



City of Albuquerque
CITY OF ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002971

AGENDA ITEM NO: 2

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

See DRB minutes/speed memo dated 12-10-03.

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APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN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: December 17, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002971 AGENDA#: 2 DATE: 12-17-03

1. Name: JAMES R. TOPMILLER Address: _____ Zip: 87109

2. Name: Agent 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: _____

Surveys Southwest, LTD

333 Lomas Blvd, NE * -Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306



November 18, 2003

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: PROJECT #1002971 / V.E. BARRETT SUBDIVISION AND LANDS OF WEFCO

Dear Board Members:

Surveys Southwest, LTD is requesting a deferral for the above referenced property to the December 10, 2003 DRB meeting so the client may complete the infrastructure list.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

#100277

11/5/03

SDP - clean up needed

Utility plan

Plat - T. concerns

Project 10002071
LOS VOLCANES NEIGHBORHOOD ASSOCIATION

October 30, 2003

RECEIVED

Don Newton
Community Services Program Coordinator
Office of Neighborhood Coordination
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

NOV 05 2003

Office of Community &
Neighborhood Coordination

Dear Mr. Newton:

The Los Volcanes Neighborhood Association is aware of the proposed development at the intersection of Unser and Central. It is our understanding that several businesses and an affordable housing complex are to be constructed at this corner and may include a 24-hour convenience store, gas station, carwash and other small businesses.

It is our understanding, as well, that the business portion of this development is to be located along Unser and the housing is to face Central. It would seem more logical that the businesses be located along the major thoroughfare (Central) and the housing along Unser (facing the current residential area). Homeowners to the east of Unser would be best served by facing additional residential structures rather than business establishments that draw large amounts of traffic.

The placement of gas-station-convenience-store-type businesses duplicates services already in place within easy access to local residents. It would seem more productive to establish businesses that offer services not now available. These could include a bookstore, mail service facility (i.e. UPS Store), banks, dry cleaner, and even a small café/restaurant or coffeehouse (i.e., Starbucks). These types of services are not readily available to residents now living in this area.

The LVNA requests that the long-term effect of this development be examined. The West Side - especially along these two major corridors - deserves quality growth and not haphazard quick-profit infill.

Sincerely,



Sally Breeden
President

AVALON NEIGHBORHOOD ASSOCIATION

(Boundaries: North - I-40; South - Central; East - Unser; West - Nolasco Street (98th Street))

October 29, 2003

Sheran Matson, AICP, DRB Chair
Development Review Board
600 Second St. NW
Albuquerque, New Mexico 87103

Re: Case Number 03DRB-01566 thru 01570, Project # 1002971

Ms. Matson,

Thank you for the opportunity for public comment related to the requests before the DRB on the above cited case numbers for the vacant parcel of land on the southwest corner of Unser Blvd. SW and Central Ave. SW.

Representing Avalon Neighborhood Association, I appreciated the opportunity of meeting with Mr. Lawrence Kline, AICP on 10/28/03 to discuss the proposed development.

After much discussion with Mr. Kline and fellow neighborhood association presidents, I respectfully request your consideration of the following in evaluating the aforementioned request.

* As a member of the South West Alliance of Neighbors, one of our mutual goals, which also aligns with that of our city, is to ensure planned economic development for this sector of the city.

* A proposal fully supported by our neighborhoods is that of locating the state's second national cemetery at the Nine Mile Hill location.

* It is my understanding a comprehensive development plan does not currently exist for the area west of Unser Boulevard.

We strongly believe that as one of the last major vacant, undeveloped parcels of land in the city, and especially as one of the gateways to our city, it is incumbent upon the neighborhoods as well as city representatives to ensure any development approved meets the planned growth needs of our community and to improve the quality of life of residents while enhancing and attracting economic growth.

Please carefully consider the fact that this sector of Albuquerque has an inequity or lack of community services for residents as well as an inequity or overabundance of affordable housing. I ask that you diligently consider the types of businesses which are being offered in this proposed plan. Currently, there are several car washes within a small radius of this property. Given our current drought status, we question the need for yet another business which would further diminish our limited water supply. Additionally, a convenience store/car wash/gas station is located at the west end of this proposed development as well as others within a small radius.

Furthermore, as a member of the Educational subcommittee for South West Alliance of Neighbors, we are extremely concerned related to the lack of health care providers and extra educational learning opportunities in our sector. Looking to the future in which today's youth will be our leaders and service providers, we recognize that we must begin working in partnership not only with the schools but especially with government to provide library's, bookstore's, parks, etc which will contribute to a workforce which will be fully prepared to ensure continued advancements for our city.

The aforementioned concerns were shared with Mr. Kline at last night's meeting. To his credit, he graciously asked us for a list of businesses/services which the community has a much greater need for. A list of businesses will be provided to Mr. Kline by our Economic Development subcommittee of the South West Alliance of Neighbors.

The purpose of this letter is to ensure the Development Review Board is aware that the adjacent neighborhoods have specific concerns which have not been fully resolved yet. Additionally, please be aware that as a neighborhood, we have been diligent in responding to this matter which was brought to our attention in late September. We anticipate additional communications with Mr. Kline to further discuss our concerns with the expected outcome of the building of businesses and services appropriate for the improved quality of life.

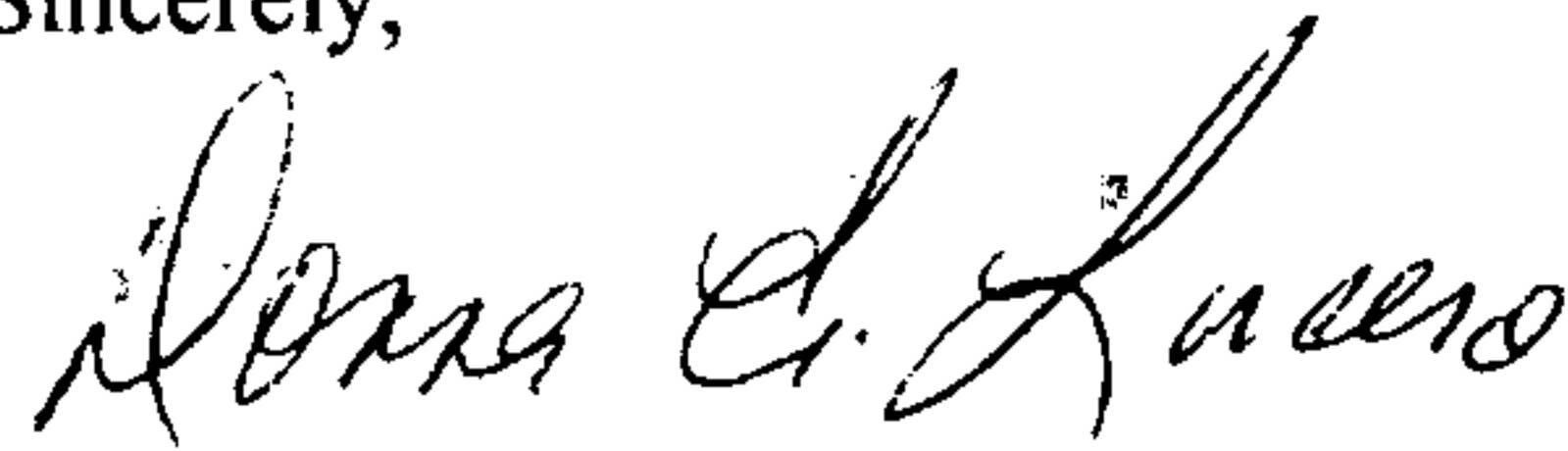
At this time, due to the number of unresolved concerns, and especially because of the lack of a planned growth development plan which includes this section, please be aware that Avalon Neighborhood Association **OPPOSES** the proposed development as presented. Avalon Neighborhood Association **STRONGLY OPPOSES** the proposed apartments because of the greater need for economic development rather than additional apartments.

I will be unable to attend the hearing on 11/5/03 to testify regarding our concerns. I request that you consider this letter as both written and oral testimony on this matter. Additionally, I authorize the other neighborhoods concerned and/or a representative from South West Alliance of Neighbors to speak on behalf of Avalon Neighborhood Association at the DRB hearing of 11/5/03.

We are aware that some of our concerns are not specifically related to the request today. However, as an agent for the city, we request your support with the appropriate departments to ensure the safety, health and quality of life of the neighborhood.

On behalf of the Avalon Neighborhood Association, thank you for your time and consideration. I will gladly answer any questions or clarify any comments.

Sincerely,



Donna E. Lucero, President
Avalon Neighborhood Association
9140 San Nicholas Ave. NW
Albuquerque, NM 87121

(505) 839-3807 (home)
(505) 363-1864 (cell)
donnaelucero@msn.com

cc: Lawrence S. Kline, AICP, VP Denish & Kline Associates
Kizito Wijenje, APS Demographer
Ron Martinez, Avalon NA
Sally Breeden, Los Volcanes NA
Ben Sandoval, Los Volcanes NA
Tony Chavez, Skyview West NA
Beatrice Purcella, Skyview West NA
Matthew Archuleta, Westgate Heights NA
Libby McIntosh, Westgate Heights NA
Charles Lucas, Route 66 NA
Louie Tafoya, South West Alliance of Neighbors
Klarissa Pena, South West Alliance of Neighbors



DENISH + KLINE ASSOCIATES

September 29, 2003

Mr. Victor Chavez, Director
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

HAND-DELIVERED

re: Site Plan Approval Process
Land at Central and Unser SW

Dear Mr. Chavez:

Thank you for meeting with me last Thursday. As requested, I am writing this letter to relate our conversation and conclusions for the record.

The question asked was this: Of what kind, and through what jurisdiction, would a site plan be approved for a project on this site?

Answer:

- The land was originally platted into four pieces as the "Lands of VE Barrett" in February 1967.
- The West Route 66 Sector Plan was adopted in January 1988.
- In the adoption of the West Route 66 Sector Development Plan, the SU-1 zoning on the site (descriptor and date unknown) was removed and replaced with C-2 zoning, but the site was not designated "SC" because (apparently) it had been previously platted into small parcels.
- The Zoning Manager has interpreted that the site is not a "shopping center"; therefore a site plan approval under the Shopping Center Regulations is not required.
- The West 66 Plan also provides for a "design overlay zone"; the site lies within the design overlay zone area.
- The design overlay zone provides that "A site development plan must be approved by the City Planner for each property developed in the plan area to ensure compliance with the Design Overlay Zone." Thus a site plan meeting these requirements is required.
- The City Planner will delegate this site plan to the Development Review Board for review.
- The required Site Plan shall take the form of a Site Plan for Subdivision, but shall be reviewed only for compliance with the Design Overlay Zone.
- Delegation of this matter to the Development Review Board does not relieve the applicant of responsibility for compliance with any other City regulation or requirement.

Mr. Victor Chavez PE
September 29, 2003
Page 2

If this is an accurate recounting of your decision, I would be pleased if you could countersign below and have copies of this letter distributed the Zoning Manager and the Chairman of the Development Review Board.

Sincerely yours,



Lawrence Kline AIPC

Approved:


Victor Chavez PE
Planning Director

Date: 10/04/03



(UNIT 2)

TOWN OF ATRISCO GRANT (UNIT 4)

SU-2

SU-2

IP

SU-2 IP

CENTRAL AV

SITE

Area Proposed For Dwelling Units

BRIDGEPOINT

SU-1
PRD 20 DU/A

WHISPERING POINTE (UNIT 1)

R-D/9 DU/AC

R-D 9DU/AC

TOWN OF ATRISCO GRANT (UNIT 2)

R-D/9 DU/AC

POINTE (UNIT 3)

VILLAGE (UNIT 3)

R-D 9DU/AC

ENCANTO

1888147

1888486

Surveys Southwest, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

#3

10/10/03

October 10, 2003

CLAIRE SENOVA
ADMINISTRATIVE ASSISTANT / DRB
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: PROJECT #1002971

Dear Claire:

As requested by the Planning Department, item #3 for the above referenced project number and related items to be deferred for Three (3) weeks to the November 5, 2003 hearing to prepare the infrastructure list and grading plan.

If you have any questions please feel free to contact me.

Sincerely,

Dan Grancy
Dan Grancy
President

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

SW CORNER OF COMMERCIAL DEVELOPMENT FOR UNSER & CENTRAL, ALBUQUERQUE, NM

Date Submitted: December 8, 2003
Date Site Plan for Bldg Permit App: N/A
Date Site Plan for Sub. Approved: 12/17/03
Date Preliminary Plat Approved: 12/17/03
Date Preliminary Plat Expires: 12/17/04

DRB Project No. 1002971
Application No. 03DRB 01566

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		31' (WEST HALF)	25'-WIDE TRAFFIC LANES OF ARTERIAL PAVING W/STD C&G & 6' PCC SIDEWALK, 6' BIKE LANE.	UNSER BLVD	CENTRAL AVE	SOUTH PROPERTY LINE	/	/	/
			* 150' WB-TO-SB LEFT-TURN LANE AND MEDIAN OPENING IN CENTRAL AVE, AT WESTERLY (DRIVEWAY "A") ENTRANCE TO SITE. UNSIGNALIZED, FULL-ACCESS DRIVEWAY, WITH TWO EXITING LANES, AND ONE ENTERING LANE.				/	/	/
			* 370' SB-TO-WB RIGHT-TURN LANE IN UNSER BLVD, AT SOUTHERNMOST ENTRANCE TO SITE (DRIVEWAY "C").				/	/	/
		8'	STANDARD C&G, PUBLIC 6' WIDE SIDEWALK, BIKE LANE (6' WIDE)	CENTRAL AVE	UNSER BLVD	NW CORNER OF PROPERTY	/	/	/
			450' DUAL EB LEFT-TURN LANES ON CENTRAL AVE AT UNSER, PLUS TRANSITION. **				/	/	/
			150' NB-TO-WB LEFT-TURN ON UNSER AND DRIVEWAY "C".				/	/	/
			* CENTRAL AND UNSER INTERSECTION: ** - EXTEND WB LEFT-TURN FROM 100' TO 200' LONG. - REMOVE THE EXISTING SB FREE RIGHT-TURN. - EXTEND SB LEFT-TURN FROM 150' TO 350' LONG. - EXTEND NB LEFT-TURN FROM 150' TO 250' LONG. - RECONFIGURE THE INTERSECTION OF CENTRAL AVE FRONTAGE ROAD WITH CENTRAL AVE, TO CREATE 90° INTERSECTION AND IMPROVE SAFETY CONDITIONS AND GENERAL OPERATION.				/	/	/
			* BLUEWATER & UNSER INTERSECTION: ** - EXTEND NB LEFT-TURN LANE FROM 125' TO 175' LONG. - EXTEND SB LEFT-TURN LANE FROM 175' TO 300' LONG.				/	/	/
			* DRIVEWAY "C": 16' ENTERING LANE AND TWO EXISTING LANES (ONE DEDICATED RIGHT AND ONE LEFT TURN).				/	/	/

**
SIGNAL
MODIFICATIONS
AS REQUIRED.

DUAL EB LEFT TURN LANES ON CENTRAL AVE. / COORS TO A LENGTH OF 200'. **
DRIVEWAY "C" SHALL BE Right In/Right Out and Left In Only intersection.

* = NM DOT infrastructure requirements.

ORIGINAL

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC SANITARY SEWER IMPROVEMENTS

15"-18" SANITARY SEWER LINE WITH MH, SERVICES UNSER BLVD
(FINAL SIZING DETERMINED AT DRC)
DESIGN MUST BE INCLUDE PERMANENT OUTFALL TO BRIDGE BLVD.
STREET ~~LANDSCAPE~~ LANDSCAPE MAINTENANCE AGREEMENT IS REQ'D.

CENTRAL AVE (DO NOT CONNECT TO EXISTING LINES IN CENTRAL AVE) EXISTING 8" SEWER LINE IN GWIN (TEMP. OUTFALL)

/	/	/
/	/	/
/	/	/

PUBLIC WATERLINE IMPROVEMENTS

12" WATERLINE W/ALL NECESSARY VALVES, FH'S AND RJ'S. SITE EASEMENTS CENTRAL AVE UNSER BLVD
ABANDON/REMOVE (PER DRC) EXISTING 12" WATERLINE IN OLD BRIDGE BLVD ROW.

/	/	/
/	/	/
/	/	/

PUBLIC DRAINAGE IMPROVEMENTS

72" RCP STORM DRAIN W/NECESSARY MH'S, INLETS, AND LATERALS **w/ Junction Box** SITE PUBLIC EASEMENT CENTRAL AVE UNSER BLVD
12"-36" PRIVATE STORM DRAIN W/NECESSARY MH'S, INLETS, AND LATERALS BASIN A* NW CORNER OF PROPERTY UNSER BLVD
12"-36" RCP STORM DRAIN W/NECESSARY MH'S, INLETS, AND LATERALS BASIN B* SW CORNER OF PROPERTY UNSER BLVD
TOTAL OF 4 TYPE 'A' AND TYPE 'C' DROP INLETS SOUTH SIDE OF CENTRAL JUST WEST OF UNSER

/	/	/
/	/	/
/	/	/
/	/	/

BRUCE STIDWORTHY
PREPARED BY: PRINT NAME

12/16/03
DATE

SEE DRAINAGE PLAN CITY HYDROLOGY FILE #110/D45
Sheran Wilson
DRB CHAIR

12/17/03
DATE

Christina Sandoral
PARKS & GENERAL SERVICES

12/17/03
DATE

BOHANNAN HUSTON INC.
FIRM:

Bruce Stidworthy
SIGNATURE

Roger Hree
TRANSPORTATION DEVELOPMENT

12-17-03
DATE

Roger Hree
UTILITY DEVELOPMENT

12/17/03
DATE

Paul D...
CITY ENGINEER

12-17-03
DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

[Blank box for maximum time allowed]

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER

p1140240F.gura 12 Infra List.xls

#2



DRB CASE ACTION LOG (PREL & FINAL) PART 1

REVISED 3/20/2003

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

DRB Application No.: 03-01566 (P&F)	Project # 1002971
Project Name: BARRETT SUBD. & LANDS OF WEFCO	EPC Application No.:
Agent: Surveys Southwest	Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/17/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.

- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

Project Number 1002971

~~11/10~~ A2



DRB CASE ACTION LOG (SITE PLAN SUBD.) PART 2

REVISED 3/20/2003

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

DRB Application No.: 03-01692 (SPS)
Project Name: BARRETT SUB.LANDS OF WEFCO
Agent: Denish-Kline Associates

Project # 1002971
EPC Application No: _____
Phone No.: 842-6461

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/17/08 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.
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- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

Project Number 1002971

Current DRC Project No. _____

Date Submitted: December 16, 2003
 Date Site Plan for Bldg Permit App: _____
 Date Site Plan for Sub. Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No. 1002971

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
 SW CORNER OF COMMERCIAL DEVELOPMENT FOR UNSER & CENTRAL, ALBUQUERQUE, NM

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 DRIVEWAY "C" SHALL BE Right In/Right Out and Left In Only Intersection.

* = NM DOT infrastructure requirements.

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

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 TOTAL OF 4 TYPE 'A' AND TYPE 'C' DROP INLETS SOUTH SIDE OF CENTRAL JUST WEST OF UNSER

SEE DRAINAGE PLAN CITY HYDROLOGY FILE #K10/D45

BRUCE STIDWORTHY 12/16/03
 PREPARED BY: PRINT NAME DATE

DRB CHAIR DATE

PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON INC.
 FIRM:
Bruce Stidworthy
 SIGNATURE

TRANSPORTATION DEVELOPMENT DATE

AMAFCA DATE

UTILITY DEVELOPMENT DATE

CITY ENGINEER DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

FF 2



Completed
12-22-03

DRB CASE ACTION LOG (SITE PLAN SUBD.) PART 2

REVISED 3/20/2003

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

DRB Application No.: 03-01692 (SPS)
Project Name: BARRETT SUB.LANDS OF WEFCO
Agent: Denish-Kline Associates

Project # 1002971
EPC Application No: _____
Phone No.: 842-6461

Project Number

1002971

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/17/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.

- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 17, 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: THE DEVELOPMENT REVIEW BOARD WILL TAKE A LUNCH BREAK AFTER ITEM 20. (THE TIME MAY CHANGE DEPENDING UPON DEFERRALS).

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

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

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

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

JEFF MORTENSEN & ASSOCIATES, agent(s) for DESERT RIDGE DEVELOPMENT LLC & GENEVA LLC request(s) the above action(s) for all or a portion of Lot(s) 10 - 24 and Lot(s) 7 - 15 and easterly portion of Lot 16, Block(s) 18 & 20, Unit 3, Tract 3, Unit 1, North Albuquerque Acres, (to be known as **OCOTILLO SUBDIVISION**) zoned RD (4DU/A), located on HOLBROOK ST NE between ANAHEIM AVE NE and PASEO DEL NORTE NE containing approximately 25 acre(s). [REF: 03DRB-01354, 03DRB-01355, 03DRB-01356] (C-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-16-03. THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION THAT THE HOMEOWNER'S ASSOCIATION DOCUMENT MUST BE FILED WITH THE FINAL PLAT. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2. **Project #1002971**
03DRB-01567 Major-Vacation of Public Easements
03DRB-01568 Major-Vacation of Public Easements
03DRB-01569 Major-Vacation of Public Easements
03DRB-01570 Minor-Vacation of Private Easements
03DRB-01566 Minor-Prelim&Final Plat Approval

03DRB-01692 Minor-SiteDev Plan Subd

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] [Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03] (K-10) ~~THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEERING PLAN STAMPED DATED 11-13-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.~~

DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, BARRETT SUBDIVISION, LANDS OF WEFCO, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] [Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03] (K-10) ~~THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.~~

3. **Project # 1001068**
03DRB-01982 Major-Two Year SIA

MARK GOODWIN AND ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1, and 2, Block(s) 5, 6 and 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as DESERT RIDGE TRAILS) zoned R-D, located on FLORENCE AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 76 acre(s). [REF: 1001068] (B-19/C-19) ~~A 9-MONTH EXTENSION OF THE SIA WAS APPROVED.~~

4. **Project # 1001071**
03DRB-01957 Major-Vacation of Public Easements
03DRB-01958 Minor-Prelim&Final Plat Approval

SOUTHWEST SURVEYING CO. agent(s) for STUSON, INC. request(s) the above action(s) for all or a portion of Tract(s) B, **EL DORADO NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on EUCARIZ AVE SW, between WESLEY CT SW and 90TH ST SW containing approximately 1 acre(s). [REF: 02DRB-00347, 02DRB-00348, 02DRB-01256] (L-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR DRAINAGE CERTIFICATION AND PLANNING FOR PARKS NOTE ON OPEN SPACE, DXF FILE AND 15 DAY APPEAL PERIOD.**

5. **Project # 1002645**
03DRB-01965 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-A, **SEVILLE SUBDIVISION**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741, 1002645] (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1002800**
03DRB-01990 Major-Preliminary Plat Approval
03DRB-01991 Minor-Subd Design (DPM) Variance
03DRB-01992 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, **NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3**, (to be known as **QUIVERA ESTATES**), zoned R-D, located on MODESTO AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 14 acre(s). [REF: 03DRB-01127] [deferred from 12-17-03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

7. **Project # 1002935**
03DRB-01964 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Parcel 1, **SUNDORO SUBDIVISION**, zoned SU-2 R-LT, located on LADERA BLVD NW, between 98th ST NW and UNSER BLVD NW containing approximately 55 acre(s). [REF: 03DRB-00736, 03DRB-01447, 03DRB-01449, 03DRB-01550, 03DRB-01551, 01552, 01553] (J-8/J-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

8. **Project # 1003111**
03DRB-01986 Major-Preliminary Plat Approval
03DRB-01987 Minor-Vacation of Private Easements
03DRB-01988 Minor-Temp Defer SDWK
03DRB-01989 Minor-Sidewalk Waiver

ISAACSON AND ARFMAN, P.A. agent(s) for THE STROSNIDER COMPANY 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: DRB-96-355, Z-95-79, Z-98-57] [deferred from 12-17-03] (E-11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

03DRB-02079 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for THE STROSNIDER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **WINDMILL MANOR PLACE**, zoned SU-1 for PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57] **[RUSSELL BRITO EPC CASE PLANNER]** [deferred from 12-17-03] (E-11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

9. **Project # 1001753**
03DRB-01884 Major-Preliminary Plat
Approval
03DRB-01885 Minor-Subd Design (DPM)
Variance
03DRB-01999 Minor-Sidewalk Waiver
03DRB-01998 Minor-Subd Design (DPM)
Variance

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 1-11, Tract(s) 1, Block(s) 11, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE TRAILS EAST**) zoned RD (3 DU/AC), located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 11 acre(s). [Deferred from 11/26/03, 12/3/03, 12/17/03] (B-19) **APPLICATION #03DRB-01885 MINOR-SUBD DESIGN (DPM) VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST. THE REMAINING REQUESTS WERE DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

10. **Project # 1000922**
03DRB-01953 Major-Preliminary Plat
Approval
03DRB-01954 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Camino de Paz NW, containing approximately 50 acres. [REF: DRB-97-98, V-97-116, 02DRB-01783, 02DRB-01785, 03DRB-01725, 03DRB-01728]. [deferred from 12-10-03, 12-17-03] (C-10/11 & D-10/11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

11. **Project # 1002519**
03DRB-01950 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [deferred from 12-10-03] (C-19) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO CITY ENGINEER FOR SIA.**

03DRB-01883 Major-Vacation of Pub
Right-of-Way
03DRB-01882 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03 & 12/10/03] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11-07-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

03DRB-02019 Minor-Subd Design (DPM)
Variance
03DRB-02020 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **TOWNHOMES @ LA CUEVA**), zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE. NE and WILSHIRE AVE. NE containing approximately 1 acre(s). [REF: 03DRB-001950, 03DRB-01882] [deferred from 12/10/03] (C-19) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS 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.**

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

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, VISTA MAGNIFICA, and Lot(s) B, Block(s) 8, PALISADES ADDITION, zoned R-LT, located, on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03 & 12/10/03] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 01-07-04.**

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

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D (to be known as TAOS @ THE TRAILS, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] [Deferred from 10/8/03, 11/5/03 & 11/26/03 & 12/10/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

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

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C (to be known as SANTA FE @ THE TRAILS) The Trails (portion of Tract 4, Black Ranch) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 10/8/03, 11/5/03 & 11/19/03, 11/26/03 & 12/10/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

15: **Project # 1002792**
03DRB-01780 Major-Vacation of Public
Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s). [REF: 03EPC-01085 & 01086]. [Deferred from 11/12/03 & 11/26/03 & 12/10/03] (B-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agents for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s). [REF: 03EPC-01085 & 01086, 03DRB-01780] [Debbie Stover, EPC Case Planner] [Deferred from 11/26/03 & 12/10/03] (B-14) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND DELEGATED TO PLANNING FOR EPC CONDITIONS AND UTILITIES DEVELOPMENT FOR FIRE MARSHAL'S APPROVAL.**

03DRB-02084 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest (ETC) & SU-1 O-1, located on COORS BLVD NW, between COORS BLVD NW and SEVEN BAR LOOP NW containing approximately 10 acre(s). [REF: DRB-94-358, DRB-98-61, 03EPC 01086] (B-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-17-03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT APPROVAL: PROVIDE ACCESS TO LOTS 1 AND 3. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

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

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

16. **Project # 1000901**
03DRB-02080 Minor-SiteDev Plan
BldPermit/EPC
03DRB-02081 Minor-Amnd SiteDev Plan
Subd
- CONSENSUS PLANNING, INC. agent(s) for BOSQUE PREPARATORY SCHOOL request(s) the above action(s) for all or a portion of Lot(s) 4A, **BOSQUE PREPARATORY SCHOOL**, zoned SU-1 for School & Related Facilities, located on LEARNING ROAD NW, between COORS BLVD. NW and RIO GRANDE BOSQUE containing approximately 23 acre(s). [REF: 03EPC 01666] [JUANITA VIGIL, EPC CASE PLANNER] (F-12) THE SITE PLAN FOR BUILDING PERMIT AND THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES FOR FIRE FLOW REQUIREMENTS.
17. **Project # 1002874**
03DRB-02069 Minor-SiteDev Plan
BldPermit/EPC
- SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY request(s) the above action(s) for all or a portion of Tract(s) S2A1, **ATRISCO BUSINESS PARK**, zoned IP industrial park zone, located on LOS VOLCANES RD NW, between UNSER BLVD. NW and COORS BLVD. NW containing approximately 1 acre(s). [REF:03EPC-01326, DRB-98-413, DRB-95-242 SV-95-31,Z-92-57] [RUSSELL BRITO, EPC CASE PLANNER FOR SIMON SHIMA] (J-9/J-10) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDED EASEMENT AND WIDTH OF EASEMENT 15-FOOT MINIMUM.

