



Completed
11/25/03
QZ.

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.: 03-01680 (P&F)
Project Name: SALAZAR FAM.TRUST,
SALA.QUATRO, JSJ INV.FALBA HANNETT
Agent: Community Sciences Corp.

Project # 1003014
EPC Application No: Z-99-58
Phone No.: 897-00000

Project Number

1003014

Your request for (SDP for SUB), (SDP for BPL), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 10-29-03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____



PLANNING (Last to sign) dx file + 15 day appeal OKay
 Planning must record this plat. Please submit the following items:
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

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

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 100 3014 Subdivision Name Salazar Family Trust, 31A1A

Surveyor Thomas Patrick Company Community Sciences

Contact person _____ Phone # _____ email _____

Patricia M. Ayst
Approved _____ *Not Approved _____ 11/17/03
Date

DXF RECEIVED 11/17/03 DATE
 HARD-COPY RECEIVED 11/17/03 DATE
 DISCLOSURE STATEMENT

Ground distances, grid bearings

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

AGIS Use Only: Copied cov 3014 to agiscov on 11/17/03 Client Notified 11/17/03



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-30-2003

- 3. Project # 1003014**
03DRB-01679 Major-Bulk Land Variance
03DRB-01680 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC., SALAZAR FAMILY TRUST, SALAZAR QUATTRO TRUST, JSJ INVESTMENT CO AND FALBA HANNETT, request(s) the above action(s) for all or a portion of Tract(s) 4A; E2&3 Tr. 31A-1, 32H-1, 33C-1 & 34D-1 of the Vacation & Bulk Land Plat for **THE SALAZAR FAMILY TRUST, SALAZAR QUATTRO TRUST, JSJ INVESTMENT CO. & FALBA HANNETT, SALAZAR- DAVIS TRACTS; ALBUQUERQUE SOUTH, UNIT 3**, zoned R-LT residential zone, RIO BRAVO SECTOR PLAN, located on GIBSON BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 129 acre(s). [REF: 1001896, 02 -00607 & 608, 1001594 / 02DRB-01621 BLV, 02DRB-01623 & 01622, Z-99-58, SPR-95-2-2] (N-8/N-9)

At the October 29, 2003, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

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



OFFICIAL NOTICE OF DECISION
PAGE 2

If you wish to appeal this decision, you must do so by November 13, 2003, in the manner described below.

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

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

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

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


Sheran Matson, AICP, DRB Chair

cc: Curb Inc., c/o Bo Johnson, 5905 Azuelo Ct NW, 87120
Community Sciences Corp., P.O. Box 1328, 4481 Corrales Rd, Corrales, NM
87048

Salazar Trust, Salazar Quattro Trust, JSJ Investment Co & Falba Hannett, c/o
Thomas F Salazar, 1016 Summit Dr NE, 87106

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

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003014 AGENDA#: 3 DATE: 10/29/03

1. Name: Cliff A. Spradk ^{Applicant/Agent} Address: _____ Zip: _____

2. Name: Cliff F. Spradk ^{Applicant/Agent} Address: _____ Zip: _____

3. Name: Bo Johnson Address: Cust Ina Zip: 87120

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003014

AGENDA ITEM NO: 3

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the BLV request.
 No adverse comments on plat.

RESOLUTION:

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

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

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

FOR:

dxF

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: October 29, 2003



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.: 03-01680 (P&F)
Project Name: SALAZAR FAM.TRUST, SALA.QUATRO, JSJ INV.FALBA HANNETT
Agent: Community Sciences Corp.

Project # 1003014
EPC Application No: Z-99-58
Phone No.: 897-00000

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

- PLANNING (Last to sign): dx file + 15 day appeal
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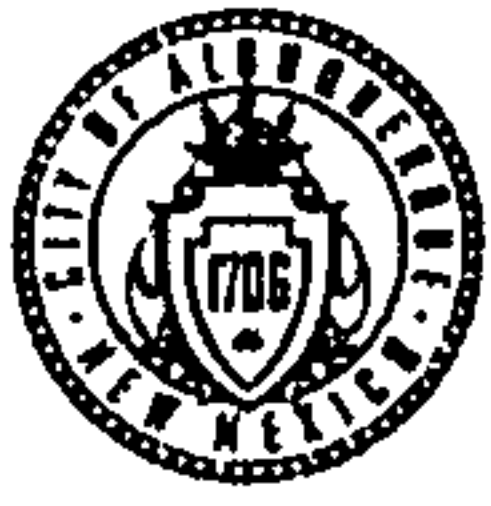
Project Number 1003014

**DAVID RICK ARMIJO, ET AL., v. CITY OF
ALBUQUERQUE, ET AL., CV 2005-07950**

INTERROGATORY NO. 18

**DBS (“DEVELOPMENT AND BUILDING SERVICE”) REPORT AND
RECOMMENDATIONS THAT WAS SENT TO THE DEVELOPER /
SUBDIVIDER OR ITS AGENT PRIOR TO THE PUBLIC HEARING.**

PROJECT NUMBER 1003014 – SALAZAR FAMILY TRUST



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 29, 2003

Project # 1003014
03DRB-01679 Major-Bulk Land Variance
03DRB-01680 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC., SALAZAR FAMILY TRUST, SALAZAR QUATTRO TRUST, JSJ INVESTMENT CO AND FALBA HANNETT, request(s) the above action(s) for all or a portion of Tract(s) 4A; E2&3 Tr. 31A-1, 32H-1, 33C-1 & 34D-1 of the Vacation & Bulk Land Plat for **THE SALAZAR FAMILY TRUST, SALAZAR QUATTRO TRUST, JSJ INVESTMENT CO. & FALBA HANNETT, SALAZAR- DAVIS TRACTS; ALBUQUERQUE SOUTH, UNIT 3**, zoned R-LT residential zone, RIO BRAVO SECTOR PLAN, located on GIBSON BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 129 acre(s). [REF: 1001896, 02 -00607 & 608, 1001594 / 02DRB-01621 BLV, 02DRB-01623 & 01622, Z-99-58, SPR-95-2-2] (N-8/N-9)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No adverse comments.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coor.	
Letters sent to Westgate Heights (R) and Westgate Vecinos Neighborhood Assns.	
APS	No comments received.
Police Department	No adverse comments.
Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	Approves.
Comcast	No comments received.
QWEST	No comments received.

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

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

Open Space Division No adverse comments.

City Engineer No objection to the BLV. No adverse comments on the plat.

Transportation Development

Provide documentation with regard to 124-foot of right-of-way versus 156-foot for Gibson. How does Tract 4-A-1 take access. Existing Blake Road north of Tract 4-A-1?

Parks & Recreation No objection.

Utilities Development No objection to Bulk Land Plat Variance or Plat approval.

Planning Department

No objection to the requested actions. A perimeter wall submittal is required at the time of preliminary plat application.

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

cc: Curb Inc., c/o Bo Johnson, 5905 Azuelo Ct NW, 87120

Community Sciences Corp., P.O. Box 1328, 4481 Corrales Rd, Corrales, NM 87048

Salazar Trust, Salazar Quattro Trust, JSJ Investment Co & Falba Hannett, c/o Thomas F Salazar, 1016 Summit Dr NE, 87106



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, October 29, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000875

03DRB-01682 Major-SiteDev Plan Subd
03DRB-01683 Major-Bulk Land Variance
03DRB-01684 Minor-Prelim&Final Plat Approval
03DRB-01686 Major-Vacation of Public Easements
03DRB-01687 Major-Vacation of Public Easements
03DRB-01688 Major-Vacation of Public Easements
03DRB-01689 Minor-Vac of Private Easements

COMMUNITY SCIENCES CORP agent(s) for FINELAND LLC request(s) the above action(s) for all or a portion of Tract(s) A, B, D, E & F, FINELAND DEVELOPMENT, **CRESTVIEW SUBDIVISION**, zoned SU-1 FOR C-1, SU-1 FOR R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and STONEBRIDGE DR NW containing approximately 41 acre(s). [REF: 1000875, 01EPC-00503, 01EPC-00504] **[Makita Hill, EPC Case Planner]** (A-11/A-12)

03DRB-01691 Major-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for FINELAND LLC AND KB HOME NM request(s) the above action(s) for all or a portion of Tract(s) E and F, FINELAND DEVELOPMENT, **CRESTVIEW SUBDIVISION**, zoned SU-1 FOR R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and STONEBRIDGE DR NW containing approximately 11 acre(s). [REF: 1000875, 03EPC-01095 & 1002793] **[Makita Hill, EPC Case Planner]** (A-11/A-12)

Project # 1001279

03DRB-01693 Major-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Tract(s) 16-A-1, **PARADISE NORTH SUBDIVISION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between BANDELIER DR NW and MCMAHON BLVD NW, containing approximately 10 acre(s). [REF: 1001279, 03EPC-01155, 03EPC-01093] **[Makita Hill, EPC Case Planner]** (A-11)

SEE PAGE 2



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1003014

03DRB-01679 Major-Bulk Land Variance
03DRB-01680 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC., SALAZAR FAMILY TRUST, SALAZAR QUATTRO TRUST, JSJ INVESTMENT CO AND FALBA HANNETT, request(s) the above action(s) for all or a portion of Tract(s) 4A; E2&3 Tr. 31A-1, 32H-1, 33C-1 & 34D-1 of the Vacation & Bulk Land Plat for **THE SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO. & FALBA HANNETT, SALAZAR- DAVIS TRACTS; ALBUQUERQUE SOUTH, UNIT 3**, zoned R-LT residential zone, RIO BRAVO SECTOR PLAN, located on GIBSON BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 129 acre(s). [REF: 1001896, 02 -00607 & 608, 1001594 / 02DRB-01621 BLV, 02DRB-01623 & 01622, Z-99-58, SPR-95-2-2] (N-8/N-9)

Project # 1001626

03DRB-01659 Major-Bulk Land Variance
03DRB-01660 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for JOHN BLOOMFIELD request(s) the above action(s) for East portion of Tract 111, Unit(s) 6, **TOWN OF ATRISCO GRANT**, zoned SU-1, PRD (20 DU/AC), located on DELIA RD SW, between BATAAN DR SW and 69TH ST SW containing approximately 4 acre(s). [REF:Z-79-20, 03DRB 00053, 02DRB 00498 & 1002421] (K-10)

Project # 1003016

03DRB-01690 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST, LTD. agent(s) for ROBERT DAVIS request(s) the above action(s) for all or a portion of Block(s) A, Tract(s) A, **DEL MAR TERRACE**, zoned C-1 neighborhood commercial zone, located on COMANCHE RD NE, between WYOMING BLVD NE and GENERAL BRADLEY ST NE containing approximately 3 acre(s). [REF: ZA-96-98] (G-20)

Project # 1002321

03DRB-01662 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON, INC. agent(s) for OPUS WEST CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 11, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on WASHINGTON ST NE, between MASTHEAD ST NE and RUTLEDGE RD NE containing approximately 10 acre(s). [REF: 02DRB-01663 SK, 02DRB-01722 PP, 02DRB-01726, 03DRB-00478] (D-17)

SEE PAGE 3




**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 3**

Project # 1002851

03DRB-01637 Major-Preliminary Plat Approval

ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of East ½ Tract(s) 4, ALVARADO GARDENS, (TO BE KNOWN AS LA PLAZA ACEQUIA SUBDIVISION) zoned R-2, located on CANDELARIA NW, between GLENWOOD RD NW and the DURANES LATERAL containing approximately 2 acre(s). (G-12)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 13, 2003.

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

Meeting Date: OCT. 29, 2003
Zone Atlas Page: N-8-Z & N-9-Z
Notification Radius: 100 Ft.

Project# 1003014
App# 03DRB-01679
App# 03DRB-01680

Cross Reference and Location: N/A

Applicant: CURB, INC
C/O BO JOHNSON
Address: 5905 AZULEO CT. NW
ALBUQUERQUE NM 87120

Agent: COMMUNITY SCIENCES CORPORATION
Address: PO BOX 1328 / 4481 CORRALES RD
CORRALES NM 87048

Special Instructions:

SALAZAR TRUST, SALAZAR QUATTRO TRUST,
JSJ INVESTMENT CO & FALBA HANNETT
C/O THOMAS F. SALAZAR
1016 SUMMIT DR NE
ALBUQUERQUE NM 87106

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

Date Mailed: Oct. 10, 2003

Signature: Kyle Tsethlikai



<mainframe@coa1mp
3.cabq.gov>

10/09/03 10:31 AM

To:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE
1
01009054 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905409641420403 LEGAL: TR E -2 B ULK LAND PLAT FOR ALBUQUERQUE SOUTH
UNIT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0100905421242420404 LEGAL: TR E -3 B ULK LAND PLAT FOR ALBUQUERQUE SOUTH
UNIT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0100905420038020402 LEGAL: TRIA NGUL AR TRACT OF LAND WITHIN THE N/2 OF S/2
OF LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SALAZAR FAMILY TRUST & JSJ INV
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0100905413232720103 LEGAL: SLY PORT OF NLY PORT OF TR 1 SALAZAR-DAVIS TRS
A.K LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SALAZAR FAMILY TRUST & JSJ INV
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0100905430018530144 LEGAL: TRAC T OF LAND BEING SLY PORT OF TR 1
SALAZAR-DAVIS LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SALAZAR FAMILY TRUST & JSJ INV
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0100905403835020102 LEGAL: TOWN OF ATRISCO GRANT TR OF LAND AS RES BK CONT
5. LAND USE:
PROPERTY ADDR: 00000 BLAKE
OWNER NAME: BELLAMAH COMMUNITY DEVELOPMENT
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0100905401534920101 LEGAL: TR O F LA ND IN THE W/2 SW/4 NW/4 SEC 4 T9N R2E
AKA LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CORNISH THOMAS ETUX ETAL
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0100805450834510101 LEGAL: WEST ERNL Y PORT OF TRACT 4-A SALAZAR-DAVIS
TRACTS A LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CURB INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0100805446943510102 LEGAL: TRAC T A BULK LAND PLAT FOR ROSNER TRACT A & B

LAND USE:

