



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 8, 2006

1. Project # 1002992
06DRB-00175 Major-Two Year SIA

CALVERT MENICUCCI PC, JOHN REBSTOCK agent(s) for GBH CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB01623, 03DRB02138] (K-9)

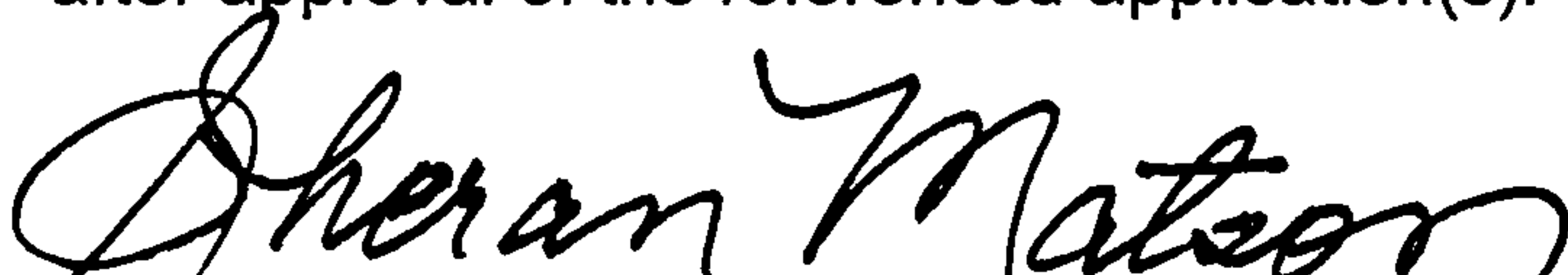
At the March 8, 2006, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

This will be the last extension.

If you wish to appeal this decision, you must do so by March 23, 2006, in the manner described below.

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

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


Sheran Matson, AICP, DRB Chair

Cc: GBH Construction Inc., 1600 Arkansas Blvd., Suite 100, Texarkana, AR 71854

Calvert Menicucci, P.C., John W. Rebstock, 8900 Washington NE, Suite A, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002992 AGENDA#: 1 DATE: 3/8/06

1. Name: JOHN REBSTOCK Address: 8900 WASHINGTON NE
SUITE A, ALB Zip: 87113

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

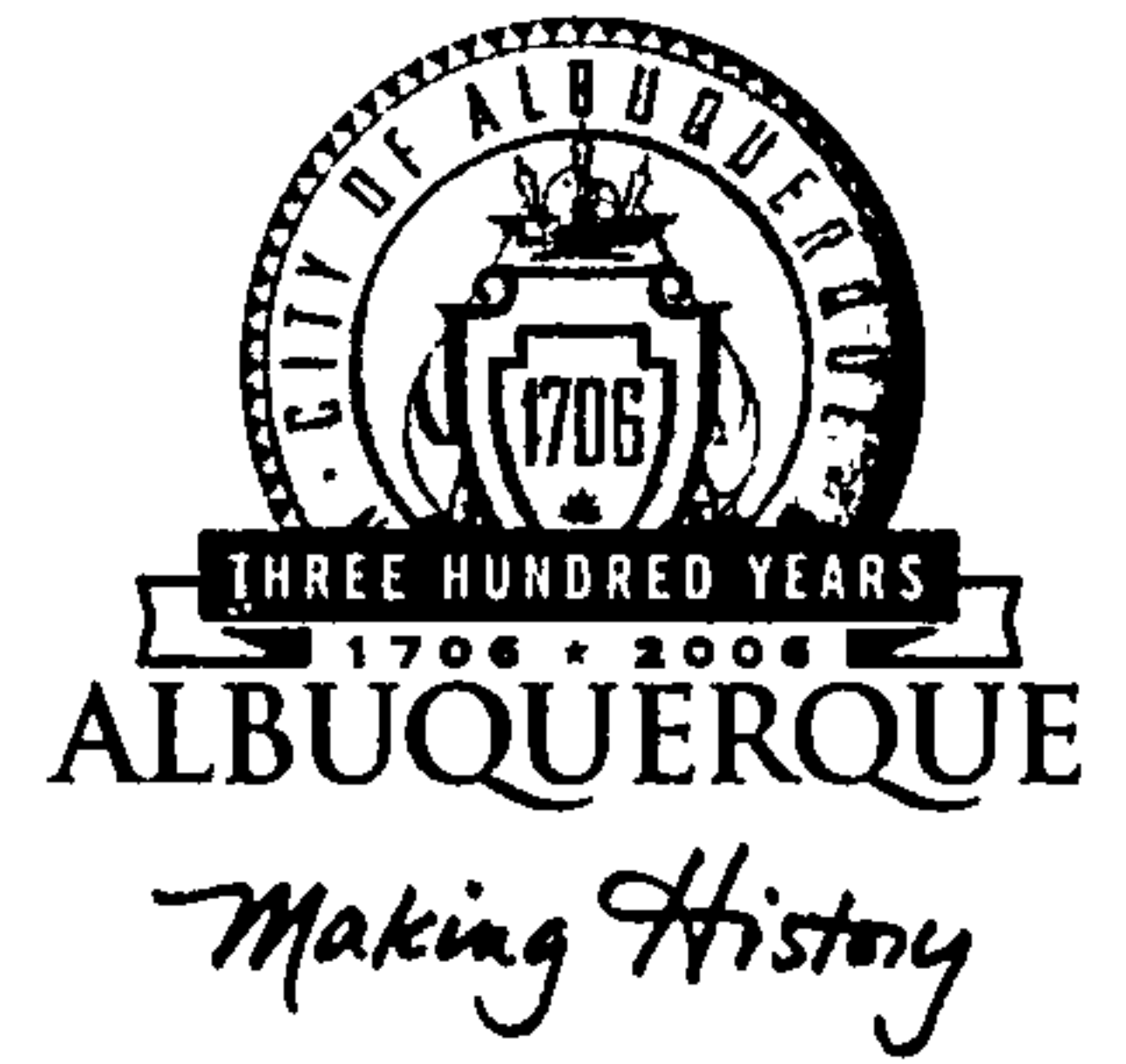
12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002992

AGENDA ITEM NO: 1

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request but this should be the last extension.

P.O. Box 1293

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

www.cabq.gov

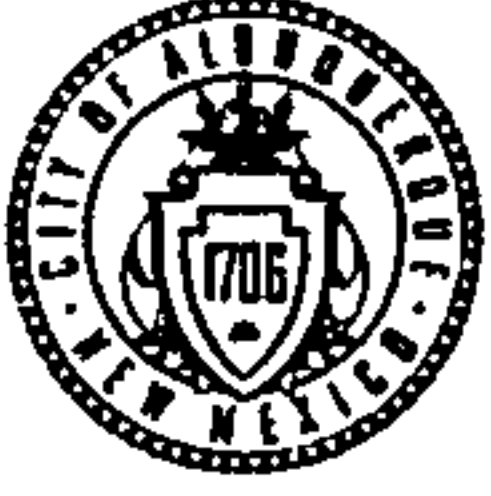
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 8, 2006



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 8, 2006

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06DRB-00175 Major-Two Year SIA

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AMAFCA

No adverse comments.

COG

For information, the Long Range Bikeway System map identifies Bridge Blvd as having on-street bike lanes. Coordination with the MNDOT and the City's Municipal Development Department should be conducted to ensure project inclusion as appropriate.

Transit

No objection to the request.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letter sent to Westgate Heights NA (R).

APS

The request for a subdivision improvement extension for the Family Dollar Stores of NM project located at 86th St between Bridge Blvd and Central Ave in the Original Townsite of Westland will have no adverse impacts to the APS district.

Police Department

Improvements to lot include drainage, sewer and landscaping. Nothing else seen - store is already in place and functioning.

Fire Department

No adverse comments.

PNM Electric & Gas

No adverse comments.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer The Hydrology section has no objection to a one year extension.

Transportation Development

This project has been complete for some time. This should be the final extension.

Parks & Recreation

No objection.

Utilities Development

No objection to a short extension.

Planning Department

No objection to the requested one year extension of the SIA.

Impact Fee Administrator

No comment on proposed SIA extension.

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

cc: GBH Construction Inc., 1600 Arkansas Blvd., Suite 100, Texarkana, AR 71854

Calvert Menicucci, P.C., John W. Rebstock, 8900 Washington NE, Suite A, 87113



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, March 8, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

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Project # 1000390

06DRB-00162 Major-Vacation of Public Easements
06DRB-00163 Minor-Prelim&Final Plat Approval

HALL SURVEYING CO. agent(s) for STUART C SHERMAN request(s) the above action(s) for all or a portion of Tract(s) H-4-A, **VENTANA SQUARE @ VENTANA RANCH**, zoned SU-1 for restricted C-2 uses, special use zone, located on PARADISE BLVD NW, between UNIVERSE BLVD NW and VIVALDI NW containing approximately 1 acre(s). (B-10)

Project # 1000539

06DRB-00176 Major-Vacation of Public Easements
06DRB-00177 Minor-Vacation of Private Easements
06DRB-00178 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for HOPE CHRISTIAN SCHOOL INC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) A, Lot(s) 6, 7, 10 & 26 together with Lot(s) 8A & 9A1, **NORTH ALBUQUERQUE ACRES UNIT A**, zoned SU-1 for private school, special use zone, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 7 acre(s). [REF: Z-87-42, DRB-95-461, Z-95-4, Z-96-126, Z-98-65] (D-18)

Project # 1002176

06DRB-00168 Major-Vacation of Public Easements
06DRB-00169 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of land in SW ¼ - NW ¼, Section 26, T10N, R4E together with Tract(s) E-1, **NORTH FOUR HILLS**, zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: 04DRB-00960, 00961, 00962, 04DRB00963, 00964, 01071, 04DRB01072, 05DRB01178, 06DRB00092] (L-23)

SEE PAGE 2



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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PAGE 2

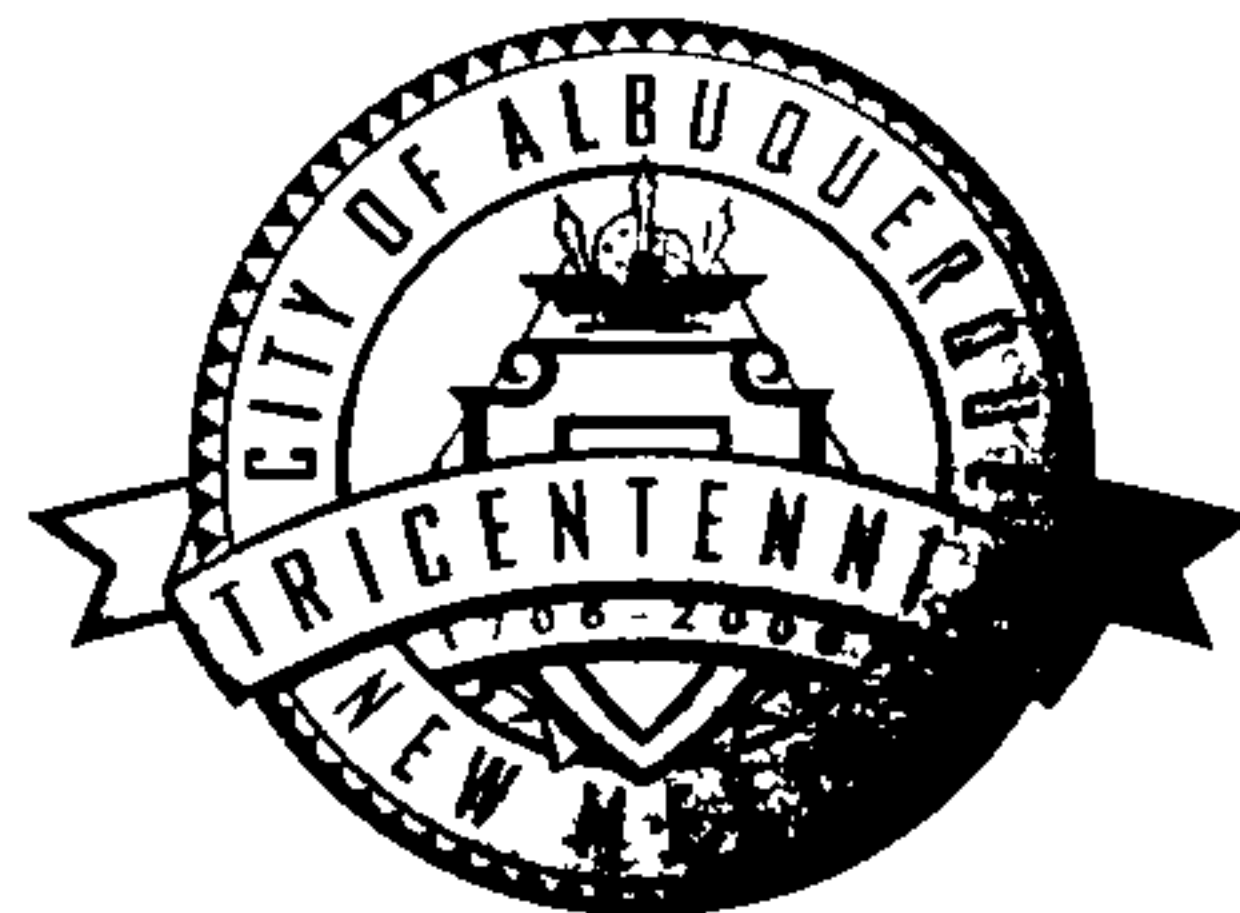
Project # 1003470
06DRB-00165 Major-Vacation of Pub
Right-of-Way

WILSON & COMPANY INC agent(s) for K B HOME
NEW MEXICO request(s) the above action(s) for
property located between Vista Veja Unit 1 & Unser
Cliffs Subdivision, vacating a portion of 81st Street,
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UNSER BLVD NW AND VISTA DEL SOL DR NW and
containing approximately 1 acre(s). [REF: 03DRB-
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Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

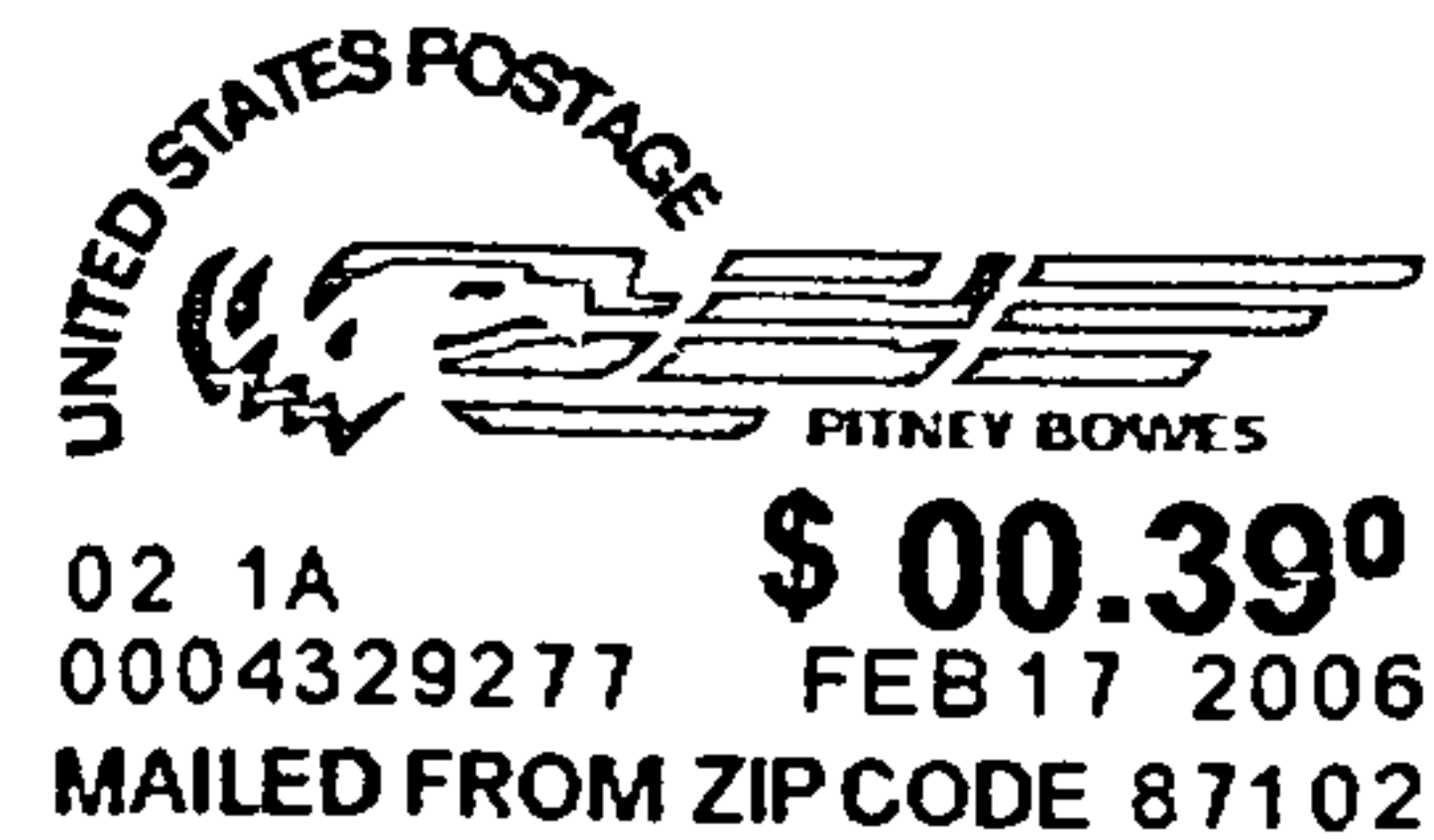
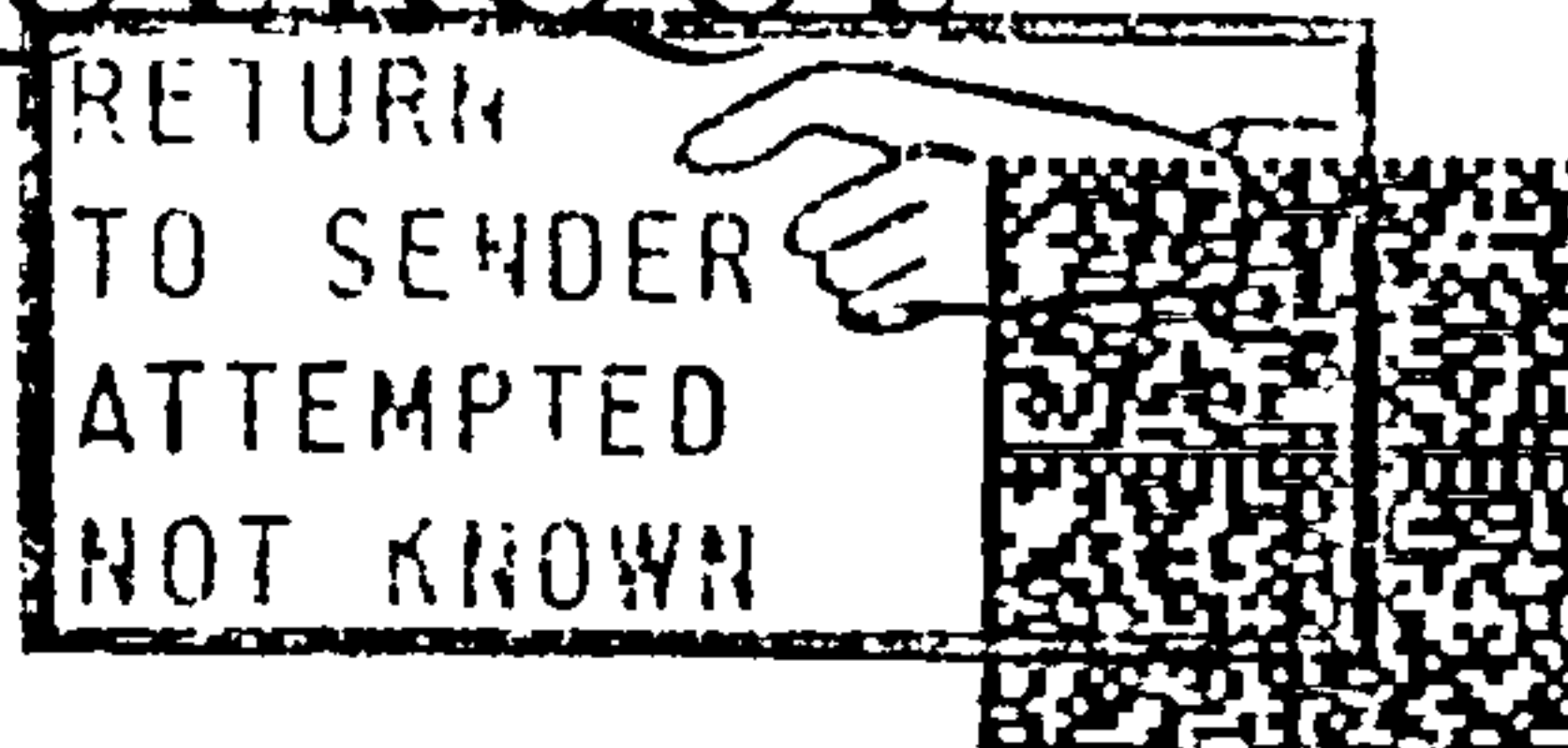
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 20, 2006.



Planning Department

CITY OF ALBUQUERQUE



Project # 1002992
MATTHEW ARCHULETA
Westgate Heights
628 SUMMERFIELD SW
ALBUQUERQUE, NM 87121

87102/128



P O Box 1293 Albuquerque New Mexico 87103



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CITY OF ALBUQUERQUE**

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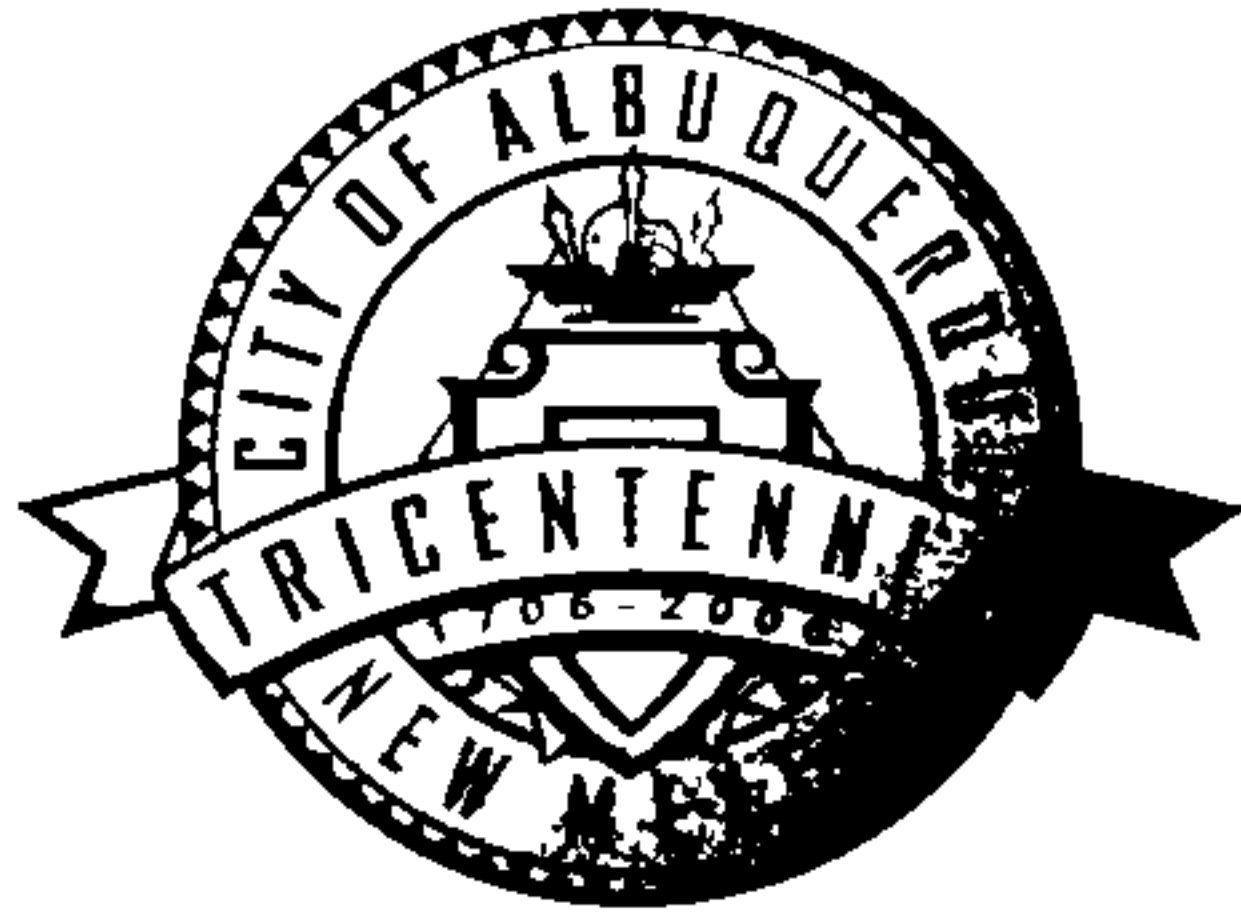
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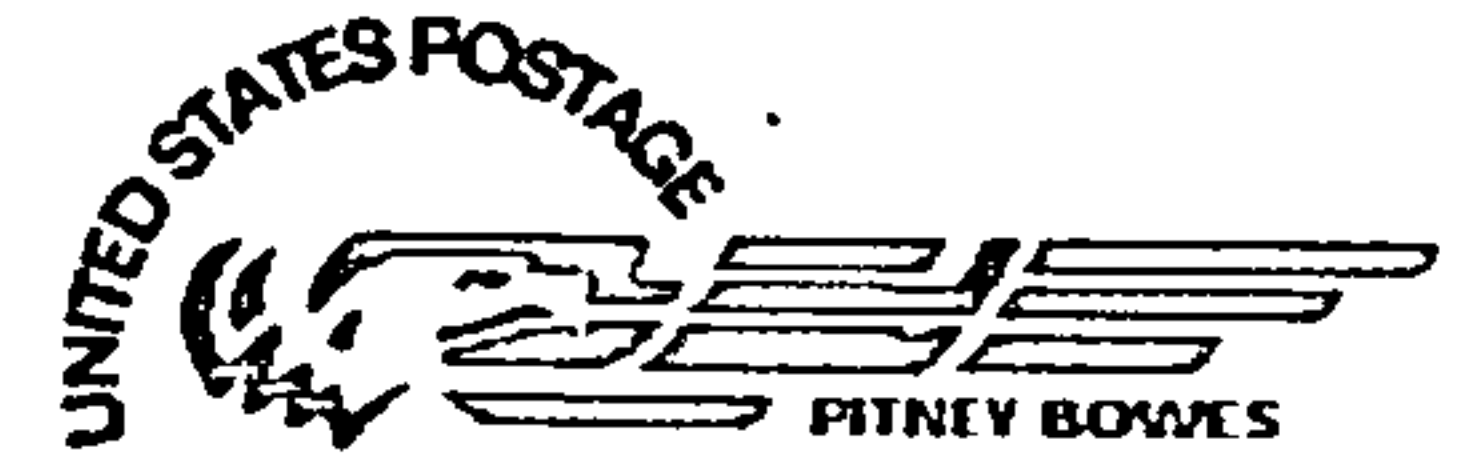
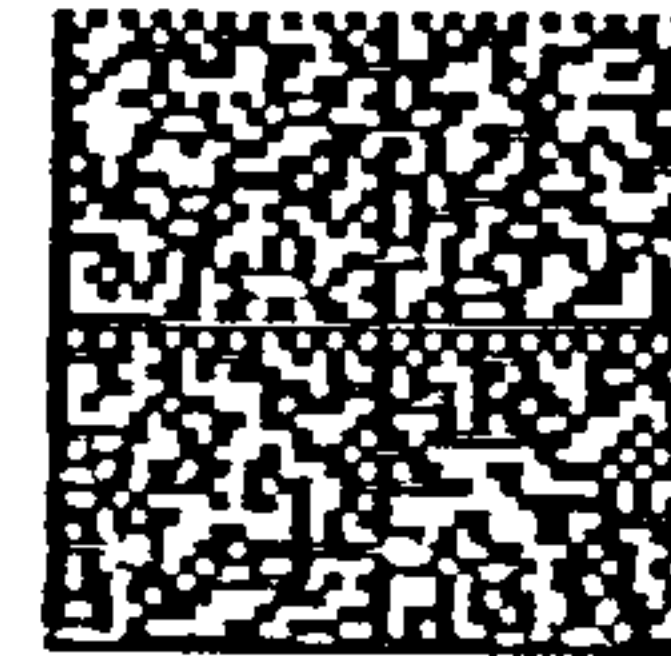
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 20, 2006.