18. **Project # 1002371**
03DRB-02085 Minor-SiteDev Plan
Subd/EPC
03DRB-02086 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN CHURCH WEST request(s) the above action(s) for all or a portion of Tract(s) 1A,1B,1C and Tract A, Bosque Meadows, **ALBAN HILLS SUBDIVISION, UNIT ONE**, zoned SU-1 for R-2 with church related uses, SU-1 for C-2, located on LA ORILLA NW, between COORS BLVD. NW and the CORRALES DRAIN containing approximately 17 acre(s). [RUSSELL BRITO, EPC CASE PLANNER FOR SIMON SHIMA] [deferred from 12-17-03] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

19. **Project # 1003120**
03DRB-02021 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. AND CONSENSUS PLANNING, INC. agent(s) for IDI request(s) the above action(s) for all or a portion of Tract(s) 1, **LEVI STRAUSS COMPANY ADDITION**, zoned SU-2 for M-1, located on ALAMEDA BLVD. NE, between OAKLAND AVE NE and WILSHIRE AVE. NE containing approximately 12 acre(s). [REF: Z-70-124] [Deferred from 12-10-03] (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR HIGHWAY DEPARTMENT. SIGNED LEASE AGREEMENT, A MONUMENT SIGN AND WATER USE FOR FESCUE.**

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

GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-B, **TOWN OF ATRISCO GRANT, TRACT III - UNIT 6**, zoned SU-1 PRD (20DU/A, located on GWIN RD SW, between DELIA RD SW and 69TH ST SW containing approximately 1 acre(s). [REF: 03DRB-00053, 03EPC-00692] [Juanita Vigil, EPC Case Planner] [Deferred from 11/26/03 & 12/10/03] (K-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PARKS FOR PAYMENT OF CASH-IN-LIEU FOR PARK DEDICATION FEE AND CITY ENGINEER FOR SIA.**

DRB TOOK A 30 MINUTE LUNCH BREAK

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

21. **Project # 1000849**
03DRB-02074 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD. agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 1-5, **BREEZE @ MOUNTAIN GATE**, zoned SU-1 PRD, located on FOUR HILLS ROAD SE, between WENONAH AVE. SE and LANIER DRIVE SE containing approximately 1 acre(s). (L-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES TO PROVIDE AS-BUILT DRAWINGS. SHOWING LOCATIONS OF ALL METER BOXES AND SEWER STUBS.**
22. **Project # 1001209**
03DRB-02063 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139][deferred from 12-17-03] (F10 - F11) **DEFERRED AT THE AGENT'S REQUEST TO 1-7-04.**
23. **Project # 1001409**
03DRB-02032 Minor-Extension of
Preliminary Plat
- MUKUND C. PATEL request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block 1, Unit 1, **CANDLELIGHT FOOTHILLS**, zoned R-1, located on LOMAS BLVD. NE, between MONTE LARGO DR. NE and SUMMIT HILLS DR. NE containing approximately 2 acre(s). (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

24. **Project # 1001796**
03DRB-02078 Minor- Prelim&Final Plat
Approval

SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION**, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD. NW, between EAGLE RANCH RD. NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: 03DRB 00916, Z-98-17, Z-84-122, S-98-25] (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

25. **Project # 1002345**
03DRB-02082 Minor-Prelim&Final Plat
Approval

CLINT SHERRILL & ASSOCIATES agent(s) for GOLDEN VENTURES LLC request(s) the above action(s) for all or a portion of Lot(s) 3, **BROADWAY INDUSTRIAL CENTER**, zoned SU-2 HM, located on SAN JOSE AVE. SE, between KARSTEN COURT SE and I-25 containing approximately 14 acre(s). (M:14/15) **THE PRELIMINARY PLAT WAS APPROVED WITH THE FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT TO OPEN A SEWER ACCOUNT FOR LOT 3-B AND POSSIBLY A WATER ACCOUNT AND FOR AGIS DXF FILE, AND TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK ON KARSTEN? MAINTENANCE AND BENEFICIARIES OF ACCESS EASEMENTS, I-25 ACCESS CONTROL LANE AND PARKING AND MODEL HOME AREA BEING USED BY LOT 3-B.**

26. **Project # 1002743**
03DRB-02083 Minor-Prelim&Final Plat
Approval

BORDENAVE DESIGNS agent(s) for OVENWEST CORP request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: THE APPROVAL OF THE GRADING PLAN FOR TRACT H IS REQUIRED. PROVIDE PRIVATE SANITARY SEWER SERVICE EASEMENTS. PROVIDE AN APPROVED TURNAROUND WITHIN LOT H. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

27. **Project # 1003034**
03DRB-02070 Minor-Prelim&Final Plat
Approval
03DRB-02071 Minor-Vacation of Private
Easements

SURVEYS SOUTHWEST LTD. agent(s) for JOHN MAHONEY request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, Block(s) 20 and Lot 10, **BROWNEWELL LAIS HIGHLAND ADDITION**, zoned SU-2, located on COPPER AVE. NE, between CEDAR ST. NE and SPRUCE ST. NE containing approximately 1 acre(s). [REF: DRB-96-163; 03DRB 01761] (K-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

28. **Project # 1003037**
03DRB-02072 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 17-20, **PEREA ADDITION**, zoned SU-2 TH, located on 12TH ST. NW, between GRANITE AVE. NW and MARBLE NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

29. **Project # 1003132**
03DRB-02073 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for TED WATERMAN request(s) the above action(s) for all or a portion of Lot(s) 9 UNIT 3, **BROADWAY INDUSTRIAL CENTER SUBDIVISION** zoned SU-2 special neighborhood zone, HM, located on KARSTEN CT SE, between INTERSTATE 25 and BROADWAY BLVD. SE containing approximately 4 acre(s). (L-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER TO ADD DRAINAGE TO ACCESS EASEMENT AND UTILITIES DEVELOPMENT FOR A COPY OF AS-BUILTS SHOWING WATER AND SEWER SERVICE TO LOT 9.**

30. **Project # 1003094**
03DRB-01997 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE / MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 30, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3, located on 3rd ST SE, between LEAD SE and SILVER SE containing approximately 3 acre(s). [REF: 03DRB-01886] [Deferred from 12/3/03] (K-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

31. **Project # 1003133**
03DRB-02076 Minor-Prelim&Final Plat
Approval
03DRB-02077 Minor-Vacation of Private
Easements

ISAACSON & ARFMAN PA agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M, N & P, **FRANKLIN PLAZA**, zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and SKYLINE NE containing approximately 9 acre(s). [REF: Z-88-53] [deferred from 12-17-03](L-22) **DEFERRED AT AGENT'S REQUEST TO 1-7-04.**

32. **Project # 1000087**
03DRB-02075 Minor-Ext of SIA for Temp
Defer SDWK

ISAACSON & ARFMAN, P. A. agent(s) for THE STROSNIDER COMPANY request(s) the above action(s) for all or a portion of Lot(s) 11-15, **PALOMA DEL SOL SUBD.**, zoned R-1 residential zone, located on the southeast corner of MCMAHON and BANDELIER BLVD NW, between GOLF COURSE RD. NW and TUSCANY DR. NW containing approximately 36 acre(s). [REF: 00450-00014, 01500-01779, DRB-95-63, S-95-15, V-95-61, SV-95-25] (A-12) **A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

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

33. **Project # 1003121**
03DRB-02029 Minor-Sketch Plat or Plan
ZXOLT PALCZA agent(s) for STEWART INGHAM request(s) the above action(s) for all or a portion of Lot(s) 19, **MRGCD MAP 36**, zoned R-1, located on LOS TOMASÉS NW, between LOS POBLANOS NW and MENAUL NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
34. **Project # 1003123**
03DRB-02044 Minor-Sketch Plat or Plan
JERRY MILLER agent(s) for KPM LLC request(s) the above action(s) for all or a portion of Tract(s) 77B1, **MRGCD MAP 37**, zoned S-MI, located on 5TH ST NW, between HAYNES NW and ASPEN NW containing approximately 2 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
35. **Project # 1003131**
03DRB-02068 Minor-Sketch Plat or Plan
BILLY W. BACA request(s) the above action(s) for all or a portion of Lot(s) B & C, **HUNING CASTLE ADDITION**, zoned R-T residential zone, located on SAN PATRÍCIO & ALCALDE AVE SW, between LEAD AVE. SW and COAL AVE. SW containing approximately 1 acre(s). [REF: Z-72-203] (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
36. Approval of the Development Review Board Minutes for December 3, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Adjourned: 2:40 P.M.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

12/17/03

2. Project # 1002971
03DRB-01567 Major-Vacation of Public Easements
03DRB-01568 Major-Vacation of Public Easements
03DRB-01569 Major-Vacation of Public Easements
03DRB-01570 Minor-Vacation of Private Easements
03DRB-01566 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] [Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03] (K-10)

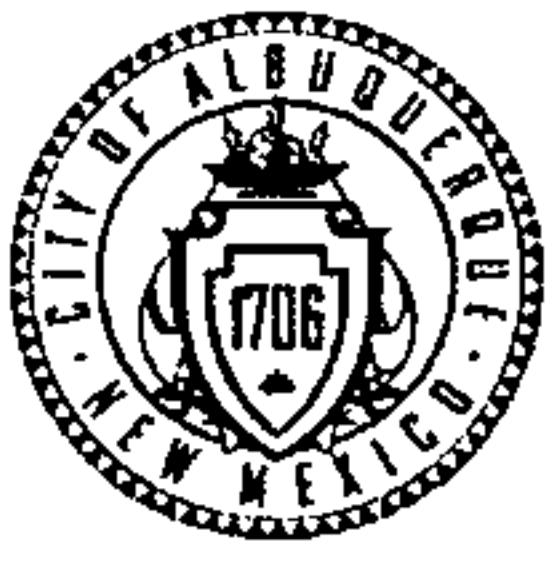
At the December 17, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

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

With the signing of the infrastructure list dated 12-17-03 and approval of the grading plan engineering plan stamped dated 11-13-03 the preliminary plat was approved. The final plat was indefinitely deferred.

If you wish to appeal this decision, you must do so by January 2, 2004, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision.



OFFICIAL NOTICE OF DECISION
PAGE 2

The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

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

03DRB-01692 Minor-SiteDev Plan Subd

DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] [*Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03*] (K-10)

At the December 17, 2003, Development Review Board meeting, the site plan for subdivision was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by January 2, 2004, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision.



OFFICIAL NOTICE OF DECISION
PAGE 3

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: Wefco Partners, 2922 Estrella Brillante NW, 87120
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Denish Kline Associates Inc., P.O. Box 2001, 87103
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

December 10, 2003

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Richard Dourte, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned:

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001012**
03DRB-01948 Major-Two Year SIA
LARRY READ & ASSOCIATES, INC. agent(s) for JOE SANTANGELO request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNSHINE COUNTRY**, zoned SU-1 special use zone, MHP, located on BLAKE RD SW, between COORS BLVD SW. and UNSER BLVD SW containing approximately 27 acre(s). [REF: AX-97-19, Z-97-109, DRB-98-64] (N-10) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1001696**
03DRB-01952 Major-Two Year SIA

TIERRA WEST. LLC agent(s) for PICO LLC request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 30, 31 and 32; Block(s) 3, Tract(s) 3N, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **PICO LA CUEVA SUBDIVISION**) zoned R-D, located on BARSTOW NE, between ALAMEDA BLVD NE and OAKLAND AVE NE containing approximately 5 acre(s). [REF: 02DRB-00073] (C-20) **A TWO YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000922**
03DRB-01953 Major-Preliminary Plat Approval
03DRB-01954 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4, AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Camino de Paz NW, containing approximately 50 acres. [REF: DRB-97-98, V-97-116, 02DRB-01783, 02DRB-01785, 03DRB-01725, 03DRB-01728] [deferred from 12-10-03] (C-10/11 & D-10/11) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

4.

Project # 1002519

03DRB-01950 Major-SiteDev Plan
Subd

MARK GOODWIN & ASSOCIATES, agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [deferred from 12-10-03] (C-19) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

03DRB-01883 Major-Vacation of Pub
Right-of-Way

03DRB-01882 Minor-Prelim&Final
Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03 & 12/10/03] (C-19) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

03DRB-02019 Minor-Subd Design
(DPM) Variance

03DRB-02020 Minor-Sidewalk
Waiver

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **TOWNHOMES @ LA CUEVA**), zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE. NE and WILSHIRE AVE. NE containing approximately 1 acre(s). [REF: 03DRB-001950, 03DRB-01882] [deferred from 12/10/03] (C-19) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

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

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03 & 12/10/03] (H-11) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

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

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s). [REF: 03EPC-01085 & 01086] [Deferred from 11/12/03 & 11/26/03 & 12/10/03] (B-14) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

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

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agents for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s). [REF: 03EPC-01085 & 01086, 03DRB-01780] [**Debbie Stover, EPC Case Planner**] [Deferred from 11/26/03 & 12/10/03] (B-14) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

7. **Project # 1002928**
03DRB-01532 Major-Preliminary Plat Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver
- BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] [Deferred from 10/8/03, 11/5/03 & 11/26/03 & 12/10/03] (C-9) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**
8. **Project # 1002929**
03DRB-01531 Major-Preliminary Plat Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver
- BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) The Trails (portion of Tract 4, Black Ranch) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 10/8/03, 11/5/03 & 11/19/03, 11/26/03 & 12/10/03] (C-9) **DEFERRED AT AGENT'S REQUEST TO 12/17/03.**
9. **Project # 1003016**
03DRB-01690 Major-Vacation of Pub Right-of-Way
- SURVEYS SOUTHWEST, LTD. agent(s) for ROBERT DAVIS request(s) the above action(s) for all or a portion of Block(s) A, Tract(s) A, **DEL MAR TERRACE**, zoned C-1 neighborhood commercial zone, located on COMANCHE RD NE, between WYOMING BLVD NE and GENERAL BRADLEY ST NE containing approximately 3 acre(s). [REF: ZA-96-98] [Deferred from 10/29/03] (G-20) **WITHDRAWN AT AGENT'S REQUEST.**

10.

Project # 1002971

03DRB-01567 Major-Vacation of Public Easements

03DRB-01568 Major-Vacation of Public Easements

03DRB-01569 Major-Vacation of Public Easements

03DRB-01570 Minor-Vacation of Private Easements

03DRB-01566-Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] [Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03] (K-10) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

03DRB-01692 Minor-SiteDev Plan Subd

DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC. request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] [Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03] (K-10) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

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

11/11
11/11
11/11
11/11

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

11. **Project # 1001209**
03DRB-02027 Minor-SiteDev Plan
BldPermit/EPC
03DRB-02028 Minor-SiteDev Plan
Subd/EPC
- GEORGE RAINHART & ASSOCIATES agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 for Neighborhood Commercial, located on WESTERN TRAILS NW, between UNSER BLVD NW and ATRISCO RD NW containing approximately 6 acre(s). [REF: 03EPC 00699/00701, 02500-00126, DRB 94-525] [**Russell Brito, EPC Case Planner**] [deferred from 12-10-03] (F-10) **DEFERRED TO 1-7-04.**
12. **Project # 1003120**
03DRB-02021 Minor-SiteDev Plan
BldPermit
- BOHANNAN HUSTON INC. AND CONSENSUS PLANNING, INC. agent(s) for IDI request(s) the above action(s) for all or a portion of Tract(s) 1, **LEVI STRAUSS COMPANY ADDITION**, zoned SU-2 for M-1, located on ALAMEDA BLVD. NE, between OAKLAND AVE NE and WILSHIRE AVE. NE containing approximately 12 acre(s). [REF: Z-70-124] [deferred from 12-10-03] (C-18) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

13. **Project # 1002796**
03DRB-02022 Minor-SiteDev Plan
BldPermit/EPC
03DRB-02024 Minor-SiteDev Plan
Subd/EPC

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION**, zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] [**Debbie Stover, EPC Case Planner**] [deferred from 12-10-03] (K-19) **WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-B, **TOWN OF ATRISCO GRANT, TRACT III – UNIT 6**, zoned SU-1 PRD (20DU/A, located on GWIN RD SW, between DELIA RD SW and 69TH ST SW containing approximately 1 acre(s). [REF: 03DRB-00053, 03EPC-00692] [**Juanita Vigil, EPC Case Planner**] [Deferred from 11/26/03 & 12/10/03] (K-10) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

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

DCSW INC agent(s) for MORELAND CORP request(s) the above action(s) for all or a portion of Tract(s) 5A & 7A, **YALE BUSINESS PARK**, zoned SU-1 Permissive O-1, C-2, IP, located on CENTRE AVE SE AND INTERNATIONAL AVE SE and containing approximately 5 acre(s). [REF: 03EPC-01324] [**Debbie Stover, EPC Case Planner**] [Deferred from 11/26/03] (L-16) **THE SITE PLAN FOR THE BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-02033 Minor- Prelim&Final
Plat Approval

MARK GOODWIN & ASSOCIATES, agents for ALBUQUERQUE FACILITIES LLC, request(s) the above action(s) for all or a portion of Tract(s) 5A & 7A, **CAVAN SUNPORT CENTER**, zoned SU-1 Permissive O-1, C-2, IP, located on CENTRE AVE SE AND INTERNATIONAL AVE SE and containing approximately 5 acre(s). [REF: 03EPC-01324, 03DRB-01975] (L-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

16. **Project # 1003114**
03DRB-02000 Minor-SiteDev Plan
BldPermit

G. DONALD DUDLEY ARCHITECT, AIA, agent(s) for GARRETT GROUP INC request(s) the above action(s) for all or a portion of Lot(s) 9, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE, between PASEO DEL NORTE NE and ALAMEDA BLVD NE containing approximately 1 acre(s). [REF: 1000624, DRB-98-223] [Deferred from 12/3/03] (C-16) **THE SITE PLAN FOR THE BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

17. **Project # 1002639**
03DRB-02026 Minor-Final Plat
Approval
- ISAACSON & ARFMAN PA agent(s) for TWO JOES LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, (to be known as **TREMENTINA SUBDIVISION**), NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, zoned RD (7 du acre), located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 10 acre(s). [REF: 03DRB-00717 PP] (C-19) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **Project # 1002335**
03DRB-02023 Minor-Extension of
Preliminary Plat
- WALLACE BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Tract(s) A, Block(s) 5, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,(to be known as **TREVISO SUBDIVISION**) zoned R-D, located on WILSHIRE NE, between WYOMING NE and LOUISIANA NE containing approximately 3 acre(s). [REF: 02DRB-01698 PP] (C-19) **THE 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

19. **Project # 1000460**
03DRB-02025 Minor-Sketch Plat or
Plan
- KIRK WESSELINK agent(s) request(s) the above
action(s) for all or a portion of Tract(s) 493, Unit(s) 7,
TOWN OF ATRISCO GRANT, zoned R-1, located
on SAGE RD. SW, between 86TH ST. SW and
SAGE RD. SW containing approximately 5 acre(s).
[REF: DRB-98-24/DRB-98-303, DRB-99-321/DRB-
98-251] (M-9) **THE ABOVE REQUEST WAS
REVIEWED AND COMMENTS GIVEN.**
20. Approval of the Development Review Board Minutes for November 26, 2003. **THE BOARD
APPROVED MINUTES SUBJECT TO CHANGES.**

ADJOURNED: 11:00 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002971 AGENDA#: 10 DATE: 12.10.03

1. Name: Lawrence Kline Address: _____ Zip: 87103

2. Name: Dan Graney Address: _____ Zip: _____

3. Name: James J. Miller Address: BH1 Zip: _____

4. Name: Jerry O. Brown 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: 1002971

AGENDA ITEM NO: 10

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
Comments on infrastructure list.
An approved drainage plan dated 11-13-03 is on file for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 12-17-03 ✓; 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: December 10, 2003

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002971 Subdivision Name B Land of Weeco Partners

Surveyor Gary Gritsko Company Surveys Southwest

Contact person Sarah Phone # _____ email _____

Barbara A. Romero Approved _____ *Not Approved _____ Date 9-26-03

DXF RECEIVED 9-26-03 DATE
 HARD-COPY RECEIVED 9-26-03 DATE
 DISCLOSURE STATEMENT

NAD 27 Ground

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

File Format and naming

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

Coordinate System

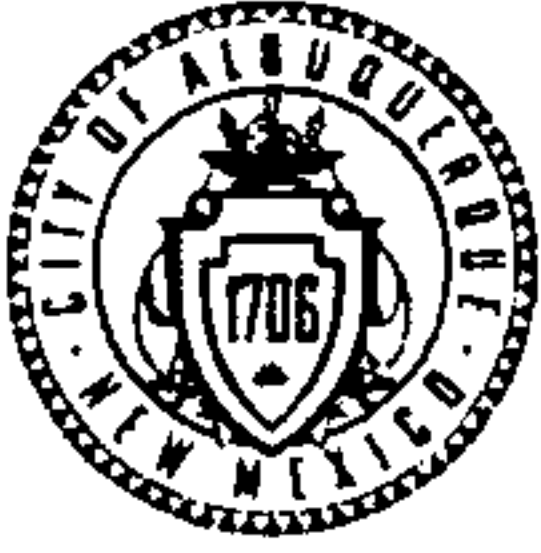
- 4) ___ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) ___ Submittal does not specify if coordinates are based on ground or grid distances
- 6) ___ Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
- 7) ___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

Content

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

Comments:

AGIS Use Only: Copied cov 2971 to agiscov on 9-26-03 Client Notified by email



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**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 19, 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: 9:00 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 10:25 a.m.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002663**
03DRB-01818 Major-Preliminary Plat Approval
03DRB-01819 Major-Vacation of Pub Right-of-Way
03DRB-01820 Minor-Sidewalk Variance
03DRB-01821 Minor- Subd Design (DPM) Variance