PROPERTY ADDR: 00000
OWNER NAME: CURB INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0100805446922740130 LEGAL: TRAC T B BULK LAND PLAT FOR ROSNER TRACT TRACT A
& LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0100905426843620405 LEGAL: TR E -6 B ULK LAND PLAT FOR ALBUQUERQUE SOUTH
UNIT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
1 R E C O R D S W I T H L A B E L S PAGE
2
0100905526501332110 LEGAL: TR E -5 B ULK LAND PLAT FOR ALBUQUERQUE SOUTH
UNIT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0100905521002532124 LEGAL: TR E -4 B ULK LAND PLAT FOR ALBUQUERQUE SOUTH
UNIT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0100905407848120401 LEGAL: TR E -1 B ULK LAND PLAT FOR ALBUQUERQUE SOUTH
UNIT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

QUIT

LEGAL

E'LY TRACT OF LAND BEING A PORTION OF TRACT 1 SALAZAR DAVIS TRACTS
CONT. 43.8571 AC
PROPERTY ADDRESS: N/A

OWNERS NAME: YOO JAMES J & HEE Y & YOO KYUNG KENNY &
BERNADETTE R

OWNERS ADDRESS: 1306 BROADWAY BLVD SE
ALBUQUERQUE NM 87102

LEGAL

TRACT OF LAND BEING A PORTION OF TRACT 1 SALAZAR-DAVIS TRACTS A.K.A
BEING CENTER PORTION OF S/2 OF N/2 SE
PROPERTY ADDRESS: N/A

OWNERS NAME: YOO JAMES J & HEE Y & YOO KYUNG KENNY &
BERNADETTE R

OWNERS ADDRESS: 1306 BROADWAY BLVD SE
ALBUQUERQUE NM 87102

LEGAL

NE'LY TRACT OF LAND BEING A PORTION OF TRACT 1 SALAZAR-DAVIS TRACTS
CONT. 25.7342 AC.
PROPERTY ADDRESS: N/A

OWNERS NAME: YOO JAMES J & HEE Y & YOO KYUNG KENNY &
BERNADETTE R

OWNERS ADDRESS: 1306 BROADWAY BLVD SE
ALBUQUERQUE NM 87102



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: October 1, 2003

TO CONTACT NAME: Bernice Cuadras
 COMPANY/AGENCY: Community Science Corp
 ADDRESS/ZIP: PO Box 1328 87048
 PHONE/FAX #: 897-0000 / 898-5195

Thank you for your inquiry of 10-1-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at the plat of tracts 31A-1, 33H-1, 33C-1 - 340-1, Lands of Salazar Family Trust, Salazar Quatro Trust, JST Investment
 line map page(s) N-8,9 see other side for legal →

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

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

Neighborhood Association
 Contact _____

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,

Dulcinea Carrasco

OFFICE OF COMMUNITY AND 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

Co. and Falpa Harroett and Tract 4-A of Salazar-Davis Tracts and Tracts E-2 and E-3 Albuquerque South, Unit 3, situated within projected sections 4 & 5, T1N, R2E, N10pm, Town of (Missed) Grant in the Rio Bravo Sector Development Plan

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

Westgate Vecinos

Neighborhood Association

Contacts

Kelly Thomas
1201 Xenon SW 87121
831-5242 (h) 604-1496 (cell)
Sylvia Hayes
10016 Ladrones SW
836-7358 (h) 87121

Neighborhood Association

Contacts

Neighborhood Association

Contacts

Neighborhood Association

Contacts

Project# 1003014

CURB, INC
C/O BO JOHNSON
5905 AZULEO CT. NW
ALBUQUERQUE NM 87120

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

SYLVIA HAYES
Westgate Vecinos Neigh. Assoc.
10016 LADRONES SW
ALBUQUERQUE NM 87121

100905430018530144

DAVIS CHARELS ETAL
PO BOX 1849
ALBUQUERQUE NM 87103

Yoo James J & Hee Y &
Yoo Kyung Kenny & Bernadette R
1306 Broadway Blvd SE
Albuquerque NM 87102

COMMUNITY SCIENCES CORP.
4481 CORRALES RD
ALBUQUERQUE NM 87048

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

100905409641420403

CURB INC
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

100905403835020102

BELLAMAH COMM. DEVELOPMENT
C/O FIRST NATIONAL BANK ALBUQ
PO BOX 1305
ALBUQUERQUE NM 87103

Salazar Trust, Salazar Quattro Trust,
JSJ Investment co & Falba Hannett
C/O Thomas F. Salazar
1016 Summit Dr. NE
Albuquerque NM 87106

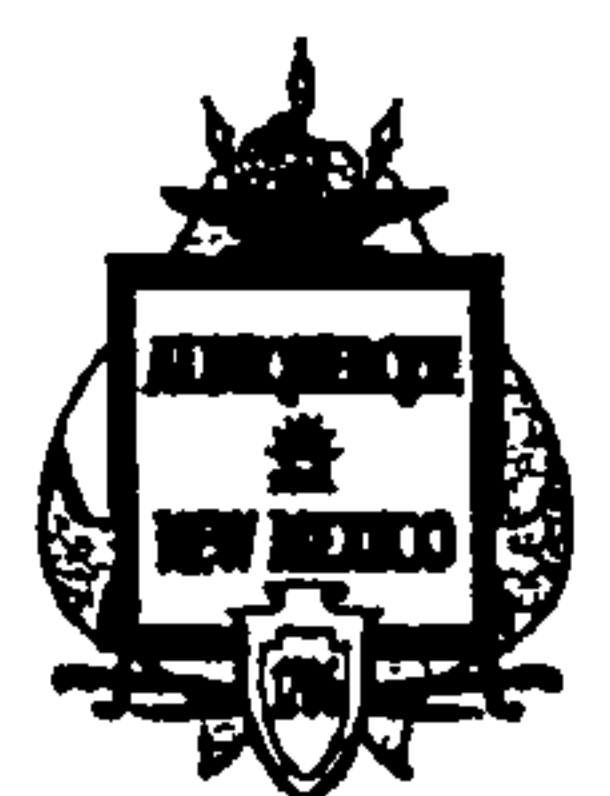
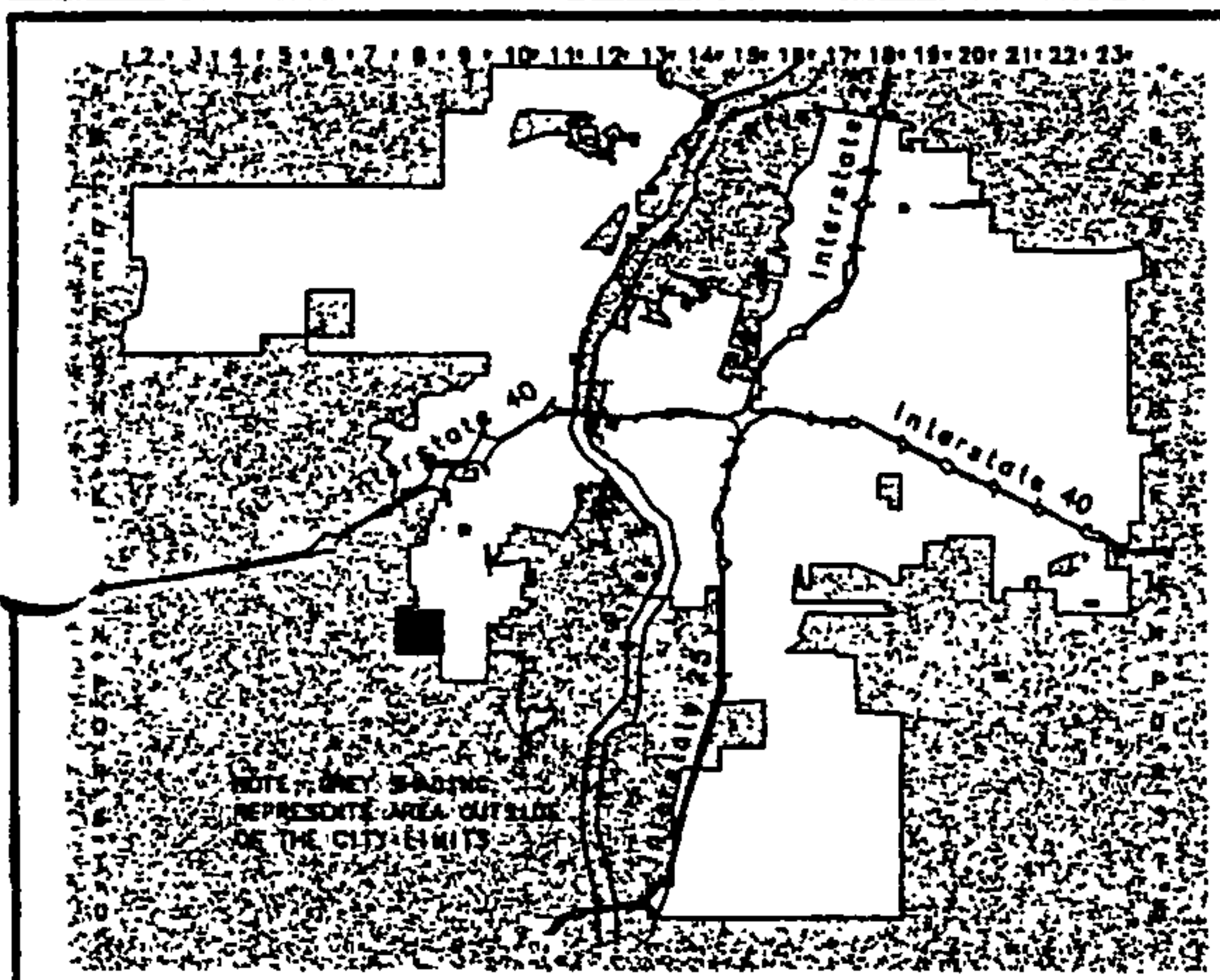
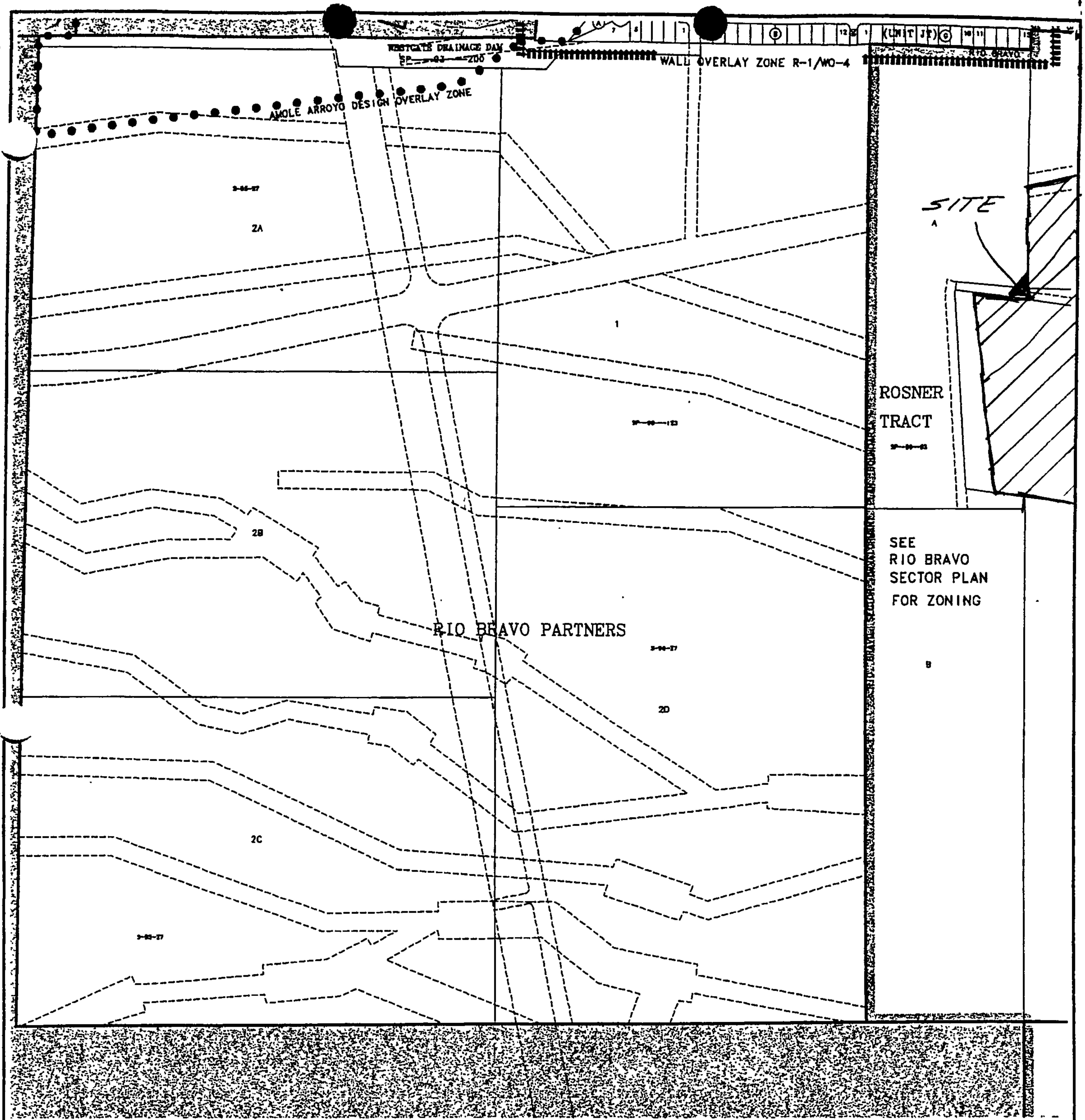
KELLY THOMAS
Westgate Vecinos Neigh. Assoc.
1201 JENARO SW
ALBUQUERQUE NM 87121

