YEAR.**

5. **Project # 1002668**
04DRB-00768 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract C, Block 5, Tracks E & F, Block 2, **VISTA MAGNIFICA** and Lot B, Block 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: DRB-95-1865, DRB-03-00811, EPC-03-01089, Z-88-73, Z-1321, Z-85-48] (H-11) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1002798**
04DRB-00777 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for KREG HILL request(s) the above action(s) for all or a portion of Tract(s) 83-A-2, **LAND OF HILL, M.R.G.C.D. Map 34,** zoned C-2 community commercial zone, located on CANDELARIA RD NW, between 12TH STREET NW and RIO GRANDE NW containing approximately 1 acre(s). [REF: 04DRB-00572, 03AA-01081] (G-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED SUBJECT TO THE PROVISIONS OF THE SUBDIVISION REGULATIONS.**

7. **Project # 1002949**
04DRB-00774 Major-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for JAMES F & DIANA K. CRABTREE request(s) the above action(s) for all or a portion of Block(s) 10A, Lot 1, **VOLCANO CLIFFS SUBDIVISION, UNIT 3,** zoned 0-1, located on SANTO DOMINGO ST NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). [REF: 03DRB-01492, 03DRB-01493, 03DRB-01494, 03DRB-01496] (E-10) **FINAL PLAT IS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

8. **Project # 1003069**
04DRB-00772 Minor-Prelim&Final Plat Approval

BOHANNAN HOUSTON, INC agent(s) for HIGH DESERT INVESTMENT CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 42A, **MOUNTAIN HIGHLANDS @ HIGH DESERT,** zoned SU-2 HD/R-1, located on PINO RIDGE PL NE, between SIMMS PARK RD NE and EMORY OAK PL NE containing approximately 4 acre(s). [REF: 03ZHE-01828] (E-24) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED SUBJECT TO THE PROVISIONS OF THE SUBDIVISION REGULATIONS.**

9. **Project # 1002711**
04DRB-00769 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 & 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (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 BLVD NE and LOUISIANA BLVD NE containing approximately 11 acre(s). (Project #1003099 issued on this case in error) [REF: 03EPC-00907 & 8, 03EPC-00915] (C-18) **THE SIDEWALK VARIANCE FOR THE WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1003183**
04DRB-00775 Minor-Prelim&Final Plat Approval

SOUTHWEST SURVEYS LTD agent(s) for ARTHUR & JOAN REEVES request(s) the above action(s) for all or a portion of Lot(s) 44-A, Block(s) 19, **NETHERWOOD PARK,** zoned R-3 residential zone, located on GIRARD BLVD NE, between VASSAR DR NE and CUTLER AVE NE containing approximately 1 acre(s). [REF: 04DRB-00025] (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

11. **Project # 1003111**
04DRB-00715 Major-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR,** zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04) (E-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project # 1003291**
04DRB-00528 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, LANDS OF COWHAM-BOWEN, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] *[Deferred from 4/14/04] (Indefinitely deferred on 4-21-04)* (Deferred from 5-19-04) (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-26-04, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

13. **Project # 1002334**
04DRB-00773 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Block(s) 19A, **FOOTHILLS ESTATES,** zoned R-T residential zone, located on COPPER AVE NE, between CHELWOOD PARK BLVD NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02EPC-01695] (K-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

14. **Project # 1002571**
04DRB-00776 Minor-Sketch Plat or Plan

MAURICE W. IKLE, MICHAEL J CONWAY & MJC REALTY COMPANY agent(s) for JAMES P & MELISSA K GUTHRIE request(s) the above action(s) for all or a portion of Lot(s) 11-17, **SUNRISE HEIGHTS ADDITION,** zoned M-1 light manufacturing zone, located on MONTANO RD NE, between I-25 NE and EDITH BLVD NE containing approximately 3 acre(s). [REF: 03EPC-00671, 03EPC-00672, 03DRB-00542] (F-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

15. **Project # 1003237**
04DRB-00766 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for T.S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 431, TOWN OF ATRISCO GRANT, UNIT 3, (to be known as **TOWER EAST**) zoned RD/R-1, located on TOWER RD SW, between 90TH STREET SW and 86TH STREET SW containing approximately 6 acre(s). [REF: AX-93-12, Z-93-125] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

16. **Project # 1003449**
04DRB-00765 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 52, TOWN OF ATRISCO GRANT, UNIT 2, (to be known as **POINTE WEST NORTH**) zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on SUNSET GARDENS RD SW, between 82ND ST SW and 86TH ST SW containing approximately 6 acre(s). (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

17. Other Matters:

ADJOURNED: 10:40 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
May 26, 2004 Comments

ITEM # 7

PROJECT # 1002949 APPLICATION # 04-00774

RE: Block 10A, Lot 1, Volcano Cliffs, Unit 3/final plat

The current zoning should be added under Subdivision Data/Notes.

Once the perimeter wall design is approved, Planning has no objection to signing the final plat.

AGIS dxf approval is also required prior to Planning signing the final plat.

Applicant may record the final plat once it is approved. Please be sure to provide Planning with a recorded copy to close the file.

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

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002949 **AGENDA ITEM NO: 7**

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 executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off. No adverse comments on plat.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 26, 2004

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002949	**DRB Date:** 5/26/04
Application Number: 04DRB-00774	**Item Number:** 7

Subdivision: Petroglyph Park
Block 10A, Lot 1, Volcano Cliffs Subdivision, Unit 3

Zoning: O-1

Zone Page: E-10

New Lots (or units) : 7

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [x] 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:

Park Dedication requirement was paid on 5/20/04.

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: CS

Christina Sandoval, (DMD) Phone: 768-3808

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

04/16/2008 Issued By: PLNSDH

Permit Number: **2008 070 182** **Category Code 910**

Application Number: 08DRB-70182, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: ATRISCO NW BETWEEN SANTO DOMINGO NW AND MOJAVE NW

Project Number: 1002949

Applicant
James Crabtree
6460 Mojave St Nw
Albuquerque NM 87120
899-4858

Agent / Contact
James Crabtree
6460 Mojave St Nw
Albuquerque NM 87120
899-4858

Application Fees

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

City Of Albuquerque
Treasury Division

4/16/2008 12:02PM LOC: ANNX
WS# 008 TRANS# 0008
RECEIPT# 00090186-00090186
PERMIT# 2008070182 TRSLJS
Trans Amt $145.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
VI $145.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ____ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation — V
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE — D
- ____ Storm Drainage Cost Allocation Plan

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)
- ____ Street Name Change (Local & Collector)

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:

Professional/Agent (if any): ~~James F. Crabtree~~ PHONE: ~~505 899 4858~~

ADDRESS: ____ FAX: ____

CITY: ____ STATE ____ ZIP ____ E-MAIL: ____

APPLICANT: James F. Crabtree PHONE: 505-899-4858

ADDRESS: 6460 Mojave ST NW FAX: 505-899-5287

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: —

Proprietary interest in site: none **List all owners:** City of Alb ROW —

DESCRIPTION OF REQUEST: Extension of Time to build Improvements. Curb, Trail, Pavement overlay

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

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

Lot or Tract No. LOB 1-A, B, C, D, E Block: 10 Unit: 3

Subdiv/Addn/TBKA: Petroglyph Park

Existing Zoning: O-1 with Condition/Use Proposed zoning: - no changes

Zone Atlas page(s): E-10 UPC Code: 101006228139010545 MRGCD Map No ____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002949

CASE INFORMATION:

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

No. of **existing** lots: 8 No. of **proposed** lots: 8 Total area of site (acres): ____ + Mojave NW

LOCATION OF PROPERTY BY STREETS: On or Near: Corner to Corner Arroyo Between Santo Domingo NW

Between: Santo Domingo and Mojave

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

SIGNATURE ____ DATE 8/14/08

(Print) James F. Crabtree Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
	☒ All checklists are complete	08DRB - ____ - 70182	SIA	____	$ 50.00
	☒ All fees have been collected	____ - ____ - ____	ADV	____	$ 75.00
	☒ All case #s are assigned	____ - ____ - ____	CMF	____	$ 20.00
NA	☐ AGIS copy has been sent	____ - ____ - ____	____	____	$ ____
	☒ Case history #s are listed	____ - ____ - ____	____	____	$ ____
NA	☐ Site is within 1000ft of a landfill	____ - ____ - ____	____	____	$ ____
NA	☐ F.H.D.P. density bonus				Total
NA	☐ F.H.D.P. fee rebate	Hearing date May 14, 2008			$ 145.00

4-16-08

Planner signature / date

Project # 1002949

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

James F. Crabtree
Applicant name (print)

4/16/08
Applicant signature / date

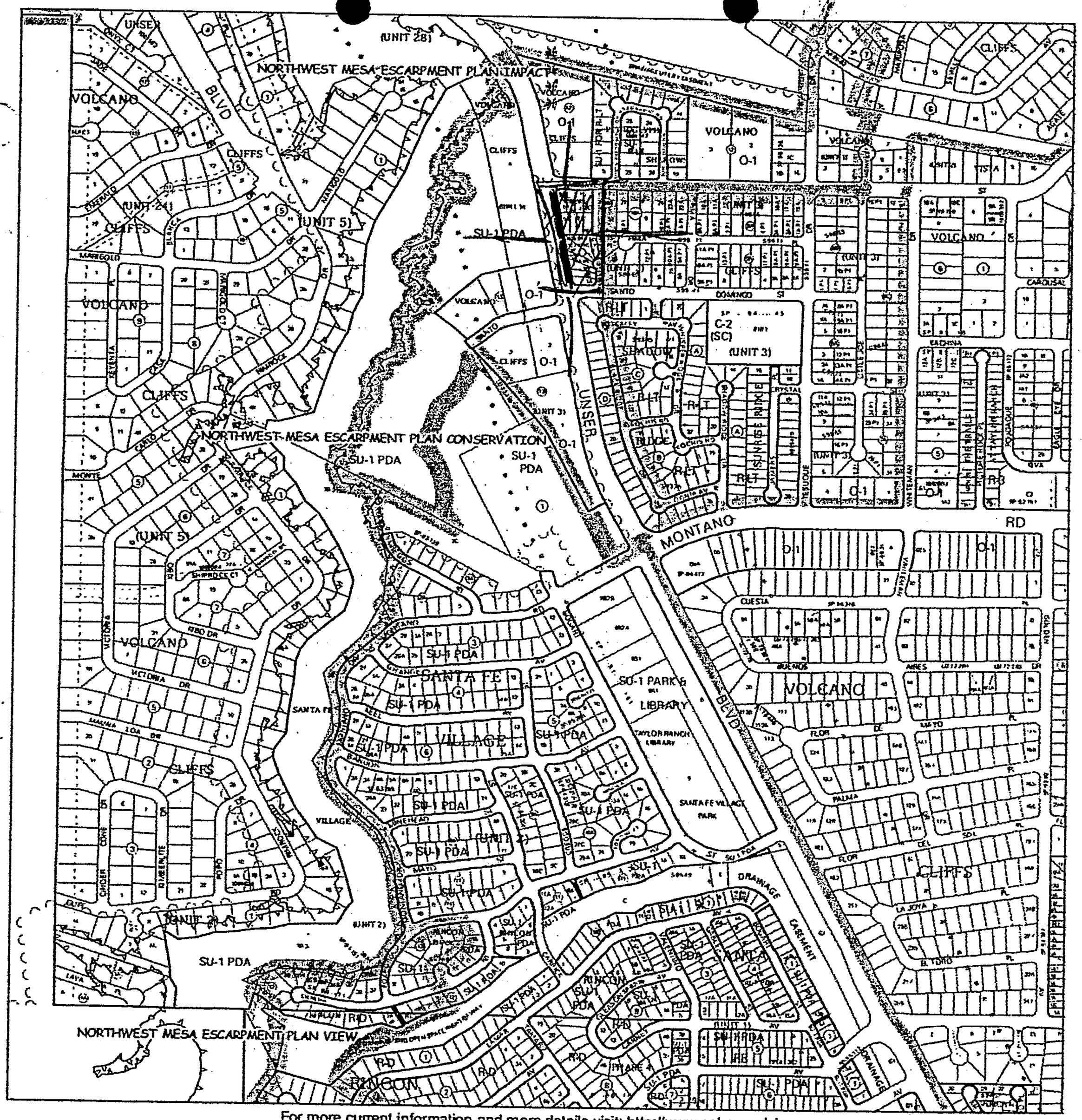
Form revised **October 2007**

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

Application case numbers
08DRB - ____ - 70182
____ - ____ - ____
____ - ____ - ____

4-16-08
Planner signature / date

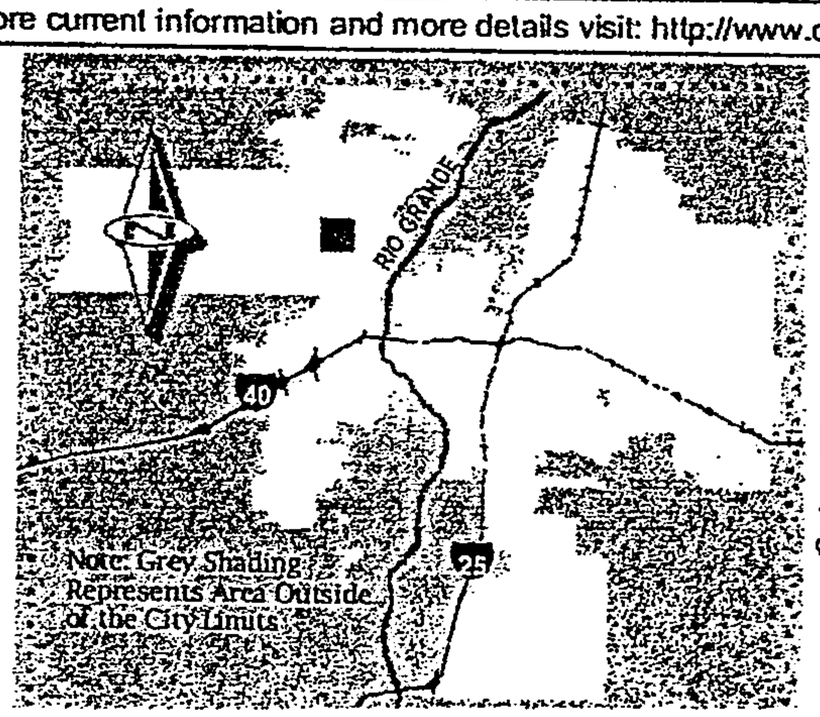
Project # 1002949



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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

E-10-Z

Selected Symbols

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

0 — Feet

Date: April 15, 2008

To: City of Albuquerque
Development Review Board
Plaza Del Sol

From: James F. Crabtree
Diana K. Crabtree
Crabtree Customs Inc.
6460 Mojave St. NW
Albuquerque, NM 87108
Home 899-4858 Cell 261-3524

RE: Petroglyph Park Townhomes, Unser Blvd. Improvements SIA-B,
Extension of time to build Curb, Sidewalk, and Asphalt Improvements.

To whom it may concern,
I am requesting an extension of 1 year of the Sub-division Improvement agreement of the sidewalk, curb, and Asphalt along Unser due to the realignment of Unser between Montano and the Petroglyph cliff face. With the completion of the Unser Escarpment crossing, I understand that the city is now ready to allow construction of the improvements. I request the extension to allow time to obtain the necessary work orders and to complete the improvements.

Thank you for your consideration in this matter.

Sincerely,

James F. and Diana K. Crabtree
Crabtree Customs Inc.

*
*
*
*

Date: April 15, 2008

To: Jolene Wolfley
6804 Staghorn Dr. NW
Alb., NM 87120
Rene Horvath
5515 Palomino Dr. NW
Alb., NM 87120

From: James F. Crabtree
Diana K. Crabtree
Crabtree Customs Inc.
6460 Mojave St. NW
Albuquerque, NM 87108
Home 899-4858 Cell 261-3524

RE: Petroglyph Park Townhomes, Unser Blvd. Improvements SIA-B,
Extension of time to build Curb, Sidewalk, and Asphalt Improvements.

To whom it may concern,
I am requesting an extension of 1 year of the Sub-division Improvement agreement of the sidewalk, curb, and Asphalt along Unser due to the realignment of Unser between Montano and the Petroglyph cliff face. With the completion of the Unser Escarpment crossing, I understand that the city is now ready to allow construction of the improvements. I request the extension to allow time to obtain the necessary work orders and to complete the improvements.

Thank you for your consideration in this matter.

Sincerely,

James F. and Diana K. Crabtree
Crabtree Customs Inc.

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

The following information should always be in __each__ application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

☒ ONC's "Official" Letter to the applicant (*if there are associations*). A copy must be submitted with application packet -OR-

☐ The ONC "Official" Letter (*if there are no associations*). A copy must be submitted with application packet.

☒ Copies of Letters to Neighborhood and/or Homeowner Associations (*if there are associations*). A copy must be submitted with application packet.

☒ Copies of the certified receipts to Neighborhood and/or Homeowner Associations (*if there are associations*). A copy must be submitted with application packet.

***Just a reminder* - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

* *

(Below this line for ONC use only)

Date of Inquiry: 4-14-08 Time Entered: 2:58 PM ONC Rep. Initials:

**
**
**
**

7007 1490 0000 6960 1819

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

ALBUQUERQUE NM 87120

Postage	$ $0.41	0107
Certified Fee	$2.65	02
Return Receipt Fee (Endorsement Required)	$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.21	04/15/2008

NORTH VALLEY FINANCE ALBUQUERQUE APR 15 2008

Sent To Jolene Wolfley
Street, Apt. No.; or PO Box No. 6804 Stagkorn Dr NW
City, State, ZIP+4 ABQ NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7007 1490 0000 6960 1826

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

ALBUQUERQUE NM 87120

Postage	$ $0.41	0107
Certified Fee	$2.65	02
Return Receipt Fee (Endorsement Required)	$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.21	04/15/2008

NORTH VALLEY FINANCE UNIT ALBUQUERQUE APR 15 2008

Sent To Rene Harvath
Street, Apt. No.; or PO Box No. 5515 Palomino Dr NW
City, State, ZIP+4 ABQ NM 87120

PS Form 3800, August 2006 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.

Date: April 14, 2008

TO CONTACT NAME: James F. Crabtree
COMPANY/AGENCY: Crabtree Customs Inc.
ADDRESS/ZIP: 6460 Majave St. NW 87120
PHONE/FAX #: 261-3524 899-5287

Thank you for your inquiry of April 14, 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at The end block between Majave and Santo Domingo NW along Old Unser at the Petroglyth Nat. Park Boca Negre Canyo located on 6440, 6456 Majave St. & 6300 to 6316 Crabtree CB, between Santo Domingo + Majave St. NW zone map page(s) E-10.

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

Taylor Ranch N.A.

Neighborhood or Homeowner Association
Contacts: Jolene Wolfley
6804 Stag Horn Dr. NW 87120
890-9414 (h)
Rene Horvath
5515 Palomino Dr. NW 87120
898-2114 (h)

Neighborhood or Homeowner Association
Contacts:

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES ( ) NO (X)

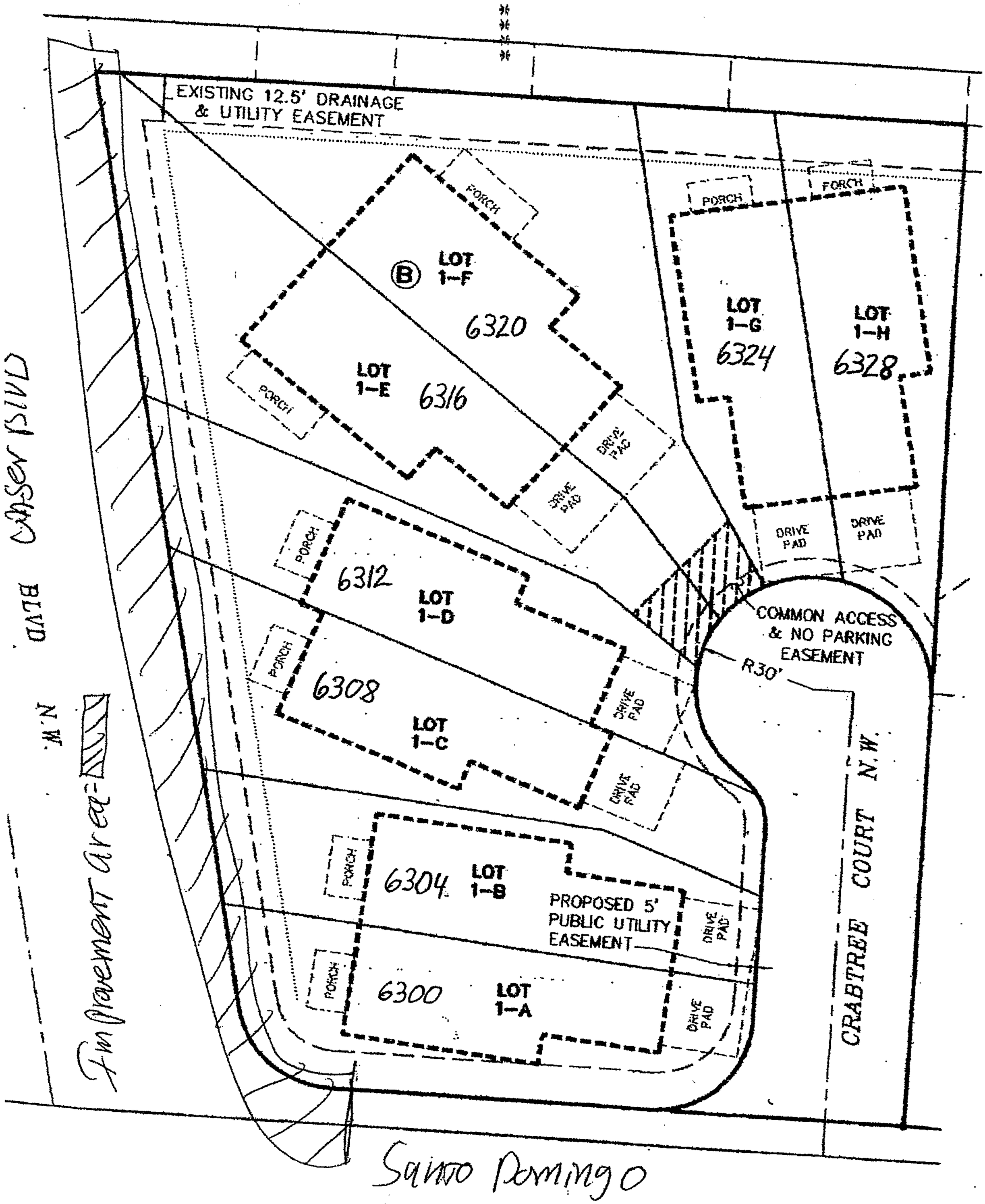
Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED. BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING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

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

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

Planningnocontactformhtr (12/03/07)


EXISTING 12.5' DRAINAGE
& UTILITY EASEMENT
LOT 1-F
6320
LOT 1-E
6316
LOT 1-G
6324
LOT 1-H
6328
6312
LOT 1-D
6308
LOT 1-C
6304
LOT 1-B
6300
LOT 1-A
PORCH
DRIVE PAD
COMMON ACCESS
& NO PARKING
EASEMENT
R30'
PROPOSED 5'
PUBLIC UTILITY
EASEMENT
CRABTREE COURT N.W.
Chaser BLVD N.W.
Tramment Avenue
Santo Domingo

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-23-2003

8. 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 & 10/8/03]* (E-10)

At the October 22, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 10/22/03 and approval of the grading plan engineer stamp dated 10/3/03 the preliminary plat was approved.

The vacation of right-of-way was withdrawn at the agent's request. The sidewalk variance for waiver of sidewalk was approved as shown on Exhibit C in the Planning file. Temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by November 6, 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).

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

Sheran Matson, AICP, DRB Chair

Cc: James Crabtree, 6436 Mojave NW, 87120
Isaacson & Afrman PA, 128 Monroe St NE, I87108
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

Copy for Bank

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B Modified Non-Work Order)
Project No. 720181

AGREEMENT TO CONSTRUCT PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 19th day of April, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and James F. Crabtree & Diana K. Crabtree husband & wife ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] owners, whose address is 6436 Mojave Street NW, ABQ, NM 87120 and whose telephone number is 261-3524, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] Lot 1, Block 10A, Volcano Cliffs Subdivision, Unit 3, in the records of the Bernalillo County Clerk at Book 98C, recorded on December 10, 1998 pages 346 ~~through~~ ---- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] James F. Crabtree ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Petroglyph Park describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private Improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 22nd day of October, 2005 ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Financial Guaranty. The Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: First State Bank Loan Reserve Letter No-1942
Amount: $ 19,620.21
providing Guaranty: Name of Financial Institution or Surety
Date City first able to call Guaranty: October 22, 2005
[Construction Completion Deadline]: October 22, 2005
If Guarantee other than a Bond, last day City able to call on Guaranty is: December 22, 2005
Additional information:

4. Completion, Acceptance and Termination. Upon completion of the required infrastructure, the Subdivider shall notify the City Engineer and the Design Review Section of Planning Department. After the City Engineer approves the construction, the City will promptly release this Agreement and the Financial Guaranty.

5. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

7. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

8. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

9. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

11. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

15. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

16. Authority
Owner of the Subdivis ... ider signing below is not the ... ney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: James F. Crabtree & Diana K. Crabtree husband & wife

By (Signature): _____
Name: James F. Crabtree
Title: Owner
Dated: 4/7/04

By (Signature): Diana K. Crabtree
Name: Diana K. Crabtree
Title: Owner
Dated: 4/7/04

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 4-19-04

4/13/04

SUBDIVIDER'S NOTARY

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

OFFICIAL SEAL
Ruth T. Lozano
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/22/07

This instrument was acknowledged before me on 7th day of April, 2004 by [name(s) of person(s):] James F. Crabtree & Diana K. Crabtree * [title or capacity, for instance, "President" or "Owner":] Owners of [Subdivider:] _____

*husband & wife

Ruth T. Lozano
Notary Public

My Commission Expires:
4/22/07

CITY'S NOTARY

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

This instrument was acknowledged before me on 19th day of April, 2004 by Richard Dourte, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

Mary Herrera Bern. Co. AGRE R 21.00

2004054563
8868853
Page: 4 of 7 02
04/23/2004 03:23P
Bk-A76 Pg-4489

irrent DRC
oject Number:

ORIGINAL

FIGURE 12

Date Submitted: ~~08/27~~ 09/05/03
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 11/20/03
Date Preliminary Plat Expires: 11/22/07
DRB Project No.: PC-27471
DRB Application No.: 23DRB-01471

INFRASTRUCTURE LIST

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

PETROGLYPH PARK
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 1, BLOCK 10A, VOLCANO CLIFFS SUBDIVISION, UNIT 3
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector***	City Cnst Engr
	~~24'~~ 9' F-E	Residential Paving	Santo Domingo NW	Unser Blvd. NW	~~East Property Line~~ 200' East	/	/	/
	22' F-F	Residential Paving	Crabtree Ct. NW	Santo Domingo NW	North Terminus	/	/	/
	24' F-E*	Arterial Paving	Unser Blvd NW	Santo Domingo NW	North Property Line	/	/	/
	STD	Curb & Gutter (north only)	Santo Domingo NW	Unser Blvd. NW	~~East Property Line~~ 200' East	/	/	/
	MTB	Curb & Gutter (both sides)	Crabtree Ct. NW	Santo Domingo NW	North Terminus	/	/	/
	STD*	Curb & Gutter (east only)	Unser Blvd. NW	Santo Domingo NW	North Property Line	/	/	/
	4'	PC Concrete Sidewalk (north only)	Santo Domingo NW	Unser Blvd. NW	East Property Line	/	/	/
	4' *	PC Concrete Sidewalk (west only)	Crabtree Ct. NW	Santo Domingo NW	North Terminus	/	/	/

CONTINUED

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr
		10"*	Asphalt Trail (east only)	Unser Blvd. NW	Santo Domingo NW	North Property Line	/	/	/
		8"	Sanitary Sewer	Crabtree Ct. NW	Santo Domingo NW	North Terminus	/	/	/
		4"	Waterline	Crabtree Ct. NW	Santo Domingo NW	North Terminus	/	/	/

NOTES

1. Street lighting per DPM.
2. Grading Certification per DPM (prior to financial guarantee release), including private retaining walls as required on approved Grading Plan.
3. Water includes fire hydrants, valves, and appurtenances per DPM.

*To be deferred and financially guaranteed.

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
tt M. McGee NAME (print)	10/22/03 DRB CHAIR – date	Christina Sandoval 10/22/03 PARKS & RECREATION - date***
icson & Arfman, P.A. FIRM	10-22-03 TRANSPORTATION DEVELOPMENT – date	AMAFCA - date
Scott McGee 9/5/03 SIGNATURE – date	10/22/03 UTILITY DEVELOPMENT – date	_____ - date
KIMUM TIME ALLOWED TO CONSTRUCT 'HE IMPROVEMENTS WITHOUT A DRB EXTENSION:	10/22/03 CITY ENGINEER – date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	1-22-04			

2004054563

FINANCIAL GUARANTY AMOUNT

02/10/2004

Type of Estimate: SIA Procedure - B - Modified Non-W.O.- w/F.G.

Project Description:

Project ID #: 720181, Petroglyph Park Subdivision, Phase/Unit #: 1

Requested By: **Asa Nilssen-Weber w/ Isaacson & Arfman, P.A.**

Approved estimate amount:		$10,978.35
Contingency Amount:	20.00%	$2,195.67
Subtotal:		$13,174.02
NMGRT	5.8125%	$765.74
Subtotal:		$13,939.76
Engineering Fee	6.60%	$920.02
Testing Fee	6.00%	$836.39
Subotal:		$15,696.17
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$19,620.21**

APPROVAL: DATE:

02-10-2004

Notes: 20% contingency, plans not approved. This financial guaranty is for the deferred Unser Blvd improvements.

2nd

P/P

FIGURE 18

EXTENSION AGREEMENT Modified Non Work Order
Procedure "B"
PROJECT NO. 720181

This Agreement made this 19th day of June, 2006, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) [illegible] ("Developer"), whose address is [illegible] and whose telephone number is [illegible] is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 19th day of April 2004, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 7/23/04, at Book Misc. A70, pages [illegible] through [illegible], ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 22nd day of October 2005; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated 21st November 2005 recorded 11/22/2005, in Book Misc. A107, pages 7160 through 7160, records of Bernalillo County, New Mexico, extending the construction deadline to 19th April, 2006; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 19th day of April, 2008.

B. on portions of the improvements as follows:

IMPROVEMENTS	COMPLETION DATE

*
*
*
*

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Loan Reserve letter #213
Amount: $ 19,600.24 Name of Financial Institution or Surety providing Guaranty: 1st Community Bank
Date City first able to call Guaranty (Construction Completion Deadline): April 19-2008.
If Guaranty other than a Bond, last day City able to call Guaranty is: June 19-2008
Additional information: Bank Changed Names/was 1st State Bank - now is 1st Community Bank

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:

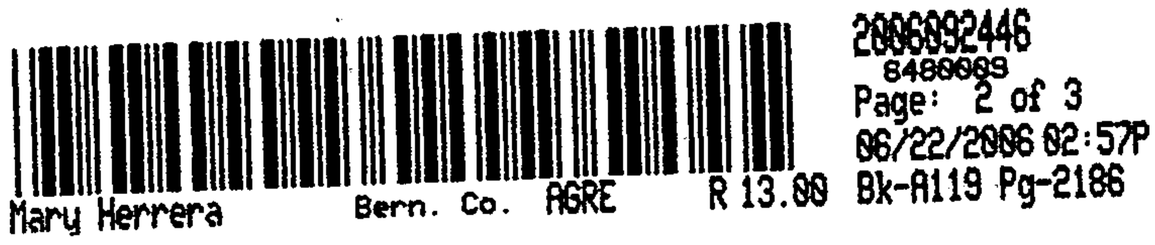
By (Signature): Diane K Crabtree
Name: Diane K. Crabtree
Title: Owner
Dated: 6/16/06

By:
Name: James F. Crabtree
Title: owner
Dated: 6/16/06

CITY OF ALBUQUERQUE:

City Engineer
Dated: 6-19-06

6-16-06



DEVELOPER'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 16 day of June, 20 06 by (name of person:) James F. and Diana K. Crabtree, (title or capacity, for instance, "President" or "Owner") Owners of (Developer:) James F. and Diana K. Crabtree.

Kara W. Gelderman
Notary Public

My Commission Expires:
3-22-2010

OFFICIAL SEAL
Kara W. Gelderman
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3-22-10

CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 19th day of June, 20 06 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

Mary Herrera Bern. Co. AGRE R 13.00

2006092446
6488699
Page: 3 of 3
06/22/2006 02:57P
Bk-A119 Pg-2186

Figure 18 - Page 3

07/02

CATHISH

12018

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 24, 2006

2. Project # 1002949
06DRB-00595 Major-Two Year SIA

JAMES F CRABTREE request(s) the above action(s) for all or a portion of Block(s) 10, Lot(s) 1-A, 1-B, 1-C, 1-D & 1-E, **PETROGLYPH PARK, UNIT 3**, zoned O-1 office and institution zone, located on UNSER BLVD NW, between SANTO DOMINGO ST NW and MOJAVE NW containing approximately 1 acre(s). [REF:04DRB-00774] (E-10)

At the May 24, 2006, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

This will be the last extension.

If you wish to appeal this decision, you must do so by June 8, 2006, 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: James F Crabtree, 6460 Mojave St NW, 87120
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION		S	Z	**ZONING & PLANNING**
___ Major Subdivision action				___ Annexation
___ Minor Subdivision action				___ County Submittal
___ Vacation		V		___ EPC Submittal
___ Variance (Non-Zoning)				___ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN		P		___ Sector Plan **(Phase I, II, III)**
___ for Subdivision Purposes				___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Building Permit				___ Text Amendment (Zoning Code/Sub Regs)
___ IP Master Development Plan				___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)		L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE		D		___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
___ Storm Drainage Cost Allocation Plan				

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: James F. Crabtree PHONE: 505-899-4858

ADDRESS: 6460 Mojave ST NW FAX: 505-899-5287

CITY: Alb NM STATE NM ZIP 87120 E-MAIL: —

Proprietary interest in site: Builder List all owners: ___

AGENT (if any): ___ PHONE: ___

ADDRESS: ___ FAX: ___

CITY: ___ STATE ___ ZIP ___ E-MAIL: ___

DESCRIPTION OF REQUEST: Extention of Time to Build Improvements Curb, Sidewalk/Trail, Pavement For Petroglyph Park Townhomes

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

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

Lot or Tract No. LOTS 1-A, 1-B, 1-C, 1-D, 1-E Block 10 Block: 10 Unit: 3

Subdiv. / Addn. Petroglyph Park

Current Zoning: O-1 with Conditional use Proposed zoning: Will Remain O-1 with Conditional

Zone Atlas page(s): E-10-Z No. of **existing** lots: 8 No. of **proposed** lots: 8

Total area of site (acres): .98 Density if applicable: dwellings per gross acre: 8 dwellings per net acre: ___

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 101006228139010545 MRGCD Map No. ___

LOCATION OF PROPERTY BY STREETS: On or Near: 6300 Through 6328 Crabtree CT NW

Between: Santo Domingo ST NW and Mojave, East of old Unser 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.): ___

04DRB 00774

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

SIGNATURE ___ DATE 4/27/06

(Print) James F. Crabtree X Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☐				
☑ All checklists are complete	06DRB - 00595	SIA	5(2)	$ 50.00
☑ All fees have been collected	- -	ADV		$ 75.00
☑ All case #s are assigned	- -	CMF		$ 20.00
☑ AGIS copy has been sent	- -			$
☑ Case history #s are listed	- -			$
☑ Site is within 1000ft of a landfill	- -			Total
☑ F.H.D.P. density bonus				
☑ F.H.D.P. fee rebate	Hearing date 05/24/06			$ 145.00

Sandy Handley 04/27/06 Project # 1002949

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.

James F. Grabree
Applicant name (print)

4/27/06
Applicant signature / date

Form revised 11/04 and JUNE 05

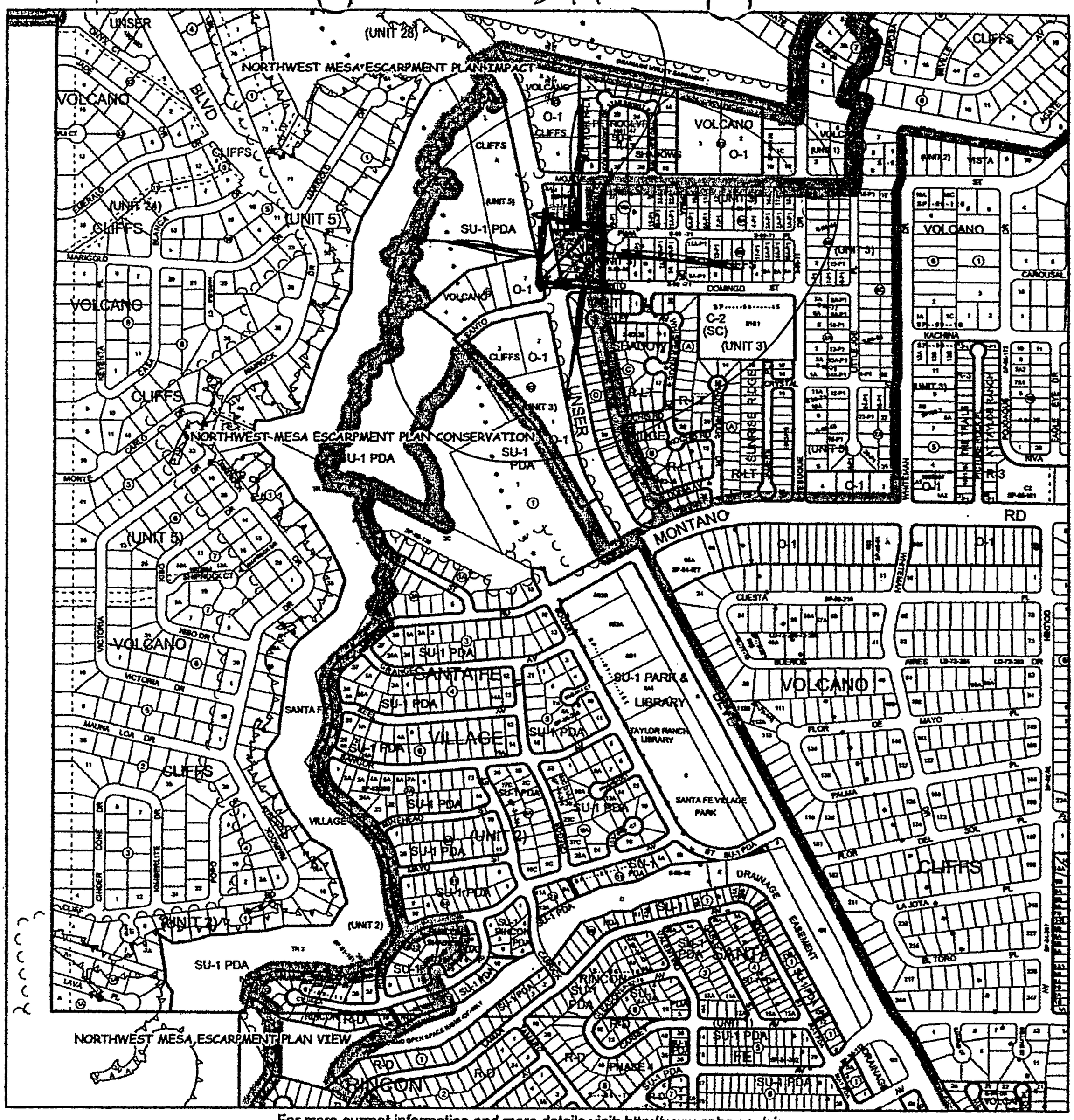
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06DRB - _____ - 00595
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 04/27/06
Planner signature / date

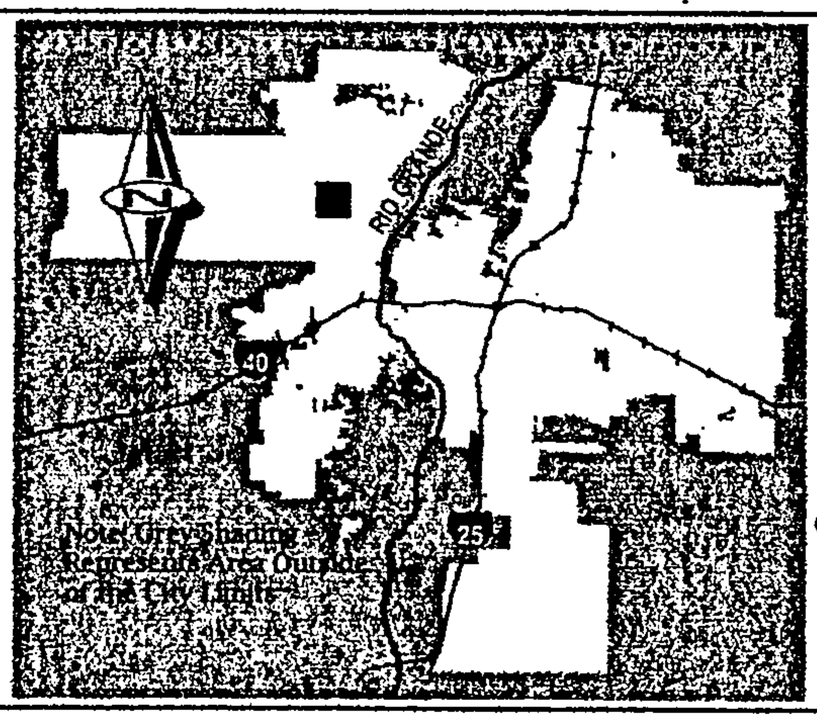
Project # 1002949

SITE



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

Map amended through: 11/2/2005



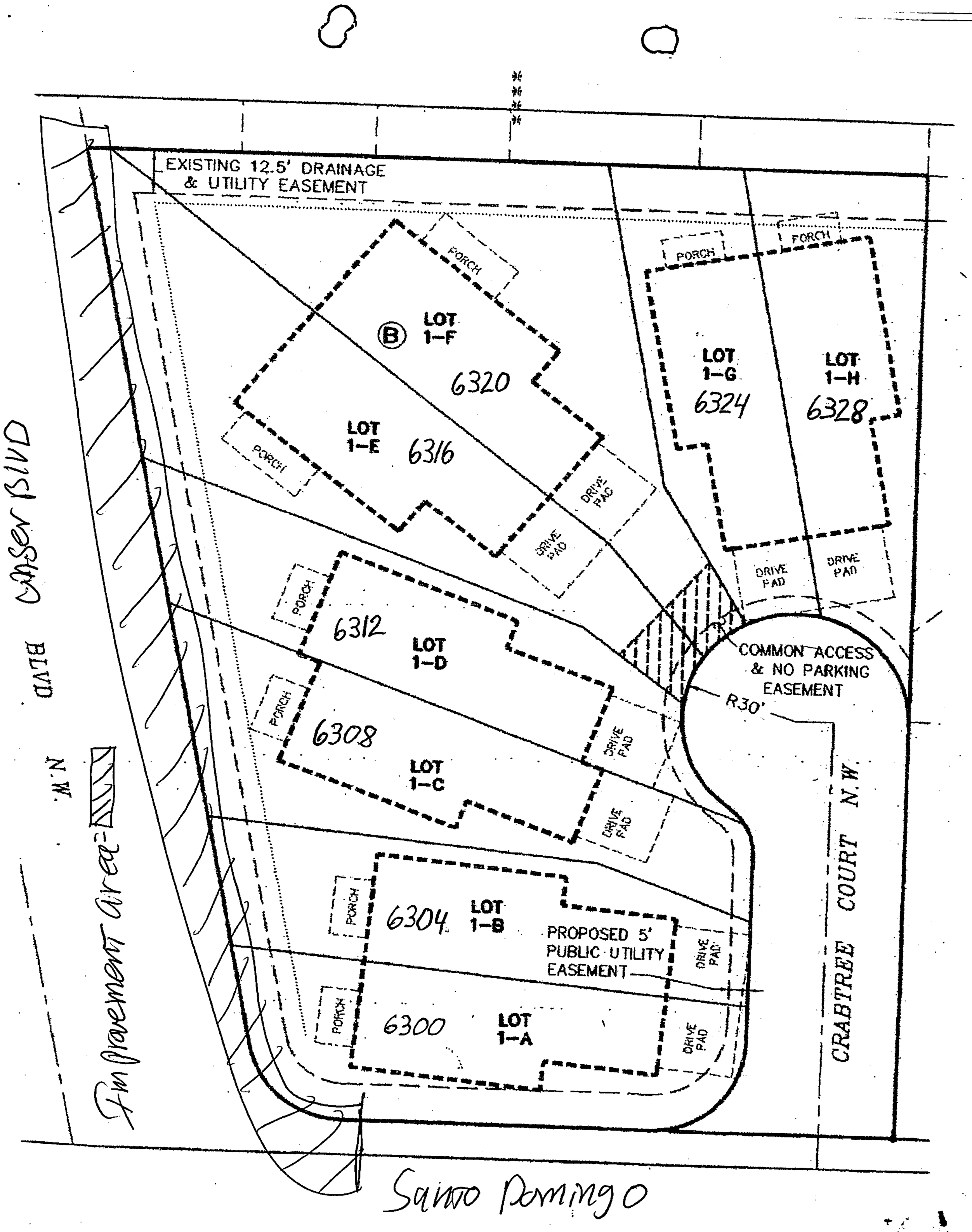
Zone Atlas Page:

E-10-Z

Selected Symbols

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

0 750 1,500 Feet


EXISTING 12.5' DRAINAGE
& UTILITY EASEMENT
PORCH
LOT
1-F
6320
LOT
1-E
6316
LOT
1-G
6324
LOT
1-H
6328
DRIVE PAD
6312
LOT
1-D
6308
LOT
1-C
COMMON ACCESS
& NO PARKING
EASEMENT
R30'
6304
LOT
1-B
PROPOSED 5'
PUBLIC UTILITY
EASEMENT
6300
LOT
1-A
CRABTREE COURT N.W.
Chaser Blvd
N.W.
Fn Pavement Area
Santo Domingo

Date: April 24, 2006

To: City of Albuquerque
Development Review Board
Plaza Del Sol

From: James F. Crabtree
Diana K. Crabtree
Crabtree Customs Inc.
6460 Mojave St. NW
Albuquerque, NM 87108
Home 899-4858 Cell 261-3524

RE: Petroglyph Park Townhomes, Unser Blvd. Improvements SIA-B,
Extension of time to build Curb, Sidewalk, and Asphalt Improvements.

To whom it may concern,
I am requesting an extension of the Sub-division Improvement agreement of the sidewalk, curb, and Asphalt along Unser due to the realignment of Unser between Montano and the Petroglyph cliff face. With the completion of the Unser Escarpment crossing, I understand that the city is now ready to allow construction of the improvements. I request the extension to allow time to obtain the necessary work orders and to complete the improvements.

Thank you for your consideration in this matter.

Sincerely,

James F. and Diana K. Crabtree
Crabtree Customs Inc.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-23-2003

8. 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 & 10/8/03]* (E-10)

At the October 22, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 10/22/03 and approval of the grading plan engineer stamp dated 10/3/03 the preliminary plat was approved.

The vacation of right-of-way was withdrawn at the agent's request. The sidewalk variance for waiver of sidewalk was approved as shown on Exhibit C in the Planning file. Temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by November 6, 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).

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

Sheran Matson, AICP, DRB Chair

Cc: James Crabtree, 6436 Mojave NW, 87120
Isaacson & Afrman PA, 128 Monroe St NE, I87108
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

urrent DRC
roject Number:

ORIGINAL

FIGURE 12

Date Submitted: ~~08/27~~ 09/05/03
Date Site Plan Approved: [illegible]
Date Preliminary Plat Approved: [illegible]
Date Preliminary Plat Expires: [illegible]
DRB Project No.: [illegible]
DRB Application No. [illegible]

INFRASTRUCTURE LIST

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

PETROGLYPH PARK
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 1, BLOCK 10A, VOLCANO CLIFFS SUBDIVISION, UNIT 3
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr ***
	~~24'~~ 9' F-E	Residential Paving	Santo Domingo NW	Unser Blvd. NW	~~East Property Line~~ 200' East	/	/	/
	22' F-F	Residential Paving	Crabtree Ct. NW	Santo Domingo NW	North Terminus	/	/	/
	24' F-E *	Arterial Paving	Unser Blvd NW	Santo Domingo NW	North Property Line	/	/	/
	STD	Curb & Gutter (north only)	Santo Domingo NW	Unser Blvd. NW	~~East Property Line~~ 200' East	/	/	/
	MTB	Curb & Gutter (both sides)	Crabtree Ct. NW	Santo Domingo NW	North Terminus	/	/	/
	STD*	Curb & Gutter (east only)	Unser Blvd. NW	Santo Domingo NW	North Property Line	/	/	/
	4'	PC Concrete Sidewalk (north only)	Santo Domingo NW	Unser Blvd. NW	East Property Line	/	/	/
	4' *	PC Concrete Sidewalk (west only)	Crabtree Ct. NW	Santo Domingo NW	North Terminus	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr
		10"*	Asphalt Trail (east only)	Unser Blvd. NW	Santo Domingo NW	North Property Line	/	/	/
		8"	Sanitary Sewer	Crabtree Ct. NW	Santo Domingo NW	North Terminus	/	/	/
		4"	Waterline	Crabtree Ct. NW	Santo Domingo NW	North Terminus	/	/	/

NOTES

1. Street lighting per DPM.
2. Grading Certification per DPM (prior to financial guarantee release), including private retaining walls as required on approved Grading Plan.
3. Water includes fire hydrants, valves, and appurtenances per DPM.

*To be deferred and financially guaranteed.

AGENT/OWNER

tt M. McGee
NAME (print)

icson & Arfman, P.A.
FIRM

Scott McGee 9/5/03
SIGNATURE – date

IMUM TIME ALLOWED TO CONSTRUCT
HE IMPROVEMENTS WITHOUT A DRB
EXTENSION:

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sherman Nathan 10/22/03
DRB CHAIR – date

Christina Sandoval 10/22/03
PARKS & RECREATION - date

10-22-03
TRANSPORTATION DEVELOPMENT – date

Lorenzo Green 10/22/03
UTILITY DEVELOPMENT – date

Brad L. Bjorn 10/22/03
CITY ENGINEER – date

****

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	1-22-04			

2004054563

1st

FIGURE #18

EXTENSION AGREEMENT
Procedure "B"
PROJECT NO. 720181 modified

This Agreement made this 21st day of November, 2005, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) James F. Crabtree + Diana K. Crabtree, Husband + Wife ("Developer"), whose address is 6460 Majave ST NW A16 NM 87120 and whose telephone number is 261-3524 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 19th day of April 2004, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 4/23/04, at Book Misc. A76, pages 4409 through 4409, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 22nd day of October 2005; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated _____ recorded _____, in Book Misc. _____, pages _____ through _____, records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 19th day of April, 2006.

B. on portions of the improvements as follows:

IMPROVEMENTS	COMPLETION DATE

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: First State Bank Loan Reserve letter #2213
Amount: $ 19,620.21 Name of Financial Institution or Surety providing Guaranty: First State Bank
Date City first able to call Guaranty (Construction Completion Deadline): 19th April, 2006.
If Guaranty other than a Bond, last day City able to call Guaranty is: June 19th 2006.
Additional information:

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:

By (Signature):
Name: James F. Crabtree
Title: owner / VP Crabtree Customs
Dated: 10/17/05

By Diana K. Crabtree
Name Diana K. Crabtree
Title Owner Pres. Crabtree Customs Inc
Dated 10/17/05

CITY OF ALBUQUERQUE:

Bradley L. Bingham
City Engineer
Dated: 11/21/05

11/18/05

11-18-05

DEVELOPER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 17 day of October, 2005 by (name of person:) James F. Crabtree & Dianna K. Crabtree (title or capacity, for instance, "President" or "Owner") Owners of (Developer:) _____.

Victoria Romero
Notary Public

My Commission Expires:
8/22/06

OFFICIAL SEAL
Victoria Romero
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/22/06

CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 21st day of November, 2005 by Bradley L. Bingham for, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

Figure 18 - Page 3

Mary Herrera Bern. Co. AGRE R 13.00

2005173225
6369278
Page: 3 of 3
11/22/2005 02:08P
Bk-A107 Pg-2760

ALBUQUERQUE
Making History

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: April 20, 2006

TO CONTACT NAME: James J. Crabtree
COMPANY/AGENCY: Crabtree Customs Inc.
ADDRESS/ZIP: 6460 Mojave St. NW 87120
PHONE/FAX #: 261-3534 (c) 899-4858 (o) / 899-5287

Thank you for your inquiry of 4-20-06 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Petroglyph Park Minor Subdivision located on Crabtree Ct NW between Santo Domingo - Mojave NW zone map page(s) E-10.

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

Taylor Ranch
Neighborhood Association
Contacts: Bill Jack Rodgers
8308 Cedar Creek Dr NW
897-9737 (h) 87120
Robert Wood
6500 Carney Ave NW
899-9064 (h) 87120

Neighborhood Association
Contacts:

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

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

Sincerely,

Dalaina L Armona
OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(10/14/04)

Date: April 24, 2006

To: Taylor Ranch N.A.
Bill Jack Rogers
8308 Cedar Creek Drive NW Phone 505-897-9737
Albuquerque NM 87120

Robert Wood
6500 Carney Ave. NW Phone 505-899-9064
Albuquerque NM 87120

From: James F. Crabtree and Diana K. Crabtree
Crabtree Customs Inc.
6460 Mojave St. NW
Albuquerque, NM 87120
Home 899-4858 Cell 261-3524

RE: Petroglyph Park Townhomes Unser Blvd. Improvements, SIA-B, Extension of Unser Improvements/Sidewalk Construction.
Lots 1-A though 1-E, Block 10, Unit 3. Located on the Northeast corner of Santo Domingo St NW and Unser Blvd NW, Between Montano and Mojave NW.

To whom it may concern,
I am requesting an extension time to build the sidewalk, curb, and Asphalt improvements along Unser due to awaiting final approvals for constuction to begin from the city. The realignment of Unser between Montano and the Petroglyph cliff face is almost done and the improvements can now be built. I believe and understand that the city, the neighborhood, and the townhome project affected could all benefit by waiting for the finial alignment and roadway center line and excess road right-of-way to be established before the sidewalk and curb are built.

Thank you for your consideration in this matter.

Sincerely,

James F. Crabtree V.P.
Crabtree Customs Inc

File Copy

Petroglyph Park
Neighborhood Letters

7006 0100 0006 9869 3999

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
ALBUQUERQUE, NM 87120

Postage	$ 0.39	UNIT ID: 0118
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KVBOGG
Total Postage & Fees	$ 4.64	04/28/06

Sent To Bill Jack Rogers
Street, Apt. No.; or PO Box No. 8308 Cedar Creek Dr NW
City, State, ZIP+4 Alb NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7006 0100 0006 9869 3982

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
ALBUQUERQUE, NM 87120

Postage	$ 0.39	UNIT ID: 0118
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KVBOGG
Total Postage & Fees	$ 4.64	04/28/06

Sent To Robert Wood
Street, Apt. No.; or PO Box No. 6500 Carma Ave NW
City, State, ZIP+4 Alb NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME JAMES F. CRABTREE

AGENT "

ADDRESS 6460 MOJAVE ST. NW

PROJECT & APP # 1002949/06DRB00595

PROJECT NAME PETROGLYPH PARK

$ 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.*

City Of Albuquerque
4/27/2006 3:55PM LOC: ANNX
RECEIPT# 00061821 WS# 007 TRANS# 0076
Account 441018 Fund 0110
Activity 4971000 TRSKAL
Trans Amt $145.00
J24 Misc
$75.00
VI $145.00
CHANGE $0.00
Thank You

City Of Albuquerque
Treasury Division

4/27/2006 3:55PM LOC: ANNX
RECEIPT# 00061820 WS# 007 TRANS# 0034
Account 441006 Fund 0110
Activity 4983000 TRSKAL
T.Counterreceipt.doc 6/21/04 $145.00
J24 Misc
$50.00
Thank You

City Of Albuquerque
Treasury Division

4/27/2006 3:54PM LOC: ANNX
RECEIPT# 00061819 WS# 007 TRANS# 0034
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $145.00
J24 Misc
$20.00
Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from MAY 9th 2006 To MAY 24th 2006

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.

(Applicant or Agent) 4/27/06 (Date)

I issued 2 signs for this application, 04/27/06 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1002949

Rev. 1/11/05

2949

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002949

Subdivision Name: Petroglyph Park

Surveyor: Joaquin Argueles

Company/Agent: Isaacson & Arfman

Contact Person: _____ E-mail: _____

Phone: 268-8828 Fax: _____

☒ DXF Received Date: 6/1/2004

☒ Hard-Copy Date: 5/26/2004

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

Approved Date 6/1/04

---

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

1st DXF (5/26/04) - does not match hardcopy plat, missing one easement line

2nd DXF perfect

AGIS Use Only

Copied cov2949 to agiscov on 6/1/2004. Contact person notified on 6/1/2004

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S
- ___ Major Subdivision action
- X 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: James F. Crabtree + Diana K. Crabtree PHONE: 261-3524
ADDRESS: 6436 Mojave St. NW FAX: 899-5287
CITY: ABQ STATE NM ZIP 87120 E-MAIL:
Proprietary interest in site: Owners List all owners:
AGENT (if any): Isaacson + Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe St. NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:
DESCRIPTION OF REQUEST: Major Final Plat Approval (tbka Petroglyph Park)

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

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

Lot or Tract No. 1 Block: 10A Unit: 3
Subdiv. / Addn. Volcano Cliffs Subdivision
Current Zoning: O-1 Proposed zoning: O-1
Zone Atlas page(s): E-10 No. of existing lots: 1 No. of proposed lots: 8
Total area of site (acres): 1.1954 Density if applicable: dwellings per gross acre: 6.72 dwellings per net acre: 6.72
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 101006228540210520 MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: Santo Domingo NW
Between: Unser Blvd. NW and Pima Ave. NW

CASE HISTORY: Proj #1002949
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.) 03DRB-01492, 03DRB-01493; 03DRB-01494; 03DRB-01496

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

SIGNATURE Ruth Lozano DATE 5/18/04
(Print) For Scott M. McGee ___ Applicant X Agent
Isaacson + Arfman, P.A.

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

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
04DRB - - 00774	FP		$
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $ .00

Hearing date 5-26-04

Planner signature / date 5/18/04

Project # 1002949

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 (Submit before DRB date)
✓ 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
NA 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.

for Scott M. McGee 5/18/04
Applicant name (print)
Ruth Lozano 5/18/04
Applicant signature / date

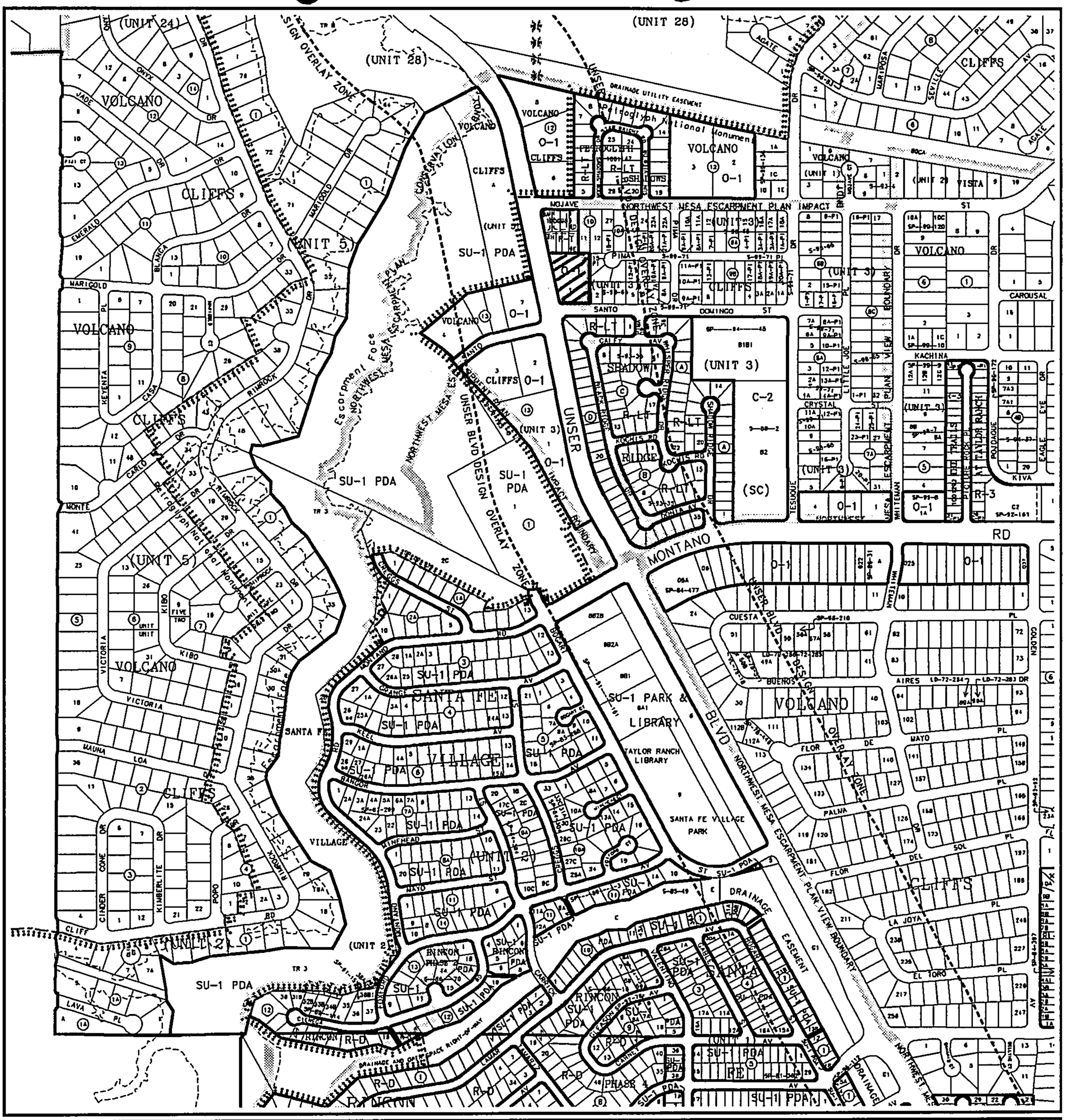
Form revised 3/03 and 8/03

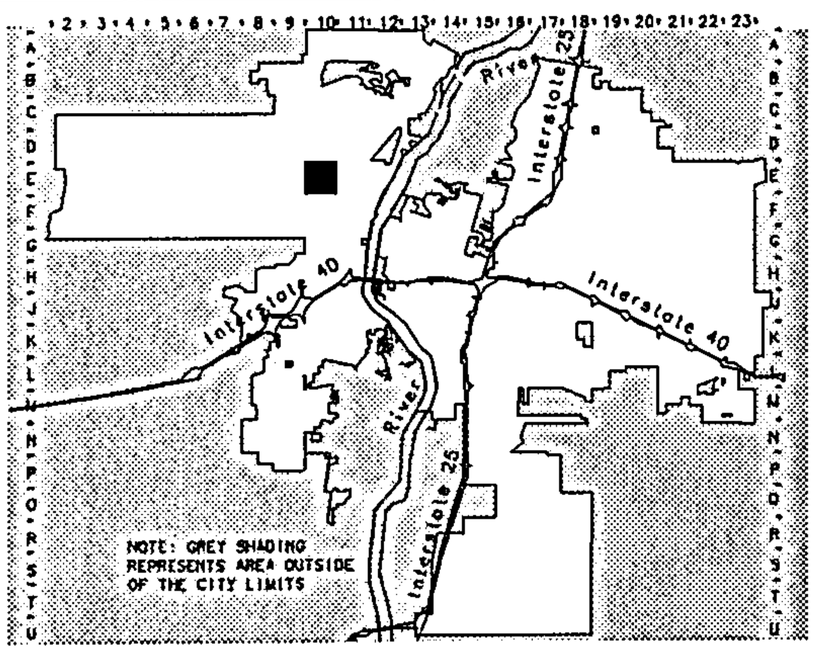
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
04DRB - - 00774
- -
- -

Planner signature / date 5-18-04

Project # 1002949





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

E-10-Z

Map Amended through January 02, 2004

15

No. of Lots: 8
Nearest Major Streets
Unser Blvd. & Santo Domingo Street NW

FIGURE 12

SUBDIVISION IMPROVEMENTS AGREEMENT-PUBLIC AND/OR PRIVATE (Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 19th day of April, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and James F. Crabtree & Diana K. Crabtree husband & wife ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] owners, whose address is 6436 Mojave Street NW, ABQ, NM 87120 and whose telephone number is 261-3524, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lot 1, Block 10A, Volcano Cliffs Subdivision, Unit 3, recorded on December 10, 1998 in the records of the Bernalillo County Clerk at Book 98C, page# 346 ~~through~~ -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] James F. Crabtree ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Petroglyph Park describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 22nd day of October, 2005 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 720181.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

07/02

FINANCIAL GUARANTY AMOUNT

02/10/2004

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 720181, Petroglyph Park Subdivision, Phase/Unit #: 1

Requested By: **Asa Nilsson-Weber**

Approved estimate amount:		$31,033.56
Contingency Amount:	0.00%	$.00
Subtotal:		$31,033.56
NMGRT	5.8125%	$1,803.83
Subtotal:		$32,837.39
Engineering Fee	6.60%	$2,167.27
Testing Fee	4.00%	$1,313.50
Subotal:		$36,318.16
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$45,397.70**

APPROVAL: DATE:

02-10-2004

Notes: Certification for grading & drainage including private walls prior to release of financial guaranty. Street lights per DPM.

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B Modified Non-Work Order)
Project No. 720181

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 19th day of April, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and James F. Crabtree & Diana K. Crabtree husband & wife ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] owners, whose address is 6436 Mojave Street NW, ABQ, NM 87120 and whose telephone number is 261-3524, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] Lot 1, Block 10A, Volcano Cliffs Subdivision, Unit 3, in the records of the Bernalillo County Clerk at Book 98C, pages 346 ~~through~~ ---- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] James F. Crabtree ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Petroglyph Park describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private Improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 22nd day of October, 2005 ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

FINANCIAL GUARANTY AMOUNT

02/10/2004

Type of Estimate: SIA Procedure - B - Modified Non-W.O.- w/F.G.

Project Description:

Project ID #: 720181, Petroglyph Park Subdivision, Phase/Unit #: 1

Requested By: **Asa Nilssen-Weber w/ Isaacson & Arfman, P.A.**

Approved estimate amount:		$10,978.35
Contingency Amount:	20.00%	$2,195.67
Subtotal:		$13,174.02
NMGRT	5.8125%	$765.74
Subtotal:		$13,939.76
Engineering Fee	6.60%	$920.02
Testing Fee	6.00%	$836.39
Subotal:		$15,696.17
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$19,620.21**

APPROVAL: DATE:

02-10-2004

Notes: 20% contingency, plans not approved. This financial guaranty is for the deferred Unser Blvd improvements.

190

No. of Lots: 8
Nearest Major Streets
Unser Blvd. & Santo Domingo Street NW

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 720181

THIS AGREEMENT is made this 19th day of April, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and James F. Crabtree & Diana K. Crabtree * ("Developer"), whose address is 6436 Mojave Street NW, ABQ, NM 87120 and whose telephone number is 261-3524, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) owners, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

*husband & wife

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Lot 1, Block 10A, Volcano Cliffs Subdivision, Unit 3 (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) preliminary plat, to be identified as (state name of plat:) Petroglyph Park; and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by October 22, 2007 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit
Review Section before expiration of

FINANCIAL GUARANTY AMOUNT

02/10/2004

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 720181, Petroglyph Park Subdivision, Phase/Unit #: 1

Requested By: **Asa Nilsson-Weber w/ Isaacson & Arfman, P.A.**

Approved estimate amount:		$1,608.36
NMGRT	5.8125%	$93.49
Subtotal:		$1,701.85
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$2,127.31**

APPROVAL: DATE:

02-10-2004

Notes:

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

PAID RECEIPT

APPLICANT NAME James F Crabtree & Diana K. Crabtree

AGENT Isaacson & Arfman PA

ADDRESS 128 Monroe St NE

PROJECT & APP # 1002949/04DRB-00774

PROJECT NAME Volcano Cliffs unit 3

$ 20.00 469099/4916000 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.*

Counterreceipt.doc 12/29/03

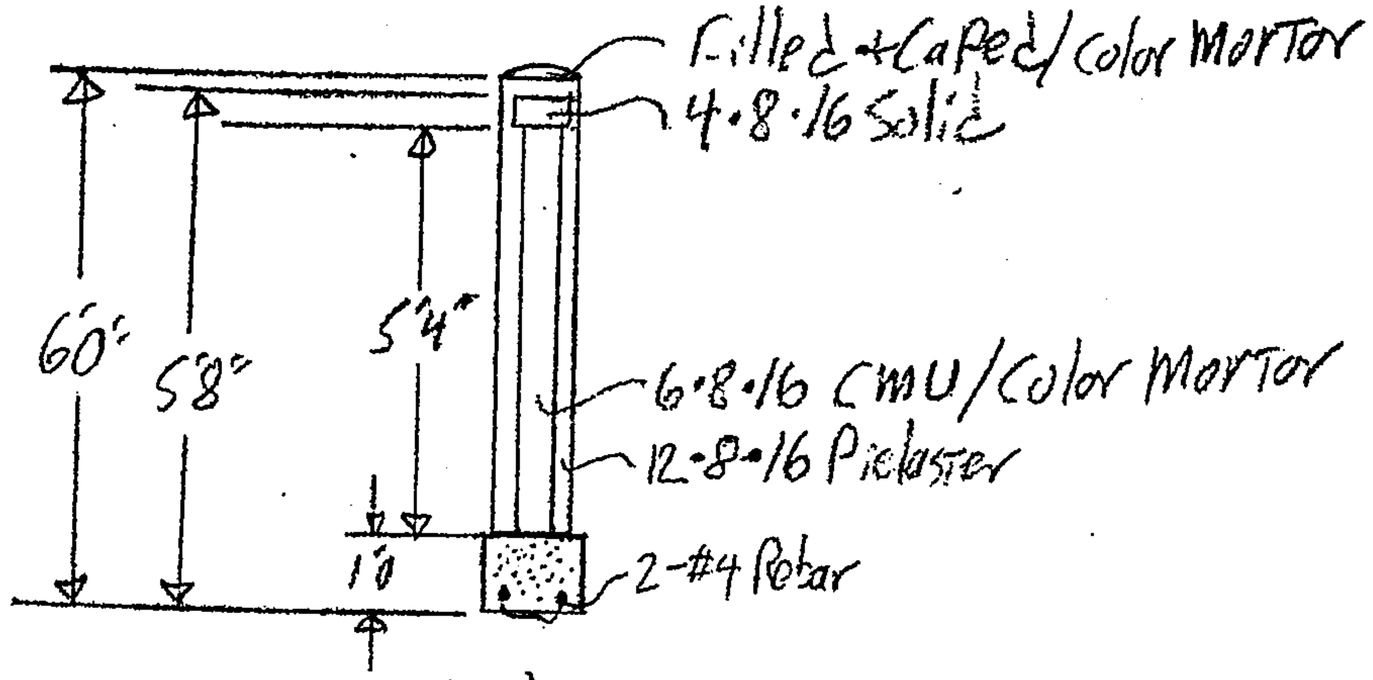
DUPLICATE
City Of Albuquerque
Treasury Division

05/18/2004 10:26AM LOC: ANN
X
RECEIPT# 00026177 WS# 007 TRANS# 0015
Account 469099 Fund 0110
Activity 4916000 TRSLJS
Trans Amt $20.00
J24 Misc $20.00
CK $20.00
CHANGE $0.00

Petroglyph Park Lone Page E-10

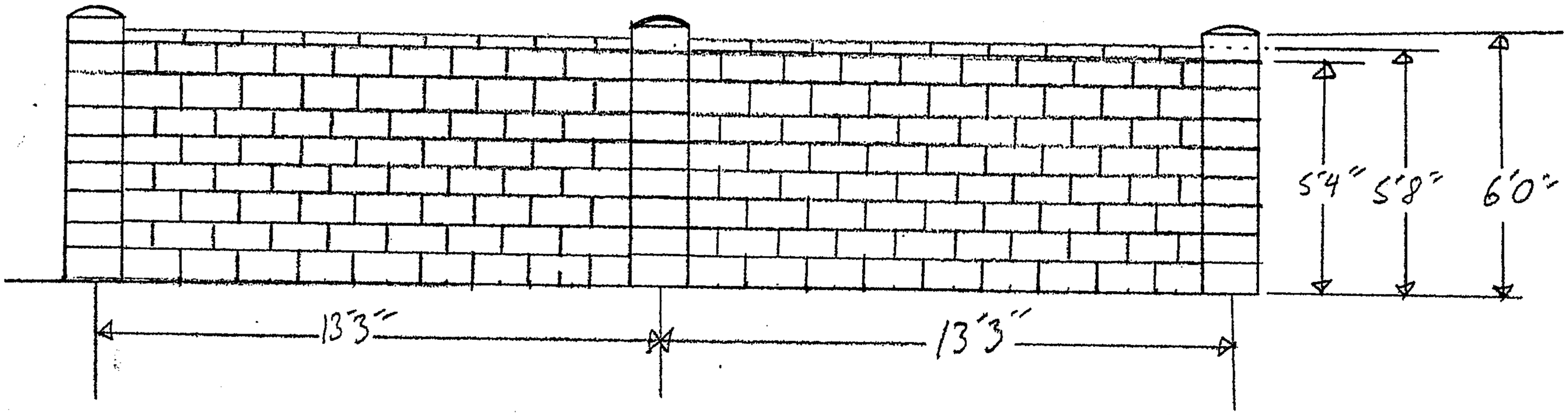
DRB Project # 1002949

Major Intersection-Montano + Unser on The N.E. Corner of Santo Domingo + Unser



Side Section

****



Face Elevation

Perimeter Wall Approved

DRB Chair

5/24/04

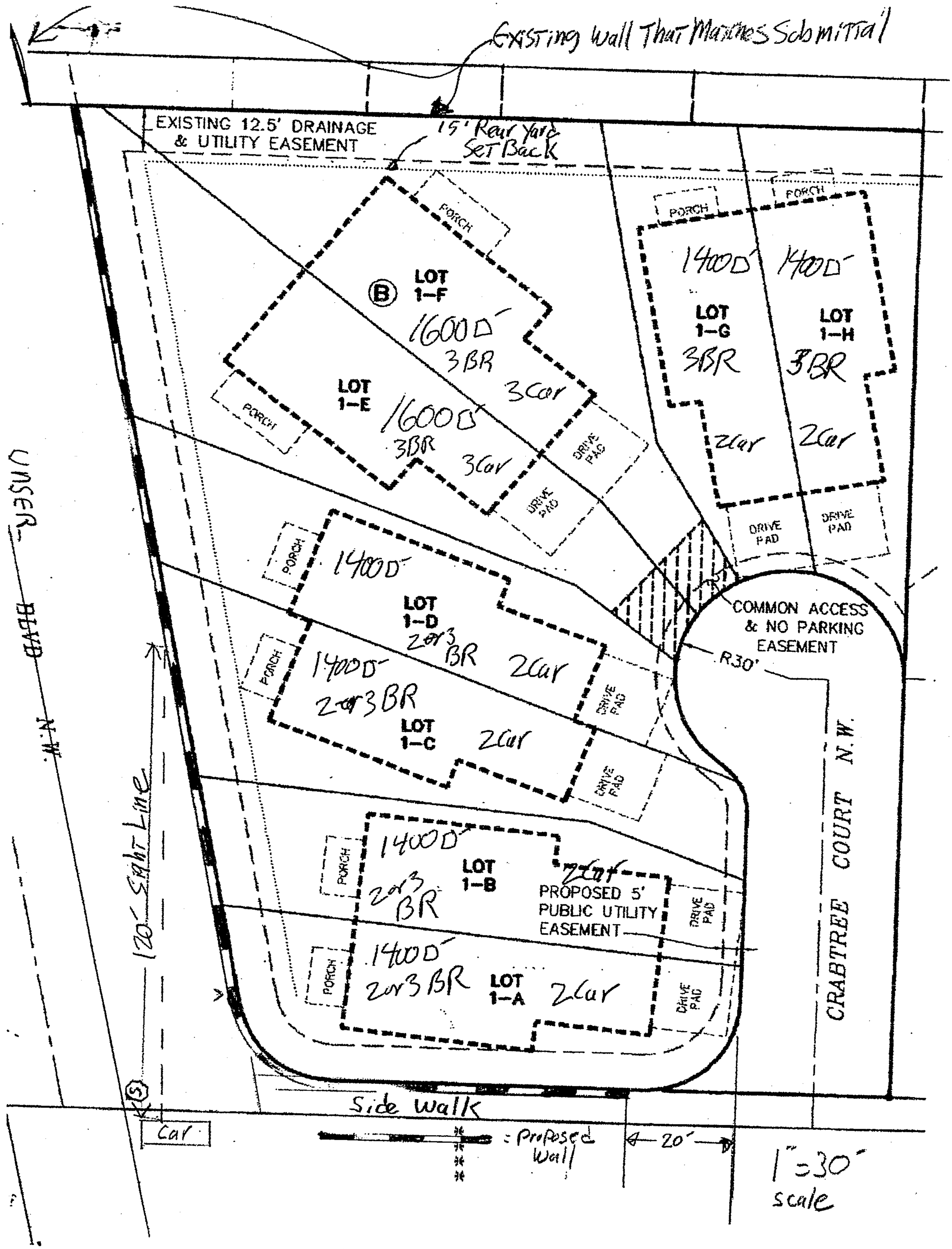
Date

Notes:

1). Site is Bound by Mandatory guidelines of North West Mesa Escarpment Plan See Policies #12, 13, 14, + 20, relating to View, Visual Impact, Landscaping, design, and Color of Buildings + walls, and height of buildings.

2) See comments from Planning Dept Minor-Preliminary Plat Approval. Dated October 1, 2003

3) Wall Complies with 2nd Draft Dated 3/18/04
Sec + 14-16-3-19 + A + 1(a), 4, - Layout
Sec + B(2)(a)d., (b) bandd. - Facade


Existing Wall That Matches Submittal
EXISTING 12.5' DRAINAGE & UTILITY EASEMENT
15' Rear Yard Set Back
PORCH
LOT 1-F
1600 D
3BR
3Car
LOT 1-E
1600 D
3BR
3Car
DRIVE PAD
LOT 1-G
1400 D
3BR
2Car
LOT 1-H
1400 D
3BR
2Car
LOT 1-D
1400 D
2 or 3 BR
2Car
LOT 1-C
1400 D
2 or 3 BR
2Car
LOT 1-B
1400 D
2 or 3 BR
2Car
PROPOSED 5' PUBLIC UTILITY EASEMENT
LOT 1-A
1400 D
2 or 3 BR
2Car
COMMON ACCESS & NO PARKING EASEMENT
R30'
UNSER BLVD N.W.
120' Sight Line
CRABTREE COURT N.W.
Side Walk
Car
= Proposed Wall
20'
1" = 30' scale

Complete
6-1-04
BL.

Bobby - Close Out Please - Sherman

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.

Project Number 1002949

DRB Application No.: **04DRB-00774** | Project #: **1002949**

Project Name: **VOLCANO CLIFFS SUB, UNIT 3**

Agent: Isaacson & Arfman, PA | Phone No.: 505-268-8828

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOPMENT PLAN**), was approved on 5/26/04 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.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-23-2003

8. 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 & 10/8/03]* (E-10)

At the October 22, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 10/22/03 and approval of the grading plan engineer stamp dated 10/3/03 the preliminary plat was approved.

The vacation of right-of-way was withdrawn at the agent's request. The sidewalk variance for waiver of sidewalk was approved as shown on Exhibit C in the Planning file. Temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by November 6, 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).

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: James Crabtree, 6436 Mojave NW, 87120
Isaacson & Afrman PA, 128 Monroe St NE, I87108
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 8, 2003 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:05 a.m.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 1:20 p.m.

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

1. **Project # 1000131**
03DRB-01513 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, agent(s) for BROADWAY DEVELOPMENT CORPORATION, request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL PARK - UNIT 1,** zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF: 01DRB-01559] (M-14) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1002855**
03DRB-01511 Major-Vacation of Pub Right-of-Way

JOHN A. MYERS, ESQ. agent(s) for ETG PROPERTIES, LLC request(s) the above action(s) for all or a portion of **EAST END ADDITION,** located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: Z-98-115 A& B, 03EPC-00979 &981, 02EPC-01676 & 77 (J-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH TWO ADDITIONAL CONDITIONS.**

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

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

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

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

5. **Project # 1002962**
03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat Approval
03DRB-01529 Major-Vacation of Public Easements
03DRB-01530 Major-SiteDev Plan Subd

BOHANNAN HUSTON INC & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4 (to be known as **TRACT 4, BLACK RANCH,** zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 100 acre(s). [REF: 03DRB-01432 (SK), 03DRB-01429 (SK)] *[Deferred from 10/8/03]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

6. **Project # 1002957**
03DRB-01524 Major-Vacation of Public Easements
03DRB-01525 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH,** zoned R-T, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CIRCLE NW containing approximately 14 acre(s). [REF: DRB-91-133] (D-11) **THE VACATION OF THE PUBLIC WATER LINE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR REMOVAL OF VACATION (1) ON SHEETS 2 OF 3 OF THE PLAT AND TO PLANNING FOR AGIS DXF FILE.**

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

MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3)** WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). *[Deferred from 10/8/03]* (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

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

DE LA TORRE ARCHITECTS, agent(s) for FOURTH STREET & MENAUL INC., request(s) the above action(s) for all or a portion of Block(s) O, Tract(s) 1A, **WALGREEN ADDITION**, zoned C-2 (SC), containing approximately 11 acre(s). *[Deferred from 9/24/03 & 10/8/03]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/15/03.**

9. **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) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/3/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: SUBMITTAL OF CROSS SECTIONS OF PERIMETER WALLS AND THEIR APPROVAL BY PLANNING. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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.**

13. **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 & 10/8/03]* (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

14. **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) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/02 THE PRELIMINARY PLAT WAS APPROVED.**

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) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL SUBMITTAL.**

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.

15. **Project # 1002197**
03DRB-01648 Minor-SiteDev Plan BldPermit/EPC

MOLZEN CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT - WATER UTILITY DIVISION, request(s) the above action(s) for SEC. 28 T11N R2E , **WEST MESA OPEN SPACE,** zoned RO-20, located on ATRISCO NW and 81ST ST NW BETWEEN DOUBLE EAGLE AIRPORT AND I-40 WEST. **[CHRIS HYER, EPC CASE PLANNER]** (E-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002455**
03DRB-01654 Minor-SiteDev Plan Subd/EPC
03DRB-01655 Minor-Sketch Plat or Plan

TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J GROUP ADDITION,** zoned SU-1, C-1, located on SAN ANTONIO NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). **[DEBBIE STOVER, EPC CASE PLANNER]** [Deferred from 10/8/03] (E-18) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN. DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

17. **Project # 1001104**
03DRB-00289 Minor- Final Plat Approval

RHOMBUS PA agent(s) for TOR & RAQUEL RASMUSSEN request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) 2, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as **OAKLAND MEADOWS SUBDIVISION)** zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and the NORTHEAST CORNER OF THE INTERSECTION, containing approximately 2 acre(s). [REF: 01DRB-00312] [Deferred from 3/5/03, 3/26/03 & 4/9/03, the final plat was indefinitely deferred on 4/16/03] (C-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMENDMENTS TO THE SITE PLAN.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

18. **Project # 1000162**
03DRB-01636 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for TIM WHITE - DESERT CREEK APARTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **LUECKING PARK COMPLEX,** zoned R-3, located on BRYN MAWR AVE NE, between AMAFCA NORTH DIVERSION and I-25 FRONTAGE ROAD containing approximately 16 acre(s). [REF: 1000162, 01DRB-01697, 00440-00097, 01460-00821, 03DRB-00823] (G-16) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS TO BOTH LOTS OF ADJOINING PARCEL AND UPDATES AND TO PLANNING FOR PNM ELECTRIC'S SIGNATURE AND FOR A TRAIL EASEMENT ON SOUTH END OF PROPERTY.**

19. **Project # 1000621**
03DRB-01649 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS REVOCABLE TRUST request(s) the above action(s) for all or a portion of Tract(s) B & C, **GATEWAY SUBDIVISION,** zoned SU-2 special neighborhood zone, C-3, located on WOODWARD PL NE, between INTERSTATE 25 and LOMAS BLVD NE containing approximately 10 acre(s). [REF: DRB-97-466, 00DRB-00849 SK, 03DRB-01353] (J-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 35-FOOT BY 35-FOOT WATER METER EASEMENT AND PLANNING FOR AGIS DXF FILE.**

20. **Project # 1001991**
03DRB-01650 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC. agent(s) for GEORGE EK request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) B, **DAVIDSON ADDITION,** zoned R-2, located on CANDELARIA ROAD NW, between 4th ST NW and 7th ST NW containing approximately 1 acre(s). [REF: Listed under Project #1002135 in error. Correct Project # is #1001991, 02ZHE 01209/01210/01211] (G-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1002315**
03DRB-01651 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 13-B, **WILDERNESS VILLAGE & WILDERNESS COMPOUND @ HIGH DESERT,** zoned SU-2 HD/R-R, located on CITY OF ALBUQUERQUE OPEN SPACE, containing approximately 34 acre(s). (F-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO COORDINATE WITH FINAL CONSTRUCTION PLANS AND ACCESS LANGUAGE FOR SANITARY SEWER AND PLANNING FOR PERIMETER WALLS SUBMITTAL AND AGIS DXF FILE.**

22. **Project # 1002635**
03DRB-01652 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for CANDELARIA & TRAMWAY SW, LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A (REPLAT OF TRACT 1) **LANDS OF CANDELARIA & AND TRAMWAY SW,** zoned SU-1 special use zone, Neighborhood Commercial, located on TRAMWAY BLVD NE AND CANDELARIA RD NE and containing approximately 3 acre(s). [REF: 03EPC-00702 ZMA, 03EPC-00703 SPS, 03EPC-0704 SBP] (H-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

23. **Project # 1002992**
03DRB-01623 Minor-Subd Design (DPM) Variance

TIERRA WEST, LLC agent(s) for SOUTHWEST CONTRACTORS INC. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND,** zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW. [Deferred from 10/8/03] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/15/03.**

24. **Project # 1003006**
03DRB-01653 Minor-Prelim&Final Plat Approval

ALBUQUERQUE SURVEYING COMPANY, INC. agent(s) for RICHARD & NASHAUN GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 3, **BELMONT PLACE ADDITION,** zoned R-1, located on 5th ST NW, between BELLROSE AVE NW and GRIEGOS RD NW containing approximately 1 acre(s). [REF: ZA-93-227] (G-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

THERE ARE NO SKETCH PLAT THIS WEEK

25. Approval of the Development Review Board Minutes September 24, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 1:20 P.M.

Defer at AR 10/22/08

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002949 AGENDA#: 13 DATE: 10.8

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

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: 1002949 **AGENDA ITEM NO: 13**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan dated 10-3-03 is on file for Preliminary Plat approval.

RESOLUTION: 10/22/03

APPROVED ____; DENIED ____; DEFERRED X; 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

10/1/03

John Looney

Subdrains into his lot.

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.

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: 1002949 **AGENDA ITEM NO: 4**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan dated 9-4-03 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request and defers to Transportation.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X 10-8-03; 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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002949 AGENDA#: 4 DATE: 10.1.03

1. Name: John Lowney Address: 6420 Pima Ct NW Zip: 87120
2. Name: James F. Crabtree Address: 6436 Mojave St NW Zip: 87120
3. Name: Scott McGee Address: Isaacson Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 1, 2003

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)

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

Letters sent to Santa Fe Village (R) and Taylor Ranch (R) Neighborhood Assns.

APS	No comments received.
Police Department	No adverse comments.
Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	

Project# 1002949 – PNM approves the 15' vacation of Unser Blvd. But the developer needs to provide a site plan showing the electric lines are in existing easements and not in the 15' strip, otherwise PNM retains and reserves all rights and easements for existing U.G. electric lines in the 15' strip.

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

The subject property is within the both the 'View' and 'Impact' areas as set forth in the Northwest Mesa Escarpment Plan (NWMEP) adopted by the City Council 1987 and the County Commission 1988. The NWMEP contains mandatory guidelines for the area. See especially policies,12,13,14 and 20 which relate to view, visual impact, landscaping, design and color.

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

Transportation Development

Vacation action will require approval from Municipal Development Transportation. Concerns are with Unser alignment and ultimate section of Atrisco. Contact John Hartmann.

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 7 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.

The Trails and Bikeways Facility Plan shows a trail on Unser. The item is shown on the infrastructure list as required. Is a zone change needed?

Utilities Development

No objection to Vacation request. No objection to Preliminary Plat approval. No objection to Sidewalk Waiver or Deferral.

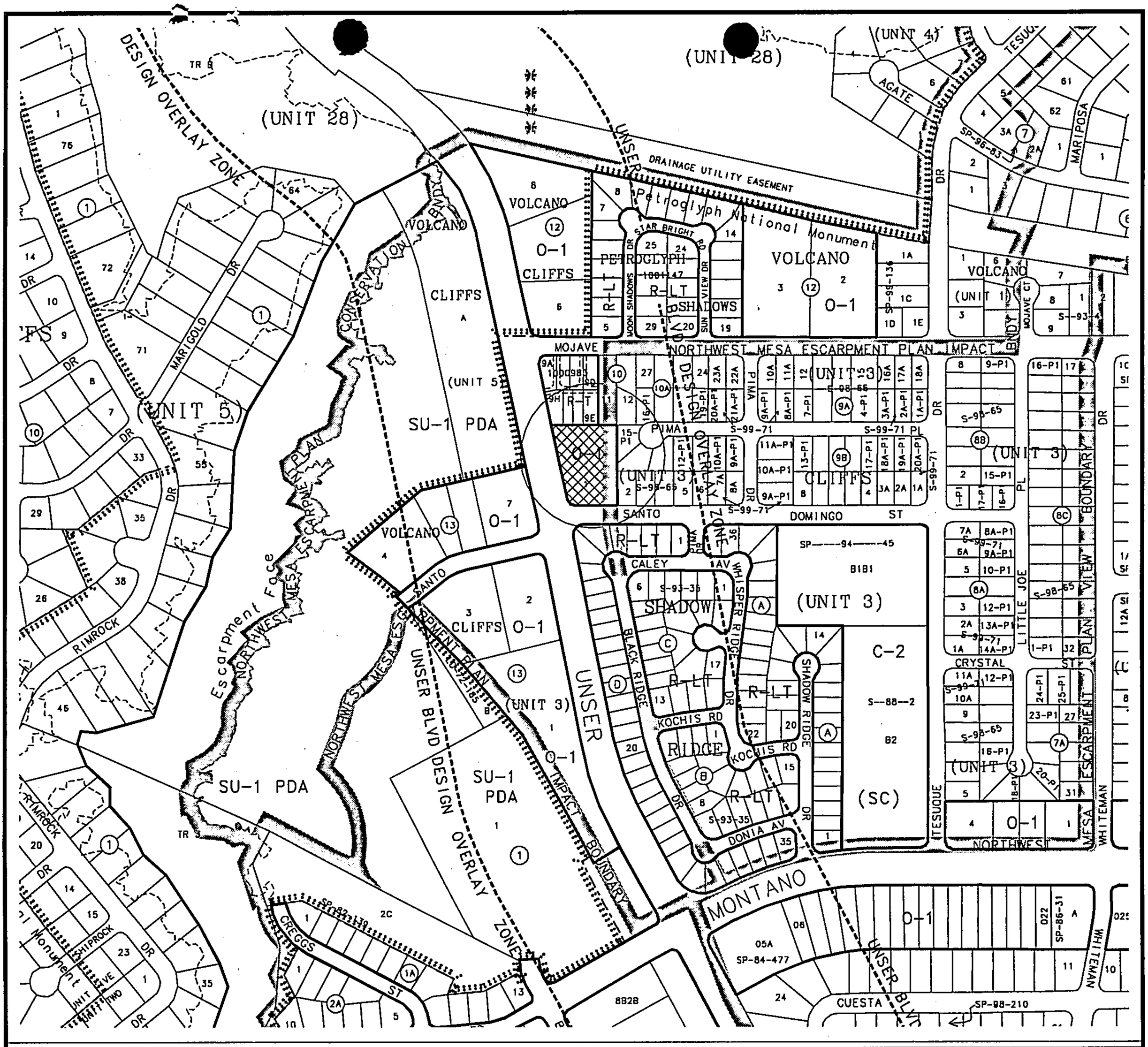
The lot dimensions and acreage should be listed on each lot on the preliminary plat. It is difficult to tell the lot dimensions & acreage on the existing exhibit. Planning's approval of the preliminary plat is based on the lot sizes.

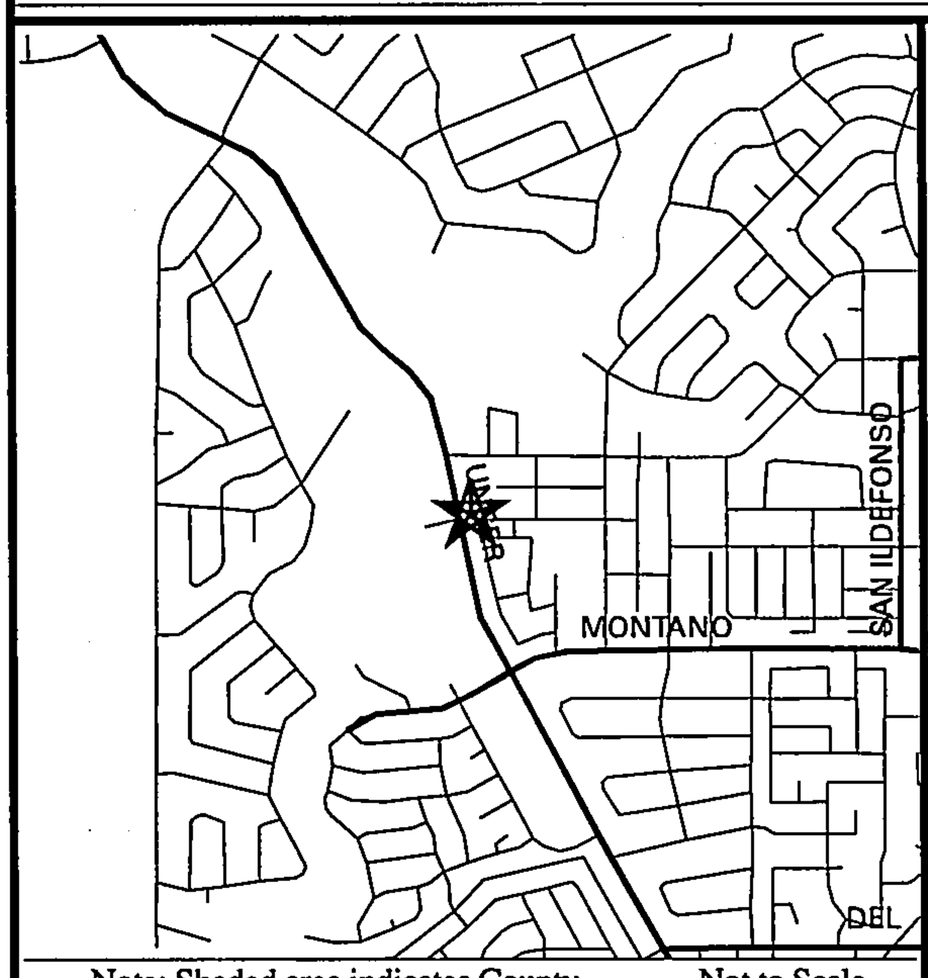
Even though this is a minor subdivision, it is strongly suggested that any perimeter wall design is attractive and complementary to the neighboring Petroglyph National Monument.

Planning has no objection to the vacation if Transportation Development is not opposed to it. Planning has no objection to the sidewalk waiver or temporary deferral of sidewalks.

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

cc: James Crabtree, 6436 Mojave NW, 87120
Isaacson & Arfman PA, 128 Monroe St NE, 87108





Note: Shaded area indicates County Not to Scale

ZONING MAP

03DRB-01496

AGIS

Scale 1"=482'

PROJECT NO.
1002949

HEARING DATE
10-1-03

MAP NO.
E-10

ADDITIONAL CASE NUMBER(S)
03DRB-01492
03DRB-01493
03DRB-01494

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.

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

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 SEP 12 2003
MAILED FROM ZIP CODE 87102

1010062285433105 18

****

CRABTREE JAMES F & DIANA K
925 GEORGIA SE
ALBUQUERQUE NM 87108

CRAB925 871082003 1602 13 09/16/03
FORWARD TIME EXP RTN TO SEND
CRABTREE
6436 MOJAVE ST NW
ALBUQUERQUE NM 87120-4826

RETURN TO SENDER

87108 87103/1293

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.

ALBUQUERQUE
SEAL
NEW MEXICO
1706

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

ALBUQUERQUE NM 87102

RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 SEP 12 2003
MAILED FROM ZIP CODE 87102

101006231040410501

SANDOVAL CHRISTOPHER & F JOCE
3200 VISTA MARAVILLOSA NW
ALBUQUERQUE NM 87120

87120415 09
87103/1293

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: 10-1-03
Zone Atlas Page: E-10-Z
Notification Radius: 100 Ft.

Project# 1002949
App# 03DRB-01492
App# 03DRB-01493
App# 03DRB-01494
App# 03DRB-01496

Cross Reference and Location: N/A

Applicant: JAMES CRABTREE
Address: 6436 MOJAVE NW
ALBUQUERQUE, NM 87120

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 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
E-10	1010042	285-402	105-20	✓ 1010042	280-421	105	37 ✓
		297-394	21	✓	285-422		19 ✓
		304-394	22	✓	311-380	118	01 ✓
		310-394	23	✓	306-379		02 ✓
		310-404	01	✓	301-380		03 ✓
		301-404	02	✓	296-380		04 ✓
		298-411	03	✓	291-380		05 ✓
		303-422 ~~[illegible]~~	04 ~~[illegible]~~	✓	284-380		06 ✓
		310-422	05	✓	280-376		07 ✓
		310-433 ~~[illegible]~~	14 ~~[illegible]~~	✓	282-369		08 ✓
		304-433	15	✓	283-364		09 ✓
		291-430	16	✓	303-364	119	05 ✓
		284-430	17	✓	298-364		06 ✓
		285-433	18	✓ MP	255-348	201	06 ✓
		280-433	32	✓ MP	248-400	202	05 ✓
		276-433	33	✓ MP	237-458		10 ✓
		271-433	34	✓ MP			
		273-~~342~~ 421	35	✓ MP			
		277-421	36	✓ MP			

<mainframe@coa1mp3.cabq.gov>

09/09/03 09:13 AM

To:
cc:
Subject:

```
1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01010062                 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101006228540210520      LEGAL: LT 1  BLK  10A A PLAT OF BLOCKS 7-A, 8-A, 8-B,
8-C,   LAND USE:
                         PROPERTY ADDR: 00000    6300 UNSER BLV NW
                            OWNER NAME: CONWAY FAMILY PARTNERSHIP
                            OWNER ADDR: 00000
ALBUQUERQUE        NM 87154
0101006229739410521      LEGAL: LT 2  BLK  10A A PLAT OF BLOCKS 7-A, 8-A, 8-B,
8-C,   LAND USE:
                         PROPERTY ADDR: 00000    6413 SANTO DOMINGO ST NW
                            OWNER NAME: SALAZAR FLORA
                            OWNER ADDR: 02116   EUCARIZ                    SW
ALBUQUERQUE        NM 87105
0101006230439410522      LEGAL: LT 3  BLK  10A A PLAT OF BLOCKS 7-A, 8-A, 8-B,
8-C,   LAND USE:
                         PROPERTY ADDR: 00000    6419 SANTO DOMINGO ST NW
                            OWNER NAME: VOLZER ROSS A & BERDIN TINA M
                            OWNER ADDR: 06419   SANTO DOMINGO            ST NW
ALBUQUERQUE        NM 87120
0101006231039410523      LEGAL: LT 4  BLK  10A A PLAT OF BLOCKS 7-A, 8-A, 8-B,
8-C,   LAND USE:
                         PROPERTY ADDR: 00000    6415 SANTO DOMINGO ST NW
                            OWNER NAME: FOX DENNIS R & SANDRA J
                            OWNER ADDR: 06415   SANTO DOMINGO              NW
ALBUQUERQUE        NM 87120
0101006231040410501      LEGAL: LT 1 3-P1  BLK 10A  A PLAT OF BLOCKS 7-A, 8-A,
8-C,   LAND USE:
                         PROPERTY ADDR: 00000    6412 PIMA PL NW
                            OWNER NAME: SANDOVAL CHRISTOPHER & F JOCEL
                            OWNER ADDR: 03200   VISTA MARAVILLOSA          NW
ALBUQUERQUE        NM 87120
0101006230140410502      LEGAL: LT 1 4-P1  BLK 10A  A PLAT OF BLOCKS 7-A, 8-A,
8-C,   LAND USE:
                         PROPERTY ADDR: 00000    6413 PIMA PL NW
                            OWNER NAME: MARTINEZ SAMUEL W JR & RENEE L
                            OWNER ADDR: 06416   PIMA                     CT NW
ALBUQUERQUE        NM 87120
0101006229841110503      LEGAL: LT 1 5-P1  BLK 10A  A PLAT OF BLOCKS 7-A, 8-A,
8-C,   LAND USE:
                         PROPERTY ADDR: 00000    6420 PIMA PL NW
                            OWNER NAME: LOWNEY JOHN M & KAREN A
                            OWNER ADDR: 06420   PIMA                     PL NW
ALBUQUERQUE        NM 87120
0101006230342210504      LEGAL: LT 1 6-P1  BLK 10A A PLAT OF BLOCKS 7-A, 8-A,
8-C, 9  LAND USE:
                         PROPERTY ADDR: 00000    6415 PIMA PL NW
                            OWNER NAME: STEVENS WILLIAM J. & PRISCILLA
                            OWNER ADDR: 01736   DIETZ LOOP                 NW
ALBUQUERQUE        NM 87107
0101006231042210505      LEGAL: LT 1 7-P1  BLK 10A  A PLAT OF BLOCKS 7-A, 8-A,
```

8-C, LAND USE:
PROPERTY ADDR: 00000 6411 PIMA PL NW
OWNER NAME: MOYA CASSANDRA J
OWNER ADDR: 06416 MOJAVE ST NW
ALBUQUERQUE NM 87120
0101006231043310514 LEGAL: LT 2 6 BL K 10A A PLAT OF BLOCKS 7-A, 8-A, 8-C, 9-A, LAND USE:
PROPERTY ADDR: 00000 6416 MOJAVE ST NW
OWNER NAME: BOURGUET ALFRED J
OWNER ADDR: 06416 MOJAVE ST NW
ALBUQUERQUE NM 87120
0101006230443310515 LEGAL: LT 2 7 BL K 10A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, LAND USE:
PROPERTY ADDR: 00000 6420 MOJAVE ST NW
OWNER NAME: STEVENS WILLIAM J & PRISCILLA
OWNER ADDR: 06420 MOJAVE ST NW
ALBUQUERQUE NM 87120
1 R E C O R D S W I T H L A B E L S PAGE
2
0101006229143010516 LEGAL: * 01 2 01 0VOLCANO CLIFFS SUB UNIT #3 11N 2E SEC 27 LAND USE:
PROPERTY ADDR: 00000 6424 MOJAVE ST NW
OWNER NAME: HOLCOMB FREDDIE J & DELORES D
OWNER ADDR: 06424 MOJAVE ST NW
ALBUQUERQUE NM 87120
0101006228443010517 LEGAL: * 01 1 01 0VOLCANO CLIFFS SUB UNIT #3 11N 2E SEC 27 LAND USE:
PROPERTY ADDR: 00000 6428 MOJAVE ST NW
OWNER NAME: FRANCIS KIT & LESLIE
OWNER ADDR: 06428 MOJAVE NW
ALBUQUERQUE NM 87120
0101006228543310518 LEGAL: LOT 9-D PLAT FOR MOJAVE TOWNHOMES BEING A REPLAT O LAND USE:
PROPERTY ADDR: 00000 6432 MOJAVE ST NW
OWNER NAME: CRABTREE JAMES F & DIANA K
OWNER ADDR: 00925 GEORGIA SE
ALBUQUERQUE NM 87108
0101006228043310532 LEGAL: LOT 9-C PLAT FOR MOJAVE TOWNHOMES BEING A REPLAT O LAND USE:
PROPERTY ADDR: 00000 6444 MOJAVE ST NW
OWNER NAME: CRABTREE JAMES F & DIANA K
OWNER ADDR: 00925 GEORGIA SE
ALBUQUERQUE NM 87108
0101006227643310533 LEGAL: LOT 9-B PLAT FOR MOJAVE TOWNHOMES BEING A REPLAT O LAND USE:
PROPERTY ADDR: 00000 6448 MOJAVE ST NW
OWNER NAME: CRABTREE JAMES F & DIANA K
OWNER ADDR: 00925 GEORGIA SE
ALBUQUERQUE NM 87108
0101006227143310534 LEGAL: LOT 9-A PLAT FOR MOJAVE TOWNHOMES BEING A REPLAT O LAND USE:
PROPERTY ADDR: 00000 6460 MOJAVE ST NW
OWNER NAME: CRABTREE JAMES F & DIANA K
OWNER ADDR: 00925 GEORGIA SE
ALBUQUERQUE NM 87108
0101006227342110535 LEGAL: LOT 9-H PLAT FOR MOJAVE TOWNHOMES BEING A REPLAT O LAND USE:
PROPERTY ADDR: 00000 6456 MOJAVE ST NW
OWNER NAME: CRABTREE JAMES F & DIANA K
OWNER ADDR: 00925 GEORGIA SE
ALBUQUERQUE NM 87108

010100622774211053 6 LEGAL: LOT 9-G PLAT FOR MOJAVE TOWNHOMES BEING A
REPLAT O LAND USE:
PROPERTY ADDR: 00000 6452 MOJAVE ST NW
OWNER NAME: CRABTREE JAMES F & DIANA K
OWNER ADDR: 00925 GEORGIA SE
ALBUQUERQUE NM 87108
010100622804211053 7 LEGAL: LOT 9-F PLAT FOR MOJAVE TOWNHOMES BEING A
REPLAT O LAND USE:
PROPERTY ADDR: 00000 6440 MOJAVE ST NW
OWNER NAME: CRABTREE JAMES F & DIANA K
OWNER ADDR: 00925 GEORGIA SE
ALBUQUERQUE NM 87108
010100622854221051 9 LEGAL: LOT 9-E PLAT FOR MOJAVE TOWNHOMES BEING A
REPLAT O LAND USE:
PROPERTY ADDR: 00000 6436 MOJAVE ST NW
OWNER NAME: CRABTREE JAMES F & DIANA K
OWNER ADDR: 00925 GEORGIA SE
ALBUQUERQUE NM 87108
010100623113801180 1 LEGAL: LT 1 BLK D AMENDED & CORRECTED PLAT OF SHADOW
RIDG LAND USE:
PROPERTY ADDR: 00000 6409 CALEY AVE NW
OWNER NAME: THOMAS ROBERT W & CAROL R
OWNER ADDR: 06409 CLAEY AV NW
ALBUQUERQUE NM 87120
1 R E C O R D S W I T H L A B E L S PAGE
3
010100623063791180 2 LEGAL: LT 2 BLK D AMENDED & CORRECTED PLAT OF SHADOW
RIDG LAND USE:
PROPERTY ADDR: 00000 6415 CALEY AVE NW
OWNER NAME: ROSS JOHN O & ANA I
OWNER ADDR: 06415 CALEY AV NW
ALBUQUERQUE NM 87120
010100623013801180 3 LEGAL: LT 3 BLK D AMENDED & CORRECTED PLAT OF SHADOW
RIDG LAND USE:
PROPERTY ADDR: 00000 6419 CALEY AVE NW
OWNER NAME: ROHLFS ROBERT H SR & ROSEMARY
OWNER ADDR: 06419 CALEY AV NW
ALBUQUERQUE NM 87120
010100622963801180 4 LEGAL: LT 4 BLK D AMENDED & CORRECTED PLAT OF SHADOW
RIDG LAND USE:
PROPERTY ADDR: 00000 6423 CALEY AVE NW
OWNER NAME: MYATT MICHAEL J & LORELEI G
OWNER ADDR: 06423 CALEY AV NW
ALBUQUERQUE NM 87120
010100622913801180 5 LEGAL: LT 5 BLK D AMENDED & CORRECTED PLAT OF SHADOW
RIDG LAND USE:
PROPERTY ADDR: 00000 6427 CALEY AVE NW
OWNER NAME: ATENCIO DANIEL & CAMILLE
OWNER ADDR: 06427 CALEY AV NW
ALBUQUERQUE NM 87120
010100622843801180 6 LEGAL: LT 6 BLK D AMENDED & CORRECTED PLAT OF SHADOW
RIDG LAND USE:
PROPERTY ADDR: 00000 6431 CALEY AVE NW
OWNER NAME: WALKER MICHAEL R & SUSAN
OWNER ADDR: 06431 CALEY AV NW
ALBUQUERQUE NM 87120
010100622803761180 7 LEGAL: LT 7 BLK D AMENDED & CORRECTED PLAT OF SHADOW
RIDG LAND USE:
PROPERTY ADDR: 00000 6227 BLACK RIDGE DR NW
OWNER NAME: KELSAY KEVIN G & LYNETTE E
OWNER ADDR: 06227 BLACK RIDGE DR NW

```
                                        *
                                        *
                                        *
                                        *
ALBUQUERQUE        NM 87120
0101006228236911808   LEGAL: LT 8  BLK  D AMENDED & CORRECTED PLAT OF SHADOW
RIDG  LAND USE:
                      PROPERTY ADDR: 00000    6223 BLACK RIDGE DR
                         OWNER NAME: SANDOVAL ERNEST JR & LANETTE L
                         OWNER ADDR: 00000
ALBUQUERQUE        NM 87193
0101006228336411809   LEGAL: LT 9  BLK  D AMENDED & CORRECTED PLAT OF SHADOW
RIDG  LAND USE:
                      PROPERTY ADDR: 00000    6219 BLACK RIDGE DR NW
                         OWNER NAME: CLEMENTS RODNEY L & DEBRA
                         OWNER ADDR: 00204   WILDMAN                    ST NE
LEESBURG           VA 20176
0101006230336411905   LEGAL: LT 5  BLK  C AMENDED & CORRECTED PLAT OF SHADOW
RIDG  LAND USE:
                      PROPERTY ADDR: 00000    6416 CALEY AVE NW
                         OWNER NAME: RAUSCHUBER ALFRED & SHERRY L
                         OWNER ADDR: 06416   CALEY                      AV NW
ALBUQUERQUE        NM 87120
0101006229836411906   LEGAL: LT 6  BLK  C AMENDED & CORRECTED PLAT OF SHADOW
RIDG  LAND USE:
                      PROPERTY ADDR: 00000    6420 CALEY AVE NW
                         OWNER NAME: MERSIOWSKY R ANDREW
                         OWNER ADDR: 06443   PARADISE                   LN
SCOTTSDALE         AZ 85254
0101006225536820106   LEGAL: * 00 2 01 3VOLCANO CLIFFS SUB UNIT 3 11N 2E SEC
27    LAND USE:
                      PROPERTY ADDR: 00000    SANTO DOMINGO ST NW
                         OWNER NAME: FALLS GERRY ETUX
                         OWNER ADDR: 00000
TRUTH OR CONSEQUE NM 87901
1         R E C O R D S   W I T H   L A B E L S                        PAGE
4
0101006224840020205   LEGAL: * 00 7 01 3VOLCANO CLIFFS SUB UNIT 3 11N 2E SEC
27    LAND USE:
                      PROPERTY ADDR: 00000    SANTO DOMINGO ST NW
                         OWNER NAME: WESTMAN JOHN A
                         OWNER ADDR: 04600   MONTGOMERY                 BL NE
ALBUQUERQUE        NM 87109
0101006223745820210   LEGAL: PARC EL A  OF PARCELS A B C D VOLCANO CLIFFS SUBD
CO  LAND USE:
                      PROPERTY ADDR: 00000    N/A
                         OWNER NAME: D W FALLS INVESTMENTS
                         OWNER ADDR: 09124   FLUSHING MEADOWS          DR NE
ALBUQUERQUE        NM 87111
.
QUIT
```

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: September 3, 2003

TO CONTACT NAME: Scott McGee
COMPANY/AGENCY: Lamson & Garman, PA
ADDRESS/ZIP: 128 Monroe St NE 87108
PHONE/FAX #: 268-8828 / 268-2632

Thank you for your inquiry of 9-3-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 1, Block 10A, Volcano Cliffs, Unit 3.

zone map page(s) E-10.

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

Santa Fe Village
Neighborhood Association
Contact: Patricia Paul
5804 Creggs St NW / 87120
792-9203 (h) 366-2533 (w)
Bruce Beach
6021 Creggs St. NW / 87120
897-3674 (h) 342-3331 (w)

Taylor Ranch
Neighborhood Association
Contacts: Eddie Castello
1111 Alameda NW, Ste J / 87114
792-1666 (w)
Jolene Wolfley
6804 Staghorn Dr NW
890-9414 (h) 87120-4806

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

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

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(05/08/01)

PROJECT MEMORANDUM

9/4/03

TO: DRB Members

FROM: Scott McGee, Isaacson & Arfman, P.A.

REF: Petroglyph Park **I&A PROJ NO:** 1286

SUBJ: Sidewalk Waiver & Deferral Request

The attached exhibit indicates the public sidewalk in front of Lots 1-A through 1-F as being deferred (highlighted in blue along the west side of Crabtree Court). This sidewalk is requested to be deferred to Building Permit in order to avoid future cracking and breaking with large construction traffic loading.

The exhibit also indicates a requested waiver of public sidewalk along the east side of Crabtree Court (highlighted in yellow). No residences front this side of the street. At less than 150 feet, this cul-de-sac provides pedestrian access along the west side in a satisfactory manner.

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.

Project # 1002949

JAMES CRABTREE
6436 MOJAVE NW
ALBUQUERQUE NM 87120

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

PATRICIA PAUL
Santa Fe Village Neigh. Assoc.
5804 CREGGS ST NW
ALBUQUERQUE NM 87120

BRUCE BEACH
Santa Fe Village Neigh. Assoc.
6021 CREGGS ST. NW
ALBUQUERQUE NM 87120

EDDIE COSTELLO
Taylor Ranch Neigh. Assoc.
1111 ALAMEDA NW, STE# J
ALBUQUERQUE NM 87114

JOLENE WOLFLEY
Taylor Ranch Neigh. Assoc.
6804 STAGEHORN DR. NW
ALBUQUERQUE NM 87120-4806

101006228540210520

101006229739410521

101006230439410522

CONWAY FAMILY PARTNERSHIP
PO BOX 21103
ALBUQUERQUE NM 87154-1103

SALAZAR FLORA
2116 EUCARIZ SW
ALBUQUERQUE NM 87105

VOLZER ROSS A & BERDIN TINA M
6419 SANTO DOMINGO ST NW
ALBUQUERQUE NM 87120

101006231039410523

101006231040410501

101006230140410502

FOX DENNIS R & SANDRA J
6415 SANTO DOMINGO NW
ALBUQUERQUE NM 87120

SANDOVAL CHRISTOPHER & F JOCE
3200 VISTA MARAVILLOSA NW
ALBUQUERQUE NM 87120

MARTINEZ SAMUEL W JR & RENEE
6416 PIMA CT NW
ALBUQUERQUE NM 87120

101006229841110503

101006230342210504

101006231042210505

LOWNEY JOHN M & KAREN A
6420 PIMA PL NW
ALBUQUERQUE NM 87120

STEVENS WILLIAM J. & PRISCILL
1736 DIETZ LOOP NW
ALBUQUERQUE NM 87107

MOYA CASSANDRA J
6416 MOJAVE ST NW
ALBUQUERQUE NM 87120

101006231043310514

101006230443310515

101006229143010516

BOURGUET ALFRED J
6416 MOJAVE ST NW
ALBUQUERQUE NM 87120

STEVENS WILLIAM J & PRISCILLA
6420 MOJAVE ST NW
ALBUQUERQUE NM 87120

HOLCOMB FREDDIE J & DELORES D
6424 MOJAVE ST NW
ALBUQUERQUE NM 87120

101006228443010517

101006228543310518

101006231138011801

FRANCIS KIT & LESLIE
6428 MOJAVE NW
ALBUQUERQUE NM 87120

CRABTREE JAMES F & DIANA K
925 GEORGIA SE
ALBUQUERQUE NM 87108

THOMAS ROBERT W & CAROL R
6409 CLAEY AV NW
ALBUQUERQUE NM 87120

101006230637911802

101006230138011803

101006229638011804

ROSS JOHN O & ANA I
6415 CALEY AV NW
ALBUQUERQUE NM 87120

ROHLFS ROBERT H SR & ROSEMARY
6419 CALEY AV NW
ALBUQUERQUE NM 87120

MYATT MICHAEL J & LORELEI G
6423 CALEY AV NW
ALBUQUERQUE NM 87120

101006229138011805

101006228438011806

101006228037611807

ATENCIO DANIEL & CAMILLE
6427 CALEY AV NW
ALBUQUERQUE NM 87120

WALKER MICHAEL R & SUSAN
6431 CALEY AV NW
ALBUQUERQUE NM 87120

KELSAY KEVIN G & LYNETTE E
6227 BLACK RIDGE DR NW
ALBUQUERQUE NM 87120

101006228236911808

101006228336411809

101006230336411905

SANDOVAL ERNEST JR & LANETTE
PO BOX 66316
ALBUQUERQUE NM 87193

CLEMENTS RODNEY L & DEBRA
204 WILDMAN ST NE
LEESBURG VA 20176

RAUSCHUBER ALFRED & SHERRY L
6416 CALEY AV NW
ALBUQUERQUE NM 87120

101006229836411906

MERSIOWSKY R ANDREW
6443 PARADISE LN
SCOTTSDALE AZ 85254

101006223745820210

D W FALLS INVESTMENTS
9124 FLUSHING MEADOWS DR NE
ALBUQUERQUE NM 87111

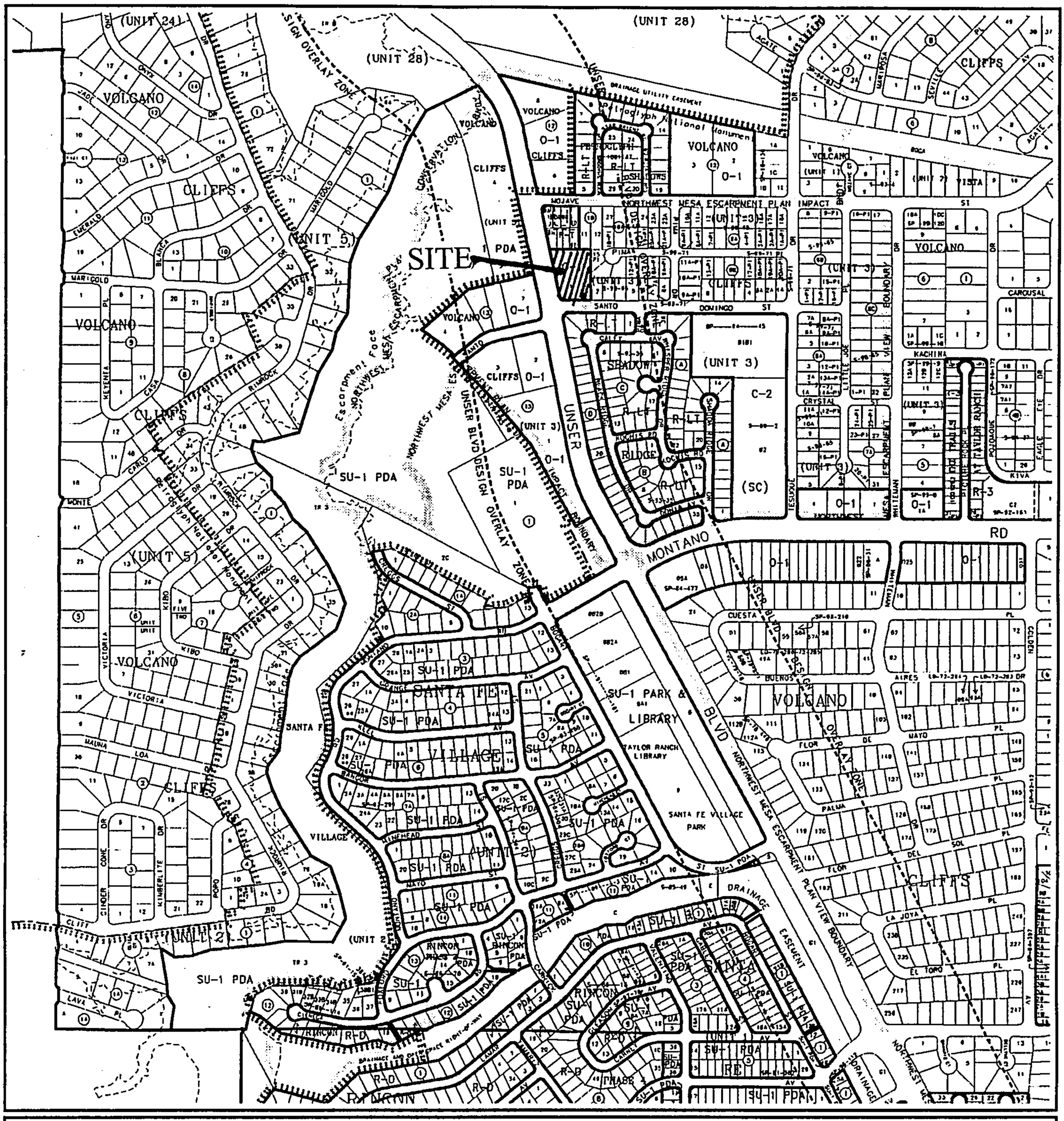
101006225536820106

FALLS GERRY ETUX
PO BOX T
ELEPHANT BUTTE NM 87935

101006224840020205

WESTMAN JOHN A
4600 MONTGOMERY BL NE
ALBUQUERQUE NM 87109

****


(UNIT 24)
(UNIT 28)
VOLCANO
CLIFFS
(UNIT 5)
SITE
PDA
NORTHWEST MESA ESCARPMENT PLAN
UNSER BLVD
UNSER DESIGN OVERLAY ZONE
SU-1 PDA
SU-1 PARK & LIBRARY
TAYLOR RANCH LIBRARY
SANTA FE VILLAGE PARK
SANTA FE VILLAGE
(UNIT 2)
(UNIT 3)
(UNIT 1)
O-1
C-2
(SC)
R-3
R-D
RD
MONTANO
CUESTA
BUENOS AIRES
MAYO
PALUA
FLOR DEL SOL
LA JOYA
EL TORO
DRAINAGE EASEMENT
NORTHWEST MESA ESCARPMENT PLAN VIEW BOUNDARY
CARCUSAL
KACHINA
CRYSTAL
KIVA
POJOAQUE
EAGLE EYE
VICTORIA
MAUNA LOA
LAVA
CLIFF
MONTE
CARLO
RIMROCK
MARIGOLD
EMERALD
JADE
ONYX
BLANCA
KEYENIA
CASA
KIBO
FIVE TWO
CONC
CINDER
KIMBERLITE
POPO
SANTO DOMINGO
SHADOW RIDGE
ROCKIS RD
MOJAVE
PINAR
IMPACT BOUNDARY
LITTLE JOE
TESUQUE
MESA
WHITEHAWK
ROCA
VISTA
SEVILLE
MARIPOSA
AGATE
CALDEN
LAMY
LAURA
AMBER
CARLISLE
RIVERSIDE
PHASE 1
PHASE 2
RIMCON
SANTA FE
VILLAGE
BOCA
DRAINAGE
Escarpment Face
Petroglyph National Monument
Interstate 25
Interstate 40
River
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS
CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
©Copyright 2003
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
E-10-Z
Map Amended through July 31, 2003

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. JREMAN
Applicant name (print)

Fred C. Jreman 09-05-03
Applicant signature / date

Form revised September 2001

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

Application case numbers
03DRB - - 01443
03DRB - - 01444
03DRB - - 01496

Marita Hill 9/5/03
Planner signature / date

Project # 1002499

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PLANNING DEPARTMENT

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 SEP 12 2003
MAILED FROM ZIP CODE 87102

101006230637911802

ROSS JOHN O & ANA I
6415 CALEY AV NW
ALBUQUERQUE NM 87120

****

87120+3202

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

UNITED STATES POSTAGE
PITNEY BOWES

<--RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED
0004329277 SEP 12 20
MAILED FROM ZIP CODE 87
PHOENIX, AZ (OCR FB) 10-01 04:01

NOT A CURRENT RESIDENT****

1010062298364 1906

MERSIOWSKY R ANDREW
6443 PARADISE LN
SCOTTSDALE AZ 85254

MERS443 852542011 1N 24 09/17/03
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

07 1 00 85254+1422

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 April 29, 2008 To May 14, 2008

5. REMOVAL

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

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

(Applicant or Agent) 4/16/08 (Date)

I issued 2 signs for this application, 4-16-08 (Date) (Staff Member)

DRB PROJECT NUMBER: 1002949

Rev. 1/11/05

Current DRC
Project Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: ~~08/27~~ 09/05/03
Date Site Plan Approved: ~~10/17/03~~ N/A
Date Preliminary Plat Approved: 10/22/03
Date Preliminary Plat Expires: 10/22/07
DRB Project No.: 1002949
DRB Application No.: 03DRB-01492

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

PETROGLYPH PARK
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 1, BLOCK 10A, VOLCANO CLIFFS SUBDIVISION, UNIT 3
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr
***		24' F-E	Residential Paving	Santo Domingo NW	Unser Blvd. NW	East Property Line	/	/	/
		22' F-F	Residential Paving	Crabtree Ct. NW	Santo Domingo NW	North Terminus	/	/	/
		24' F-E	Arterial Paving	Unser Blvd NW	Santo Domingo NW	North Property Line	/	/	/
		STD	Curb & Gutter (north only)	Santo Domingo NW	Unser Blvd. NW	East Property Line	/	/	/
		MTB	Curb & Gutter (both sides)	Crabtree Ct. NW	Santo Domingo NW	North Terminus	/	/	/
		STD*	Curb & Gutter (east only)	Unser Blvd. NW	Santo Domingo NW	North Property Line	/	/	/
		4'	PC Concrete Sidewalk (north only)	Santo Domingo NW	Unser Blvd. NW	East Property Line	/	/	/
		4'	PC Concrete Sidewalk (west only)	Crabtree Ct. NW	Santo Domingo NW	North Terminus	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr
		10"*	Asphalt Trail (east only)	Unser Blvd. NW	Santo Domingo NW	North Property Line	/	/	/
		8"	Sanitary Sewer	Crabtree Ct. NW	Santo Domingo NW	North Terminus	/	/	/
		4"	Waterline	Crabtree Ct. NW	Santo Domingo NW	North Terminus	/	/	/

NOTES

1. Street lighting per DPM.
2. Grading Certification per DPM (prior to financial guarantee release), including private retaining walls as required on approved Grading Plan.
3. Water includes fire hydrants, valves, and appurtenances per DPM.

*To be deferred and financially guaranteed.

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Scott M. McGee ***** NAME (print)	Sherman Matthews 10/22/03 DRB CHAIR – date	Christina Sandoval 10/22/03 PARKS & RECREATION - date
Isaacson & Arfman, P.A. FIRM	10-22-03 TRANSPORTATION DEVELOPMENT – date	AMAFCA - date
Scott McGee 9/5/03 SIGNATURE – date	Robert Green 10/22/03 UTILITY DEVELOPMENT – date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	Brad S. Bigelow 10/22/03 CITY ENGINEER – date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Withdrawal
#8 of Vac
RW

PROJECT MEMORANDUM

10/21/03

TO: Sheran Matson, DRB Chairperson

FROM: Scott M. McGee, Isaacson & Arfman, P.A. SMM

REF: Petroglyph Park ***PROJ NO:*** 03DRB-01493

SUBJ: Right-of-Way Vacation Request

With the Owner's signature below, we are hereby withdrawing the vacation request for the Unser Blvd. right-of-way. The Preliminary Plat action will proceed as shown on the accompanying preliminary plat exhibit.

James Crabtree 10/21/03
Date

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: 1002949 **AGENDA ITEM NO: 8**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan dated 10-3-03 is on file for Preliminary Plat approval.

RESOLUTION: I.L.

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

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 22, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002949 AGENDA#: 8 DATE: 10/22/03

1. Name: James T. Grabstree Address: 6436 Mojave ST NE Zip: 87120
2. Name: Scott McCee Address: Isaacson & Arfman 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:

Sheran Matson

PROJECT MEMORANDUM

10/21/03

TO: DRB Members, City of Albuquerque

FROM: Scott M. McGee, Isaacson & Arfman, P.A. SMM

REF: Petroglyph Park **PROJ NO:** 03DRB-01492

SUBJ: Preliminary Plat Approval Request

The attached Preliminary Plat has been revised. The Unser Blvd. right-of-way vacation request has been withdrawn for the present time. Your prompt attention to this matter is greatly appreciated.

RECEIVED
OCT 21 2003
HYDROLOGY SECTION

4:15 pm
BA

PROJECT MEMORANDUM

9/4/03

TO: DRB Members

FROM: Scott McGee, Isaacson & Arfman, P.A.

REF: Petroglyph Park ***I&A PROJ NO:*** 1286

SUBJ: Preliminary Plat Approval Request

Lot 1 is proposed to be subdivided into 7 lots (1-A through 1-G) which will be accessed by Crabtree Ct. NW, which is proposed to be public R/W. Public water, sanitary sewer, paving, and mountable curb is proposed for Crabtree Court.

*
*
*
*

ROBERT P. & HELEN M. CONWAY
REVOCABLE TRUST
C/O
PATRICIA M. BARRON
1310 Heulu Street
Honolulu, Hawaii 96822
808-523-1149

July 15, 2003

City of Albuquerque
Planning & Zoning Departments

RE: Lot Number One (1) in Block Numbered Ten-A (10-A) of Volcano Cliffs Unit 3

To Whom It May Concern::

On behalf of the Robert P. & Helen M. Conway Revocable Trust, please be advised that we have entered into a purchase agreement with James F. & Diana K. Crabtree (the "Buyer") to purchase the above named lot. Our agreement calls for Mr. & Mrs. Crabtree to "... make application with the City of Albuquerque to obtain a conditional use approval for Buyer's intended project and to replat the Property into a residential subdivision".

Therefore, please be advised that the Buyer is hereby authorized to act as our agent in connection with applying for and obtaining a conditional use in the O-1 zone and to request a replat of the subject Property. The Buyer may act as our agent in regard to matters that may come before the DRB, DRC & Zoning.

Sincerely,

Patricia M. Barron

Patricia M. Barron,
Trustee for the Robert P. & Helen M. Conway Revocable Trust

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	S
___ Major Subdivision action	
___ Minor Subdivision action	
X 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	
___ 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...	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: JAMES CRABTREE PHONE: 261-3524
ADDRESS: 6436 MOJAVE NW FAX: 899-5287
CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL:
Proprietary interest in site: BUYER UNDER CONTRACT
AGENT (if any): ISAACSON & ARFMAN PHONE: 268-8828
ADDRESS: 128 MONROE NE FAX: 268-2632
CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: iamengrs@swcp.com

DESCRIPTION OF REQUEST: PRELIMINARY PLAT FOR 7 RESIDENTIAL LOTS & VACATION OF A PORTION OF UNSER RIGHT-OF-WAY

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 Block: 10A Unit: 3
Subdiv. / Addn. VOLCANO CLIFFS SUBDIVISION
Current Zoning: O-1 Proposed zoning: O-1
Zone Atlas page(s): E-10 No. of existing lots: 1 No. of proposed lots: 7
Total area of site (acres): 1.19 Density if applicable: dwellings per gross acre: 6 dwellings per net acre: 6
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101006228540210520 MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: SANTO DOMINGO NW
Between: UNSER BLVD NW and PIMA AVE 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: DATE

SIGNATURE ___ Applicant ___ Agent
(Print)

Form revised 9/01, 3/03

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

PP 03500
03400 VPROW
SW Referral 0035
03500

Application case numbers		Action	S.F.	Fees
03DRB -	- 01492	PP		$ 765.00
03DRB -	- 01493	VRW		$ 300.00
03DRB -	- 01494	SV		$ 50.00
03DRB -	- 01496	FDS (No fee)	Adv.	$ 75.00
03DRB -	-			$
				Total $ 1,140.00

Hearing date Oct. 1, 2003

50.00 brought by end of day

Marita Hill 9/5/03
Planner signature / date

Project # 1002449

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 03-05-03
Applicant signature / date

Form revised APRIL 2003

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

Application case numbers
03DRB - ____ - 01492
____ - ____ - ____
____ - ____ - ____

Maggie Hill 4/5/03
Planner signature / date

Project # 1002949

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. AREMAN
Applicant name (print)

Fred C. Areman 09-05-03
Applicant signature / date

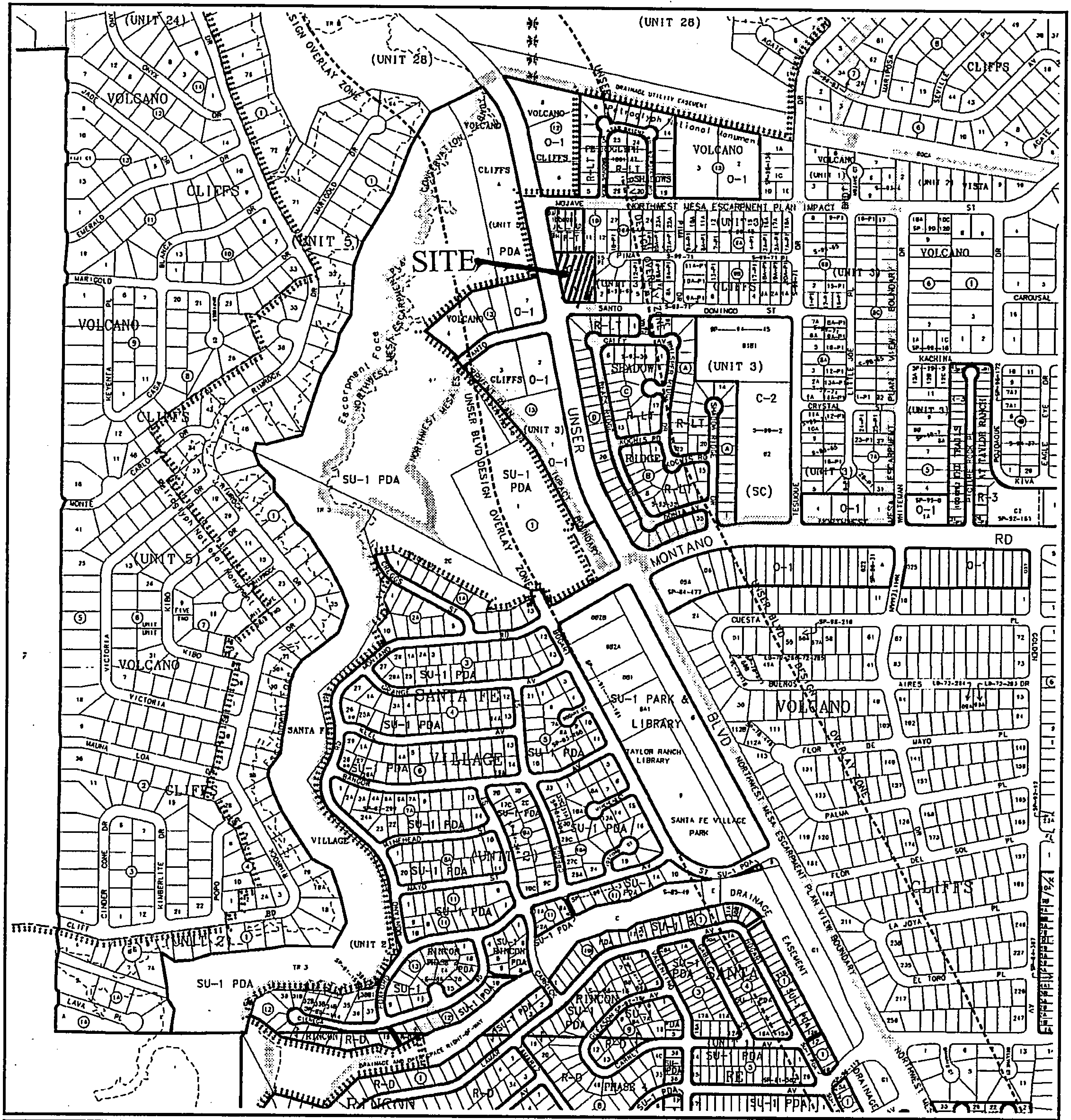
Form revised September 2001

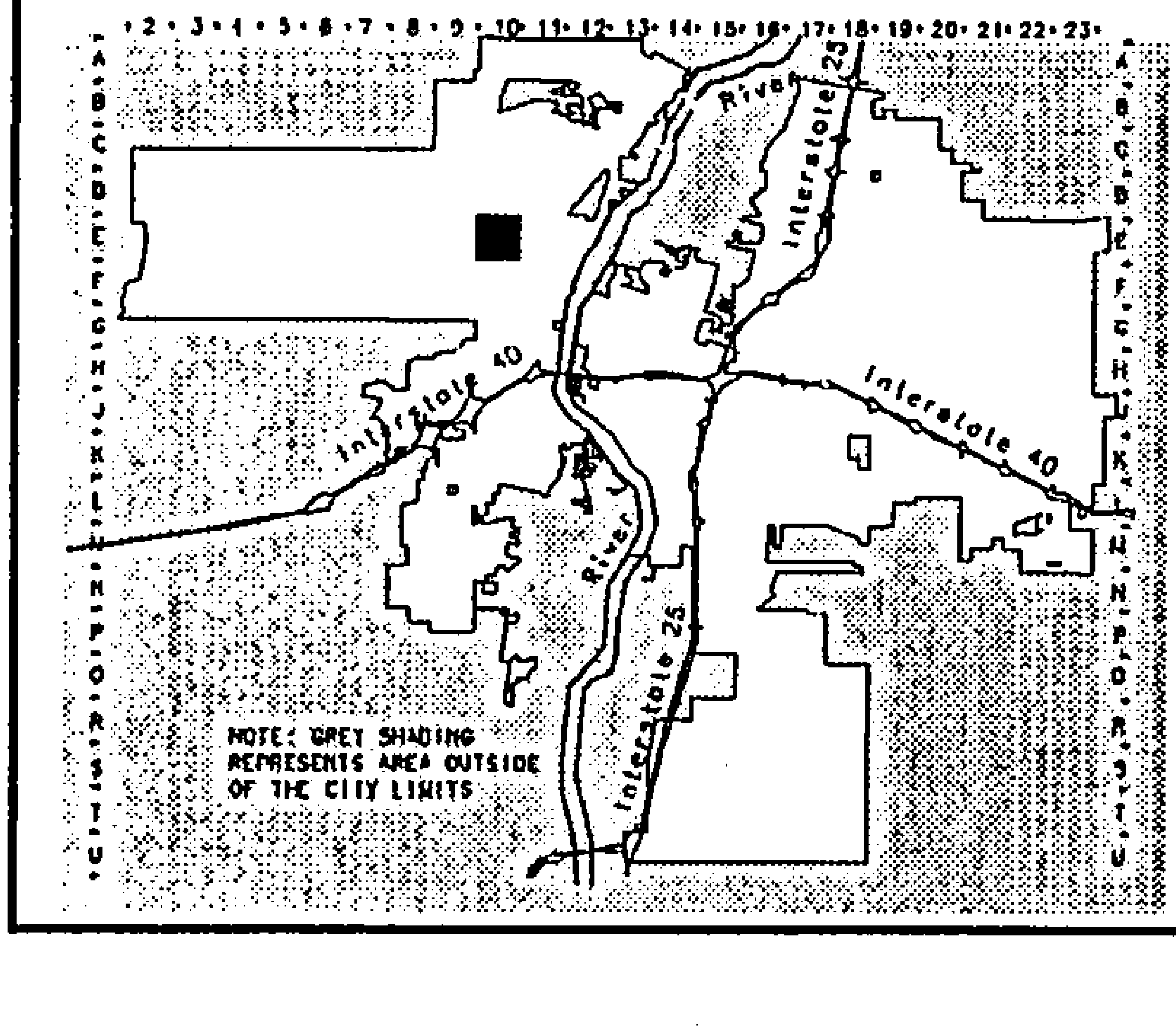
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
03DRB - - 01443
03DRB - - 01444
03DRB - - 01496

Marita Hill 9/5/03
Planner signature / date

Project # 1002949





GRAPHIC SCALE IN FEET

250 0 750 1000

CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003

Zone Atlas Page

E-10-Z

Map Amended through July 31, 2003

PROJECT MEMORANDUM

9/4/03

TO: DRB Members

FROM: Scott McGee, Isaacson & Arfman, P.A.

REF: Petroglyph Park ***I&A PROJ NO:*** 1286

SUBJ: Sidewalk Waiver & Deferral Request

The attached exhibit indicates the public sidewalk in front of Lots 1-A through 1-F as being deferred (highlighted in blue along the west side of Crabtree Court). This sidewalk is requested to be deferred to Building Permit in order to avoid future cracking and breaking with large construction traffic loading.

The exhibit also indicates a requested waiver of public sidewalk along the east side of Crabtree Court (highlighted in yellow). No residences front this side of the street. At less than 150 feet, this cul-de-sac provides pedestrian access along the west side in a satisfactory manner.

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: September 3, 2003

TO CONTACT NAME: Scott McGee
COMPANY/AGENCY: Lemacson & Arfman, PA
ADDRESS/ZIP: 128 Monroe St NE 87108
PHONE/FAX #: 268-8828 / 268-2632

Thank you for your inquiry of 9-3-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 1, Block 10A, Volcano Cliffs, Unit 3.

zone map page(s) E-10.

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

Santa Fe Village
Neighborhood Association
Contacts: Patricia Paul
5804 Creggs St NW / 87120
792-9203 (h) 366-2533 (w)
Bruce Beach
6021 Creggs St. NW / 87120
897-3674 (h) 342-3331 (w)

Taylor Ranch
Neighborhood Association
Contacts: Eddie Costello
1111 Alameda NW, Ste J / 87114
792-1666 (w)
Solene Wolfley
6804 Staghorn Dr NW
890-9414 (h) 87120-4806

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

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

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(05/08/01)

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

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

September 4, 2003

CERTIFIED MAIL – RETURN RECEIPT
7002 3150 0005 7722 9547

Mr. Bruce Beach
Santa Fe Village N.A.
6021 Creggs Street NW
Albuquerque, NM 87120

RE: Lot 1, Block 10A, Volcano Cliffs, Unit 3 (Legal)
Preliminary Plat for Petroglyph Subdivision

Dear Mr. Beach:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Santa Fe Village N.A. that we are requesting approval of a preliminary plat and vacation of a portion of the Unser Blvd. right-of-way from the City of Albuquerque. Attached is a copy of the vicinity map showing the site location.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Scott M McGee

Scott M. McGee, PE
SMM/rtl
Attachment

7002 3150 0005 7722 9547

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
ALBUQUERQUE, NM 87120

Postage	$ 0.37	UNIT ID: 0108
Certified Fee	2.30	Postmark Here
Return Reciept Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KYSTTK
Total Postage & Fees	$ 4.42	09/04/03

Sent To Bruce Beach
Santa Fe Village N.A.
Street, Apt. No.; or PO Box No. 6021 Creggs Street NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

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

September 4, 2003

CERTIFIED MAIL – RETURN RECEIPT
7002 3150 0005 7722 9530

Ms. Patricia Paul
Santa Fe Village N.A.
5804 Creggs Street NW
Albuquerque, NM 87120

RE: Lot 1, Block 10A, Volcano Cliffs, Unit 3 (Legal)
Preliminary Plat for Petroglyph Subdivision

Dear Ms. Paul:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Santa Fe Village N.A. that we are requesting approval of a preliminary plat and vacation of a portion of the Unser Blvd. right-of-way from the City of Albuquerque. Attached is a copy of the vicinity map showing the site location.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Scott M McGee

Scott M. McGee, PE
SMM/rtl
Attachment

7002 3150 0005 7722 9530

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
ALBUQUERQUE, NM 87120

Postage	$ 0.37	UNIT ID: 0108
Certified Fee	2.30	Postmark Here
Return Reciept Fee (Endorsement Required)	1.75	4
Restricted Delivery Fee (Endorsement Required)		Clerk: KXSTTK
Total Postage & Fees	$ 4.42	09/04/03

Sent To Patricia Paul
Santa Fe Village N.A.
Street, Apt. No.; or PO Box No. 5804 Creggs Street NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

September 4, 2003

CERTIFIED MAIL – RETURN RECEIPT
7002 3150 0005 7722 9523

Ms. Jolene Wolfley
Taylor Ranch N.A.
6804 Staghorn Drive NW
Albuquerque, NM 87120

RE: Lot 1, Block 10A, Volcano Cliffs, Unit 3 (Legal)
Preliminary Plat for Petroglyph Subdivision

Dear Ms. Wolfely:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Taylor Ranch N.A. that we are requesting approval of a preliminary plat and vacation of a portion of the Unser Blvd. right-of-way from the City of Albuquerque. Attached is a copy of the vicinity map showing the site location.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Scott M McGee

Scott M. McGee, PE
SMM/rtl
Attachment

7002 3150 0005 7722 9523

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
ALBUQUERQUE, NM 87120

Postage	$ 0.37	UNIT ID: 0108
Certified Fee	2.30	
Return Reciept Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KX5TTK
Total Postage & Fees	$ 4.42	09/04/03

Sent To Jolene Wolfley
Taylor Ranch N.A.
Street, Apt. No.; or PO Box No. 6804 Staghorn Drive NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

September 4, 2003

CERTIFIED MAIL – RETURN RECEIPT
7002 2410 0001 1544 8494

Mr. Eddie Costello
Taylor Ranch N.A.
1111 Alameda NW, Suite J
Albuquerque, NM 87114

RE: Lot 1, Block 10A, Volcano Cliffs, Unit 3 (Legal)
Preliminary Plat for Petroglyph Subdivision

Dear Mr. Costello:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Taylor Ranch N.A. that we are requesting approval of a preliminary plat and vacation of a portion of the Unser Blvd. right-of-way from the City of Albuquerque. Attached is a copy of the vicinity map showing the site location.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Scott M McGee

Scott M. McGee, PE
SMM/rtl
Attachment

7002 2410 0001 1544 8494

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
ALBUQUERQUE, NM 87114
OFFICIAL USE

Postage	$ 0.37	UNIT ID: 0108
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KXBTK
Total Postage & Fees	$ 4.42	09/04/03

Sent To: Eddie Costello
Street, Apt. No.; or PO Box No.: Taylor Ranch N.A. 1111 Alameda NW, Suite J
City, State, ZIP+4: Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

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: PETROGLYPH PARK

AGIS MAP # E-10

LEGAL DESCRIPTION: LOT 1, BLOCK 10A
VOLCANO CLIFFS 3

X DRAINAGE REPORT conceptual grading plan
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 9/5/03 date].

Scott McGee — 9/5/03
Applicant / Agent — Date

Hydrology Division representative — Date

X 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 8/15/03 [date].

Scott McGee — 9/5/03
Applicant / Agent — Date

Utilities Division representative — Date

DRB-_____-_____

Revised 10/99

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 JAMES GRABTREE

AGENT I & A

ADDRESS

PROJECT NO. 1002949

APPLICATION NO. 0

$ 50.- 441006 / 4983000 (DRB Cases)

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

$ _____ 441018 / 4971000 (Notification)

$ 50.- **Total amount due**

15284

ISAACSON AND ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

DATE 9/5/03

95-219/1070 176
1350743997

PAY TO THE ORDER OF City of Albuquerque $ 50.00

Fifty & no/100 DOLLARS

Security Features Included. Details on Back.

WELLS FARGO
Wells Fargo Bank New Mexico, N.A.
200 Lomas NW
Albuquerque, NM 87102
www.wellsfargo.com

FOR 03DRB -01492

Scott M McGee MP

⑈015284⑈ ⑆107002192⑆ 1350743997⑈

DUPLICATE
City Of Albuquerque

09/05/2003 4:50PM LOC: ANNX
RECEIPT# 00014275 WS# 008 TRANS# 0040
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $50.00
J24 Misc $50.00
CK 10/28/02 $50.00
CHANGE $0.00

counterreceipt.doc

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 James Crabtree

AGENT Isaacson & Arfman, P.A.

ADDRESS 128 Monroe NE 87108

PROJECT NO. 1002949 03DRB 01492 / 01493 / 01494 / 01496

APPLICATION NO.

$ ~~[illegible]~~ 1065.00 441006 / 4983000 (DRB Cases)

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

$ 75.00 441018 / 4971000 (Notification)

$ 1,140.00 **Total amount due**

Crabtree Customs
6436 Mojave NW Ph. 505-899-4858
Albuquerque, NM 87120

95-145/1070
001786008

1688

DATE 9/3/03

PAY TO THE ORDER OF City of Albuquerque $ 1,140.00

One Thousand One Hundred Forty and 00/100 DOLLARS

Security Features Included. Details on Back.

FIRST STATE BANK
www.fsbnm.com

MEMO Petroglyph Park DRB Fee

⑈001786008⑈ ⑆107001452⑆ 1688

DUPLICATE
City Of Albuquerque
Treasury Division

RECEIPT# 00012402 WSH 006 TRANSH 0020
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $1,140.00
32% Mi... $1,065.00

counterreceipt.doc

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

07/05/2003 12:12PM
X
RECEIPT# 00012403 WSH 006 TRANSH 0020
Account 441013 Fund 0110
Activity 4971000
Trans Amt
10/28/02

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.

(Applicant or Agent) 09-05-03 (Date)

I issued 2 signs for this application, 9/5/03 (Date), Makita Hill (Staff Member)

DRB PROJECT NUMBER: 1002949

Rev. 5/9/03

10/7/03 #13

Proj #1002949

Dear Mrs. Matson

Please Pitter #13 on OCT 8, Agenda for 2 weeks TO OCT 22.

Due TO Contract Req with The City Agency's.

Thank you. Sincerely,

James F. Crabtree
Crabtree Customs
261-3524 cell
899-4858 home

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 James Crabtree

AGENT Isaacson & Arfman

ADDRESS

PROJECT NO. 1002949

APPLICATION NO. 03DRB-01492, 01493, 01494, 01496

$ 110.00 441006 / 4983000 (DRB Cases)

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

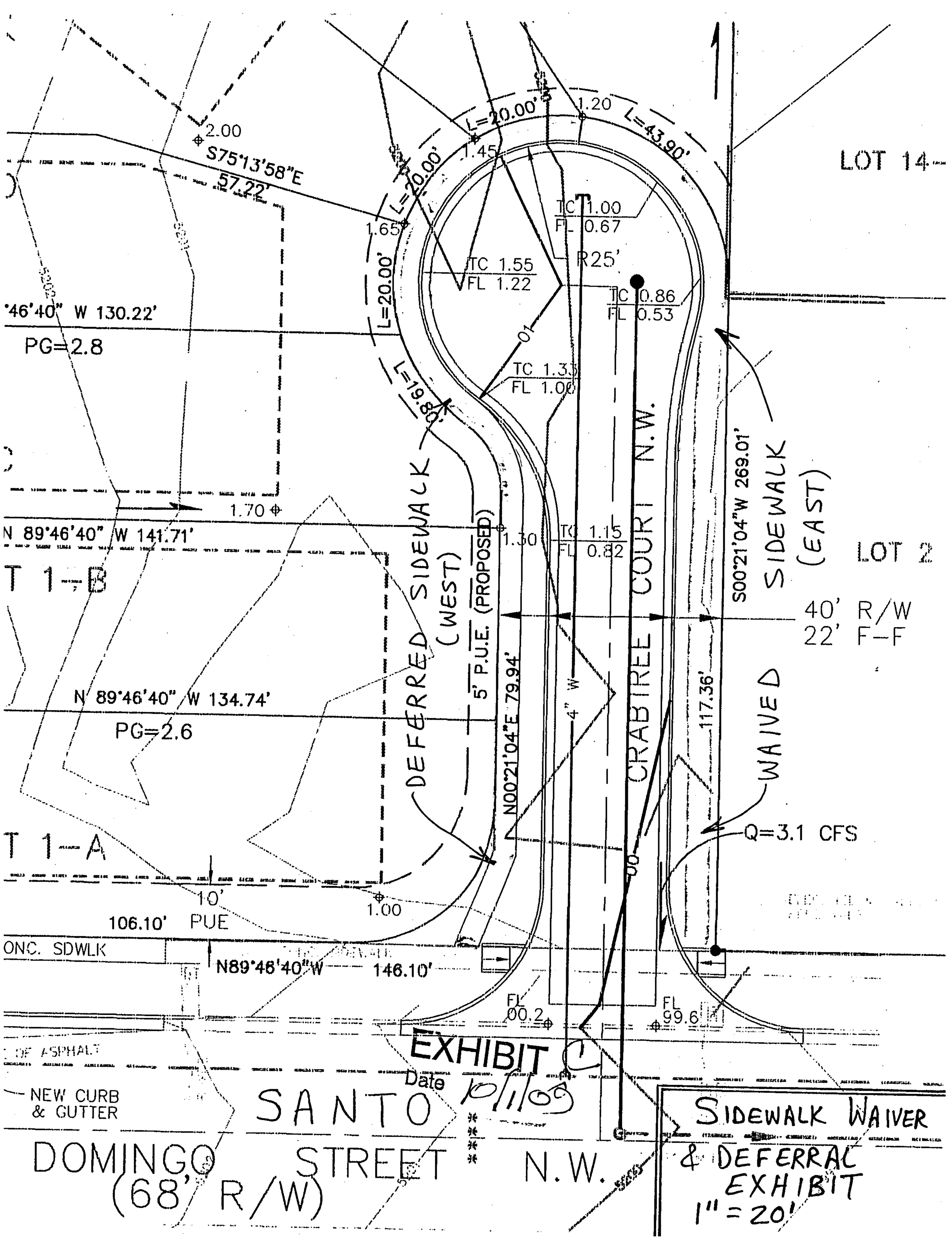
$ _____ 441018 / 4971000 (Notification)

$ 110.00 **Total amount due**

counterreceipt.doc

DUPLICATE
City Of Albuquerque
Treasury Division

10/14/2003 10:19AM LOC: ANN
X
RECEIPT# 00013998 WS# 007 TRANS# 0011
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $110.00
J24 Misc $110.00
VI 10/28/02 $110.00
CHANGE $0.00


LOT 14
LOT 2
2.00
S75°13'58"E
57.22'
L=20.00'
1.20
L=43.90'
1.45
L=20.00'
1.65
L=20.00'
TC 1.00
FL 0.67
R25'
TC 1.55
FL 1.22
TC 0.86
FL 0.53
°46'40" W 130.22'
PG=2.8
TC 1.35
FL 1.00
L=19.80'
1.70
N 89°46'40" W 141.71'
1.30
TC 1.15
FL 0.82
T 1-B
DEFERRED SIDEWALK (WEST)
5' P.U.E. (PROPOSED)
CRABTREE COURT N.W.
S00°21'04"W 269.01'
SIDEWALK (EAST)
40' R/W
22' F-F
N 89°46'40" W 134.74'
PG=2.6
N00°21'04"E 79.94'
117.36'
WAIVED
Q=3.1 CFS
T 1-A
10'
1.00
106.10' PUE
ONC. SDWLK
N89°46'40"W
146.10'
FL 00.2
FL 99.6
EXHIBIT C
Date 10/1/09
NEW CURB & GUTTER
SANTO DOMINGO STREET N.W.
(68' R/W)
SIDEWALK WAIVER & DEFERRAL EXHIBIT
1" = 20'

10/1/03

To be on final Plat

PETROGLYPH PARK
PRELIMINARY PLAT
SEPTEMBER 2003

LOT AREA TABLE

LOT NO.	AREA (SF)
9-A-1	8,264
9-H-1	7,866
1-A	5,585
1-B	5,220
1-C	5,221
1-D	4,674
1-E	12,712
1-F	9,408
1-G	6,772

CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

CONWAY TRUST C/O PATRICIA M. BARRON request(s) a special exception to Section 14. 16. 2. 15. (B). (4).: a CONDITIONAL USE to allow 100% occupancy with R-T zoning setbacks and open space requirements in an O-1 zone on all or a portion of Lot(s) 1, Block(s) 10 A, Volcano Cliffs, Unit 3, zoned O-1 and located at 6300 UNSER BLVD NW (E-10)

Special Exception No: ..... **03ZHE – 01375**
Project No:..... **1002893**
Hearing Date: 09-16-03
Closing of Public Record: 09-16-03
Date of Decision:..... 10-01-03

STATEMENT OF FACTS: The applicant requests a conditional use to allow 100% occupancy with R-T zoning setbacks and open space requirements in an O-1 zone. The applicant, Conway Trust c/o Patricia M. Barron, was represented by James F. Crabtree. Mr. Crabtree testified that this request is for a townhome development on this property. This parcel will be divided into 7 lots, which will contain single-family residences on approximately 1.2 acres each. Mr. Crabtree stated that this development is surrounded by residential properties and will blend nicely with the existing uses in this area. The applicant testified that the yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved with condition.

CONDITION:

1. Mr. Crabtree must ensure that the prospective buyers of these properties are informed that only permissive uses in the O-1 zone category will apply and attach to these parcels.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, October 16, 2003 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of $55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

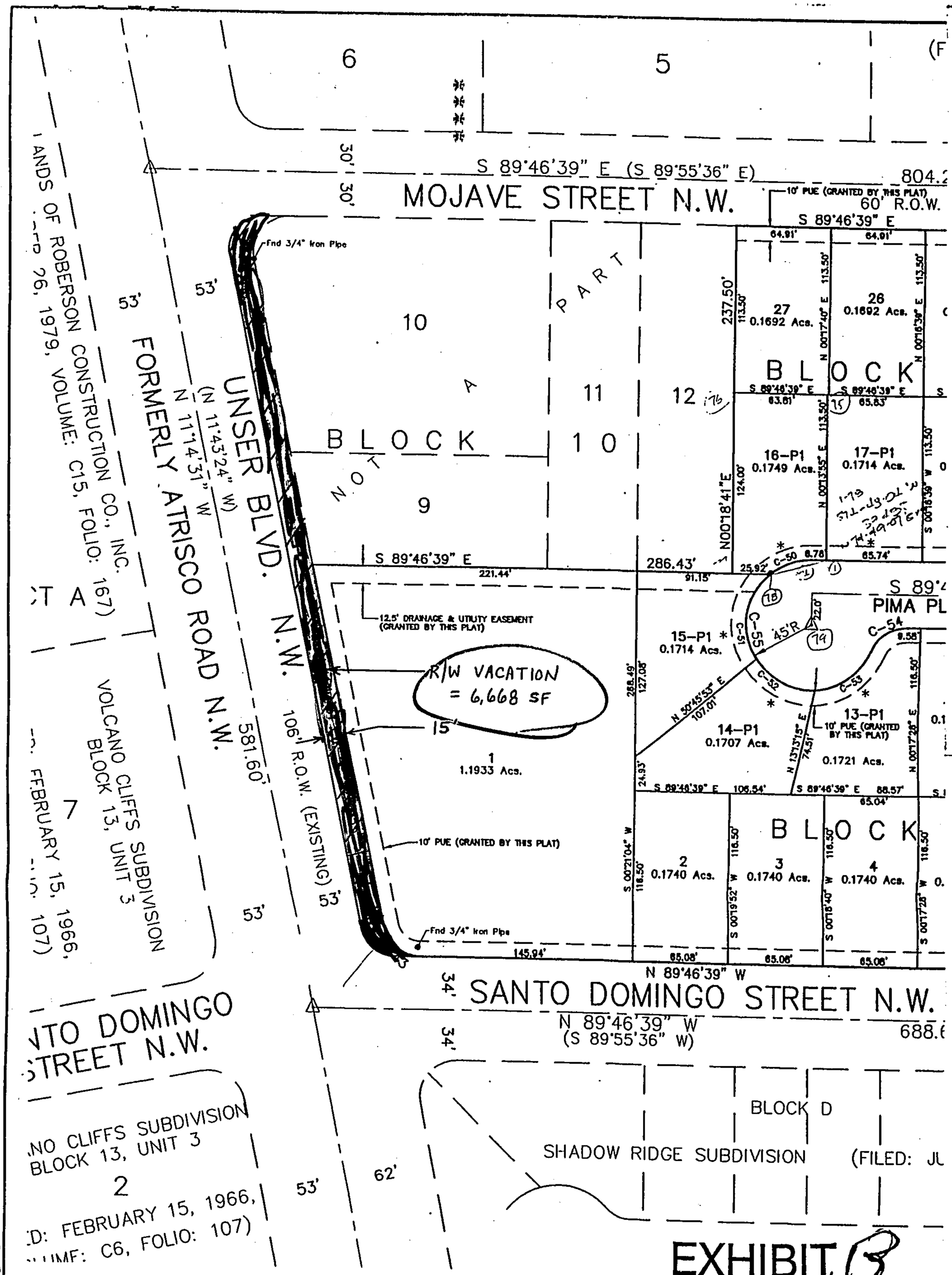
Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.

Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File
Robert P. & Helen M. Conway Revocable Trust c/o Patricia M. Barron, 1310 Heulu Street, Honolulu, Hawaii, 96822
James F. & Diana K. Crabtree, 6436 Mojave St. NW, 87120



A PLAT OF

BLOCKS 7-A, 8-A, 8-B, 8-C, 9-A, 9-B AND 10-A VOLCANO CLIFFS SUBDIVISION, UNIT 3

(BEING A REPLAT OF BLOCKS 7, 8, 9 AND A PORTION OF BLOCK 10)
SITUATE WITHIN SECTION 27, T.11N., R2E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

* = FRONT OF LOT

P.A.J. JULY 1998

X:\PUBLIC\PROJECTS\92517\S\VOLCANO\REPLATS\S217RP5.DWG

SPEED-MEMO

PLANNING DIVISION * CITY OF ALBUQUERQUE

TO: #21 2949 August 9 2000

SUBJECT: Proj # 1000659 Volcano
Appl. # 00460-00000-01014 Cliffs Subd.

INSTRUCTIONS:
Pink: retained by sender
Yellow: retained by recipient
White: returned to sender

MESSAGE:

(1) The site lies within the boundaries of the Urban Enhanced Design Overlay Zone and the Northwest Mesa Plan Impact Boundary. Future development must be in compliance with all goals/policies/regulations/processes/and zoning criteria.

(2) What are the gross/net lot sizes?

(3) The City Surveyor must sign the plat prior to submittal.

(4) Because significant infrastructure may be required, the platting action may require a public hearing at the preliminary plat stage. If so, the applicant must give notice to relevant neighborhood associations and post signs on the property. The deadline for submittal of public hearing items is every Friday at noon. Cases are heard approximately 3½ days later.

Date Requested by

SIGNED Janet S DATE 8/8/00

REPLY:

SIGNED DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
/DEVELOPMENT SERVICE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB/PROJECT NO: 1000689 2949 **AGENDA ITEM NO:** 21

SUBJECT:

_x_(01) Sketch Plat ___(02) Bulk Land Variance ____(03) Sidewalk Variance
____(04) Preliminary Plat ____(05) S. Dev. for Subd. ____(06) S. Dev. for B.P.
____(07) Vacation ____(08) Final Plat ____(09) Infrastructure List
____(10) Sector Dev Plan ____(11) Grading Plan ____(12) Other (SIA ext.)

ACTION REQUESTED: REV/CMT: ____ APP: __1__ SIGN-OFF: _____ EXTN; _____ AMEND

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An Infrastructure List is required for Preliminary Plat approval.
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.
City Surveyor's review and approval is required for Preliminary and Final Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED _____; COMMENTS PROVIDED ✓; WITHDRAWN ___

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (WUD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (WUD) (CE) (TRANS) (PRKS) (PLNG)

FOR: _____

SIGNED: _____ **DATE:** 8/9/00
Fred J. Aguirre
City Engineer/AMAFCA Designee

CITY OF ALBUQUERQUE
DEVELOPMENT REVIEW BOARD
PARKS AND RECREATION DEPARTMENT

DRB NUMBER: DRB-00 1000689 2949 **DRB Date:** August 9, 2000

ITEM NUMBER: 21

SUBDIVISION: Lot 1, Block 10, Unit 3, Volcano Cliffs Subdivision

ZONING: O-1

 # OF NEW LOTS: 10

REQUEST FOR:

- ☒ Sketch Plat Review & Comment
- ☐ Bulk Land Variance
- ☒ Site Development Plan for Subdivision
- ☐ Site Development Plan for Bldg. Permit
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Vacation of Public ROW
- ☐ Vacation of Public Easement
- ☐ Vacation of Private Easement
- ☐ Temporary Deferral of Sidewalk Const.
- ☐ Sidewalk Variance
- ☐ SIA Extension
- ☐ Other

ZONE ATLAS PG.: E-10

COMMENT:

If use is permissive in current zone, then 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 10 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.

The Trails & Bikeways Facility Plan proposes a Primary Trail along Unser Blvd. in this location. Depeding on the final alignment of Unser Blvd., dedication and construction of 8'-10' trail, in-lieu of sidewalk, may be required at time of preliminary plat.

SIGNED: Adrienne Candelaria **PHONE:** 768-5328

City of Albuquerque

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

1/2949

DRB-1000689 Item No. 21 Zone Atlas E-10

DATE ON AGENDA 8-09-00

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
1.	The standard street improvements are required on an infrastructure list.
2.	The streets need to meet the requirements of the DPM.
3.	Adequate visibility needs to be provided for the new intersection with Santo Domingo.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

_____

_____

_____

_____

SPEED-MEMO

PLANNING DIVISION

CITY OF ALBUQUERQUE

TO: #21 August 9 2000

SUBJECT: Proj # 1000689 Volcano
Appl. # 00460-00000-01014 Cliffs Subd.

INSTRUCTIONS:
Pink: retained by sender
Yellow: retained by recipient
White: returned to sender

MESSAGE:

(1) The site lies within the boundaries of the Unser Boulevard Design Overlay Zone and the Northwest Mesa Plan Impact Boundary. Future development must be in compliance with all goals/policies/regulations/processes/and zoning criteria.

(2) What are the gross/net lot sizes?

(3) The City Surveyor must sign the plat prior to submittal.

(4) Because significant infrastructure may be required, the platting action may require a public hearing at the preliminary plat stage. If so, the applicant must give notice to relevant neighborhood associations and post signs on the property. The deadline for submittal of public hearing items is every Friday at noon. Cases are heard approximately 30 days later.

Date Requested by

SIGNED Janet S DATE 8/8/00

REPLY:

SIGNED DATE

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

D.R.B. CASE NO.: 1000689 **DATE:** 8/9/00 **ITEM NO.:** #21

ZONE ATLAS PAGE: E-10 **LOCATION:** Union / Santo Domingo

REQUEST FOR: Sketch Plat

COMMENTS:

(1) Availability Statement is pending.

(2) The submittal is incorrect in showing that sanitary sewer lines exist in Union & Santo Domingo, as they do NOT exist.

SIGNED: Roger Green **DATE:** 8/9/00

#21 DRB 9 AUG 00
LOOKING NORTH

CASE # 1000 ~~689~~ 2949

#21 DRB 9 AUG 00 CASE # 1006~~89~~ 2949

LOOKING NORTH EAST

City of
Albuquerque

DEVELOPMENT REVIEW APPLICATION

ZONING		Supplemental form
_____	Annexation or Map Amendment	Z
_____	Sector Plan	
_____	Text Amendment	
_____	Special Exception	E

SUBDIVISION		S
_____	DRB Major Subdivision*	
X	DRB Minor Subdivision Sketch Plat	
_____	Variance (Non-Zoning)	V
_____	Vacation (Public* & Private)	

SITE DEVELOPMENT PLAN		Supplemental form
_____	for Subdivision Purposes*	P
_____	for Building Permit	
_____	Plan Amendment*	
_____	Administrative Amendment	
_____	Master Development Plan	

APPEAL		A
_____	Planning Director, Zoning	
_____	Enforcement officer, Zoning	
_____	Hearing Examiner, DRB, EPC,	
_____	Zoning Board of Appeals, LUCC	

*** Notification of the Recognized Neighborhood Association is required**

PRINT OR TYPE IN BLACK INK ONLY. The completed application must be submitted in person to the Planning Department by the applicant or agent. Fees are required at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Lewinger Hamilton PHONE: 883-7676
ADDRESS: 2340 Menaul NE FAX: 883-1034
CITY: Albuquerque STATE NM ZIP 87107 E-MAIL
Proprietary interest in site: Owner by Contract
AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: dmg@swcp.com

SITE INFORMATION:

DESCRIPTION OF REQUEST: Subdivision, Sketch Plat

Lot or Tract No. 1 Block: 10 Unit: 3
Subdiv./Addn. Volcano Cliffs
Current Zoning: O-1 Proposed Zoning: O-1 w/Conditional Use
Zone Atlas Page(s): E-10 No. of **existing** lots: 1 No. of **proposed** lots: 10
Total area of site (acres): 1.2 Density if applicable: dwelling per gross acre: 8 dwelling per net acre: 12
UPC No. 101006228540210520 MRGCD Map No.
Within city limits? X Yes.No__,but site is within 5 miles of the city limits(DRB jurisdiction.) Within 1000FT of a landfill? No

LOCATION OF PROPERTY BY STREETS: On or Near: Unser
Between: Santo Domingo and Mojave

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 95-419

SIGNATURE John M. MacKenzie DATE 7/27/00
(Print) John M. MacKenzie, PE ____ Applicant X Agent

FOR OFFICIAL USE ONLY

		Application Case Numbers	S.F.	Fees
___	INTERNAL ROUTING			
___	All Checklists are complete	00460 - 00000 - 00014	____	$ 0.00
___	All fees have been collected	____ - ____ - ____	____	$
___	All case #s are assigned	____ - ____ - ____	____	$
___	Case history #s are listed	____ - ____ - ____	____	$
___	Site is within 1000ft of a landfill	____ - ____ - ____	____	$
___	F.H.D.P. density bonus			Total
___	F.H.D.P. fee rebate	Hearing date 08/09/00		$ 0.00

Maketa Hill 7/27/00
Planner Signature/Date

Project # ~~1000684~~ 1002949

Rev. May 2000

9/03

FORM S: SUBDIVISION

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW APPLICATION FOR SUBDIVISION. CHECK-OFF THE SECTION BELOW CORRESPONDING TO THE ACTION YOU REQUEST.

__X__ **SKETCH PLAT REVIEW AND COMMENT BY THE DRB. You must submit,**

- __X__ 6 copies of the proposed subdivision, 24 copies of Bulk Land Variances (folded to 8.5" by 14")
- __X__ Zone Atlas page showing the property clearly marked
- __X__ Site sketch showing existing land use including structures, parking, Bldg. setbacks,street improvements

YOUR ATTENDANCE AT DRB MEETINGS IS RECOMMENDED, BUT NOT REQUIRED.

MINOR SUBDIVISION **SP#** _____ - _____ - _____

_____ **PRELIMINARY / FINAL PLAT APPROVAL. You must submit,**

- _____ 6 copies of the proposed subdivision, 24 copies for Bulk Land Variances (folded to 8.5" by 14")
- _____ Zone Atlas page showing the property clearly marked
- _____ Original Mylar drawing of the proposed plat
- _____ Property owner's and City Surveyor's signatures on the Mylar drawing
- _____ Fee (see schedule)

YOUR CASE REQUIRES A DRB MEETING ONE WEEK AFTER THE TUESDAY NOON FILING DEADLINE.
YOUR ATTENDANCE IS REQUIRED.

MAJOR SUBDIVISION

_____ **PRELIMINARY PLAT APPROVAL. You must submit,**

- _____ 24 copies of the proposed subdivision Preliminary Plat, including the Grading Plan (folded to 8.5" x 14")
- _____ 24 copies of the Infrastructure List
- _____ City Surveyor's signature on the proposed plat
- _____ Zone Atlas page showing the property clearly marked
- _____ Form DRWS (Drainage Report / Water & Sewer Availability)
- _____ Neighborhood Notification
- _____ Sign Posting Agreement
- _____ Fee (see schedule)

YOUR CASE REQUIRES A DRB PUBLIC HEARING ONE MONTH AFTER THE FILING DEADLINE.
YOUR ATTENDANCE IS REQUIRED. PRELIMINARY PLAT APPROVAL IS EFFECTIVE FOR ONE YEAR.

_____ **FINAL PLAT APPROVAL. You must submit,** **S#** _____ - _____ - _____

- _____ 6 copies of the proposed subdivision Final Plat (folded to 8.5" by 14")
- _____ Zone Atlas page showing the property clearly marked

_____ **AMENDED INFRASTRUCTURE LIST. You must submit,**

- _____ Copy of approved infrastructure list with proposed changes highlighted.
  (Please provide a letter explaining the request)

_____ **AMENDED GRADING PLAN (IF PUBLIC HEARING)**

- _____ 24 copies of Amended Grading Plan (showing approved and proposed changes)
- _____ Neighborhood Notification
- _____ Sign Posting Agreement

_____ **EXTENSION OF PRELIMINARY PLAT. You must submit,**

- _____ Previous DRB approvals including infrastructure list
- _____ Official DRB Notice
- _____ Plat or plan reduced to 8.5" x 11"

YOUR CASE REQUIRES A DRB MEETING ONE WEEK AFTER THE TUESDAY NOON FILING DEADLINE.
YOUR ATTENDANCE IS REQUIRED.

_____ **EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (SIA). Submit,**

- _____ Previous DRB approvals including infrastructure list and (if applicable) last extension notice
- _____ Official DRB Notice
- _____ Plat or plan reduced to 8.5" x 11"
- _____ Sign Posting Agreement

YOUR CASE REQUIRES A DRB PUBLIC HEARING ONE MONTH AFTER THE FILING DEADLINE.
YOUR ATTENDANCE IS REQUIRED.

All original and related case numbers must be listed here! (Zone change, variance, etc.)

All necessary information has been submitted and checked at the time of application

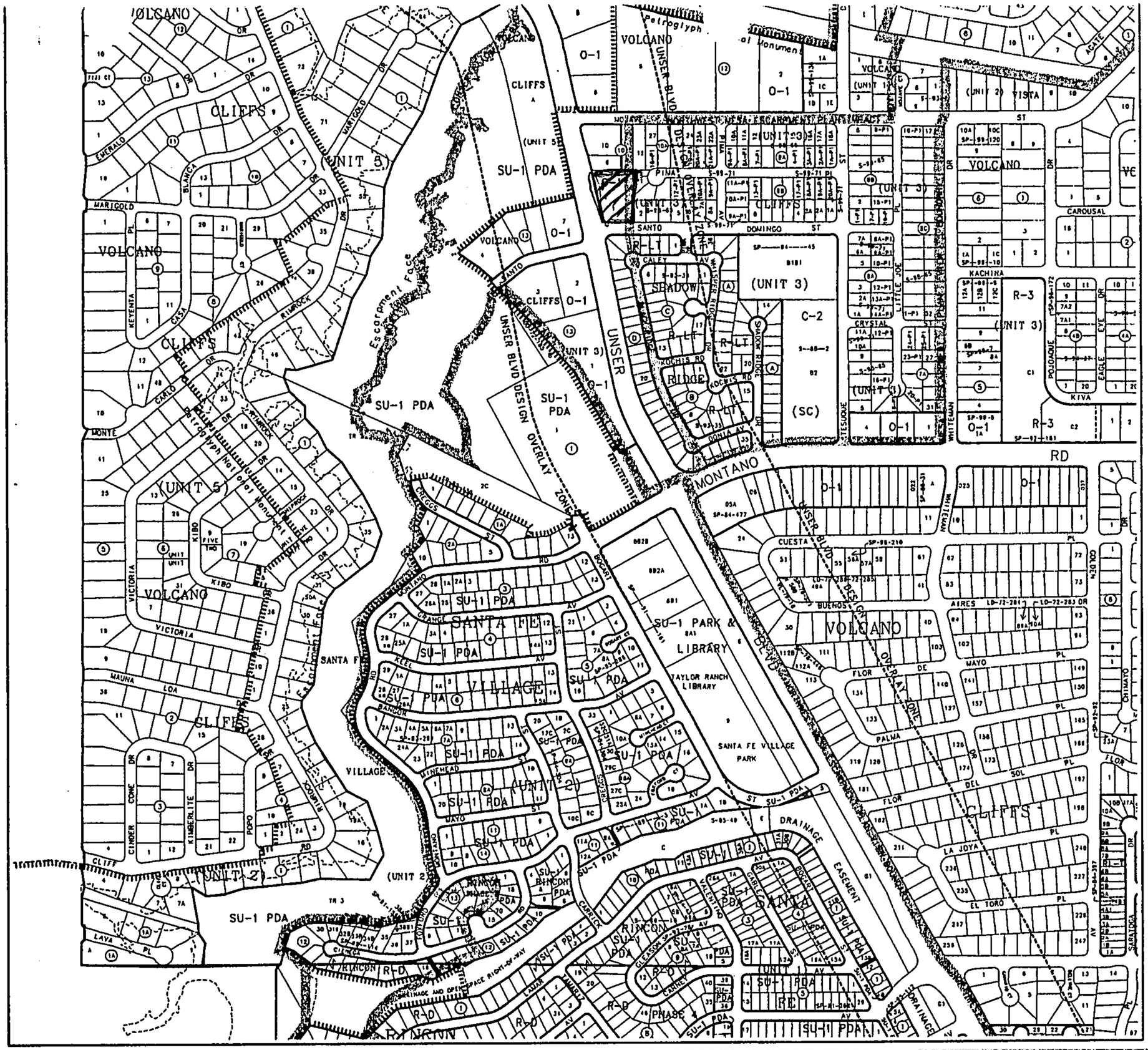
(Sign) _____

(Print) Mark Goodwin, PE

REV. 1/99 Applicant or Agent / Date

Marketa Hill 7/27/00
Planner / Date

Project # 1002949 | App # 00460-00000-01014

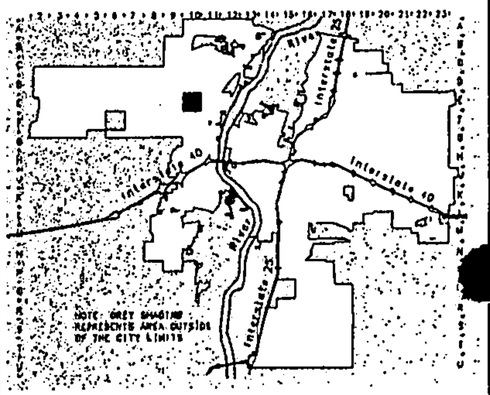


CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT

AGIS

GRAPHIC SCALE IN FEET

250 0 500 1000



Zone Atlas Page
E-10-Z

Map Amended through
September 13, 1999