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E, NEW MEXICO CREDIT CORPORATION, (to be known as **EL PORVENIR SUBDIVISION**) zoned SU-2 special neighborhood zone, C-3, located on ARNO ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 2 acre(s). [REF:03DRB-00804 (SK)] (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/19/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/11/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: REFLECT THE RADIUS AS 20-FEET INSTEAD OF 15-FEET. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2. **Project # 1002971**
03DRB-01567 Major-Vacation of Public Easements
03DRB-01568 Major-Vacation of Public Easements
03DRB-01569 Major-Vacation of Public Easements
03DRB-01570 Minor-Vacation of Private Easements
03DRB-01566 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] *[Deferred from 10/15/03, 11/5/03 & 11/19/03]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

03DRB-01692 Minor-SiteDev Plan Subd
DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] *[Deferred from 10/15/03 ,11/5/03 & 11/19/03]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

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, 11/5/03 & 11/26/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

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, 11/5/03 & 11/19/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

5. **Project # 1000029**
03DRB-01785 Major-Preliminary Plat Approval
03DRB-01786 Major-Vacation of Public Easements
03DRB-01787 Minor-Sidewalk Waiver
03DRB-01788 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1, Duke City Lumber Company Addition and Lot D-1-A of Arbolera De Vida, (to be known as **ARBOLERA DE VIDA, PHASE 2**), zoned S-M1, S-DR, located on BELLAMAH AVE. NW, between 19th ST NW and 18th ST NW containing approximately 26 acre(s). *[Deferred from 11/12/03]* (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/19/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/16/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: TRACT 4 SHALL BE ENCUMBERED BY A BLANKET DRAINAGE EASEMENT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1000650**
03DRB-01782 Major-Bulk Land Variance
03DRB-01783 Minor-Prelim&Final Plat Approval
03DRB-01906 Minor-SiteDev Plan Subd/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1A & 2A, **LANDS OF LAMONICA & WENK**, zoned SU-1,C-1 Perm. Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: 03EPC-00905, 00907, 01109 & 01110] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 11/12/03]* (P-10) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

7. **Project # 1003057**
03DRB-01902 Minor-Amnd SiteDev Plan
Subd
03DRB-01903 Minor-Prelim&Final Plat
Approval
03DRB-01904 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for GRAYLAND, INC. request(s) the above action(s) for all or a portion of Tract(s) A-2, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned.SU-1 IP, located on UNSER BLVD NW, between LOS VOLCANES RD NW and SAUL BELL RD NW containing approximately 13 acre(s). [REF: 1000918, AA-98-54, Z-97-11, DRB-97-138, S-98-54] [Deferred from 11/12/03] (K-9/K-10) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/19/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/12/97 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

8. **Project # 1001334**
03DRB-01916 Minor-Amnd Prelim Plat
Approval
- MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 465 & 466, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **WESTBROOK HEIGHTS, UNIT 2**) zoned RD (9 DU/acre, located on SAN YGNACIO RD NW, between UNSER BLVD NW and 82nd ST-NW containing approximately 10 acre(s). (L-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED GRADING PLAN DATED 10/9/03 WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 11/19/03 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

9. **Project # 1000585**
03DRB-01936 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for THOMAS & REBECCA MALOY request(s) the above action(s) for all or a portion of Lot(s) 1B-1 and 1B-2, Unit(s) 2, **BROADWAY INDUSTRIAL CENTER SUBDIVISION**, zoned SU-2 HM, located on SAN JOSE AVE SE between BROADWAY BLVD SE and BETHEL RD SE containing approximately 2 acre(s). [REF: DRB-99-100, 00DRB-0780] (M-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 101655**
03DRB-01887 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for ROSS VANWASSENHOVE request(s) the above action(s) for all or a portion of Lot(s) 23A-1-A-1, Block(s) 14, **PALISADES ADDITION**, zoned R-1, located on GRANDE VISTA NW N, between VISTA GRANDE NW and WARD DR NW containing approximately 2 acre(s). [REF: 01DRB-01840, 02DRB00250, 03-00940] [Deferred from 11/2/03] (G-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR ACCEPTANCE OF WATERLINE AND 3RD SIGNATURE OF PROPERTY OWNER FOR MAINTENANCE OF ACCESS EASEMENT.**

11. **Project # 1000933**
03DRB-01895 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B-5, **MANZANO MESA, TERRACITA SUBDIVISION**, zoned R-T residential zone, located on SOUTHERN BLVD SE, between JUAN TABO BLVD SE and SHIRLEY ST SE containing approximately 13 acre(s): [REF: 03DRB-00515, 00516, 00517 & 00518] [Deferred from 11/12/03] (L-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS TO VERIFY CASH-IN-LIEU PAYMENT AND UTILITIES DEVELOPMENT: THEY NEED APPROVED ORIGINAL OF A TEMPORARY PUBLIC WATERLINE EASEMENT TO BE RECORDED WITH THE PLAT.**

Refer 12/10/03

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002971 AGENDA#: 2 DATE: 11.19.03

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: 1002971

AGENDA ITEM NO: 2

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

An approved drainage report is required for Preliminary Plat approval. — 11-13-03

An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

12-10-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 19, 2003



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**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 5, 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: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 1:15 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000922**
03DRB-01725 Major-Bulk Land Variance
03DRB-01726 Major-Vacation of Pub
Right-of-Way
03DRB-01727 Major-Vacation of Public
Easements
03DRB-01728 Minor-Prelim&Final Plat
Approval
- WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Calle Norteña NW, containing approximately 237 acres. [REF: DRB-97-78, V-97-116, 02DRB-01783, 02DRB-01785] (C-10/11 & D-10/11) **COMMENTS WERE GIVEN.**

2. **Project # 1002565**
03DRB-01733 Major-Preliminary Plat
Approval
03DRB-01730 Minor-SiteDev Plan
Subd/EPC
03DRB-01731 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01732 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for Lots 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 ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). [REF: 03EPC 00506, 00505, 00509] [**Simon Shima, EPC Case Planner**] (F-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/5/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/19/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE SITE DISTANCE AT CAMINO CAPILLA NW AND GRIEGOS NW WILL BE CORRECTED. THE SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WERE 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.**

3. **Project # 1002775**
03DRB-01703 Major-Vacation of Pub
Right-of-Way

KEVIN & MARY MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **PEREA ADDITION**, zoned SU-2 TH, located on GRANITE (SOUTH PORTION) NW, between 12TH ST NW and 13TH ST NW containing approximately .16 acre(s). [REF: 03DRB-01042 (SK)] (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1000875**
03DRB-01747 Major-Preliminary Plat
Approval
03DRB-01748 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC & KB HOME NM request(s) the above action(s) for all or a portion of Tract(s) F & E, FINELAND DEVELOPMENT, (to be known as **CRESTVIEW SUBDIVISION**) zoned SU-1 for R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and TUSCANY DR NW containing approximately 11 acre(s). [REF: 03EPC-01095, 100875, 100898] *[Deferred from 11/5/03]* (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/12/03.**

5. **Project # 1003029**
03DRB-01734 Major-Bulk Land Variance
03DRB-01735 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 14, 15 & 16, **EL RANCHO GRANDE SUBDIVISION**, and Tract(s) A-2, ROSNER TRACT, Tract(s) 4-A, SALAZAR-DAVIS TRACTS AND TRACTS 32H-1-A, 33C-1-B & 4-A-1, LANDS OF CURB INC., zoned R-LT, located on GIBSON BLVD SW, between MESSINA DR SW and 98TH ST SW containing approximately 62 acre(s). [REF: 1002516, 03DRB-00331, 03DRB-00332, 1001594, 02DRB-01621, 02DRB-01622, 02DRB-01623] (N-8/N-9) **THE BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

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

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 14, **EL RANCHO GRANDE, UNIT 14**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW, containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

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

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE SUBDIVISION, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DRIVE SW containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

8. ~~Project # 1002971~~
03DRB-01567 Major-Vacation of Public Easements
03DRB-01568 Major-Vacation of Public Easements
03DRB-01569 Major-Vacation of Public Easements
03DRB-01570 Minor-Vacation of Private Easements
03DRB-01566 Minor-Prelim&Final Plat Approval

03DRB-01692 Minor-SiteDev Plan Subd

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] [Deferred from 10/15/03 & 11/5/03] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] [Deferred from 10/15/03 & 11/5/03] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

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

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] [Deferred from 10/8/03 & 11/5/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

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

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

11. **Project # 1001656**
03DRB-01591 Major-Bulk Land Variance
03DRB-01592 Minor-Prelim&Final Plat
Approval

SANTIAGO ROMERO JR. agent(s) for CITY OF ALBUQUERQUE, LINDA ADAMSKO request(s) the above action(s) for all or a portion of Tract(s) O & N, **DOUBLE EAGLE AIRPORT II**, zoned SU-1 special use zone, AIRPORT & RELATED FACILITIES, located NORTHWEST OF DOUBLE EAGLE AIRPORT NW, containing approximately 591 acre(s). [REF: 01EPC-01875, 03EPC-00915 & 16] [Deferred from 10/22/03] (C-4 & D-4) **BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

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

MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). [Deferred from 10/8/03, 10/22/03 & 11/5/03] (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

13. **DRB-97-165**
V-97-507

Tierra West Development Management Services, agents for Tim Eichenberg, request **Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment** for Tracts B and C, Blocks 2 and 7, **WELLS SANDIA MANOR**, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [Deferred from 11/5/03] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 1/7/04.**

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.

THERE ARE NO SITE PLANS THIS WEEK. . . .

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

14. **Project # 1000296**
03DRB-01866 Minor-Ext of SIA for Temp
Defer SDWK
- BOHANNAN HUSTON INC. agent(s) for ALTURA WEST LTD., CO. request(s) the above action(s) for all or a portion of **Tract(s) E, OXBOW VILLAGE SUBDIVISION**, zoned SU-3, located on OXBOW DR NW, between OXBOW VILLAGE LANE NW and COORS BLVD NW (G-11) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
- 03DRB-01867 Minor-Ext of SIA for Temp
Defer SDWK
- BOHANNAN HUSTON INC. agent(s) for ALTURA WEST, LTD., CO. request(s) the above action(s) for all or a portion of **Tract(s) B-1, OXBOW PARK**, zoned SU-3, located on ST. JOSEPH DR NW, between COORS BLVD and ALAMAGORDO DR NW containing approximately 12 acre(s). [REF: 02500 00234, 02400-00544] (G-11) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
15. **Project # 1002525**
03DRB-01852 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for HOECH REAL ESTATE CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 19, (to be known as **VINEYARD COURT ESTATES**) NORTH ALBUQUERQUE. ACRES, UNIT 3, TRACT 3, Block(s) 19, zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 14 acre(s). [REF: 03DRB-00367 thru 00370, 02EPC-01353 & 01354] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR.**

16. **Project # 1001396**
03DRB-01860 Minor-Extension of
Preliminary Plat

MARK GOODWIN & ASSOCIATES, agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-B, VISTA DEL NORTE, zoned R-LT residential zone, located on VISTA DEL NORTE DR NE, between VISTA MONTE DR NE and LAS LOMITAS DR NE containing approximately 13 acre(s). [REF: 02DRB-01871 EPP, 1000533, DRB-98-374, Z-95-73] (D-16) **A ONE YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: PRIOR TO FINAL PLAT, ADEQUATE ACCESS NEEDS TO BE PROVIDED IN ACCORDANCE WITH THE TIS (TRAFFIC IMPACT STUDY) AND ALL AMENDMENTS TO THAT STUDY. THIS APPROVAL INCLUDES EXTENSION OF THE INFRASTRUCTURE LIST DATED 1/2/02.**

17. **Project # 1002243**
03DRB-01856 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, agent(s) for MOR LAND INC. request(s) the above action(s) for all or a portion of Tract(s) 463, TOWN OF ATRISCO GRANT, UNIT 7, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 5 acre(s). [REF: 02EPC-01460, 02DRB-01828, 03DRB-00121 PP] (L-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for FRANCISCO L. MELENDEZ request(s) the above action(s) for all or a portion of Lot(s) 13-A & 14-A, RAYNOLDS ADDITION, zoned SU-2 special neighborhood zone, MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 0.1625 acre(s). [REF: ZA-94-76, 02ZHE-00937 (1002035), 02DRB-01614 (P&F)] (K-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

19. **Project # 1001825**
03DRB-01809 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC. agent(s) for YOUTH DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Lot(s) 1-4 and north portion of Lot(s) 15, Block(s) 15, **FRANCISCO ARMIJO Y OTERO ADDITION**, zoned SU-3, located on 1st St NW between ROMA NW AND GRAND NW, containing approximately .5998 acre(s). [Listed under Project #1003056 in error] [REF: ZA-85-81, V-86-121, 02400-00448, 02DRB-01557] [Deferred from 10/29/03] (J-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

20. **Project # 1003084**
03DRB-01859 Minor-Sketch Plat or Plan

MARCELA CASTILLO request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) 7, **BROADWAY PLACE EXTENSION**, zoned SU-2 special neighborhood zone, MR, located on WHEELER AVE SE and SAN JOSE AVE SE containing approximately .135 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003085**
03DRB-01863 Minor-Sketch Plat or Plan

GEORGE L. CARRUTHERS agent(s) request(s) the above action(s) for all or a portion of Lot(s) B, **PLAT OF LOTS A & B, LANDS OF CARRUTHERS**, zoned RT, located on OLD TOWN ROAD NW, between 17th ST NW and 19th ST NW containing approximately .275 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003088**
03DRB-01870 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC. agent(s) for DAVID DUNAWAY & NINA WALLERSTEIN request(s) the above action(s) for the East ½, Tract 40, **ALVARADO GARDENS, UNIT 2**, zoned RA-2 - W7, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and GLENWOOD RD NW containing approximately 2 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1002778**
03DRB-01868 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC. agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH WEST**, zoned R-LT, located WEST OF VENTANA RANCH SUBDIVISION, between PASEO DEL NORTE BLVD NW and IRVING BLVD NW containing approximately 290 acre(s). (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003087**
03DRB-01869 Minor-Sketch Plat or Plan

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, **WESTLAND NORTH**, zoned SU-2 for PDA for Residential Resort, located on TIERRA PINTADA ST NW and 98th ST NW containing approximately 47 acre(s). (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for October 22, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 1:15 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002971 AGENDA#: 8 DATE: 11-5

✓ 1. Name: Beatrice Purcella Address: 201 Claire Ln Zip: 87121

✓ 2. Name: James G. Murray Address: 3400 N
2500 W 5TH
BOISE, ID Zip: 83702

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
November 5, 2003 Comments**

ITEM # 8

PROJECT # 1002971

APPLICATION # 03DRB-01692

RE: Barrett Subdivision/SPS

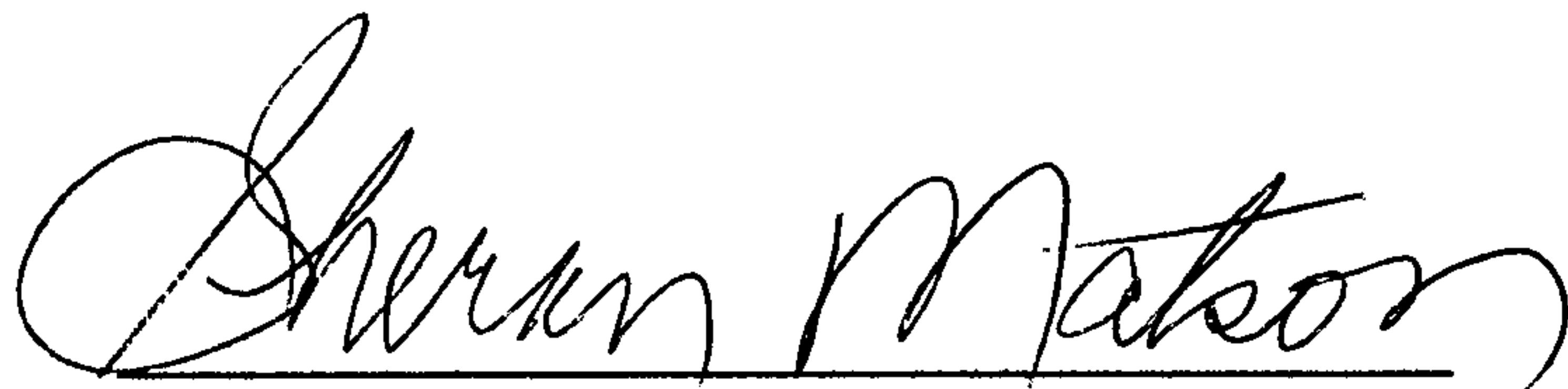
The West Route 66 Sector Plan has a Design Overlay Zone within which this property falls. The required elements of that overlay zone are found in this submittal.

There are, however, a few requirements of a site plan for subdivision found in Chapter 3 of the DPM which appear to be missing:

- ✓ Maximum building heights, minimum building setbacks and maximum floor ratios. These can appear as statements on the site plan submittal.
- The Landscape Plan should include the number & location of trees and shrubs as well as their water usage (H, M, L).

These are Planning's general comments:

- We strongly prefer that no junipers are included in the Landscape Plan. They are high allergens. Creeping rosemary shrubs are one possible alternative.
- This site plan contains too much detail with regard to specific commercial uses. We suggest you show building pad sites only to avoid possible amendments to the site plan later should you decide to change one or more of the designated commercial uses.
- Why are there breaks in the landscape buffer? Perhaps these breaks will disappear once the shrubs are shown as required.
- Note #1 under Landscape & Irrigation Notes: "overhead" spray sprinkler heads... does this mean "above ground"?
- Under "General Notes" add "and DPM for site plan for subdivision".



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

RECEIVED OCT 29 2003

October 28, 2003

To: Development Review Board, City of Albuquerque

From: Skyview West Neighborhood Association

Re: Project #1002971

This to advise that Skyview West is not in coalesce to allow construction of apartments or some the proposed businesses on the land south of Central Avenue and west of Unser Boulevard.

There are issues and concerns as to:

*2HE
issue*

Crime – It is a well known fact, that where you have people that don't own their home and because there is no value there to them, the possibility of crime and disturbance is much greater. This tends to go hand in hand with affordable housing.

*Work
w/development*

Business – Because of Albertson's, Smith's, the gas station on 86th and Central, the gas station on 75th and Central, we feel there is no need for a 24 hour convenience store or gas station on Unser. Loitering will be a big problem. We are being told to conserve water. Another car wash sure wouldn't help the water conserving issue. We would like a say so as to the types of business needed in our community.

T.E.

Noise - Overall the noise will be a problem to all residents, especially those who reside across from proposed businesses. No buffer wall on proposed plan.

Traffic – Our roads already have a high level of traffic. Many drivers are using our neighborhood streets to access the main streets thus making speeding an issue. Central and Unser is a dangerous intersection. There have been numerous accidents, especially since there is no turning arrow onto Unser.

Police coverage – As of last month, it was made clear to us that there are not enough police officers to cover the West Side area. This is a definite concern.

Skyview West Neighborhood Association.

cc: South West Alliance of Neighborhoods



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: 1002971

AGENDA ITEM NO: 8

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 conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.

An approved infrastructure list is required for Preliminary Plat approval.

The Hydrology Section has no objection to the vacation request with condition that alternate public easements be provided on the final plat.

RESOLUTION:

11-19-03

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: November 5, 2003

Refer to 11.5.05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002971 AGENDA#: 3 DATE: 10.15

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: 1002971

AGENDA ITEM NO: 3

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

See DRB minutes/speed memo dated 10-15-03.

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: October 15, 2003



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 15, 2003

Project # 1002971

- 03DRB-01567 Major-Vacation of Public Easements
- 03DRB-01568 Major-Vacation of Public Easements
- 03DRB-01569 Major-Vacation of Public Easements
- 03DRB-01570 Minor-Vacation of Private Easements
- 03DRB-01566 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for WEFECO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFECO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] (K-10)

- | | |
|--------------------|--|
| AMAFCA | No adverse comments. |
| COG | No adverse comment. For information, the Long Range Roadway System designates Unser Boulevard as a limited access principal arterial and Central Avenue as a principal arterial. The Long Range Bikeway System proposes a bike trail along Unser and a bike lane on Central. |
| Transit | No adverse comments. |
| Zoning Enforcement | Reviewed, no comment. |
| Neighborhood Coor. | |
| | Letters sent to Avalon (R), Los Volcanes (R), Skyview West (R) and Westgate Heights (R) Neighborhood Assns. |
| APS | No comments received. |
| Police Department | No adverse comments. |
| Fire Department | No adverse comments. |
| PNM Gas | Approves. |
| PNM Electric | Approves. |

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer An approved drainage report is required prior to Preliminary Plat approval. An approved Infrastructure list is required for Preliminary Plat approval. An executed SIA is required for Final Plat signoff by City Engineer. Reserve comment on vacation of drainage easements until the drainage report is approved.

Transportation Development

Comments on infrastructure list. Unser requires bike lanes and trail. Central requires bike lanes. Where is access for all lots? Unser is access controlled. Show how access is taken for Tract(s) 3 and 5-B-2-A.

Parks & Recreation

The Trails & Bikeways Facility Plan proposes a Primary Trail along Unser in this location. In this case, we will require construction of a 10' asphalt trail in-lieu of sidewalk. Additionally, please allow for at least 5' of separation between the trail and face of curb and a minimum of 3' between the trail and wall or other vertical element. Be advised that landscaping improvements along the asphalt trail must not encroach on the trail itself. Trees must be a minimum of 3' away from the trail and shrubs, at their mature spread, must not encroach on the trail. Design of the trail shall be coordinated with Theresa Baca 768-3649.

Utilities Development

Cannot Vacate the water line easement unless the 12" water line is relocated into Central and Unser prior to final plat consummating a Vacation of easement. No objection to Vacation of other easements. Approval of Preliminary Plat requires an approved Infrastructure List.

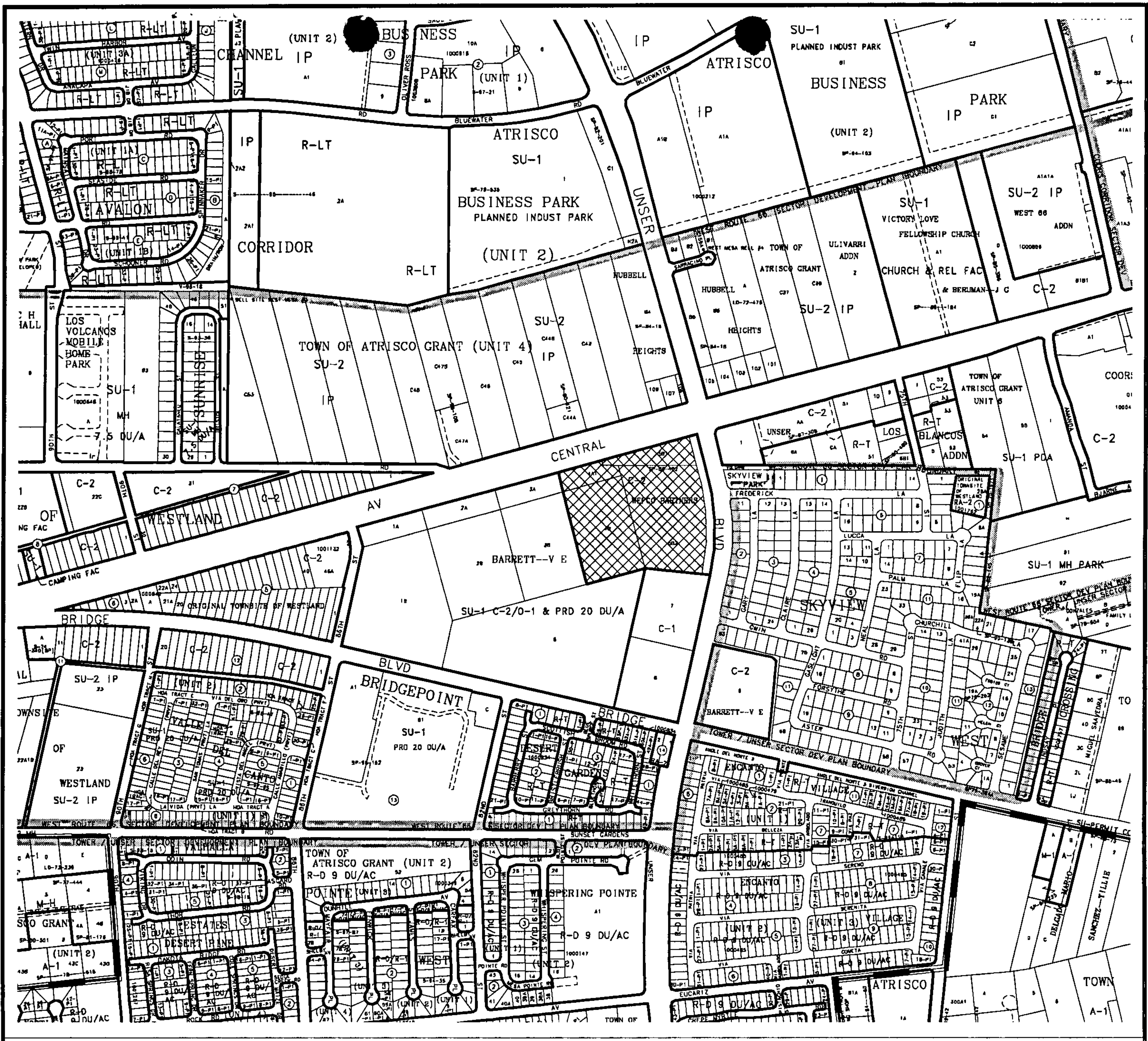
Planning Department

Site plan for subdivision required per West Route 66 Sector Plan must accompany this plat.