100905420038020402

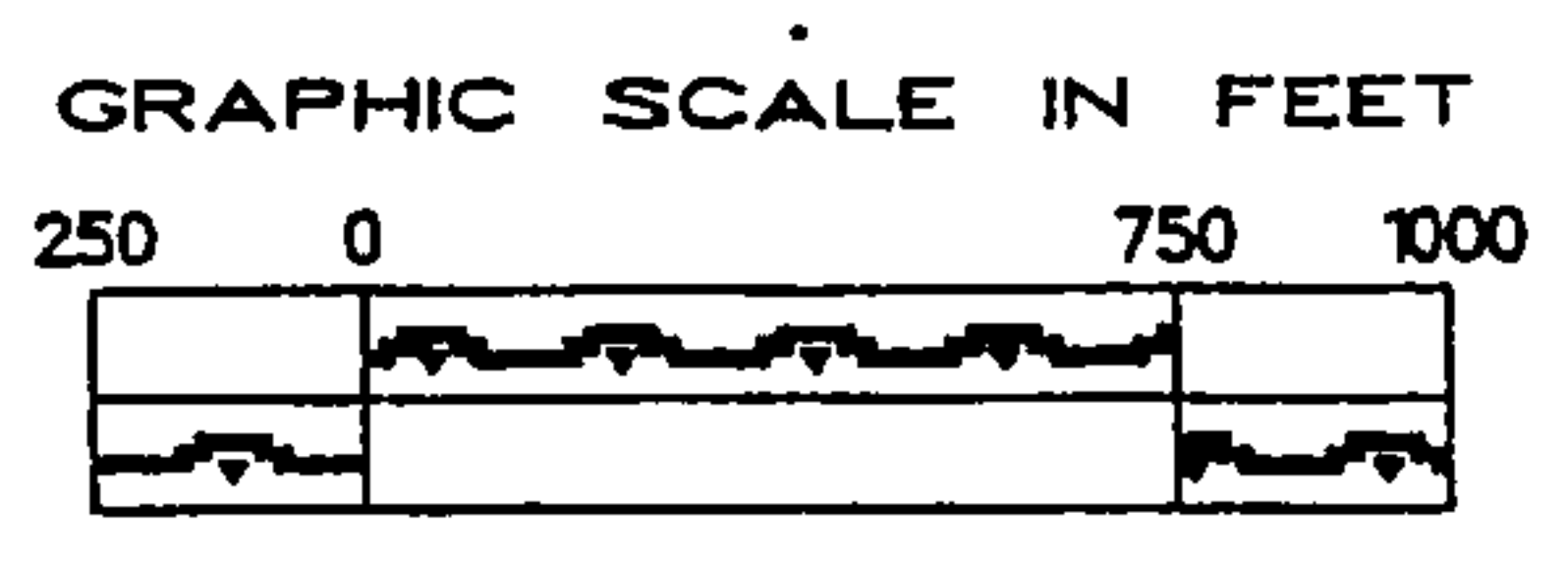
SALAZAR FAMILY TRUST & JSJ IN
GENERAL DELIVERY
ALBUQUERQUE NM 87103

100905401534920101

CORNISH THOMAS ETUX ETAL
C/O HANNETT & CORNISH PA
PO BOX 1849
ALBUQUERQUE NM 87103



CITY OF
 Albuquerque
 A Geographic Information System
 PLANNING DEPARTMENT
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Zone Atlas Page

N-8-Z

Map Amended through January 22, 2003

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, ~~6~~ 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.

ELIPE SPIROCK
Applicant name (print)

Applicant signature / date

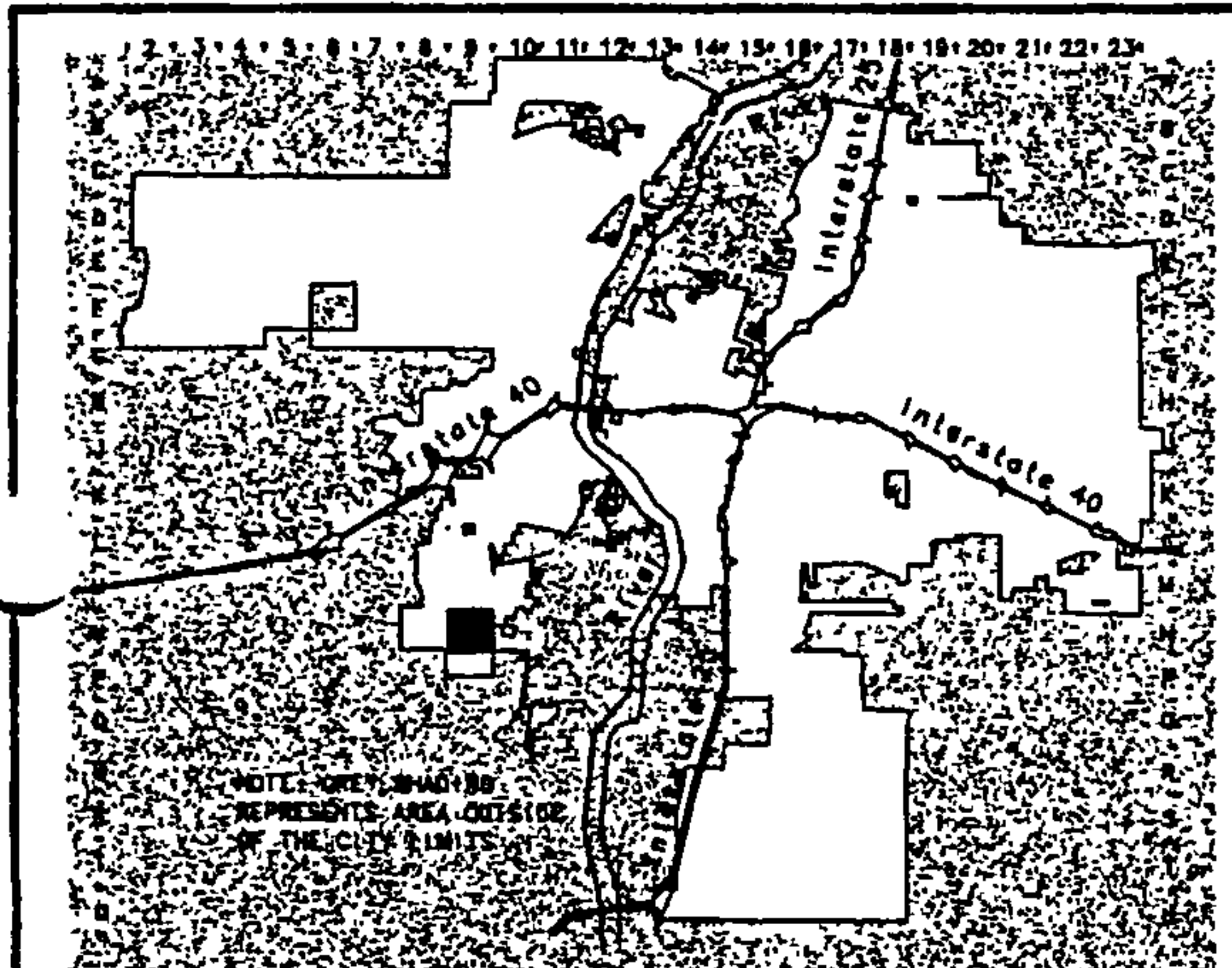
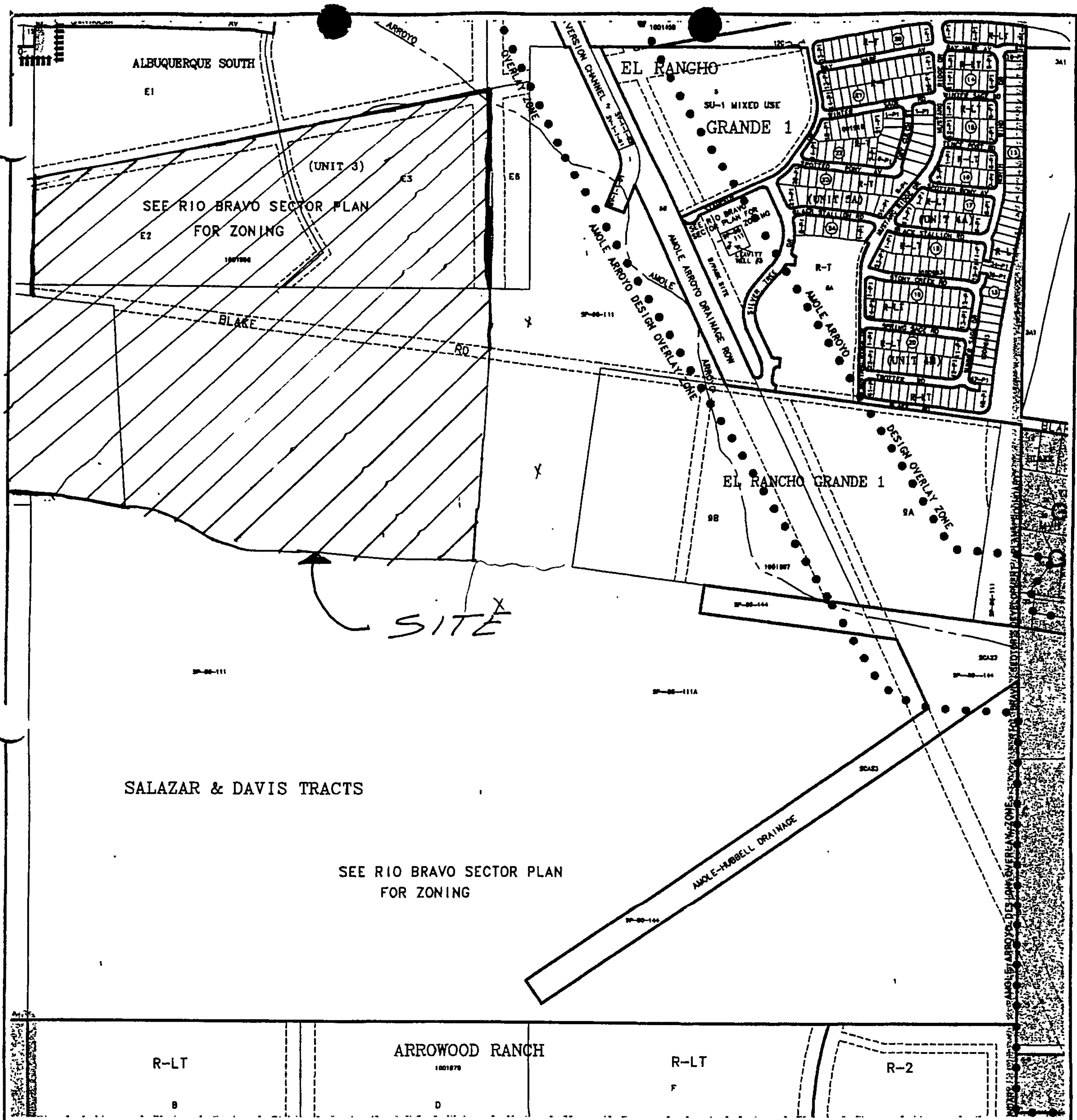


Form revised February 2003

- Checklists complete
 - Fees collected
 - Case #'s assigned
 - Related #'s listed
- Application case numbers
03DRB- _____ - 01690

Planner signature / date

Project # 1003014



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
N-9-Z
Map Amended through January 22, 2003

P. O. Box 1328
Corrales, NM 87048

October 1, 2003

Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87107

SUBJECT: Requested DRB Plat Action, Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ Investment Company, and Falba Hannett (Bulk Land Waiver and Preliminary and Final Plat requested)

Dear Ladies and Gentlemen of the DRB:

The attached Plat is requested for :

1. Preliminary and Final Plat approval, the creation of 6 lots conforming to the Rio Bravo Sector Development Plan (Council Attachment B); and
2. Infrastructure List, Requested Bulk Land Variance (all improvements).

This has been presented for sketch review for the purposes of the elimination of previously platted lot lines and the consolidation of properties conforming to the Rio Bravo Sector Development Plan.

The property interests have executed the Plat and the "exchange" of properties for individual ownership of the newly created lots has been effected by private instrument.

We believe that this Plat represents a "lot line adjustment" plat. However, should it be required for advertisement as a vacation, we respectfully request that it be advertised accordingly.

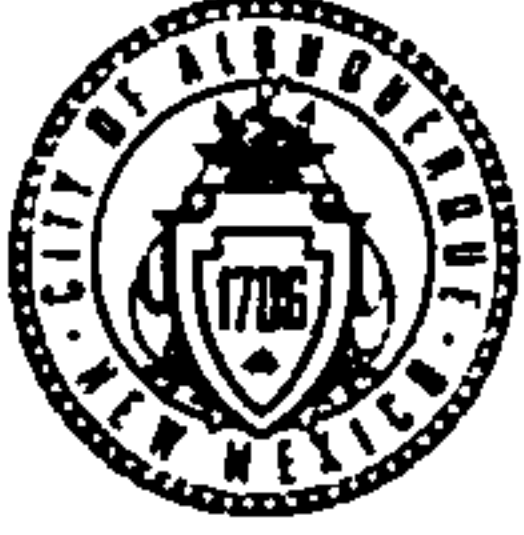
Respectfully Submitted,



Cliff F. Spirock
Office Manager

CAS/gmm

Enclosures



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 29, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000875

03DRB-01682 Major-SiteDev Plan Subd
03DRB-01683 Major-Bulk Land Variance
03DRB-01684 Minor-Prelim&Final Plat
Approval
03DRB-01686 Major-Vacation of Public
Easements
03DRB-01687 Major-Vacation of Public
Easements
03DRB-01688 Major-Vacation of Public
Easements
03DRB-01689 Minor-Vac of Private
Easements

COMMUNITY SCIENCES CORP agent(s) for FINELAND LLC request(s) the above action(s) for all or a portion of Tract(s) A, B, D, E & F, FINELAND DEVELOPMENT, **CRESTVIEW SUBDIVISION**, zoned SU-1 FOR C-1, SU-1 FOR R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and STONEBRIDGE DR NW containing approximately 41 acre(s). [REF: 1000875, 01EPC-00503, 01EPC-00504] **[Makita Hill, EPC Case Planner]** (A-11/A-12)

03DRB-01691 Major-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for FINELAND LLC AND KB HOME NM request(s) the above action(s) for all or a portion of Tract(s) E and F, FINELAND DEVELOPMENT, **CRESTVIEW SUBDIVISION**, zoned SU-1 FOR R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and STONEBRIDGE DR NW containing approximately 11 acre(s). [REF: 1000875, 03EPC-01095 & 1002793] **[Makita Hill, EPC Case Planner]** (A-11/A-12)