CITY OF ALBUQUERQUE



Planning Department



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0004329277 FEB 17 2006
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ABQ PROPERTIES LTD PENS
6 E 43RD ST
NEW YORK NY 10017

RETURNED TO
SENDER
NOT REPLIED

ANK

10017+4609-93 C003



DRB

P O Box 1293 Albuquerque New Mexico 87103



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

Meeting Date: MARCH 8, 2006
Zone Atlas Page: K-9-Z
Notification Radius: 100 Ft.

Project# 1002992
App#06DRB-00175

Cross Reference and Location: 86TH STREET SW BETWEEN BRIDGE BLVD SW
AND CENTRAL AVE SW

Applicant: GBH CONSTRUCTION INC.
Address: 1600 ARKANSAS BLVD. SUITE 100
TEXARKANA, AZ 71854
AR

Agent: CALVERT MENICUCCI, P.C. (JOHN W. REBSTOCK)
8900 WASHINGTON, NE SUTIE A
ALBUQUERQUE, NM 87113

Special Instructions:

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

Date Mailed: FEBRUARY 17, 2006
Signature: YVONNE SAAVEDRA

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

Project# 1002992
Application# _____

PAGE 1 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-9	1009057	431-012	403-36	✓
		393-028	11	✓
		433-069	37	✓ Dup
		419-066	38	✓ Dup ²
		414-065	39	✓ Dup ²
		409-064	40	✓ Dup ²
		404-063	41	✓ Dup ²
		399-063	42	✓ Dup ²
		394-062	43	✓ Dup ²
		354-020	21	✓ Dup ²
		352-029	22	✓ Dup ²
		335-020	412-11	✓ Dup ²
		314-019	10	✓ Dup ²
	1010057	028-063	303-24	✓
	1009056	452-498	104-04	✓
		503-486	05	✓ Dup
		532-514	06	✓ Dup ²
	1009057	418-005	401-05	✓ Dup
		390-010	10	✓ Dup ²
		358-015	15	✓
		4108-117	405-27	✓ Dup
		454-115	26	✓ Dup ²
		449-114	25	✓ Dup
		444-114	24	✓ Dup ²



mainframe@coa1mp3.ca To
bq.gov cc
02/15/2006 01:54 PM bcc
Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01009057 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905743101240336 LEGAL: LT 3 -A B LK 5 PLAT OF LOT 3-A BLOCK 5 ORIGINAL
TOWN LAND USE:
PROPERTY ADDR: 00000 86TH
OWNER NAME: FAMILY DOLLAR STORES OF NEW ME
OWNER ADDR: PO BOX 1017
28201
CHARLOTTE NC
0100905739302840311 LEGAL: LOTS 4 T HRU 20 EXC THE S'LY 13 FT & LTS 24 THRU
34 LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: WEST EIGHT LIMITED PARTNERSHIP
OWNER ADDR: 01815 CENTRAL AV NW
87104
ALBUQUERQUE NM
0100905743306940337 LEGAL: LOT 46-A BLOCK 5 PLAT OF LOT 46-A BLOCK 5
ORIGINAL LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: ROBERTS OIL CO INC
OWNER ADDR: PO BOX 8070
87198
ALBUQUERQUE NM
0100905741906640338 LEGAL: LT 4 0 BL K 5 EXC THE NLY 80 FT ORIGINAL TOWNSITE
OF LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: WEST EIGHT LIMITED
OWNER ADDR: 01815 CENTRAL AV NW
87104
ALBUQUERQUE NM
0100905741406540339 LEGAL: LT 3 9 BL K 5 EXC THE NLY 80 FT ORIGINAL TOWNSITE
OF LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: WEST EIGHT LIMITED
OWNER ADDR: 01815 CENTRAL AV NW
87104
ALBUQUERQUE NM
0100905740906440340 LEGAL: LT 3 8 BL K 5 EXC THE NLY 80 FT ORIGINAL TOWNSITE
OF LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: WEST EIGHT LIMITED
OWNER ADDR: 01815 CENTRAL AV NW
87104
ALBUQUERQUE NM
0100905740406340341 LEGAL: LT 3 7 BL K 5 EXC THE NLY 80 FT ORIGINAL TOWNSITE
OF LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: WEST EIGHT LIMITED
OWNER ADDR: 01815 CENTRAL AV NW
87104
ALBUQUERQUE NM
0100905739906340342 LEGAL: LT 3 6 BL K 5 EXC THE NLY 80 FT ORIGINAL TOWNSITE
OF LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: WEST EIGHT LIMITED
OWNER ADDR: 01815 CENTRAL AV NW
87104
ALBUQUERQUE NM

PAGE 2

0100905739406240343 LEGAL: LT 3 5 BL K 5 EXC THE NLY 80 FT ORIGINAL TOWNSITE
OF LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: WEST EIGHT LIMITED
OWNER ADDR: 01815 CENTRAL AV NW
ALBUQUERQUE NM 87104

0100905735402040321 LEGAL: LOT 21-A BLOCK 5 PLAT OF TRACT A AND LOTS 2-A,
21- LAND USE:
PROPERTY ADDR: 00000 BRIDGE
OWNER NAME: WEST EIGHT LIMITED PARTNERSHIP
OWNER ADDR: 01815 CENTRAL AV NW
ALBUQUERQUE NM 87104

0100905735202940322 LEGAL: LOT 22-A BLOCK 5 PLAT OF TRACT A & LOTS 2-A,
21-A LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: WEST EIGHT LIMITED PARTNERSHIP
OWNER ADDR: 01815 CENTRAL AV NW
ALBUQUERQUE NM 87104

0100905733502041211 LEGAL: LOT 2-A BLOCK 6 PLAT OF TRACT A AND LOTS 2-A,
21-A LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: WEST EIGHT LIMITED PARTNERSHIP
OWNER ADDR: 01815 CENTRAL AV NW
ALBUQUERQUE NM 87104

0100905731401941210 LEGAL: LTS 3 TH RU 9 BLK 6 EXC THE S'LY 13 FT ORIGINAL
TOW LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: WEST EIGHT LIMITED PARTNERSHIP
OWNER ADDR: 01815 CENTRAL AV NW
ALBUQUERQUE NM 87104

0101005702806330324 LEGAL: TRAC TS 1 A, 1B, 2A, 2B, 3A, 3B & TRACT 6 V.E.
BARR LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: UNSER ROBERT W & AL UNSER TRUS
OWNER ADDR: 07700 CENTRAL AV SW
ALBUQUERQUE NM 87105

0100905645249810404 LEGAL: TR A -1 C ORRECTION PLAT FOR BRIDGEPOINT SUBD
COMPRI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LANDMARK LAND LTD CO
OWNER ADDR: 06700 JEFFERSON ST NE
ALBUQUERQUE NM 87109

0100905650348610405 LEGAL: TR B -1 C ORRECTION PLAT FOR BRIDGEPOINT SUBD
COMPRI LAND USE:
PROPERTY ADDR: 00000 BRIDGE
OWNER NAME: ABQ PROPERTIES LTD PTNS
OWNER ADDR: 00006 E 43RD ST
NEW YORK NY 10017

0100905653251410406 LEGAL: TR C VAC ATION & REPL FOR BRIDGEPOINT SUBD CONT
0.7 LAND USE:
PROPERTY ADDR: 00000 BRIDGE
OWNER NAME: ABQ PROPERTIES LTD PTNS
OWNER ADDR: 06700 JEFFERSON ST NE
ALBUQUERQUE NM 87109

PAGE 3

0100905741800540105 ORIG. T LAND USE:	LEGAL: LTS 1 TH RU 6, BLK 12 EXC THE N'LY 13 FT OF	
	PROPERTY ADDR: 00000 BRIDGE	
	OWNER NAME: CASTIGLIONE GARY & PAMELA	
	OWNER ADDR: 11715 MORINO	AV
LAKESIDE CA 0100905739001040110 ORIG. T LAND USE:	92040 LEGAL: LTS 7 TH RU 11 BLK 12 EXC THE N'LY 13 FT OF	
	PROPERTY ADDR: 00000 BRIDGE	
	OWNER NAME: CASTIGLIONE GARY & PAMELA	
	OWNER ADDR: 11715 MORINO	AV
LAKESIDE CA 0100905735801540115 ORIG T LAND USE:	92040 LEGAL: LTS 12 T HRU 20, BLK 12 EXC THE N'LY 13FT OF	
	PROPERTY ADDR: 00000 BRIDGE	
	OWNER NAME: BRIDGE VENTURE LLC	
	OWNER ADDR: 11100 CENTRAL	SE
ALBUQUERQUE NM 0100905746811740527 LAND USE:	87123 LEGAL: 001 0070 RIGINAL TOWNSITE OF WESTLAND	
	PROPERTY ADDR: 00000 CENTRAL	
	OWNER NAME: LOPEZ ERNEST & GRACE	
	OWNER ADDR: 01918 POPLAR	SW
ALBUQUERQUE NM 0100905745411540526 LAND USE:	87105 LEGAL: 002 0070 RIGINAL TOWNSITE OF WESTLAND	
	PROPERTY ADDR: 00000 CENTRAL	
	OWNER NAME: LOPEZ ERNEST & GRACE	
	OWNER ADDR: 01918 POPLAR	SW
ALBUQUERQUE NM 0100905744911440525 LAND USE:	87105 LEGAL: 003 0070 RIGINAL TOWNSITE OF WESTLAND	
	PROPERTY ADDR: 00000 CENTRAL	
	OWNER NAME: GONZALEZ CHARLES J & JUANITA M	
	OWNER ADDR: 08525 CENTRAL	AV NW
ALBUQUERQUE NM 0100905744411440524 LAND USE:	87121 LEGAL: 004 0070 RIGINAL TOWNSITE OF WESTLAND	
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: GONZALEZ CHARLES J & JUANITA M	
	OWNER ADDR: 08525 CENTRAL	AV NW
ALBUQUERQUE NM 0100905743911340523 LAND USE:	87121 LEGAL: 005 0070 RIGINAL TOWNSITE OF WESTLAND	
	PROPERTY ADDR: 00000 CENTRAL	
	OWNER NAME: GONZALEZ CHARLES J & JUANITA M	
	OWNER ADDR: 08525 CENTRAL	AV NW
ALBUQUERQUE NM 0100905743411340522 LAND USE:	87121 LEGAL: 006 0070 RIGINAL TOWNSITE OF WESTLAND	
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: GONZALEZ CHARLES J & JUANITA M	
	OWNER ADDR: 08525 CENTRAL	AV NW
ALBUQUERQUE NM	87121	

0100905742911240521 LEGAL: 7 7 ORIG INAL TOWNSITE OF WESTLAND
LAND USE: PROPERTY ADDR: 00000 CENTRAL
 OWNER NAME: NAKAI TRADING CO
 OWNER ADDR: 08605 CENTRAL AV NW

ALBUQUERQUE NM 87105
0100905742411240520 LEGAL: 008 0070 RIGINAL TOWNSITE OF WESTLAND
LAND USE: PROPERTY ADDR: 00000 CENTRAL
 OWNER NAME: NAKAI TRADING CO.
 OWNER ADDR: 08605 CENTRAL AV NW

ALBUQUERQUE NM 87105
0100905741911040519 LEGAL: 009 0070 RIGINAL TOWNSITE OF WESTLAND
LAND USE: PROPERTY ADDR: 00000 CENTRAL
 OWNER NAME: SUNWEST BANK TRUSTEE MATHEWSON
 OWNER ADDR: 03903 BELLAIRE BL

HOUSTON TX 77025
0100905741410940518 LEGAL: 010 0070 RIGINAL TOWNSITE OF WESTLAND
LAND USE: PROPERTY ADDR: 00000 CENTRAL
 OWNER NAME: SUNWEST BANK TRUSTEE MATHEWSON
 OWNER ADDR: 03903 BELLAIRE BL

HOUSTON TX 77025
0100905740710740517 LEGAL: 011 007L OTS 11 & 12 ORIGINAL TOWNSITE OF
WESTLAND LAND USE: PROPERTY ADDR: 00000 CENTRAL
 OWNER NAME: WYCHE J B
 OWNER ADDR: PO BOX 394

STANLEY NM 87056
0100905739710440516 LEGAL: 013 007L OTS 13&14 ORIGINAL TOWNSITE OF WESTLAND
LAND USE: PROPERTY ADDR: 00000 CENTRAL
 OWNER NAME: ULIBARRI MANUEL E & MARGARET J
 OWNER ADDR: 08715 CENTRAL AV NW

ALBUQUERQUE NM 87121
0100905739010240515 LEGAL: 015 0070 RIGINAL TOWNSITE OF WESTLAND
LAND USE: PROPERTY ADDR: 00000 N/A
 OWNER NAME: ULIBARRI MANUEL E &
 OWNER ADDR: 08715 CENTRAL AV NW

ALBUQUERQUE NM 87105
0100905738510140514 LEGAL: 016 0070 RIGINAL TOWNSITE OF WESTLAND
LAND USE: PROPERTY ADDR: 00000 CENTRAL
 OWNER NAME: ULIBARRI MANUEL E &
 OWNER ADDR: 08715 CENTRAL AV NW

ALBUQUERQUE NM 87105
0100905738110040513 LEGAL: 017 0070 RIGINAL TOWNSITE OF WESTLAND
LAND USE: PROPERTY ADDR: 00000 CENTRAL
 OWNER NAME: ULIBARRI MANUEL
 OWNER ADDR: 08715 CENTRAL AV NW

ALBUQUERQUE NM 87105

PAGE 5

0100905737609940512 LEGAL: 018 0070 RIGINAL TOWNSITE OF WESTLAND
LAND USE:

PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: ULIBARRI MANUEL
OWNER ADDR: 08715 CENTRAL

AV NW

ALBUQUERQUE NM

87121

QUIT

100905743101240336

LEGAL: LT 3-A BLK 5 PLAT OF LOT 3-A BLOCK 5 ORIGINA ESTLAND A
REPLAT OF
PROPERTY ADDR: 101 86TH ST SW

OWNERS NAME: FAMILY DOLLAR STORES OF NEW MEXICO
OWNERS ADDR: PO BOX 1017
CHARLOTTE, NC 28201

100905743306940337

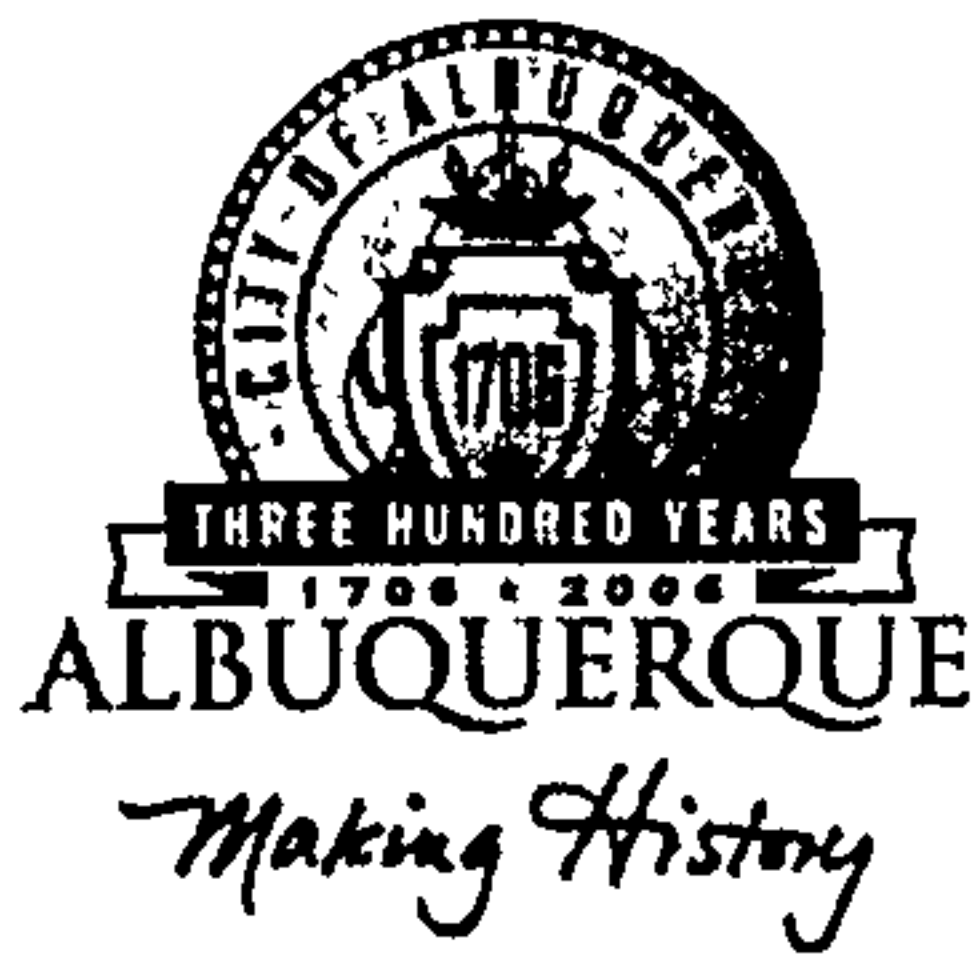
LEGAL: LOT 46-A BLOCK 5 PLAT OF LOT 4 6-A BLOCK 5 OR OF WESTLAND
CONT 1
PROPERTY ADDR: 8600 CENTRAL AVE SW

OWNERS NAME: ROBERTS OIL CO INC
OWNERS ADDR: PO BOX 8070
ALBUQUERQUE, NM 87198

100905740710740517

LEGAL: 011 007 LOTS 11 & 12 ORIGINAL TOWNSITE OF W
PROPERTY ADDR: 8705 CENTRAL NW

OWNERS NAME: WYCHE J B
OWNERS ADDR: PO BOX 394
STANLEY, NM 87056



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: February 8, 2006

TO CONTACT NAME: John W. Rebstock agent for
COMPANY/AGENCY: GBH Construction, Inc.
ADDRESS/ZIP: 90 Calvert Menicucci, PC 8900 Washington NE/87113
PHONE/FAX #: 247-9100 / 247-9761

Thank you for your inquiry of 2/8/06 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 1, 2 & 3 Block 5 Orig. Townsite of Westland located on 86th St. SW between Bridge Blvd SW zone map page(s) K-9 and Central Ave. SW.

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

Westgate Heights
Neighborhood Association
Contacts: Matthew Archuleta
1628 Summerfield SW/87121
836-7251 (h)
Libby McIntosh
1316 Ladrones Ct. SW/87121
831-5189 (h)

Neighborhood Association
Contacts: _____

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

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

Sincerely,
Dolores S. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(Below this line for ONC use only)

Date of Inquiry: 2/8/06 Time Entered: 4:25pm ONC Rep. Initials: DC

Project # 1002992

GBH CONSTRUCTION INC.
1600 ARKANSAS BLVD STE # 100
TEXARKANA, AR 71854

AR

Project # 1002992

LIBBY MCINTOSH
Westgate Heights
1316 LADRONES CT SW
ALBUQUERQUE, NM 87121

Project # 1002992

CALVERT MENICUCCI, P.C.
8900 WASHINGTON, NE STE # A
ALBUQUERQUE, NM 87113

100905743101240336

FAMILY DOLLAR STORES OF NM
PO BOX 1017
CHARLOTTE, NC 28201

Project # 1002992

MATTHEW ARCHULETA
Westgate Heights
628 SUMMERFIELD SW
ALBUQUERQUE, NM 87121

100905739302840311

WEST EIGHT LIMITED PARTNERSHIP
1815 CENTRAL AV NW
ALBUQUERQUE NM 87104

100905743306940337

ROBERTS OIL CO INC
PO BOX 8070
ALBUQUERQUE, NM 87198

101005702806330324

UNSER ROBERT W & AL UNSER TRU
7700 CENTRAL AV SW
ALBUQUERQUE NM 87105

100905645249810404

LANDMARK LAND LTD CO
6700 JEFFERSON ST NE
ALBUQUERQUE NM 87109

100905650348610405

ABQ PROPERTIES LTD PTNS
6 E 43RD ST
NEW YORK NY 10017

100905653251410406

ABQ PROPERTIES LTD PTNS
6700 JEFFERSON ST NE
ALBUQUERQUE NM 87109

100905741800540105

CASTIGLIONE GARY & PAMELA
11715 MORINO AV
LAKESIDE CA 92040

100905739001040110

CASTIGLIONE GARY & PAMELA
11715 MORINO AV
LAKESIDE CA 92040

100905735801540115

BRIDGE VENTURE LLC
11100 CENTRAL SE
ALBUQUERQUE NM 87123

100905746811740527

LOPEZ ERNEST & GRACE
1918 POPLAR SW
ALBUQUERQUE NM 87105

100905744911440525

GONZALEZ CHARLES J & JUANITA
8525 CENTRAL AV NW
ALBUQUERQUE NM 87121

100905744411440524

GONZALEZ CHARLES J & JUANITA
8525 CENTRAL AV NW
ALBUQUERQUE NM 87121

100905742911240521

NAKAI TRADING CO
8605 CENTRAL AV NW
ALBUQUERQUE NM 87105

100905741911040519

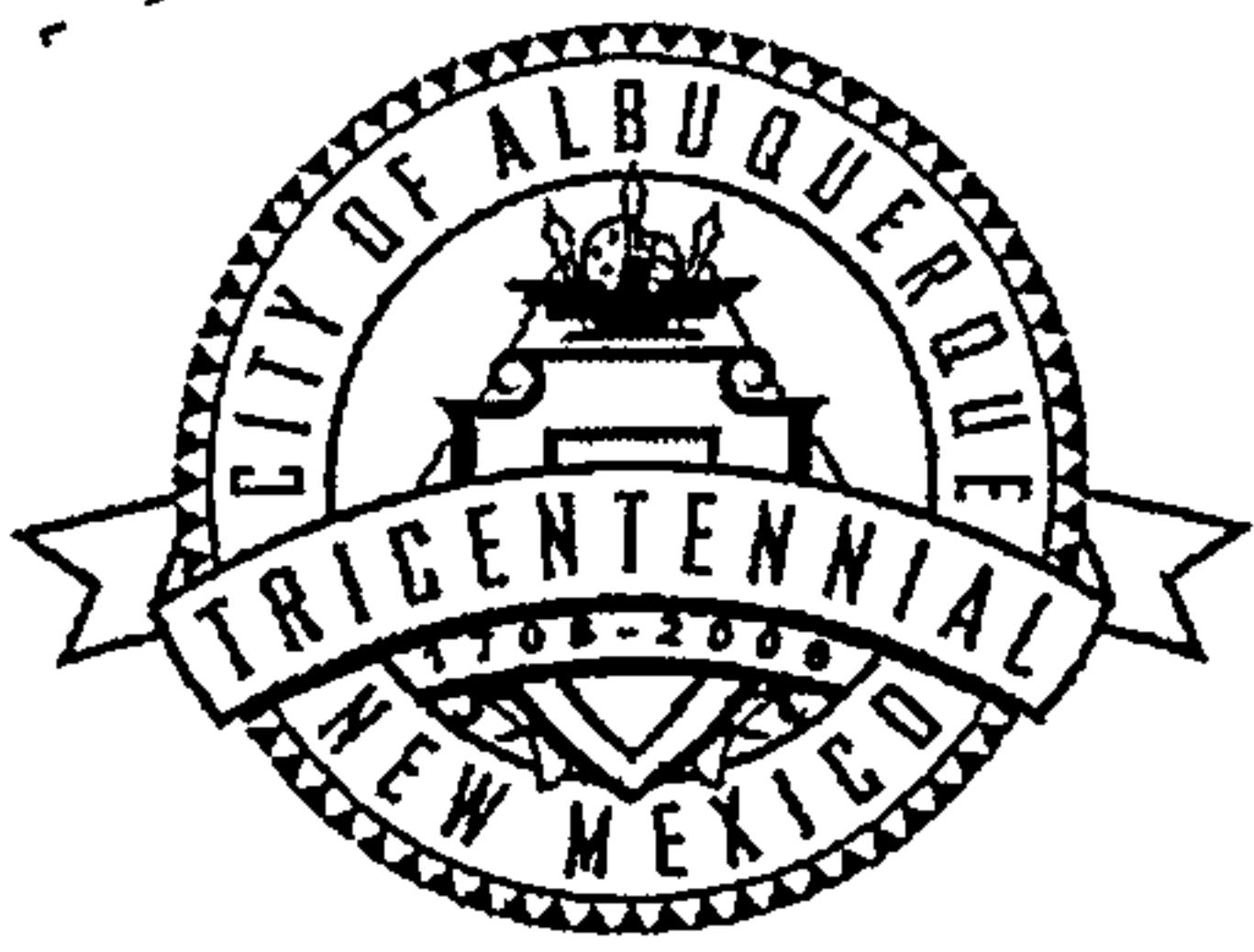
SUNWEST BANK TRUSTEE MATHEWSO
3903 BELLAIRE BL
HOUSTON TX 77025

100905740710740517

WYCHE J B
PO BOX 394
STANLEY, NM 87056

100905739710440516

ULIBARRI MANUEL E & MARGARET
8715 CENTRAL AV NW
ALBUQUERQUE NM 87121



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in

Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax –

(505) 924-3913 - will need the following information **BEFORE** neighborhood

association information will be released to the applicant/developer on any project

being presented to the Planning Department. If you have any questions, please feel

free to contact our office at (505) 924-3914. Your request is for the following:

Cell Tower and Type: Free-Standing Tower [] **-OR-** Concealed Tower [];

Private Development ; City Project [] **-OR-** Other []

CONTACT NAME: JOHN W. REBSTOCK AGENT FOR

COMPANY NAME: GBH CONSTRUCTION INC.