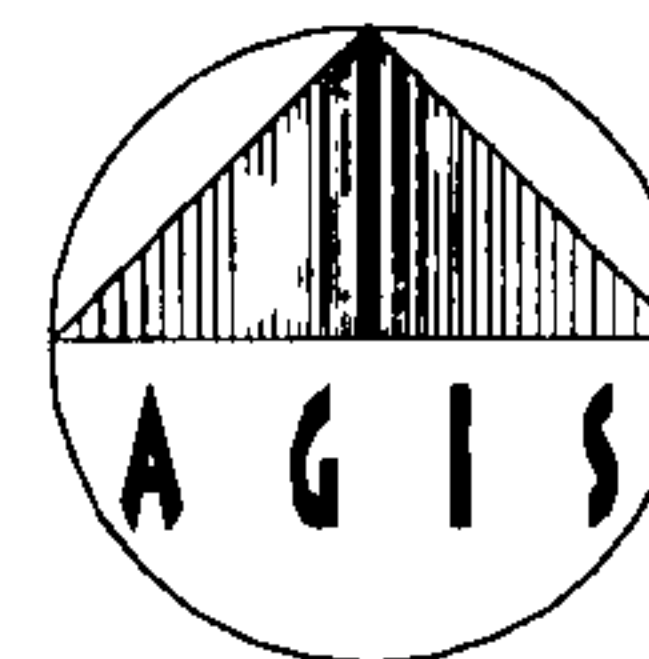
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Wefco Partners, 2922 Estrella Brillante NW, 817120

Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102



ZONING MAP



Scale 1" = 870'

PROJECT NO.
1002971

HEARING DATE
10-15-03

MAP NO.
K-10

ADDITIONAL CASE NUMBER(S)
03DRB-01567
03DRB-01568
03DRB-01569

03DRB-01570
03DRB-01564



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

PAGE 2

Project # 1002511

03DRB-01580 Major-Bulk Land Variance
03DRB-01578 Minor – Final Plat approval

ISAACSON AND ARFMAN P.A. agent(s) for KB HOME request(s) the above action(s) for all or a portion of Lot(s) 2A, UNSER DIVERSION CHANNEL CORRIDOR, (to be known as **SUNDANCE SUBDIVISION**) zoned R-LT residential zone, located on the southside of BLUEWATER RD NW between UNSER BLVD NW and 90TH STREET NW containing approximately 29 acre(s). [REF: 03DRB-00858, 03DRB-00859, 03DRB-00860, 03DRB-00861, 03EPC-00316] (K-9)

~~Project # 1002971~~

03DRB-01567 Major-Vacation of Public Easements
03DRB-01568 Major-Vacation of Public Easements
03DRB-01569 Major-Vacation of Public Easements
03DRB-01570 Minor-Vacation of Private Easements
03DRB-01566 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] (K-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 29, 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 15, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002640

03DRB-01574 Minor-Amnd Prelim Plat Approval
03DRB-00724 Major-SiteDev Plan Subd
03DRB-00725 Minor-Subd Design (DPM) Variance
03DRB-00726 Minor-Sidewalk Variance
03DRB-00728 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Block(s) 3, Lot(s) 22-32, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, VISTA DEL AGUILA SUBDIVISION, UNIT 3**, zoned RD (7 DU/AC), located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE, containing approximately 11 acre(s). [REF: 03DRB-00723, AP-03EPC-01242] [REMAND FROM EPC] (C-19)

Project # 1000965

03DRB-01559 Major-Bulk Land Variance
03DRB-01560 Major-Vacation of Pub Right-of-Way
03DRB-01561 Major-Vacation of Public Easements
03DRB-01562 Minor-Vacation of Private Easements
03DRB-01565 Major-Preliminary Plat Approval
03DRB-01563 Minor-Temp Defer SDWK
03DRB-01564 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) 1, **LANDS OF RAY GRAHAM III (to be known as ANDALUCIA @ LA LUZ)**, zoned SU-1-PRD 10 DU/A & Grazing, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 03EPC-01105] (F-11)

Project # 1000997

03DRB-01576 Major-Vacation of Pub Right-of-Way
03DRB-01577 Major-Vacation of Public Easements
03DRB-01579 Major-Vacation of Public Easements
03DRB-01581 Major-Vacation of Public Easements
03DRB-01582 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-40, **VILLA DEL RIO**, zoned RA-1 residential and agricultural zone, located on VILLA RIO CORTE NW, between GABALDON RD NW and RIVERSIDE DRAIN containing approximately 10 acre(s). [REF: 03DRB-01410 PPA, 03DRB-01412 TDS] (H-12)

SEE PAGE 2

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

Meeting Date: OCT. 15, 2003
Zone Atlas Page: K-10-Z
Notification Radius: 100 Ft.

Project# 1002971
App# 03DRB-01566
App# 03DRB-01567
App# 03DRB-01568
App# 03DRB-01569
App# 03DRB-01570

Cross Reference and Location: N/A

Applicant: WEFECO PARTNERS
Address: 2922 ESTRELLA BRILLANTE NW
ALBUQUERQUE, NM 87120

Agent: SURVEYS SOUTHWEST LTD
Address: 333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102

Special Instructions:

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

Date Mailed: Sept. 26, 2003

Signature: Kyle Tsethlikai

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-10	1010057	105-130	303-03	✓ ml 1010057
		112-090	08	✓ ml 146-183
		118-090	12	✓ ml 155-184
		150-119	14	✓ ml 184-188
		110-040	04	✓ 305 16 ✓
		128-123	24	✓ 143-116
K-9	1009057	528-182	406-13	✓ 302 01 ✓
K-10	1010057	015-189	313-13	✓ ml 157-103
		024-192	14	✓ ml 344 01 ✓
		048-155	12	✓ 157-098
		034-204	15	✓ 157-090
		050-203	16	✓ ml 157-083
		068-163	17	✓ ml 157-077
		078-205	18	✓ 157-071
		109-172	21	✓ ml 156-064
		095-221	20	✓ ml 155-157
		139-221	304-51	✓ ml 154-051
		125-216	50	✓ ml 153-045
		136-179	84	✓ ml 152-038
				173-103 308 14 ✓
				173-097 15 ✓
				173-090 14 ✓
				173-085 17 ✓



<mainframe@coalmp
3.cabq.gov>
09/24/03 09:36 AM

To:
cc:
Subject:

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1          R E C O R D S   W I T H   L A B E L S          PAGE
1
01010057          *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101005710513030303 LEGAL: TR 5 -B-1  A PLAT OF TR 4-A-1 & TRS 5-B-1 &
5-B-2LAN  LAND USE:
PROPERTY ADDR: 00000          CENTRAL AVE SW
OWNER NAME: WEFCO PARTNERS
OWNER ADDR: 02922          ESTRELLA BRILLANTE          NW
ALBUQUERQUE          NM 87120
0101005711209630308 LEGAL: TR 5 -B-2  A PLAT OF TR 4-A-1 & TRS 5-B-1 & 5-B-2
LA  LAND USE:
PROPERTY ADDR: 00000          N/A
OWNER NAME: WEFCO PARTNERS
OWNER ADDR: 02922          ESTRELLA BRILLANTE          NW
ALBUQUERQUE          NM 87120
0101005706809030312 LEGAL: VE B ARRE TT SUBD TR 4 B
LAND USE:
PROPERTY ADDR: 00000          N/A
OWNER NAME: WEFCO INC
OWNER ADDR: 02922          ESTRELLA BRILLANTE          NW
ALBUQUERQUE          NM 87120
0101005705611930314 LEGAL: TR 4 -A-1  A PLAT OF TR 4-A-1 & TRS 5-B-1 & 5-B-2
LA  LAND USE:
PROPERTY ADDR: 00000          CENTRAL AVE SW
OWNER NAME: WEFCO PARTNERS
OWNER ADDR: 02922          ESTRELLA BRILLANTE          NW
ALBUQUERQUE          NM 87120
0101005711004030304 LEGAL: TR 7  AME NDED PLAT OF V E BARRETT SUBD CONT
4.545 A  LAND USE:
PROPERTY ADDR: 00000          N/A
OWNER NAME: DOUGHTY ENTERPRISES INC
OWNER ADDR: 07001          PROSPECT          NE
ALBUQUERQUE          NM 87110
0101005702806330324 LEGAL: TRAC TS 1 A, 1B, 2A, 2B, 3A, 3B & TRACT 6  V.E.
BARR  LAND USE:
PROPERTY ADDR: 00000          CENTRAL AVE SW
OWNER NAME: UNSER BOBBY & UNSER ALFRED
OWNER ADDR: 07700          CENTRAL          AV SW
ALBUQUERQUE          NM 87105
0100905752818240613 LEGAL: TR C -46  UNIT 4 ATRISCO GRANT
LAND USE:
PROPERTY ADDR: 00000          8207 CENTRAL  NW
OWNER NAME: GARCIA TOBY P & BEATRICE & PEG
OWNER ADDR: 08207          CENTRAL          AV NW
ALBUQUERQUE          NM 87121
0101005701518931313 LEGAL: W/2  OF T R.C-45 UNIT 4 TOWN OF ATRISCO GRANT
CONT.  LAND USE:
PROPERTY ADDR: 00000          8181 CENTRAL  NW
OWNER NAME: SANCHEZ ANDRES
OWNER ADDR: 08181          CENTRAL          AV NW
ALBUQUERQUE          NM 87105
0101005702419231314 LEGAL: E/2  TR C -45 UNIT 4 TOWN OF ATRISCO GRANT CONT.

```

2.4 LAND USE:

PROPERTY ADDR: 00000 CENTRAL SW
OWNER NAME: SANCHEZ ANDRES
OWNER ADDR: 08181 CENTRAL AV NW

ALBUQUERQUE NM 87121
0101005704815531312 LEGAL: TR C -44A OF SUMMARY PLAT OF TRS C-44A & C-44B
UNIT LAND USE:
PROPERTY ADDR: 00000 8101 CENTRAL AVE NW
OWNER NAME: STEWART MICHAEL J & LISA G
OWNER ADDR: 09300 CAMINO DEL SOL NE

ALBUQUERQUE NM 87111
0101005703420431315 LEGAL: TR C -44B OF SUMMARY PLAT OF TRS C-44A & C-44B
UNIT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SUNSPOT ENTERPRISES INC % TOM
OWNER ADDR: 00562 COVE DR

LOVELAND CO 80537
1 R E C O R D S W I T H L A B E L S PAGE
2

0101005705620331316 LEGAL: TR C -43 UNIT 4 TOWN OF ATRISCO GRANT EXC 80' X
200 LAND USE:
PROPERTY ADDR: 00000 CENTRAL AVE SW
OWNER NAME: ROMERO DENNIS M
OWNER ADDR: 03134 BRIDGE SW

ALBUQUERQUE NM 87121
0101005706816331317 LEGAL: 80' X 20 0' POR OF TR C43 UNIT 4 TOWN OF ATRISCO
GR LAND USE:
PROPERTY ADDR: 00000 CENTRAL AVE NW
OWNER NAME: ROMERO DENNIS M
OWNER ADDR: 03134 BRIDGE SW

ALBUQUERQUE NM 87121
0101005707820531318 LEGAL: TR C -42 UNIT 4 TOWN OF ATRISCO GRANT
LAND USE:
PROPERTY ADDR: 00000 CENTRAL AVE NW
OWNER NAME: ABRAMS HARRIET SHALIT ETAL
OWNER ADDR: 00000

ALBUQUERQUE NM 87103
0101005710917231321 LEGAL: WLY POR OF LT 106 & ALL OF LTS 107 & 108
HUBBELL H LAND USE:
PROPERTY ADDR: 00000 7909 CENTRAL NW
OWNER NAME: RUIZ DIEGO ETUX ETAL
OWNER ADDR: 07909 CENTRAL AV NW

ALBUQUERQUE NM 87105
0101005709522131320 LEGAL: TR B -4 S UMMARY PLAT OF LTS 109 TO 116, 131 TO
146 LAND USE:
PROPERTY ADDR: 00000 UNSER SW
OWNER NAME: RUIZ DIEGO ETUX ETAL
OWNER ADDR: 07909 CENTRAL AV NW

ALBUQUERQUE NM 87105
0101005713922130651 LEGAL: TR B -6 S UMMARY PLAT OF LTS 109 TO 116, 131 TO
146 LAND USE:
PROPERTY ADDR: 00000 UNSER SW
OWNER NAME: MAZER BOYD K ETUX
OWNER ADDR: 08730 RIO GRANDE BL NW

ALBUQUERQUE NM 87114
0101005712521630650 LEGAL: 1.3 514 AC
LAND USE:
PROPERTY ADDR: 00000 UNSER BLVD NW
OWNER NAME: UNSER AL SR
OWNER ADDR: 07625 CENTRAL AV NW

ALBUQUERQUE NM 87121

ALBUQUERQUE NM 87105
0101005715707130406 LEGAL: *6 2 AME NDED REPLAT SKYVIEW WEST
LAND USE:
PROPERTY ADDR: 00000 301 GARY LN SW
OWNER NAME: ROMERO DANIEL C ETUX
OWNER ADDR: 00301 GARY LN SW

ALBUQUERQUE NM 87105
0101005715606430407 LEGAL: *5 2 AME NDED REPLAT SKYVIEW WEST
LAND USE:
PROPERTY ADDR: 00000 305 GARY LN SW
OWNER NAME: CORDOVA JOSE P ETUX
OWNER ADDR: 00305 GARY LN SW

ALBUQUERQUE NM 87105
0101005715505730408 LEGAL: *4 2 AME NDED REPLAT SKYVIEW WEST
LAND USE:
PROPERTY ADDR: 00000 309 GARY LN SW
OWNER NAME: PARRA JORGE PEREYRA
OWNER ADDR: 00309 GARY LN SW

ALBUQUERQUE NM 87121
0101005715405130409 LEGAL: *3 2 AME NDED REPLAT SKYVIEW WEST
LAND USE:
PROPERTY ADDR: 00000 313 GARY LN SW
OWNER NAME: PEEL DOUG & ERIKA
OWNER ADDR: 00524 CACAHUATE DR SW

ALBUQUERQUE NM 87105
0101005715304530410 LEGAL: *2 2 AME NDED REPLAT SKYVIEW WEST
LAND USE:
PROPERTY ADDR: 00000 317 GARY LN SW
OWNER NAME: ALEXANDER GARY
OWNER ADDR: 00317 GARY LN SW

ALBUQUERQUE NM 87121
1 R E C O R D S W I T H L A B E L S PAGE
4

0101005715203830411 LEGAL: *1 2 AME NDED REPLAT SKYVIEW WEST
LAND USE:
PROPERTY ADDR: 00000 321 GARY LN SW
OWNER NAME: LUCERO JOSE S & FELIPA
OWNER ADDR: 00321 GARY LN SW

ALBUQUERQUE NM 87105
0101005717310330814 LEGAL: *12 3 AM ENDED REPLAT SKYVIEW WEST
LAND USE:
PROPERTY ADDR: 00000 200 GARY LN SW
OWNER NAME: BIRNER CHARLES & SHARON L
OWNER ADDR: 00200 GARY LN SW

ALBUQUERQUE NM 87105
0101005717309730815 LEGAL: *11 3 AM ENDED REPLAT SKYVIEW WEST
LAND USE:
PROPERTY ADDR: 00000 204 GARY LN SW
OWNER NAME: D & C INC C/O GEN ELECTRIC MOR
OWNER ADDR: 00204 GARY LN SW

ALBUQUERQUE NM 87105
0101005717309030816 LEGAL: *10 3 AM ENDED REPLAT SKYVIEW WEST
LAND USE:
PROPERTY ADDR: 00000 208 GARY LN SW
OWNER NAME: PACHECO HAROLD P ETUX
OWNER ADDR: 00208 GARY LN SW

ALBUQUERQUE NM 87105
0101005717308530817 LEGAL: *9 3 AME NDED REPLAT SKYVIEW WEST
LAND USE:
PROPERTY ADDR: 00000 212 GARY LN SW
OWNER NAME: TAFOYA JOSEPH J & JOSIE M

OWNER ADDR: 00212 GARY LN SW

ALBUQUERQUE NM 87105
0101005717307930818 LEGAL: *8 3 AME NDED REPLAT SKYVIEW WEST
LAND USE: PROPERTY ADDR: 00000 216 GARY LN SW
OWNER NAME: FEDERAL NTL MORTGAGE ASSOC C/O
OWNER ADDR: 06400 LEGACY DR

PLANO TX 75024
0101005717307930819 LEGAL: *7 3 AME NDED REPLAT SKYVIEW WEST
LAND USE: PROPERTY ADDR: 00000 220 GARY LN SW
OWNER NAME: MARTINEZ ALFRED L & DELUVINA
OWNER ADDR: 00220 GARY LN SW

ALBUQUERQUE NM 87105
0101005717206730820 LEGAL: *6 3 AME NDED REPLAT SKYVIEW WEST
LAND USE: PROPERTY ADDR: 00000 300 GARY LN SW
OWNER NAME: MADRID DENNIS F ETUX
OWNER ADDR: 00300 GARY LN SW

ALBUQUERQUE NM 87105
0101005717106030821 LEGAL: *5 3 AME NDED REPLAT SKYVIEW WEST
LAND USE: PROPERTY ADDR: 00000 304 GARY LN SW
OWNER NAME: GUTIERREZ JOANN
OWNER ADDR: 00304 GRAY LN SW

ALBUQUERQUE NM 87105
0101005717005430822 LEGAL: *4 3 AME NDED REPLAT SKYVIEW WEST
LAND USE: PROPERTY ADDR: 00000 308 GARY LN SW
OWNER NAME: CANDELARIA LARRY & ELIZABETH
OWNER ADDR: 00308 GARY LN SW

ALBUQUERQUE NM 87105
0101005716904830823 LEGAL: *3 3 AME NDED REPLAT SKYVIEW WEST
LAND USE: PROPERTY ADDR: 00000 312 GARY LN SW
OWNER NAME: CANDELARIA RUBY
OWNER ADDR: 00312 GARY LN SW

ALBUQUERQUE NM 87105
1 R E C O R D S W I T H L A B E L S PAGE
5
0101005716804130824 LEGAL: *2 3 AME NDED REPLAT SKYVIEW WEST
LAND USE: PROPERTY ADDR: 00000 316 GARY LN SW
OWNER NAME: BURCH CHARLES J & KATIE P C/O
OWNER ADDR: 00316 GARY LN SW

ALBUQUERQUE NM 87121
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 9, 2003

TO CONTACT NAME: Sarah Amato
COMPANY/AGENCY: Survey Southwest Ltd
ADDRESS/ZIP: 333omas Blvd NE 87102
PHONE/FAX #: 998-0303 | 998-0306

Thank you for your inquiry of 9-9-03 requesting the names of Recognized

(date)

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract 4B V.E. Barrett Subd + Tracts 4-A-1, 5-B-1 + 5-B-2, lands of WEFCO Partners zone map page(s) K-10

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

Avalon
Neighborhood Association
Contacts: Donna E. Lucero
9140 San Nicholas Ave NW
839-3807 (h) 87121
Ron Martinez
9105 Starboard Rd NW
352-2625 (h) 87121

Los Volcanes
Neighborhood Association
Contacts: Sally Breeden
PO Box 91073 | 87199-1073
352-0159 (h) 262-7361 (w)
Ben Sandoval
6514 Honeylocust Pl. NW
836-4419 (h) 87121

See reverse side for additional Neighborhood Association Information: YES NO

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

Sincerely,

Dalaina S. Carmosa
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

Back →

Additional Neighborhood Association Information

Skyview West

Neighborhood Association

Contacts: Tony Chavez

305 Claire Ln. SW

831-5824 (W) 87121

Beatrice Purcella

201 Claire Ln SW

831-5556 (W) 87121

Neighborhood Association

Contacts: _____

Westgate Heights

Neighborhood Association

Contacts: Matthew Archuleta

11228 Summerfield SW

836-7251 (W) 87121

Libby McIntosh

1316 Ladrones Ct. SW

831-5189 (W) 87121

Neighborhood Association

Contacts: _____

As a common courtesy you may notify the surrounding NA(s) for your project.

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Project # 1002971

WEFCO PARTNERS
2922 ESTRELLA BRILLANT NW
ALBUQUERQUE NM 87120

RON MARTINEZ
Avalon Neigh. Assoc.
9105 STARBOARD RD NW
ALBUQUERQUE NM 87121

TONY CHAVEZ
Skyview West Neigh. Assoc.
305 CLAIRE LN. SW
ALBUQUERQUE NM 87121

LIBBY MCINTOSH
Westgate Heights Neigh. Assoc.
1316 LADRONES CT. SW
ALBUQUERQUE NM 87121

100905752818240613

GARCIA TOBY P & BEATRICE & PE
8207 CENTRAL AV NW
ALBUQUERQUE NM 87121

101005703420431315

SUNSPOT ENTERPRISES INC
562 COVE DR
LOVELAND CO 80537

101005710917231321

RUIZ DIEGO ETUX ETAL
7909 CENTRAL AV NW
ALBUQUERQUE NM 87105

101005718413830516

UNSER BOBBY
7700 CENTRAL AV SW
ALBUQUERQUE NM 87105

101005715709030403

BELONE STEPHEN T ETUX
209 GARY LN SW
ALBUQUERQUE NM 87105

101005715707130406

ROMERO DANIEL C ETUX
301 GARY LN SW
ALBUQUERQUE NM 87105

SURVEYS SOUTHWEST LTD
333 LOMAS BLVD NE
ALBUQUERQUE NM 87102

SALLY BREEDEN
Los Volcanes Neigh. Assoc.
PO BOX 91073
ALBUQUERQUE NM 87199-1073

BEATRICE PURCELLA
Skyview West Neigh. Assoc.
201 CLAIRE LN. SW
ALBUQUERQUE NM 87121

101005711004030304

DOUGHTY ENTERPRISES INC
7001 PROSPECT NE
ALBUQUERQUE NM 87110

101005701518931313

SANCHEZ ANDRES
8181 CENTRAL AV NW
ALBUQUERQUE NM 87105

101005705620331316

ROMERO DENNIS M
3134 BRIDGE SW
ALBUQUERQUE NM 87121

101005713922130651

MAZER BOYD K ETUX
8730 RIO GRANDE BL NW
ALBUQUERQUE NM 87114

101005715710330401

RAMIREZ IGNACIO JR & M TAFOYA
201 GARY SW
ALBUQUERQUE NM 87105

101005715708330404

JONES RICHARD STEVEN
213 GARY LN SW
ALBUQUERQUE NM 87105

101005715606430407

CORDOVA JOSE P ETUX
305 GARY LN SW
ALBUQUERQUE NM 87105

DONNA E. LUCERO
Avalon Neigh. Assoc.
9140 SAN NICHOLAS AVE NW
ALBUQUERQUE NM 87121

BEN SANDOVAL
Los Volcanes Neigh. Assoc.
6516 HONEYLOCUST PL. NW
ALBUQUERQUE NM 87121

MATTHEW ARCHULETA
Westgate Heights Neigh. Assoc.
1628 SUMMERFIELD SW
ALBUQUERQUE NM 87121

101005702806330324

UNSER BOBBY & UNSER ALFRED
7700 CENTRAL AV SW
ALBUQUERQUE NM 87105

101005704815531312

STEWART MICHAEL J & LISA G
9300 CAMINO DEL SOL NE
ALBUQUERQUE NM 87111

101005707820531318

ABRAMS HARRIET SHALIT ETAL
PO BOX 726
ALBUQUERQUE NM 87103

101005712521630650

UNSER AL SR
7625 CENTRAL AV NW
ALBUQUERQUE NM 87121

101005715709830402

GLYNN YOLANDA & ARTHUR M
205 GARY LN SW
ALBUQUERQUE NM 87121

101005715707730405

GUTIERREZ JOHN A & PAMELA D
217 GARY LN SW
ALBUQUERQUE NM 87105

101005715505730408

PARRA JORGE PEREYRA
309 GARY LN SW
ALBUQUERQUE NM 87121

101005715405130409

PEEL DOUG & ERIKA
524 CACAHUATE DR SW
ALBUQUERQUE NM 87105

101005717310330814

BIRNER CHARLES & SHARON L
200 GARY LN SW
ALBUQUERQUE NM 87105

101005717308530817

TAFOYA JOSEPH J & JOSIE M
212 GARY LN SW
ALBUQUERQUE NM 87105

101005717206730820

MADRID DENNIS F ETUX
300 GARY LN SW
ALBUQUERQUE NM 87105

101005716904830823

CANDELARIA RUBY
312 GARY LN SW
ALBUQUERQUE NM 87105

101005715304530410

ALEXANDER GARY
317 GARY LN SW
ALBUQUERQUE NM 87121

101005717309730815

D & C INC C/O GEN ELECTRIC MO
204 GARY LN SW
ALBUQUERQUE NM 87105

101005717307930818

FEDERAL NTL MORTGAGE ASSOC
6400 LEGACY DR
PLANO TX 75024

101005717106030821

GUTIERREZ JOANN
304 GRAY LN SW
ALBUQUERQUE NM 87105

101005716804130824

BURCH CHARLES J & KATIE P C/O
316 GARY LN SW
ALBUQUERQUE NM 87121

101005715203830411

LUCERO JOSE S & FELIPA
321 GARY LN SW
ALBUQUERQUE NM 87105

101005717309030816

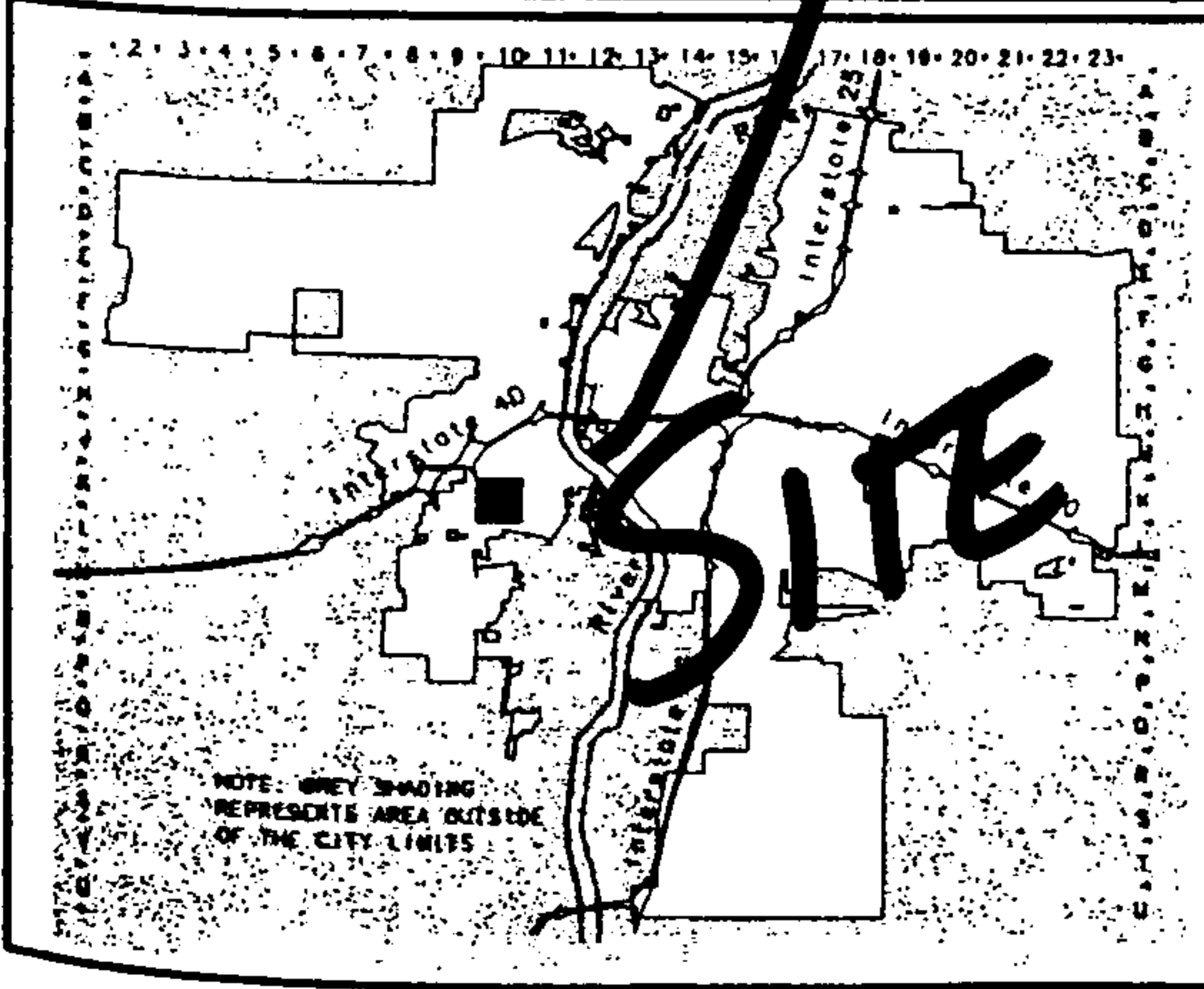
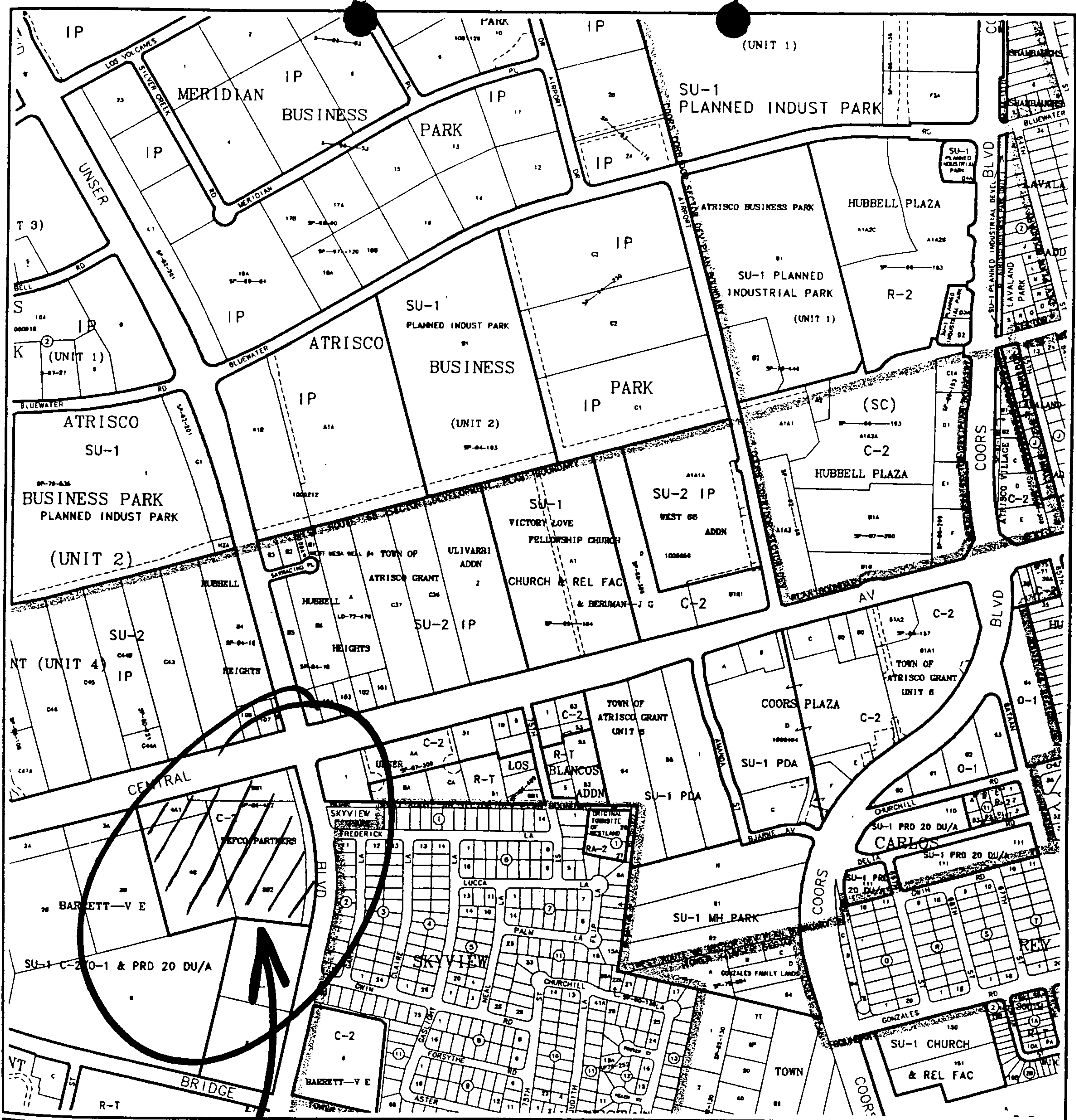
PACHECO HAROLD P ETUX
208 GARY LN SW
ALBUQUERQUE NM 87105

101005717307930819

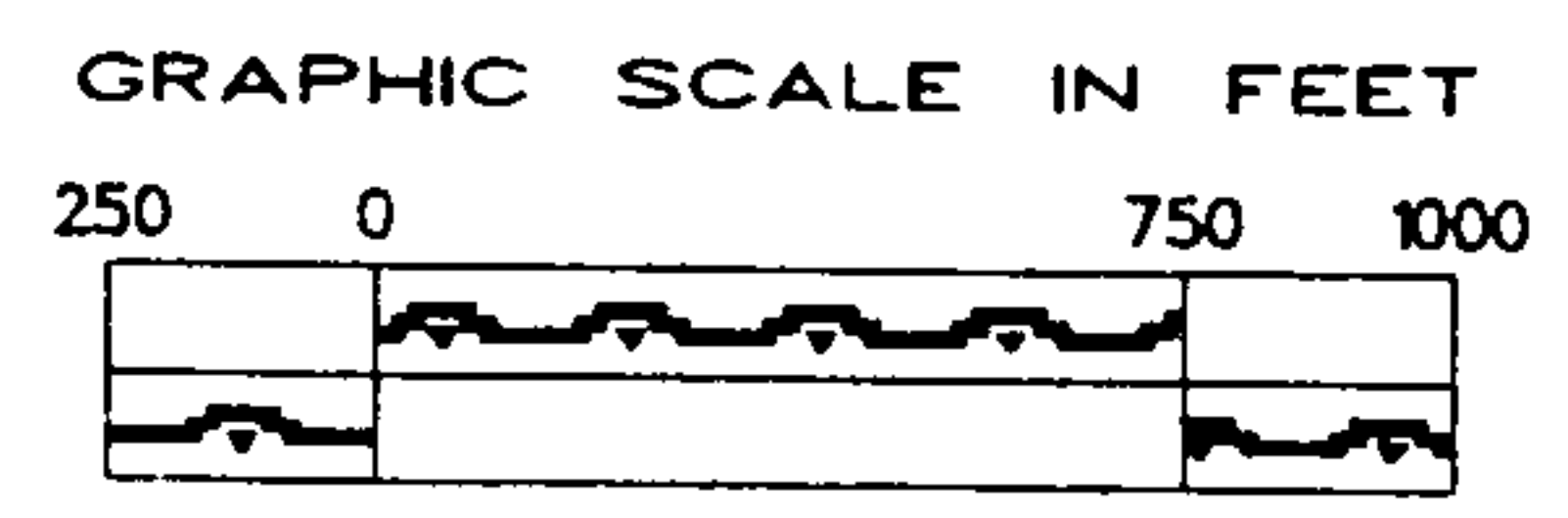
MARTINEZ ALFRED L & DELUVINA
220 GARY LN SW
ALBUQUERQUE NM 87105

101005717005430822

CANDELARIA LARRY & ELIZABETH
308 GARY LN SW
ALBUQUERQUE NM 87105



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2001



Zone Atlas Page

K-10-Z

Map Amended through July 18, 2001

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule) \$4950
- 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.

Dan Craney
Applicant name (print)
Dan Craney
Applicant signature / date
9-11-03



Form revised MARCH 2003

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

Application case numbers
03DR0-01566

Robert 9/15/03
Planner signature / date
Project # 1002971



10/15

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

PAGE 2

Project # 1002511

03DRB-01580 Major-Bulk Land Variance
03DRB-01578 Minor – Final Plat approval

ISAACSON AND ARFMAN P.A. agent(s) for KB HOME request(s) the above action(s) for all or a portion of Lot(s) 2A, UNSER DIVERSION CHANNEL CORRIDOR, (to be known as **SUNDANCE SUBDIVISION**) zoned R-LT residential zone, located on the southside of BLUEWATER RD NW between UNSER BLVD NW and 90TH STREET NW containing approximately 29 acre(s). [REF: 03DRB-00858, 03DRB-00859, 03DRB-00860, 03DRB-00861, 03EPC-00316] (K-9)

Project # 1002971

03DRB-01567 Major-Vacation of Public Easements
03DRB-01568 Major-Vacation of Public Easements
03DRB-01569 Major-Vacation of Public Easements
03DRB-01570 Minor-Vacation of Private Easements
03DRB-01566 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, V. E. **BARRETT SUBDIVISION AND LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] (K-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 29, 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 15, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002640

03DRB-01574 Minor-Amnd Prelim Plat Approval
03DRB-00724 Major-SiteDev Plan Subd
03DRB-00725 Minor-Subd Design (DPM) Variance
03DRB-00726 Minor-Sidewalk Variance
03DRB-00728 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Block(s) 3, Lot(s) 22-32, Tract(s) 2, NORTH ALBUQUERQUE ACRES, VISTA DEL AGUILA SUBDIVISION, UNIT 3, zoned RD (7 DU/AC), located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE, containing approximately 11 acre(s). [REF: 03DRB-00723, AP-03EPC-01242] [REMAND FROM EPC] (C-19)

Project # 1000965

03DRB-01559 Major-Bulk Land Variance
03DRB-01560 Major-Vacation of Pub Right-of-Way
03DRB-01561 Major-Vacation of Public Easements
03DRB-01562 Minor-Vacation of Private Easements
03DRB-01565 Major-Preliminary Plat Approval
03DRB-01563 Minor-Temp Defer SDWK
03DRB-01564 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III (to be known as ANDALUCIA @ LA LUZ, zoned SU-1-PRD 10 DU/A & Grazing, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 03EPC-01105] (F-11)

Project # 1000997

03DRB-01576 Major-Vacation of Pub Right-of-Way
03DRB-01577 Major-Vacation of Public Easements
03DRB-01579 Major-Vacation of Public Easements
03DRB-01581 Major-Vacation of Public Easements
03DRB-01582 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-40, VILLA DEL RIO, zoned RA-1 residential and agricultural zone, located on VILLA RIO CORTE NW, between GABALDON RD NW and RIVERSIDE DRAIN containing approximately 10 acre(s). [REF: 03DRB-01410 PPA, 03DRB-01412 TDS] (H-12)

SEE PAGE 2



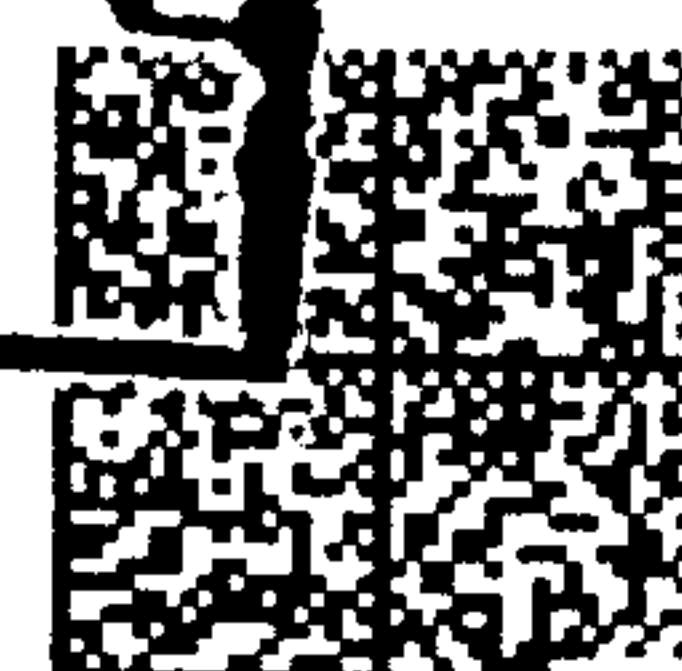
City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



RETURN
TO SENDER
ATTEMPTED
NOT KNOWN



UNITED STATES POSTAGE



02 1A
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\$ 00.37⁰

SEP 25 2003

MAILED FROM ZIP CODE 87103

101005710917231321

RUIZ DIEGO ETUX ETAL
7909 CENTRAL AV NW
ALBUQUERQUE NM 87105

B7121+21103/1293



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form S

- Major Subdivision action
- Minor Subdivision action
- Vacation **PUBLIC EASEMENTS** V
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

ZONING & PLANNING Supplemental form Z

- Annexation
- 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: WEFCO PARTNERS PHONE: _____
 ADDRESS: 2922 ESTRELLA BRILLANTE NW FAX: _____
 CITY: ALBU STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): SURVELS SOUTHWEST LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: RECONFIGURE FOUR TRACTS INTO FIVE NEW TRACTS, VACATE EASEMENTS & TO GRANT ADDITIONAL PUBLIC STREET 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. TRACTS 4-B, 4-A-1, 5-B-1 & 5-B-2 Block: 1 Unit: 1
 Subdiv. / Addn. TR. 4-B, V.E. BARRETT SUBD, TRACTS 4-A-1, 5-B-1 & 5-B-2, LANDS OF WEFCO
 Current Zoning: C-2 Proposed zoning: _____
 Zone Atlas page(s): K-10-Z No. of existing lots: 4 No. of proposed lots: 5
 Total area of site (acres): 14.5395 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.)
 Within 1000FT of a landfill? NO
 UPC No. 1-010-057-008-090-30312 / 1-010-057-056-119-30314 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVE SW
 Between: UNSER BLVD SW and 86th ST. SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): V-79-19
V-983, V-563, V-86-58

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

SIGNATURE Dan Bradley DATE 9-11-03
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

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

Application case numbers	Action	S.F.	Fees
<u>03DRB - 01566</u>	<u>P&FP</u>	<u>531</u>	<u>\$ 495⁰⁰</u>
<u>03DRB - 01567</u>	<u>VPE</u>	<u>V451</u>	<u>\$</u>
<u>03DRB - 01568</u>	<u>VPE</u>	<u>V451</u>	<u>\$ 180⁰⁰</u>
<u>03DRB - 01569</u>	<u>VPE</u>	<u>V451</u>	<u>\$</u>
<u>03DRB - 01570</u>	<u>VPRP</u>	<u>V451</u>	<u>\$ 75</u>
Hearing date <u>Oct. 15th 03</u>		Advis. fee: <u>75</u>	Total <u>\$ 750⁰⁰</u>

Bobert 9/15/03
 Planner signature / date

Project # 1002971

1-010-057-105-130-30303
 1-010-057-112-096-30308

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) $45^{00} \times 3 = 135^{00}$
- 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 *or ord. vacating...*
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule) 45^{00}
- 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.

Dan Graney Applicant name (print)
Dan Graney Applicant signature / date
 9-11-03



Form revised September 2001

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

Application case numbers
 03DRB - 01567
 03DRB - 01568
 03DRB - 01569
 03DRB 01570

Berkert 9/15/03
 Planner signature / date

Project # 1002971

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

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

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

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

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule) **\$495.00**
 - 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.**

VACANT

N/A

N/A

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

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



Form revised MARCH 2003

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

Application case numbers
03DR0-01566

Robert 9/15/03
Planner signature / date

Project # 1002971

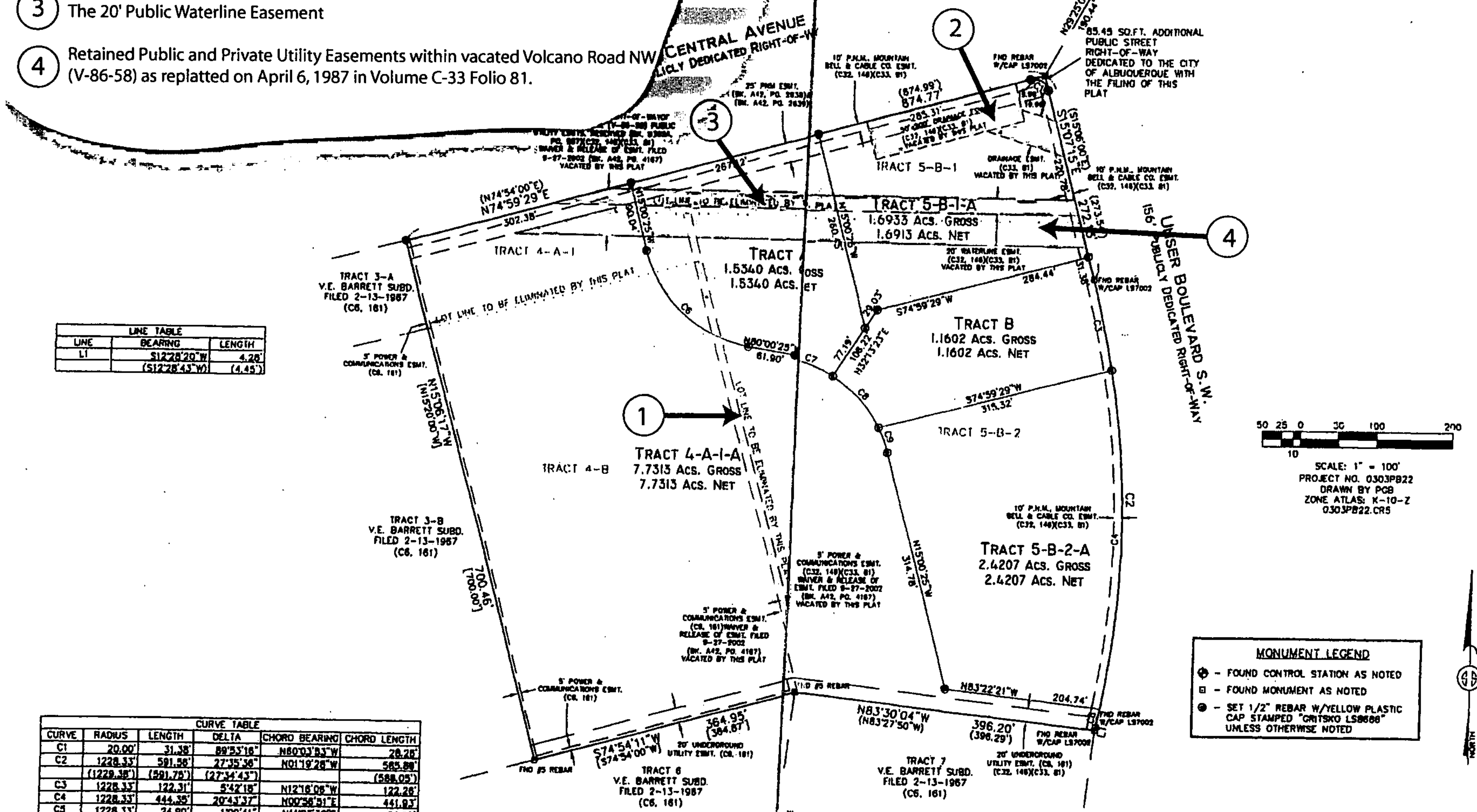
EASEMENTS VACATED BY THIS PLAT

- 1 The 10' power and communications easement per Tract 4-b, V.E. Barrett Subdivision and Tract 5-B-2, Lands of Wefco Partners
- 2 The drainage easement within Tract 5-B-1, Lands of Wefco Partners
- 3 The 20' Public Waterline Easement
- 4 Retained Public and Private Utility Easements within vacated Volcano Road NW (V-86-58) as replatted on April 6, 1987 in Volume C-33 Folio 81.

PLAT OF
TRACTS A, B, 4-A-1-A, 5-B-1-A & 5-B-2-A
LANDS OF WFCO PARTNERS
SECTION 22, T. 10 N. R. 3 E., N.M.P.M.
SALILLO COUNTY, NEW MEXICO
SEPTEMBER 2003
SHEET 2 OF 2

STATION 6-K10
X = 360,527.77
Y = 1,484,199.03
GROUND TO GRID = 0.89967865
DELTA ALPHA = -0018'04"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

STATION 7-K10
X = 358,718.71
Y = 1,483,876.34
GROUND TO GRID = 0.89967921
DELTA ALPHA = -0018'17"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927



LINE TABLE		
LINE	BEARING	LENGTH
L1	S12°28'20"W	4.28'
	(S12°28'43"W)	(4.45')

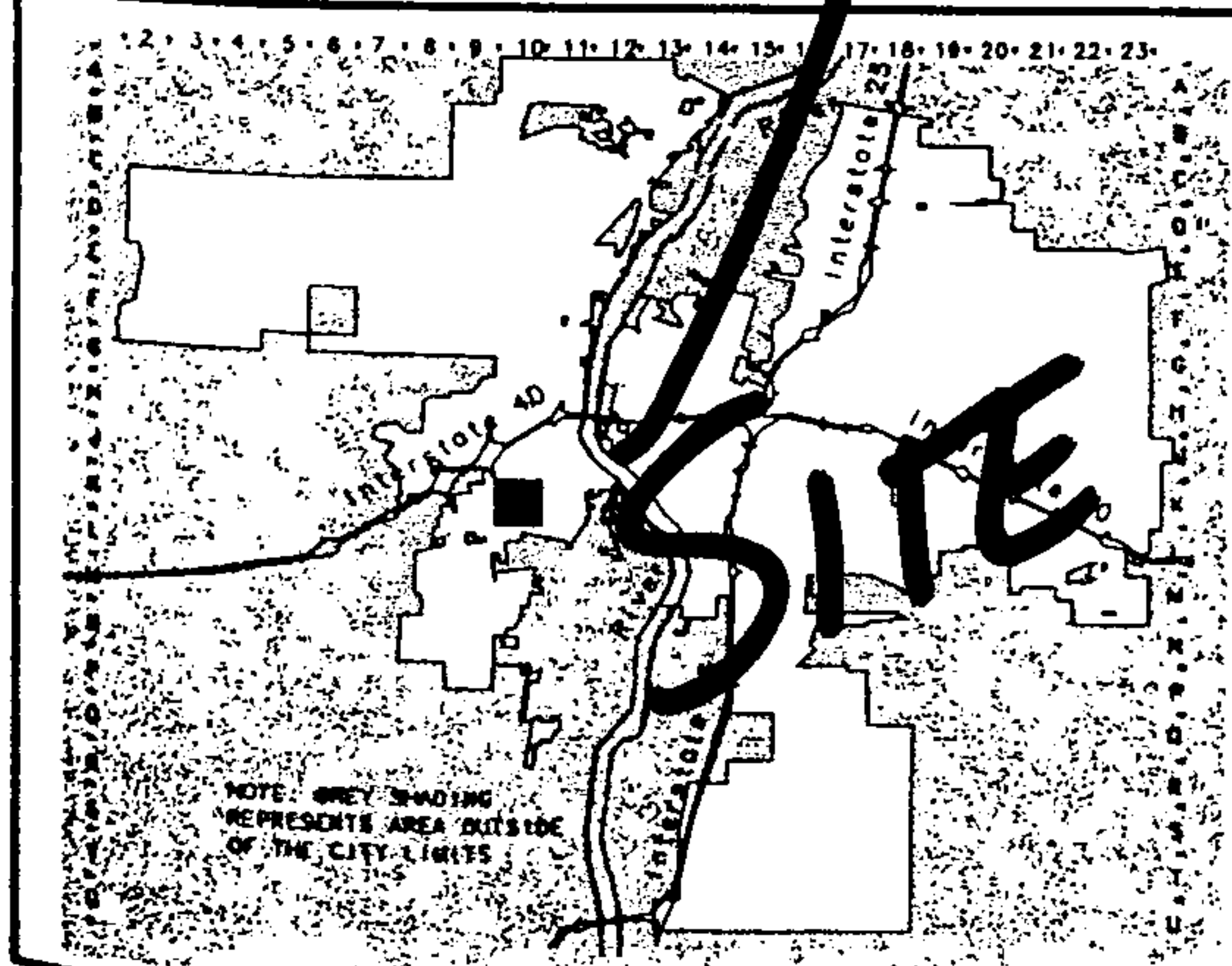
50 25 0 30 100 200
10
SCALE: 1" = 100'
PROJECT NO. 0303PB22
DRAWN BY PCB
ZONE ATLAS: X-10-Z
0303PB22.CR5

MONUMENT LEGEND
 ⊕ - FOUND CONTROL STATION AS NOTED
 ⊞ - FOUND MONUMENT AS NOTED
 ⊙ - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO L58668" UNLESS OTHERWISE NOTED

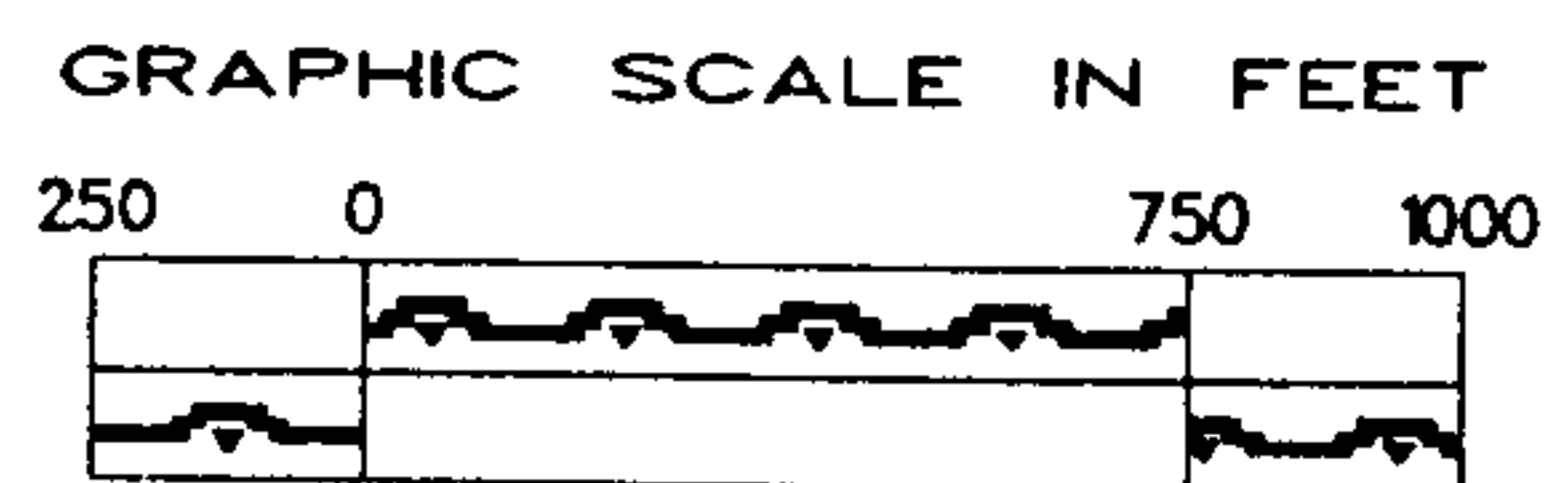
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.38'	89°53'16"	N80°03'33"W	28.28'
C2	1228.33'	591.56'	27°35'36"	N01°19'28"W	565.89'
	(1228.38')	(591.78')	(27°34'43")		(588.05')
C3	1228.33'	122.31'	5°42'18"	N12°18'08"W	122.28'
C4	1228.33'	444.35'	20°43'37"	N00°38'31"E	441.93'
C5	1228.33'	24.90'	1°09'41"	N11°53'30"E	24.90'
C6	172.50'	195.70'	65°00'00"	S47°30'25"E	185.37'
C7	172.50'	68.45'	22°44'14"	N88°38'18"W	68.01'
C8	172.50'	92.38'	30°40'41"	N41°55'31"W	91.28'
C9	172.50'	34.88'	11°35'05"	N20°47'58"W	34.62'

EXHIBIT B
Date 10/15/03

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303
FAX: (505) 998-0306
T10N R3E SEC. 22



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2001



Zone Atlas Page

K-10-Z

Map Amended through July 18, 2001

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

September 9, 2003

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

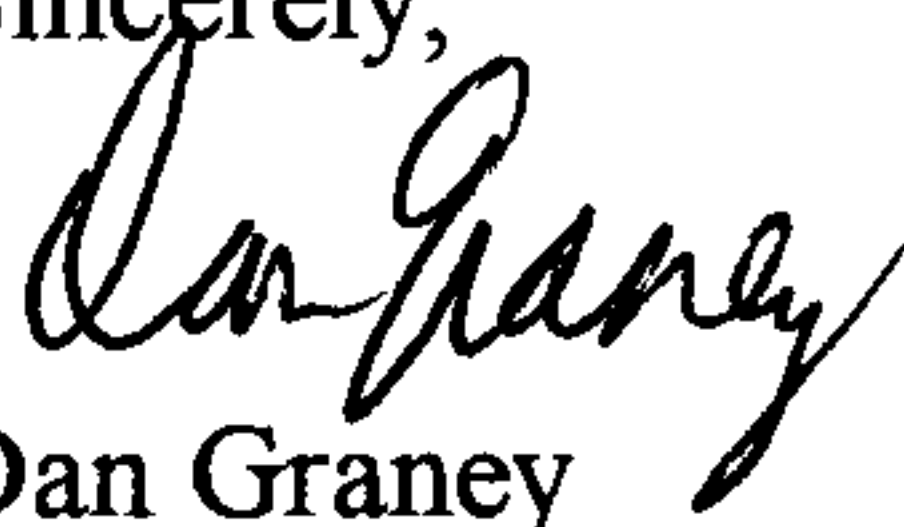
REF: TRACTS 1, 2, 3, 4 & 5, LANDS OF WEFCO PARTNERS

Dear Board Members:

Surveys Southwest, LTD is requesting to reconfigure Four (4) existing tracts into Five (5) new tracts and to grant additional public street right-of-way for the above referenced property.

If you have any questions please feel free to contact me.

Sincerely,


Dan Graney
President

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

September 16, 2003

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

VACATION REQUEST

REF: TRACTS A, B, 4-A-1-A, 5-B-1-A & 5-B-2-A, LANDS OF WEFECO PARTNERS

Dear Board Members:

Surveys Southwest, LTD is requesting the following easements to be vacated for the above referenced property:

1. The 10' power and communications easement as per Tract 4-B, V.E. Barrett Subdivision and Tract 5-B-2, Lands of Wefco Partners.
2. The drainage easement within Tract 5-B-1, Lands of Wefco Partners.
3. The 20' Public waterline easement
4. Retained public and private utility easements within vacated Volcano Road NW (V-86-58) as replated on April 6, 1987 in Volume C33-folio 81.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President



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 9, 2003

TO CONTACT NAME: Sarah Amato
 COMPANY/AGENCY: Survey Southwest Ltd
 ADDRESS/ZIP: 333 Tomas Blvd NE 87102
 PHONE/FAX #: 998-0303 / 998-0306

Thank you for your inquiry of 9-9-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract 4B V.E. Barrett Subd + Tracts 4-A-1, 5-B-1 + 5-B-2, lands of WEFco Partners zone map page(s) K-10

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

Avalon
 Neighborhood Association
 Contacts: Donna E. Lucero
9140 San Nicholas Ave NW
839-3807 (h) 87121
Ron Martinez
9105 Starboard Rd NW
352-2625 (h) 87121

Los Volcanes
 Neighborhood Association
 Contacts: Sally Breeden
PO Box 91073 / 87199-1073
352-0159 (h) 262-7361 (w)
Ben Sandoval
6516 Honey Locust A. NW
836-4419 (h) 87121

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

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

Sincerely,

Dalaina S. Carmo
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Skyview West

Neighborhood Association

Contacts: Tony Chavez

305 Claire Ln. SW

831-5824 (h) 87121

Beatrice Purcella

201 Claire Ln SW

831-5556 (h) 87121

Neighborhood Association

Contacts: _____

Westgate Heights

Neighborhood Association

Contacts: Matthew Archuleta

1128 Summerfield SW

836-7251 (h) 87121

Libby McIntosh

1316 Ladrones Ct. SW

831-5189 (h) 87121

Neighborhood Association

Contacts: _____

As a common courtesy you may notify the surrounding NA(s) for your project.

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 9-9-03 Time Entered: 8:5am OCNC Rep. Initials: OC

Surveys Southwest, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

September 9, 2003

AVALON NEIGHBORHOOD ASSOC.
DONNA E. LUCERO
9140 SAN NICHOLAS AVE., NW
ALBUQUERQUE, NM 87121

REF: TRACTS A, B, 4-A-1-A, 5-B-1-A & 5-B-2-A, LANDS OF WEFCO PARTNERS

Dear Donna Lucero:

Enclosed please find a copy of the above referenced plat. This is a proposed subdivision within the Avalon Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final plat and vacation of easements to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

7096 004E 1000 9122 4990 TP

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

Postage	\$ 1.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Postmark
Here
9/11/03

Recipient's Name (Please Print Clearly) (to be completed by mailer)
DONNA LUCERO
Street, Apt. No. or PO Box No.
9140 SAN NICHOLAS AVE NW
City, State, ZIP+4
ALBU, N. MEX 87121

Surveys Southwest, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

September 9, 2003

AVALON NEIGHBORHOOD ASSOC.
RON MARTINEZ
9105 STARBOARD ROAD NW
ALBUQUERQUE, NM 87121

REF: TRACTS A, B, 4-A-1-A, 5-B-1-A & 5-B-2-A, LANDS OF WEFCO PARTNERS

Dear Ron Martinez:

Enclosed please find a copy of the above referenced plat. This is a proposed subdivision within the Avalon Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final plat and vacation of easements to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
Postage	\$.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88
Postmark Here 9/11/03	
Recipient's Name (Please Print Clearly) (To Be Completed by Mailer) RON MARTINEZ	
Street, Apt. No., or P.O. Box No. 9105 STARBOARD RD NW	
City, State, ZIP+4® ALBUQ, N.MEX 87121	

7099 3400 0016 2264 0674

PS Form 3800, February 2000 See Reverse for Instructions

Surveys Southwest, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

September 9, 2003

WESTGATE HEIGHTS NEIGHBORHOOD ASSOC.
LIBBY MCINTOSH
1316 LADRONES COURT SW
ALBUQUERQUE, NM 87121

REF: TRACTS A, B, 4-A-1-A, 5-B-1-A & 5-B-2-A, LANDS OF WEFCO PARTNERS

Dear Libby McIntosh:

Enclosed please find a copy of the above referenced plat. This is a proposed subdivision within the Westgate Heights Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final plat and vacation of easements to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

2790 4922 9100 0048 9602

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
Postage	\$ 1.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88
Postmark Here 9/11/03	
Recipient's Name (Please Print Clearly) (to be completed by mailer) LIBBY MCINTOSH	
Street Apt. No.; or PO Box No. 1316 LADRONES CT. SW	
City, State, ZIP+4 ALBU, N. MEX 87121	

PS Form 3800, February 2000 See Reverse for Instructions

Surveys Southwest, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

September 9, 2003

WESTGATE HEIGHTS NEIGHBORHOOD ASSOC.
MATTHEW ARCHULETA
1628 SUMMERFIELD SW
ALBUQUERQUE, NM 87121

REF: TRACTS A, B, 4-A-1-A, 5-B-1-A & 5-B-2-A, LANDS OF WEFCO PARTNERS

Dear Matthew Archuleta:

Enclosed please find a copy of the above referenced plat. This is a proposed subdivision within the Westgate Heights Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final plat and vacation of easements to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

7099 3400 0016 2264 0629

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
Postage	\$.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Postmark Here: 9/11/03

Recipient's Name Please Print Clearly (to be completed by mailer)
MATTHEW ARCHULETA
Street, Apt. No., or PO Box No.
1628 SUMMERFIELD SW
City, State, ZIP+4
ALBU, N. MEX 87121

PS Form 3800, February 2000 See Reverse for Instructions

Surveys Southwest, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

September 9, 2003

SKYVIEW WEST NEIGHBORHOOD ASSOC.
TONY CHAVEZ
305 CLAIRE LANE SW
ALBUQUERQUE, NM 87121

REF: TRACTS A, B, 4-A-1-A, 5-B-1-A & 5-B-2-A, LANDS OF WEFECO PARTNERS

Dear Tony Chavez:

Enclosed please find a copy of the above referenced plat. This is a proposed subdivision within the Skyview West Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final plat and vacation of easements to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

7099 3400 0016 2264 0636

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
Postage	\$.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88
Postmark Here 9/11/03	
Recipient's Name (Please Print Clearly) To be completed by mailer	
TONY CHAVEZ	
Street, Apt. No., or PO Box No.	
305 CLAIRE LANE SW	
City, State, ZIP	
ALBU, N. MEX 87121	

Surveys Southwest, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

September 9, 2003

SKYVIEW WEST NEIGHBORHOOD ASSOC.
BEATRICE PURCELLA
201 CLAIRE LANE SW
ALBUQUERQUE, NM 87121

REF: TRACTS A, B, 4-A-1-A, 5-B-1-A & 5-B-2-A, LANDS OF WEFCO PARTNERS

Dear Beatrice Purcella:

Enclosed please find a copy of the above referenced plat. This is a proposed subdivision within the Skyview West Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final plat and vacation of easements to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

7999 3400 004E 6A07
E490 4922 9T00 004E 6A07

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
Postage	\$.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88
Postmark Here 9/11/03	
Recipient's Name (Please Print Clearly) (to be completed by mailer) BEATRICE PURCELLA	
Street, Apt. No., or PO Box No. 201 CLAIRE LN. SW	
City, State, ZIP+4® ALBU, N. MEX 87121	

Surveys Southwest, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

September 9, 2003

LOS VOLCANES NEIGHBORHOOD ASSOC.
BEN SANDOVAL
6516 HONEY LOCUST PLACE NW
ALBUQUERQUE, NM 87121

REF: TRACTS A, B, 4-A-1-A, 5-B-1-A & 5-B-2-A, LANDS OF WEFCO PARTNERS


Dear Ben Sandoval:

Enclosed please find a copy of the above referenced plat. This is a proposed subdivision within the Los Volcanes Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final plat and vacation of easements to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,


Dan Graney
President

0590 4922 9100 0016 2264 0650

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
Postage	\$.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Postmark Here
9/11/03

Recipient's Name (Please Print Clearly) to be completed by mailer
BEN SANDOVAL
Street, Apt. No. or PO Box No.
6516 HONEY LOCUST PL. NW
City, State, ZIP+4
ALBUQ. N. MEX 87121

7099 3400 004E 6607

PS Form 3800, February 2000 See Reverse for Instructions

Surveys Southwest, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

September 9, 2003

LOS VOLCANES NEIGHBORHOOD ASSOC.
SALLY BREEDEN
P.O. BOX 91073
ALBUQUERQUE, NM 87199-1073

REF: TRACTS A, B, 4-A-1-A, 5-B-1-A & 5-B-2-A, LANDS OF WEFCO PARTNERS

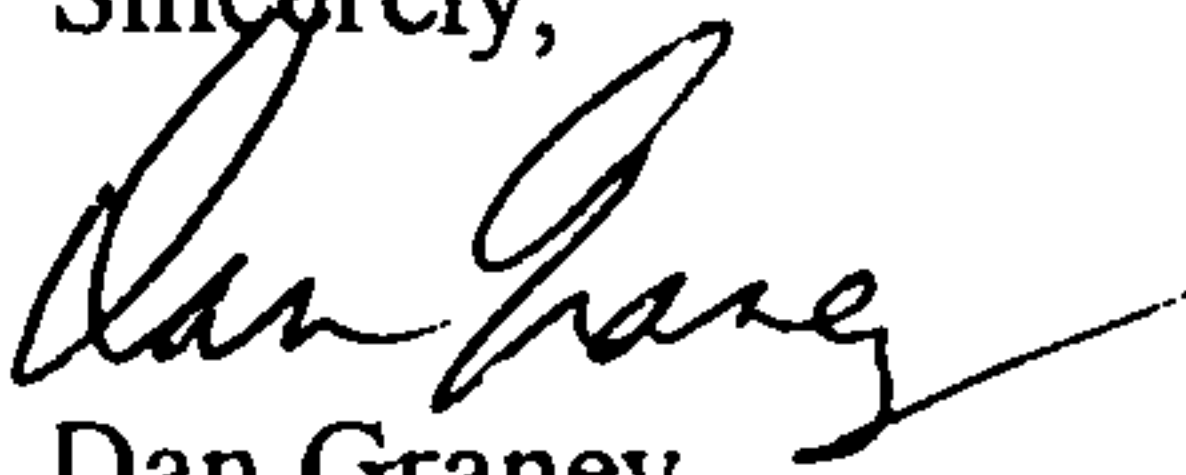
Dear Sally Breeden:

Enclosed please find a copy of the above referenced plat. This is a proposed subdivision within the Los Volcanes Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final plat and vacation of easements to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

7099 3400 004E 6602
2990 4922 9100 004E 6602

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

Postage	\$.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Postmark
Here
9/11/03

Recipient's Name (Please Print Clearly) (to be completed by mailer)

SALLY BREEDEN

Street, Apt. No. or PO Box No.
P.O. BOX 91073

City, State, ZIP+4
ALBU N. MEX 87199-1073

PS Form 3800, February 2000

See Reverse for Instructions

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 WEFCO PARTNERS

AGENT SURVEYS SW


ADDRESS 833 LOMAS BLVD NE.

PROJECT NO. 1002971

APPLICATION NO. 03DRB-01566-70

\$ 675⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 750⁰⁰ Total amount due


RECEIVED
X
00012477
441018
Activity 4971000
Trans Amt
J24 Misc
CN
CHANGE

HERBERT DENISH
AND ASSOCIATES, INC.
URBAN CONSULTANTS
500 Marquette, N.W. Suite 350
Post Office Box 2001
Albuquerque, New Mexico 87103

00012477
441018
Activity 4971000
Trans Amt
J24 Misc
CN
CHANGE

10:53AM
LOC: ANN

TO THE ORDER OF: \$750.00
\$75.00
\$0.00

BANK OF AMERICA
01101 NM
95-32-1070

10726

PAY SEVENTY FIVE AND FIFTY AND 00/100

TO THE ORDER OF: \$750.00
\$75.00
\$0.00

*****DUPLICATE*****
City of Albuquerque
Treasury Division
Albuquerque

*****DUPLICATE*****
DATE: 9/15/03
AMOUNT: \$750.00
City of Albuquerque
Treasury Division

09/18/2003 10:53AM LOC: ANN
X
RECEIPT# 00012477 TRSN# 0022
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$750.00
J24 Misc \$675.00

010726 1070003271 000109675080

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.

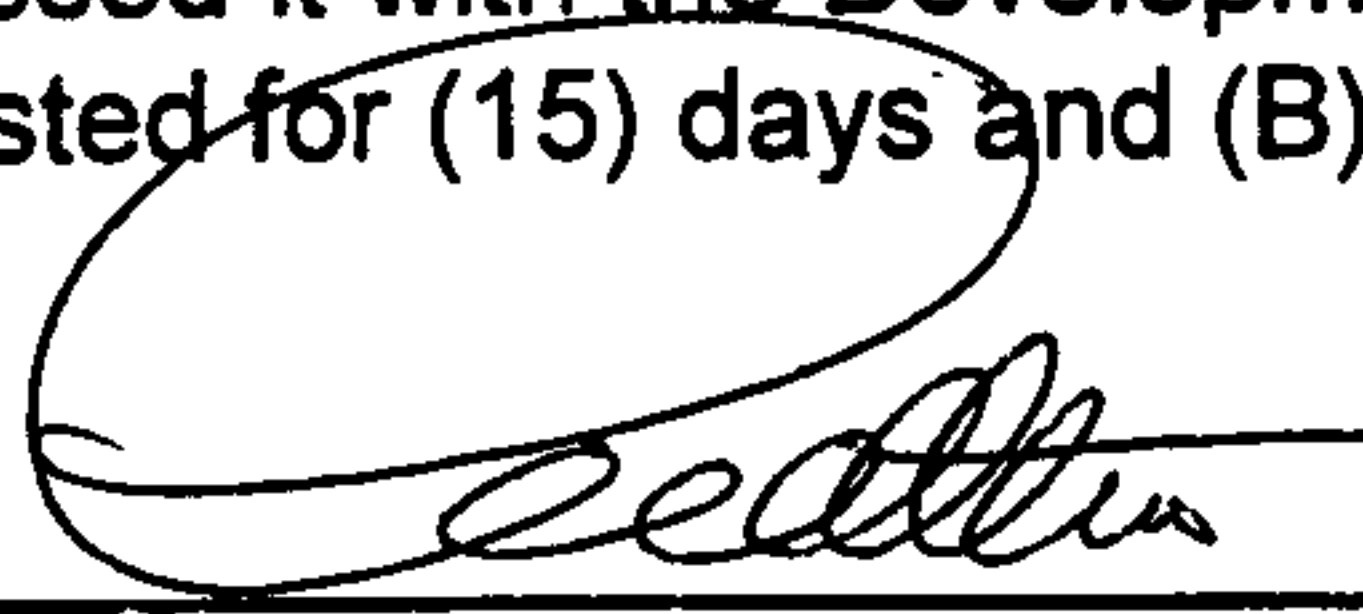
4. TIME


Signs must be posted from Sept. 30 03 To October 15th 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.

 09/18/03
(Applicant or Agent) (Date)

I issued 2 signs for this application, 9-18-03, 
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002971

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

Wefco

AGENT

Shirley Southwest

ADDRESS

PROJECT NO.

100-2971-

APPLICATION NO.

03DRB-01566

\$ 110⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 110⁰⁰ Total amount due

Deferral

DK

DENISH + KLINE ASSOCIATES, INC.
500 MARQUETTE NW, STE. 350 PO BOX 2001
ALBUQUERQUE, NEW MEXICO 87103

BANK OF AMERICA
01101 NM
95-32-1070

10825

PAY One hundred Ten \$⁰⁰/100 Dollars

TO THE
ORDER
OF:

City of Albuquerque

DATE

12/1/03
City of Albuquerque
Treasury Division

AMOUNT

\$ 110.00

12/07/2003

RECEIVED

2:43PM

12/1/03

LLD:HX

⑈010825⑈ ⑆107000327⑆ 000109678080⑈

Fund 0000

Activity 4983000

TRSI IS

Trans Amt \$110.00

J24 Misc \$110.00

CK 10/28/02 \$110.00

CHANGE \$0.00

BIA
Sequence #

COA DRG
Project #

Size

Type of Improvement

Location

From

To

Private Inspector

City Inspector

City Const Engineer

PUBLIC SANITARY SEWER IMPROVEMENTS

16"-18"
SANITARY SEWER LINE WITH MH, SERVICES
(FINAL SIZING DETERMINED AT DRG).

UNSER BLVD

CENTRAL AVE
(DO NOT CONNECT
TO EXISTING LINES IN
CENTRAL AVE)

EXISTING 8" SEWER
LINE IN GWIN

PUBLIC WATERLINE IMPROVEMENTS

12"
WATERLINE WALL NECESSARY VALVES,
FHS AND FLS.
ABANDON/REMOVE (PER DRG) EXISTING
12" WATERLINE IN OLD BRIDGE BLVD ROW.

SITE EASEMENTS

CENTRAL AVE

UNSER BLVD

PUBLIC DRAINAGE IMPROVEMENTS

72"
RCP STORM DRAIN W/NECESSARY MHS,
INLETS, AND LATERALS
12"-36"
PRIVATE STORM DRAIN W/NECESSARY MHS,
INLETS, AND LATERALS
12"-36"
RCP STORM DRAIN W/NECESSARY MHS,
INLETS, AND LATERALS
TOTAL OF A TYPE 'A' AND TYPE 'C'
DROP INLETS

SITE PUBLIC
EASEMENT

CENTRAL AVE

UNSER BLVD

* SEE DRAINAGE PLAN CITY HYDROLOGY FILE #K30D45

BRUCE STIDMORTHY
PREPARED BY: PRINT NAME
DATE 1/11/2003

DRB CHAIR

DATE

PARKS & GENERAL SERVICES

DATE

BOHANNAN HUSTON INC.
FIRM:

TRANSPORTATION DEVELOPMENT

DATE

AMAFCA

DATE

SIGNATURE

UTILITY DEVELOPMENT

DATE

CITY ENGINEER

DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

DESIGN REVIEW COMMITTEE REVISIONS

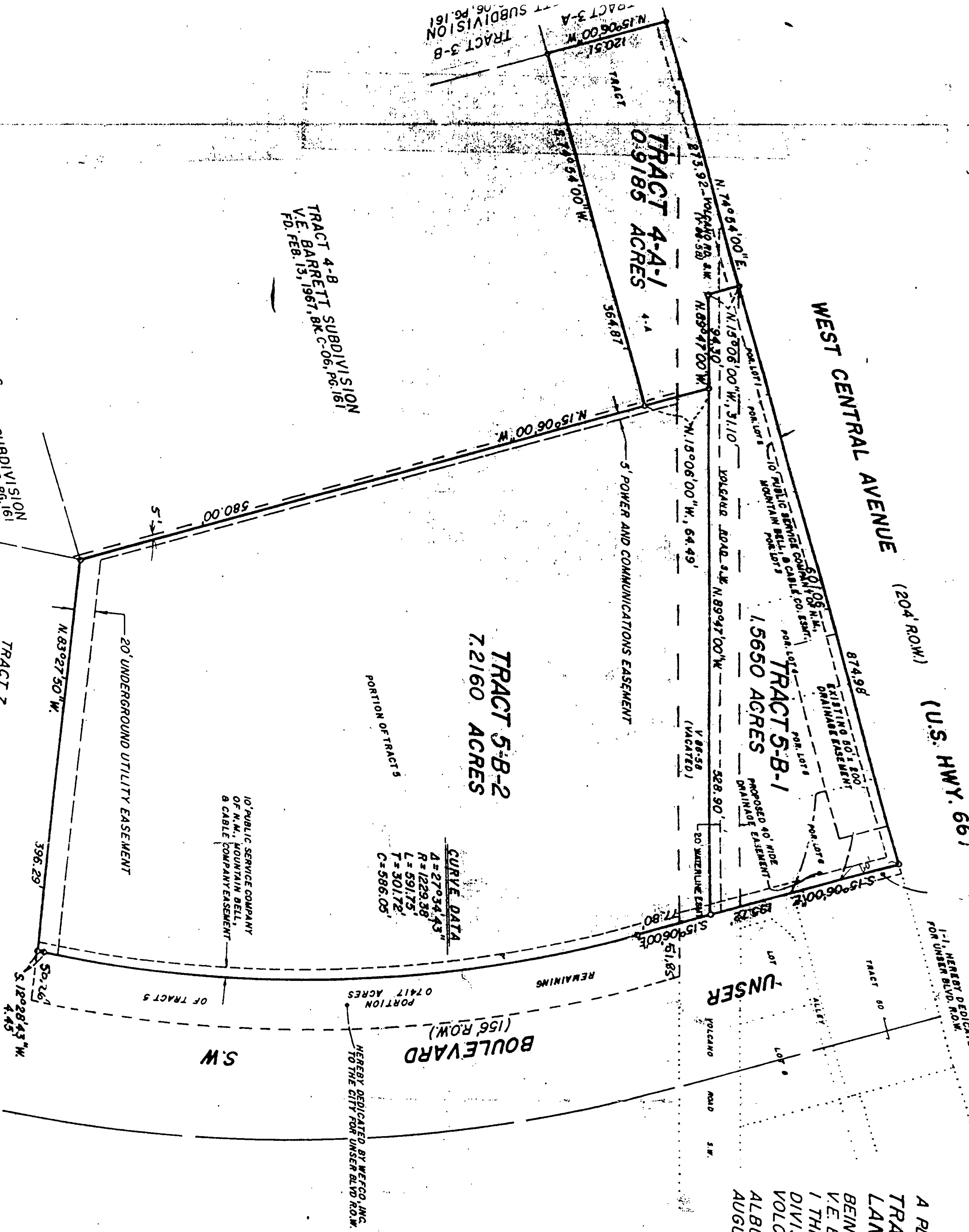
REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGREEMENT

A PLAT OF
 TRACT 4-A-1 AND TRACTS 5-B-1 AND 5-B-2
 LANDS OF WEFECO, PARTNERS
 BEING A REPLAT OF ALL OF TR. 4-A AND A PORTION OF TR. 5 OF THE
 V.E. BARRETT SUBDIVISION AND PORTIONS OF LOTS
 1 THRU 6, INCLUSIVE, OF THE H.C. GONZALEZ SUB-
 DIVISION, TOGETHER WITH A VACATED PORTION OF
 VOLCANO ROAD S.W.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 1986

08734995

State of New Mexico }
 County of Bernalillo } SS
 This instrument was filed for record on
 9:21 JAN 19 1987
 a clock in Recorded in Vol. 140
 of records of said County Folio 140
 by the Assessor Clerk & Recorder
 Dep. Clerk

State of New Mexico }
 County of Bernalillo } SS
 This instrument was filed for record on
 10 APR 6 1987
 at a clock in Recorded in Vol. 133
 of records of said County Folio 133
 by the Assessor Clerk & Recorder
 Dep. Clerk



NOTE:

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. Box 1231, Albuquerque, New Mexico 87103

DATE: April 25, 1979

NOTIFICATION OF DECISION

Gordon Hertenhoff & Assoc.
302 8th St. NW
Albuquerque, NM 87102

File: Y-79-19
Location: that portion of Volcano
Rd. SW lying adjacent to
lots 1 thru 5,
H.C. Gonzales Subdivision

On April 20, 1979, the EPC Land Controls Board approved the above-mentioned request to vacate a portion of Volcano Road SW subject to the following findings: (1) Unser Blvd. should be extended to Central Ave.; (2) the amount of right-of-way required for the drainage project should be determined and the project completed prior to vacation of any part of Volcano Rd.; (3) All easements must be retained; (4) Final disposition of the vacated right-of-way must be made through the Property Management Division; (5) Volcano Rd. shall continue to be used for access to Sky View West Subdivision until such time as Unser Blvd. is extended to Central Ave.

If you wish to appeal this decision, you must do so by 5-7-79 in the manner described below. A non-refundable filing fee of \$40 is required at the time the appeal is filed.

Appeal to the City Council. Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by forwarding written application on the Planning Division form in the Planning Division within 15 days of the Planning Commission's decision. The date the determination is heard is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, as listed in the Home System Ordinance, the next working day is considered the deadline for filing the appeal. The City Council may decide to hear the appeal if it finds that 18 City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal is heard, and to be heard within 60 days of its filing.

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. Successful applicants are reminded that other requirements of the City must be completed with, even after approval of the referenced application(s).

IF YOU RECEIVE APPROVAL FOR ANY REQUEST WHICH REQUIRES A SITE DEVELOPMENT PLAN, SEE ATTACHED SHEET FOR FURTHER INFORMATION.

Sincerely,
Jim Dorfner
Jim Dorfner
Board Secretary

CC Little/Brown & Co., 1414 San Pedro NE; 87110
Letter of
Advice

OFFICIAL RECORD

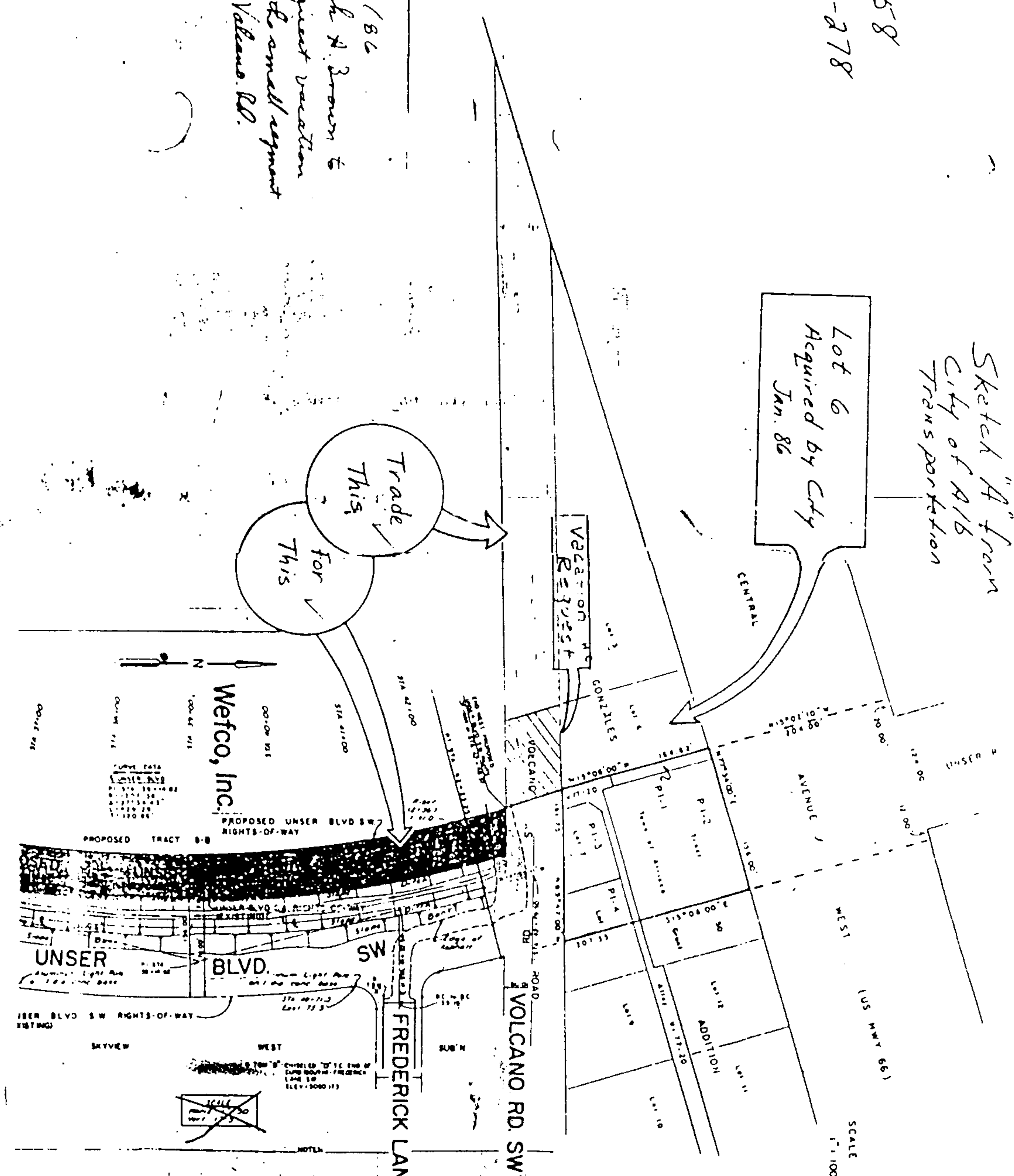
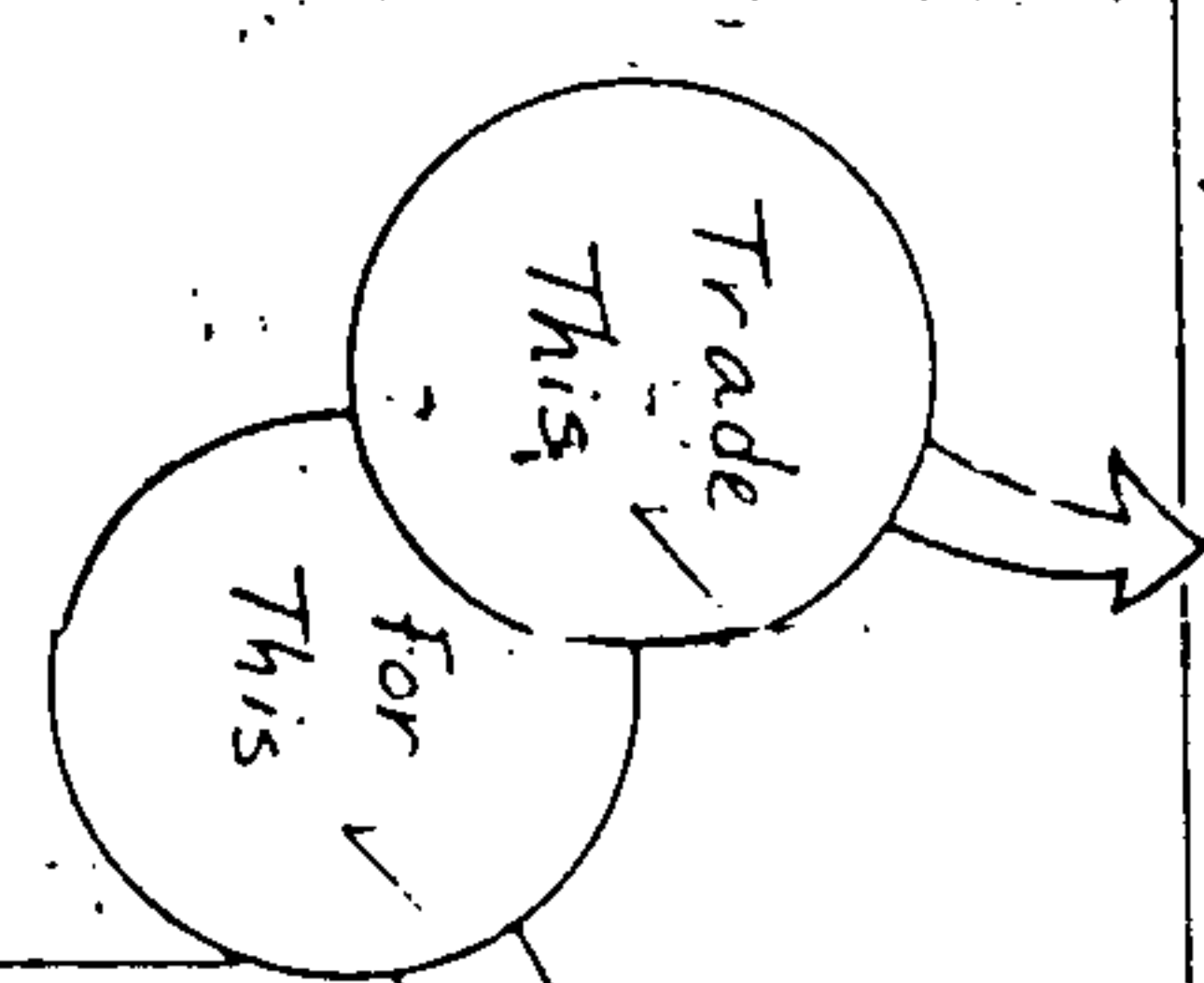
S-13

V-86-58
DRB-86-278

Sketch "A" from
City of Alb
Transportation

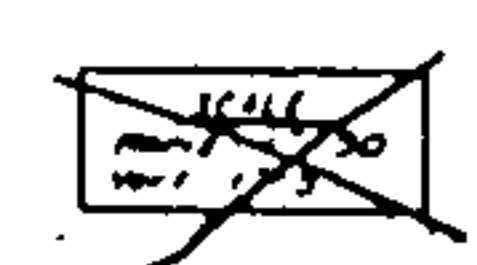
Lot 6
Acquired by City
Jan. 86

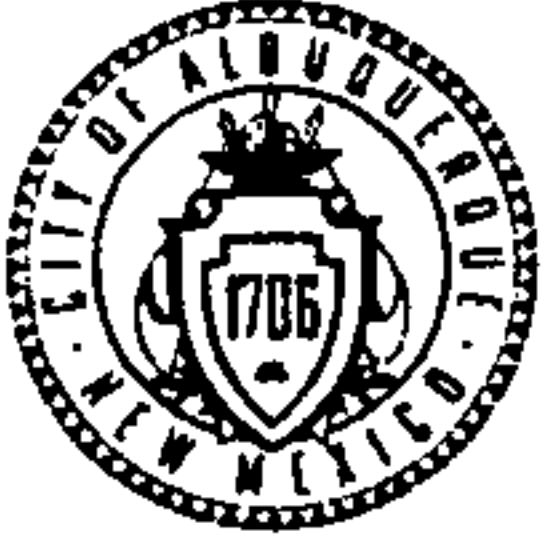
4/4/86
Ash A. Brown &
request location
of the small segment
of Volcano Rd.



Wefco, Inc.
PROPOSED UNSER BLVD SW
RIGHTS-OF-WAY

UNSER BLVD SW
RIGHTS-OF-WAY
EXISTING





**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 5, 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: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 1:15 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000922**
03DRB-01725 Major-Bulk Land Variance
03DRB-01726 Major-Vacation of Pub
Right-of-Way
03DRB-01727 Major-Vacation of Public
Easements
03DRB-01728 Minor-Prelim&Final Plat
Approval
- WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Calle Norteña NW, containing approximately 237 acres. [REF: DRB-97-78, V-97-116, 02DRB-01783, 02DRB-01785] (C-10/11 & D-10/11) **COMMENTS WERE GIVEN.**

2. **Project # 1002565**
03DRB-01733 Major-Preliminary Plat
Approval
03DRB-01730 Minor-SiteDev Plan
Subd/EPC
03DRB-01731 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01732 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for Lots 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 ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). [REF: 03EPC 00506, 00505, 00509] [**Simon Shima, EPC Case Planner**] (F-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/5/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/19/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE SITE DISTANCE AT CAMINO CAPILLA NW AND GRIEGOS NW WILL BE CORRECTED. THE SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WERE 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.**

3. **Project # 1002775**
03DRB-01703 Major-Vacation of Pub
Right-of-Way

KEVIN & MARY MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **PEREA ADDITION**, zoned SU-2 TH, located on GRANITE (SOUTH PORTION) NW, between 12TH ST NW and 13TH ST NW containing approximately .16 acre(s). [REF: 03DRB-01042 (SK)] (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1000875**
03DRB-01747 Major-Preliminary Plat
Approval
03DRB-01748 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC & KB HOME NM request(s) the above action(s) for all or a portion of Tract(s) F & E, FINELAND DEVELOPMENT, (to be known as **CRESTVIEW SUBDIVISION**) zoned SU-1 for R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and TUSCANY DR NW containing approximately 11 acre(s). [REF: 03EPC-01095, 100875, 100898] *[Deferred from 11/5/03]* (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/12/03.**

5. **Project # 1003029**
03DRB-01734 Major-Bulk Land Variance
03DRB-01735 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 14, 15 & 16, **EL RANCHO GRANDE SUBDIVISION**, and Tract(s) A-2, ROSNER TRACT, Tract(s) 4-A, SALAZAR-DAVIS TRACTS AND TRACTS 32H-1-A, 33C-1-B & 4-A-1, LANDS OF CURB INC., zoned R-LT, located on GIBSON BLVD SW, between MESSINA DR SW and 98TH ST SW containing approximately 62 acre(s). [REF: 1002516, 03DRB-00331, 03DRB-00332, 1001594, 02DRB-01621, 02DRB-01622, 02DRB-01623] (N-8/N-9) **THE BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

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

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 14, **EL RANCHO GRANDE, UNIT 14**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW, containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

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

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE SUBDIVISION, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DRIVE SW containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

8. **Project # 1002971**
03DRB-01567 Major-Vacation of Public Easements
03DRB-01568 Major-Vacation of Public Easements
03DRB-01569 Major-Vacation of Public Easements
03DRB-01570 Minor-Vacation of Private Easements
03DRB-01566 Minor-Prelim&Final Plat Approval

03DRB-01692 Minor-SiteDev Plan Subd

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] [Deferred from 10/15/03 & 11/5/03] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] [Deferred from 10/15/03 & 11/5/03] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

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

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] [Deferred from 10/8/03 & 11/5/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

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

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

11. **Project # 1001656**
03DRB-01591 Major-Bulk Land Variance
03DRB-01592 Minor-Prelim&Final Plat
Approval

SANTIAGO ROMERO JR. agent(s) for CITY OF ALBUQUERQUE, LINDA ADAMSKO request(s) the above action(s) for all or a portion of Tract(s) O & N, **DOUBLE EAGLE AIRPORT II**, zoned SU-1 special use zone, AIRPORT & RELATED FACILITIES, located NORTHWEST OF DOUBLE EAGLE AIRPORT NW, containing approximately 591 acre(s). [REF: 01EPC-01875, 03EPC-00915 & 16] [Deferred from 10/22/03] (C-4 & D-4) **BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

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

MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). [Deferred from 10/8/03, 10/22/03 & 11/5/03] (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

13. **DRB-97-165**
V-97-507

Tierra West Development Management Services, agents for Tim Eichenberg, request **Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment** for Tracts B and C, Blocks 2 and 7, **WELLS SANDIA MANOR**, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [Deferred from 11/5/03] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 1/7/04.**

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.

THERE ARE NO SITE PLANS THIS WEEK. . . .

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

14. **Project # 1000296**
03DRB-01866 Minor-Ext of SIA for Temp
Defer SDWK
- BOHANNAN HUSTON INC. agent(s) for ALTURA WEST LTD., CO. request(s) the above action(s) for all or a portion of **Tract(s) E, OXBOW VILLAGE SUBDIVISION**, zoned SU-3, located on OXBOW DR NW, between OXBOW VILLAGE LANE NW and COORS BLVD NW (G-11) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
- 03DRB-01867 Minor-Ext of SIA for Temp
Defer SDWK
- BOHANNAN HUSTON INC. agent(s) for ALTURA WEST, LTD., CO. request(s) the above action(s) for all or a portion of **Tract(s) B-1, OXBOW PARK**, zoned SU-3, located on ST. JOSEPH DR NW, between COORS BLVD and ALAMAGORDO DR NW containing approximately 12 acre(s). [REF: 02500 00234, 02400-00544] (G-11) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
15. **Project # 1002525**
03DRB-01852 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for HOECH REAL ESTATE CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 19, (to be known as **VINEYARD COURT ESTATES**) NORTH ALBUQUERQUE. ACRES, UNIT 3, TRACT 3, Block(s) 19, zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 14 acre(s). [REF: 03DRB-00367 thru 00370, 02EPC-01353 & 01354] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR.**

16. **Project # 1001396**
03DRB-01860 Minor-Extension of
Preliminary Plat

MARK GOODWIN & ASSOCIATES, agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-B, **VISTA DEL NORTE**, zoned R-LT residential zone, located on VISTA DEL NORTE DR NE, between VISTA MONTE DR NE and LAS LOMITAS DR NE containing approximately 13 acre(s). [REF: 02DRB-01871 EPP, 1000533, DRB-98-374, Z-95-73] (D-16) **A ONE YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: PRIOR TO FINAL PLAT, ADEQUATE ACCESS NEEDS TO BE PROVIDED IN ACCORDANCE WITH THE TIS (TRAFFIC IMPACT STUDY) AND ALL AMENDMENTS TO THAT STUDY. THIS APPROVAL INCLUDES EXTENSION OF THE INFRASTRUCTURE LIST DATED 1/2/02.**

17. **Project # 1002243**
03DRB-01856 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, agent(s) for MOR LAND INC. request(s) the above action(s) for all or a portion of Tract(s) 463, **TOWN OF ATRISCO GRANT, UNIT 7**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 5 acre(s). [REF: 02EPC-01460, 02DRB-01828, 03DRB-00121 PP] (L-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for FRANCISCO L. MELENDEZ request(s) the above action(s) for all or a portion of Lot(s) 13-A & 14-A, **RAYNOLDS ADDITION**, zoned SU-2 special neighborhood zone, MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 0.1625 acre(s). [REF: ZA-94-76, 02ZHE-00937 (1002035), 02DRB-01614 (P&F)] (K-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

19. **Project # 1001825**
03DRB-01809 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC. agent(s) for YOUTH DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Lot(s) 1-4 and north portion of Lot(s) 15, Block(s) 15, **FRANCISCO ARMIJO Y OTERO ADDITION**, zoned SU-3, located on 1st St NW between ROMA NW AND GRAND NW, containing approximately .5998 acre(s). [Listed under Project #1003056 in error] [REF: ZA-85-81, V-86-121, 02400-00448, 02DRB-01557] [Deferred from 10/29/03] (J-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

20. **Project # 1003084**
03DRB-01859 Minor-Sketch Plat or Plan

MARCELA CASTILLO request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) 7, **BROADWAY PLACE EXTENSION**, zoned SU-2 special neighborhood zone, MR, located on WHEELER AVE SE and SAN JOSE AVE SE containing approximately .135 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003085**
03DRB-01863 Minor-Sketch Plat or Plan

GEORGE L. CARRUTHERS agent(s) request(s) the above action(s) for all or a portion of Lot(s) B, **PLAT OF LOTS A & B, LANDS OF CARRUTHERS**, zoned RT, located on OLD TOWN ROAD NW, between 17th ST NW and 19th ST NW containing approximately .275 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003088**
03DRB-01870 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC. agent(s) for DAVID DUNAWAY & NINA WALLERSTEIN request(s) the above action(s) for the East ½, Tract 40, **ALVARADO GARDENS, UNIT 2**, zoned RA-2 - W7, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and GLENWOOD RD NW containing approximately 2 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1002778**
03DRB-01868 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC. agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH WEST**, zoned R-LT, located WEST OF VENTANA RANCH SUBDIVISION, between PASEO DEL NORTE BLVD NW and IRVING BLVD NW containing approximately 290 acre(s). (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003087**
03DRB-01869 Minor-Sketch Plat or Plan

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, **WESTLAND NORTH**, zoned SU-2 for PDA for Residential Resort, located on TIERRA PINTADA ST NW and 98th ST NW containing approximately 47 acre(s). (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for October 22, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 1:15 P.M.

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

WEFCO PARTNRS. Inc.

AGENT

Denish & Kline Assoc. Inc.

ADDRESS

P.O. Box 2001

PROJECT NO.

1002971

APPLICATION NO.

03DRB-01692

\$ 385⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 385⁰⁰ Total amount due



HERBERT M. DENISH AND ASSOCIATES, INC.
URBAN CONSULTANTS
500 Marquette, N.W. Suite 350
Post Office Box 2001
Albuquerque, New Mexico 87103

BANK OF AMERICA
01101 NM
95-32-1070

10746

PAY Three hundred eighty five & 00/100

TO THE ORDER OF:

City of Albuquerque

DATE

10/3/03
DUPLICATE
City of Albuquerque
Treasury Division

AMOUNT

\$ 385.00

10/03/2003

X

RECEIVED BY: [Signature] WS# 006 TRANS# 0014

Account 441006 Fund 0110

Activity 4983000 TRSEJA

Trans Amt \$385.00

J24 Misc \$385.00

CK 10/28/02 \$385.00

CHANGE \$0.00

⑈010746⑈ ⑈107000327⑈ 000

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	0178	
CONNECTION TEL		98426471
SUBADDRESS		
CONNECTION ID	DENISH & ASSOC'S	
ST. TIME	11/03 14:51	
USAGE T	00'46	
PGS.	2	
RESULT	OK	

-01
-01
-01
-01



DEVELOPMENT REVIEW BOARD FAX FORM

TO: hola

FAX NUMBER: 842-6471 # PAGES 1 attached

SENT BY: Sheran Matson, DRB Chair DATE: 11/3/03

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1002971 APPLICATION NO: 03-01692

Comments on SPS.



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: hola

FAX NUMBER: 842-6471 # PAGES 1 attached

SENT BY: Sheran Matson, DRB Chair **DATE:** 11/3/03

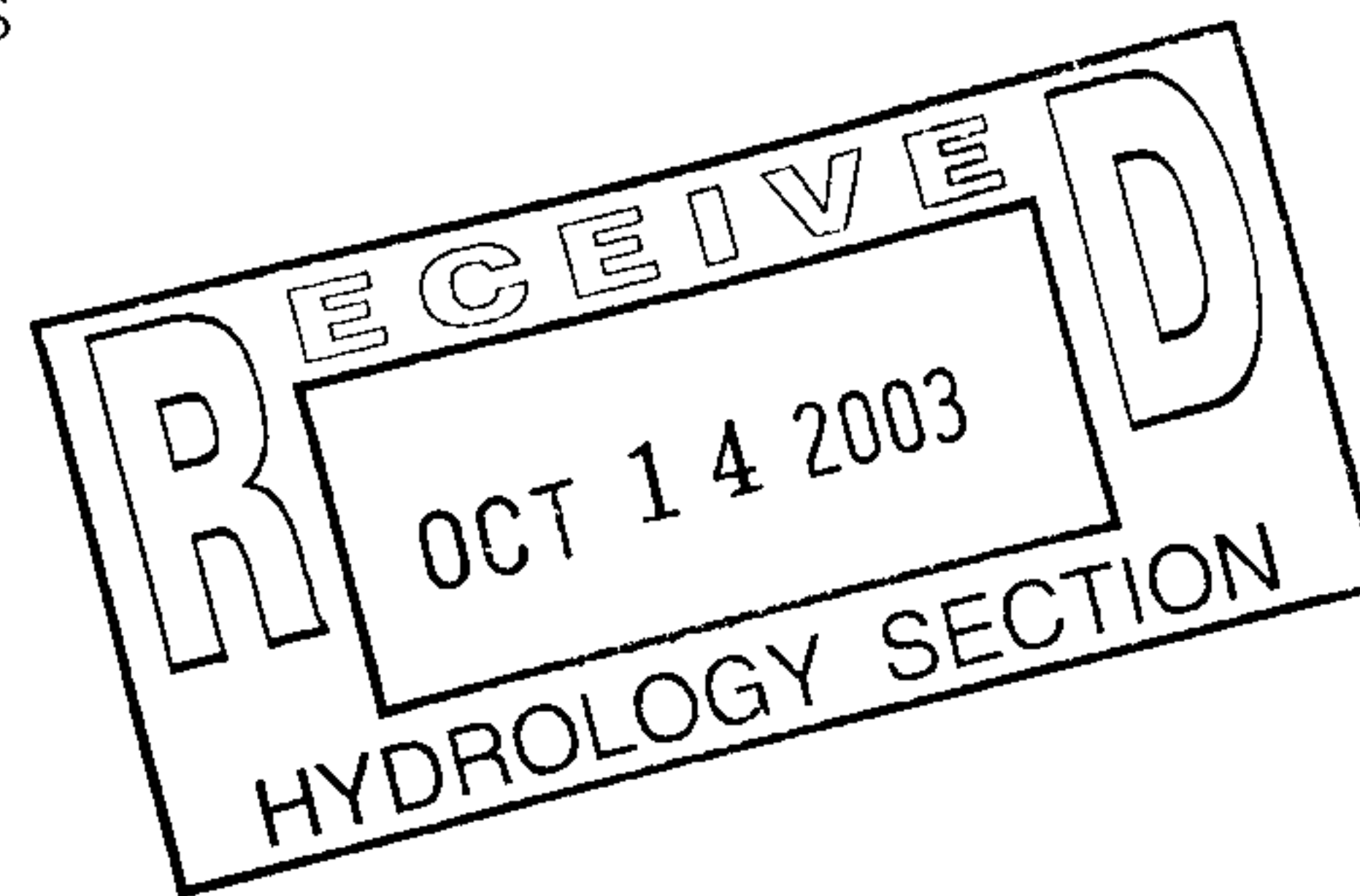
PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1002971 **APPLICATION NO:** 03-01692

Comments on SPS.



DENISH + KLINE ASSOCIATES



October 13, 2003

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

HAND-DELIVERED

re: Project # 1002971
Site Plan for Subdivision

Dear Ms. Matson:

We hereby request deferral of the above referenced project number to the Board's hearing of November 5. You will have received a separate letter from Mr. Graney of Survey Southwest with regard to the application for the plat and concomitant vacations.

Sincerely yours,

Lawrence Kline AICP

cc: see attached list

“CC” List
Project # 1002971 (Plat)
Project # 1002990 (Conditional Use)

Ms. Donna Lucero, Avalon NA
Mr. Ron Martinez, Avalon NA
Ms. Sally Breeden, Los Volcanes NA
Mr. Ben Sandoval, Los Volcanes NA
Mr. Tony Chavez, Skyview NA
Ms. Beatrice Purcella, Skyview NA
Mr. Matthew Archuleta, Westgate Heights NA
Ms. Libby McIntosh, Westgate Heights NA

Mr. Bryan Hall
Mr. Jim Murray AIA



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

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

APPLICANT INFORMATION:

NAME: <u>WEFCO Partners Inc.</u>	PHONE: _____
ADDRESS: <u>2922 Estrella Brillante NW</u>	FAX: _____
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87120</u>	E-MAIL: _____
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Denish + Kline Associates, Inc.</u>	PHONE: <u>505-842-6461</u>
ADDRESS: <u>P.O. Box 2001</u>	FAX: <u>505-842-6471</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87103</u>	E-MAIL: <u>lsk@denishkline.com</u>

DESCRIPTION OF REQUEST: See attached Reason for Request SITE DEV. PLAN FOR SUBD. SH
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. Tracts 4-B, 4-A-1, 5-B-1 and 5-B-2 Block: n/a Unit: n/a
 Subdiv. / Addn. Tract 4-B Barrett Subdiv., Tracts 4-A-1, 5-B-1 and 5-B-2 Lands of WEFCO
 Current Zoning: C-2 Proposed zoning: C-2
 Zone Atlas page(s): K-10-Z No. of existing lots: 4 No. of proposed lots: 5
 Total area of site (acres): 14.5395 Density if applicable: dwellings per gross acre: 25 dwellings per net acre: 30
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? no
 UPC No. See attached MRGCD Map No. n/a
 LOCATION OF PROPERTY BY STREETS: On or Near: Central Ave. SW
 Between: Unser Blvd SW and 86th St. SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX_Z, V, S, etc.): 1002971, V-79-19, V-883, V563, V-86-58
03DRB-01567; 01508, 01569 03DRB-01566 & 01570 SH

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

SIGNATURE _____ DATE 10/03/03
 (Print) _____ LAURENCE KLINE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 01692</u>	<u>SOS</u>	<u>P(3)</u>	<u>\$385⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$385</u>

Hearing date 10-15-03

Planner 10/3/03
 Planner signature / date

Project # 1002971

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB *Sheran Matson's request*
- Infrastructure List, if relevant to the site plan *Already included in plat application*
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Fee (see schedule) *\$385.00*
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

LAWRENCE KLINE Applicant name (print)
[Signature] 10/03/03
 Applicant signature / date



Form revised September 2001

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

Application case numbers
03DRB - 01692
 - -
 - -

Bobert 10/3/03
 Planner signature / date
Project # 1002971

DK

DENISH + KLINE ASSOCIATES

Handwritten initials 'DK' and a signature.

November 18, 2003

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

HAND-DELIVERED

re: Project # 1002971, 03DRB-01692
V.E.Barrett and Lands of WEFCO at Central and Unser SW

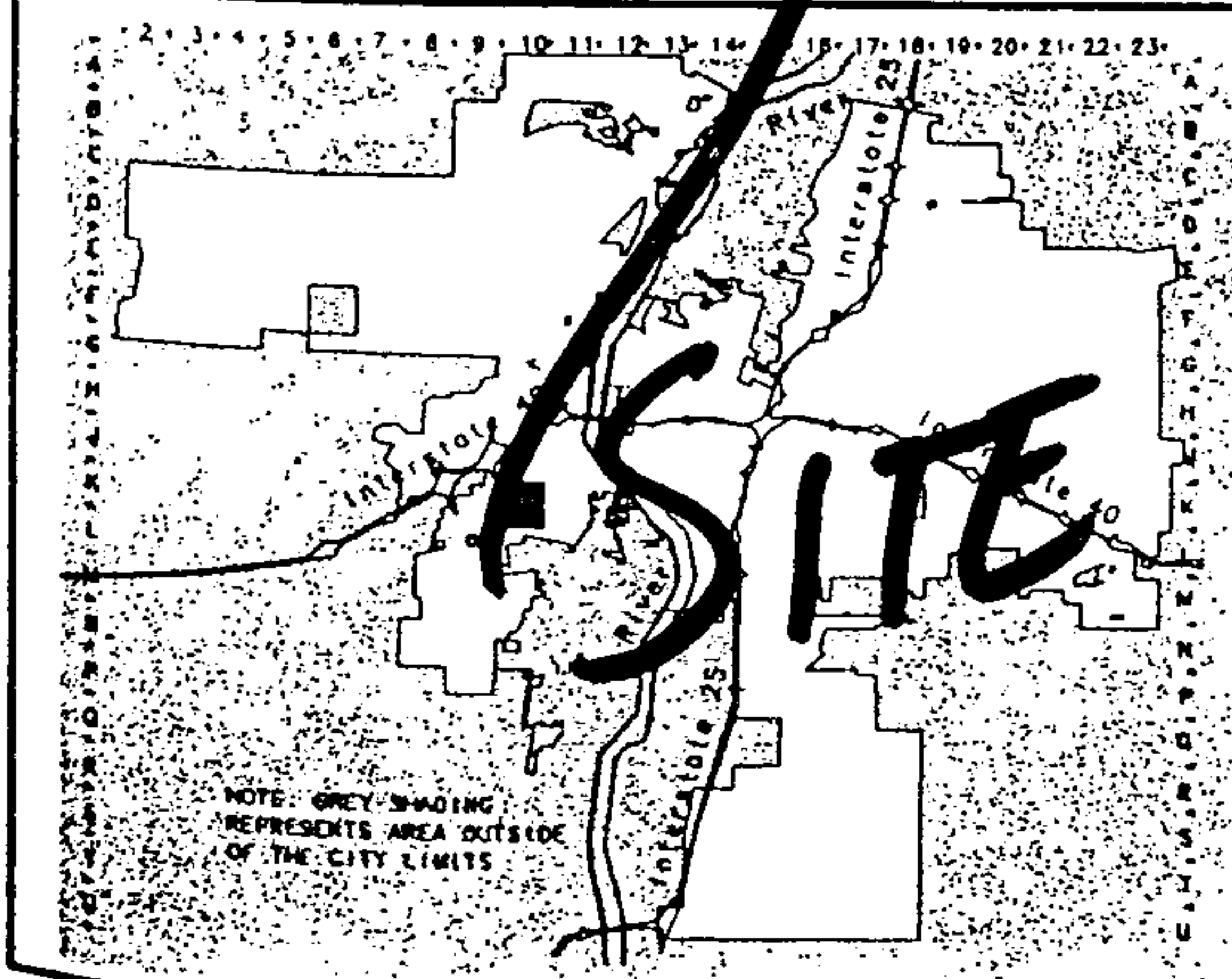
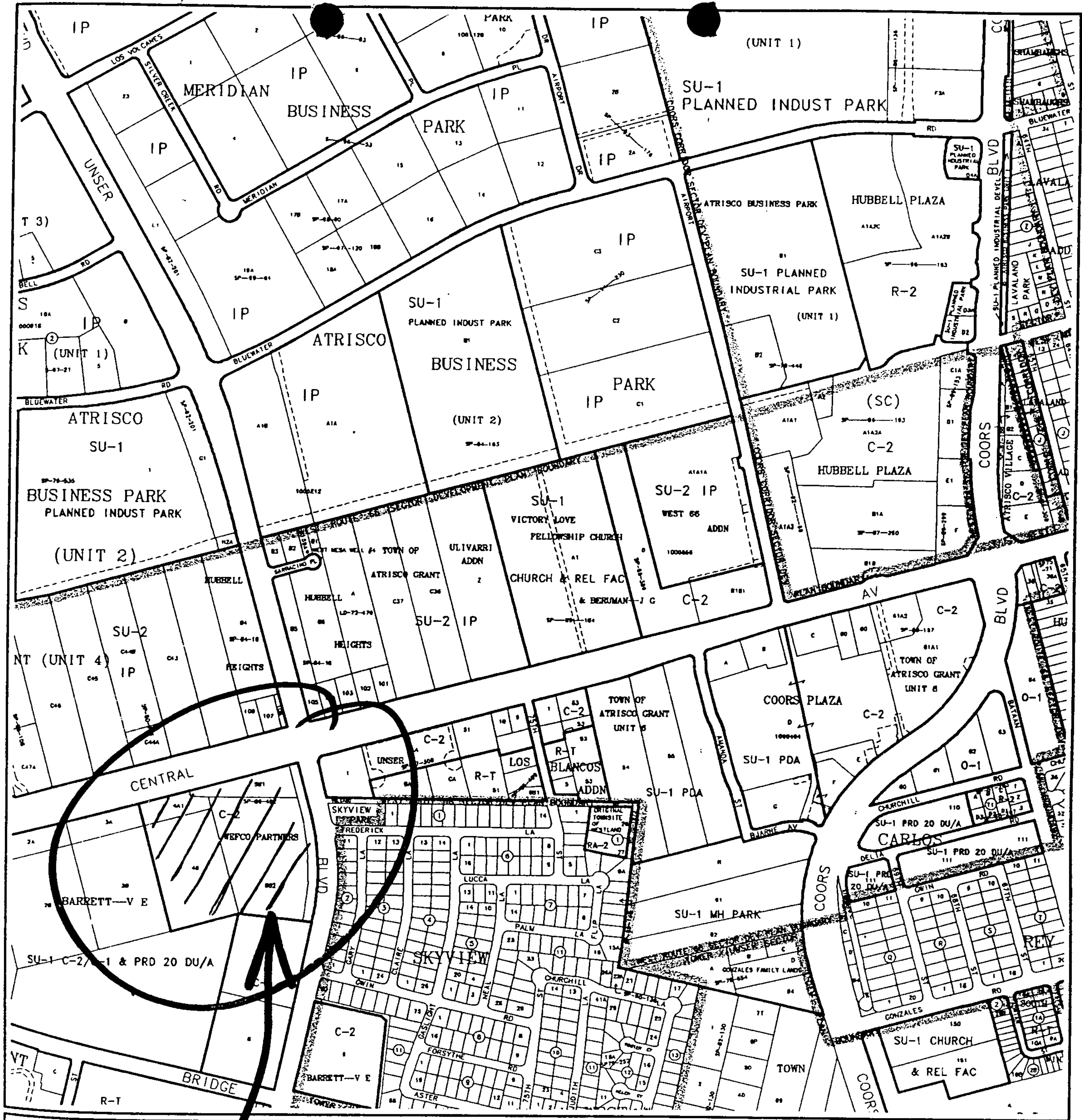
Dear Ms. Matson:

We hereby request deferral of the above referenced items to the DRB hearing of December 10, 2003.

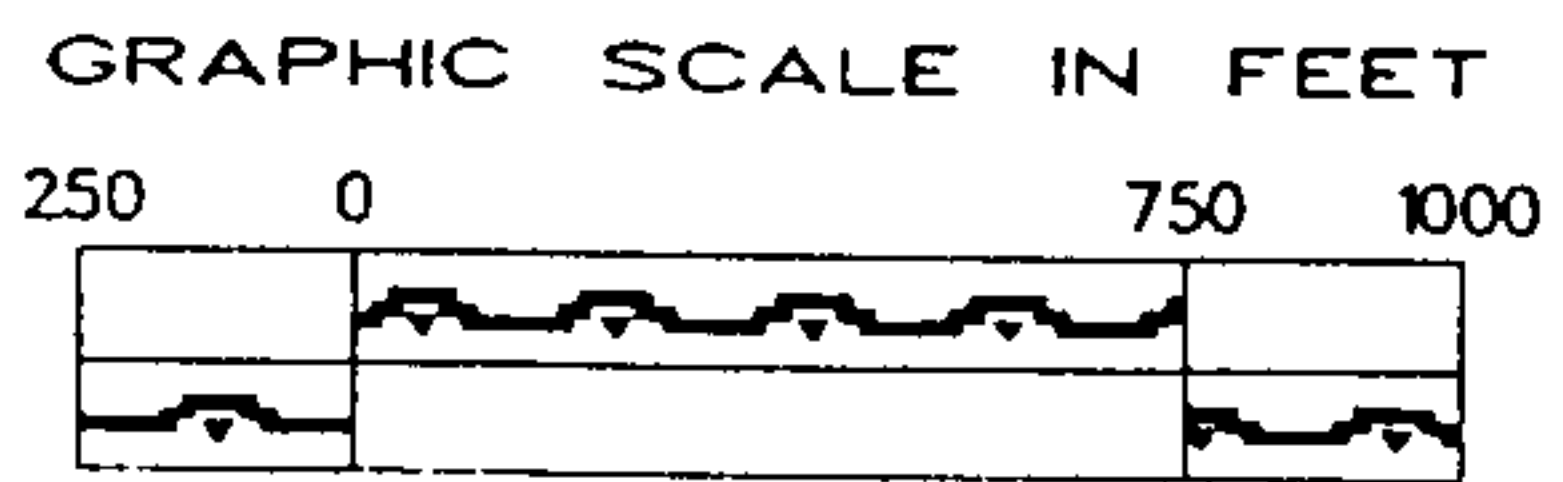
Sincerely yours,

Handwritten signature of Lawrence Kline.

Lawrence Kline AICP



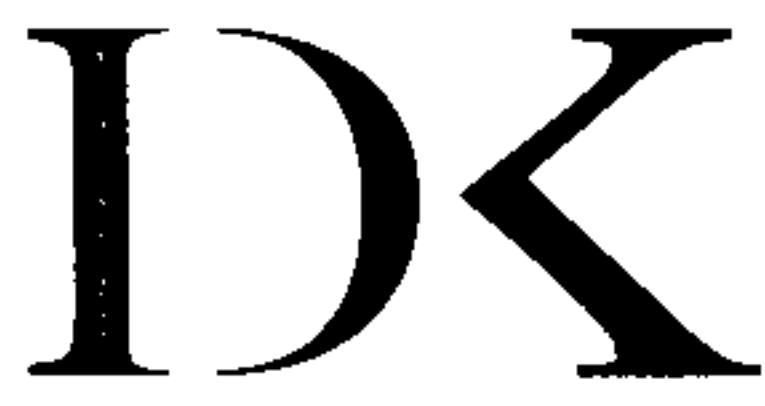
CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2001



Zone Atlas Page

K-10-Z

Map Amended through July 18, 2001



DENISH + KLINE ASSOCIATES

October 3, 2003

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

HAND-DELIVERED

Re: Project #1002971

Dear Ms. Matson,

At your instruction, this application for Site Development Plan approval is being submitted as part of an already submitted platting application (1002971). Please see the letter of justification attached.

Sincerely yours,

A handwritten signature in cursive script, enclosed within a hand-drawn oval.

Lawrence S. Kline, AICP
Denish + Kline Associates, Inc.

September 9, 2003

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: TRACTS 1, 2, 3, 4 & 5, LANDS OF WEFCO PARTNERS

Dear Board Members:

Surveys Southwest, LTD is requesting to reconfigure Four (4) existing tracts into Five (5) new tracts and to grant additional public street right-of-way for the above referenced property.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

September 16, 2003

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

VACATION REQUEST

REF: TRACTS A, B, 4-A-1-A, 5-B-1-A & 5-B-2-A, LANDS OF WEFECO PARTNERS

Dear Board Members:

Surveys Southwest, LTD is requesting the following easements to be vacated for the above referenced property:

1. The 10' power and communications easement as per Tract 4-B, V.E. Barrett Subdivision and Tract 5-B-2, Lands of Wefco Partners.
2. The drainage easement within Tract 5-B-1, Lands of Wefco Partners.
3. The 20' Public waterline easement
4. Retained public and private utility easements within vacated Volcano Road NW (V-86-58) as replated on April 6, 1987 in Volume C33-folio 81.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

**DRB Application for Site Plan for Subdivision
WEFCO Partners**

Legal Description of the Property:

Tracts / Subdivisions:

Tract 4-B / Barrett VE

Tracts 4-A-1, 5-B-1 and 5-B-2 / WEFCO Partners

Uniform Property Codes:

1-010-057-068-090-30312

1-010-057-056-119-30314

1-010-057-105-130-30303

1-010-057-112-096-30308

Address of Site:

Located on Central Avenue SW between Unser Boulevard SW and 86th Street SW

October 1, 2003

Mr. Jeff Jesionowski, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Central and Unser
Tract 4-B Barrett Subdivision; Tracts 4-A-1, 5-B-1 and 5-B-2 Lands of WEFCO

Dear Commissioner:

Please allow this letter to serve as authorization for Denish + Kline Associates, Inc. to serve as our agent and to apply for entitlements on our behalf regarding the above referenced properties.

Sincerely,

Marion S. Lauer, Gen'l Mgr.

WEFCO Partners, Inc.

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

Wefco

AGENT

Danish Kline

ADDRESS

PROJECT NO.

100297-1

APPLICATION NO.

03DRB-01692

\$ 50⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 50⁰⁰ Total amount due
deferral

DK

DENISH + KLINE ASSOCIATES, INC.

500 MARQUETTE NW, STE. 350 PO BOX 2001
ALBUQUERQUE, NEW MEXICO 87103

BANK OF AMERICA
01101 NM
95-32-1070

10824

PAY

Fifty & 00/100 Dollars

TO THE
ORDER
OF:

City of Albuquerque

DATE

12/1/03
City of Albuquerque
Treasury Division

AMOUNT

50.00

12/01/2003

Jane Taylor OC: ANNX

⑈010824⑈ ⑆107000327⑆ 000109626080⑈06 Fund 01

Activity 4983000 TRSLJS

Trans Amt \$50.00

J24 Misc 10/28/02 \$50.00

CK \$50.00

CHANGE \$0.00