Project # 1001279

03DRB-01693 Major-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Tract(s) 16-A-1, **PARADISE NORTH SUBDIVISION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between BANDELIER DR NW and MCMAHON BLVD NW, containing approximately 10 acre(s). [REF: 1001279, 03EPC-01155, 03EPC-01093] **[Makita Hill, EPC Case Planner]** (A-11)

SEE PAGE 2



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1003014

03DRB-01679 Major-Bulk Land Variance
03DRB-01680 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC., SALAZAR FAMILY TRUST, SALAZAR QUATTRO TRUST, JSJ INVESTMENT CO AND FALBA HANNETT, request(s) the above action(s) for all or a portion of Tract(s) 4A; E2&3 Tr. 31A-1, 32H-1, 33C-1 & 34D-1 of the Vacation & Bulk Land Plat for **THE SALAZAR FAMILY TRUST, SALAZAR QUATTRO TRUST, JSJ INVESTMENT CO. & FALBA HANNETT, SALAZAR- DAVIS TRACTS; ALBUQUERQUE SOUTH, UNIT 3**, zoned R-LT residential zone, RIO BRAVO SECTOR PLAN, located on GIBSON BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 129 acre(s). [REF: 1001896, 02 -00607 & 608, 1001594 / 02DRB-01621 BLV, 02DRB-01623 & 01622, Z-99-58, SPR-95-2-2] (N-8/N-9)

Project # 1001626

03DRB-01659 Major-Bulk Land Variance
03DRB-01660 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for JOHN BLOOMFIELD request(s) the above action(s) for East portion of Tract 111, Unit(s) 6, **TOWN OF ATRISCO GRANT**, zoned SU-1, PRD (20 DU/AC), located on DELIA RD SW, between BATAAN DR SW and 69TH ST SW containing approximately 4 acre(s). [REF:Z-79-20, 03DRB 00053, 02DRB 00498 & 1002421] (K-10)

Project # 1003016

03DRB-01690 Major-Vacation of Pub
Right-of-Way

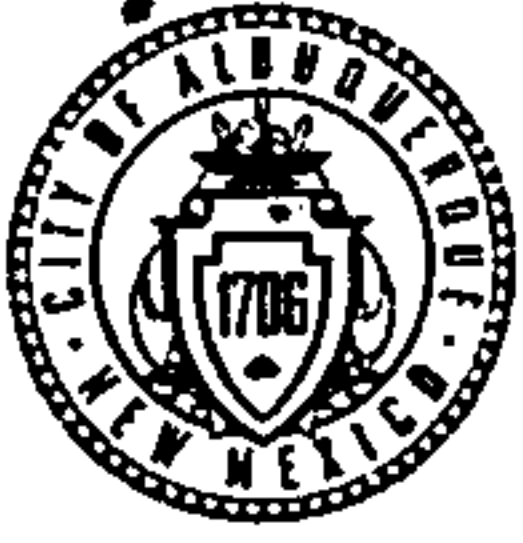
SURVEYS SOUTHWEST, LTD. agent(s) for ROBERT DAVIS request(s) the above action(s) for all or a portion of Block(s) A, Tract(s) A, **DEL MAR TERRACE**, zoned C-1 neighborhood commercial zone, located on COMANCHE RD NE, between WYOMING BLVD NE and GENERAL BRADLEY ST NE containing approximately 3 acre(s). [REF: ZA-96-98] (G-20)

Project # 1002321

03DRB-01662 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON, INC. agent(s) for OPUS WEST CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 11, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on WASHINGTON ST NE, between MASTHEAD ST NE and RUTLEDGE RD NE containing approximately 10 acre(s). [REF: 02DRB-01663 SK, 02DRB-01722 PP, 02DRB-01726, 03DRB-00478] (D-17)

SEE PAGE 3




**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 3**

Project # 1002851

03DRB-01637 Major-Preliminary Plat Approval

ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of East ½ Tract(s) 4, ALVARADO GARDENS, (TO BE KNOWN AS LA PLAZA ACEQUIA SUBDIVISION) zoned R-2, located on CANDELARIA NW, between GLENWOOD RD NW and the DURANES LATERAL containing approximately 2 acre(s). (G-12)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

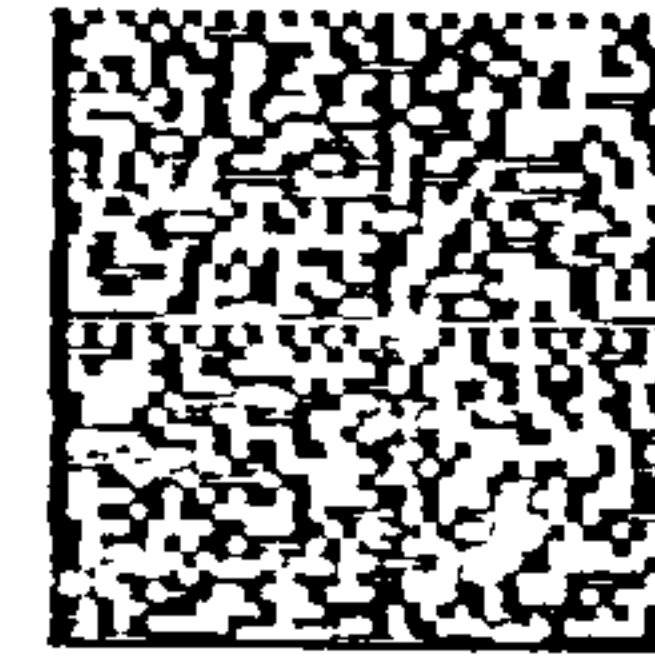
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 13, 2003.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



RETURN
TO SENDER
ATTEMPTED
NOT KNOWN
0004329277 OCT 10 2003
MAILED FROM ZIP CODE 87102

100905403835020102

BELLAMAH COMM. DEVELOPMENT
C/O FIRST NATIONAL BANK ALBUQ
PO BOX 1305
ALBUQUERQUE NM 87103

87103-1293





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 29, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000875

03DRB-01682 Major-SiteDev Plan Subd
03DRB-01683 Major-Bulk Land Variance
03DRB-01684 Minor-Prelim&Final Plat
Approval
03DRB-01686 Major-Vacation of Public
Easements
03DRB-01687 Major-Vacation of Public
Easements
03DRB-01688 Major-Vacation of Public
Easements
03DRB-01689 Minor-Vac of Private
Easements

COMMUNITY SCIENCES CORP agent(s) for FINELAND LLC request(s) the above action(s) for all or a portion of Tract(s) A, B, D, E & F, FINELAND DEVELOPMENT, **CRESTVIEW SUBDIVISION**, zoned SU-1 FOR C-1, SU-1 FOR R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and STONEBRIDGE DR NW containing approximately 41 acre(s). [REF: 1000875, 01EPC-00503, 01EPC-00504] **[Makita Hill, EPC Case Planner]** (A-11/A-12)

03DRB-01691 Major-SiteDev Plan Subd

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Project # 1001279

03DRB-01693 Major-SiteDev Plan Subd

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SEE PAGE 2



10/29

**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1003014
03DRB-01679 Major-Bulk Land Variance
03DRB-01680 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC., SALAZAR FAMILY TRUST, SALAZAR QUATTRO TRUST, JSJ INVESTMENT CO AND FALBA HANNETT, request(s) the above action(s) for all or a portion of Tract(s) 4A; E2&3 Tr. 31A-1, 32H-1, 33C-1 & 34D-1 of the Vacation & Bulk Land Plat for **THE SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO. & FALBA HANNETT, SALAZAR- DAVIS TRACTS; ALBUQUERQUE SOUTH, UNIT 3**, zoned R-LT residential zone, RIO BRAVO SECTOR PLAN, located on GIBSON BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 129 acre(s). [REF: 1001896, 02 -00607 & 608, 1001594 / 02DRB-01621 BLV, 02DRB-01623 & 01622, Z-99-58, SPR-95-2-2] (N-8/N-9)

Project # 1001626
03DRB-01659 Major-Bulk Land Variance
03DRB-01660 Minor-Prelim&Final Plat
Approval

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Project # 1003016
03DRB-01690 Major-Vacation of Pub
Right-of-Way

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Project # 1002321
03DRB-01662 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON, INC. agent(s) for OPUS WEST CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 11, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on WASHINGTON ST NE, between MASTHEAD ST NE and RUTLEDGE RD NE containing approximately 10 acre(s). [REF: 02DRB-01663 SK, 02DRB-01722 PP, 02DRB-01726, 03DRB-00478] (D-17)

SEE PAGE 3




**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 3**

Project # 1002851
03DRB-01637 Major-Preliminary Plat Approval

ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of East ½ Tract(s) 4, ALVARADO GARDENS, (TO BE KNOWN AS LA PLAZA ACEQUIA SUBDIVISION) zoned R-2, located on CANDELARIA NW, between GLENWOOD RD NW and the DURANES LATERAL containing approximately 2 acre(s). (G-12)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 13, 2003.

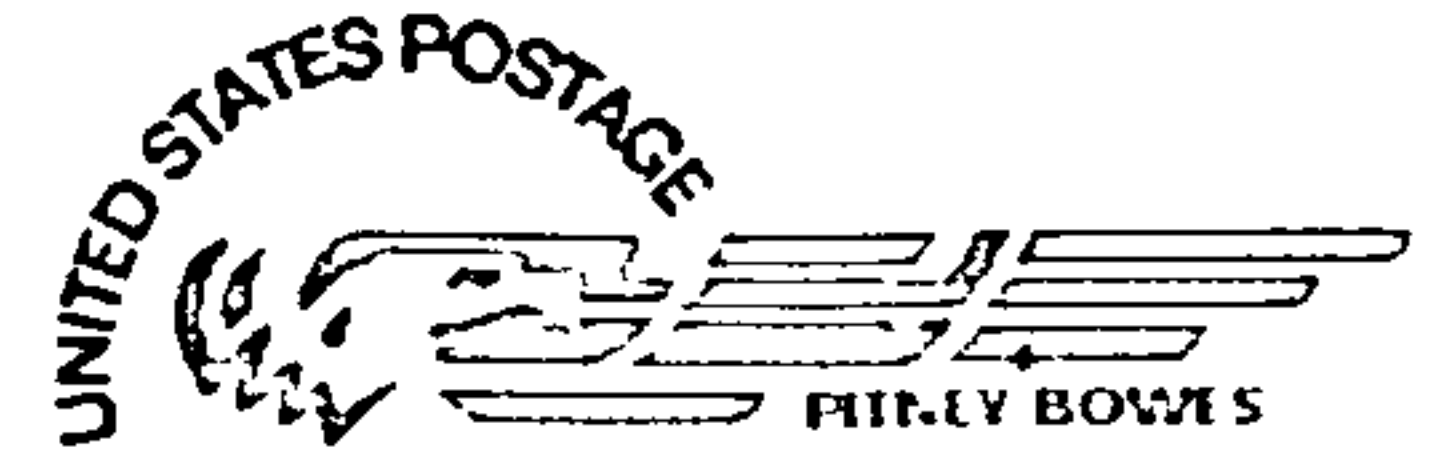
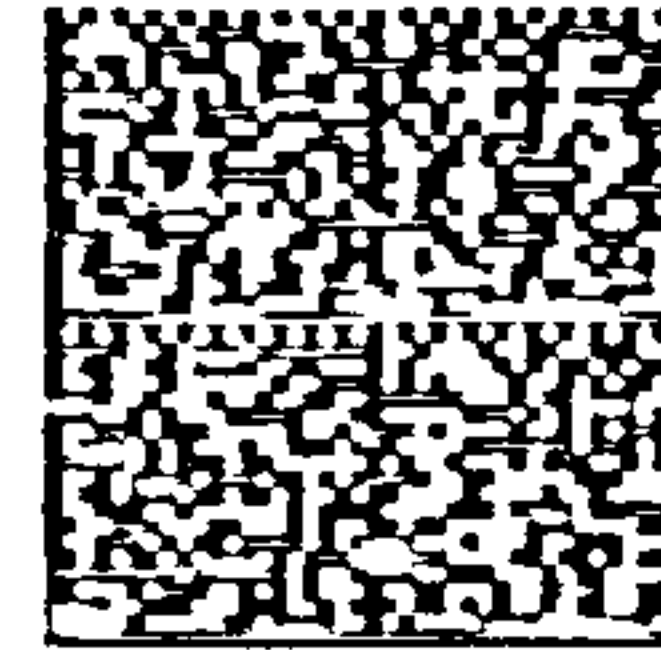


City of Albuquerque

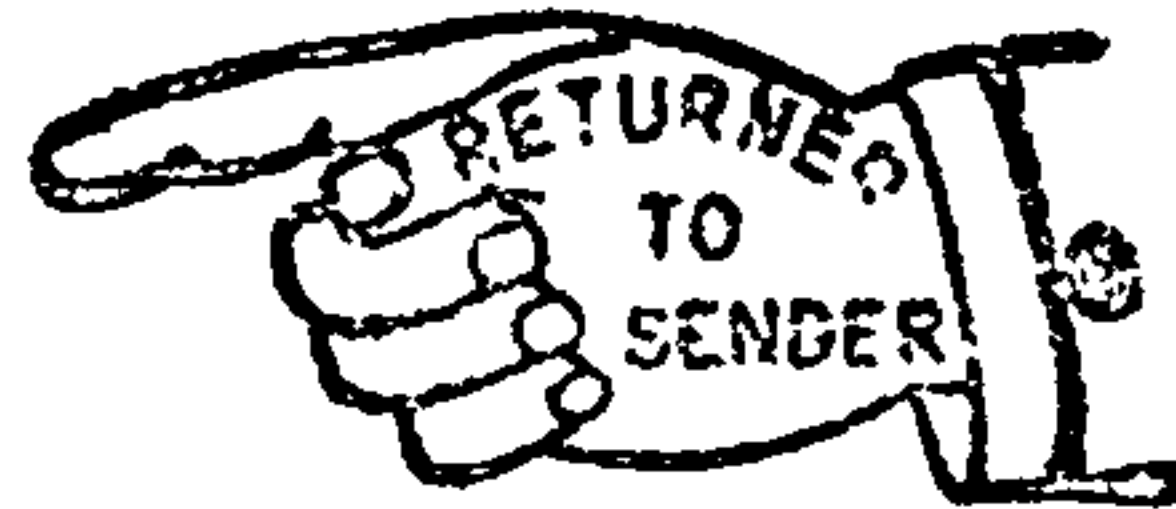
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

OCT 23 2003



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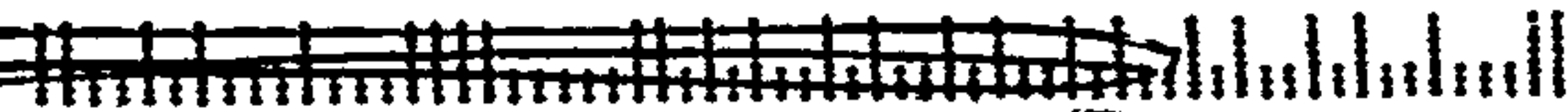


UNCLAIMED

100905420038020402

SALAZAR FAMILY TRUST & JSJ IN
GENERAL DELIVERY
ALBUQUERQUE NM 87103

~~87103-3333~~



DRB

**"NOTICE OF SUBDIVISION PLAT CONDITIONS"
PLAT OF TRACT 31A-1-A**

LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT AND TRACTS 4-A-1, 32H-1-A, 33C-1-A, 33C-1-B AND 34D-1-A LANDS OF CURB INC.