ADDRESS/ZIP: C/O CALVERT MENICCI, PC 8900 WASHINGTON NE
ALB. NM 87113

PHONE: (505) 247-9100 FAX: (505) 247-9761

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE

AREA OF THE PROPERTY DESCRIBED AS:

LOTS 1, 2 & 3 BLOCK 5 ORIG. TOWNSHIP OF WESTLAND
LEGAL DESCRIPTION

LOCATED ON

86TH ST. SW
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN BRIDGE BLVD. SW AND

CENTRAL AVE. SW
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (K9).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map **MUST** be provided with request)

1002992

GBH CONSTRUCTION INC.
1600 ARKANSAS BLVD STE # 100
TEXARKANA, AR 71854

AR

Project # 1002992
LIBBY MCINTOSH
Westgate Heights
1316 LADRONES CT SW
ALBUQUERQUE, NM 87121

100905743306940337

ROBERTS OIL CO INC
PO BOX 8070
ALBUQUERQUE, NM 87198

100905650348610405

ABQ PROPERTIES LTD PTNS
6 E 43RD ST
NEW YORK NY 10017

100905739001040110

CASTIGLIONE GARY & PAMELA
11715 MORINO AV
LAKESIDE CA 92040

100905744911440525

GONZALEZ CHARLES J & JUANITA
8525 CENTRAL AV NW
ALBUQUERQUE NM 87121

100905741911040519

SUNWEST BANK TRUSTEE MATHEWSO
3903 BELLAIRE BL
HOUSTON TX 77025

Project # 1002992

CALVERT MENICUCCI, P.C.
8900 WASHINGTON, NE STE # A
ALBUQUERQUE, NM 87113

100905743101240336

FAMILY DOLLAR STORES OF NM
PO BOX 1017
CHARLOTTE, NC 28201

101005702806330324

UNSER ROBERT W & AL UNSER TRU
7700 CENTRAL AV SW
ALBUQUERQUE NM 87105

100905653251410406

ABQ PROPERTIES LTD PTNS
6700 JEFFERSON ST NE
ALBUQUERQUE NM 87109

100905735801540115

BRIDGE VENTURE LLC
11100 CENTRAL SE
ALBUQUERQUE NM 87123

100905744411440524

GONZALEZ CHARLES J & JUANITA
8525 CENTRAL AV NW
ALBUQUERQUE NM 87121

100905740710740517

WYCHE J B
PO BOX 394
STANLEY, NM 87056

Project # 1002992
MATTHEW ARCHULETA
Westgate Heights
628 SUMMERFIELD SW
ALBUQUERQUE, NM 87121

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WEST EIGHT LIMITED PARTNERSHIP
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ALBUQUERQUE NM 87109

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LOPEZ ERNEST & GRACE
1918 POPLAR SW
ALBUQUERQUE NM 87105

100905742911240521

NAKAI TRADING CO
8605 CENTRAL AV NW
ALBUQUERQUE NM 87105

100905739710440516

ULIBARRI MANUEL E & MARGARET
8715 CENTRAL AV NW
ALBUQUERQUE NM 87121

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

February 17, 2006

TO: Matthew Archuleta and Libby McIntosh, Westgate Heights Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately two (2) acre(s): Major Two Year Subdivision Improvement Agreement for the "Family Dollar Stores of New Mexico" project.**

Proposed by: Calvert Menicucci, P.C. (John W. Rebstock)
Agent for: GBH Construction Inc.

For property located: On or near 86th Street SW between Bridge Boulevard SW and Central Avenue SW.

P.O. Box 1293

The case number(s) assigned is: 06DRB- 00175, Project # 1002992.

City Planning accepted application for this request on February 8, 2006.

Albuquerque

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

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on **Wednesday, March 8, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

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

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

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: GBH Construction Inc. PHONE: 870-772-5457
 ADDRESS: 1600 Arkansas Blvd., Suite 100 FAX: 870-772-6400
 CITY: Texarkana STATE AR ZIP 71854 E-MAIL: _____
 Proprietary interest in site: General Contractor List all owners: Family Dollar of NM
 AGENT (if any): Calvert Menicucci, P.C. (John W. Rebstock) PHONE: 505 247-9100
 ADDRESS: 8900 Washington NE, Suite A FAX: 505-247-9761
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: jrebstock@hardhatlaw.net

DESCRIPTION OF REQUEST: One-Year Extension of subdivision improvements agreement

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

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

Lot or Tract No. 1, 2, 3 Block: 5 Unit: _____
 Subdiv./Addn. Original townsite of Westland
 Current Zoning: C-2 Proposed zoning: Same
 Zone Atlas page(s): K-9-Z No. of existing lots: 3 No. of proposed lots: 1
 Total area of site (acres): 1.12 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 1-009-057-394-029-40311 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 86th St. SW
 Between: Bridge Blvd. SW and Central Ave. 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.):
03DRB 01623 03DRB 02138

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: _____
 SIGNATURE John W. Rebstock DATE 2-9-06
 (Print) John W. Rebstock _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>06DRB-00175</u>	<u>SIA</u>		\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected			<u>CME</u>	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned			<u>ADV-FEE</u>	\$ <u>75.00</u>
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>3-8-06</u>			Total \$ <u>145.00</u>

Case Senora 2/8/06

Project # 1002992

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
 - Proposed Infrastructure List
 - Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Signed** Pre-Annexation Agreement if Annexation required.
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
 - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
(Temporary sidewalk deferral uses FORM-V)

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

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

John W. Rebstock

John W. Rebstock Applicant name (print)
John W. Rebstock Applicant signature / date

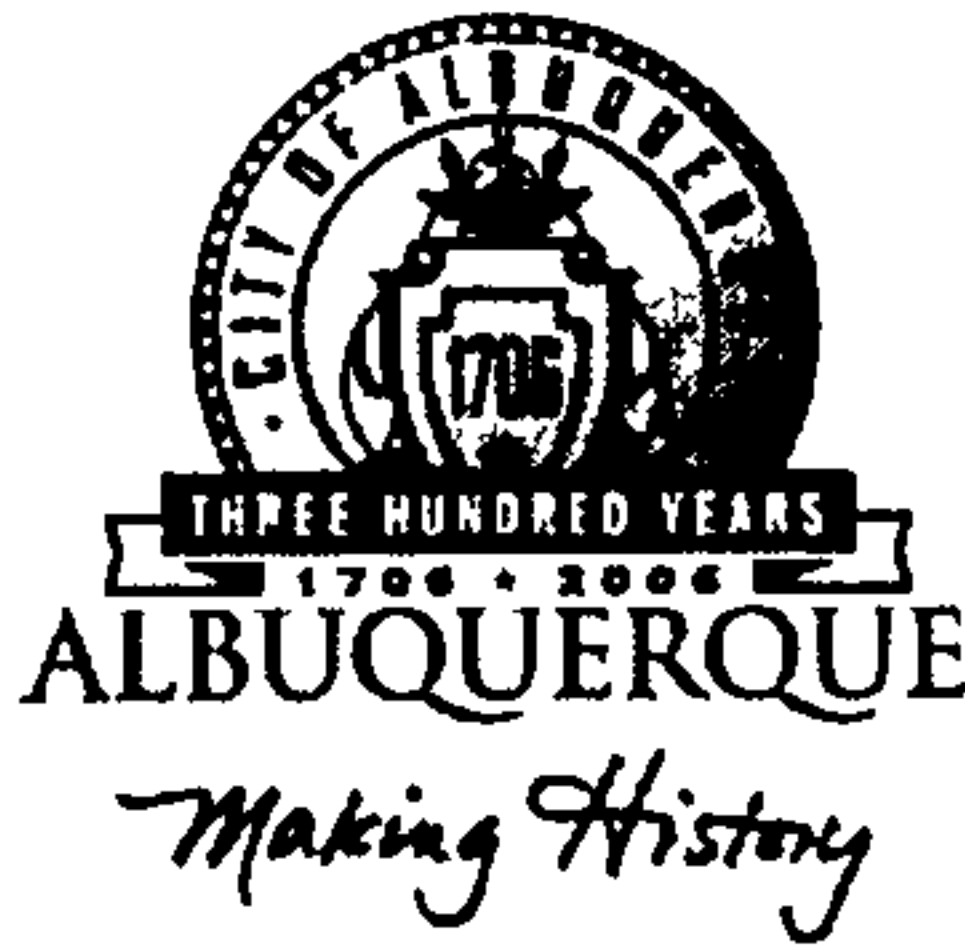


Form revised 11/04 and JUNE 05

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

Application case numbers
06DRB-00175

Clare Lerona 2/8/06
Planner signature / date
Project # 1002992



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: February 8, 2006

TO CONTACT NAME: John W. Rebstock agent for
COMPANY/AGENCY: GBH Construction Inc.
ADDRESS/ZIP: 90 Calvert Menicucci, PC 8900 Washington NE/87113
PHONE/FAX #: 247-9100 / 247-9761

Thank you for your inquiry of 2/8/06 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 1, 2 + 3 Block 5 Orig. Townsite of Westland located on 86th St. SW between Bidge Blvd SW zone map page(s) K-9 and Central Ave. SW.

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

Westgate Heights
Neighborhood Association
Contacts: Matthew Archuleta
1628 Summerfield SW/87121
836-7251 (h)
Libby McIntosh
1316 Ladrones Ct. SW/87121
831-5189 (h)

Neighborhood Association
Contacts:

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

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

Sincerely,
Dolaine S. Armona
OFFICE OF NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

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

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

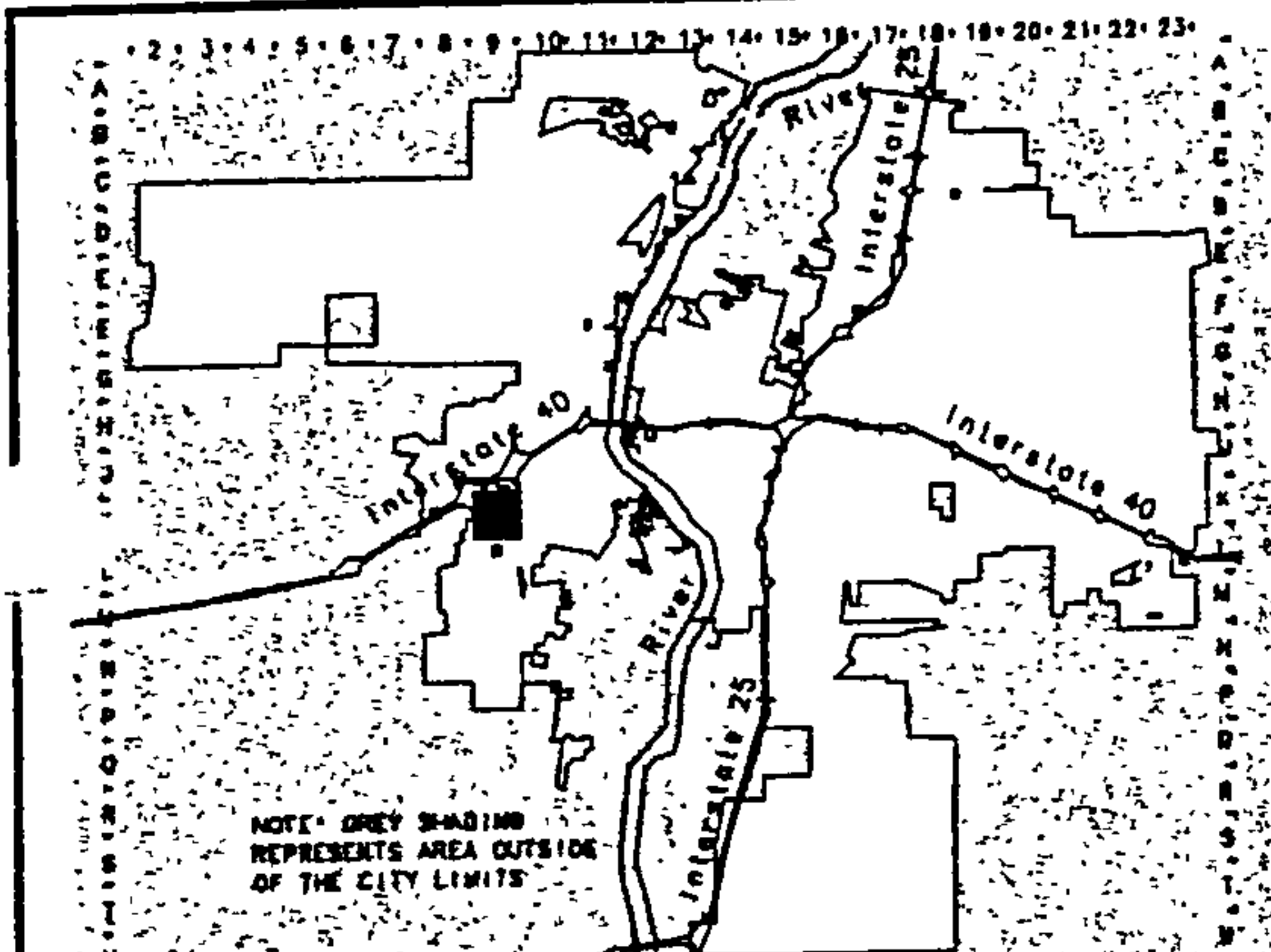
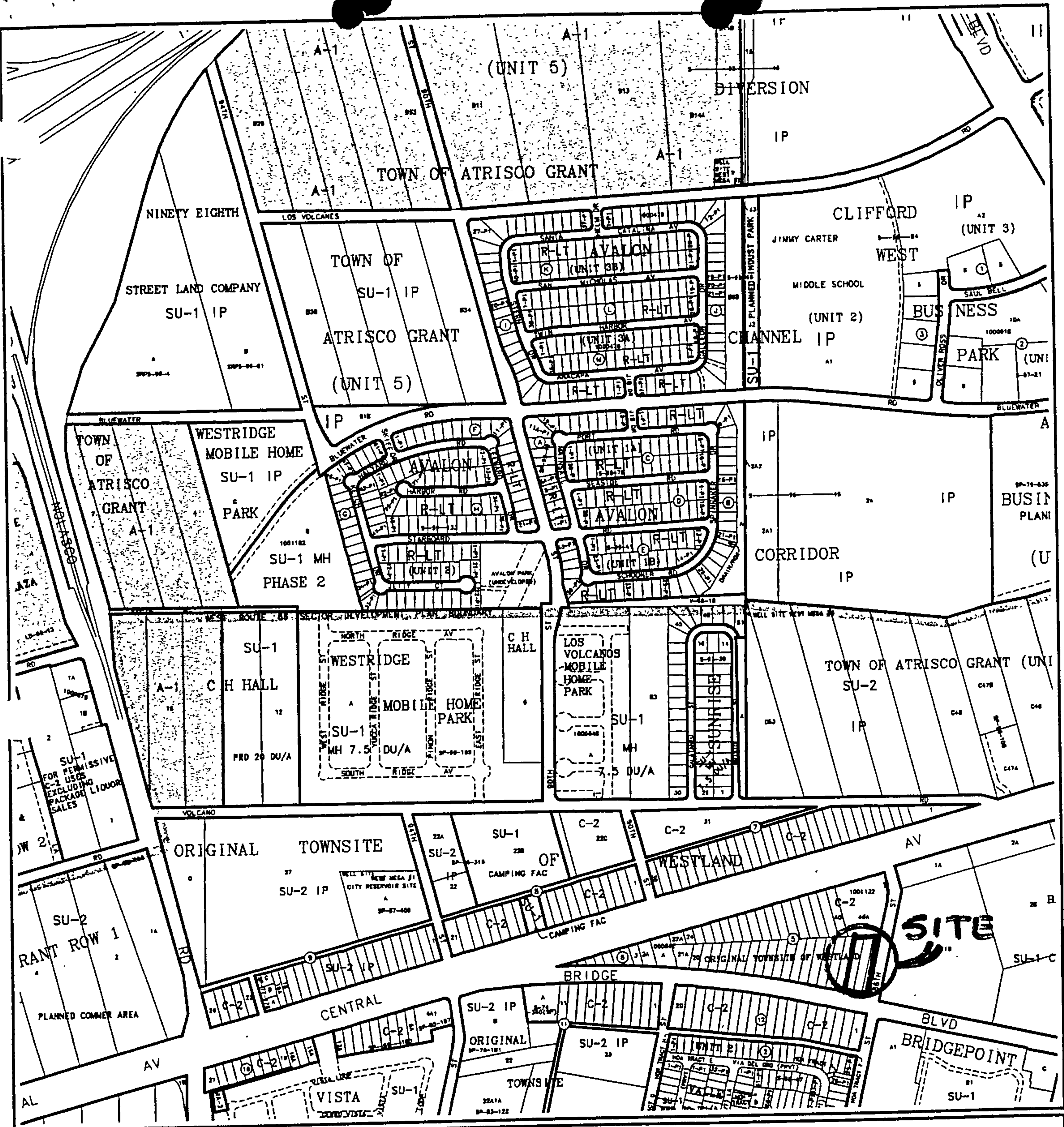
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because 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:

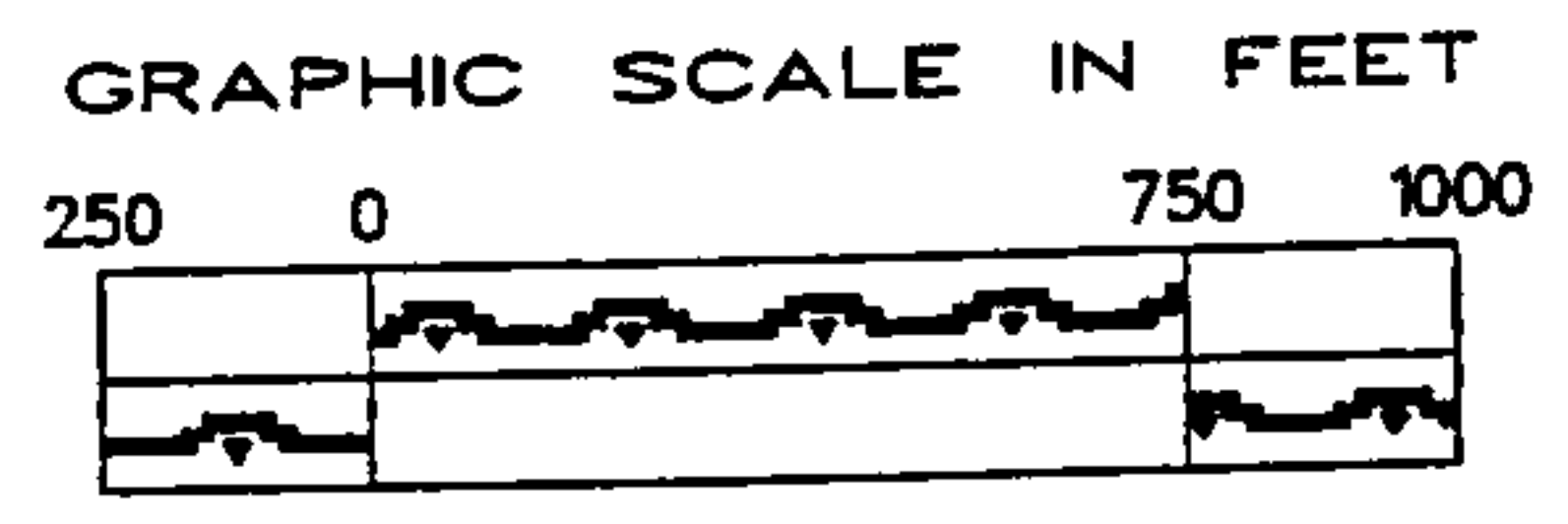
1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the 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 ONC use only)

Date of Inquiry: 2/8/06 Time Entered: 4:25pm PNC Rep. Initials: DC



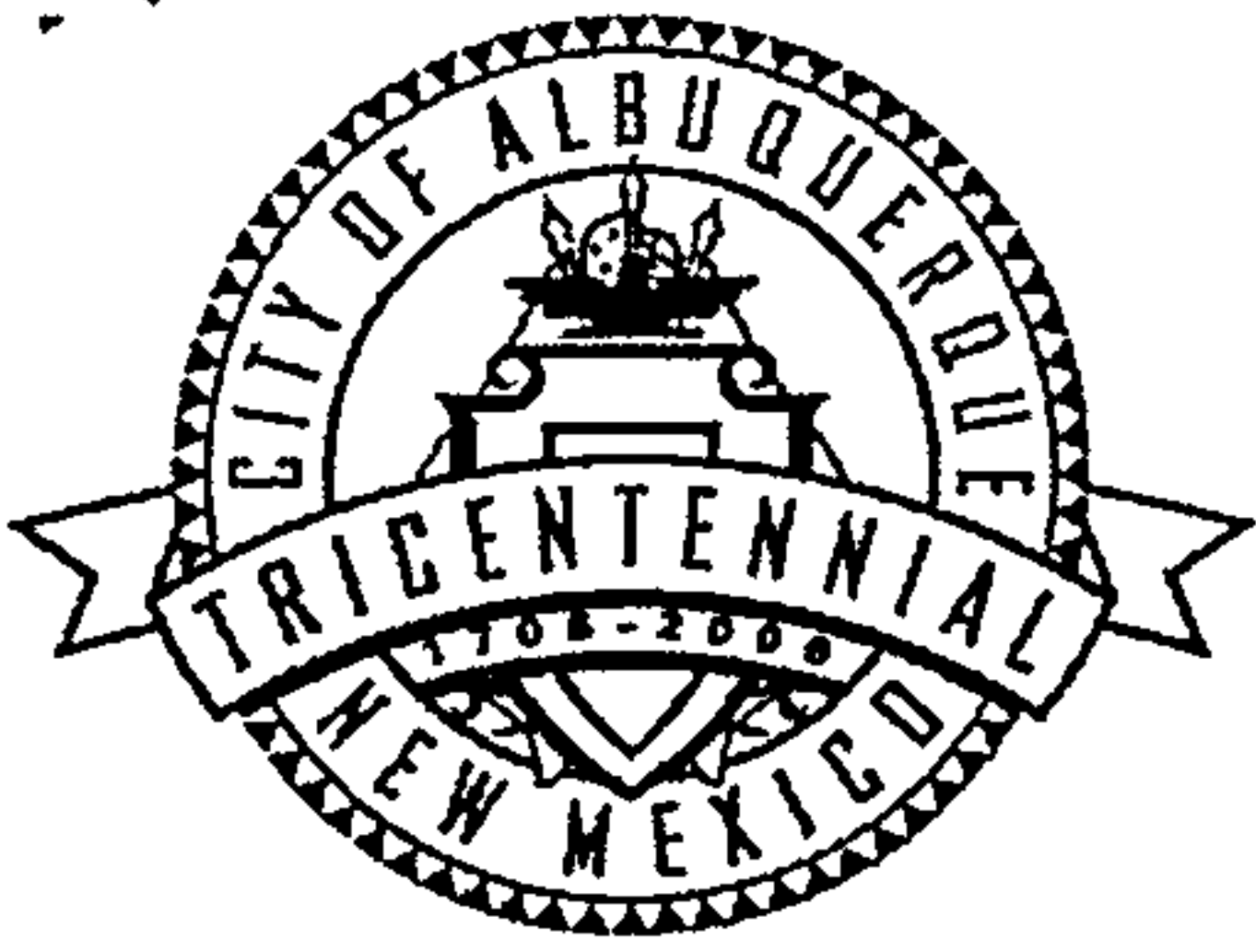
CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page

K-9-Z

Map Amended through April 03, 2002



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – **(505) 924-3913** - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your request is for the following:**

Cell Tower and Type: Free-Standing Tower [] -OR- Concealed Tower [];
Private Development ; City Project []; -OR- Other []

CONTACT NAME: JOHN W. REBstock AGENT FOR
COMPANY NAME: GBH CONSTRUCTION INC.
ADDRESS/ZIP: c/o CALVERT MENICELLI PC 8900 WASHINGTON NE
ALBU. NM 87113
PHONE: (505) 247-9100 FAX: (505) 247-9761

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

LOTS 1, 2 & 3 BLOCK 5 ORIG. TOWNSHIP OF WESTLAND
LEGAL DESCRIPTION

LOCATED ON 86TH ST. SW
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN BRIDGE BLVD. SW AND
STREET NAME OR OTHER IDENTIFYING LANDMARK
CENTRAL AVE. SW
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (K9).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)

CALVERT ❖ **MENICUCCI**

A Professional Corporation



8900 Washington St., N.E., Suite A
Albuquerque, N.M. 87113

Phone 505-247-9100

jrebstock@hardhatlaw.net

Fax 505-247-9761

February 9, 2006

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

Re: One Year Subdivision Improvement Agreement Extension Approval
Original Townsite of Westland, Project #1002992, Zone Atlas P. K-9-Z

Dear Ms. Matson:

Calvert Menicucci, P.C., on behalf of GBH Construction, Inc., requests approval of the One Year Subdivision Improvement Extension for improvements associated with the Family Dollar Stores of NM project. The site is located on 86th Street SW between Bridge Boulevard SW and Central Avenue SW. Construction of the project has been completed and the close-out package is being finalized.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Very truly yours,

CALVERT MENICUCCI, P.C.



John W. Rebstock

cc: GBH Construction, Inc.
Matthew Archuletta, Westgate Heights
Libby McIntosh, Westgate Heights

1663
JWR:jnl



8900 Washington St., N.E., Suite A
Albuquerque, N.M. 87113

Phone 505-247-9100

jrebstock@hardhatlaw.net

Fax 505-247-9761

February 9, 2006
CERTIFIED MAIL RETURN RECEIPT REQUESTED

Matthew Archuletta
Westgate Heights
1628 Summerfield SW
Albuquerque, NM 87121

Re: One Year Subdivision Improvement Agreement Extension Approval
Original Townsite of Westland, Project #1002992, Zone Atlas P. K-9-Z

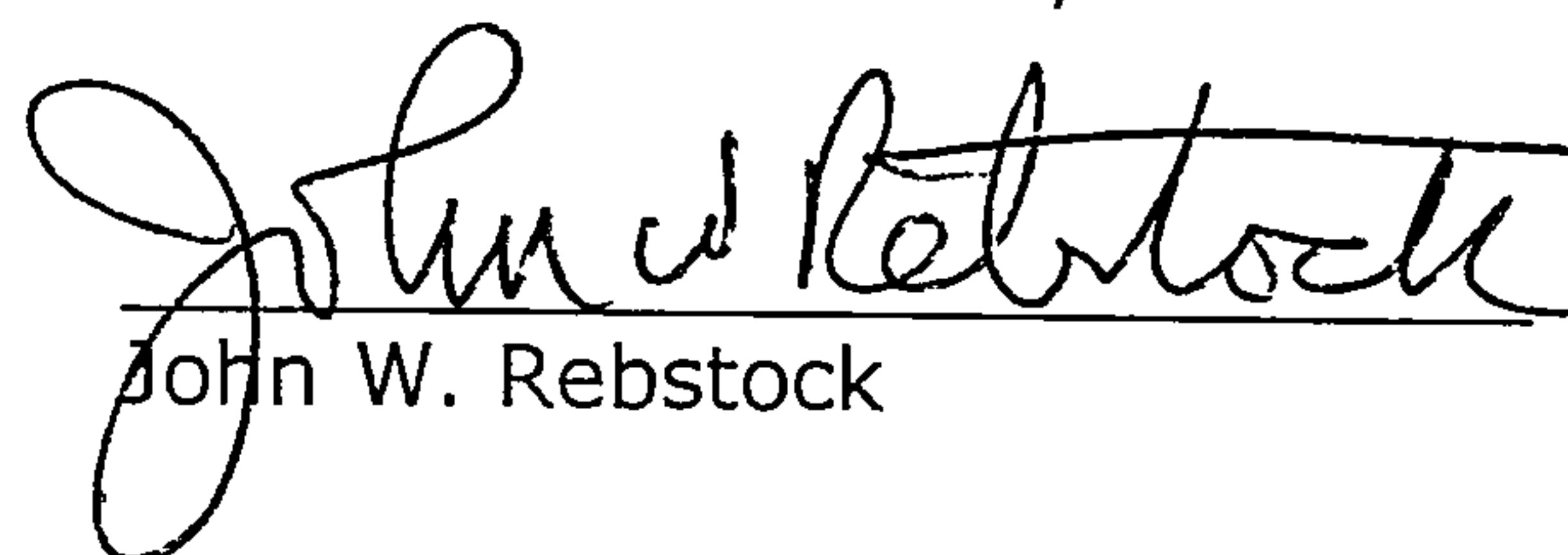
Dear Mr. Archuletta:

Calvert Menicucci, P.C., on behalf of GBH Construction, Inc., requests approval of the One Year Subdivision Improvement Extension for improvements associated with the Family Dollar Stores of NM project. The site is located on 86th Street SW between Bridge Boulevard SW and Central Avenue SW. Construction of the project has been completed and the close-out package is being finalized.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Very truly yours,

CALVERT MENICUCCI, P.C.


John W. Rebstock

cc: GBH Construction, Inc.
1663
JWR:jnl

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Matthew Archuletta
Westgate Heights
1628 Summerfield SW
Albuquerque, NM 87121

2. Article Number
(Transfer from service)

7005 0390 0001 6081 6873

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes



8900 Washington St., N.E., Suite A
Albuquerque, N.M. 87113

Phone 505-247-9100

jrebstock@hardhatlaw.net

Fax 505-247-9761

February 9, 2006
CERTIFIED MAIL RETURN RECEIPT REQUESTED

Libby McIntosh
1316 Ladrones Ct. SW
Albuquerque, NM 87121

Re: One Year Subdivision Improvement Agreement Extension Approval
Original Townsite of Westland, Project #1002992, Zone Atlas P. K-9-Z

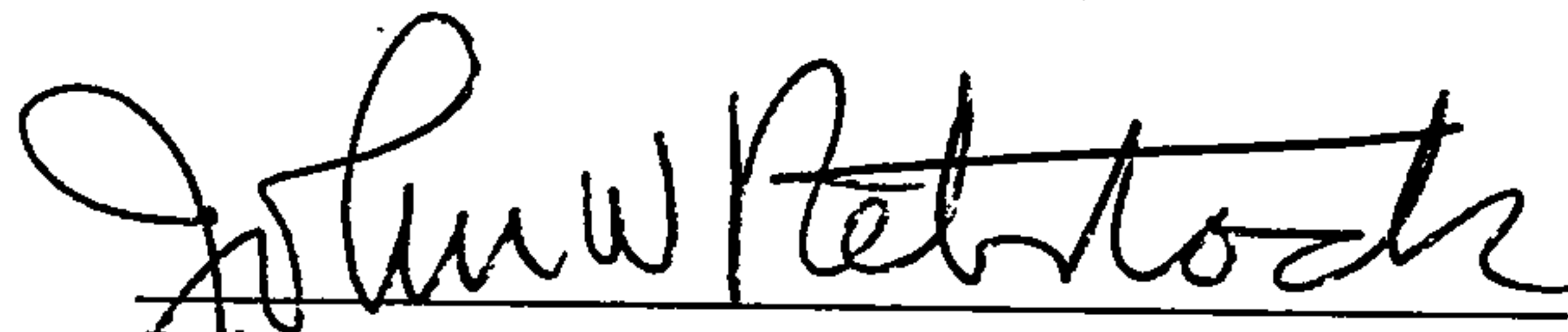
Dear Ms. McIntosh:

Calvert Menicucci, P.C., on behalf of GBH Construction, Inc., requests approval of the One Year Subdivision Improvement Extension for improvements associated with the Family Dollar Stores of NM project. The site is located on 86th Street SW between Bridge Boulevard SW and Central Avenue SW. Construction of the project has been completed and the close-out package is being finalized.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Very truly yours,

CALVERT MENICUCCI, P.C.


John W. Rebstock

cc: GBH Construction, Inc.
1663
JWR:jnl

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Libby McIntosh
 1316 Ladrones Ct. SW
 Albuquerque, NM 87121

2. Article Number
 (Transfer from service label)

7005 0390 0001 6081 6880

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 Agent
 Addressee
B. Received by (*Printed Name*)

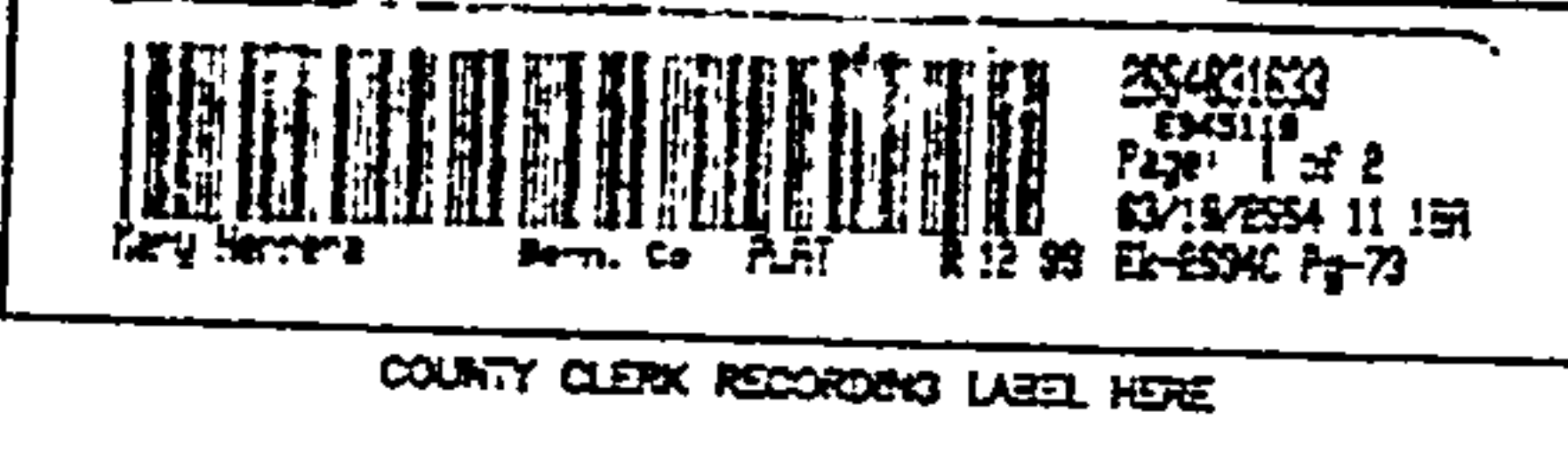
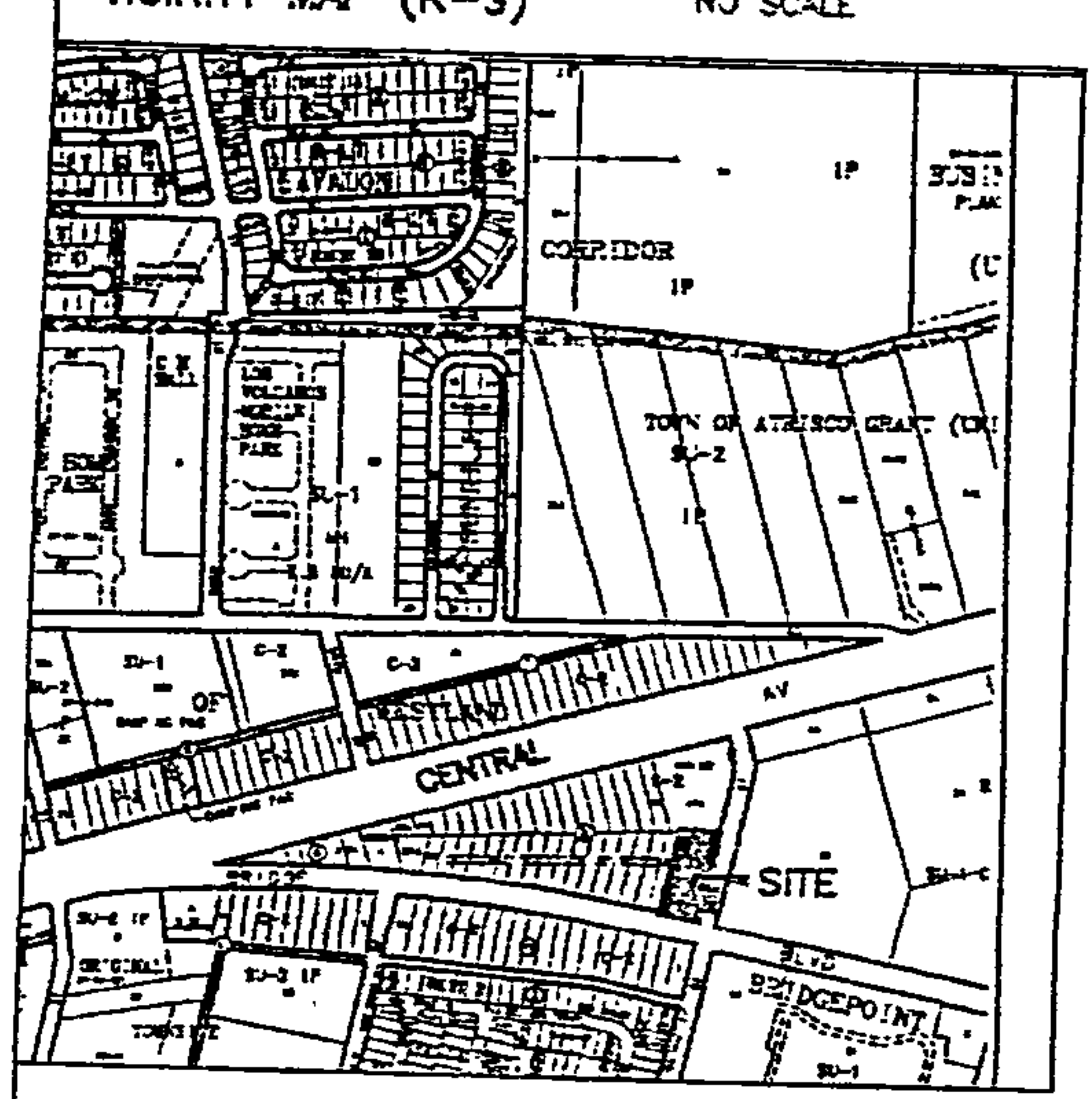
C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (*Extra Fee*) Yes



PLAT OF
 LOT 3-A, BLOCK 5
 ORIGINAL TOWNSITE
 OF WESTLAND
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOTS 1, 2, & 3, BLOCK 5
 ORIGINAL TOWNSITE OF WESTLAND
 WITHIN THE TOWN OF ATRISCO GRANT
 PROJECTED SEC. 21, T. 10 N., R 2 E, NMPM
 DECEMBER 2003

LEGAL DESCRIPTION

A certain tract of land, situate within projected Sec. 21, T. 10N, R. 2E, NMPM, Albuquerque, Bernalillo County, New Mexico, Being known as Lots numbered One (1), Two (2) and Three (3), EXCEPT the southerly thirteen (13) feet along Bridge Boulevard, SW, in Block numbered Five (5) and the South one-half of the adjacent vacated alley (vacated by Ordinance No. 1657, Filed 1/12/1960) of the ORIGINAL TOWNSITE OF WESTLAND, as the same is shown and designated on the plat thereof, filed in the County Clerk of Bernalillo County, New Mexico, on March 23, 1935, in Volume D, folio 53, and being more particularly described as follows:

BEGINNING at the Northwest corner of the property described herein, from which point ACS Control Monument "7-K9" (X=355,815.77, Y=1,482,842.09, New Mexico State Plane Grid, Central Zone, NAD 1927) bears N 67° 58' 44" W, a ground distance of 807.64 feet distance; thence N 85° 10' 36" E, 154.87 feet to the Northeast corner, being a point on the Westerly right-of-way line of 86th Street, SW; thence along said right-of-way line, S 12° 34' 36" W, 354.22 feet to the Southeast corner, being the point of intersection of the Westerly right-of-way line of 86th Street, SW and the Northerly right-of-way line of Bridge Boulevard, SW; thence along said Northerly right-of-way line, N 77° 25' 24" W, 150.00 feet to the Southwest corner; thence leaving said right-of-way line, N 12° 34' 36" E, 318.31 feet to the Point of Beginning and containing 1.1555 acres, more or less.

FREE CONSENT

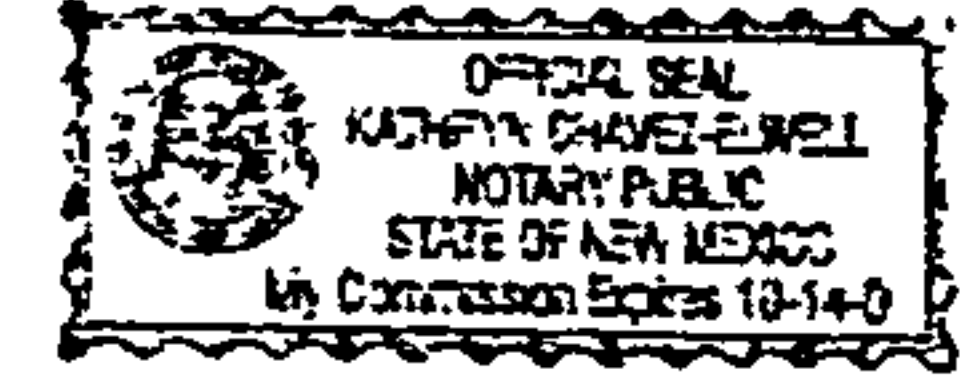
The creation of Lot 3-A, Block 5, of the ORIGINAL TOWNSITE OF WESTLAND, incorporation of the South One-half (S. 1/2) of the adjacent vacated alley, and dedication of additional right of way to 86th Street, SW in fee simple with warranty covenants to the City of Albuquerque, is with the free consent and in accordance with the desires of the undersigned owner.

Robert Ghattas
Robert Ghattas authorized representative of West Eight Limited Partnership, a New Mexico Limited Partnership, on behalf of said Limited Partnership.

ACKNOWLEDGMENT

STATE OF New Mexico
 COUNTY OF Bernalillo
 On this 12 day of December, 2003, the foregoing instrument was acknowledged before me by Robert Ghattas authorized representative of West Eight Limited Partnership, a New Mexico Limited Partnership, on behalf of said Limited Partnership.

My Commission expires October 14, 2005
Kathryn Chavez-Ellwell
 Notary Public



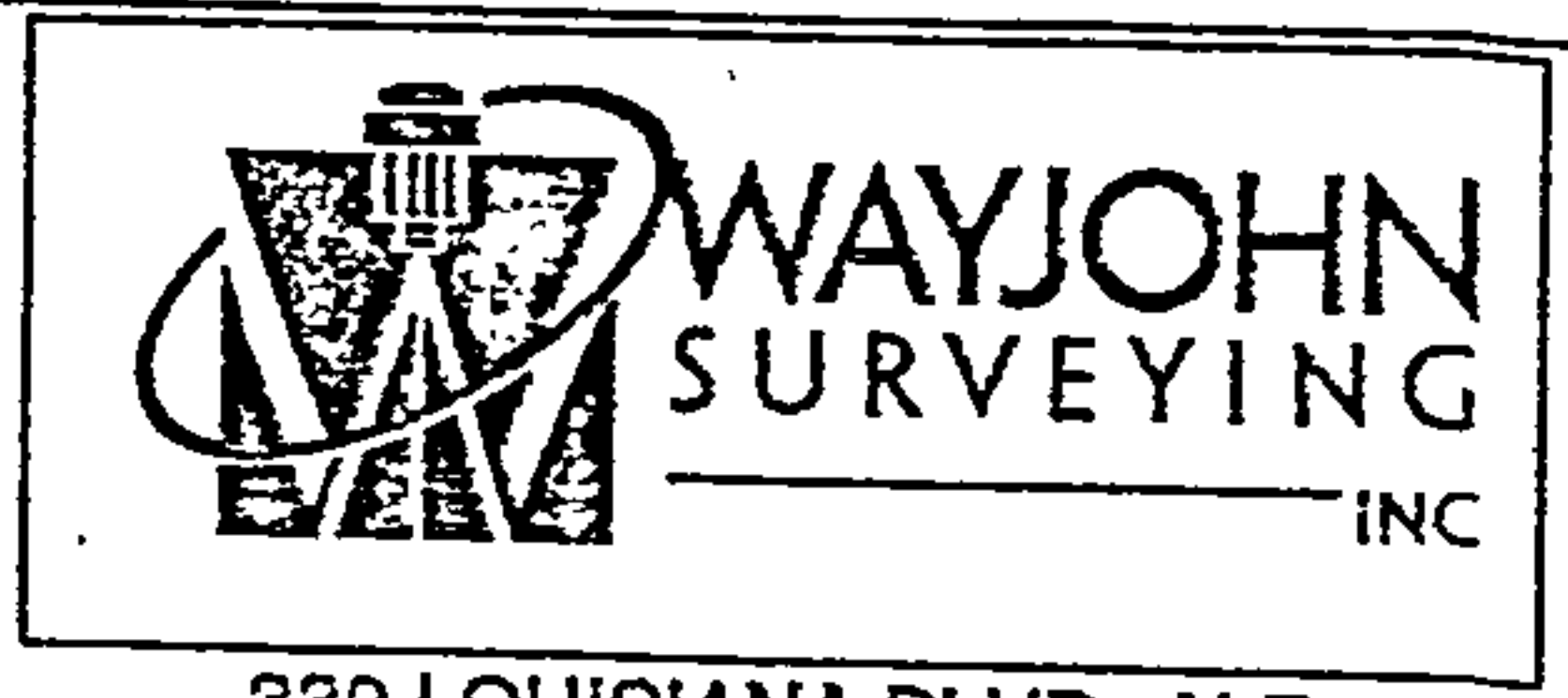
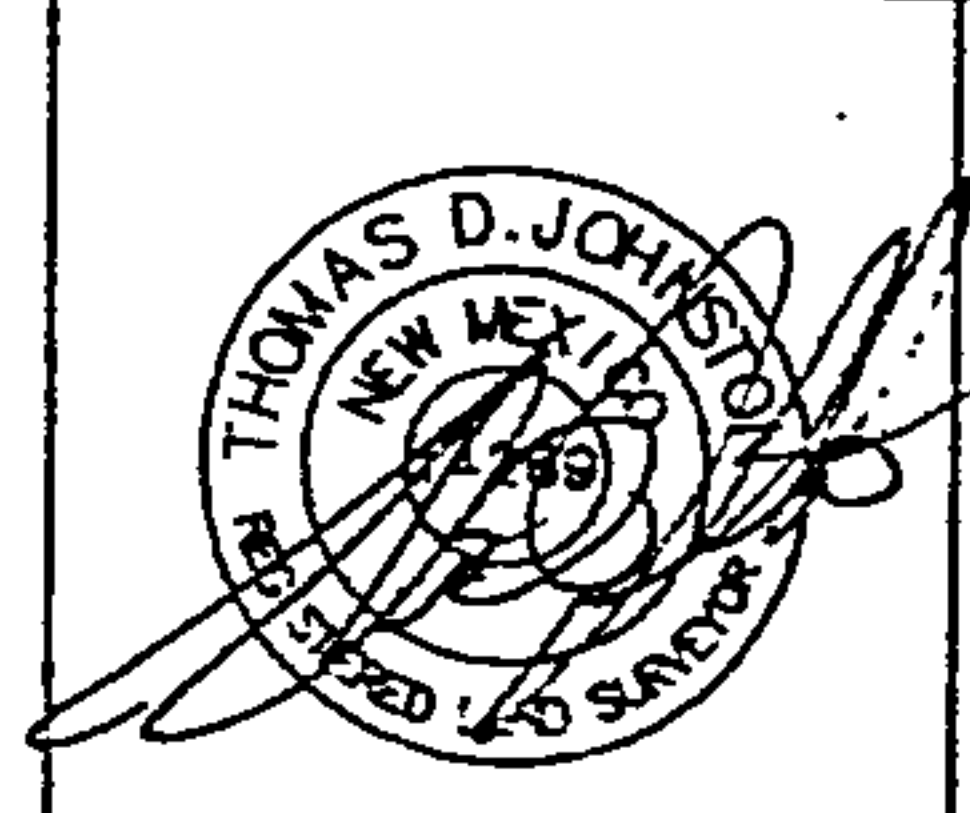
APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
 PROJECT NO. 1002992 APPLICATION NO. 03043-02138

- Sharon Watson 3/10/04
 DKB Chairperson, Planning Department, City of Albuquerque Date
- John H. Hall 1-16-04
 Property Management, City of Albuquerque Date
- Mike [Signature] 3-10-04
 Traffic Engineer, City of Albuquerque Date
- Karen [Signature] 3-10-04
 Water Utilities Department, City of Albuquerque Date
- [Signature] 12-18-03
 City Surveyor, City of Albuquerque Date
- Christina Sanford 3/10/04
 Parks and Recreation, City of Albuquerque Date
- Bradley B. Bihan 3/10/04
 A.M.A.F.C.A. Date
- Bradley B. Bihan 3/10/04
 City Engineer, City of Albuquerque Date

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all encumbrances of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston 12-09-03
 Thomas D. Johnston, N.M.P.S. No. 74259 Date



INDEXING INFORMATION FOR COUNTY CLERK OFFICE: FAMILY DOLLAR STORES	DRAWN: E W K	SCALE: 1" = 40'	FILE NO. SP-3-02-2003
LOCATION: PROJ. SEC. 21, T. 10 N., R. 2 E, NMPM. SUBDIVISION: LOTS 1, 2, & 3, BLOCK 5 ORIGINAL TOWNSITE OF WESTLAND	CHECKED: T D J	DATE: 24 MAR 2003	SHEET 1 OF 2
	DRAWING NO. SP30203.DWG		

- SUBDIVISION DATA
- DRB Proj. No. 1002992
 - Zone Atlas Index No. K-9
 - Current Zoning C-2
 - Gross acreage 1.1555 ac.
 - Total Number of Lots created - 1 -
 - This plat has been prepared for the purposes of creating one lot from three existing lots, to incorporate the south 1/2 of a vacated alley into the property, and to dedicate additional right-of-way.
 - TALOS LOG NO.: 2003061749

- NOTES
- Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monument "7-K9", found monuments and adjacent subdivision plats.
 - All distances are ground.
 - Date of field survey: January 7, 2003.
 - Monuments recovered and accepted or set are noted on inscribed plat.
 - This plat shows all easements of record.
 - Record bearings in parenthesis. Record bearings from the following sources:
 - Plat of Original Townsite of Westland, filed 3/23/1935, Vol. D, folio 35
 - Plat of Lot 46-A, Block 5, Original Townsite of Westland, filed 7/24/2001 Plat Book 2001C, Page 211.
 - Four feet (4') of Public right-of-way on 86th Street, SW, has been dedicated in fee simple with warranty covenants to the City of Albuquerque with the filing of this plat.
 - The South Ten feet (S. 10') of the Adjacent alley, vacated by City Ordinance No. 1657, dated January 12, 1960, is hereby incorporated into Lot 3-A, Block 5, Original Townsite of Westland, with the filing of this plat.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 JCF 1 009 057 334 029 40311

PROPERTY OWNER OF RECORD:
West Eight Limited Partnership
 BERNALILLO COUNTY TREASURER'S OFFICE
McPherson 3/10/04

DRB # 1002992
DRC # 731881

No. of Lots: 1
Nearest Major Streets Central Ave. NW

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 27th day of February, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Family Dollar Stores of New Mexico, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Corporation, whose address is PO Box 1017, Charlotte, North Carolina 28207 and whose telephone number is 704.814.3427, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 1-3, Block 5, Original Townsite of Westland, recorded on March 23, 1935 in the records of the Bernalillo County Clerk at Book D, pages 53 through -- further described as Lot 3-A, Block 5, Original Townsite of Westland per Plat to be recorded concurrently herewith (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Family Dollar Stores of New Mexico, Inc. ("Owner").

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

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 14th day of January, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7318.81.

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



2004025872
6039356
Page: 1 of 9
02/27/2004 03:15P
Bk-A73 Pg-5800

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate</u>
	<u>As required per City-approved estimate.(Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by WayJohn Surveying, and construction surveying of the private Improvements shall be performed by WayJohn Surveying. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Tierra West LLC, and inspection of the private Improvements shall be performed by Tierra West LLC, both New Mexico Registered Professional Engineers. If the inspection is performed



by an entity other than the City, the City may monitor the inspection and the Subdivider

07/02

Figure 12 - Page 2

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by AMEC, INC., both AMEC, INC., and field testing of the private Improvements shall be performed by AMEC, INC., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefore.

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

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

Type of Financial Guaranty: Subdivision Bond #104086723, dated 02-06-04

Amount: \$121,161.03

Name of Financial Institution or Surety providing Guaranty:

Travelers Casualty and Surety Company of America

Date City first able to call Guaranty: January 14, 2006

[Construction Completion Deadline]: January 14, 2006

If Guaranty other than a Bond, last day City able to call Guaranty is:

Additional information: Infrastructure

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to



assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

07/02

Figure 12 - Page 3

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements, which have been, completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

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



right or immunity under the laws of the State of New Mexico.

07/02

Figure 12 - Page 4

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

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

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

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

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

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

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

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

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

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



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Page: 5 of 9
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21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Figure 12 - Page 5

07/02

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

SUBDIVIDER:
Family Dollar of New Mexico, Inc.

CITY OF ALBUQUERQUE

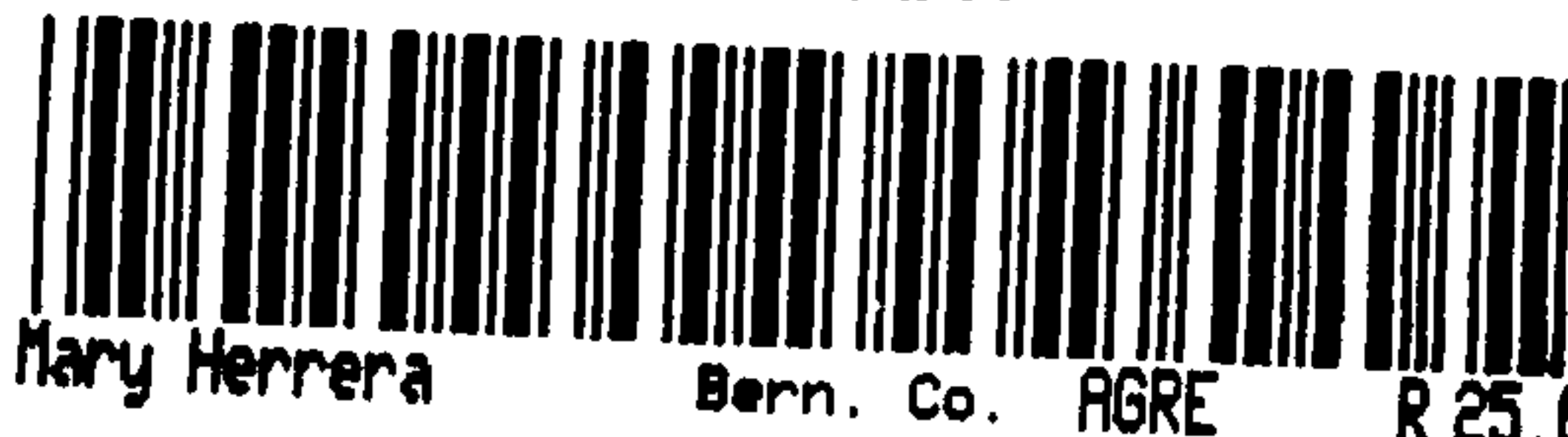
By [Signature]: [Signature]
Name: Clay Teter
Title: Vice President
Dated: February 17, 2004

[Signature]
City Engineer
Dated: 2-27-04

[Signature] 2/27/04
[Signature] 2/27/04

SUBDIVIDER'S NOTARY

STATE OF North Carolina
) ss.
COUNTY OF Mecklenburg



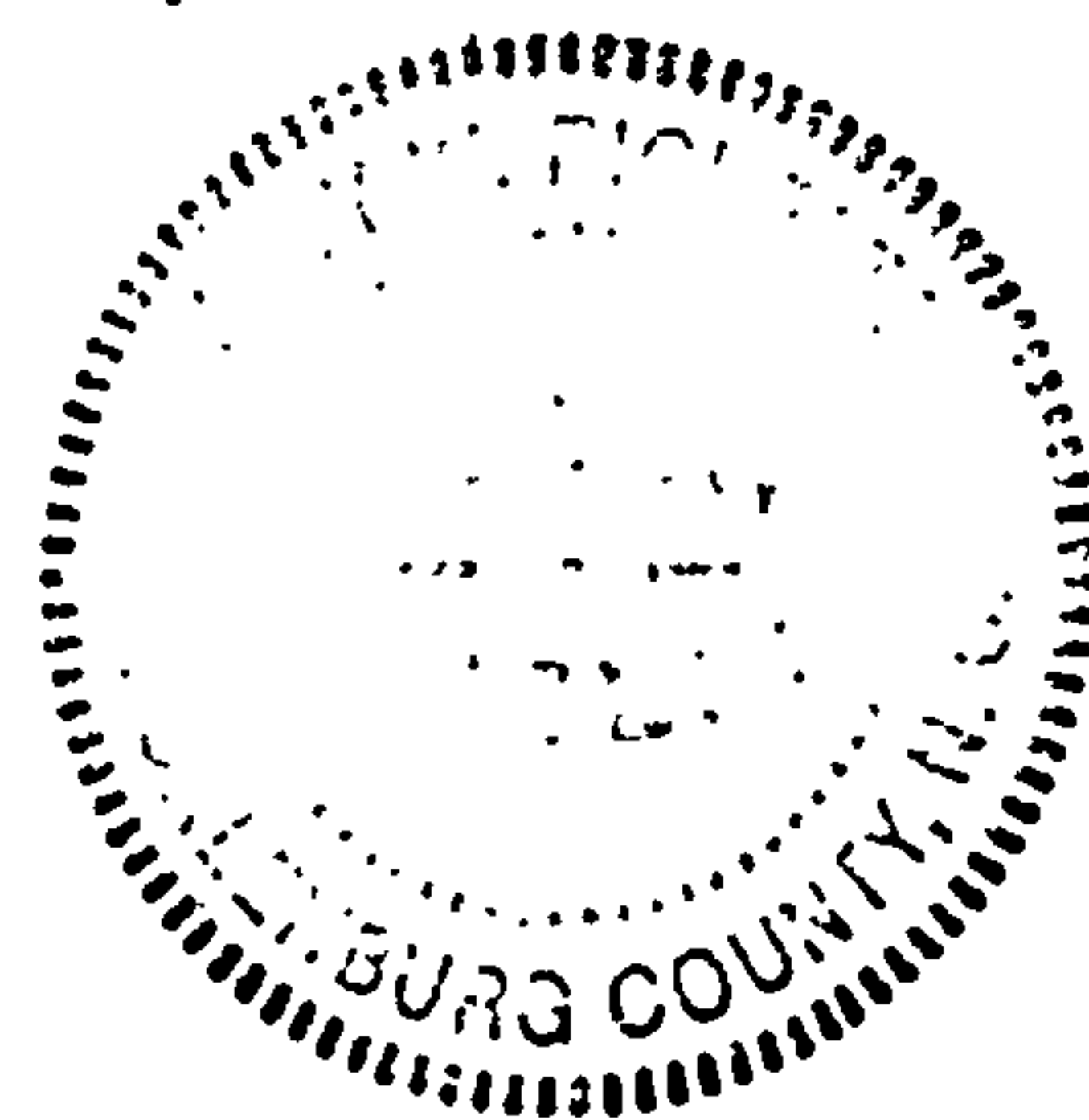
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Page: 6 of 9
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This instrument was acknowledged before me on 17 day of February, 2004 by [name of person:] Clay Teter, [title or capacity, for instance, "President" or "Owner":] Vice President of [Subdivider:] Family Dollar of New Mexico, Inc.

[Signature]
Notary Public

My Commission Expires:

9-24-2006



CITY'S NOTARY

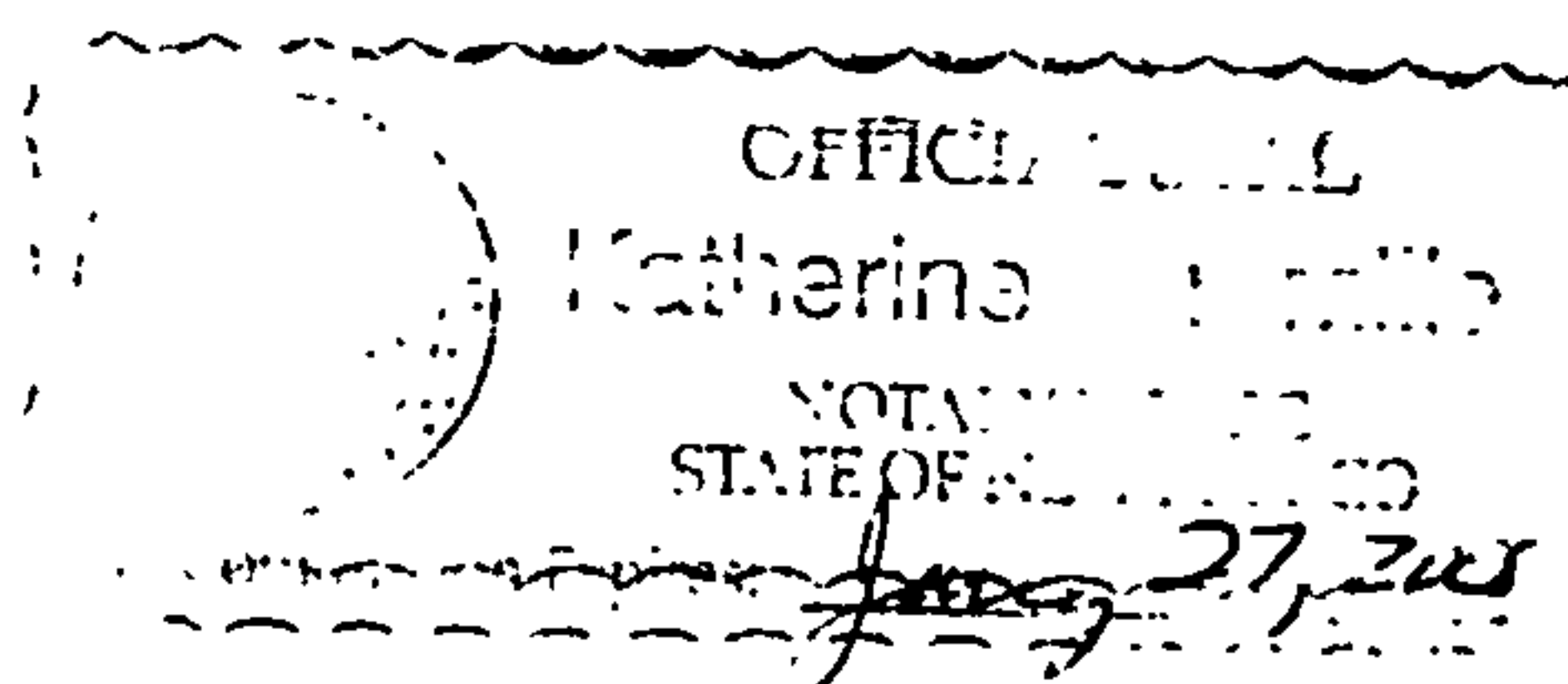
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 27th day of February, 2004 by Richard Davila, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires:

January 27, 2005



Current DRG _____
Project Number: _____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Family Dollar

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Lots 1-9, Block 5 Original Townsite of Westland

During 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 DRG Chair determines that apartment items and/or unforeseen items have not been included in the infrastructure listing, the DRG Chair may include those items in the listing and related financial guarantee. Likewise, if the DRG Chair determines that apartment or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. All such revisions require approval by the DRG 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 DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		25' F-CL	Arterial Parking, Curb and Gutter and 8' Sidewalks (Half Street) 30' DEVIATION SURFACE REQUIRED	86th Street	North Property line	Interaction with Bridge	/	/	/
		42' F-CL	Arterial Parking, Curb and Gutter and 8' Sidewalks (Half Street)	Bridge	West Property line	Interaction with 86th	/	/	/
		Varies	Temporary Pavement	Intersection 86th and Bridge	Tapers	Tapers	/	/	/
		8"	SAS Gravity Line	Bridge	West Property line	East Property line	/	/	/
		8"	Water PVC line	Bridge	West Property line	East Property line	/	/	/
		36"	RCP STORM DRAIN LATERAL BRIDGE/BATH	BRIDGE	CURB	MANHOLE	/	/	/
			Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.				/	/	/
			Storm Sewer to include Manholes RCP connections and catch basins as required.				/	/	/
			Sanitary Sewer to include Manholes and Service Connections as required.				/	/	/
			Residential Street Lights per DPA.				/	/	/

Clair

Date Submitted: 1/14/04

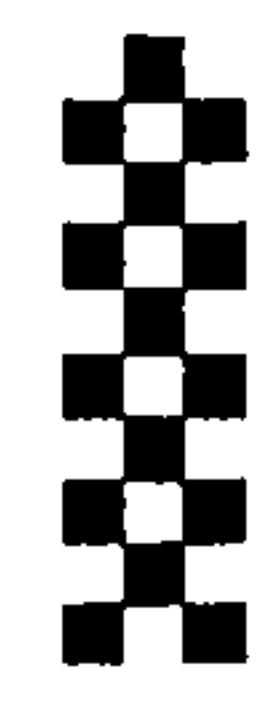
Date Site Plan Approved: 1/14/04

Date Preliminary Plat Approved: 1/14/04

Date Preliminary Plat Expires: 1/14/05

DRB Project No.: 1002992

DRB Application No.: 03 DRB 02178



ORIGINAL

NOTES

1 _____

2 _____

3 _____

4 _____

5 _____

AGENT / OWNER

THOMAS D. JOHNSON
NAME (print)

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] / *[Signature]* 1/14/04
ORIG CHAIR - date
PARKS & GENERAL SERVICES - date

WAYJOHN SWEET'S INC.
EIRIN
SIGNATURE - date 1/12/04

[Signature] 1-14-04
TRANSPORTATION DEVELOPMENT - date
Derek A. Weber 1/14/04
UTILITY DEVELOPMENT - date
Brett J. Bisher 1/19/04
CITY ENGINEER - date

_____ AMANDA - date
_____ - date
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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

PAID RECEIPT

APPLICANT NAME

GBH Construction Inc

AGENT

Calvert Menicucci

ADDRESS

PROJECT & APP #

1002992 06DRB00175

PROJECT NAME

Original Journals @ Westland

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.00 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study

\$ 145.00 TOTAL AMOUNT DUE

*****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

LOC: ANNX
 2:07PM
 RECEIPT# 00054484 WSH 006 TRANSH 0027
 Account 441018 Fund 0110
 Activity 4971000 TRSEJA
 Trans Amt \$145.00
 J24 Misc \$75.00
 CK \$145.00
 CHANGE \$0.00
 Thank You

<p>2/9/2006 RECEIPT# 00054483 WSH 006 TRANSH 0027 Account 441006 Fund 0110 Activity 4983000 Trans Amt \$145.00 J24 Misc</p>	<p>ALBERT MENICUCCI, PC TRUST ACCOUNT - IOLTA 88 WASHINGTON N.E., SUITE A ALBUQUERQUE, NM 87113 (505) 247-9100</p>	<p>1873 95-654/1070 DATE <u>Feb 9, 2006</u></p>
<p>PAY TO THE ORDER OF City of Albuquerque</p>	<p>City of Albuquerque Treasury Division</p>	<p>\$ <u>145.00</u></p>
<p>FOR <u>GBH Construction</u></p>	<p>NEW MEXICO BANK & TRUST ALBUQUERQUE, NM 87103</p>	<p>City of Albuquerque Treasury Division ALBERT MENICUCCI, PC - IOLTA</p>
<p>001873 107006541 612</p>	<p>2/9/2006 RECEIPT# 00054483 WSH 006 TRANSH 0027 Account 441006 Fund 0110 Activity 4983000 TRSEJA Trans Amt \$145.00 J24 Misc</p>	<p>LOC: ANNX \$20.00 Thank You</p>

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Feb 21 To March 8, 2006

5. REMOVAL

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

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

John W. Retzsch 2/9/06
(Applicant or Agent) (Date)

I issued 2 signs for this application, 2/9/06 Clare Senora
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002992

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002992

Subdivision Name: Original Townsite of Westland - Lot 3A, Block 5

Surveyor: Thomas D. Johnston

Company/Agent: WayJohn Surveying

Contact Person: Thomas Johnston E-mail: _____

Phone: 255-2052 Fax: 255-2887

DXF Received Date: 3/9/2004

Hard-Copy Date: 3/9/2004

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

Thomas D. Johnston

3/10/04

Approved

Date

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

AGIS Use Only

Copied cov2992 to agiscov on 3/10/2004. Contact person notified on 3/10/2004

2992

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002992

Subdivision Name: Original Townsite of Westland - Lot 3A, Block 5

Surveyor: Thomas D. Johnston

Company/Agent: WayJohn Surveying

Contact Person: Thomas Johnston E-mail: _____

Phone: 255-2052 Fax: 255-2887

DXF Received Date: 3/9/2004

Hard-Copy Date: 3/9/2004

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

Thomas D. Johnston

3/10/04

Approved

Date

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

AGIS Use Only

Copied cov2992 to agiscov on 3/10/2004. Contact person notified on 3/10/2004

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 10, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:05 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1000376**
04DRB-00206 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1-117 and Lot(s) 1-35, Unit 2, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T residential zone, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 29 acre(s). [REF: DRB-94-107, 00DRB-00391, 00DRB-00908, 02DRB-00034, 03DRB-00113, 03DRB-00188] (A-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION. AGENT AGREED.**

2. **Project # 1000419**
04DRB-00207 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 NM, request(s) the above action(s) for all or a portion of Lot(s) 1B-1-A, 1B-1-B-1 and 1B-1-C-1, **RENAISSANCE CENTER**, zoned SU-1 FOR AUTO SALES & C-1 USE, located on RENAISSANCE BLVD NE, between MONTANO RD NE and UNION WAY RD NE containing approximately 3 acre(s). [REF: 02500-00165/00164, 02AA0-00814, 03DRB-00590] (F-16) **AN EXTENSION OF THE SIA WAS APPROVED TO JANUARY 8, 2005.**

3. **Project # 1000122**
04DRB-00174 Major-Vacation of Public Easements
04DRB-00173 Minor-Extension of Preliminary Plat
04DRB-00175 Minor-Vacation of Private Easements

KIM KEMPER, agent(s) for HIGH LONESOME RANCH request(s) the above action(s) for all or a portion of Tract(s) 1A AND 1C, EDEN LANDS (to be known as **HIGH LONESOME RANCH SUBDIVISION**, zoned RA-1 AND SU-1 for O-1 located on GABALDON RD NW, between MOUNTAIN RD NW and I-40 NW containing approximately 21 acre(s). [REF: DRB-98-146, Z-98-70, AX-98-8, 03DRB-00184, 00185 and 00186] [*Deferred from 3/3/04*] (H-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: M.R.G.C.D. SIGNATURE IS REQUIRED PRIOR TO CITY ENGINEER'S SIGN OFF. AN INFRASTRUCTURE LIST DATED 3/10/04 WAS APPROVED. VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002711**
04DRB-00171 Major-Preliminary Plat
Approval
04DRB-00172 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 AND 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND ESTATES**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO BLVD NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC-00907 & 00908, 03EPC-00915, 04DRB-00067, 1003099] [*Deferred from 3/3/04*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/28/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

5. **Project # 1000650**
04DRB-00277 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1 PERMANENT USES, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: AX-88-7, Z-99-78, 03EPC-00905, 00907, 03DRB-01906] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/10/04*] (P-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/24/04.**

6. **Project # 1001206**
04DRB-00273 Minor-SiteDev Plan
Subd/EPC
04DRB-00272 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agent(s) for ENTERPRISE RENTAL CAR request(s) the above action(s) for all or a portion of Tract(s) 2-A-2B, **BLACK RANCH**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and VALLEY VIEW PL NW containing approximately 1 acre(s). [REF: 03EPC-00697, 03EPC-00698] [Debbie Stover, EPC Case Planner] (C-13) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER COMMENTS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE DOCUMENT NUMBER AND PAGE FOR 30-FOOT PRIVATE EASEMENT, TO PROVIDE DIMENSIONS FOR ADA PARKING AND SIDEWALK, TO PROVIDE WIDTH FOR ENTRANCE WIDTH DETAIL FOR 8-FOOT RAISED CROSSWALK AND INFRASTRUCTURE LIST SENTENCE ON SIGNATURE BLOCK.**

7. **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 2/25/04 & 3/10/04*] (K-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/17/04.**

8. **Project # 1003102**
04DRB-00236 Minor-SiteDev Plan
BldPermit/EPC

SM & R GROUP request(s) the above action(s) for all or a portion of Lot(s) 12 & 14, **ESQUIBEL - PALMER**, zoned SU-1 PRD, located on LA GRIMA DE ORO RD NE, between JUAN TABO NE and MORRIS NE containing approximately 2 acre(s). [REF: V 84-77, Z-85-103, Z-85-102-1, 03EPC-01925, 03EPC-01929] **[Makita Hill, EPC Case Planner]** *[Deferred from 3/3/04]* (F-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1002333**
04DRB-00209 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for THE BARRETT FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 10A, Tract(s) C-1-A-2, **BELLAMAH'S PRINCESS JEANNE PARK ADDITION**, zoned C-1, located on CONSTITUTION AVE NE, between EUBANK NE and MARY ELLEN ST NE containing approximately 2 acre(s). [REF: 1002333, 02EPC-01691, 02EPC-01693, Z-870, DRB-94-619] **[Cynthia Borrego, EPC Case Planner]** *[Deferred from 2/25/04 & 3/3/04]* (J-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PLANNING FOR CYNTHIA BORREGO'S INITIALS AND INFRASTRUCTURE LIST STATEMENT ON SIGNATURE BLOCK.**

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

10. **Project # 1002885**
04DRB-00244 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for DESERT RIDGE DEVELOPMENT LLC AND JASON & CINDY LYNN DASKALOS, request(s) the above action(s) for all or a portion of Lot(s) 10-24 AND 7-16, Easterly remaining portion of Lot 16, Block(s) 18 & 20, Unit(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 1, TRACT 3, (to be known as **OCOTILLO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 4 DU/AC, located on HOLBROOK NE, CARMEL NE & HOLLY AVE NE, between ANAHEIM AVE NE and PASEO DEL NORTE containing approximately 24 acre(s). [REF: 03DRB-01354-01356, 02EPC-01353, 03DRB-01980, 01985] *[Deferred from 3/3/04]* (C-21) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1000570**
04DRB-00270 Minor-Sidewalk Waiver
- MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO. request(s) the above action(s) for all or a portion of Parcel A, **PARKWAY, UNIT 7** and Tract(s) A, **PAINTED SKY, UNIT 1**, Tract 95, Town of Atrisco Grant, Parkway, Unit 10, zoned R-D residential and related uses zone, developing area, located on W. OF UNSER BLVD NW, between GAVIN RD. NW and VINEMONT PL. NW [REF: DRB-95-94, S-98-5, S-98-62, Z-99-8, AX-99-2, 00410-00162, 00931 & 00933] (J-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project # 1002633**
04DRB-00276 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JAYEFF CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 20-24 & 9-13, Block(s) 10, Tract(s) 3 (to be known as **VENTURA PLACE SUBDIVISION**) Lots 2-A & 3-A, NORTH ALBUQUERQUE ACRES, UNIT 3, zoned SU-1 special use zone, located on BARSTOW ST NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 6 acre(s). [REF: 03EPC-00693, EPC-00694 , 03EPC-01323] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1002792**
04DRB-00278 Minor-Vacation of Private
Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Lot(s) 1-6, **COTTONWOOD CROSSING, PHASE 2**, zoned SU-1 FOR C-1 & REST. AND SU-1, O-1, located on COORS BLVD NW and SEVEN BAR LOOP NW containing approximately 10 acre(s). [REF: DRB-94-358, SRP5-98-37, DRB-90-361, DRB-98-61, 03EPC-01085, 01086, 03DRB-01780, 03DRB-2084, 04DRB-00184, 04AA-00222] (B-14) **VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1003273**
04DRB-00279 Minor-Vacation of Private
Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A-13A, **VISTA MOBILE HOME COMMUNITY**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94th STREET SW and 98th STREET SW containing approximately 2 acre(s). [REF:Z-85-93, V-85-44] (K-9) **WITHDRAWN AT AGENT'S REQUEST TO BE ADVERTISED.**

15. **Project # 1002934**
04DRB-00271 Minor-Prelim&Final Plat
Approval

DE LA TORRE ARCHITECTS agent(s) for FOURTH STREET & MENAUL INC request(s) the above action(s) for all or a portion of Tract(s) 1A, Block(s) O, **WALGREEN ADDITION**, zoned C-2 (SC), located on MENAUL BLVD NW, between 4th ST NW and 2nd ST NW containing approximately 11 acre(s). [REF: 03AA0413] (H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RELOCATE FIRE HYDRANT (2ND & PROSPECT), ADD VALVES AT MENAUL, CUT AND CAP WATER LINE AT 2ND STREET AND WEST END OF PROSPECT AND PROPERTY MANAGEMENT'S SIGNATURE.**

- 04DRB-00274 Minor-Prelim&Final Plat
Approval

R. JOHN MARNEY request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 46, **FRANCISCAN ADDITION**, zoned M-1 light manufacturing zone, located on 2nd ST NW and PROSPECT NW, between I-40 and MENAUL NW containing approximately 1 acre(s). (H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RELOCATE FIRE HYDRANTS, ADD VALVES AT MENAUL, CUT AND CAP WATER LINE AT 2ND STREET AND ON WEST END OF PROSPECT.**

16. **Project # 1003258**
04DRB-00205 Minor-Prelim&Final Plat
Approval

PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55TH ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04 & 3/10/04*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/24/04.**

17. **Project # 1002992**
03DRB-02138 Minor- Final Plat Approval

WAYJOHN SURVEYING INC. agent(s) for WEST EIGHT LTD. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86th ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB-01623] *[Final Plat was indefinitely deferred]* (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1001347**
04DRB-00245 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) D1B, ALBUQUERQUE SOUTH (to be known as **EL RANCHO GRANDE, UNIT 8B**) zoned R-LT residential zone, located on CARTAGENA / DE ANZA DR SW, between VALLEY VIEW DR SW and SNOW VISTA BLVD SW containing approximately 10 acre(s). [REF: 03DRB-1133 & 01134, 04DRB-00057, 04DRB-00115] *[Deferred from 3/3/04]* (M-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1002864**
04DRB-00242 Minor-Final Plat Approval

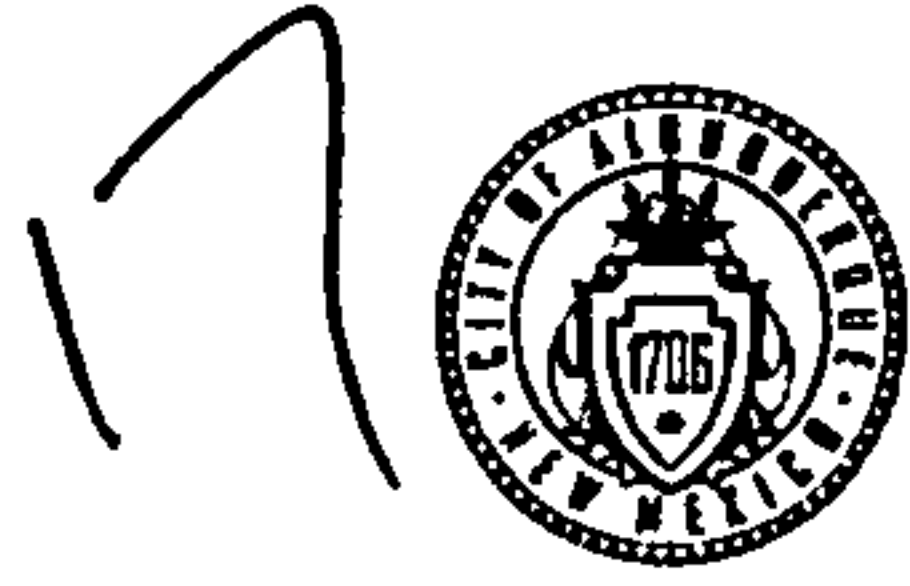
BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, LANDS OF MASSACHUSETTS GENERAL HOSPITAL, **CANTA CIELO SUBDIVISION**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF: 03DRB-01302, 03DRB-01487, 01488, 01490, 01491] *[Deferred from 3/3/04]* (A-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK

20. Approval of the Development Review Board Minutes for February 18, 2004. **DRB MINUTES FOR FEBRUARY 18, 2004 WERE APPROVED.**

ADJOURNED: 11:05 A.M.



Completed
3/10/04
BA

DRB CASE ACTION LOG

REVISED 3/20/2003

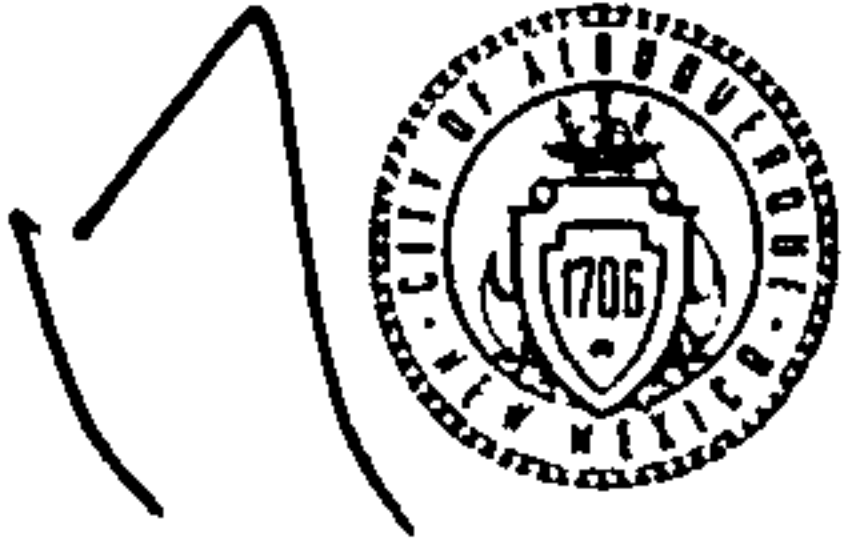
This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: <u>03DRB-02138</u>	Project # <u>1002992</u>
Project Name: <u>ORIG TOWNSITE OF WESTLAND</u>	EPC Application No.:
Agent: <u>WAYJOHN SURVEYING INC</u>	Phone No.: <u>355-2052</u>

Project Number 1002992

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/10/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03DRB-02138

Project # 1002992

Project Name: ORIG TOWNSITE OF WESTLAND

EPC Application No.:

Agent: WAYJOHN SURVEYING INC

Phone No.: 355-2052

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on 3/10/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Project Number 1002992



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: 1002992

AGENDA ITEM NO: 17

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: March 10, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 14, 2004

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000060**
03DRB-02115 Major-Two Year SIA

MODRALL SPERLING agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) C & D1B, GATEWAY SUBDIVISION, zoned SU-2 / C-3, located on LOMAS NE, between WOODWARD NE and I-25 (J-15)
THE TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.

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

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for, LA CUENTISTA SUBDIVISION, zoned, R-1, located on KIMMICK DRIVE NW, between URRACA STREET NW and CAMINO DE PAZ containing approximately 50 acre(s). [REF: 1000922, DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725] (C-10)
WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1-14-04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-29-03 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. CONDITIONS OF FINAL PLAT: (1) FINALIZATION OF STREET MAINTENANCE CONTRIBUTION AND OFF SITE TRANSPORTATION MITIGATION. (2) KIMMICK EASEMENTS TO BE FINALIZED AND RECORDED PRIOR TO FINAL PLAT. (3) ORIENTATION OF LOTS 1 AND 2, BLOCK 7, TO BE CORRECTED PER TRAFFIC DISTRIBUTION MAP.

3. **Project # 1001396**
03DRB-02116 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A-3A, ALTA TIERRA DEL NORTE, UNIT 1, zoned R-1 residential zone, located on CALLE MONTANA NE, between VISTA DEL NORTE DRIVE NE and CALLE FUERTE NE containing approximately 1 acre(s). [REF: 02DRB-00682, 02DRB-01871, 01DRB-01645, 03DRB-00428, 03DRB-00525] (D-16)
THE TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.

4. Item 4 was moved to 9B.

5. **Project # 1001901**
03DRB-02097 Major-Vacation of Public Easements
03DRB-02098 Minor-Vacation of Private Easements
03DRB-02174 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3 VACATION PUBLIC EASEMENTS, VERANDA STREET PROPERTIES, zoned R-LT residential zone, located on VERANDA ST NW, between CANDELARIA NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 02DRB-00618, 02DRB-00696, 03DRB-01700, V-97-72] (G-12)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1-14-04 AND THE GRADING PLAN ENGINEER STAMP DATED 12-24-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.

6. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat
03DRB-02009 Major-Vacation of
Public Easements
03DRB-02011 Minor-Temp Defer
SDWK
03DRB-02010 Minor-Vacation of
Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, CHAMISA RIDGE UNIT 1, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DRIVE NW and CONEFLOWER DRIVE NW containing approximately 18 acre(s). [REF: 02DRB-00963] (B-10)
DEFERRED AT THE AGENT'S REQUEST TO 1-28-04.

7. **Project # 1003141**
03DRB-02112 Major-Vacation of
Public Right-of-Way

MARK GOODWIN & ASSOCIATES agent(s) for ON TIME PARK & FLY request(s) the above action(s) from Yale (west) to Buena Vista, VACATION OF MILES ROAD, zoned, located on MILES ROAD SE, between BUENA VISTA ROAD SE AND YALE. [REF: DRB-99-171, V-99-59, Z-93-8, V-93-4, V-88-96](M-15)
THE VACATION OF PUBLIC RIGHT-OF-WAY WAS DENIED. THE OWNER OF A PORTION OF THE FRONT FOOTAGE OF LAND ABUTTING THE PROPOSED VACATION OBJECTED TO THE VACATION. THEREFORE, THERE WAS CONVINCING EVIDENCE THAT A SUBSTANTIAL PROPERTY RIGHT WOULD BE ABRIDGED AGAINST THE WILL OF THE OWNER OF THAT RIGHT ACCORDING TO THE SUBDIVISION ORDINANCE.

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

11
11
11
11

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

8. **Project # 1003173**
04DRB-00005 Minor-Site Dev Plan
BldPermit
- INSITEWORKS request(s) the above action(s) for all or a portion of Lot(s) 31-32, Block(s) 5, NORTH ALBUQUERQUE ACRES, zoned IP, located on SAN DIEGO AVE NE, between SAN MATEO NE and I-25 NE containing approximately 2 acre(s). (B-18)
DEFERRED AT THE AGENT'S REQUEST TO 1-28-04.

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

9. **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 RANCE ROAD 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)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.
- 9B. **Project # 1002335**
04DRB-00006 Minor-Final Plat
Approval
- ADIL RIZVI agent for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17-18, Block(s) 5, Tract(s) A NAA, TR 2 UNIT 3, TREVISO, NORTH ALBUQUERQUE ACRES, zoned R-D 7 DU/A, located on WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 3 acre(s). [REF: 1002335, 03DRB-02023, 02DRB-01698, 02DRB-01699, 02DRB-01703, 02DRB-01704] (C-19)
THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.

10. **Project # 1002384**
04DRB-00003 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for DR HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1, COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO BLVD NW and MILNE ROAD NW containing approximately 17 acre(s). [REF: 1002384, 02DRB-01879] (F-11)

THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.

11. **Project # 1002992**
03DRB-02138 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC. agent(s) for WEST EIGHT LTD. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, ORIGINAL TOWNSITE OF WESTLAND, zoned C-2 community commercial zone, located on 86th ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB-01623] (K-09)

WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1-14-04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.

12. **Project # 1002231 (1001087)**
04DRB-00004 Minor-Prelim&Final Plat
Approval

HALE & SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, MAJOR ACRES SUBDIVISION, zoned SU-2, R-T, located on 12th ST NW, between CANDELARIA ROAD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: 1002231, 022HE-01435, 01DRB-002688, 01DRB-01891] (G-14)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

13. **Project # 1003167**
03DRB-02189 Minor-Sketch Plat or
Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 18-22, TOWN OF ATRISCO GRANT, UNIT 2, zoned R-D residential and related uses zone, developing area, R-1, located on 86th Street SW, between TOWER ROAD SW and EUCARIZ AVE SE containing approximately 25 acre(s). [REF: AX-93-12, Z-93-125, DRB-97-202] (L-09)

THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

14. **Project # 1003166**
03DRB-02183 Minor-Sketch Plat or
Plan

Casey D. Chapman agent(s) for SANITARY SERVICE COMPANY, INC request(s) the above action(s) for all or a portion of Tract(s) K & R, TIMOTEO CHAVEZ ADDITION, zoned C-3 heavy commercial zone, located on CUTLER AVE NE, between WASHINGTON STREET NE and MORNINGSIDE DRIVE NE containing approximately 3 acre(s). [REF: S-891, DRB-97-92, Z-508] (H-17)

THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

15. Other matters:

Adjourned: 11:10 A.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002992

AGENDA ITEM NO: 11

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Comment on infrastructure list.

RESOLUTION: *Signed I.L.*

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 14, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
12/31/03 Comments**

ITEM # 19

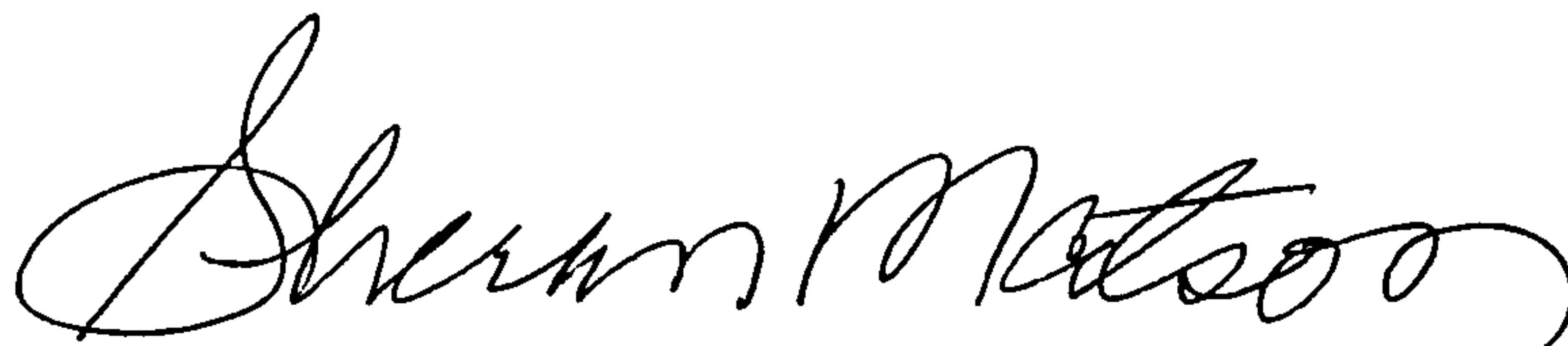
PROJECT #1002992

APPLICATION # 03-02138

RE: Lots 1-3, Block 5, Orig. Townsite of Westland/prelim & final

No objection to the requested platting action.

AGIS approval of dxf file is required before Planning signs the final plat.



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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002992

AGENDA ITEM NO: 19

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 infrastructure list is required for Preliminary Plat approval.
 An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

RESOLUTION:

1-14-04

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: December 31, 2003



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 31, 2003, 09:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000844**
03DRB-01996 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for D.R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 1-7 and 27-32, Tract(s) 2, Block(s) 6, **EAGLE POINTE SUBDIVISION, UNIT 3**, zoned R-D, located on LOUISIANA BLVD NE, between CORONA AVE NE and WILSHIRE NE containing approximately 10 acre(s). [REF: 01DRB-01712](C-19)
A 2-YEAR EXTENSION OF THE SIA WAS APPROVED.

2. **Project # 1000875**
03DRB-02004 Major-Vacation of Public Easements
03DRB-02005 Minor-Vacation of Private Easements

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC, request(s) the above action(s) for all or a portion of Tract(s) F, **FINELAND DEVELOPMENT**, zoned SU-1 for R-2, located on MCMAHON BLVD NW, between TUSCANY DR NW and UNSER BLVD NW containing approximately 11 acre(s). [REF: 03DRB-01684] (A-11)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

3. **Project # 1002051**
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK
03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD COMPANY request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] (B-10)
DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.

4. **Project # 1002518**
03DRB-02014 Major-Vacation of Pub
Right-of-Way
03DRB-02015 Major-Vacation of Public
Easements
03DRB-02016 Minor-Amnd Prelim Plat
Approval
- COMMUNITY SCIENCES CORPORATION agent(s)
for THOMAS & MARGARET KRYFKO, TEDDY &
BARBARA POLK & GWENDOLYN VANDAMME
request(s) the above action(s) for all or a portion of
Lot(s) 41, **ALVARADO GARDENS, UNIT 3**, zoned
RA-2, located on DECKER AVE. NW, between
GLENWOOD ROAD NW and TRELIS DR. NW
containing approximately 1 acre(s). (G-12)
**THE VACATION WAS APPROVED AS SHOWN ON
EXHIBIT B IN THE PLANNING FILE. THE
AMENDED FINAL PLAT WAS APPROVED.**
5. **Project # 1003113**
03DRB-01995 Major-Vacation of Public
Easements
- DARRELL RATCHNER request(s) the above action(s)
for all or a portion of Lot(s) 4, Block(s) 6, **REBONITO
SUBDIVISION**, zoned R-1, located on WELLS DR.
NE, between INDIAN SCHOOL RD. NE and HAINES
NE containing approximately 1 acre(s). [REF: DRB-
94932, V-87-71] (J-23)
**THE VACATION WAS APPROVED AS SHOWN ON
EXHIBIT B IN THE PLANNING FILE.**
6. **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, **LA CUENTISTA SUBDIVISION**, zoned
R-1, located on KIMMICK DRIVE NW, between
URRACA STREET NW and CAMINO DE PAZ
containing approximately 50 acre(s). [REF: 1000922,
DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725]
(C-10)
DEFERRED AT THE AGENT'S REQUEST TO 1-7-04

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

MARK GOODWIN & ASSOC agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Lot(s) 1 & 2-11, Block(s) 11, **N ABQ ACRES TR 1 UNIT 3**, zoned R-D 3du/Acre, located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 12 acre(s). [REF: 03DRB-01884] (B-19)

WITH THE APPROVAL OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND THE GRADING PLAN ENGINEER STAMP DATED 10/30/03 THE PRELIMINARY PLAT WAS APPROVED. CONDITION: FLORENCE PRELIMINARY WALL DESIGN IS APPROVED BEFORE FINAL PLAT APPROVAL.

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

BOHANNAN HUSTON, INC./ DENISH-KLINE & agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D TBKA TAOS @ THE TRAILS, **THE TRAILS, POR. OF TR. 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: 1002928] (C-09)
DEFERRED AT THE AGENT'S REQUEST TO 1-7-04

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

DENISH - KLINE agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C < aka Santa Fe @ The Trails >, **THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). (C-9)

DEFERRED AT THE AGENT'S REQUEST TO 1-7-04

10. **Project # 1003111**
03DRB-02079 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01987 Minor-Vacation of
Private Easements
03DRB-01988 Minor-Temp Defer
SDWK
03DRB-01986 Major-Preliminary Plat
Approval
03DRB-01989 Minor-Sidewalk Waiver

ISAACSON AND ARFMAN, P.A. 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 (EPC SP)] (E-11)
THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF TO PLANNING FOR EPC CASE PLANNER INITIALS. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A TEMPORARY DEFERRAL OF SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11-21-03 AND THE INFRASTRUCTURE LIST DATED 12-31-03. THE PRELIMINARY PLAT WAS APPROVED.

- 10 B.**
Project #1002800
03DRB-02152 Minor-Subd Design
(DPM) Variance
03-01990 Major-Preliminary Plat
03-01992 Minor-Temporary Deferral
SDWK

MARK GOODWIN & ASSOC. agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Tract(s) 1, **NORTH ALBUQUERQUE ACRES**, zoned RD 3 du/ac, located on MODESTO AVE. NE, between GLENDALE AVE. and WYOMING BLVD. NE containing approximately 14 acre(s). (B-19)
THE PRELIMINARY PLAT WAS APPROVED WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-29-03. 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.

**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.**

11. **Project # 1003009**
03DRB-02149 Minor-SiteDev Plan
BldPermit/EPC
- TIERRA WEST LLC agent(s) for SANDIA FOOD GROUP request(s) the above action(s) for all or a portion of Lot(s) 2, **JEFFERSON COMMONS II**, zoned IP, located on PAN AMERICAN FRWY NE, between OFFICE BLVD. NE and JEFFERSON ST. NE containing approximately 3 acre(s). [REF: Z-97-20, DRB-97-366] (F-17)
- THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES AND TRANSPORTATION TO REVISE UTILITY MASTER PLAN AND CHANGE DIMENSIONS FOR THE PARKING SPACES WITH AN UPDATED LANDSCAPING PLAN.**

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

12. **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)
- DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

13. **Project # 1001932**
03DRB-02108 Minor-Final Plat
Approval

MARK GOODWIN & ASSOC. agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of Tract(s) F, **WEST RIDGE S/D , UNIT 3**, zoned SU-1 special use zone, RD (6-10 DU/AC), located on UNSER BLVD NW, between OLD OURAY RD. NW and NEW OURAY RD. NW containing approximately 14 acre(s). [REF: 02DRB-01578& 79, 02DRB-01580& 81, 03DRB-00220, 03DRB-00353, 03DRB-00577] (H-09)

THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PARKS FOR CASH-IN-LIEU OF PARK DEDICATION FEE AND DETACHED OPEN SPACE TABLE.

14. **Project # 1001523**
03DRB-02109 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for UNSER & 98TH STREET PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 special use zone, for Light Industrial, located on UNSER BLVD NW, between LADERA DR. NW and 98TH STREET NW containing approximately 120 acre(s). [REF: 02DRB-00518, 02DRB-00621, SP 4 S/D] (H-09)

THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA SIGNATURE AND MINOR CORRECTIONS ON PLAT.

15. **Project # 1000716**
03DRB-02110 Minor-Ext of SIA for
Temp Defer SDWK
03DRB-02111 Minor-Extension of
Preliminary Plat

LARRY READ & ASSOCIATES, INC. agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned R-D residential and related uses zone, developing area, located on ALEXANDRIA AVE. NE, between EUBANK BLVD. NE and HOLBROOK NE containing approximately 1 acre(s). (D-20)

A ONE-YEAR EXTENSION TO THE SIA FOR A TEMPORARY DEFERRAL SIDEWALK WAS APPROVED. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

16. **Project # 1002743**
03DRB-02083 Minor-Prelim 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). [REF: Z-77-28, 03DRB-00989] (F-11)

NO ACTION TAKEN. PRELIMINARY PLAT PREVIOUSLY APPROVED.

17. **Project # 1002771**
03DRB-02147 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for GERTRUDE ZACHARY SCHMIDT request(s) the above action(s) for all or a portion of Lot(s) 13-24, Block(s) 36, **NM TOWN CO. ORIGINAL TOWNSITE**, zoned SU-3 special center zone, located on, between and containing approximately 2 acre(s). [REF: 03DRB-01036 VAC., DRB-98-253, ZA-98-342, ZA-95-36] (K-14)

THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR SKETCH SHOWING CROSS SECTIONS OF STREETS. RIGHT-OF-WAY SHOULD BE 10 FEET FROM THE FACE OF THE CURB.

18. This project heard as Item 10 B.

19. **Project # 1002992**
03DRB-02138 Minor-Prelim Plat
Approval

WAYJOHN SURVEYING INC. agent(s) for WEST EIGHT LTD. request(s) the above action(s) for all or a portion of Lot(s) 1- 3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD. SW and CENTRAL AVE. SW containing approximately 2 acre(s). [REF: 03DRB-01623] (K-09)

DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.

20. **Project # 1003026**
03DRB-02099 Minor-Prelim&Final Plat
Approval

ABQ. ENGINEERING agent(s) for INFILL SOLUTIONS (JAY REMBE) request(s) the above action(s) for all or a portion of Lot(s) POR. 2&3, **ALVARADO GARDENS SUBDIVISION**, zoned R-LT residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD. NW containing approximately 1 acre(s). [REF: 03DRB-01712] (G-12)

WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND THE GRADING PLAN ENGINEER STAMP DATED 10-20-03 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING, AND UTILITIES FOR AGIS APPROVAL OF DXF FILE AND TRANSPORTATION FOR CLEAR SIGHT TRIANGLE. CONDITION OF FINAL PLAT: PUBLIC WATER AND SEWER EASEMENTS WILL BE SEPARATE FROM PUE. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.

21. **Project # 1003156**
03DRB-02153 Minor-Prelim&Final Plat
Approval

C/O ROBBIN WOODALL agent(s) for RALPH & MARY LUCERO request(s) the above action(s) for all or a portion of Lot(s) 5-A, **LAURELWOOD S/D**, zoned R-D residential and related uses zone, developing area, located on SHERWOOD DR. NW, between LAURELWOOD PARKWAY NW and LAURELWOOD AVE. NW containing approximately 1 acre(s). [REF: Z-84-28, DRB-94-576, SP-94-207] (H-10)

THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.

22. **Project # 1003155**
03DRB-02148 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Lot(s) 35- 37, Block(s) F, **EL RANCHO GRANDE**, zoned R-LT residential zone, located on AMOLE VISTA ST SW, between CAMINO SAN MARTIN, SW and EL RANCHO DR. SW containing approximately 1 acre(s). [REF: 1001347] (M-09)
THE PRELIMINARY AND FINAL PLATS WERE APPROVED.

23. **Project # 1003152**
03DRB-02139 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for WILLIAM & EDNA MCIVER request(s) the above action(s) for all or a portion of Lot(s) 5& 6, Block(s) 17, **MONTEREY HILLS ADDITION**, zoned R-1 residential zone, located on SANTA CLARA AVE SE, between WELLESLEY AVE. SE and HYDER AVE. SE containing approximately 1 acre(s). [REF: ZA-75-127] (L-16)
THE PRELIMINARY AND FINAL PLAT WERE APPROVED.

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

24. **Project # 1003153**
03DRB-02140 Minor-Sketch Plat or Plan

GEORGE J. MARQUEZ SURVEYING agent(s) for LOE KORTE request(s) the above action(s) for all or a portion of Lot(s) 8-A, **WEST ALBUQUERQUE BUSINESS ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NW, between 50TH ST. NW and 52ND ST. NW containing approximately 1 acre(s). [REF: DRB-95-408 & 495, ZA-95-199, Z-84-87] (K-11)
THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.

25. **Project # 1002629**
03DRB-02124 Minor-Sketch Plat or Plan

LYLE C LOSACK agent(s) for BRENDAN T O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, **DAVIDSON EDITION**, zoned DI-2 for RT, located on 10TH ST NW, between CANDELARIA NW and containing approximately 1 acre(s). [REF: 03DRB-00683, 03DRB-01413] (G-14)
THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.

26. Other Matters:

Adjourned: 12:20 P.M.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-16-2003

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

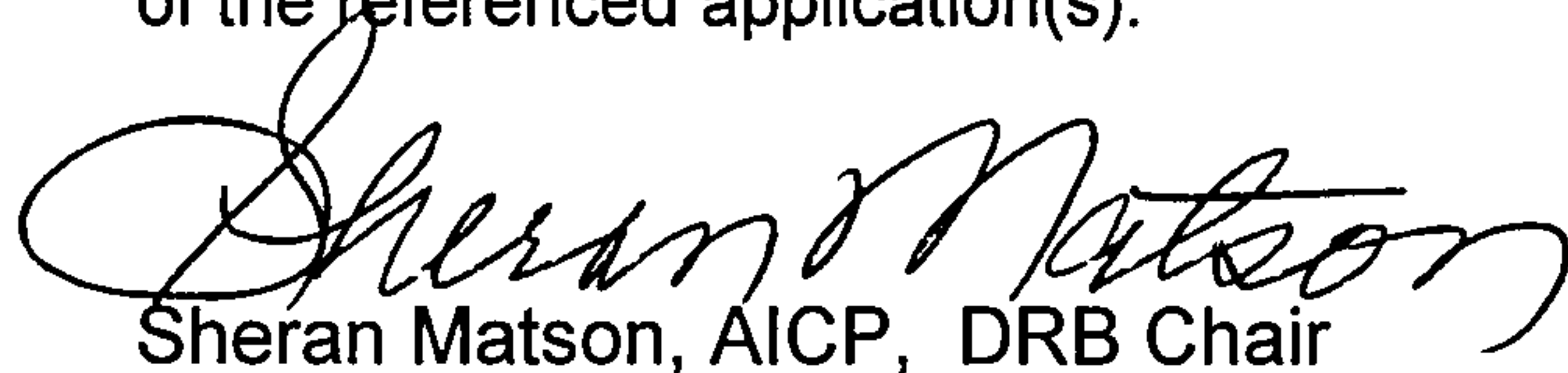
TIERRA WEST, LLC agent(s) for SOUTHWEST CONTRACTORS INC. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW. [Deferred from 10/8/03] (K-9)

At the October 15, 2003, Development Review Board meeting, a driveway variance from design standards was approved as shown on Exhibit B in the Planning file with the following conditions:

The entrance shall be signed appropriately as a service entry for delivery vehicles. No public parking will be allowed on the south side of the building. If you wish to appeal this decision, you must do so by October 30, 2003, in the manner described below.

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

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


Sheran Matson, AICP, DRB Chair

Cc: Southwest Contractors Inc., 1600 Arkansas Blvd, Suite 100, Texarkana, AR 71854

Tierra West LLC, 8509 Jefferson NE, 87113

Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002992

AGENDA ITEM NO: 16

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:

Defer to Transportation.

approved variance

RESOLUTION:

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

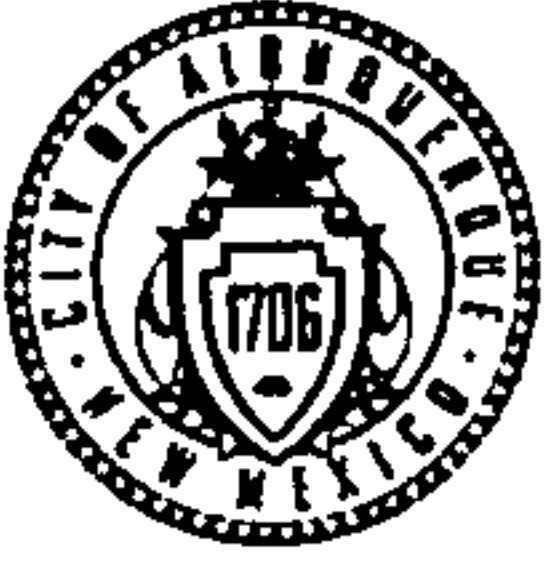
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 15, 2003

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Carlos Montoya, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:35 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **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] *[Deferred from 10/15/03]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**
- 03DRB-01714 Minor-SiteDev Plan BldPermit/EPC
03DRB-01715 Minor-SiteDev Plan Subd/EPC
- CONSENSUS PLANNING INC. agent(s) for ASW REALTY PARTNERS request(s) the above action(s) for TRACTS 1, 2, 3, 4, 5, 6A, 6B, A, LANDS OF RAY A GRAHAM III, OVENWEST AND CITY OF ALBUQUERQUE, (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1 PRD, C-2, O-1, located on COORS BLVD NW between MONTANO RD NW and NAMASTE RD NW, containing approximately 230 acre(s). [REF: 1000965, 03EPC-01103, 03EPC-01105] **[Juanita Vigil, EPC Case Planner]** *Deferred from 10/15/03]* (E-12/F-11 & 12) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**

2. **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

03DRB-01410 Major-Preliminary Plat
Approval
03DRB-01412 Minor-Temp Defer SDWK

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) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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 (to be known as **RIVERVIEW ACRES**), zoned RA-1 residential and agricultural zone, semi-urban area, located on VILLA RIO CORTE NW, between GABALDON RD NW and RIVERSIDE DRAIN containing approximately 10 acre(s). **[Deferred from 9/17/03] (H-12) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/15/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/9/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **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]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/5/03.**

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]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/5/03.**

4. **Project # 1000570**
02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF PARCEL A OF PARKWAY, UNIT 7 AND TRACT A OF PAINTED SKY, UNIT 1 AND TRACT 94 OF TOWN OF ATRISCO GRANT, (to be known as **PARKWAY UNIT 10**), zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] [Deferred from 3/19/03 & 7/23/03 & 10/15/03] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/7/2004.**

- Project # 1000570**
02DRB-01019 Major-Preliminary Plat Approval
02DRB-01020 Major-Vacation of Public Easements
02DRB-01021 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel A, Parkway, Unit 7, Tract A, Painted Sky, Unit 1 and Tract 95, Town of Atrisco Grant (to be known as **PARKWAY, UNIT 10**) zoned R-LT residential zone, located WEST OF UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW, containing approximately 13 acre(s). [REF: 00410-00162, 00410-00931, 00410-00933, Z-99-8, AX-99-2, DRB-95-94, S-98-5, S-98-62] [DEFERRED FROM 10/30/02] [Deferred from 11/6/02, 1/29/03, 3/19/03, 7/23/03 & 10/15/03] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/7/2004.**

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

DE LA TORRE ARCHITECTS, agent(s) for FOURTH STREET & MENAUL INC., request(s) the above action(s) for all or a portion of Block(s) O, Tract(s) 1A, **WALGREEN ADDITION**, zoned C-2 (SC), containing approximately 11 acre(s). [*Deferred from 9/24/03 & 10/8/03*] (H-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: THE FINAL PLAT WILL NOT BE APPROVED WITHOUT ACCEPTABLE EVIDENCE TO UTILITIES DEVELOPMENT SHOWING THAT EXISTING WATER LINE ACROSS PRIVATE PROPERTY HAS BEEN EITHER CONVERTED TO PRIVATE OR CUT AND CAPPED AT 2ND STREET AND MENAUL.**

6. **Project # 1002511**
03DRB-01580 Major-Bulk Land
Variance
03DRB-01578 Minor – Final Plat
approval

WITHDRAWN

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) **WITHDRAWN AT THE AGENT'S REQUEST.**

7. **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]** *[Deferred from 10/15/03]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

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

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

8. **Project # 1002633**

03DRB-01716 Minor-SiteDev Plan
Subd/EPC
03DRB-01718 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01719 Minor-Sketch Plat or
Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JAYEFF CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9-24, Block(s) 10, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as VENTURA PLACE) zoned SU-1 Mixed Uses, located on HOLLY AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 11 acre(s). [REF: 03EPC-00693, 03EPC-00694, 03EPC-01323][Carmen Marrone, EPC Case Planner] (C-20) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/15/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/30/03 THE SITE PLAN FOR SUBDIVISION WS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW WATER METER (LOCATION & SIZES). SHOW LOT LINES ON UTILITY PLAN AND CITY ENGINEER FOR SIA AND ADD TRAFFIC SIGNAL MODIFICATIONS TO THE SIA. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW WATER METER (LOCATION & SIZES). SHOW LOT LINES ON UTILITY PLAN AND CITY ENGINEER FOR SIA AND ADD TRAFFIC SIGNAL MODIFICATIONS TO THE SIA. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

03DRB-01717 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC. agent(s) for TRICOR SOUTHWEST CORPORATION request(s) the above action(s) for Lot(s) 15, 16, 17 & 18, Block(s) 10, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as VENTURA PLACE) zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between VENTURA NE and BARSTOW NE containing approximately 2 acre(s). [REF: 1002633, 03EPC-00706] [Carmen Marrone, EPC Case Planner] (C-20) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND FOR PARKING STALL SIZES.

9. **Project # 1003025**
03DRB-01722 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO., request(s) the above action(s) for all or a portion of Lot(s) 14, **MERIDIAN BUSINESS PARK**, zoned IP, located on BLUEWATER RD NW, between UNSER BLVD NW and AIRPORT RD NW containing approximately 3 acre(s). [REF: Z-92-57] (K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE SOUTHWEST DRIVE LOCATION AND CROSS ACCESS EASEMENTS AND PLANNING FOR CHANGES TO THE LANDSCAPE PLAN.**

10. **Project # 1001864**
03DRB-01229 Minor-SiteDev Plan
BldPermit/EPC

JUNIPER DESIGN agent(s) for S. G. PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) F-1, Block(s) 1, **COUNTRY CLUB SUBDIVISION**, zoned SU-2 special neighborhood zone, MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 02EPC-01120] [**DEBBIE STOVER, EPC CASE PLANNER**] (*Was Indefinitely Deferred 7/30/03 & 10/15/03*) (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

11. **Project # 1001765**
03DRB-01695 Minor-Preliminary Plat
Approval
- PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) UNPLATTED, **TOWN OF ATRISCO GRANT**, zoned C-1, R-LT, located on DENNIS CHAVEZ BLVD SW between DENNIS CHAVEZ BLVD SW and 118TH ST SW containing approximately 98 acre(s). [Project # changed from 1003017 now void] [*Deferred from 10/15/03*] (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/12/03.**
12. **Project # 1003023**
03DRB-01709 Minor-Prelim&Final Plat
Approval
- WILKS COMPANY agent(s) for SKF VENTURE - JERRY SHINKLE request(s) the above action(s) for N1/2-NW1/4-SW1/4-SW1/4-SE1/4, SECTION 33, T11N, R4E, NMPM, Tract(s) A & B, **VISTA OFFICE COMPLEX**, zoned O-1, located on LAGRIMA DE ORO NE, between MORRIS NE and JUAN TABO NE containing approximately 1 acre(s). (F-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SKETCH SHOWING BIKE LANE ON MORRIS, WESTSIDE OF TRACT A AND PLANNING FOR THE AGIS DXF FILE.**

13. **Project # 1001031**
03DRB-01710 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for UNION PENSION TRANSACTION TRUST 2000-7 NM request(s) the above action(s) for all or a portion of Tract(s) H, **SANDIA SCIENCE & TECHNOLOGY PARK**, zoned IP industrial park zone, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and containing approximately 5 acre(s). [REF: 01DRB-00665, 01DRB-00788, 01DRB-00787] (M-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

14. **Project # 1001205**
03DRB-01711 Minor-Vacation of
Private Easements

ISAACSON AND ARFMAN, P.A. agent(s) for FULLER HOMES INC. request(s) the above action(s) for all or a portion of Lot(s) 32 & 33, Block(s) B, **PARADISE RIDGE SUBDIVISION**, zoned R-LT, located on MANSFIELD PL NW, between BRUNSWICK PL NW and PRESTIGE CT NW containing approximately 1 acre(s). [REF: 03DRB-00019, DRB-96-350, 01110-00554, 01138-00555, 02DRB-00182, 02DRB-00341] (B-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1002581**
03DRB-01507 Minor- Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for JOSEPH A. SOLIS, J & J #1, request(s) the above action(s) for all or a portion of Lot(s) 1-7 & 9A, **SKYLINE HEIGHTS ADDITION**, zoned M-1 light manufacturing zone, located on TRUMBULL AVE SE, between EUBANK BLVD SE and SOUTHERN AVE SE containing approximately 2 acre(s). [REF: 03DRB-00852, 03DRB-00849, & 850, 03DRB-00853 & 54, 03DRB-00856] *[Was indefinitely deferred 9/17/03]* (L-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

TIERRA WEST, LLC agent(s) for SOUTHWEST CONTRACTORS INC. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW. [Deferred from 10/8/03] (K-9) **A DRIVEWAY VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: THE ENTRANCE SHALL BE SIGNED APPROPRIATELY AS A SERVICE ENTRY FOR DELIVERY VEHICLES. NO PUBLIC PARKING WILL BE ALLOWED ON THE SOUTH SIDE OF THE BUILDING.**

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

17. **Project # 1003011**
03DRB-01672 Minor-Sketch Plat or
Plan

SURV-TEK INC agent(s) for HOFFMANTOWN INC request(s) the above action(s) for all or a portion of Lot(s) A - G, Block(s) 4-A, **INEZ ADDITION**, zoned C-2 community commercial zone, and P, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: ZA-78-240, ZA-90-18] (H-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1003022**
03DRB-01708 Minor-Sketch Plat or
Plan

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29E, **VENTANA RANCH**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 12 acre(s). (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1000592**
03DRB-01685 Minor-Sketch Plat or
Plan

ALFONSO MAESTAS request(s) the above action(s) for all or a portion of Lot(s) A, Block (s) O, **LANDS OF JIM LUCAS**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between GABALDON RD NW and ZICKERT PL NW containing approximately 1 acre(s). [REF: DRB-96-257, 00DRB-00797] (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1003024**
03DRB-01720 Minor-Sketch Plat or
Plan

TOWNER ENGINEERING SERVICES agent(s) for PERFORMANCE TOOL AND EQUIPMENT request(s) the above action(s) for all or a portion of Lot(s) 430, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned RD/R-1, (proposed zoning SU-1 CHURCH AND RELATED USES, located on 86TH ST SW AND TOWER RD SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1001901**
03DRB-01700 Minor-Sketch Plat or
Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, VERANDA STREET PROPERTIES, (to be known as **THE VERANDA COMPOUND**) zoned R-2 residential zone, located on VERANDA RD NW, between GLENWOOD RD NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: 02DRB-00696, 02DRB-00618, DRB-97-230, V-97-72, ZA-96-445, ZA-95-277] G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003026**
03DRB-01712 Minor-Sketch Plat or
Plan

ABQ ENGINEERING agent(s) for INFILL SOLUTIONS, JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, ALVARADO GARDENS, UNIT 3, (to be known as **LA PLAZA ACEQUIA II SUBDIVISION**) zoned R-LT residential zone, located on CANDELARIA BLVD NW, between RIO GRANDE NW and DURANES LATERAL containing approximately 1 acre(s). [REF: DRB-94-69, Z-86-33] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for October 1, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:35 P.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 8, 2003

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 1:20 p.m.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-1-A (to be known as **SEVILLE UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] *[Deferred from 10/1/03]* (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/3/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: SUBMITTAL OF CROSS SECTIONS OF PERIMETER WALLS AND THEIR APPROVAL BY PLANNING. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:03DRB-01302] [*Deferred from 10/1/03*] (A-9/A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/4/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: SUBMITTAL OF CROSS SECTIONS OF PERIMETER WALLS AND THEIR APPROVAL BY PLANNING. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). [*Deferred from 10/1/03*] (F-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/5/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: AN ADEQUATE EASEMENT FOR THE LATERAL SHALL BE PROVIDED AND M.R.G.C.D. SHALL SIGN THE PLAT. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

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

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] [*Deferred from 7/23/03, 8/13/03, 8/27/03, 9/10/03, 9/24/03, 10/1/03*] (C-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENTS AND UTILITY DEVELOPMENT TO ADD PRIVATE SANITARY SEWER EASEMENTS FOR PRIVATE ACCESS AND TO ADD A 30-FOOT PUBLIC WATERLINE EASEMENT TO VACATED OAKLAND.**

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

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

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

ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, VOLCANO CLIFFS SUBDIVISION, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). *[Deferred from 10/1/03 & 10/8/03]* (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] *[Deferred from 9/10/03, 9/17/03, 9/24/03, 10-1-03]* (H-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/02 THE PRELIMINARY PLAT WAS APPROVED.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] *[Deferred from 9/10/03, 9/17/03, 9/24/03, 10/1/03]* [RUSSELL BRITO, EPC CASE PLANNER] (H-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL SUBMITTAL.**

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

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

15. **Project # 1002197**
03DRB-01648 Minor-SiteDev Plan
BldPermit/EPC
- MOLZEN CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT - WATER UTILITY DIVISION, request(s) the above action(s) for SEC. 28 T11N R2E , **WEST MESA OPEN SPACE**, zoned RO-20, located on ATRISCO NW and 81ST ST NW BETWEEN DOUBLE EAGLE AIRPORT AND I-40 WEST. **[CHRIS HYER, EPC CASE PLANNER] (E-9) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
16. **Project # 1002455**
03DRB-01654 Minor-SiteDev Plan
Subd/EPC
03DRB-01655 Minor-Sketch Plat or
Plan
- TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J GROUP ADDITION**, zoned SU-1, C-1, located on SAN ANTONIO NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). **[DEBBIE STOVER, EPC CASE PLANNER] [Deferred from 10/8/03] (E-18) THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN. DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

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

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

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THERE ARE NO SKETCH PLAT THIS WEEK

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

ADJOURNED: 1:20 P.M.



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: 1002992

AGENDA ITEM NO: 23

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:

Defer to Transportation.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: October 8, 2003

**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

DRB- 1002992

Item No. 23

Zone Atlas K-9

DATE ON AGENDA

INFRASTRUCTURE REQUIRED () YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- () SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- () SITE PLAN FOR BUILDING PERMIT

No.	Comment
-----	---------

If you have any questions or comments please call ~~Richard Dourte~~
at 924-3990. Meeting notes: *WILFRED GALLEGOS*

3991

(1) SUGGEST MEETING TO DEMONSTRATE NEED.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
October 8, 2003 Comments**

ITEM # 23

PROJECT # 1002992

APPLICATION # 03DRB-01623

RE: Original Townsite of Westland, Family Dollar/Subd. Design Variance

Defer to Transportation on this request.



Sheran Matson, DRB Chair

914-3880 Fax 914-3864 smatson@cabq.gov

12/31/03

Deferred for

Sketch for 86th + Bridge
Status of Alley

Claire

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 1/14/04

Date Site Plan Approved: 1/14/04

Date Preliminary Plat Approved: 1/14/04

Date Preliminary Plat Expires: 1/14/05

DRB Project No.: 1002992

DRB Application No.: 63 DRB 02178

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Family Dollar

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 1-3, Block 5 Original Townsite of Westland

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<i>Public Improvements</i>									
<input type="text"/>	<input type="text"/>	25' F-CL	Arterial Paving, Curb and Gutter and 6' Sidewalks (Half Street) <i>30' DRIVABLE SURFACE REQUIRED</i>	86th Street	North Property line	Intersection with Bridge	/	/	/
<input type="text"/>	<input type="text"/>	42' F-CL	Arterial Paving, Curb and Gutter and 6' Sidewalks (Half Street)	Bridge	West Property line	Intersection with 86th	/	/	/
<input type="text"/>	<input type="text"/>	Varies	Temporary Pavement	Interseccion 86th and Bridge	Tapers	Tapers	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS Gravity Line	Bridge	West Property line	East Property line	/	/	/
<input type="text"/>	<input type="text"/>	8"	Water PVC line	Bridge	West Property line	East Property line	/	/	/
<input type="text"/>	<input type="text"/>	36"	<i>RCP STORM DRAIN LATERAL BRIDGE/86th</i>		<i>CURB</i>	<i>MANHOLE</i>	/	/	/
<input type="text"/>	<input type="text"/>	Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.							
<input type="text"/>	<input type="text"/>	Storm Sewer to include Manholes RCP connections and catch basins as required.							
<input type="text"/>	<input type="text"/>	Sanitary Sewer to include Manholes and Service Connections as required.							
<input type="text"/>	<input type="text"/>	Residential Street Lights per DPM.							
<input type="text"/>	<input type="text"/>	Certified Grading and Drainage with Retain Walls and Private Drainage (Non-wedger) Required for SIA Financial Guarantees FOR THE							

ORIGINAL

NOTES

1

2

3

4

5

AGENT / OWNER

THOMAS D. JOHNSON

NAME (print)

WAYSON SURVEYING, INC.

FIRM

[Signature] 1/12/04

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 1/14/04

DRB CHAIR - date

[Signature] 1/14/04

PARKS & GENERAL SERVICES - date

[Signature] 1-14-04

TRANSPORTATION DEVELOPMENT - date

[Signature] 1/14/04

UTILITY DEVELOPMENT - date

[Signature] 1/14/04

CITY ENGINEER - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1002992
DRB Application No.: _____

INFRASTRUCTURE LIST

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

Family Dollar

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 1-3, Block 5 Original Townsite of Westland
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer	
<i>Public Improvements</i>										
<input type="text"/>	<input type="text"/>	25' F-CL	Arterial Paving, Curb and Gutter and 8' Sidewalks (Half Street)	86th Street	North Property line	Intersection with Bridge	/	/	/	
<input type="text"/>	<input type="text"/>	42' F-CL	Arterial Paving, Curb and Gutter and 8' Sidewalks (Half Street)	Bridge	West Property line	Intersection with 86th	/	/	/	
<input type="text"/>	<input type="text"/>	Varies	Temporary Pavement	Intersecion 86th and Bridge	Tapers	Tapers	/	/	/	
<input type="text"/>	<input type="text"/>	8"	SAS Gravity Line	Bridge	West Property line	East Property line	/	/	/	
<input type="text"/>	<input type="text"/>	8"	Water PVC line	Bridge	West Property line	East Property line	/	/	/	
<input type="text"/>	<input type="text"/>	Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.								/
<input type="text"/>	<input type="text"/>	Storm Sewer to include Manholes RCP connections and catch basins as required.								/
<input type="text"/>	<input type="text"/>	Sanitary Sewer to include Manholes and Service Connections as required.								/
<input type="text"/>	<input type="text"/>	Residential Street Lights per DPM.								/
<input type="text"/>	<input type="text"/>	Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release.								/

NOTES

1 _____

2 _____

3 _____

4 _____

5 _____

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

THOMAS D. JOHNSTON
NAME (print)

_____ DRB CHAIR - date

_____ PARKS & GENERAL SERVICES - date

WAYSON SWEENEY, Inc.
FIRM

_____ TRANSPORTATION DEVELOPMENT - date

_____ AMAFCA - date

[Signature] 1.12.09
SIGNATURE - date

_____ UTILITY DEVELOPMENT - date

_____ - date

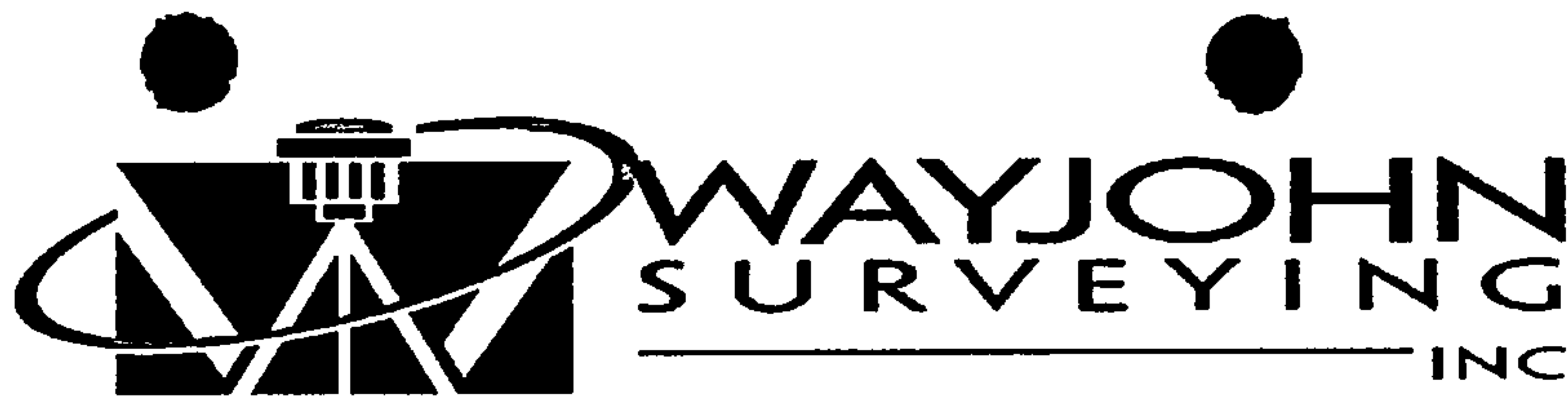
MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____

_____ CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

January 12, 2004

City of Albuquerque Planning
Plaza Del Sol Building
600 2nd Street, NW
Albuquerque, NM 87102

To Whom It May Concern:

I am providing six copies of the revised plat and six copies of the revised infrastructure list for Lot 3-A, Block 5, Original Townsite of Westland. This preliminary plat and infrastructure list was deferred from December 31, 2003 to January 13, 2004. This is in reference to DRB Project No. 1002992.

If you have any questions regarding this matter, feel free to contact me at the above numbers.

Regards,

Thomas D. Johnston, PS

enc.

BPINPS15888,10752ECRO90IP0,0,1016,-1016IRO,100SC0,300,0,300LA1,4,2,4UL6,40,12,12

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

PAID RECEIPT

APPLICANT NAME West Eight Ltd.
AGENT Wayjohn Surveying INC
ADDRESS 330 Louisiana Blvd NE
PROJECT & APP # 1002992 03 DRB-02138
PROJECT NAME Original Townsite of Westland

\$ _____ 469099/4916000 Conflict Management Fee

\$ 110 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 110 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

DUPLICATE
City Of Albuquerque
Treasury Division

01/13/2004 11:39AM LOC: ANN
X
RECEIPT# 00018517 WSH 007 TRANSH 0008
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$110.00
J24 Misc \$110.00
CK \$110.00
CHANGE \$0.00

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

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

SITE DEVELOPMENT PLAN Supplemental form **P**

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

ZONING Supplemental form **Z**

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of... Supplemental form **A**

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

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

APPLICANT INFORMATION:

NAME: WEST EIGHT LTD. PHONE: _____
 ADDRESS: 1815 CENTRAL NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255-2052
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURVEY@AOL.COM

DESCRIPTION OF REQUEST: MINOR PLAT AND INFRASTRUCTURE LIST
PRELIMINARY PLAT & FINA PLAT APPROVAL

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

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

Lot or Tract No. 1, 2, 3 Block: 5 Unit: _____
 Subdiv. / Addn. ORIGINAL TOWNSITE OF WESTLAND
 Current Zoning: C-2 Proposed zoning: SAME
 Zone Atlas page(s): K-9 No. of existing lots: 3 No. of proposed lots: 1
 Total area of site (acres): 1.1200 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 1-009-057-394-029-40311 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 86th ST SW
 Between: BRIDGE BLVD SW and CENTRAL AVE 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.): AAA

1002992 U3DRB-01623

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: DATE 12/24/03

SIGNATURE [Signature] _____
 (Print) THOMAS D. JOHNSTON _____ Applicant Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>U3DRB-02138</u>	<u>P&F</u>	<u>93</u>	<u>\$ 215.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 215.00</u>

Hearing date Dec 31st 2003

[Signature] 12/22/03
 Planner signature / date

Project # 1002992

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

THOMAS D. JOHNSON (AGENT)
Applicant name (print)
[Signature] 12.22.03
Applicant signature / date

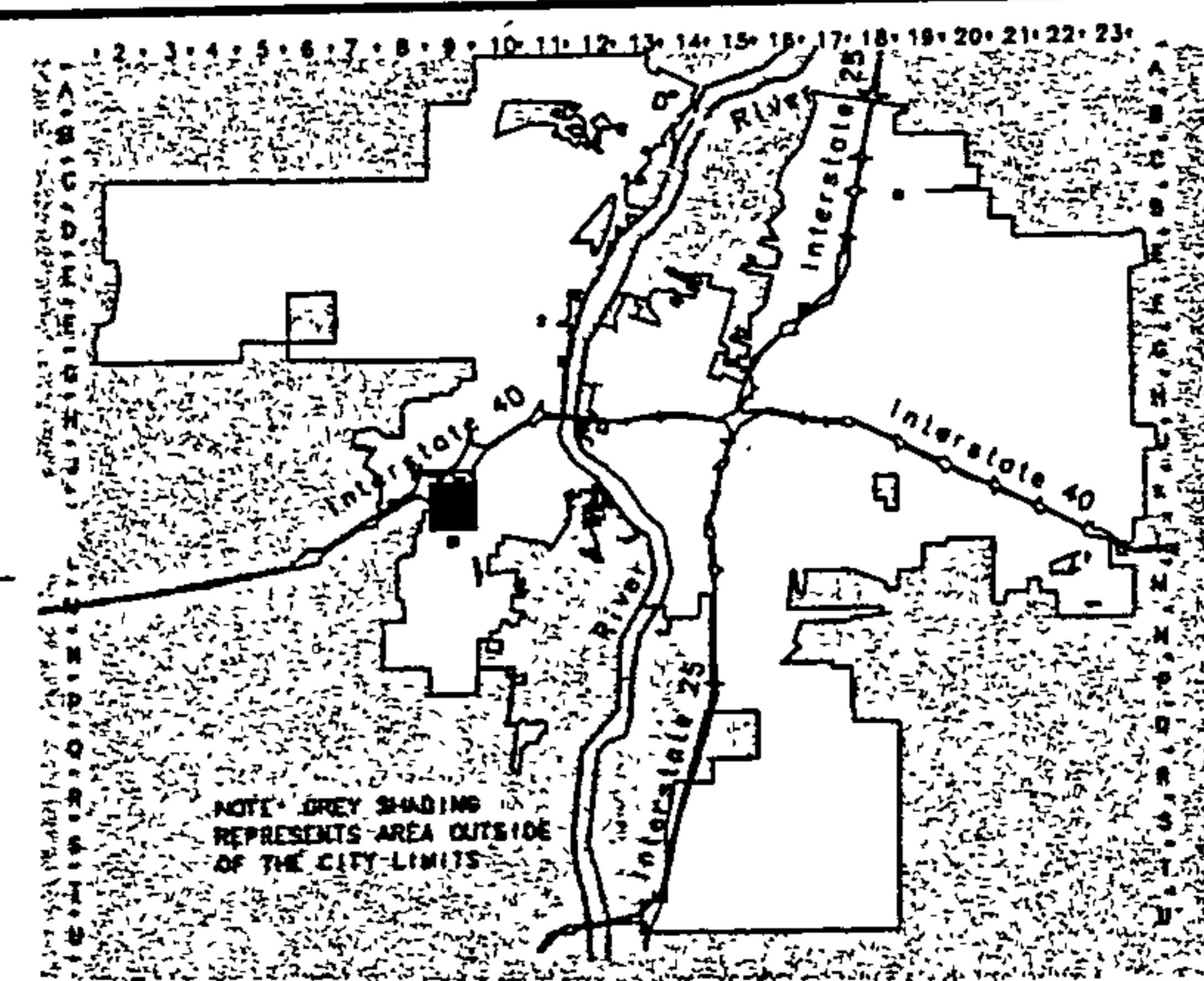
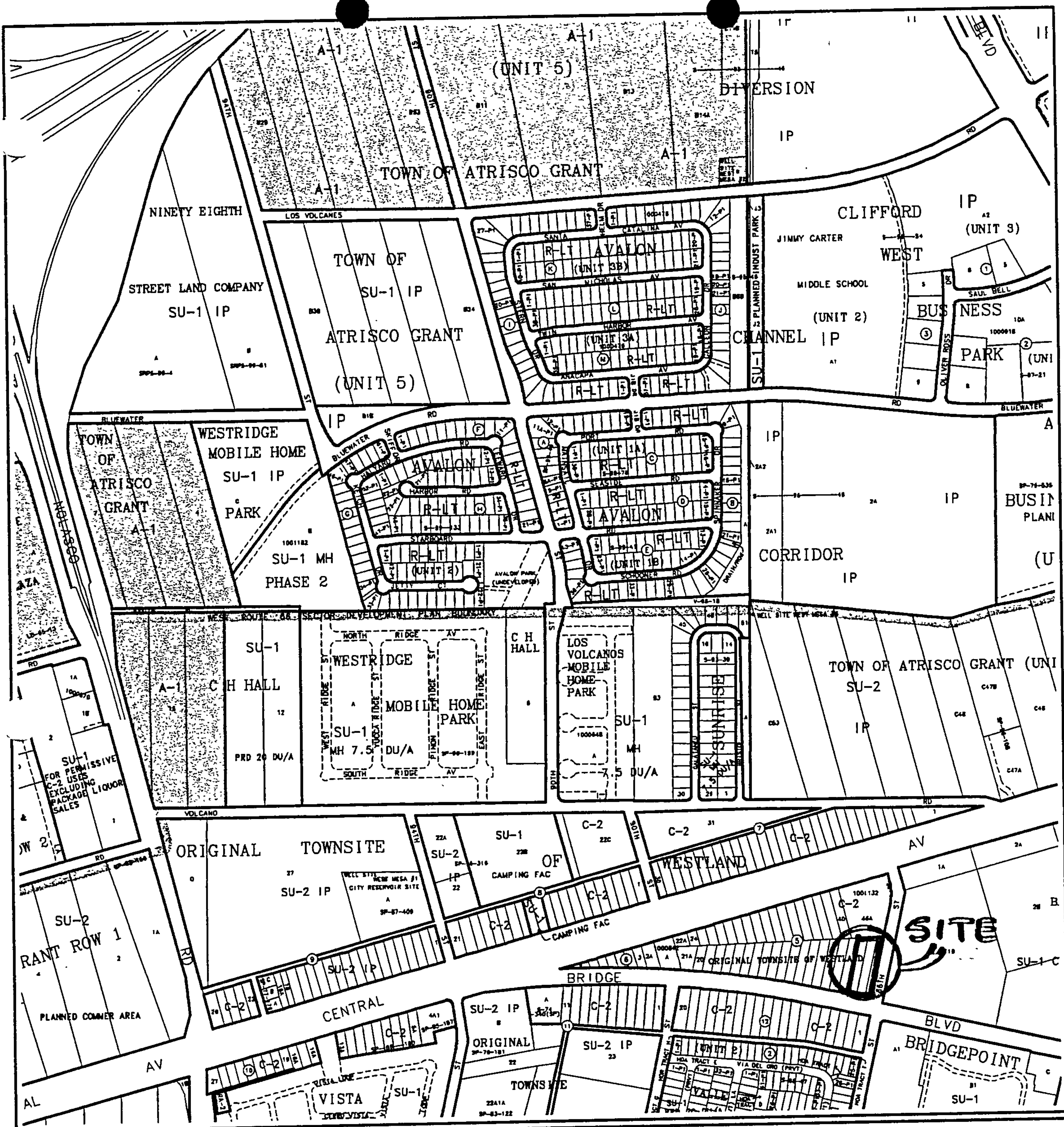


Form revised MARCH 2003

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

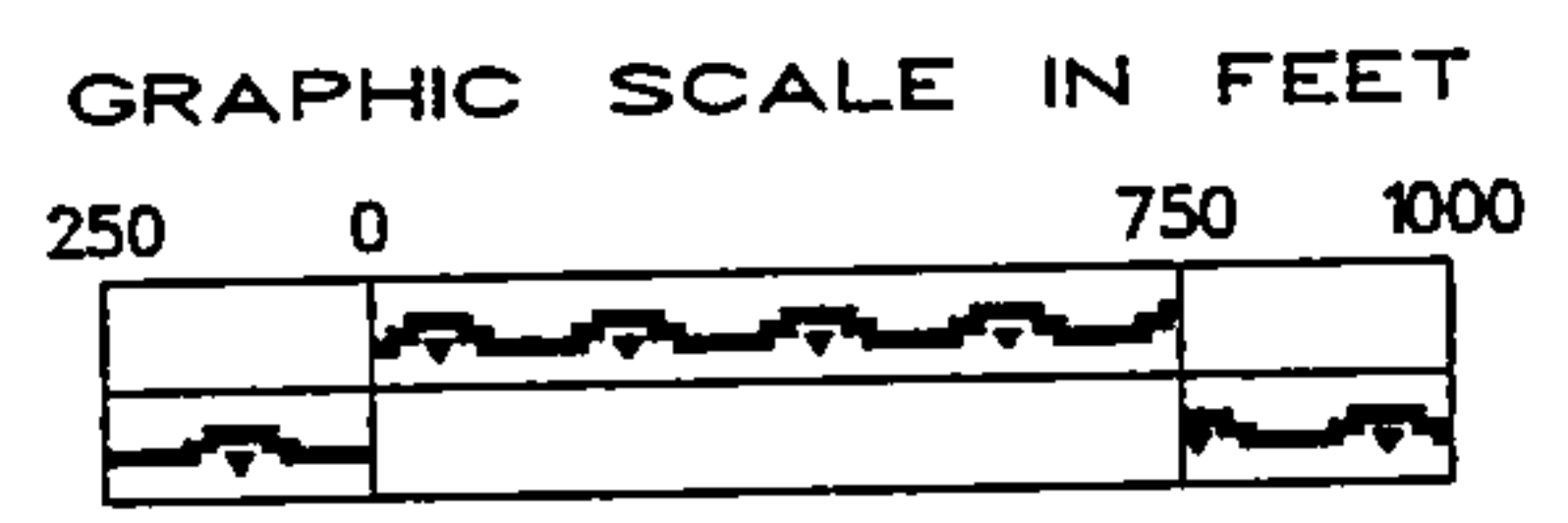
Application case numbers
030RB-02138

[Signature] 12/22/03
Planner signature / date
Project # 1002992



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT

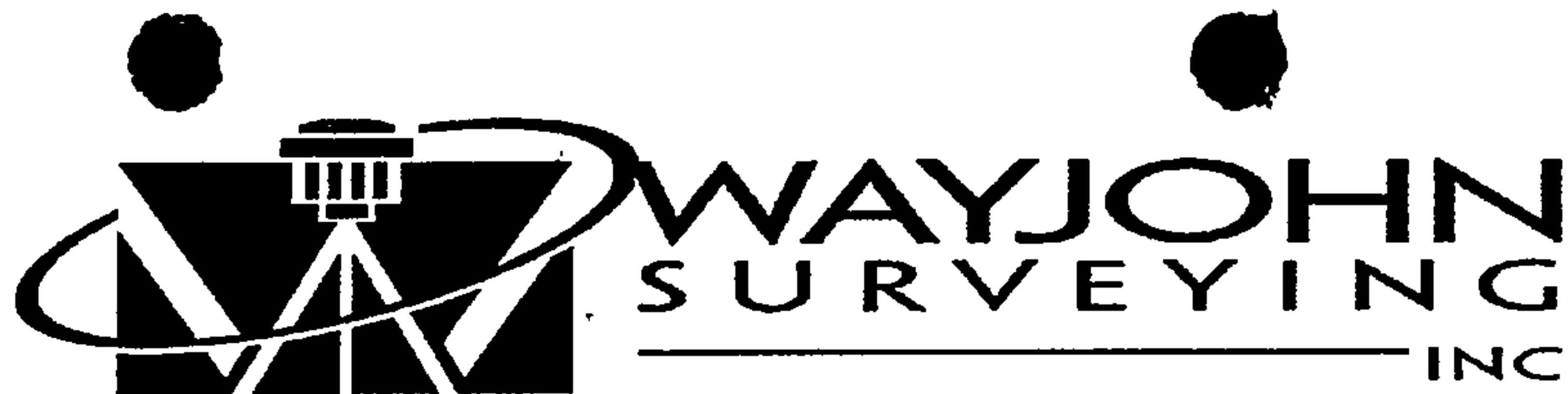
© Copyright 2002



Zone Atlas Page

K-9-Z

Map Amended through April 03, 2002



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

December 22, 2003

City of Albuquerque Planning
Plaza Del Sol Building
600 2nd Street, NW
Albuquerque, NM 87102

RE: Replat of Lots 1, 2, & 3, Block 5, Original Townsite of Westland

To Whom It May Concern:

I am submitting a minor preliminary plat for the following DRB meeting. My client, West Eight Limited, is selling this property to Family Dollar Stores. The parcel currently is vacant. Family Dollar Stores is planning on constructing a new facility on this site. In order to do so, Family Dollar will need to consolidate the three lots into one lot. With this plat, additional right of way is to be dedicated to the City of Albuquerque for 86th Street.

Family Dollar will also need to construct infrastructure for this site, including water, sewer and curb and gutter. Enclosed is an infrastructure list for approval at this time. Once an SIA has been approved, we will submit for final plat.

Thank you for your consideration. Feel free to contact me if you have any questions regarding this matter.

Regards,

A handwritten signature in black ink, appearing to read "T. Johnston", written over a horizontal line.

Thomas D. Johnston, PS

enc.

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 WEST EIGHT LTD
AGENT WAYJOHN SURV.
ADDRESS 330 LOUISIANA BLVD 87108
PROJECT NO. 1002992
APPLICATION NO. 03DRP-01623

\$ 215⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)

\$ 215⁰⁰ Total amount due
MA

WAYJOHN SURVEYING, INC. 11108 HUME AVE. NE. 505-255-2052 ALBUQUERQUE, NM 87112		10843
DATE <u>12/22/03</u>		95-32-1070
PAY TO THE ORDER OF <u>CITY OF ALBUQUERQUE</u>		\$ 215.00
<u>Two Hundred Fifteen and no/100</u>		DOLLARS
Bank of America.		
ACH R/T 107000327		
FOR <u>PLAT SUBMITTAL</u>		
DUPLICATE City of Albuquerque		
MP		
⑈010843⑈ ⑈107000327⑈ 000123386377⑈		
12/22/2003		

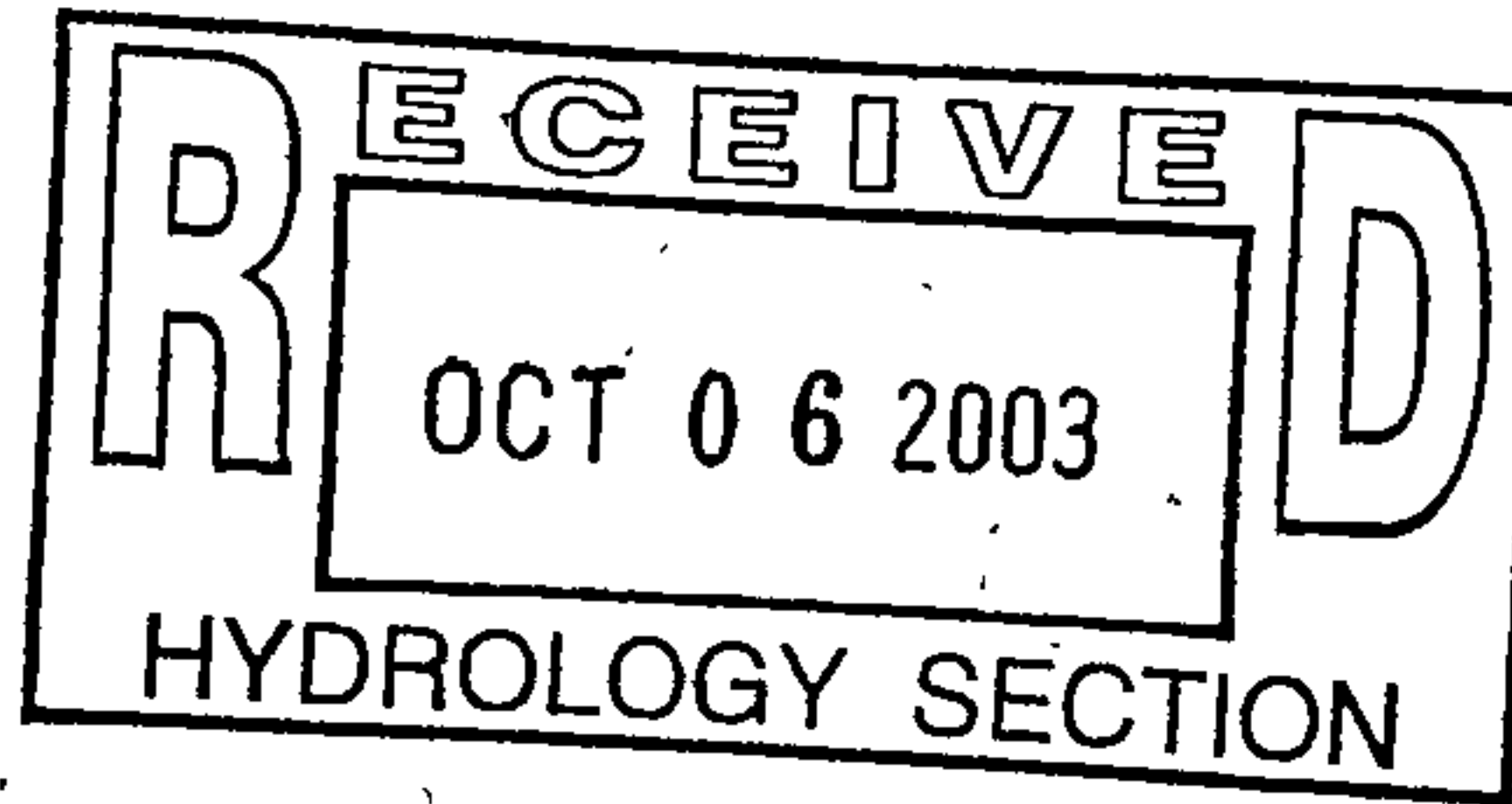
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Account 441006 Fund 0000
Activity 4983000 TRSTAM
Trans Ant \$215.00
J24 Misc \$215.00
CK 10/28/03 \$215.00
CHANGE \$0.00

Thank You

1002992

**Green
Herrington &
Howell, LLC**
DEVELOPMENTS & INVESTMENTS

September 30, 2003



Mrs. Sheran Matson, AICP
Chairman Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: GBH Construction, Inc. dba Southwest Contractors, Inc. Request for Driveway Design Variance, Lots 1-3, Block 5, of Original Townsite of Westland, Zone Atlas K-9

Dear Mrs. Matson:

Tierra West, LLC, on our behalf, has requested a driveway design variance establishing a driveway on 86th Street and Bridge Boulevard as shown on the attached Site Plan. We have made every effort to comply with DPM regarding drives. The shape of the property and the operation of the store have dictated our current site plan. We have spent many hours and looked at many different site designs to minimize the impact of this drive. We have moved all parking to the north side of the building to limit the use of the drive. The only uses for this drive will be for deliveries, which are 18 wheel carrier normally once a week, and refuse disposal, which is usually twice weekly. We have even considered a one way drive, but are not able to adequately position the truck for deliveries. I do not have the current traffic counts on either 86th or Bridge Boulevard, but I feel the numbers are not excessively high.

The retailer locating at this site is Family Dollar Store. These stores do not run large sales on merchandise but instead use the everyday low price concept of marketing. This retail concept means that you never see large numbers of cars on the parking lot at any one time during a day. In fact Family Dollar publishes on their web site that they are satisfied with 25-30 parking spaces per store. They just do not generate the large increase in traffic that you often see with other national retailers. We have looked at other sites in this general area, and for one reason or another could not make them work either economically or physically.

I can only ask that you consider our request, and while doing so also look at the economical investment we are making to the area. The City is requiring us to make a significant investment in street and

Mrs. Sheran Matson
September 30, 2003
Page 2 of 2

drainage improvements at this intersection. It is our intent to develop a store that will employ local citizens and pay significant taxes. I have to believe that our contribution back to the area will far outweigh the impact of this drive on traffic.

If you have questions or need additional information, please let me know. Again, I want to thank you for considering our request, and I will be awaiting your decision.

Respectfully,



Jimmy Q. Howell

Mj
Enclosure - Site Plan

cc: Tyler J. Ashton, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, NM 87113

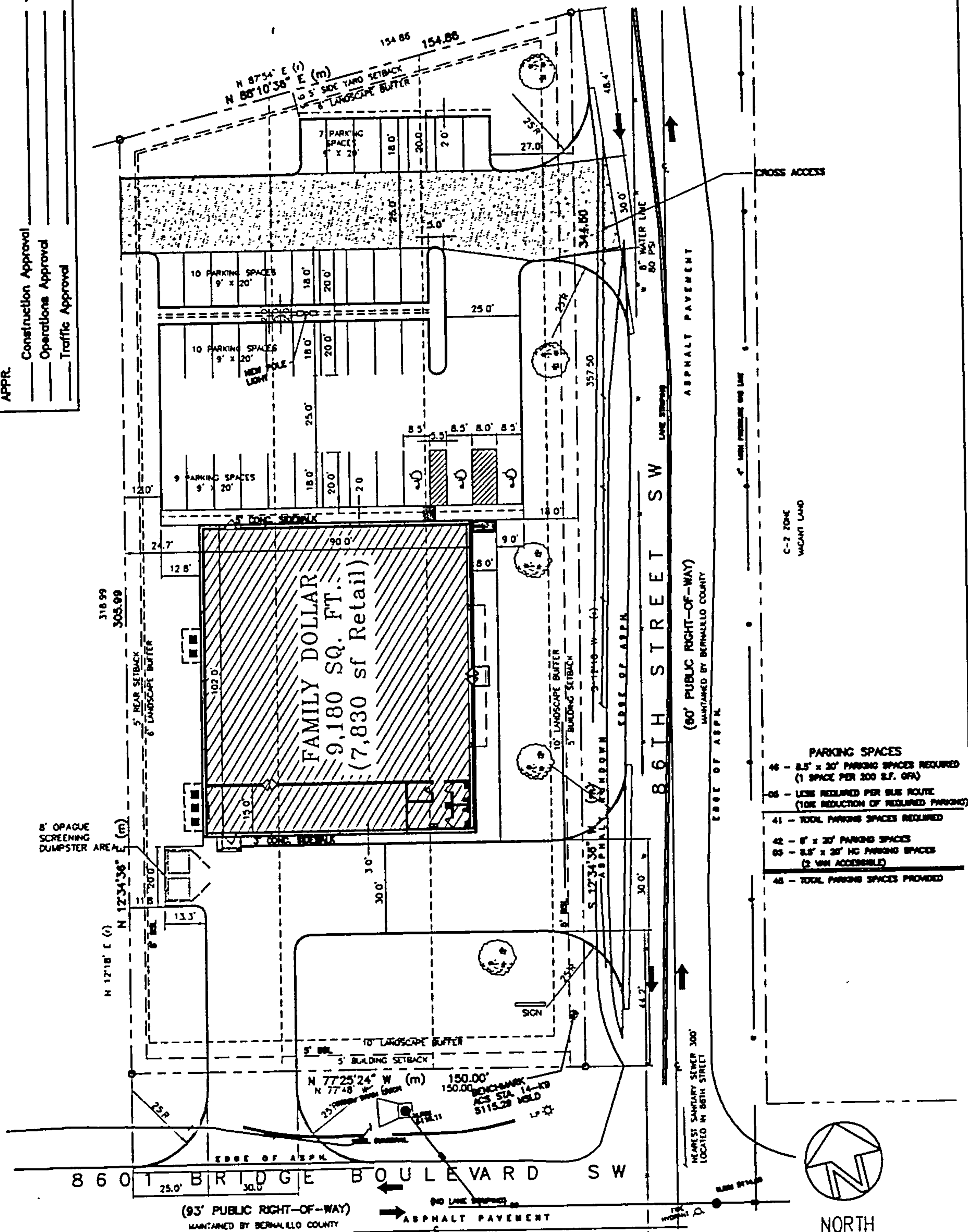
EXHIBIT "A"

FAMILY DOLLAR APPROVALS

DATE

APPR.

- Construction Approval
- Operations Approval
- Traffic Approval



PARKING SPACES

46	- 8.5' x 20' PARKING SPACES REQUIRED (1 SPACE PER 300 S.F. GFA)
06	- LESS REQUIRED PER BLUE ROUTE (10% REDUCTION OF REQUIRED PARKING)
41	- TOTAL PARKING SPACES REQUIRED
42	- 8' x 20' PARKING SPACES
05	- 8.5' x 20' HC PARKING SPACES (2 MIN ACCESSIBLE)
46	- TOTAL PARKING SPACES PROVIDED

"CONCEPTUAL" SITE PLAN
 SUBJECT TO SURVEY
 FAMILY DOLLAR STORE
 86th STREET SW
 ALBUQUERQUE, NEW MEXICO

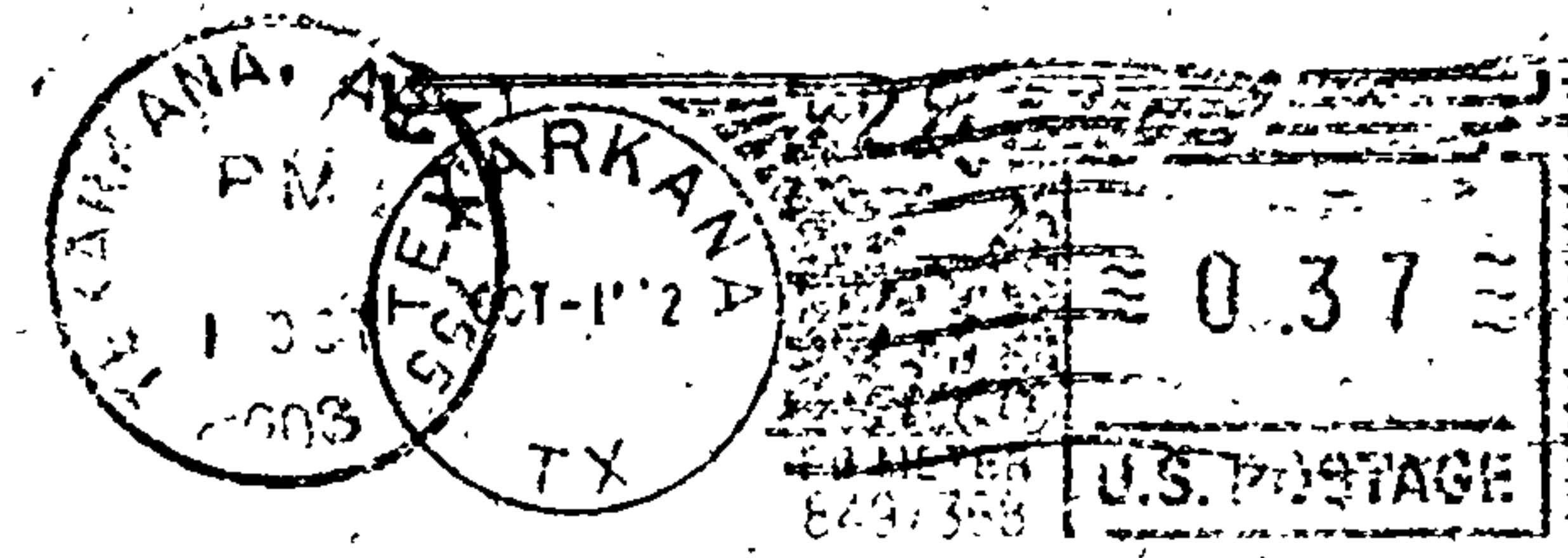
DISCLAIMER: THIS IS NOT A SURVEY,
 BUT APPROX. FIELD MEASUREMENTS ONLY.

- 11/5/02
- REV: 12/03/02 1:17 PM
- REV: 12/17/02 4:00 PM
- REV: 12/18/02 4:30 PM
- REV: 07/01/03 9:15 AM

GBH
 CONSTRUCTION, INC

Post Office Box 3379 - Tempe, U.S.A. 75504
 1800 Arkansas Boulevard - Suite 100 - Tempe, U.S.A. 71854
 Office 870-774-4244 or 870-772-5457
 Fax 870-772-8500
 LA License # 38178 NM License # 83658

**Green
Herrington &
Howell, LLC**
DEVELOPMENTS & INVESTMENTS
Post Office Box 3379 • Texarkana, USA 75504



Mrs. Sheran Matson, AICP
Chairman Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

57103#1293





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

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

APPLICANT INFORMATION:

NAME: <u>SOUTHWEST CONTRACTORS INC.</u>	PHONE: <u>870.774.4244</u>
ADDRESS: <u>1600 ARKANSAS BLVD STE 100</u>	FAX: <u>870.772.6500</u>
CITY: <u>TEXARKANA</u> STATE <u>AR</u> ZIP <u>71854</u>	E-MAIL: _____
Proprietary interest in site: <u>DEVELOPER</u>	
AGENT (if any): <u>TIERRA WEST LLC</u>	PHONE: <u>858-3100</u>
ADDRESS: <u>8509 JEFFERSON NE</u>	FAX: <u>858-1118</u>
CITY: <u>ABQ</u> STATE <u>NM</u> ZIP <u>87113</u>	E-MAIL: <u>twllc@tierrawestllc.com</u>

DESCRIPTION OF REQUEST: VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

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

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

Lot or Tract No. LOTS 1 -3 Block: 5 Unit: _____

Subdiv. / Addn. ORIGINAL TOWNSITE OF WESTLAND

Current Zoning: C-2 Proposed zoning: SAME

Zone Atlas page(s): K9 No. of existing lots: 3 No. of proposed lots: 3

Total area of site (acres): _____ 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 (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 86TH STREET SW
Between: BRIDGE BLVD SW and CENTRAL AVE 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.): Z-75

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

SIGNATURE _____ DATE 9/23/03

(Print) RONALD R. BOHANNAN, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>030RB - 01623</u>	<u>SDV</u>	<u>N</u>	\$ <u>Ø</u>
<input 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 type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Oct. 8th '03</u>			Total \$ <u>Ø</u>

Ronald R. Bohannan 9/24/03
Planner signature / date

Project # 1002992

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

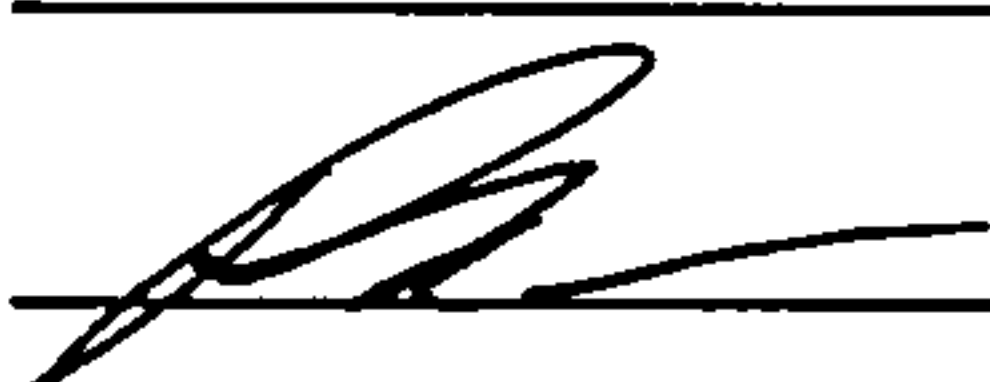
- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

RONALD R. BOHANNAN, P.E.



Applicant name (print)

9/23/03

Applicant signature / date



pdf Form revised Sept 2001

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

Application case numbers
 03 DRB - 01823

Bohannan 9/24/03
 Planner signature / date

Project # 1002992

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

September 24, 2003

Mrs. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Southwest Contractors, Inc.
Request for Driveway Design Variance
Lots 1-3, Block 5 of Original Townsite of Westland
Zone Atlas K-9**

Dear Mrs. Matson:

Tierra West LLC, on behalf of Southwest Contractors requests the approval of establishing a driveway on 86th Street less than the design standards listed in the DPM. The site is located at the northwestern corner of 86th Street and Bridge Boulevard. The zoning for this area is C-2. According to the DPM, a distance of 100' from return to return is required for this intersection. Attached is a conceptual Site Plan showing the proposed site and location of the entrance. The shape of the parcel and operation of the store have dictated the orientation of the building. We request this variance for the purpose of traffic circulation and delivery vehicles, including City refuse vehicles.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Tyler J. Ashton, P.E.

Enclosures

cc: David Trammell

JN: 230033
TA/dg

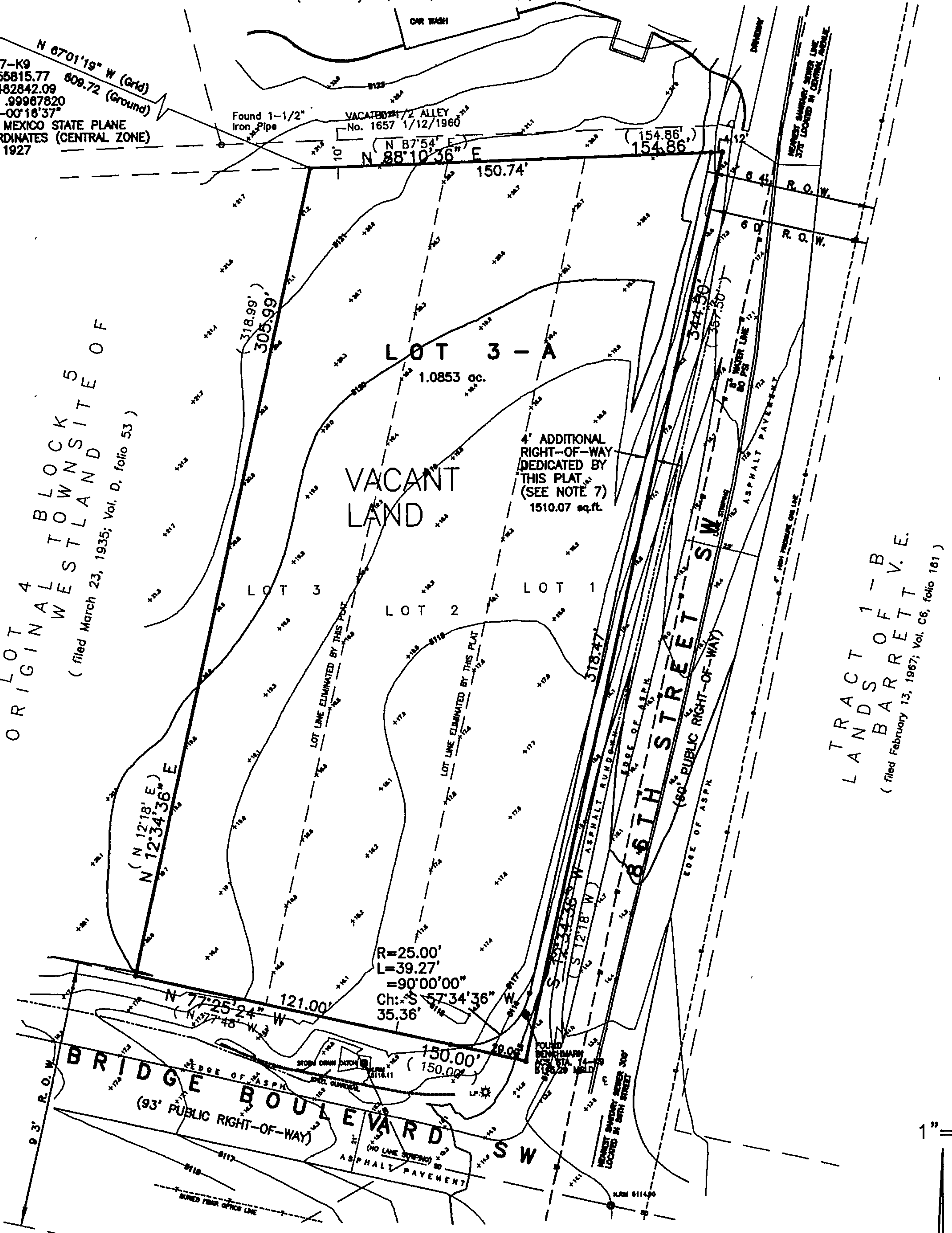
230033 D.Trammell var. ltr. 092303

AS NOTED

LOT 46 - A BLOCK 5
ORIGINAL TOWNSITE OF
WESTLAND
(filed July 24, 2001; Book 2001C, p. 211)

ACS
STA 7-K9
X=355815.77 609.72 (Grid)
Y=1482842.09
G-G .99987820
Δα -00°16'37"
NEW MEXICO STATE PLANE
COORDINATES (CENTRAL ZONE)
NAD 1927

ORIGINAL 4 BLOCK 5
TOWNSITE OF
WESTLAND
(filed March 23, 1935; Vol. D, folio 53)



TRACT 1-B
LANDS OF V. E.
(filed February 13, 1967; Vol. C6, folio 181)

EXISTING CONDITIONS, PLAT OF
LOT 3-A, BLOCK 5, ORIGINAL
TOWNSITE OF WESTLAND

1"=50'