The plat of Tract 31A-1-A Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ Investment Company and Falba Hannett and Tracts 4-A-1, 32H-1-A, 33C-1-A, 33C-1-B and 34D-1-A Lands of Curb Inc. has been granted a variance or waiver from certain subdivision requirements pursuant to Section 14-14-6-1 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

ACKNOWLEDGED:

Charles A Haegelin
Land Owner
Curb, Inc.
Charles A. Haegelin, President

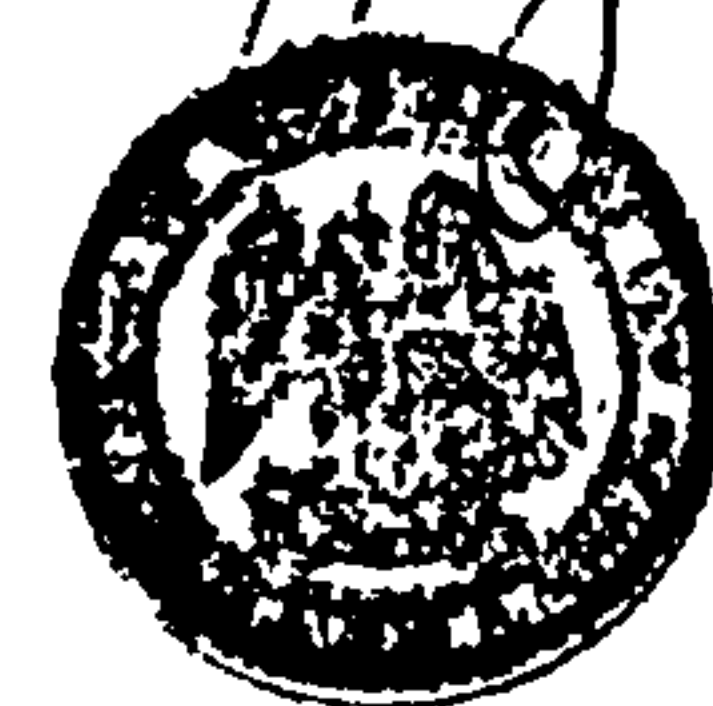
Sharon Matson
Chairperson
Development Review Board

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

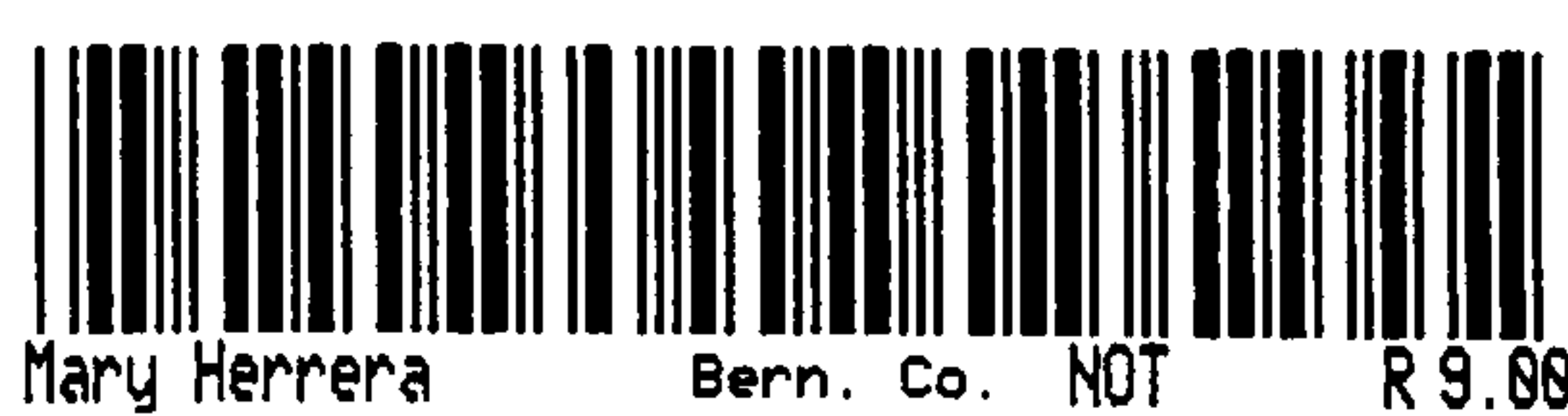
This instrument was acknowledged before me on OCTOBER 28th, 2003, by Charles A. Haegelin, President, Curb Inc.

Richard J. Squires
Notary Public

My Commission Expires:
10-1-2007



OFFICIAL SEAL
RICHARD J. SQUIRES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/1/2007



2003212474
5995508
Page: 1 of 1
11/25/2003 11:20A
Bk-A69 Pg-2024

**DAVID RICK ARMIJO, ET AL., v. CITY OF
ALBUQUERQUE, ET AL., CV 2005-07950**

INTERROGATORY NO. 22

**DOCUMENTATION THAT WAS SUBMITTED TO CITY OF
ALBUQUERQUE WITH THE APPLICATION FOR FINAL PLAT
APPROVAL OF THE FOLLOWING PROJECT:**

**DEVELOPER/SUBDIVIDER: CURB, INC.
DRB PROJECT NUMBER: 1003014**



Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)
(BULK LAND WAIVER)

SITE DEVELOPMENT PLAN

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC)

Supplemental form **Z**

ZONING & PLANNING

Annexation

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Subdivision Regulations)

APPEAL / PROTEST of...

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: ① CURB INC. ② SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO AND FALBA HANNETT

ADDRESS: ① 410 80 JOHNSON 5905 AZUELO CT NW, ALBUQUERQUE NM 87120

CITY: ② 90 MR. THOMAS F. SALAZAR 1016 SUMMIT DR NE, ALBUQUERQUE STATE NM ZIP 87106

Proprietary interest in site: OWNERS (SEPERATE TENAMENCES)

AGENT (if any): COMMUNITY SCIENCES CORPORATION

ADDRESS: P.O. BOX 1328

CITY: CORRALES STATE NM ZIP 87048

PHONE: _____

FAX: ② 875-1723

E-MAIL: _____

PHONE: 897-0000

FAX: 898-5195

E-MAIL: SCIENCE NM @ AOL.COM

① 266-3025 (SALAZAR)
② 881-9090 (CURB)

DESCRIPTION OF REQUEST: 1) MINOR SUBD. PLAT (LOT LINE ADJUSTMENT)
2) WAIVER OF INFRASTRUCTURE (BULK LAND)

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 TRACT 4A, SALAZAR-DAVIS TRACTS ② TRACTS E2 AND E3, ALBUQUERQUE SOUTH, UNIT 3

Recording: SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO AND FALBA HANNETT.

Subdiv. Adm. ① 5/5/86 BK C30 PG 91 ② 6/5/02 BK 2002C PG 197 ③ 6/18/03 BK 2003C PG 180

Current Zoning: Rio Bravo Sector Plan, all RLT Proposed zoning: N/A

Zone Atlas page(s): N8Z and N9Z No. of existing lots: 7 No. of proposed lots: 6

Total area of site (acres): 128.91 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

01-08-054-508-345-1-01-01 AND 01-09-054-300-185-3-01-44(200-380-2-04-02)

UPC No. (212-424-2-04-04)(350-2-01-02)(132-327-2-01-03)(015-349-2-01-01)(096-414-2-04-03) MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: GIBSON BLVD. SW

Between: 98TH ST. SW and 118TH ST. SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1001896

299-58/SPR 95-2-2 nos 1001594 02-028-01621/01622/01622 PAF

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 2001 (SALAZAR)

SIGNATURE _____ DATE 10/2/03

(Print) CLIFF F. SPIROCK, COMMUNITY SCIENCES CORP. _____ Applicant Agent

FOR OFFICIAL USE ONLY

INTERNAL ROUTING

All checklists are complete

All fees have been collected

All case #s are assigned

AGIS copy has been sent

Case history #s are listed

Site is within 1000ft of a landfill

F.H.D.P. density bonus

F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
03DRB - 01679	BLV	✓	\$ 145.00
-	NOTIFICATION FEE		\$ 75.00
03DRB - 01680	PAF	5(3)	\$ 565
-			\$
-			\$
Total			\$ 785.00

Hearing date October 29th 03

Boberbert 10/2/03
Planner signature / date

Project # 1003014

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (Public Hearing Case)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (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. *145⁰⁰ + 75⁰⁰ (Notif. Fee)*
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - 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.

CLIFF SPIROCK
Applicant name (print)

[Signature] 10/2/03
Applicant signature / date



Form revised April 2003

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

Application case numbers
03DRB - _____ - 01679

[Signature] 10/2/03
Planner signature / date
Project # 1003014

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, ~~6~~ ^{ACANA} 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. *N/A*
 - 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 *N/A*
 - Fee (see schedule) *1*
 - Any original and/or related file numbers are listed on the cover application
 - infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING** *N/A*
 - 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.

CLIFF SPIROCK
Applicant name (print)

Applicant signature / date

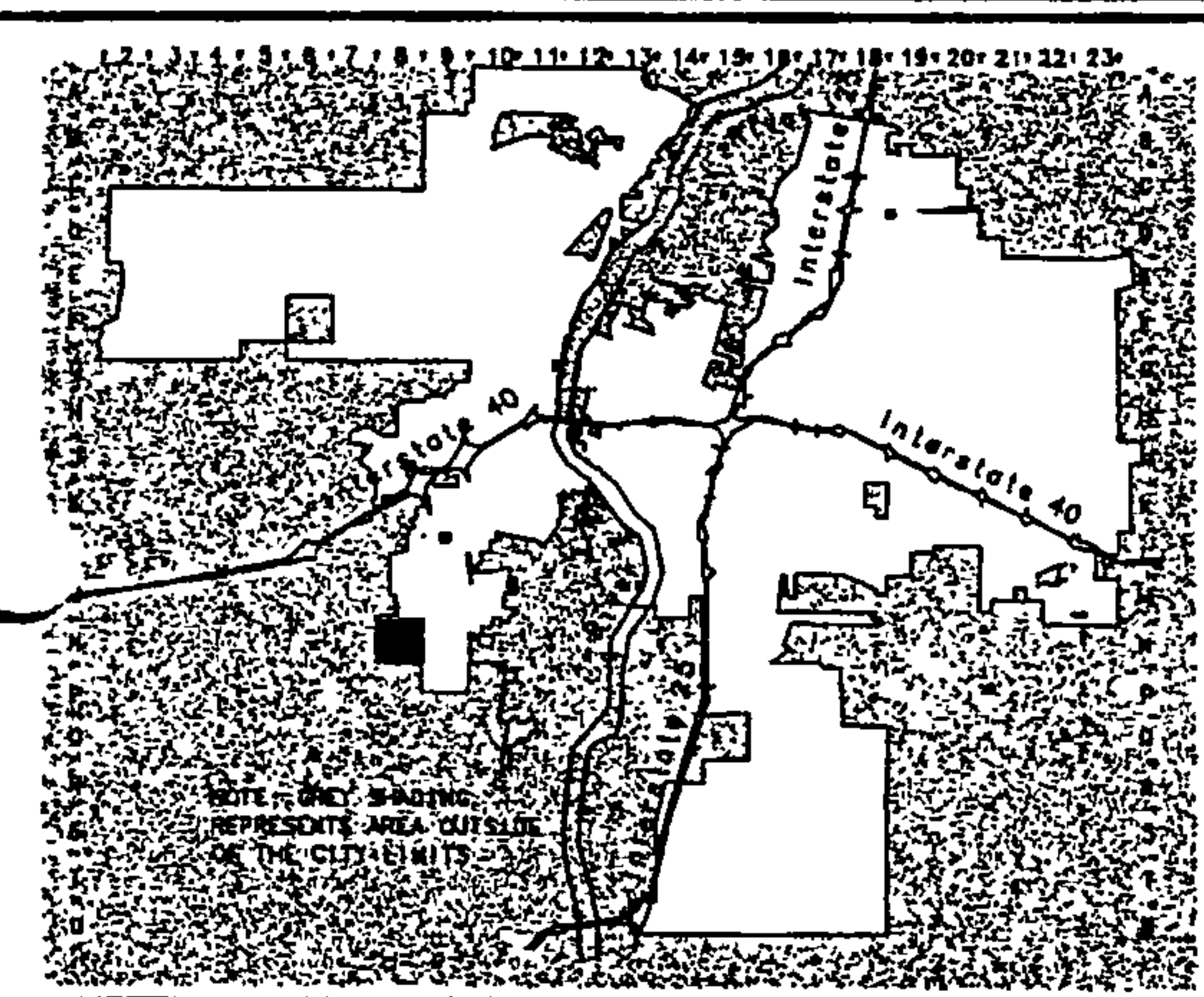
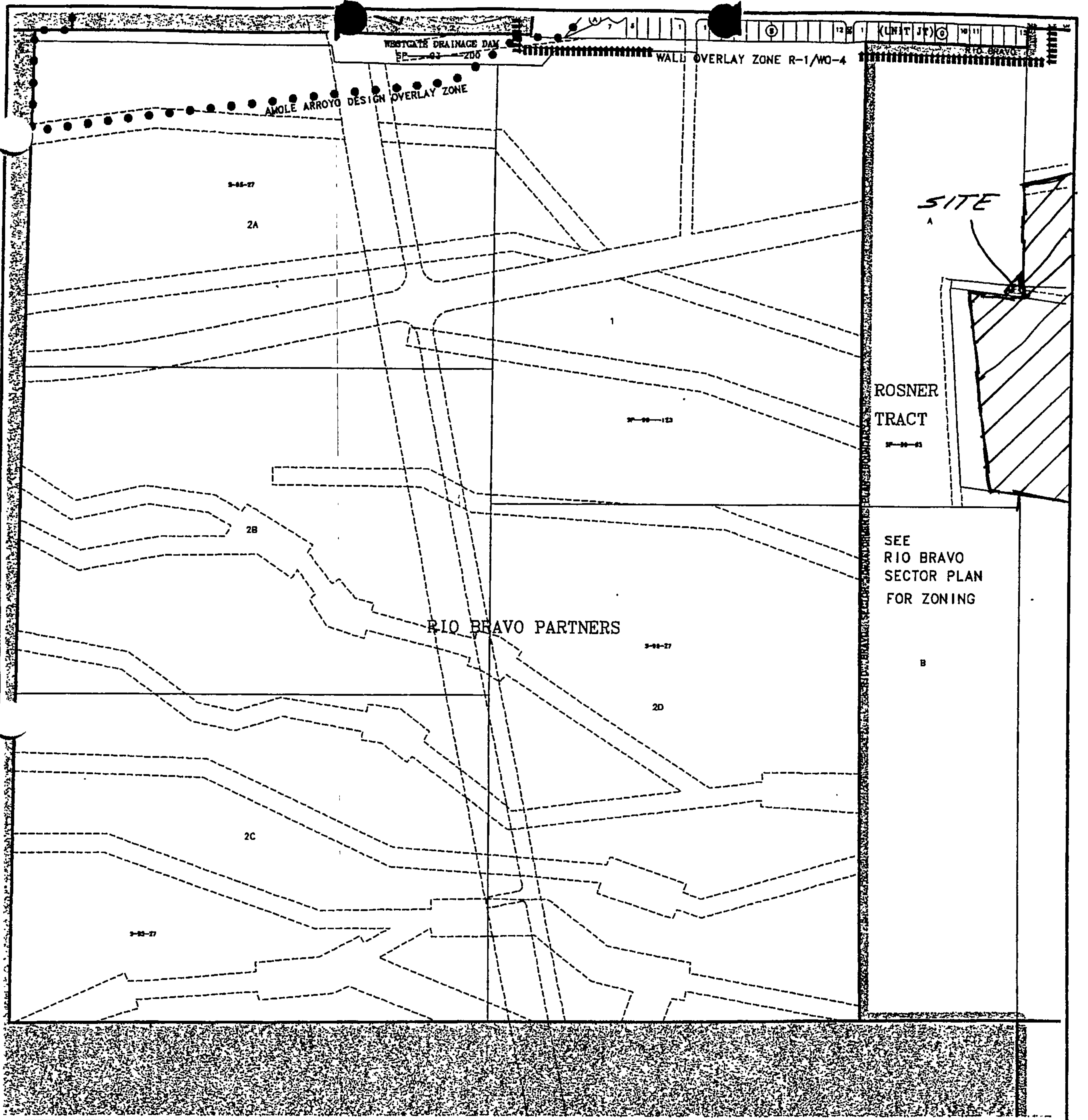


Form revised February 2003

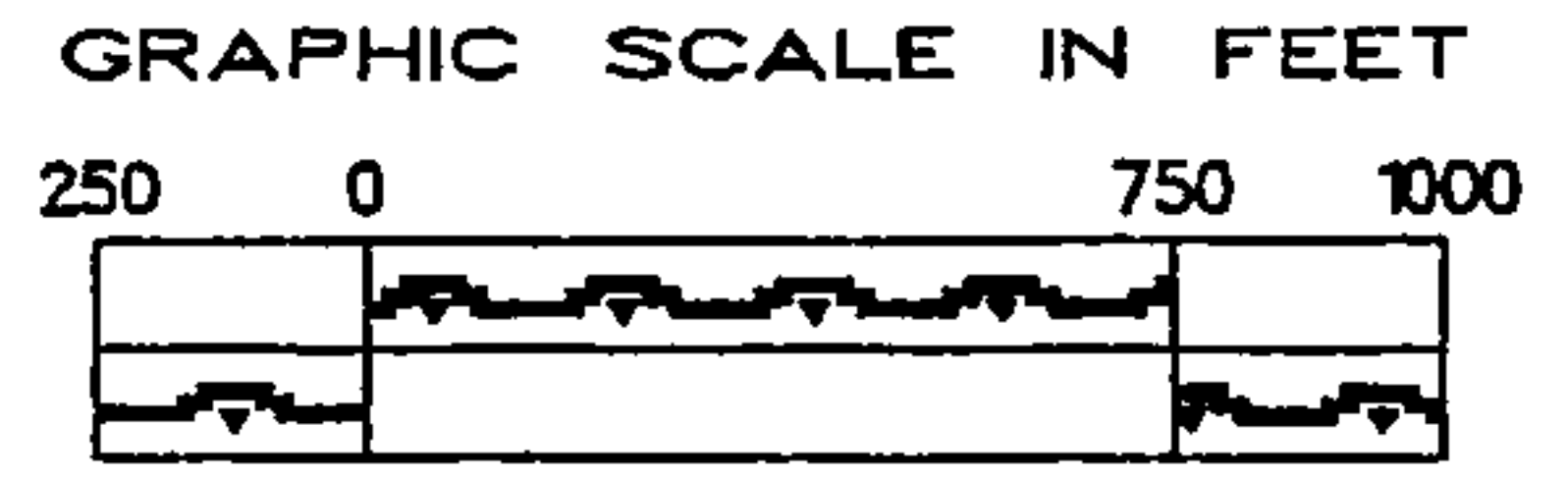
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03DRB-_____-01690

Planner signature / date

Project # 1003014



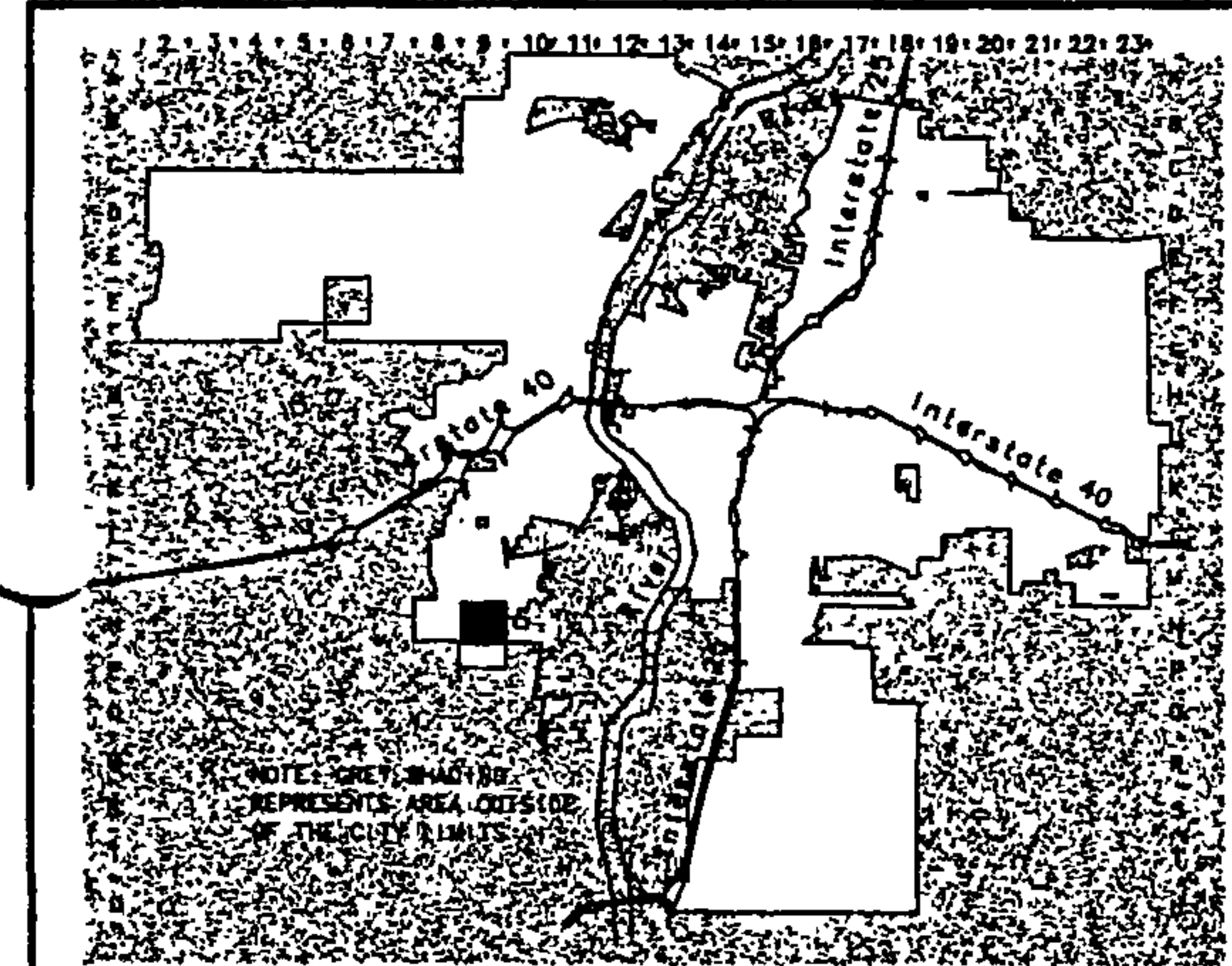
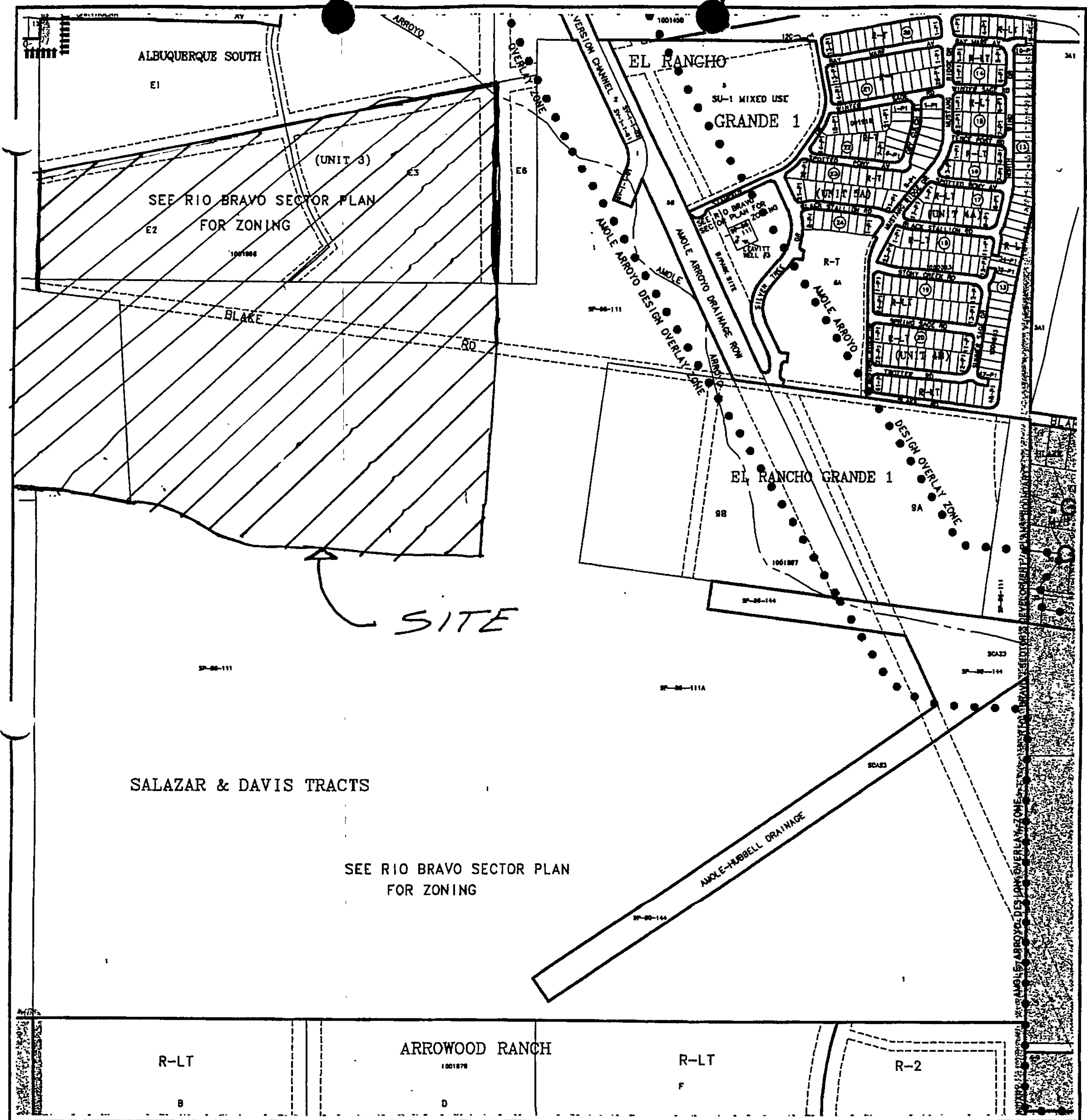
CITY OF
Albuquerque
Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

N-8-Z

Map Amended through January 22, 2003



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
N-9-Z
Map Amended through January 22, 2003

P. O. Box 1328
Corrales, NM 87048

October 1, 2003

Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87107

SUBJECT: Requested DRB Plat Action, Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ Investment Company, and Falba Hannett (Bulk Land Waiver and Preliminary and Final Plat requested)

Dear Ladies and Gentlemen of the DRB:

The attached Plat is requested for :

1. Preliminary and Final Plat approval, the creation of 6 lots conforming to the Rio Bravo Sector Development Plan (Council Attachment B); and
2. Infrastructure List, Requested Bulk Land Variance (all improvements).

This has been presented for sketch review for the purposes of the elimination of previously platted lot lines and the consolidation of properties conforming to the Rio Bravo Sector Development Plan.

The property interests have executed the Plat and the "exchange" of properties for individual ownership of the newly created lots has been effected by private instrument.

We believe that this Plat represents a "lot line adjustment" plat. However, should it be required for advertisement as a vacation, we respectfully request that it be advertised accordingly.

Respectfully Submitted,



Cliff F. Spirock
Office Manager

CAS/gmm

Enclosures



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: October 1, 2003

TO CONTACT NAME: Bernice Cuadras
 COMPANY/AGENCY: Community Science Corp
 ADDRESS/ZIP: PO Box 1328 87048
 PHONE/FAX #: 897-0000 / 898-5195

Thank you for your inquiry of 10-1-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at replat of tracts 31A-1, 32H-1, 32C-1 & 340-1, Lands of Salazar Family Trust, Salazar Quatro Trust, JST Investment
 line map page(s) N-8,9 see other side for legal →

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

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

Neighborhood Association
 Contact: _____

See reverse side for additional Neighborhood Association Information: YES {X} 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,

Dulcinea Carrasco

OFFICE OF COMMUNITY AND 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

Co. and Falpa Harroett and Tract 4-A of Salazar-Davis Tracts and Tracts E-2 and E-3 Albuquerque South, Unit 3, situated within projected sections 4 & 5, T9N, R2E, W4PM, Town of (Trisco) Grant in the Rio Bravo Sector Development Plan

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

Westgate Vecinos

Neighborhood Association

Contacts

Kelly Thomas
1201 Xenaro SW 87121
831-5242 (h) 604-1496 (cell)
Sylvia Hayes
10016 Ladrones SW
836-7358 (h) 87121

Neighborhood Association

Contacts

Neighborhood Association

Contacts

Neighborhood Association

Contacts

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

7001 1140 0002 6335 0999

OFFICIAL USE

Postage	\$ 1.29
Certified Fee	\$ 2.30
Return Receipt Fee (Endorsement Required)	\$ 1.75
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 5.34

291-31-695

Postmark Here

Kelly Thomas
Westgate Vecinos Neighborhood Assn.
1201 Jenaro SW
Albuquerque, NM 87121

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1140 0002 6335 1002

OFFICIAL USE

Postage	\$ 1.29
Certified Fee	\$ 2.30
Return Receipt Fee (Endorsement Required)	\$ 1.75
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 5.34

291-31-695

Postmark Here

Sent To
Libby McIntosh
Westgate Heights Neighborhood Assn.
1316 Ladrones Ct. SW
Albuquerque, NM 87121

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1140 0002 6335 1026

OFFICIAL USE

Postage	\$ 1.29
Certified Fee	\$ 2.30
Return Receipt Fee (Endorsement Required)	\$ 1.75
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 5.34

291-31-695

Postmark Here

Sent To
Sylvia Hayes
Westgate Vecinos Neighborhood Assn.
10016 Ladrones SW
Albuquerque, NM 87121

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1140 0002 6335 1019

OFFICIAL USE

Postage	\$ 1.29
Certified Fee	\$ 2.30
Return Receipt Fee (Endorsement Required)	\$ 1.75
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 5.34

Postmark Here

Sent To
Matthew Archuletta
Westgate Heights Neighborhood Assn.
1628 Summerfield SW
Albuquerque, NM 87121

PS Form 3800, January 2001 See Reverse for Instructions

291-31-695

P. O. Box 1328
Corrales, NM 87048

October 1, 2003

Sylvia Hayes
Westgate Vecinos Neighborhood Association
10016 Ladrones SW
Albuquerque, NM 87121

RE: Bulk Land Variance and Minor Preliminary and Final Plat for Lands of Salazar

Dear Ms. Hayes:

Please find attached to this letter Community Science Corporation's Development Review Board Application requesting a Bulk Land Variance and Minor Preliminary and Final Plat for Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ Investment company and Falba Hannett and Tracts 4-A-1, 32H-1-A, 33C-1-A, 33C-1-B and 34D-1-A Lands of Curb Inc.

If you have any questions, please give me a call at 897-0000 ext. 104.

Respectfully Submitted,



Cliff F. Spirock
Office Manager

CAS/gmm

Attachments: Application Letter
Zone Atlas Page
Bulk Land Plat

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

P. O. Box 1328
Corrales, NM 87048

October 1, 2003

Kelly Thomas
Westgate Vecinos Neighborhood Association
1201 Jenaro SW
Albuquerque, NM 87121

RE: Bulk Land Variance and Minor Preliminary and Final Plat for Lands of Salazar

Dear Kelly Thomas:

Please find attached to this letter Community Science Corporation's Development Review Board Application requesting a Bulk Land Variance and Minor Preliminary and Final Plat for Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ Investment company and Falba Hannett and Tracts 4-A-1, 32H-1-A, 33C-1-A, 33C-1-B and 34D-1-A Lands of Curb Inc.

If you have any questions, please give me a call at 897-0000 ext. 104.

Respectfully Submitted,



Cliff F. Spirock
Office Manager

CAS/gmm

Attachments: Application Letter
Zone Atlas Page
Bulk Land Plat

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

P. O. Box 1328
Corrales, NM 87048

October 1, 2003

Matthew Archuletta
Westgate Heights Neighborhood Association
1628 Summerfield SW
Albuquerque, NM 87121

RE: Bulk Land Variance and Minor Preliminary and Final Plat for Lands of Salazar

Dear Mr. Archuletta:

Please find attached to this letter Community Science Corporation's Development Review Board Application requesting a Bulk Land Variance and Minor Preliminary and Final Plat for Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ Investment company and Falba Hannett and Tracts 4-A-1, 32H-1-A, 33C-1-A, 33C-1-B and 34D-1-A Lands of Curb Inc.

If you have any questions, please give me a call at 897-0000 ext. 104.

Respectfully Submitted,



Cliff F. Spirock
Office Manager

CAS/gmm

Attachments: Application Letter
Zone Atlas Page
Bulk Land Plat

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

P. O. Box 1328
Corrales, NM 87048

October 1, 2003

Libby McIntosh
Westgate Heights Neighborhood Association
1316 Ladrones Ct. SW
Albuquerque, NM 87121

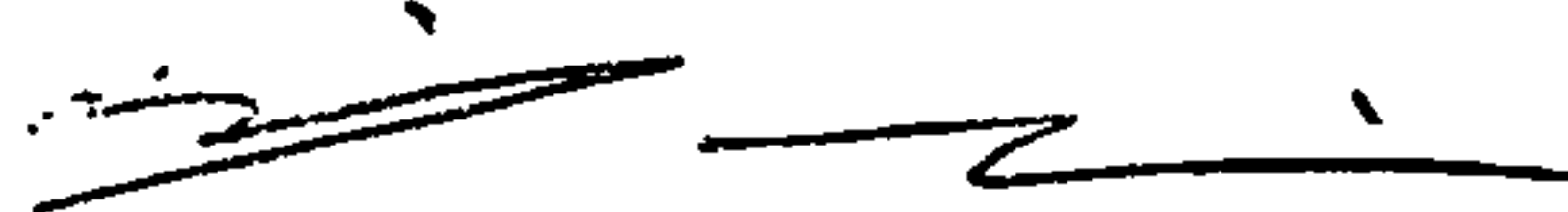
RE: Bulk Land Variance and Minor Preliminary and Final Plat for Lands of Salazar

Dear Ms. McIntosh:

Please find attached to this letter Community Science Corporation's Development Review Board Application requesting a Bulk Land Variance and Minor Preliminary and Final Plat for Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ Investment company and Falba Hannett and Tracts 4-A-1, 32H-1-A, 33C-1-A, 33C-1-B and 34D-1-A Lands of Curb Inc.

If you have any questions, please give me a call at 897-0000 ext. 104.

Respectfully Submitted,



Cliff F. Spirock
Office Manager

CAS/gmm

Attachments: Application Letter
Zone Atlas Page
Bulk Land Plat

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NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry. 10-1-03 Time Entered: 1:30 pm OCNC Rep Initials: OC

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 SALAZAR FAM TRUST & OTHERS
AGENT CSC
ADDRESS PO Box 1328 Corrales, 87008
PROJECT NO. 1003014
APPLICATION NO. 03DRB 01679 - 01680

\$ 710 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 785⁰⁰ Total amount due

3908

BOKAY CONSTRUCTION, INC.
5905 AZUELO COURT NW
ALBUQUERQUE, NM 87120
(505) 899-9656

DATE 10/2/03 95-32-1070

PAY TO THE ORDER OF City of Albuquerque \$ 785⁰⁰

SEVEN HUNDRED EIGHTY FIVE DOLLARS DOLLARS

Bank of America
City of Albuquerque
Treasury Division

FOR DEPOSIT ONLY
10/02/2003 9:37AM
RECEIPT# 07013754 WSH 006 TRANSH 0005
Account 441018 003908110 107000327 0001
Activity 4971000 TRSEJA

City of Albuquerque
Treasury Division

10/03/2003 9:37AM LOC: ANNX
RECEIPT# 07013753 WSH 006 TRANSH 0005
Account 441006 Fund 0110
Activity 4983000 TRSEJA

Trans Amt	\$785.00	Trans Amt	\$785.00
J24 Misc	\$75.00	J24 Misc	\$710.00
CK	\$785.00		
CHANGE	\$0.00		

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Oct. 14th 03 to Oct 29th 03

5. REMOVAL

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

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

[Signature] (Applicant or Agent) 10/2/03 (Date)

I issued 2 signs for this application, 10/2/03 (Date), [Signature] (Staff Member)

DRB PROJECT NUMBER: 1003014

**DAVID RICK ARMIJO, ET AL., v. CITY OF
ALBUQUERQUE, ET AL., CV 2005-07950**

PROJECT 3014

**DAVID RICK ARMIJO, ET AL., v. CITY OF
ALBUQUERQUE, ET AL., CV 2005-07950**

INTERROGATORY NO. 18

**DBS (“DEVELOPMENT AND BUILDING SERVICE”) REPORT AND
RECOMMENDATIONS THAT WAS SENT TO THE DEVELOPER /
SUBDIVIDER OR ITS AGENT PRIOR TO THE PUBLIC HEARING**

PROJECT NUMBER 1003014 – SALAZAR FAMILY TRUST

**DAVID RICK ARMIJO, ET AL., v. CITY OF
ALBUQUERQUE, ET AL., CV 2005-07950**

INTERROGATORY NO. 22

**DOCUMENTATION THAT WAS SUBMITTED TO CITY OF
ALBUQUERQUE WITH THE APPLICATION FOR FINAL PLAT
APPROVAL OF THE FOLLOWING PROJECT:**

**DEVELOPER/SUBDIVIDER: CURB, INC.
DRB PROJECT NUMBER: 1003014**

**DAVID RICK ARMIJO, ET AL., v. CITY OF
ALBUQUERQUE, ET AL., CV 2005-07950**

INTERROGATORY NO. 25

**FINAL RECORDED PLAT REGARDING DRB PROJECT NUMBER
1003014 THAT WAS APPROVED AND SIGNED BY THE DRB
MEMBERS**

DRB PROJECT NUMBER: 1003014

**DAVID RICK ARMIJO, ET AL., v. CITY OF
ALBUQUERQUE, ET AL., CV 2005-07950**

INTERROGATORY NO. 25

**FINAL RECORDED PLAT REGARDING DRB PROJECT NUMBER
1003014 THAT WAS APPROVED AND SIGNED BY THE DRB
MEMBERS**

DRB PROJECT NUMBER: 1003014

**DAVID RICK ARMIJO, ET AL., v. CITY OF
ALBUQUERQUE, ET AL., CV 2005-07950**

INTERROGATORY NO. 27

**NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF THE DRB
MEMBERS THAT SPECIFICALLY REVIEWED AND APPROVED
DRB PROJECT NUMBERS: 1003175, 1003014 AND 1001896**

PROJECT #1001896

Hearing Date: May 15, 2002

Requests: Major: Bulk Land Variance Minor: Preliminary & Final Plat

Approval Date: May 15, 2002

The Bulk Land Variance was approved. The Preliminary and Final Plat were approved with Final Plat sign off delegated to Transportation Development and Planning.

The final plat was signed off by Richard Dourte for Transportation Development on May 17, 2002. Janet Stephens, DRB Chair/Planning signed off on May 22, 2002.

The plat was filed on June 5, 2002 at 4:07 p.m., Book 2002C Page 197.

DRB MEMBERS ON THE BOARD:

Janet Stephens, DRB Chair
Brad Bingham, City Engineer
Richard Dourte, Transportation Development
Nancy Musinski, Utilities Development
Adrienne Candelaria, Parks and Recreation

DRB MINUTES
May 15, 2002

4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The Preliminary Plat was approved with final sign off delegated to Utilities Development and Planning.

THEREFORE, BE IT RESOLVED THAT 1001743 was approved based on and subject to the above listed findings and conditions.

- 6. Project # 1001891**
02DRB-00597 Major-Preliminary Plat Approval
02DRB-00598 Minor-Temp Defer SDWK

SURV-TEK, INC. agent(s) for CURB WEST, INC. request(s) the above action(s) for all or a portion of Tract(s) B-1, **SEVILLE SUBDIVISION**, zoned R-LT, located on KAYENTA BLVD. NW, between WESTSIDE BLVD. NW and RIO SEGURA NW containing approximately 55 acre(s). [REF: 02500 00238, 00410 00860/00440 00861, 00410 00862/00410 00863, 00410 00864] (A-10)

Persons Present on Behalf of the Request:

See DRB case file for sign in sheet.

Board Comments:

The Board reiterated comments listed on the staff report.

The following action was taken:

With the signing of the Infrastructure List dated 5/15/02 and approval of the Grading Plan Engineer Stamp dated 4/12/01 the Preliminary Plat was approved. Temporary deferral of construction of sidewalks was approved for the frontage and side yards of the developable lots on the interior streets as shown on Exhibit B in the Planning file.

THEREFORE, BE IT RESOLVED THAT 1001891 was approved based on and subject to the above listed findings and conditions.

- 7. Project # 1001896**
02DRB-00607 Major-Bulk Land Variance
02DRB-00608 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) E & 8, **ALBUQUERQUE SOUTH UNIT 3**, zoned C-2(SC), R-2, C-2/O-1, Su-3 R-3, located on

SNOW VISTA BLVD. SW, between DE ANZA DR. SW and BLAKE ROAD SW containing approximately 104 acre(s). [REF: S-1082-MP-1, DRB-94-168/S-94-61] (M-9)

Persons Present on Behalf of the Request:

See DRB case file for sign in sheet.

Board Comments:

The Board reiterated comments listed on the staff report.

The following action was taken:

The Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The Preliminary Plat was approved with final sign off delegated to Transportation Development and Planning.

THEREFORE, BE IT RESOLVED THAT 1001896 was approved based on and subject to the above listed findings and conditions.

8. Project # 1001897

02DRB-00609 Minor-Prelim&Final Plat Approval

02DRB-00610 Major-Bulk Land Variance

ALDRICH LAND SURVEYING INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) B (to be known as **EL RANCHO GRANDE 1 - UNITS 9A & 9B**), D & S ADDITION, zoned R-2 - SU2/SF, located on BLAKE RD SW, between UNSER BLVD SW and SNOW VISTA BLVD (98TH ST) SW containing approximately 53 acre(s). [REF: Z-73-179, AX-73-33] (N-9)

PROJECT #1003014

Hearing Date: October 29, 2003

Requests: Major: Bulk Land Variance Minor: Preliminary & Final Plat

Approval Date: October 29, 2003

The Bulk Land Variance was approved. The Preliminary and Final Plat were approved with Final Plat sign off delegated to Planning.

The final plat was signed off by Sheran Matson, DRB Chair for Planning on November 17, 2003.

The plat was filed on November 25, 2003 at 11:20 a.m., Book 2003C Page 357.

DRB MEMBERS ON THE BOARD:

Sheran Matson, DRB Chair
Brad Bingham, City Engineer
Wilfred Gallegos, Transportation Development
Roger Green, Utilities Development
Christina Sandoval, Parks and Recreation

DRB MINUTES
10/29/03

3. **Project # 1003014**
03DRB-01679 Major-Bulk Land Variance
03DRB-01680 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC., SALAZAR FAMILY TRUST, SALAZAR QUATTRO TRUST, JSJ INVESTMENT CO AND FALBA HANNETT, request(s) the above action(s) for all or a portion of Tract(s) 4A; E2&3 Tr. 31A-1, 32H-1, 33C-1 & 34D-1 of the Vacation & Bulk Land Plat for **THE SALAZAR FAMILY TRUST, SALAZAR QUATTRO TRUST, JSJ INVESTMENT CO. & FALBA HANNETT, SALAZAR-DAVIS TRACTS; ALBUQUERQUE SOUTH, UNIT 3**, zoned R-LT residential zone, RIO BRAVO SECTOR PLAN, located on GIBSON BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 129 acre(s). [REF: 1001896, 02 -00607 & 608, 1001594 / 02DRB-01621 BLV, 02DRB-01623 & 01622, Z-99-58, SPR-95-2-2] (N-8/N-9)

Persons Present on Behalf of the Request:

See DRB case file for sign in sheet.

Board Comments:

The Board reiterated comments listed on the staff report.

The following action was taken:

The Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

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

THEREFORE, BE IT RESOLVED THAT PROJECT #1003014 was approved based on and subject to the above listed provisions.

4. Project # 1001626

03DRB-01659 Major-Bulk Land Variance

03DRB-01660 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for JOHN BLOOMFIELD request(s) the above action(s) for East portion of Tract 111, Unit(s) 6, **TOWN OF ATRISCO GRANT**, zoned SU-1, PRD (20 DU/AC), located on DELIA RD SW, between BATAAN DR SW and 69TH ST SW containing approximately 4 acre(s). [REF:Z-79-20, 03DRB 00053, 02DRB 00498 & 1002421] (K-10)

Persons Present on Behalf of the Request:

See DRB case file for sign in sheet.

Board Comments:

The Board reiterated comments listed on the staff report.

The following action was taken:

The Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

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

THEREFORE, BE IT RESOLVED THAT PROJECT #1001626 was approved based on and subject to the above listed provisions.

PROJECT #1003175

FIRST ACTION

Hearing Date: February 4, 2004

Requests: Major: Preliminary Plat

Minor: Sidewalk Waiver and Temporary Deferral of Construction of Sidewalks

**THE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO
FEBRUARY 18, 2004.**

Hearing Date: February 18, 2004

Requests: Same as on February 4, 2004 - Preliminary Plat, Sidewalk Waiver and Temporary Deferral of Sidewalks.

Approval Date: February 18, 2004

With the signing Infrastructure List dated 2/18/04 and approval of the Grading Plan Engineer Stamp dated 1/8/04 and the Preliminary Plat was approved.

The Sidewalk Waiver and the Temporary Deferral of Construction of Sidewalks was approved.

DRB MEMBERS ON THE BOARD:

Sheran Matson, DRB Chair
Brad Bingham, City Engineer
Wilfred Gallegos, Transportation Development
Roger Green, Utilities Development
Christina Sandoval, Parks and Recreation

The Board reiterated comments listed on the staff report.

The following action was taken:

With the signing of the infrastructure list dated 2/4/04 and approval of the grading plan engineer stamp dated 10/23/03 the preliminary plat was approved.

3. Project # 1003175

04DRB-00010 Major-Preliminary Plat Approval

04DRB-00011 Minor-Sidewalk Waiver

04DRB-00012 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, LANDS OF SALAZAR FAMILY TRUST, EL RANCHO GRANDE UNIT 12 (to be known as **SUN GATE SUBDIVISION**) zoned R-2, located on BLAKE RD SW, between GIBSON BLVD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). [Deferred from 2/4/04] (N-9)

Persons Present on Behalf of the Request:

See DRB case file for sign in sheet.

Board Comments:

The Board reiterated comments listed on the staff report.

The following action was taken:

The above request was deferred at the agent's request to February 18, 2004.

4. Project # 1000570

02DRB-01020 Major-Vacation of Public Easements

02DRB-01019 Major-Preliminary Plat Approval

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 1-7-04 & 1/21/04] (J-9)

Persons Present on Behalf of the Request:

See DRB case file for sign in sheet.

4. Final disposition shall be through the City Real Estate Office.
5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

With the signing of the infrastructure list dated 2/18/04 and approval of the grading plan engineer stamp dated 1/14/04 the preliminary plat was approved.

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

3. **Project # 1003175**

04DRB-00010 Major-Preliminary Plat Approval

04DRB-00011 Minor-Sidewalk Waiver

04DRB-00012 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, LANDS OF SALAZAR FAMILY TRUST, EL RANCHO GRANDE UNIT 12 (to be known as **SUN GATE SUBDIVISION**) zoned R-2, located on BLAKE RD SW, between GIBSON BLVD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). [Deferred from 2/4/04] (N-9)

Persons Present on Behalf of the Request:

See DRB case file for sign in sheet.

Board Comments:

The Board reiterated comments listed on the staff report.

The following action was taken:

With the signing of the infrastructure list dated 2/18/04 and approval of the grading plan engineer stamp dated 1/8/04 the preliminary plat was approved.

A sidewalk variance for waiver of sidewalk was approved as shown on Exhibit C in the Planning file.

Temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

PROJECT #1003175

SECOND ACTION

Hearing Date: July 28, 2004

Requests: Minor: Sidewalk Waiver

Approval Date: July 28, 2004

A sidewalk variance for waiver of sidewalks was approved.

DRB MEMBERS ON THE BOARD:

Sheran Matson, DRB Chair
Brad Bingham, City Engineer
Wilfred Gallegos, Transportation Development
Roger Green, Utilities Development
Christina Sandoval, Parks and Recreation

Be aware that, an approved perimeter wall design will be required at final plat for any planned perimeter walls abutting streets, parks, open space or trails.

A one-year extension of the preliminary plat was approved to September 12, 2005.

15. Project # 1003175
04DRB-01126 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for CURB. INC. request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUNGATE SUBDIVISION**, zoned R-2 residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). [REF: 04DRB-00010, 04DRB-00011, 00012] (N-9)

A sidewalk variance for waiver of sidewalk was approved as shown on Exhibit C in the Planning file.

16. Project # 1000184
04DRB-01111 Minor-Prelim&Final Plat Approval
04DRB-01112 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-7-A, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1, located on BROADWAY BLVD NE, between CENTRAL AVE NE and ARNO ST NE containing approximately 3 acre(s). [REF: 03DRB00442] (K-14)

The SU-1 zoning requires an approved & signed off SPS & SPBP prior to platting according to Section 14-14-2-2(B)(20 (a&b) of the Subdivision Ordinance.

The plat cannot be considered by DRB until this occurs.

The preliminary and final plat were approved and signed off by the Board.

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

FINDINGS:

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

PROJECT #1003175

THIRD ACTION

Hearing Date: August 11, 2004

Requests: Minor: Final Plat

Approval Date: August 11, 2004

The final plat was approved and signed off by the Board.

The plat was filed on August 11, 2004 at 1:52 p.m., Book 2004C Page 235.

DRB MEMBERS ON THE BOARD:

Sheran Matson, DRB Chair
Brad Bingham, City Engineer
Wilfred Gallegos, Transportation Development
Roger Green, Utilities Development
Christina Sandoval, Parks and Recreation

8-11-04
DRB
MINUTES

Are there any changes between the preliminary & final plat? The one condition of final plat is met with the approved re-vacation actions. No objection to the re-plat.

An executed Subdivision Improvements Agreement with financial guarantees is on file for final plat sign off. Agreement and covenant still in process.

The final plat was approved with final sign off delegated to City Engineer for A & C, private easements on Lots 1, 2 & 3 and Declaration of Covenants.

14. Project # 1002851
04DRB-01194 Major-Final Plat Approval

ABQ ENGINEERING INC agent(s) for LOS CANDELARIAS PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4, **LA PLAZA ACEQUIA 1**, ALVARADO GARDENS, zoned R-2 residential zone, located on CANDELARIA NW, between RIO GRANDE NW and DURANES LATERAL containing approximately 2 acre(s). [REF: 03DRB-01639, 03DRB-01278] (G-12)

Planning will file both plats.

An executed Subdivision Improvements Agreement with financial guarantees is on file for final plat sign off.

The final plat was approved and signed off by the Board.

15. Project # 1003026
04DRB-01195 Minor-Final Plat Approval

ABQ ENGINEERING INC agent(s) for LOS CANDELARIAS PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 3, **LA PLAZA ACEQUIA 2**, ALVARADO GARDENS, zoned R-LT residential zone, located on CANDELARIA NW, between CANDELARIA NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 03DRB-01712] (G-12)

Planning will file both plats.

An executed Subdivision Improvements Agreement with financial guarantees is on file for final plat sign off. Maintenance of irrigation easement must be addressed.

The final plat was approved and signed off by the Board.

16. Project # 1003175
04DRB-01190 Minor-Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUN GATE SUBDIVISION**, zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 25 acre(s). [REF: 04DRB-00010, 00011& 00012] (N-9)

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance: The park dedication requirement will be met through an existing agreement for park dedication within El Rancho Grande Unit 17.

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

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

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

The final plat was approved and signed off by the Board.

17. Project # 1003588

04DRB-01173 Minor-Prelim&Final Plat Approval

RHOMBUS PA, INC. agent(s) for UNM FOUNDATION, INC. request(s) the above action(s) for all or a portion of Lot(s) 21-A & B-1, Block(s) 10, **PEREA ADDITION**, zoned SU-2 special neighborhood zone, TH, located on MARQUETTE AVE NW, between 12TH ST NW and 13TH ST NW containing approximately 1 acre(s). [REF: LUC-92-8, 1002925/03LUC-01423] (J-13)

Planning will record the plat.

The preliminary and final plat were approved and signed off by the Board.

18. Project # 1003537

04DRB-01180 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) 104-106, **PINON POINTE SUBDIVISION, UNIT 5**, zoned R-LT residential zone, located on WEYMOUTH ST NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 1 acre(s). [REF: 04DRB01067] (B-9)

Planning has no objection to this lot line adjustment. AGIS dxf is approved.

Applicant may record the plat provided one hard copy of the recorded plat is returned to planning to close the file.

The preliminary and final plat were approved and signed off by the Board.

19. Project # 1003112

04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04, 7/21/04, 8/4/04 & 8/11/04*] (F-11/F-12)

An executed Subdivision Improvements Agreement with financial guarantees is required for final plat sign off.

The above request was deferred at the agent's request to August 18, 2004.

PROJECT #1003175

FOURTH ACTION

Hearing Date: June 21, 2006

Requests: Major: 1 year Extension of the Subdivision Improvements Agreement
(SIA)

Approval Date: June 21, 2006

A one-year Extension of the Subdivision Improvements Agreement (SIA) was approved.

DRB MEMBERS ON THE BOARD:

Sheran Matson, DRB Chair
Brad Bingham, City Engineer
Wilfred Gallegos, Transportation Development
Roger Green, Utilities Development
Christina Sandoval, Parks and Recreation



DEVELOPMENT REVIEW BOARD MINUTES
June 21, 2006

The following are comments/recommendations and decisions made on requests scheduled for the June 21, 2006, Development Review Board meeting.

Item 5 was deferred at the agent's request to June 28, 2006.

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

1. Project # 1003175
06DRB-00733 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUN GATE SUBDIVISION**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 24 acre(s). [REF: 04DRB-01126] (N-9)

Persons Present on Behalf of the Request:

See DRB case file for sign in sheet.

Board Comments:

The Board reiterated comments listed on the staff report.

The following action was taken:

The one-year extension of the Subdivision Improvements Agreement was approved.

2. Project # 1003612
06DRB-00737 Major-Preliminary Plat Approval
06DRB-00738 Major-Vacation of Pub Right-of-Way
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] [Deferred from 6/21/06] (J-9)

Persons Present on Behalf of the Request: