

#13



Compl # 10/29/04  
(2)  
Phil J. Fernal

DRB CASE ACTION LOG  
REVISED 2/5/04

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

DRB Application No.: 04DRB01628 (RLF) Project # 1003027  
 Project Name: Hernandez Center  
 Agent: Community Services Phone No.: 897.0000

Project Number

1003027

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/27/04 by the DRB with delegation of signature(s) to the following departments.  
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.** 6/2
- Copy of recorded plat for Planning.**

#13



Complete 10/29/04 RM

(1) Prel & Final

DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB01629 (P&F) Project # 1003027
Project Name: Fremont City Center
Agent: Community Sciences Phone No.: 897.0000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/27/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION:
UTILITIES:
CITY ENGINEER / AMAFCA:
PARKS / CIP:
PLANNING (Last to sign):

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

Project Number 1003027



2. **Project # 1003125**  
04DRB-01505 Major-Bulk Land Variance  
04DRB-01506 Minor-Prelim&Final Plat  
Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). [*Deferred from 10/27/04*] [REF: 03EPC02054](F-6/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

- 04DRB-01630 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][**Chris Hyer, EPC Case Planner**] [*Deferred from 10/27/04*] (F-5/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

3. **Project # 1003420**  
04DRB-01508 Major-Preliminary Plat  
Approval  
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] [*Deferred from 10/27/04*] (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

4. **Project # 1003687**  
04DRB-01510 Major-Vacation of Public Easements  
04DRB-01512 Major-Preliminary Plat Approval  
04DRB-01511 Minor-Sidewalk Waiver  
04DRB-01513 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, VENTANA RANCH WEST, UNITS 1 & 2, (to be known as **WESTERN RIDGE SUBDIVISION**) zoned R-LT, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB01461] (B-8) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/27/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: PROVIDE EMERGENCY ACCESS TO TRACTS L AND A. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBITS C-1 AND C-2 IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBITS C-1 AND C-2 IN THE PLANNING FILE.**

5. **Project # 1001218**  
04DRB-01432 Major-Vacation of Public Easements  
04DRB-01433 Minor-Prelim&Final Plat Approval  
04DRB-01434 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST, LTD agent(s) for DALE ARMSTRONG request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **LANDS OF LAFARGE**, zoned M-1 light manufacturing zone, located on EDITH BLVD NE, near CARMONY RD NE containing approximately 15 acre(s). [REF: 01EPC00690, 01EPC00689, 01DRB00581] (*Deferred from 10/13/04*) (G-15) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/27/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

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

6. **Project # 1002786**  
04DRB-01635 Minor-SiteDev Plan  
BldPermit
- JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] *[Deferred from 10/27/04]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**
7. **Project # 1001445**  
04DRB-01634 Minor-SiteDev Plan Subd
- CONSENSUS PLANNING agent(s) for DAVE AND LORETTA GARDUNO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 5 acre(s). [REF: 03EPC001029, 01EPC0244, 02EPC00991, 03EPC00351, 03EPC00804, CITY COUNCIL BILL 0-02-16, ENACTMENT 13-2002] (B-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
- 04DRB-01633 Minor-Prelim&Final Plat  
Approval
- SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] (B-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project # 1003742**  
04DRB-01626 Minor-SiteDev Plan  
BldPermit/EPC

SHIVER CONSTRUCTION CO. agent(s) for SUPERIOR AMBULANCE SERVICE request(s) the above action(s) for all or a portion of Lot(s) 10, **LADERA BUSINESS PARK**, zoned SU-1 special use zone, located on UNSER BLVD NW, between I-40 and OURAY RD NW containing approximately 5 acre(s). [REF: 01EPC01405, PROJECT 1001523] [Russell Brito for Lola Bird, EPC Case Planner] (H-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TIS UPDATE AND DIMENSIONING AND PLANNING TO CHECK IF EPC COMMENTS WERE ADDRESSED.**

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

9. **Project # 1001816**  
04DRB-01612 Minor-Prelim&Final Plat  
Approval

FORSTBAUER SURVEYING LLC agent(s) for JOHNNY & JANE CARLTON request(s) the above action(s) for all or a portion of Lot(s) 10,11 and 12, Block(s) 54, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-2 HDA, located on TIJERAS AVE NW, between 9<sup>TH</sup> ST NW and 10<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 04DRB01370, 04LUCC00112, 03DRB01640, 03DRB01503] (J-13) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ADD WATER METERS TO EXHIBIT AND PLANNING TO ADDRESS PREVIOUS COMMENTS.**

10. **Project # 1001753**  
04DRB-01631 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 1-11, Tract(s) 1, Block(s) 11, North Albuquerque Acres, Unit 3, (to be known as **DESERT RIDGE TRAILS EAST**) zoned R-D residential and related uses zone, developing area, located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 12 acre(s). [REF: 03DRB01998, 03DRB01999, 03DRB01884, 03DRB01885, 03DRB01128] (B-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND DETACHED OPENS SPACE TABLE AND NOTE AND TO PLANNING FOR WALL ON FLORENCE WILL NEED TO BE ADDRESSED.**
11. **Project # 1003673**  
04DRB-01637 Minor-Prelim&Final Plat Approval  
04DRB-01638 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [*Deferred from 10/27/04*] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**
12. **Project # 1003689**  
04DRB-01636 Minor-Prelim&Final Plat Approval
- HALL SURVEYING agent(s) for GREG BOULOY request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 13, **PEREA ADDITION**, zoned SU-2 TH, located on 16<sup>TH</sup> STREET NE, between LOMAS BLVD NE and CENTRAL NE containing approximately 1 acre(s). [REF: 04DRB01464] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**



13. ~~Project # 1003027~~  
04DRB-01629 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1A-P1 & 2A-P1, **TREMENTINA OESTE SUBDIVISION**, zoned R-D, located on ALAMEDA BLVD NE, between CALLE CALMA NE and ALAMEDA BLVD NE containing approximately 1 acre(s). [REF: 03DRB02159, 04DRB01500] (C-19) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-01628 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 14A-P1 & 15A-P1, **TREMENTINA OESTE SUBDIVISION**, zoned R-D, located on ALAMEDA BLVD NE, between CALLE ALEGREA NE and ALAMEDA BLVD NE containing approximately 1 acre(s). [REF: 0302159, 04DRB01501] (C-19) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK...

14. Approval of the Development Review Board Minutes for October 13, 2004. **DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 13,2004 WERE APPROVED.**

ADJOURNED: 10:45 A.M.

#13



(2)

Phil J. Fernal

DRB CASE ACTION LOG  
REVISED 2/5/04

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

DRB Application No. 04DRB01628 (RF) Project # 1003027  
Project Name: Herentys Center  
Agent: Community Services Phone No.: 597-0000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/27/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER/AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Project Number 1003027

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

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

Include 3 copies of the approved site plan along with the originals.

County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required OK

Copy of recorded plat for Planning.

#13



(1) Prel & Final

DRB CASE ACTION LOG  
REVISED 2/5/04

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

DRB Application No.: 04DRB 01629 (P&F) Project # 1003027  
Project Name: Remediation Office  
Agent: Community Sciences Phone No.: 897.0000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/27/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
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- UTILITIES: \_\_\_\_\_
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- CITY ENGINEER / AMAFCA: \_\_\_\_\_
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- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

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

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

Project Number 1003027

AGIS ELECTRONIC APPROVAL FORM

#1

DRB Project Case #: 1003027

Subdivision Name: Trementina Oeste - Lots 1A-P1 and 2A-P1

Surveyor: Cliff A Spirock

Company/Agent: Community Sciences Corporation

Contact Person: Glen Russell E-mail: \_\_\_\_\_

Phone: 897-0000 Fax: \_\_\_\_\_

*See next  
Sheet  
for #2.  
Agis*

DXF Received Date: 10/19/2004

Hard-Copy Date: 10/19/2004

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

*Glen Russell*

10/19/04

Approved

Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AGIS Use Only

Copied cov3027a to agiscov on 10/19/2004. Contact person notified on 10/19/2004

#2

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003027

Subdivision Name: Trementina Oeste - Lots 14A-P1 and 15A-P1

Surveyor: Cliff A Spirock

Company/Agent: Community Sciences Corporation

Contact Person: Glen Russell E-mail: \_\_\_\_\_

Phone: 897-0000 Fax: \_\_\_\_\_

DXF Received Date: 10/19/2004

Hard-Copy Date: 10/19/2004

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

*Glen Russell*

10/19/04

Approved

Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AGIS Use Only

Copied cov3027b to agiscov on 10/19/2004. Contact person notified on 10/19/2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
October 25, 2004  
DRB Comments**

**ITEM # 13**

**PROJECT # 1003027**

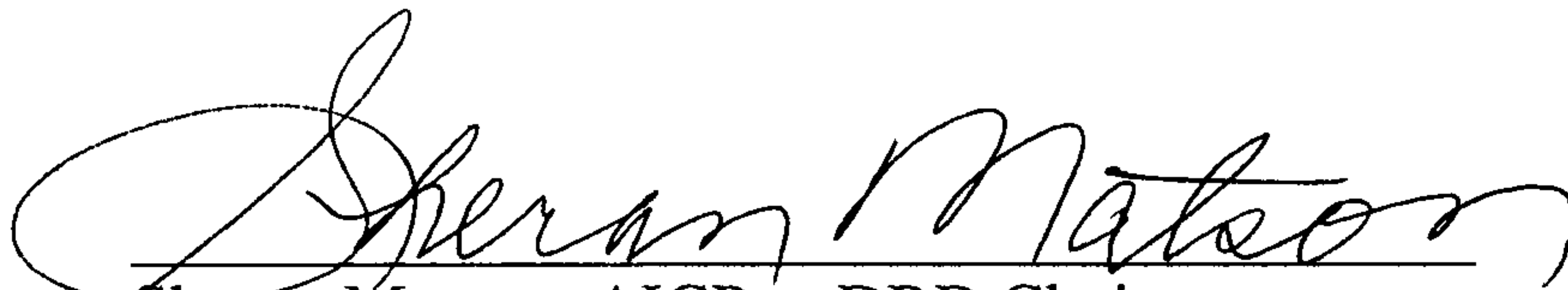
**APPLICATION # 04-01628 & 01629**

**RE: Lots 1A-P1 & 2A-P1, 14A-P1 & 15A-P1, Trementina Oeste/minor  
plats**

No objection to either of these minor plats.

AGIS dxf is approved.

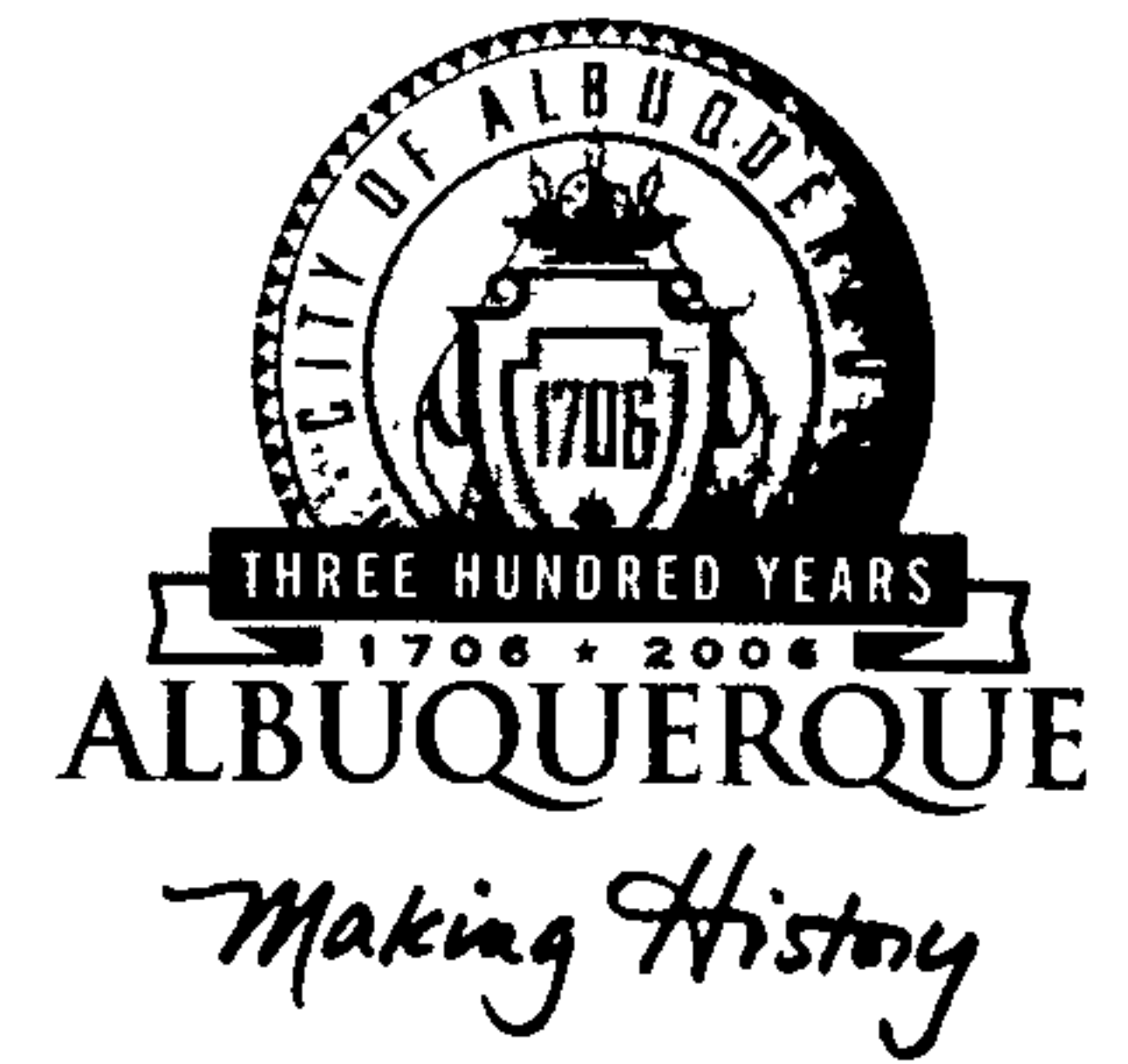
Applicant may file the plats. Please be sure Planning receives a copy of the recorded plats.



Sheran Matson, AICP DRB Chair

924-3880 Fax 924-3864 smatson@cabq.gov

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003027**

**AGENDA ITEM NO: 13**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

No adverse comments.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

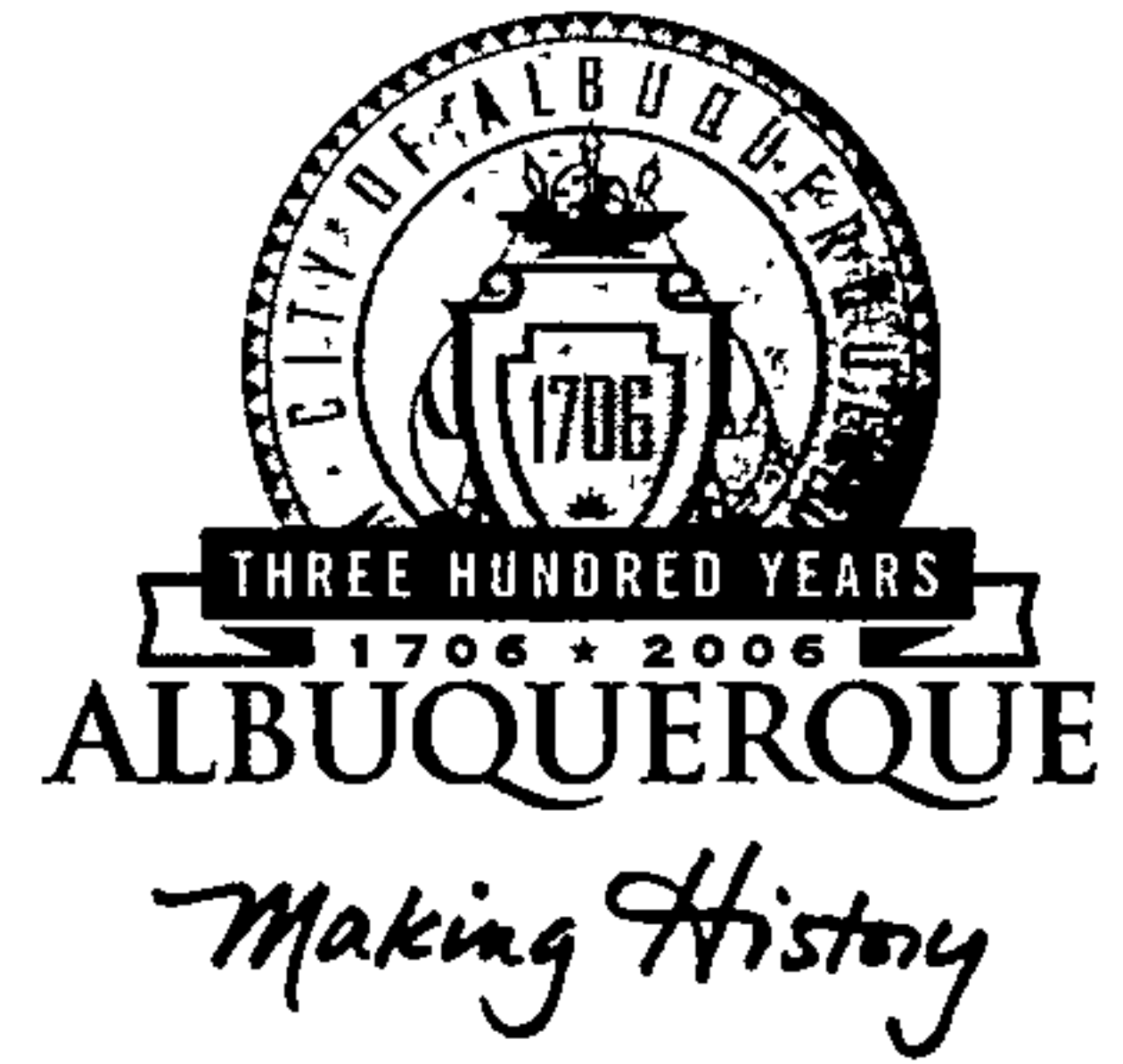
**DATE:** October 27, 2004

### PLANNING TRACKING LOG

22	Date	Project Name & #	Action Request	Action Taken
	10/6/04	Jumelina Center, T35 1P+2F # 100327	sketch	CE comments



# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003027

AGENDA ITEM NO: 22

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

No adverse comments.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussal* X; WITHDRAWN

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

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

FOR:

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

**DATE:** October 6, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DRB Comments  
October 6, 2004**

**Item # 22**

**Project # 1003027      Application # 04-01500 & 01501**

**RE: Tracts 1P & 2P, Trementina Oeste/sketch**

Why did you come to sketch plat for a simple lot line adjustment?



Sheran Matson, AICP DRB Chair  
924-3880 Fax 924-3863 smatson@cabq.gov

#17



^ mpleted 6/29/04

BA

# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: <b>04DRB-00924 (FP)</b>	Project # <b>1003027</b>
Project Name: <b>TREMENTINA OESTE</b>	
Agent: <b>WAYJOHN SURVEYING</b>	Phone No.: <b>255-2052</b>

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

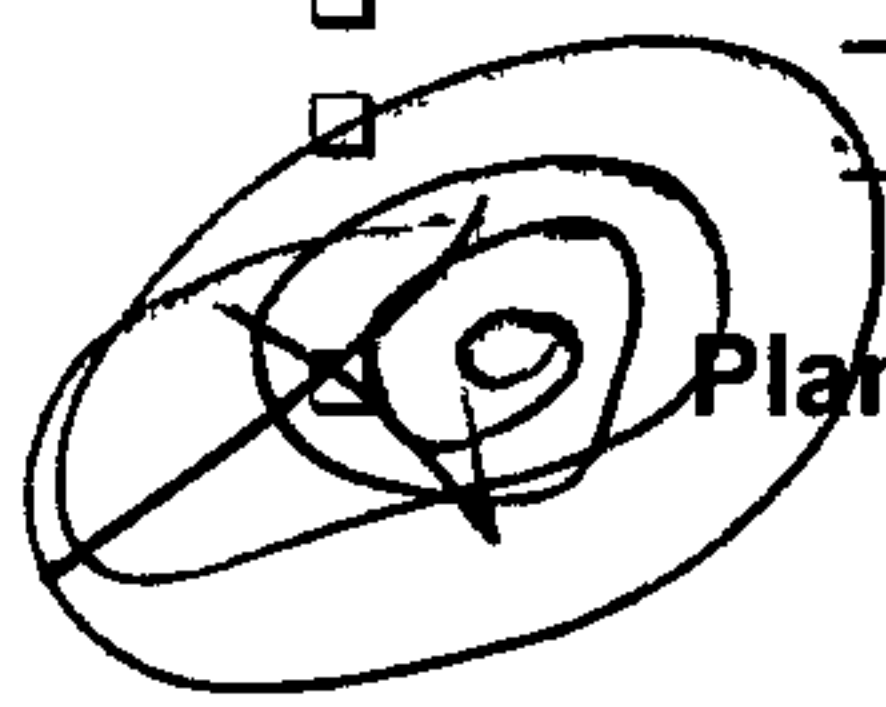
TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: *Cash-in-lieu payment*  
 *detached as payment*  
 *detached open space note on the plat* **OK CS**  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



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

Project Number 1003027

#17



# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: <b>04DRB-00924 (FP)</b>	Project # <b>1003027</b>
Project Name: <b>TREMENTINA OESTE</b>	
Agent: <b>WAYJOHN SURVEYING</b>	Phone No.: <b>255-2052</b>

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

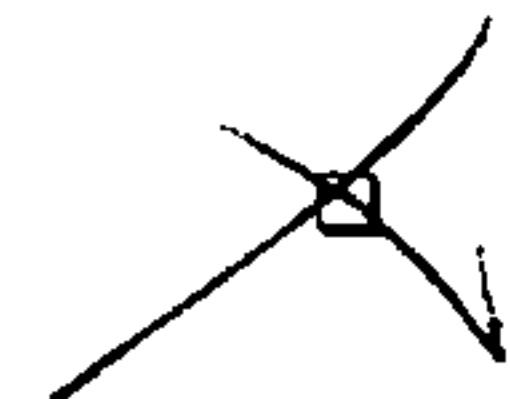
TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: *Cash-in-lieu payment*  
 *detached as payment*  
 *detached open space note on the plat*  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



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

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

Project Number 1003027



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 23, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- |   |                       |
|---|-----------------------|
| A. Call to Order: 9:00 A.M.               | Adjourned: 12:55 P.M. |
| B. Changes and/or Additions to the Agenda |                       |
| C. New or Old Business                    |                       |

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- |  |   |
|--|---|
| <p>1. <b>Project # 1003471</b><br/>04DRB-00826 Major-Preliminary Plat Approval<br/>04DRB-00827 Minor-Temp Defer SDWK</p> | <p>SURV-TEK, INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract B-2-A, <b>SEVILLE SUBDIVISION</b>, zoned R-1 residential zone, located on KAYENTA ST NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s). [REF: 1000630, 1001743, 1001891, 1001306/02DRB-01791, 02DRB-01250] (A-10) <b>WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: APPROVAL OF PERIMETER WALL SUBMITTAL IS REQUIRED PRIOR TO FINAL PLAT APPROVAL. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.</b></p> |
|--|---|

2. **Project # 1002247**  
04DRB-00830 Major-Vacation of  
Public Easements  
04DRB-00831 Major-Vacation of  
Public Easements  
04DRB-00832 Major-Vacation of  
Public Easements

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract A1, **ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 03EPC-00914, 02EPC-01472, Z-81-87, Z-94-133, ZA96-379] (H-19) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-00928 Minor-SiteDev Plan  
BldPermit/EPC

DENISH KLINE ASSOCIATES, INC. agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A1, **ST PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 1002124, 1001164] (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PUBLIC SIDEWALK EASEMENTS AROUND SITE AND UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN. PROVIDE FIRE MARSHAL FIRE FLOW REQUIREMENTS.**

04DRB-00890 Minor-Prelim&Final  
Plat  
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] (*Deferred from 6/16/04*) (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/11/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT MUST BE SIGNED BY PNM BEFORE DRB'S APPROVAL. FINAL PLAT MUST REFLECT THE SIDEWALK EASEMENTS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

3. **Project # 1003280**  
04DRB-00835 Major-Preliminary Plat Approval  
04DRB-00870 Minor-Temp Defer SDWK
- TIERRA WEST, LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract 168, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB-00568] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/28/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ENVIRONMENTAL HEALTH'S SIGNATURE IS REQUIRED ON THE PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
4. **Project # 1002051**  
03DRB-02008 Major-Preliminary Plat Approval  
03DRB-02009 Major-Vacation of Public Easements  
03DRB-02010 Minor-Vacation of Private Easements  
03DRB-02011 Minor-Temp Defer SDWK
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [*Deferred from 6/9/04 & 6/23/04*] [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

5. **Project # 1002506**  
04DRB-00636 Major-Preliminary Plat Approval  
04DRB-00639 Minor-Sidewalk Waiver
- TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] *[Deferred from 5/19 & 6/9/04 & 6/23/04]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**
6. **Project # 1003369**  
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements
- BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**



7. **Project # 1003236**  
04DRB-00802 Major-Vacation of  
Public Easements  
04DRB-00801 Major-Preliminary Plat  
Approval  
04DRB-00799 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00800 Minor-SiteDev Plan  
BldPermit/EPC  
04DRB-00804 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA**, zoned SU-1 special use zone, for PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150] (*Deferred from 6/16/04*) (B-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE VACATION ACTION SHALL BE SHOWN ALONG PARADISE BLVD NW. THE LOTS SHALL BE LABELED P-1. THE SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND SIGNED OFF BY THE BOARD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

8. **Project # 1003220**  
04DRB-00922 Minor-SiteDev Plan  
BldPermit/EPC

INNERCITY DEVELOPMENT CORP agent(s) for DESERT HILLS TREATMENT CENTER request(s) the above action(s) for all or a portion of Tract(s) 22-A, **CORONA DEL SOL**, zoned SU-1 PRD, located on SEQUOIA RD NW, between COORS RD NW and ALAMOGORDO RD NW containing approximately 3 acre(s). [REF: 04EPC00107] [**Makita Hill, EPC Case Planner**] (*Deferred from 6/23/04*)(G-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

9. **Project # 1001157**  
04DRB-00931 Minor-SiteDev Plan  
BldPermit/EPC
- URS CORPORATION agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT, request(s) the above action(s) for **UNPLATTED - UNM**, zoned SU-1 AIRPORT AND RELATED FACILITIES, located on CLARK CARR BLVD SE, between SPIRIT DR SE and ACCESS RD C containing approximately 6 acre(s). [REF: 03EPC-00075, 01EPC-00428, 01DRB-01066, 01DRB-01067, 01DRB-01068, 01DRB-00054 (SK) 02DRB-01058 (P&F) heard under Project #1000270] **[Chris Hyer, EPC Case Planner] (N-15) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR CORRECTIONS TO UTILITIES SITE PLAN. REVISE UTILITY PLAN TO ADDRESS SAS. CANNOT DRAIN SURFACE WATER/OR WASH DOWN AREAS TO SEWER WITHOUT APPROVAL FROM STUART REEDER.**
10. **Project # 1003239**  
04DRB-00899 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00900 Minor-SiteDev Plan  
BldPermit  
04DRB-00947 Minor-Prelim&Final  
Plat Approval
- BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64<sup>th</sup> STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] **[Makita Hill, EPC Case Planner] (Deferred from 6/16/04 & 6/23/04) (H-10 & J-10) DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

11. **Project # 1000367**  
04DRB-00918 Minor-Ext of SIA for  
Temp Defer SDWK

CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) ALL, **SOLTERRA SUBDIVISION, UNIT 2 @ HIGH DESERT**, zoned SU-2/HD-RT, located on GOLDEN ASTER RD NE, between IMPERATA ST NE and CORTADERA NE containing approximately 9 acre(s). [REF: 02DRB00469,03DRB00972, DRB-94-150,04DRB-00366, 04DRB-00367,01DRB00825] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
  
12. **Project # 1001939**  
04DRB-00933 Minor-Final Plat  
Approval

WILSON & COMPANY, INC agent(s) for WESTLAND DEVELOPMENT COMPANY, INC request(s) the above action(s) for all or a portion of Lot(s) A-1-B, **CIELO OESTE** and Tract(s) A-1, Unit(s) 2-B, **THE CROSSING**, zoned R-1, located on GUNNISON PL NW, between UNSER BLVD NW and 98<sup>th</sup> ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 03DRB-00752, 03DRB-00753] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE AND MAINTENANCE & BENEFICIARIES FOR TRACT A.**

13. **Project # 1002224**  
04DRB-00938 Minor-Prelim&Final  
Plat Approval

ISAACSON & ARFMAN, PA agent(s) for CITY OF ALBUQUERQUE, PARKS & RECREATION DEPARTMENT, OPEN SPACE DIVISION, request(s) the above action(s) for all or a portion of Tract(s) 1A1, 1A2, 6B2, 8A1A2B1 AND 218B, M.R.G.C.D. MAP #31 AND 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1, 173A, 174A, 175A AND 176A1, M.R.G.C.D. MAP #32, **LOS POBLANOS RANCH**, zoned MAJOR PUBLIC OPEN SPACE, located on MONTANO RD NW, between GRIEGO DRAIN and TIERRA VIVA SUBDIVISION (south of Anderson Fields) containing approximately 48 acre(s). [REF: 03DRB01172,03EPC00695, 04DRB00335, 02EPC01482, 02DRB01425] (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1002339**  
04DRB-00917 Minor-Vacation of  
Private Easements

PRECISION SURVEYS, INC agent(s) for RICHARD TARANGO & HOLLY ARROYO request(s) the above action(s) for all or a portion of Lot(s) 10-A-1-& 10-A-2, **ALVARADO GARDENS UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between CALLE TRANQUILO NW and ALEJANDRO NW containing approximately 1 acre(s). [REF:03DRB00449,03DRB01035,4DRB00450, 02DRB01711, 02DRB01958, 03DRB00571] (G-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1002593**  
04DRB-00911 Major-Final Plat  
Approval

BOHANNAN HUSTON, INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29B & 29D, **VISTA DE ARENAL UNIT 3 @ VENTANA RANCH**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 14 acre(s). [REF: 03DRB00623,03DRB01186,03DRB01187,03DRB01376, 03DRB00624,03DRB01158,03DRB01188, 3DRB01546, 04DRB00371, 04DRB00372, 00373, 00374] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002743**  
04DRB-00927 Minor-Prelim&Final  
Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, 03DRB-02083, 04DRB-00399, 04DRB-00888, 04DRB-00886] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/17/79 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: ZONING IS ADDED AS A NOTE ON THE PLAT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

17. **Project # 1003027**  
04DRB-00924-Major-Final-Plat  
Approval

WAYJOHN SURVEYING, INC agent(s) for DRAGONFLY DEVELOPMENT, PHIL LINBORG request(s) the above action(s) for all or a portion of Lot(s) 3, 4 & 5, Block(s) 4, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, **TREMENTINA OESTE**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 03DRB01721,03DRB02159,03DRB02161.02172/02173, 04DRB0090] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU, DETACHED OPEN SPACE PAYMENT AND OPEN SPACE NOTE ON THE PLAT.**

18. **Project # 1003494**  
04DRB-00925 Minor-Prelim&Final  
Plat Approval

WAYJOHN SURVEYING, INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 6, 7-11 and 32-39 and Block(s) 1 **MESA VERDE**, zoned C-2, located on CENTRAL AVE NE, between RHODE ISLAND ST NE and PENNSYLVANIA ST NE containing approximately 2 acre(s). [REF: Z-73-66, Z-73-66-1] (K-19) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003469**  
04DRB-00891 Minor-Prelim&Final  
Plat Approval  
04DRB-00892 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] (*Deferred from 6/16/04 & 6/23/04*) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

20. **Project # 1003495**  
04DRB-00932 Minor-Sketch Plat or Plan
- PAUL BENNETT request(s) the above action(s) for all or a portion of Tract(s) 18-P1, **PASEO DE ESTRELLA**, zoned R-1, located on VISTA DEL NORTE NW between PASEO DEL NORTE NW and OSUNA NW. (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1002250**  
04DRB-00926 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES**, zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA ROAD NW and containing approximately 7 acre(s). [REF: 02DRB-01886, 02DRB-01882, 02DRB-01887, 02DRB-01890, 02DRB-01891] (B-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1002473**  
04DRB-00921 Minor-Sketch Plat or Plan
- TIERRA WEST LLC agent(s) for D. R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 and 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES TRACT 3, (to be known as **DESERT VISTA SUBDIVISION**, zoned R-D 5 DU/A, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB-00207] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1002962**  
04DRB-00929 Minor-Sketch Plat or  
Plan
- WILSON & COMPANY, INC. agent(s) for LONGFORD HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) G & J, THE TRAILS and a portion of Tract(s) 4, BLACK RANCH, TOWN OF ALAMEDA GRANT, (to be known as **THE TRAILS PHASE II**, zoned RD, located on PASEO DEL NORTE, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 03DRB-01527,03DRB-01528, 03DRB-01529, 03DRB-01530] (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1003475**  
04DRB-00842 Minor-Sketch Plat or  
Plan
- WILSON & COMPANY, INC. agent(s) for FELIX RABADI request(s) the above action(s) for an UNPLATTED PORTION of Tract(s) 7, **HORIZON LAND CORPORATION**, zoned SU-1 special use zone, PRD - FAR 0.5, located on the south side of PARADISE BLVD NW, between LYON BLVD NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: Z-94-83, DRB-94-120] (*Deferred from 6/16/04*) (B-10 & B-11) **WITHDRAWN AT THE AGENT'S REQUEST.**
25. Approval of the Development Review Board Minutes for May 12, May 19, May 26 and June 2, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 12, MAY 19, MAY 26 AND JUNE 2, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:55 P.M.



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
June 23, 2004 DRB  
Comments**

**ITEM # 17**

**PROJECT # 1003027      APPLICATION # 04-00924**

RE: Trementina <sup>*Oeste*</sup> Subdivision/final plat

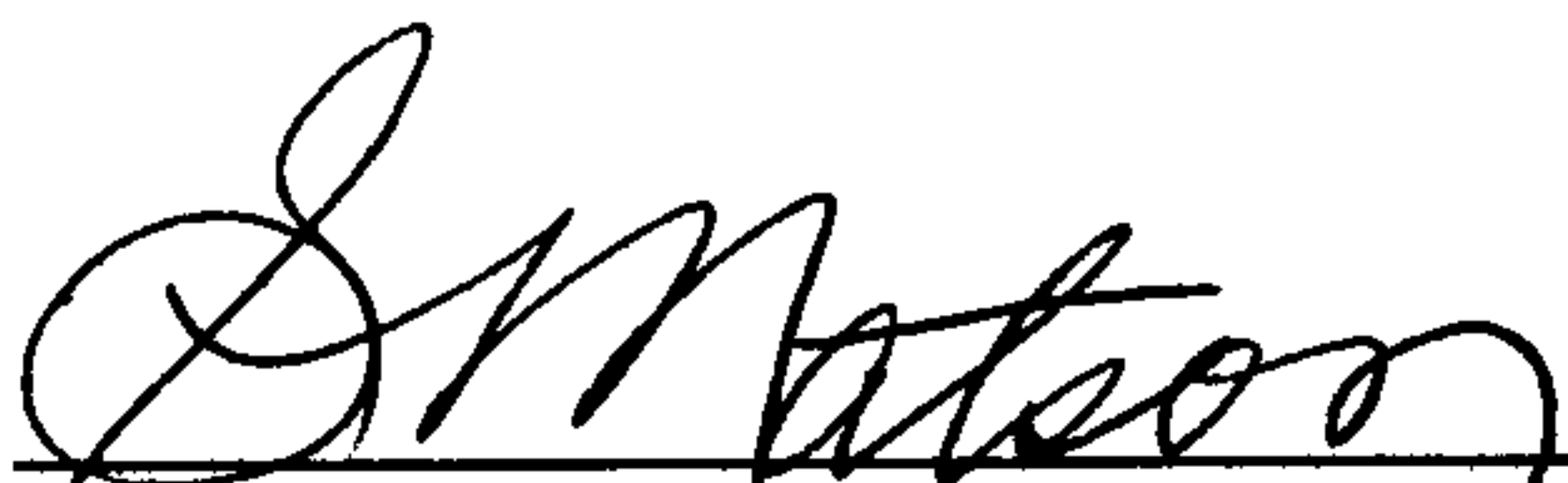
When the preliminary plat was approved, this condition of final plat was imposed:

- Remove the PNM easement within the dedicated public right of way.

Was this easement removed?

Planning must file the plat. AGIS dxf is approved.

Are there any changes between the preliminary & final plat other than the PNM easement?



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



**City of Albuquerque**  
**Parks and Recreation Department**  
 PO Box 1293, Albuquerque, New Mexico 87103  
 Inter-Office Correspondence

Development Review Board Comments

**Project Number:** 1003027  
**Application Number:** 04DRB-00924

**DRB Date:** 6/23/04  
**Item Number:** 17

**Subdivision:**

Lots 3, 4, & 5, Block 4, NAA, Tract 2, Unit 3, Trementina Oeste

**Zoning:** RD

**Zone Page:** C-19

**New Lots (or units) :** 20

**Request for:**

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

**Parks and Recreation Comments:**

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 20 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

CS



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003027**

**AGENDA ITEM NO: 17**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** June 23, 2004

17

3027

### AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003027

Subdivision Name: Trementina Oeste

Surveyor: Thomas D. Johnston

Company/Agent: Wayjohn Surveying

Contact Person: Tom Johnston E-mail: \_\_\_\_\_

Phone: 255-2052 Fax: \_\_\_\_\_

DXF Received Date: 6/21/2004

Hard-Copy Date: 6/15/2004

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

*Thomas A. Johnston*

6/21/04

Approved

Date

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

1st DXF - bad TIE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### AGIS Use Only

Copied cov3027 to agiscov on 6/21/2004. Contact person notified on 6/21/2004

**DRB PUBLIC HEARING SIGN IN SHEETS**

CASE NUMBER: 1003027 AGENDA#: 4 DATE: 1.28.04

1. Name: Dave Thompson Address: Thomp Esyt Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003027**

**AGENDA ITEM NO: 4**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

See DRB minutes/speed memo dated 1-21-04.

**RESOLUTION:** *I.L.*

APPROVED X; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** January 28, 2004



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

JANUARY 28, 2004

#### 4. Project # 1003027

03DRB-02159 Major-Preliminary Plat Approval  
03DRB-02161 Minor-Site Plan for Subdivision  
03DRB-02173 Minor-Temp Defer SDWK  
03DRB-02172 Minor-Subd.Design Var.  
04DRB-00090 Minor – Sidewalk Variance for Waiver

WAYJOHN SURVEYING, INC agent(s) for INTERFIRST PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3,4,5, Tract(s) 2, **NORTH ALBUQUERQUE ACRES**, zoned RD 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 1003027, 03DRB-01721] [Deferred from 1/21/04] (C-19)

At the January 28, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 1/28/04 and approval of the grading plan engineer stamp dated 1/20/04 the preliminary plat was approved with the following condition of final plat:

- 1) Remove the PNM easement within the dedicated public right-of-way.

The site plan for subdivision was approved and signed off by the Board. Temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file. A sidewalk variance from design standards was approved as shown on Exhibit C in the Planning file. A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by February 12, 2004 in the manner described below.

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

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



Sheran Matson, AICP, DRB Chair

cc: Interfirst Properties, 12803 Donette Ct NE, 87112  
Wayjohn Surveying Inc., 330 Louisiana Blvd NE, 87108  
Thompson Engineering Consultants, 4800 Juan Tabo NE, Suite C, 87111  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
January 21, 2004  
Comments**

**ITEM # 5**

**PROJECT # 1003027**

**APPLICATION # 03-02161**

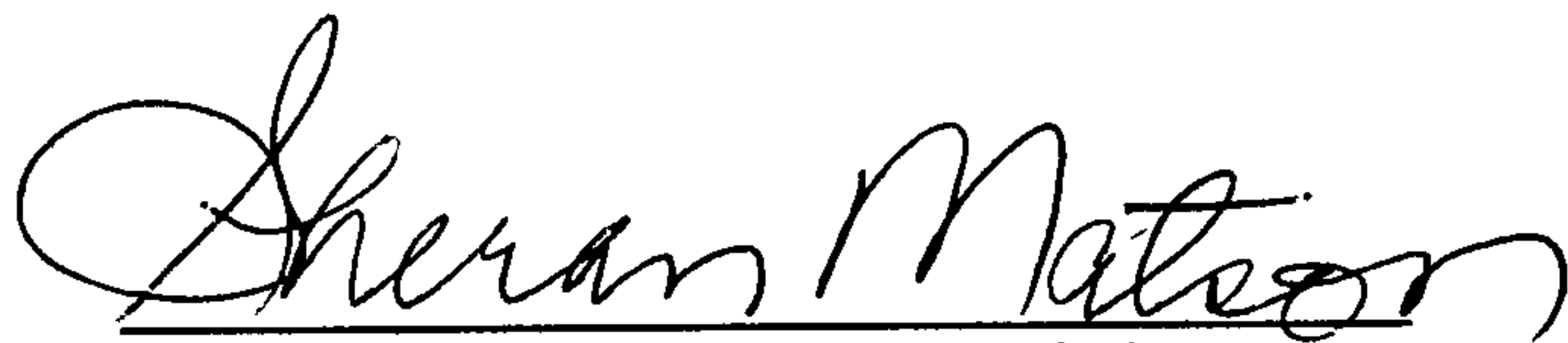
**RE: Trementina Oeste/SPS**

1. La Luz & Hacienda...what color are they?

2. Statements are need on the site plan on roof type & colors, page 35, 9R-3, La Cueva Sector Plan

3. Statement on the trim materials & colors to be used is also needed. See page 35, 9R-4

4. The perimeter wall submittal needs wall dimensions. Also the indentation should fall within one lot line rather than straddling two to more clearly define who is responsible for irrigation & maintenance. In addition, tan should be the color for either the CMU or the split face. Brown should be the color for the other.



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



# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003027 AGENDA#: 5 DATE: 1-21-04

1. Name: Dave Skomps Address: Wayzika Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003027**

**AGENDA ITEM NO: 5**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report is required for Preliminary Plat approval. *1-20-04*  
 An approved infrastructure list is required for Preliminary Plat approval.

**RESOLUTION:**

*1-28-04*

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** January 21, 2004



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 21, 2004

**Project # 1003027**

03DRB-02173 Minor-Temp Defer SDWK  
03DRB-02172 Minor-Sidewalk Variance  
03DRB-02159 Major-Preliminary Plat Approval  
03DRB-02161 Minor-Site Plan for Subdivision

WAYJOHN SURVEYING, INC. agent(s) for INTERFIRST PROPERTIES request(s) the above action(s) for Tract 2 N ALBUQUERQUE ACRES, zoned RD 7 DU/AC, located on ALAMEDA BOULEVARD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE, all or a portion of Lot(s) 3, 4, 5, Block 4, Unit 3, containing approximately 3 acre(s). [REF: 1003027, 03DRB 01721] (C-19)

AMAFCA

No comment

COG

No adverse comment. For information, Alameda is shown on the Long Range Roadway System map as a principal arterial, with a required right-of-way of 156 feet. In addition, the Long Range Bikeway System map contains a future bicycle lane for this portion of Alameda. Right-of-way and land use planning should take these factors into account.

Transit

No comments received

Zoning Enforcement

Reviewed, no comment

Neighborhood Coordinator

Letter sent to North Domingo BACA ® and Quail Springs ® Neighborhood Association.

APS

No comments received

Police Department

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

traffic volume  
traffic control devices  
lighting issues  
maintenance of landscaping

## Fire Department

Fire Department is not approving street widths less than 32 feet at this time.  
Per Ray Sanchez, AFD.

PNM Gas

Approves

PNM Electric

PNM approves the Pre-Plat. Be aware there is an UG electric line running E-W which appears to be in the portion of tract being dedicated as street R/W. If the electric is within the tract either you will have to arrange rerouting it or plat an easement for it.

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 Comment

City Engineer

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

Transportation

- 1) Why is sidewalk not a property line at entrance?
- 2) Site plan needs to label entrance as a right-in/right-out.

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 20 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *\*Note: This option is only applicable to land covered by a Sector Development Plan.*

No objection to the sidewalk waiver or deferral.

No objection to the site plan.

Add a note to the infrastructure list that a landscape maintenance agreement will be signed for landscaping within the ROW.

## Utilities Development

1. No objection to Site Plan for Subdivision.
2. No objection to Preliminary Plat.
3. No objection to Sidewalk Deferral, defer Waiver to Transportation.

## Planning Department

No objection to the sidewalk deferral & sidewalk variance.

This subdivision lies within the boundaries of the La Cueva Sector Plan. The site plan must include all applicable design regulations found in Section 5.4.6 of this plan. The current submittal is lacking some of those requirements. If the applicant wishes to be heard at the January 21, 2004, DRB hearing, 5 copies of the revised site plan must be received by January 15<sup>th</sup> at noon.

The perimeter wall design should be a separate submittal & follow the requirements of the City. The wall must be included on the infrastructure list as well as a landscape maintenance agreement for any vegetation outside the wall and provision for watering.

The design on the wall is not acceptable. It has been used too often in the City. This resubmittal is also due on January 15, 2004 at noon to be heard on the 21<sup>st</sup>. The signature block on the site plan is not the correct one. This plan did not go to EPC for approval. The correct signature block is available at the One Stop Shop.

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

cc:

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

**Meeting Date:** JANUARY 21, 2004  
**Zone Atlas Page:** C-19-Z  
**Notification Radius:** 100 Ft.

**Project#** 1003027  
**App#** 03DRB-02159  
**App#** 03DRB-02161  
**App#** 03DRB-02172  
**App#** 03DRB-02173

**Cross Reference and Location:** N/A

**Applicant:** INTERFIRST PROPERTIES  
**Address:** 12809 DONETTE CT. NE  
ALBUQUERQUE NM 87112

**Agent:** WAYJOHN SURVEYING INC  
**Address:** 330 LOUISIANA BLVD NE  
ALBUQUERQUE NM 87108

**Special Instructions:**

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

**Date Mailed:** JANUARY 2, 2003

**Signature:** KYLE TSETHLIKAI

RECORDS WITH ELS

PAGE 1

101906402538720302	LEGAL: 031 003T R 2 UNIT 3 NO ALBUQ AC PROPERTY ADDR: 00000 ALAMEDA OWNER NAME: HAHN JOE R OWNER ADDR: 04402 CANYON	LAND USE: CT NE ALBUQUERQUE NM	87111
101906404038620303	LEGAL: 030 003T R 2 UNIT 3 NO ALBUQ AC PROPERTY ADDR: 00000 ALAMEDA OWNER NAME: HAHN JOE R OWNER ADDR: 04402 CANYON	LAND USE: CT NE ALBUQUERQUE NM	87111
101906405638620304	LEGAL: 029 003T R 2 UNIT 3 NOALBUQ AC PROPERTY ADDR: 00000 ALAMEDA OWNER NAME: HAHN JOE R OWNER ADDR: 04402 CANYON	LAND USE: CT NE ALBUQUERQUE NM	87111
101906407338620305	LEGAL: 028 003T R 2 UNIT 3 NOALBUQ AC PROPERTY ADDR: 00000 ALAMEDA OWNER NAME: HAHN JOE R OWNER ADDR: 04402 CANYON	LAND USE: CT NE ALBUQUERQUE NM	87111
101906409038620306	LEGAL: 027 003T R 2 UNIT 3 NO ALBUQ AC PROPERTY ADDR: 00000 ALAMEDA OWNER NAME: HAHN JOE R OWNER ADDR: 04402 CANYON	LAND USE: CT NE ALBUQUERQUE NM	87111
101906402535620231	LEGAL: 002 004N ORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 ALAMEDA OWNER NAME: BOYHAHN LLC OWNER ADDR: 04402 CANYON	LAND USE: CT NE ALBUQUERQUE NM	87111
101906404035620230	LEGAL: 003 004N ORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 ALAMEDA OWNER NAME: DILEANIS WILLIAM A OWNER ADDR: 00235 GOLDEN POPPY	LAND USE: BOSQUE FARMSNM	87068
101906405735620229	LEGAL: 004 004N ORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 ALAMEDA OWNER NAME: DILEANIS JOHN OWNER ADDR: 02804 MAXIMILLIAN	LAND USE: NW ALBUQUERQUE NM	87104
101906407335620228	LEGAL: 005 004N ORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 ALAMEDA OWNER NAME: MILTON M & VINA DEL SOL OWNER ADDR: 04909 MESCALERO	LAND USE: NE ALBUQUERQUE NM	87110
101906409035620227	LEGAL: 006 004U NIT 3 TRACT 2 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 ALAMEDA OWNER NAME: HAHN JOE R & DORIS TRUSTEES HA OWNER ADDR: 11896 NORTH HIGHWAY 14	LAND USE: TIJERAS NM	87059
101906402533321802	LEGAL: LT 3 1 BL K 4 NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2 PROPERTY ADDR: 00000 SIGNAL OWNER NAME: JAMAT KHANA INC OWNER ADDR: 03711 CENTRAL	LAND USE: AV NE ALBUQUERQUE NM	87108

RECORDS WITH LABELS

PAGE 2

101906402936621806	LEGAL: LT 2 -P1 BLK 1 PLAT FOR EAGLE SPRINGS BEING A PORTI PROPERTY ADDR: 00000 EAGLE CANYON OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE NM	87113
101906403436621807	LEGAL: LT 3 -P1 BLK 1 PLAT FOR EAGLE SPRINGS BEING A PORTI PROPERTY ADDR: 00000 EAGLE CANYON OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE NM	87113
101906403836621808	LEGAL: LT 4 -P1 BLK 1 PLAT FOR EAGLE SPRINGS BEING A PORTI PROPERTY ADDR: 00000 EAGLE CANYON OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE NM	87113
101906404436621809	LEGAL: LT 5 -P1 BLK 1 PLAT FOR EAGLE SPRINGS BEING A PORTI PROPERTY ADDR: 00000 EAGLE CANYON OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE NM	87113
101906404836621810	LEGAL: LT 6 -P1 BLK 1 PLAT FOR EAGLE SPRINGS BEING A PORTI PROPERTY ADDR: 00000 EAGLE CANYON OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE NM	87113
101906405336621811	LEGAL: LT 7 -P1 BLK 1 PLAT FOR EAGLE SPRINGS BEING A PORTI PROPERTY ADDR: 00000 EAGLE CANYON OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE NM	87113
101906405836521812	LEGAL: LT 8 -P1 BLK 1 PLAT FOR EAGLE SPRINGS BEING A PORTI PROPERTY ADDR: 00000 EAGLE CANYON OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE NM	87113
101906406236621813	LEGAL: LT 9 -P1 BLK 1 PLAT FOR EAGLE SPRINGS BEING A PORTI PROPERTY ADDR: 00000 EAGLE CANYON OWNER NAME: MARTINEZ FELIPE C OWNER ADDR: 07131 EAGLE CANYON	LAND USE: RD NE ALBUQUERQUE NM	87113
101906406736621814	LEGAL: LT 1 0-P1 BLK 1 PLAT FOR EAGLE SPRINGS BEING A PORT PROPERTY ADDR: 00000 EAGLE CANYON OWNER NAME: RAMIREZ MARIO V & REBECCA JO OWNER ADDR: 07135 EAGLE CANYON	LAND USE: RD NE ALBUQUERQUE NM	87113
101906407236621815	LEGAL: LT 1 1-P1 BLK 1 PLAT FOR EAGLE SPRINGS BEING A PORT PROPERTY ADDR: 00000 EAGLE CANYON OWNER NAME: REA STEVEN L OWNER ADDR: 07139 EAGLE CANYON	LAND USE: RD NE ALBUQUERQUE NM	87113
101906407736621816	LEGAL: LT 1 2-P1 BLK 1 PLAT FOR EAGLE SPRINGS BEING A PORT PROPERTY ADDR: 00000 EAGLE CANYON OWNER NAME: AMPUERO FRANCISCO & ESTELA OWNER ADDR: 07143 EAGLE CANYON	LAND USE: RD NE ALBUQUERQUE NM	87113

101906408236621817	LEGAL: LT 1 3-P1 BLK 1 PLA	OR EAGLE SPRINGS BEING A PORT	LAND USE:	
	PROPERTY ADDR: 00000	EAGLE CANYON		
	OWNER NAME: RICKARD TY T			
	OWNER ADDR: 07147	EAGLE CANYON	RD NE ALBUQUERQUE NM	87113
101906408637121818	LEGAL: TR A PLA T FOR EAGLE SPRINGS BEING A PORTION OF		LAND USE:	
	PROPERTY ADDR: 00000			
	OWNER NAME: D R HORTON INC			
	OWNER ADDR: 04400	ALAMEDA	BL NE ALBUQUERQUE NM	87113



## **"Attachment A"**

Thomas D. Johnston, Wayjohn Surveying, Inc.  
Zone Map: C-19

### **NORTH DOMINGO BACA N.A. (R)**

**\*Judie Pellegrino**

8515 Murrelet NE/87113 821-8516 (h)

Nancy Brault

7224 Tricia NE/87113 857-0386 (h)

### **THE QUAIL SPRINGS N.A. (R)**

**\*Goldialu G. Stone**

7116 Quail Springs Pl. NE/87113 797-5597 (h)

Susan P. Browne

7411 Quail Springs Pl. NE/87113 796-9439 (h)

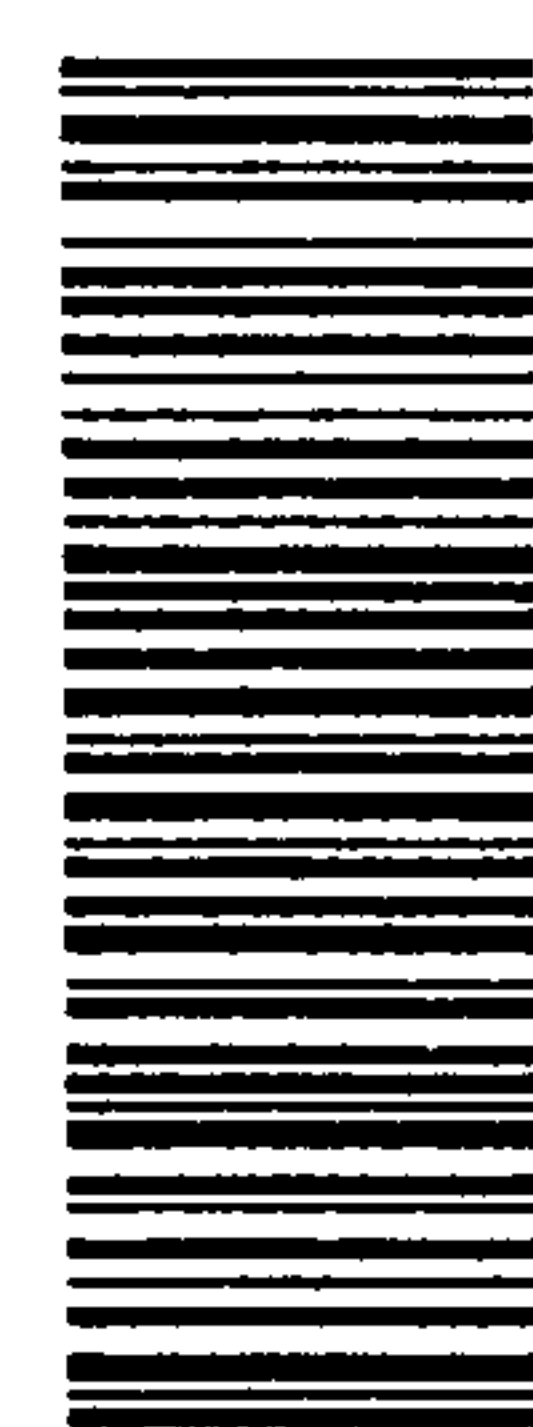
**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION.**

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3 Also complete item 4 if Restricted Delivery is desired</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits</li> </ul>	A. Received by (Please Print Clearly)	B. Date of Delivery
	C. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1 Article Addressed to GOLDIALU STONE QUAIL SPRINGS NEIGHBORHOOD ASSOCIATION 7116 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113	D. Is delivery address different from item 1? If YES, enter delivery address below <input type="checkbox"/> Yes <input type="checkbox"/> No	
	3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Copy from service label)	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, July 1999 Domestic Return Receipt 102595-99-M-1789		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3 Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Received by (Please Print Clearly)	B. Date of Delivery
	C. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1 Article Addressed to: SUSAN P. BROWNE QUAIL SPRINGS NEIGHBORHOOD ASSOCIATION 7411 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113	D. Is delivery address different from item 1? If YES, enter delivery address below <input type="checkbox"/> Yes <input type="checkbox"/> No	
	3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Copy from service label)	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, July 1999 Domestic Return Receipt 102595-99-M-1789		

U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
Recipient's Name (Please Print Clearly) (To be completed by mailer) GOLDIALU STONE, QUAIL SPRINGS NE Street, Apt. No., or PO Box No. 7116 QUAIL SPRINGS PL NE City, State, ZIP+4 ALBUQUERQUE NM 87113	PS Form 3800, February 2000 See Reverse for Instructions
Postage \$ Certified Fee Return Receipt Fee (Endorsement Required) Restricted Delivery Fee (Endorsement Required)	Total Postage & Fees \$ Restricted Delivery Fee (Endorsement Required) Return Receipt Fee (Endorsement Required)
Postmark Here	

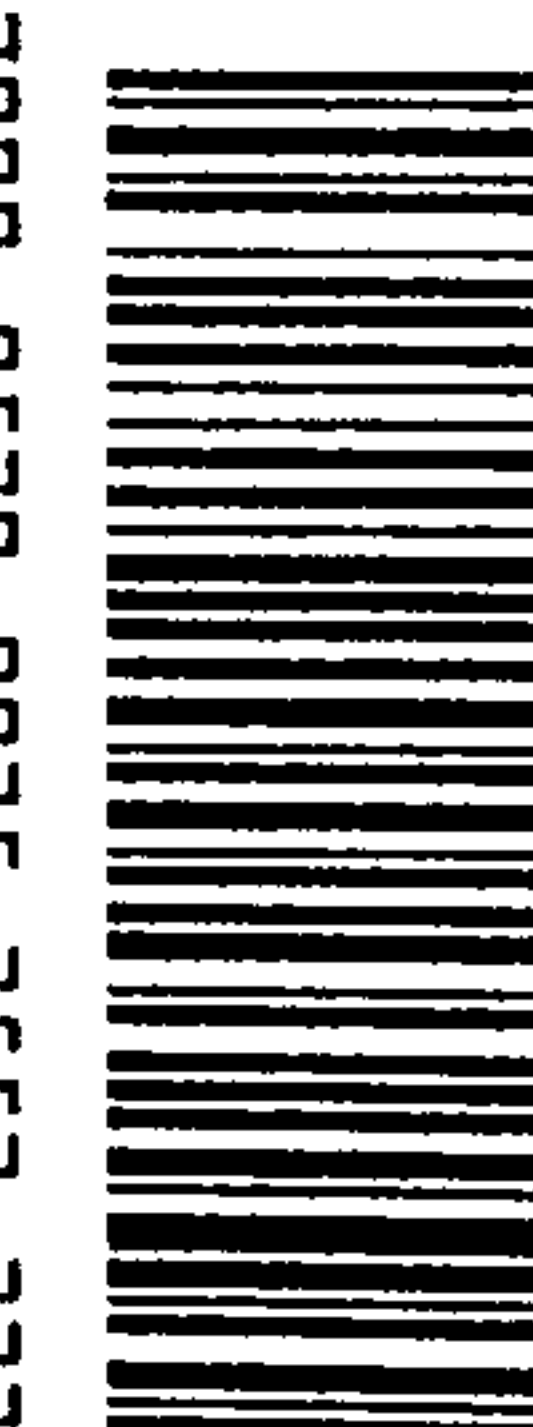
7000 0520 0025 2552 3246  
7000 0520 0025 2552 3246



CERTIFIED MAIL  
PLACE STICKER AT TOP OF ENVELOPE  
TO THE RIGHT OF RETURN ADDRESS.  
FOLD AT DOTTED LINE




U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
Recipient's Name (Please Print Clearly) (To be completed by mailer) SUSAN P. BROWNE, QUAIL SPRINGS NE Street, Apt. No., or PO Box No. 7411 QUAIL SPRINGS PL NE City, State, ZIP+4 ALBUQUERQUE NM 87113	PS Form 3800, February 2000 See Reverse for Instructions
Postage \$ Certified Fee Return Receipt Fee (Endorsement Required) Restricted Delivery Fee (Endorsement Required)	Total Postage & Fees \$ Restricted Delivery Fee (Endorsement Required) Return Receipt Fee (Endorsement Required)
Postmark Here	

7000 0520 0025 2552 3222  
7000 0520 0025 2552 3222



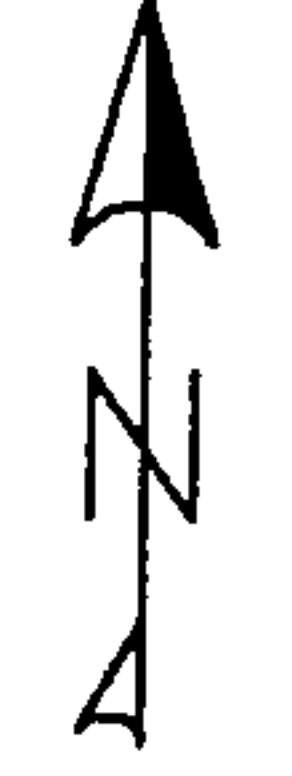
CERTIFIED MAIL  
PLACE STICKER AT TOP OF ENVELOPE  
TO THE RIGHT OF RETURN ADDRESS.  
FOLD AT DOTTED LINE

**LEGEND**

-  6' SIDEWALKS TO BE BUILT WITH ALAMEDA BLVD. IMPROVEMENTS
-  DEFERRED SIDEWALKS
-  WAIVED SIDEWALKS AROUND HAMMER HEAD

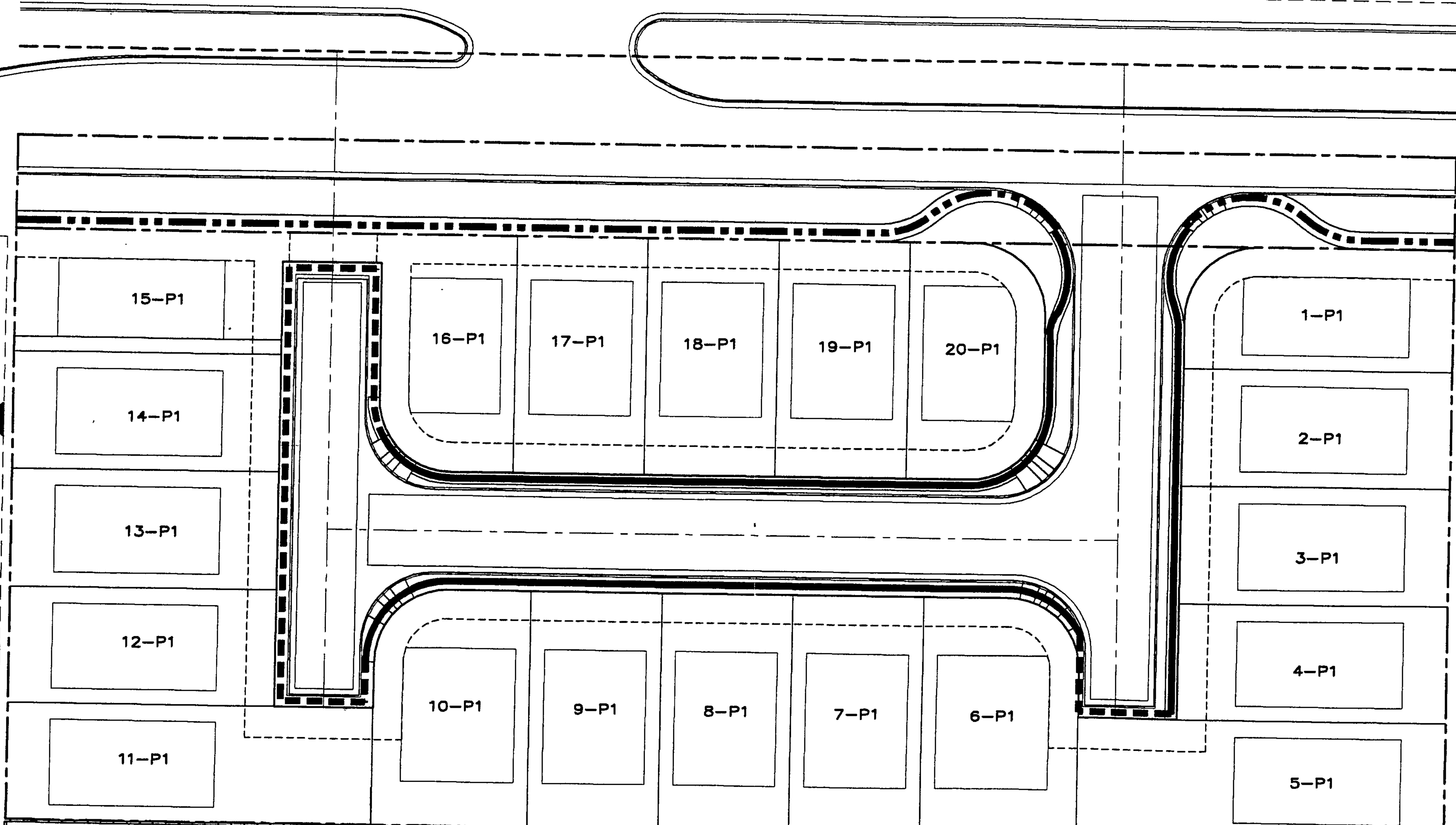
**REASON FOR REQUEST/LOCATION OF REQUEST  
SIDEWALK DEFERRAL AND WAIVER VARIANCE**

DEFERRED SIDEWALKS TO BE BUILT ON A LOT-BY-LOT BASIS AS HOME CONSTRUCTION IS COMPLETED. THE DEFERRAL IS REQUESTED TO REDUCE DAMAGE TO SIDEWALKS DUE TO BUILDING CONSTRUCTION ACTIVITIES.



SCALE: 1" = 40'

**ALAMEDA BOULEVARD NE**  
(exist 60' R/W) future R/W 124'



CONCRETE BLOCK WALL

**Tompson Engineering Consultants, Inc.**  
4000 JUAN PABLO NE, SUITE C, PHOENIX, AZ 85018  
ALBUQUERQUE, NEW MEXICO 87111 PH: (505) 287-0432

NO.	REVISION	BY	DATE

PROJECT: \_\_\_\_\_  
DATE: \_\_\_\_\_  
HORIZ. SCALE: \_\_\_\_\_  
VERT. SCALE: \_\_\_\_\_

DRAWN BY: BLN  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
FILE: \_\_\_\_\_

**TREMONTINA OESTE SUBDIVISION**  
**SIDEWALK DEFERRAL AND WAIVER VARIANCE**

CITY/COUNTY REVIEW		DATE
DEPARTMENT	SIGN-OFF	DATE
MASTEWATER NGHT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		

FOR CITY/COUNTY USE ONLY

SHEET No. **1 OF 1**

**EXHIBIT C**  
Date **12/31/03**



#1

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

Supplemental form

S

V

P

L

Supplemental form

**ZONING**

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

Z

**APPEAL / PROTEST of...**

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

A

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Raylee Homes

ADDRESS: P.O. Box 1443

CITY: Rio Rancho

Proprietary interest in site: \_\_\_\_\_

AGENT (if any): Community Sciences Corporation

ADDRESS: P.O. Box 1328 / 4481 Corrales Road

CITY: Corrales

STATE NM ZIP 87124

STATE NM ZIP 87048

PHONE: 892-5533

FAX: 892-4212

E-MAIL: \_\_\_\_\_

PHONE: 505/897-0000

FAX: 505/898-5195

E-MAIL: sciencenm@aol.com

**DESCRIPTION OF REQUEST:** Preliminary/Final Plat Review

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-p & 2-p

Block: N/A

Unit: N/A

Subdiv. / Addn. Trematina Oeste Subdivision

Current Zoning: R-D

Proposed zoning: N/A

Zone Atlas page(s): C-19-Z

No. of **existing** lots: 2

No. of **proposed** lots: 2

Total area of site (acres): 0.17

Density if applicable: dwellings per gross acre: N/A

dwellings per net acre: 0.085

Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.)

Within 1000FT of a landfill? NO

UPC No. 101906407335620228

MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Alameda Blvd NE

Between: Calle Calma NE

and Alameda Blvd NE

**CASE HISTORY:**

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): Proj. 1003027

App # 03DRB-02159 App# 04DRB-01500

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10/06/04

**SIGNATURE**

(Print) Cliff Spirock

DATE 10/18/04

Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

**INTERNAL ROUTING**

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

Application case numbers

04DRB - 01629

Action

PFC SC3

S.F.

\_\_\_\_\_

Fees

\$ 285.00

\$ 20.00

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total

\$ 305.00

Hearing date 10-27-04

10 19 04  
Planner signature / date

**Project #** 100 3027

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

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

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

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

\_\_\_\_\_  
CLIFF SPIROCK  
Applicant name (print)

\_\_\_\_\_  
Applicant signature / date



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

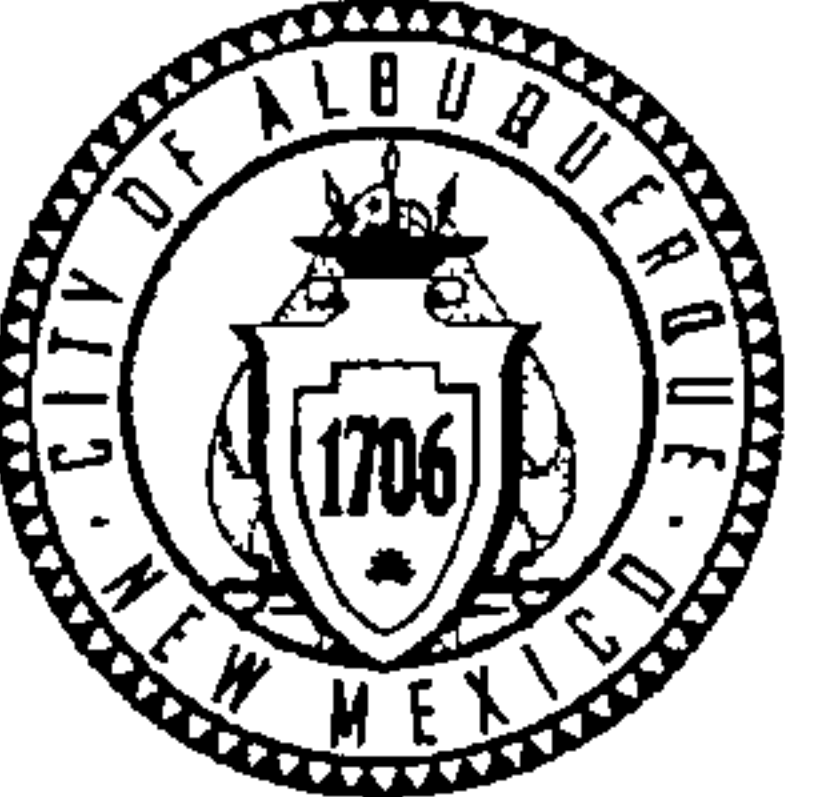
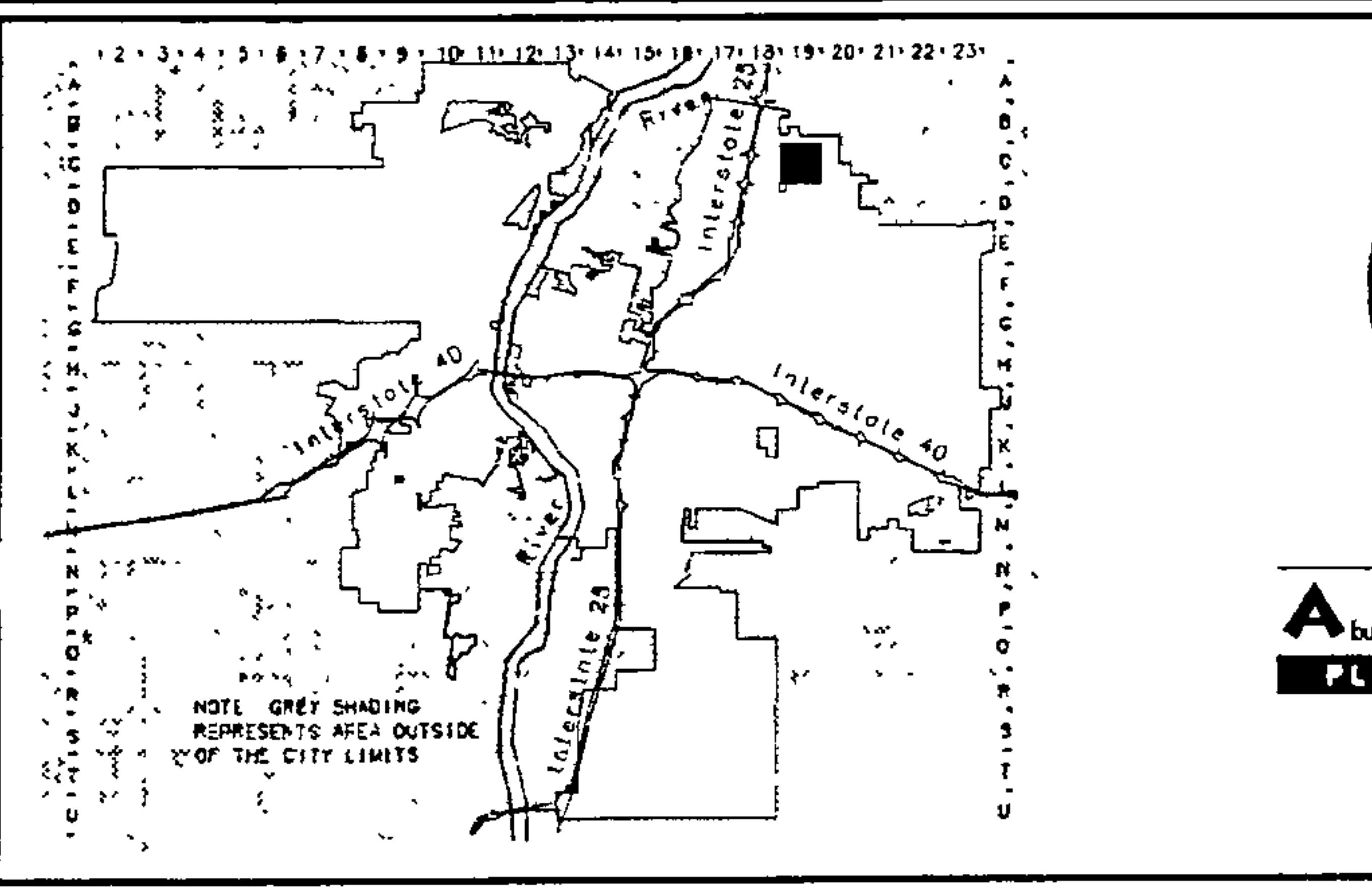
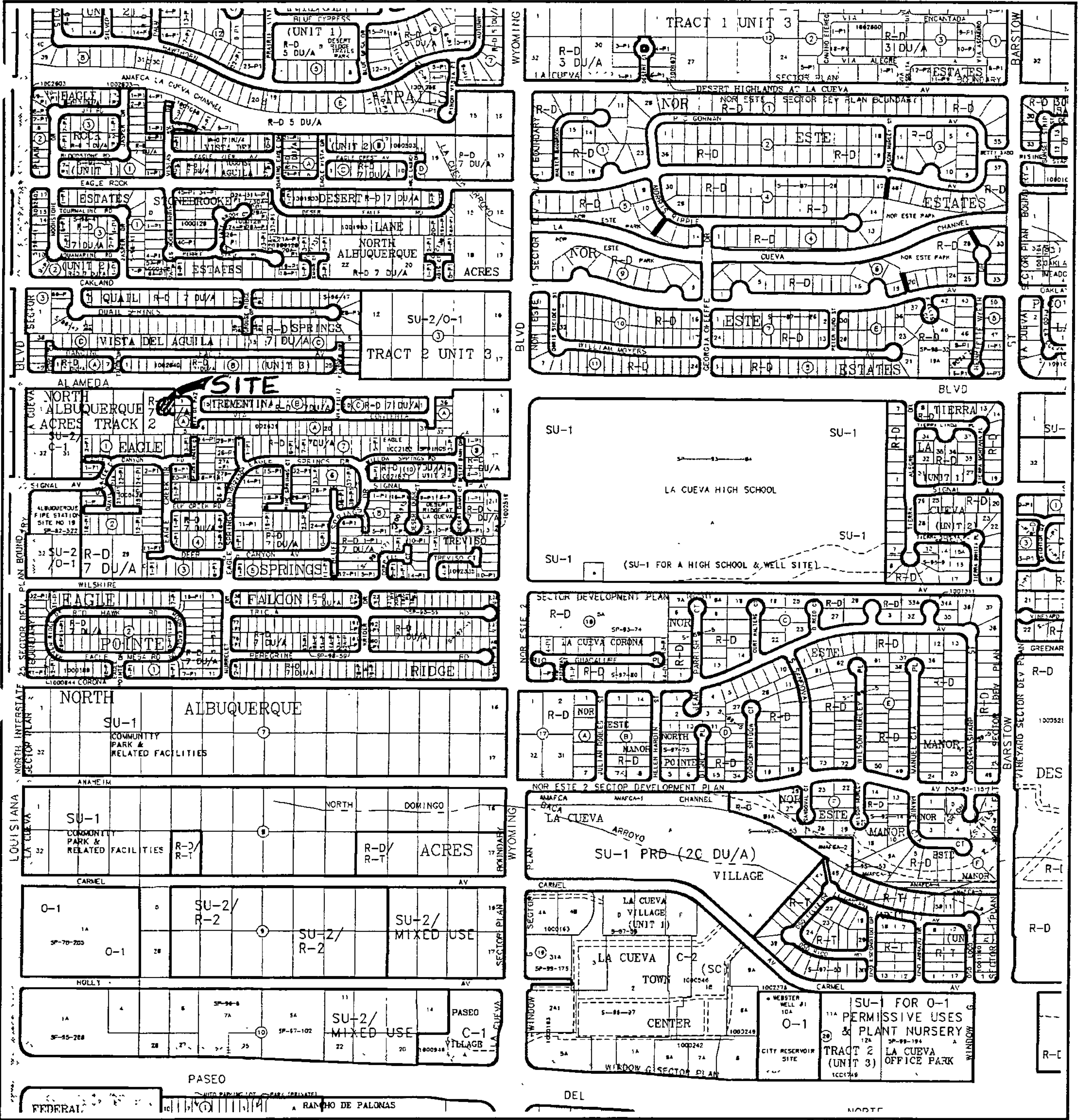
Application case numbers  
04 DRB - 01629

\_\_\_\_\_  
Planner signature / date 10-19-04

**Project # 1003027**

Form revised February 2003

# LOTS 1 & 2 TREMENTINA OESTE



**A G I S**  
Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
© Copyright 2004

**Zone Atlas Page**  
**C-19-Z**  
Map Amended through July 06, 2004

P. O. Box 1328  
Corrales, NM 87048

October 18, 2004

Ms. Sharon Matson  
City of Albuquerque Development Review Board  
P. O. Box 1293  
Albuquerque, New Mexico 87103

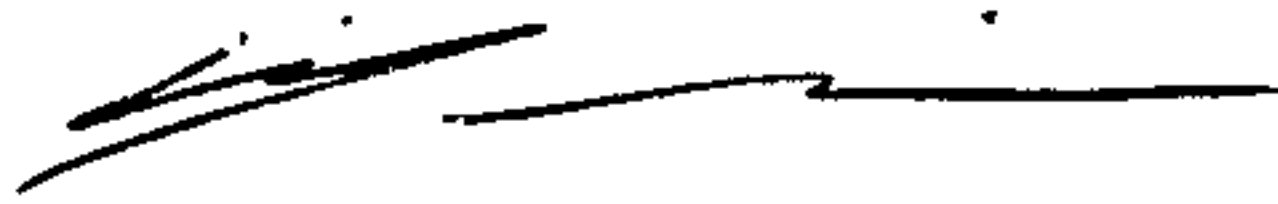
Re: Final / Preliminary Plat Review for 1-P and 2-P of Trementina Oeste Subdivision

Dear Ms. Matson:

Please find attached our plat submittal for Lots 1-P and 2-P. The purpose for this replat is to relocate the property line 1 foot south between the two referenced lots.

Thank you for your time.

Respectfully,



Cliff F. Spirock  
Vice President Operations

CFS/gmm

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

**PAID RECEIPT**

APPLICANT NAME RAYLEE HOMES  
 AGENT Community Sciences  
 ADDRESS PO Box 1328 Corrales  
 PROJECT & APP # 1003027/01629 & 01628  
 PROJECT NAME TREMENTINA OESTE Subd

\$ 40.00 441032/3424000 Conflict Management Fee  
 \$ 570.00 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ \_\_\_\_\_ 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study  
 \$ 610.00 TOTAL AMOUNT DUE

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

23541

**RAYLEE HOMES, INC.**

LIC. NO. 18653  
 P.O. BOX 1443  
 CORRALES, NM 87048  
 PH. 505-892-5533

City Of Albuquerque  
 Treasury Division

BANK OF ALBUQUERQUE  
 ALBUQUERQUE, NEW MEXICO  
 95-660-1070

DATE AMOUNT

Oct. 18, 2004  
 City Of Albuquerque \*\*\* \$610.00  
 Treasury Division

PAY TO THE ORDER OF Six Hundred Ten Dollars and 00 cents.

RECEIPT# 00030807 USH 006 TRANSH 0002  
 Account 441006 Fund 0110  
 Ac CITY OF ALBUQUERQUE TRSEJA  
 Trans Amt \$610.00  
 JC4 Misc \$570.00  
 CK \$610.00  
 CHANGE \$0.00

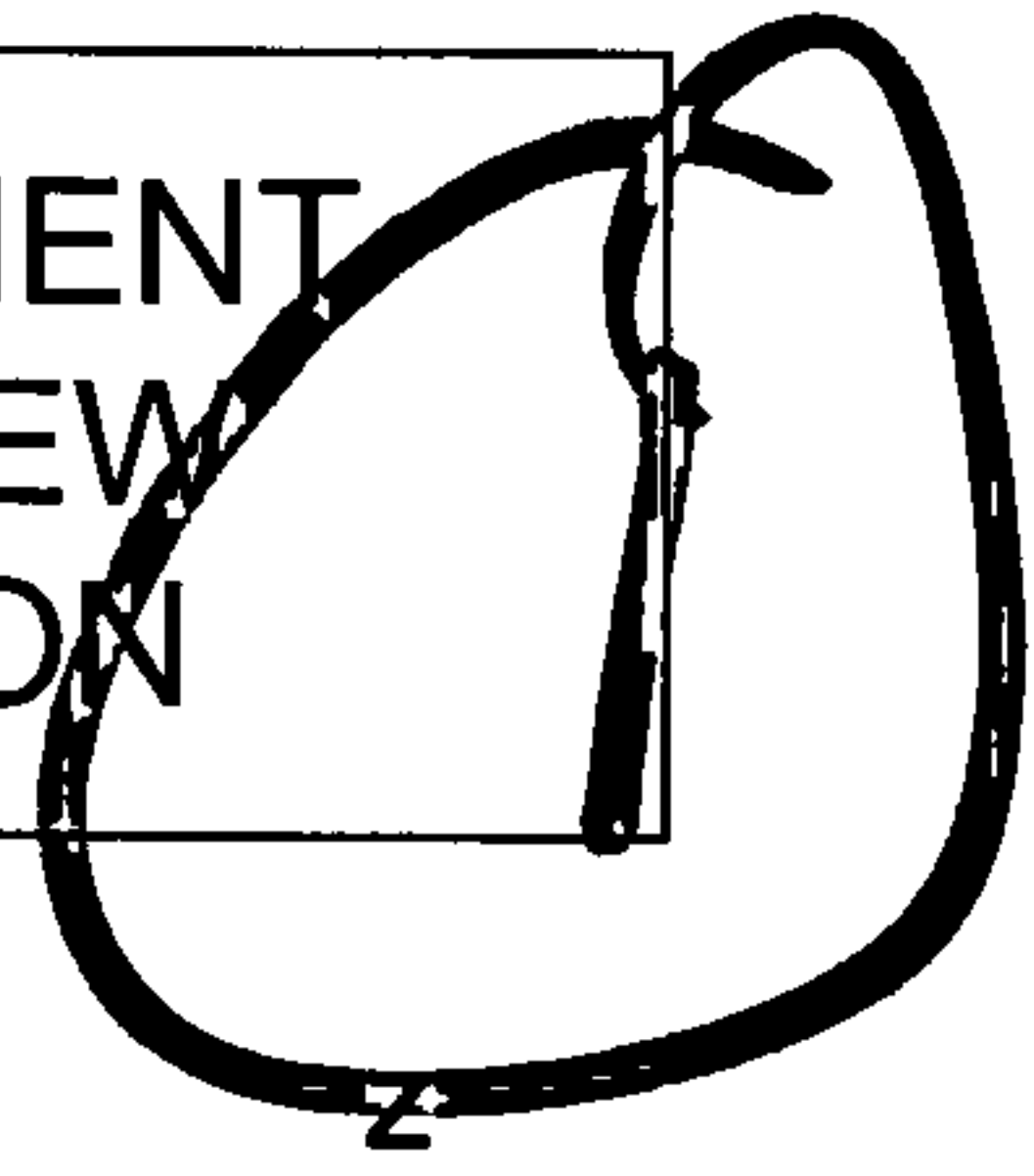
10/19/2004 8:51AM LOC: ANNX  
 RECEIPT# 00030806 WSH 006 TRANSH 0002  
 Account 441032 Fund 0110  
 AT TWO SIGNATURES REQUIRED FOR AMOUNTS OVER \$10,000.00

Trans Shrenda Waters  
 J24 \$40.00

⑈02354⑈ ⑆107006606⑆ 7827207072⑈

Details on back Security Features Included.





**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

Supplemental form

**S**

**V**

**P**

**L**

Supplemental form

**ZONING**

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

**APPEAL / PROTEST of...**

**A**

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

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Raylee Homes  
 ADDRESS: Post Office Box 1443  
 CITY: Rio Rancho  
 Proprietary interest in site: Owner / Developer  
 AGENT (if any): Community Sciences Corporation  
 ADDRESS: P.O. Box 1328 / 4481 Corrales Road  
 CITY: Corrales

STATE NM ZIP 87124  
 STATE NM ZIP 87048

PHONE: 505/892-5533  
 FAX: 505/892-4212  
 E-MAIL: n/a  
 PHONE: 505/897-0000  
 FAX: 505/898-5195  
 E-MAIL: sciencenm@aol.com

**DESCRIPTION OF REQUEST:** Sketch Plat Review

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-P & 2-P Block: n/a Unit: n/a  
 Subdiv. / Addn. Trementina Oeste  
 Current Zoning: R-D Proposed zoning: n/a  
 Zone Atlas page(s): C-19-Z No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): 0.17 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: 0.085  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No  
 UPC No. 101906407335620228 MRGCD Map No. n/a  
 LOCATION OF PROPERTY BY STREETS: On or Near: Alameda Boulevard NE  
 Between: Calle Calma NE and Alameda Boulevard NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): Project 1003027  
 Application # 03DRB - 02159

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

**SIGNATURE**

[Signature]  
 (Print) Cliff Spirock

DATE 09/24/2004

Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

**INTERNAL ROUTING**

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

Application case numbers

04DRB - 01500

Action

SK

S.F.

\_\_\_\_\_

Fees

\$ 0-

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total

\$ 0-

Hearing date 10.6.04

Project # 1003027

[Signature] 9/28/04  
 Planner signature / date

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

\_\_\_\_\_  
CLIFF SPIROCK  
Applicant name (print)

\_\_\_\_\_  
9/21/04  
Applicant signature / date



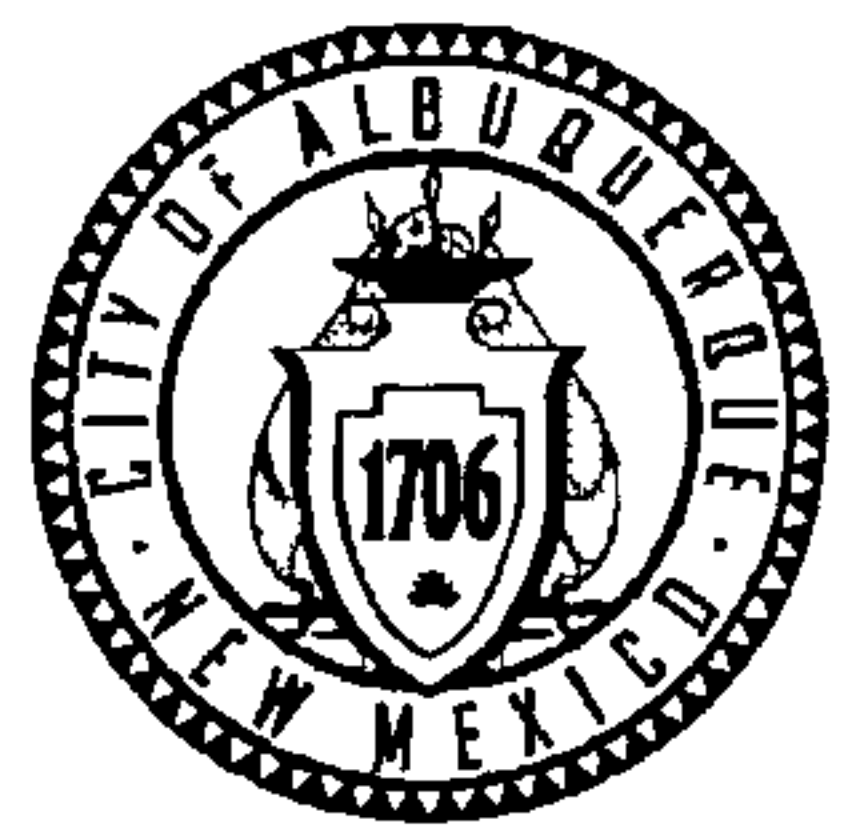
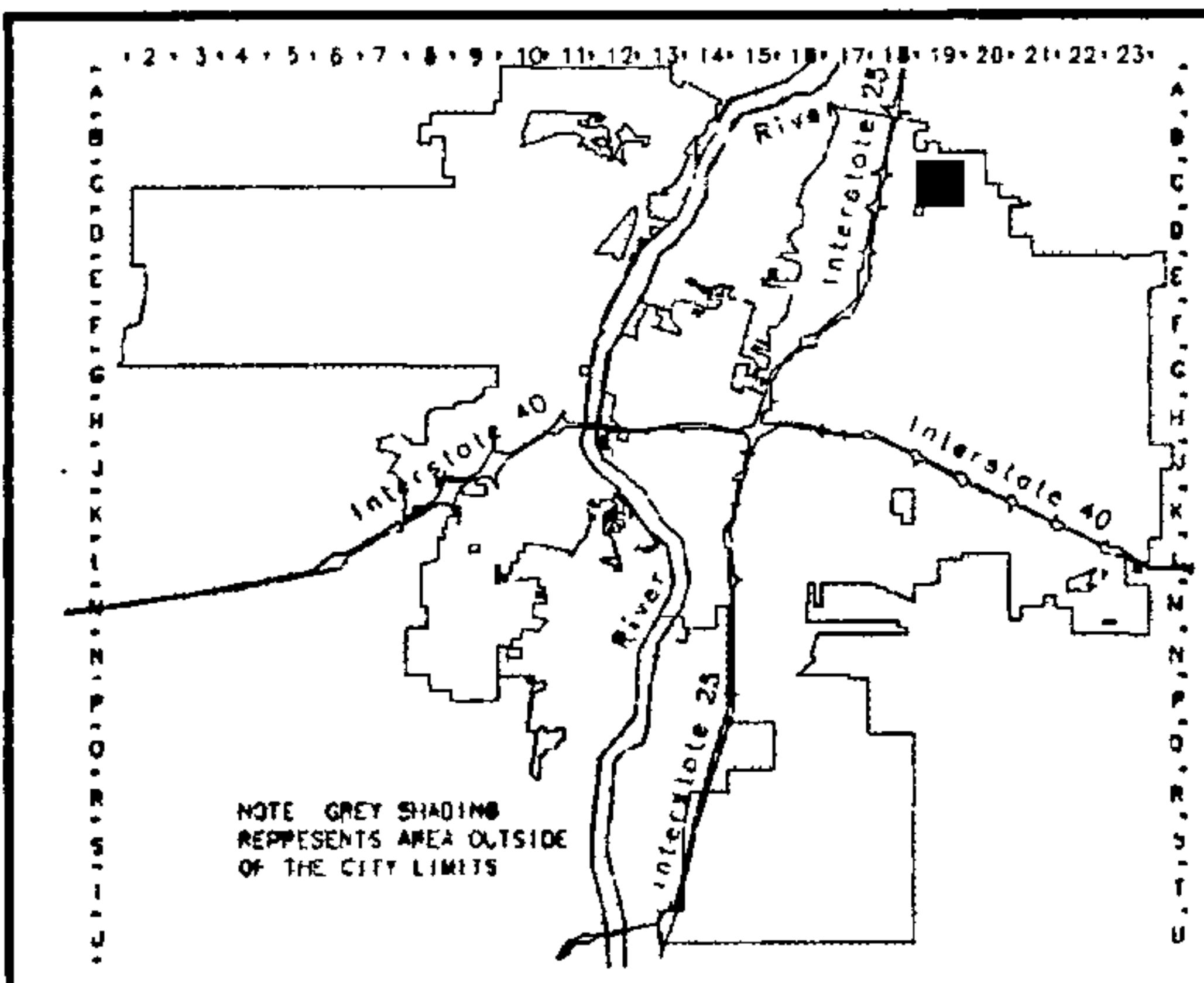
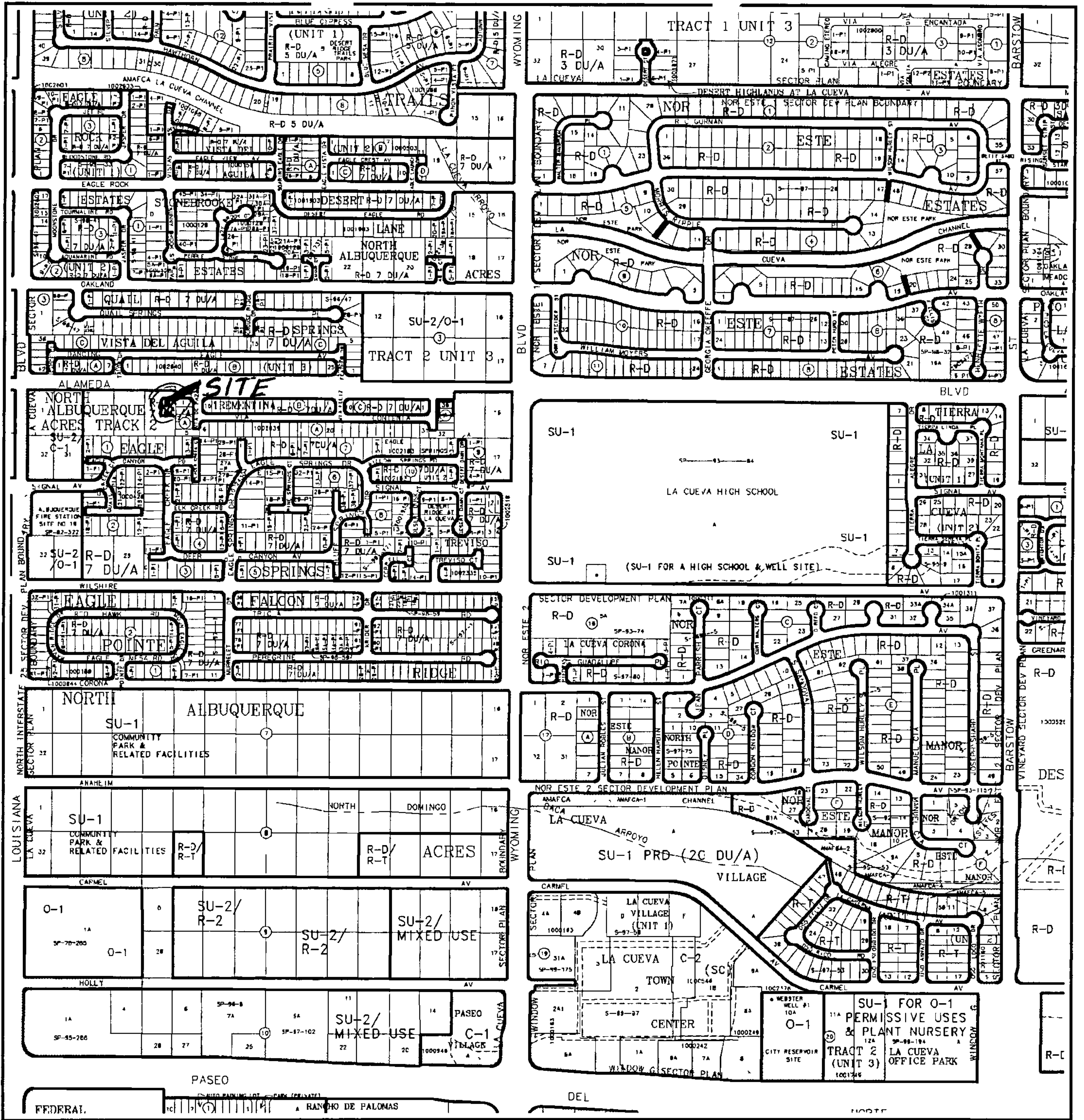
Form revised February 2003

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

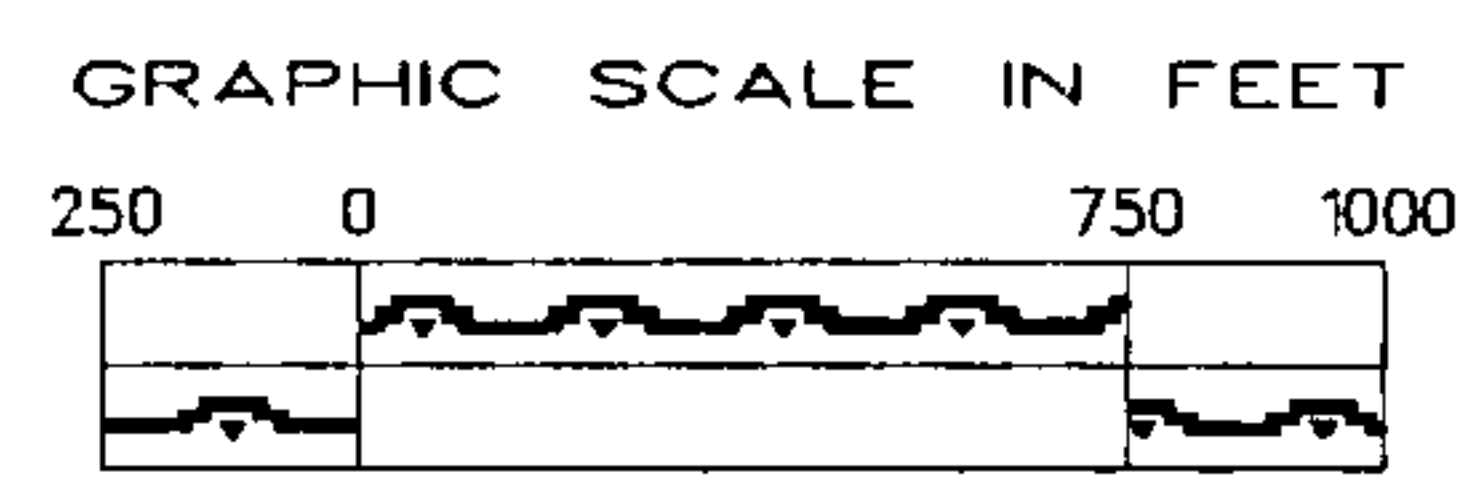
Application case numbers  
04.DRB - 01500  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
9/28/04  
Planner signature / date

**Project #** 1003027



Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2004



**Zone Atlas Page**

**C-19-Z**

Map Amended through July 06, 2004



P. O. Box 1328  
Corrales, NM 87048

September 27, 2004

Ms. Sharon Matson  
City of Albuquerque Development Review Board  
P. O. Box 1293  
Albuquerque, New Mexico 87103

Re: Sketch plat of Trementina Oeste Subdivision, Lots 1A-P1 and 2A-P1

Dear Ms. Matson:

Our client Raylee Homes has requested our services to follow through a platting procedure for moving a property line of lot 1A-P1 one foot south into Lot 2A-P1. The purpose for asking for a replat of these two (2) lots is an unsuitable building envelope for lot 1A-P1.

Our client does not have a house plan that fits this lot and needs 1' to meet the minimum width for their smallest width house plan and still meet the side setback requirements.

Thank you for your time.

Respectfully,

Cliff F. Spirock  
Vice President Operations

CFS/bjc



2

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

Supplemental form

**S**

**V**

**P**

**L**

Supplemental form

**ZONING**

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

**Z**

**APPEAL / PROTEST of...**

**A**

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

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: <u>Raylee Homes</u>	PHONE: <u>892-5533</u>
ADDRESS: <u>P.O. Box 1443</u>	FAX: <u>892-4212</u>
CITY: <u>Rio Rancho</u>	E-MAIL:
STATE <u>NM</u> ZIP <u>87124</u>	
Proprietary interest in site: _____	
AGENT (if any): <u>Community Sciences Corporation</u>	PHONE: <u>505/897-0000</u>
ADDRESS: <u>P.O. Box 1328 / 4481 Corrales Road</u>	FAX: <u>505/898-5195</u>
CITY: <u>Corrales</u>	E-MAIL: <u>sciencenm@aol.com</u>
STATE <u>NM</u> ZIP <u>87048</u>	

**DESCRIPTION OF REQUEST:** Preliminary/Final Plat Review

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. 14-p & 15-p Block: N/A Unit: N/A  
 Subdiv. / Addn. Trementina Oeste Subdivision  
 Current Zoning: R-D Proposed zoning: N/A  
 Zone Atlas page(s): C-19-Z No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): 0.18 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: 0.09  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. 101906407235620230 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: Alameda Blvd NE  
 Between: Calle Alegrea NE and Alameda Blvd NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): Proj. 1003027  
App # 03DRB-02159 App# 04DRB-01501

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10/06/04

SIGNATURE [Signature] DATE 10/18/04  
 (Print) Cliff Spirock  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 01628</u>	<u>PEF</u>	<u>S(3)</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	-	<u>CMF</u>	-	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	-	-	-	\$
<input type="checkbox"/> AGIS copy has been sent	-	-	-	\$
<input checked="" type="checkbox"/> Case history #s are listed	-	-	-	\$
<input type="checkbox"/> Site is within 1000ft of a landfill	-	-	-	\$
<input type="checkbox"/> F.H.D.P. density bonus	-	-	-	\$
<input type="checkbox"/> F.H.D.P. fee rebate	-	-	-	\$
	Hearing date			Total
	<u>10-27-04</u>			<u>\$ 305.00</u>

[Signature] 10-19-04  
 Planner signature / date

**Project #** 1003027

**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.
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**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
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- Letter briefly describing, explaining, and justifying the request
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- 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.

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**Your attendance is required.**

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- 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.**

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- 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**)
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED** *Pending*

**NO INTERNAL ROUTING**

**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.
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- 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.

\_\_\_\_\_  
LIFE SPIROCK  
Applicant name (print)

\_\_\_\_\_  
Applicant signature / date

Form revised February 2003



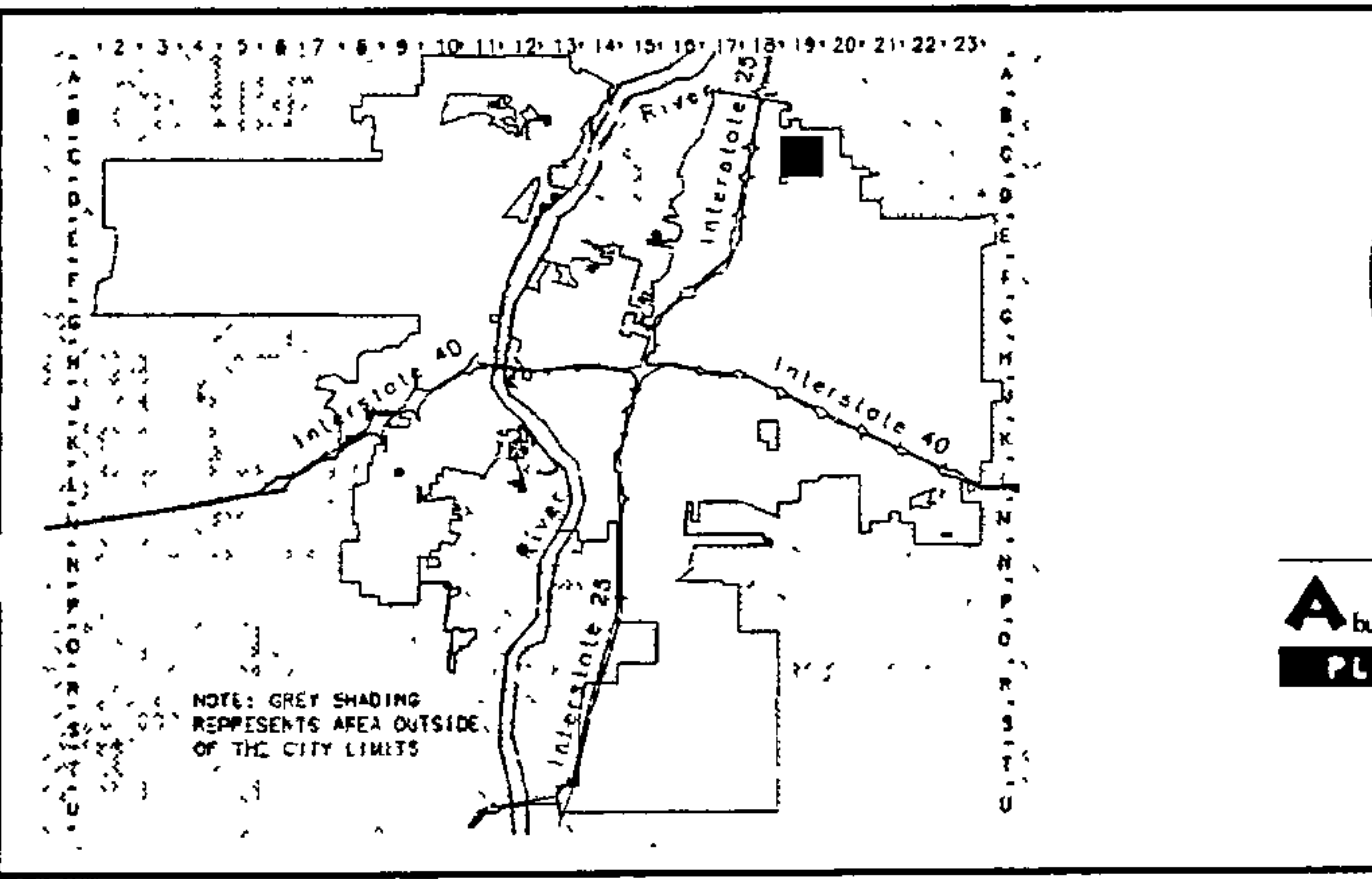
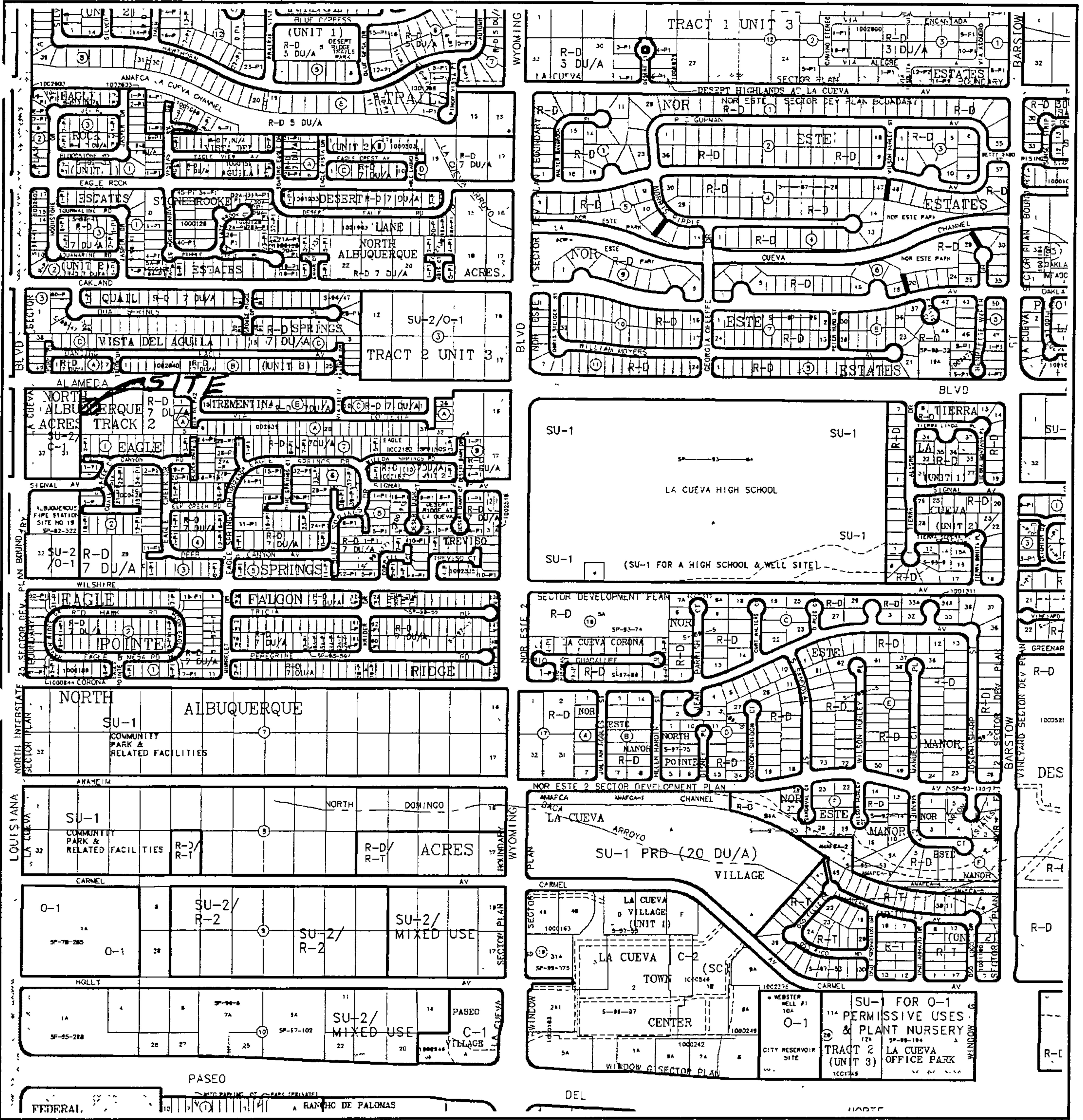
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
04 DRB- \_\_\_\_\_ - 01628  
\_\_\_\_\_- \_\_\_\_\_ - \_\_\_\_\_  
\_\_\_\_\_- \_\_\_\_\_ - \_\_\_\_\_

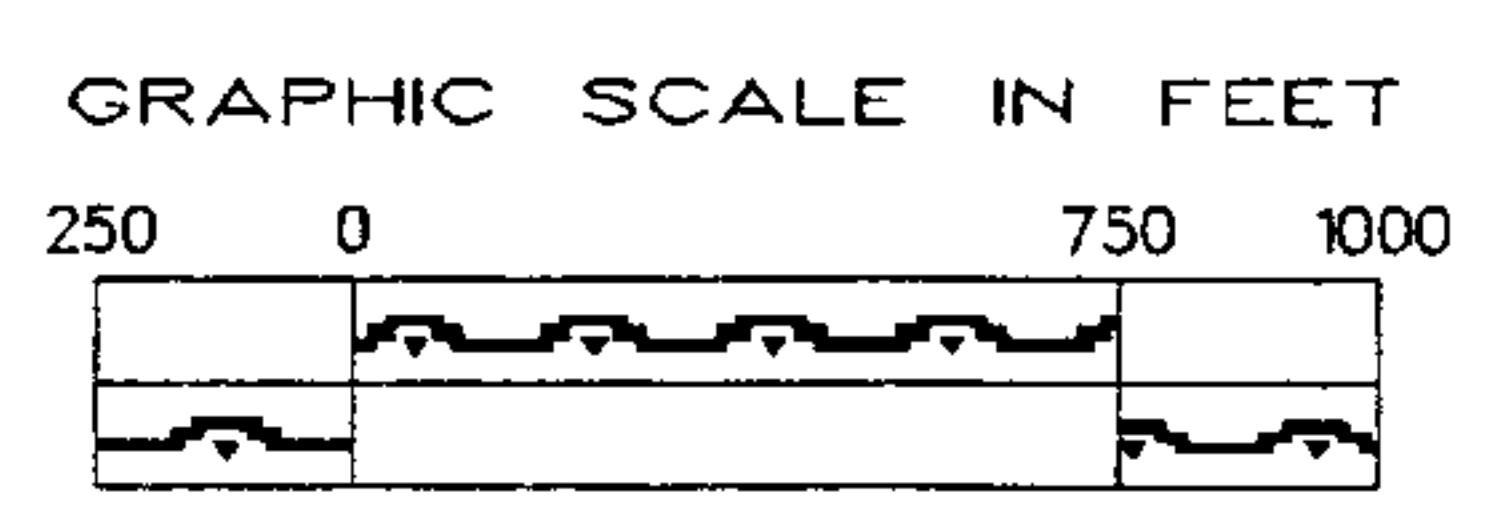
\_\_\_\_\_  
Planner signature / date

**Project # 1003027**

LOT 14 & 15. TREMENTINA OESTE



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



**Zone Atlas Page**  
**C-19-Z**  
 Map Amended through July 06, 2004

P. O. Box 1328  
Corrales, NM 87048

October 18, 2004

Ms. Sharon Matson  
City of Albuquerque Development Review Board  
P. O. Box 1293  
Albuquerque, New Mexico 87103

Re: Final / Preliminary Plat Review for 14-P and 15-P of Trementina Oeste Subdivision

Dear Ms. Matson:

Please find attached our plat submittal for Lots 14-P and 15-P. The purpose for this replat is to relocate the property line 1 foot south between the two referenced lots.

Thank you for your time.

Respectfully,



Cliff F. Spirock  
Vice President Operations

CFS/gmm



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

**PAID RECEIPT**

APPLICANT NAME RAYLEE HOMES  
 AGENT Community Sciences  
 ADDRESS PO Box 1328 Corrales  
 PROJECT & APP # 1003027/01629 & 01629  
 PROJECT NAME TREMENTINA OESTE Subd

\$ 40.00 441032/3424000 Conflict Management Fee  
 \$ 570.00 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ \_\_\_\_\_ 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study  
 \$ 610.00 TOTAL AMOUNT DUE

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

**RAYLEE HOMES, INC.**  
 LIC. NO. 18653  
 P.O. BOX 1443  
 CORRALES, NM 87048  
 PH. 505-892-5533

**BANK OF ALBUQUERQUE**  
 ALBUQUERQUE, NEW MEXICO  
 95-660-1070

23541

**\*\*\*DUPLICATE\*\*\***  
 City Of Albuquerque  
 Treasury Division

DATE: Oct. 18, 2004  
 AMOUNT: \$610.00  
 City Of Albuquerque  
 Treasury Division

Six Hundred Ten Dollars and 00 Cents.

10/19/2004 8:51AM LOC: FNNX  
 RECEIPT# 00030806 WSH# 006 TRANS# 0002  
 Account #41032 Fund 0110  
 TWO SIGNATURES REQUIRED FOR AMOUNTS OVER \$10,000.00  
 Trans # J24  
 Brenda Waters

PAY TO THE ORDER OF  
 10/19/2004 8:52AM LOC: ANNX  
 RECEIPT# 00030807 WSH# 006 TRANS# 0002  
 ACCOUNT #41032 CITY OF ALBUQUERQUE  
 Activity 4983000 TRSEJA  
 Trans Amt \$610.00  
 J24 Misc \$570.00  
 CK \$610.00  
 CHANGE

⑈023541⑈ ⑆⑆07006606⑆ 7827207072⑈

Details on back Security Features Included.



**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, January 21, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000262  
03DRB-02168 Minor-Sidewalk Waiver  
03DRB-02169 Minor-Temp Defer SDWK  
03DRB-02170 Major-Preliminary Plat  
Approval  
03DRB-02167 Major-Vacation of Public  
Easements

BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES request(s) the above action(s) for COSTCO DEVELOPMENT, zoned SU-1 special use zone, C-2, located on SOUTHERN AVE NE, between EUBANK BLVD. NE and ELIZABETH ST. NE, containing approximately 14 acre(s), all or a portion of Tract(s) B1, [REF: 01EPC-01757 SDP4 B/P, 02DRB-00599 2YR. SIA, 03EPC-01478 ZMA]  
(L-21)

Project # 1003027  
03DRB-02173 Minor-Temp Defer SDWK  
03DRB-02172 Minor-Sidewalk Variance  
03DRB-02159 Major-Preliminary Plat  
Approval  
03DRB-02161 Minor-Site Plan for  
Subdivision

WAYJOHN SURVEYING, INC. agent(s) for INTERFIRST PROPERTIES request(s) the above action(s) for Tract 2 N ALBUQUERQUE ACRES, zoned RD 7 DU/AC, located on ALAMEDA BOULEVARD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE, all or a portion of Lot(s) 3, 4, 5, Block 4, Unit 3, containing approximately 3 acre(s). [REF: 1003027, 03DRB 01721] (C-19)

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.

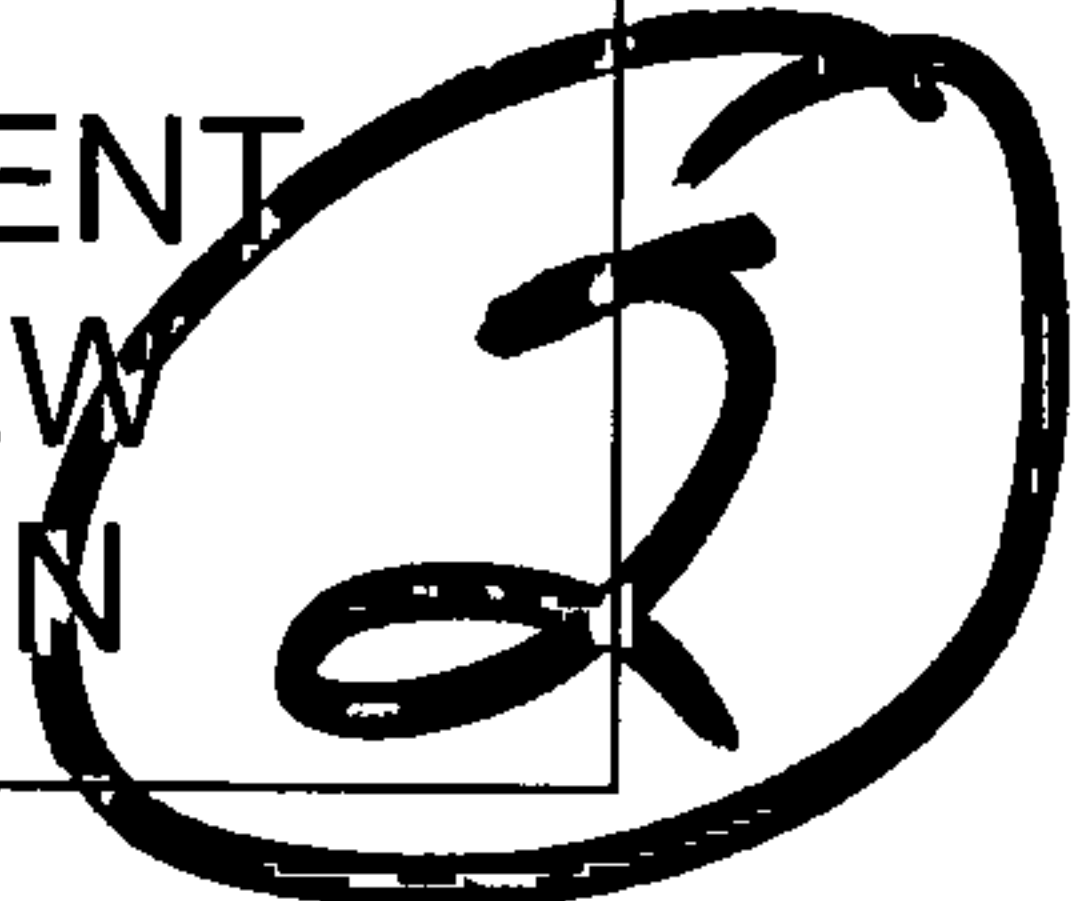
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, January 5, 2004.**

# A City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION



**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

Supplemental form

**S**

**V**

**P**

**L**

Supplemental form

**ZONING**

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

**Z**

**APPEAL / PROTEST of...**

**A**

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

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Raylee Homes PHONE: 505/892-5533  
 ADDRESS: Post Office Box 1443 FAX: 505/892-4212  
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: n/a  
 Proprietary interest in site: Owner / Developer  
 AGENT (if any): Community Sciences Corporation PHONE: 505/897-0000  
 ADDRESS: P.O. Box 1328 / 4481 Corrales Road FAX: 505/898-5195  
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: sciencenm@aol.com

**DESCRIPTION OF REQUEST:** Sketch Plat Review

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. 14-P & 15-P Block: n/a Unit: n/a  
 Subdiv. / Addn. Trementina Oeste  
 Current Zoning: R-D Proposed zoning: n/a  
 Zone Atlas page(s): C-19-Z No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): 0.18 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: 0.09  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No  
 UPC No. 101906404035620230 MRGCD Map No. n/a  
 LOCATION OF PROPERTY BY STREETS: On or Near: Alameda Boulevard NE  
 Between: Calle Alegrea NE and Alameda Boulevard NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): Project # 1003027  
Application #03 DRB - 02159

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

**SIGNATURE**

[Signature] DATE 09/24/2004  
 (Print) Cliff Spirock  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02/DRB - 01501</u>	<u>SK</u>		<u>\$ -0-</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>10-6-04</u>			Total <u>\$ -0-</u>
	<u>9/28/04</u>			
	Planner signature / date	Project # <u>1003027</u>		

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

\_\_\_\_\_  
CLIFF SPIROCK  
Applicant name (print)

\_\_\_\_\_  
9/24/04  
Applicant signature / date

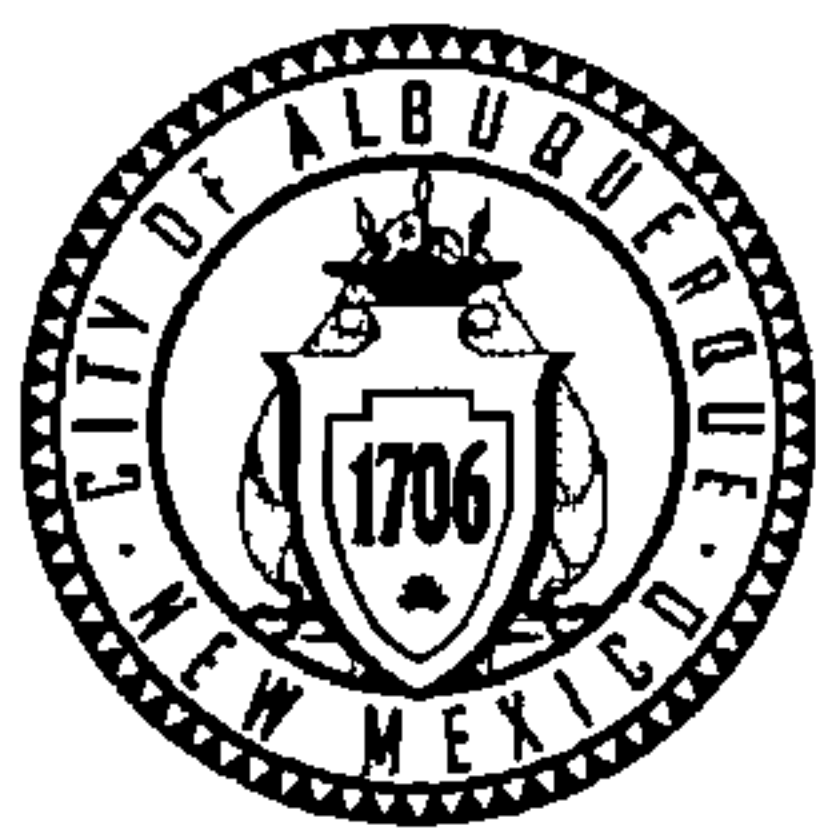
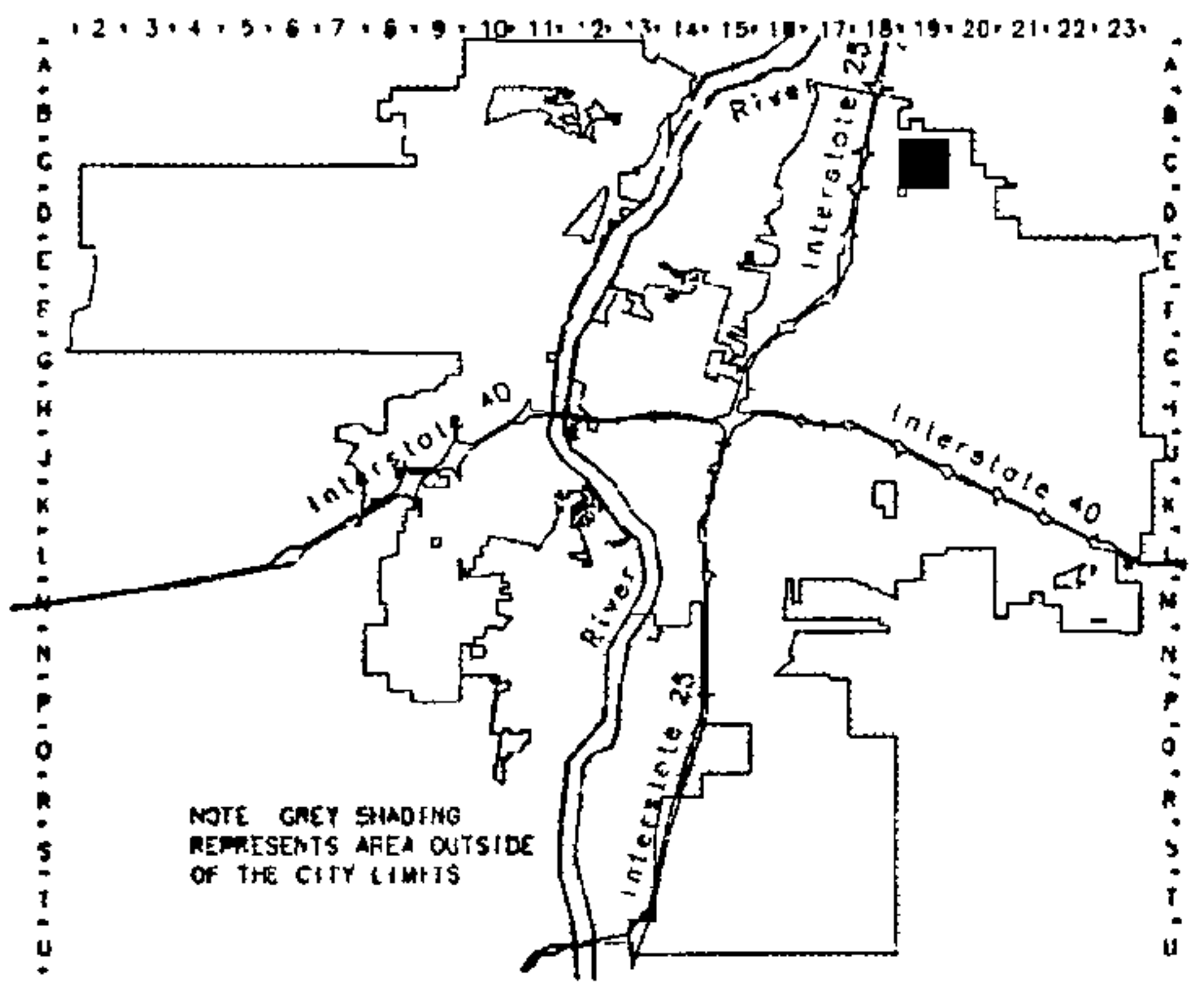
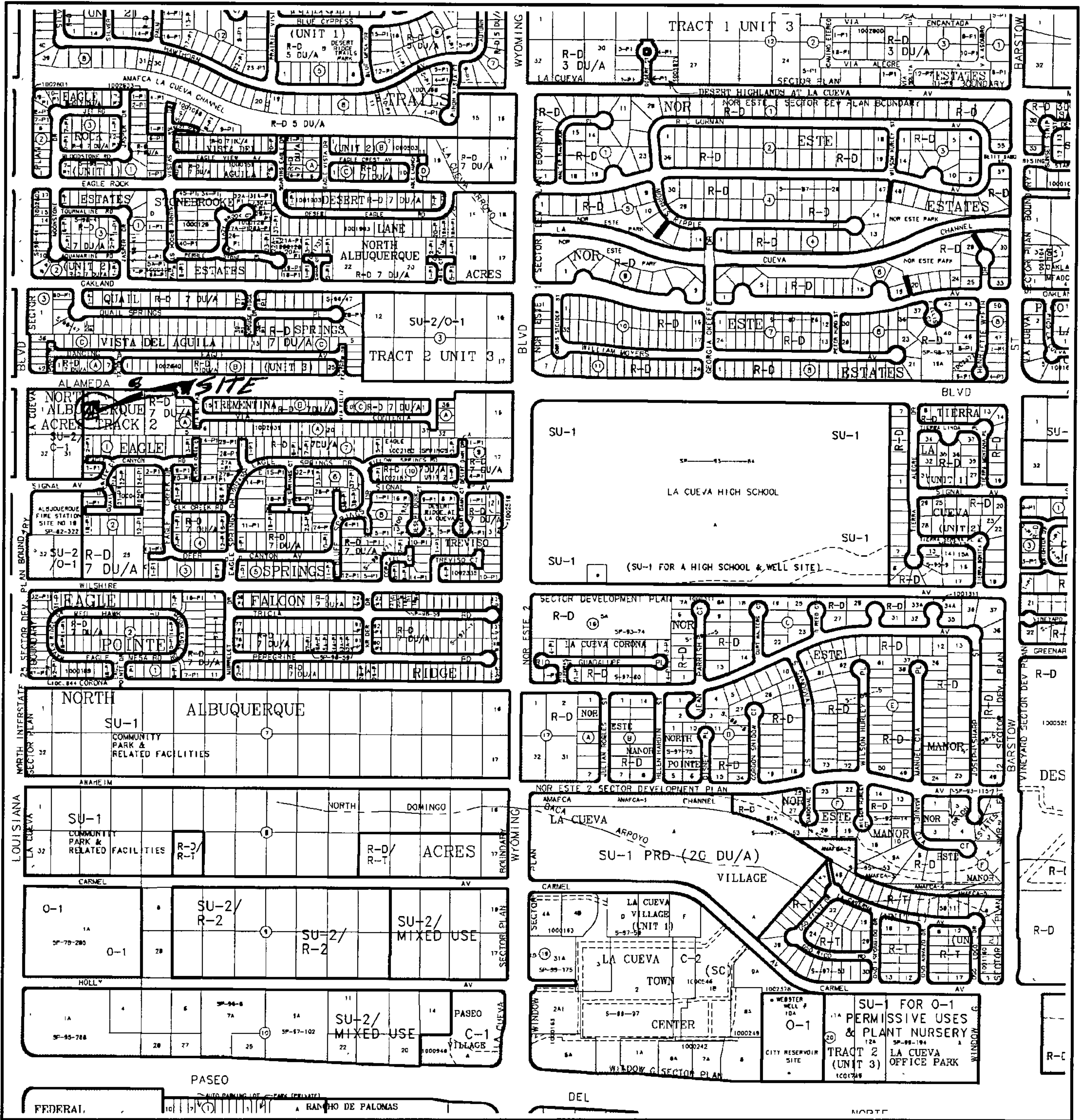


Form revised February 2003

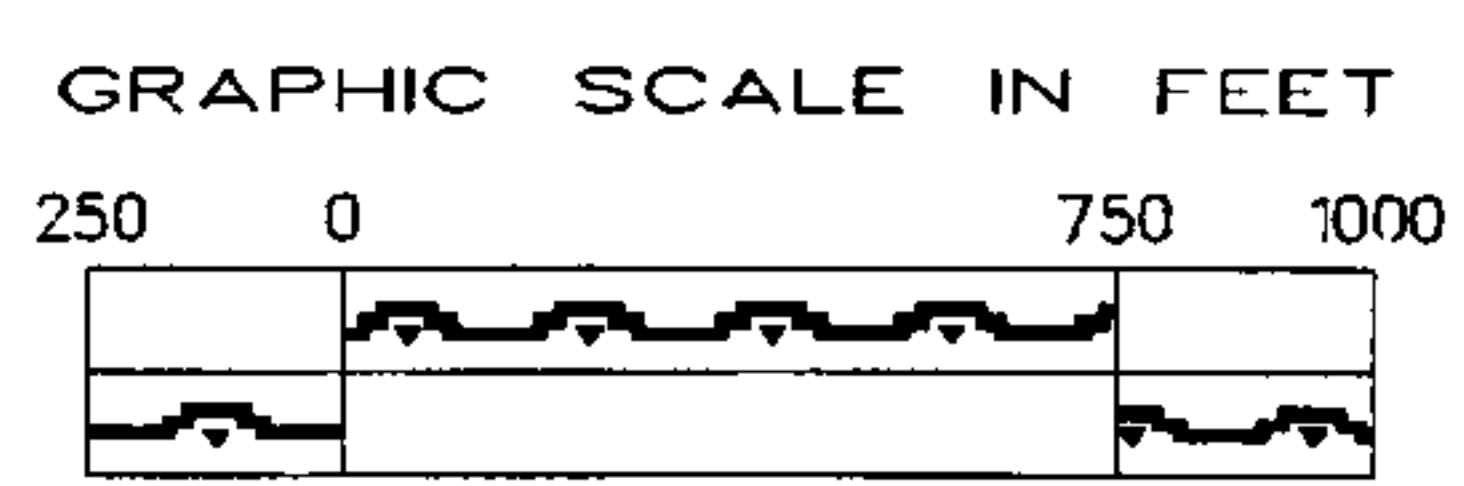
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 OADR - 01501  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Planner signature / date  
**Project # 1003027**



Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2004



**Zone Atlas Page**  
**C-19-Z**  
 Map Amended through July 06, 2004

P. O. Box 1328  
Corrales, NM 87048

September 27, 2004

Ms. Sharon Matson  
City of Albuquerque Development Review Board  
P. O. Box 1293  
Albuquerque, New Mexico 87103

Re: Sketch plat of Trementina Oeste Subdivision, Lots 14A-P1 and 15A-P1

Dear Ms. Matson:

Our client Raylee Homes has requested our services to follow through a platting procedure for moving a property line of lot 15A-P1 one foot south into Lot 14A-P1. The purpose for asking for a replat of these two (2) lots is an unsuitable building envelope for lot 15A-P1.

Our client does not have a house plan that fits this lot and needs 1' to meet the minimum width for their smallest width house plan and still meet the side setback requirements.

Thank you for your time.

Respectfully,

Cliff F. Spirock  
Vice President Operations

CFS/bjc

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

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

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: DRAGONFLY DEVELOPMENT (PAUL LINDBORG) PHONE: 291-0353  
 ADDRESS: 12809 DONETTE CT NE FAX: 293-3580  
 CITY: ALBUQUERQUE STATE NM ZIP 87112 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): WAYJOHN SURVEYING, INC. PHONE: 255-2052  
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURVEYING AOL.COM

DESCRIPTION OF REQUEST: MAJOR FINAL PLAT

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. 314, 315 Inventura Oeste Block: 4 Unit: 3  
 Subdiv. / Addn. TRACT 2, NORTH ALBUQUERQUE ACRES  
 Current Zoning: R-D-7-DU/AC Proposed zoning: SAME  
 Zone Atlas page(s): C-19 No. of existing lots: 3 No. of proposed lots: 20  
 Total area of site (acres): 2.66 Density if applicable: dwellings per gross acre: 7 dwellings per net acre: 11  
 Within city limits?  Yes.  No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. 101906404035620230, 101906407335620228, 101906405735620229 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: ALAMEDA BLVD NE  
 Between: LOUISIANA BLVD NE and WYOMING BLVD NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003027  
03DRB-0172, 03DRB 02159, 02161, 02172, 02173 04-DRB 0090

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 6/14/04

SIGNATURE: [Signature] DATE: 6/14/04  
 (Print) THOMAS D. JOHNSTON  Applicant  Agent

Form revised September 2001

**FOR OFFICIAL USE ONLY**

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB</u> - <u>00924</u>	<u>FP</u>	<u>5(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>6-23-04</u>			Total \$ <u>20.00</u>

[Signature] 6-15-04  
 Planner signature / date

Project # 1003027

**FORM S(3): SUBDIVISION - I ..B. MEETING (UNADVERTISED & INTERNAL ROUTING)**

- SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**
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  - Copy of the Official D.R.B. Notice of approval
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Extension of preliminary plat approval expires after one year.

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

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- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
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  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

THOMAS D. JOHNSTON (AGENT)  
Applicant name (print)

[Signature] 6-14-04  
Applicant signature / date



Form revised MARCH 2003

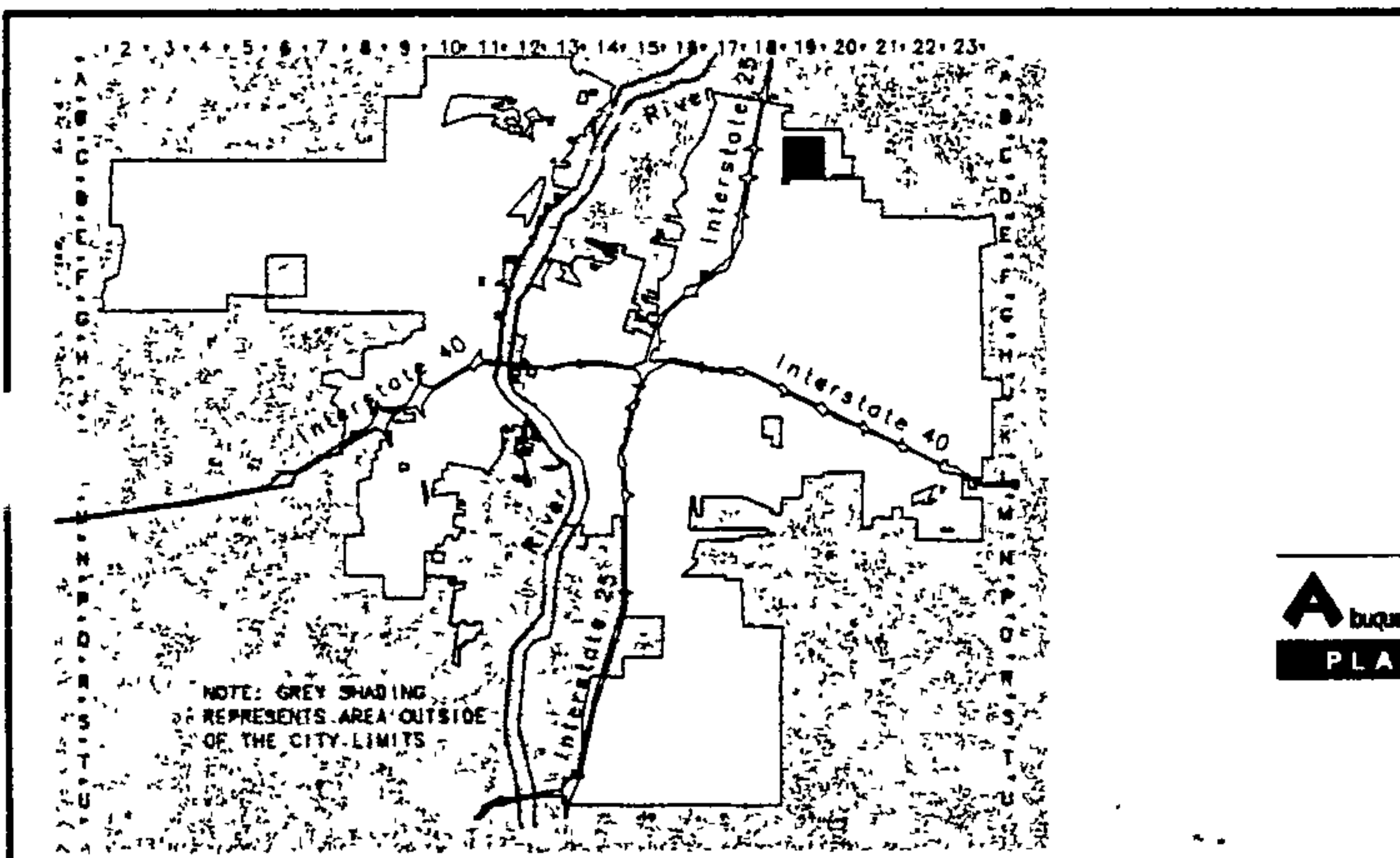
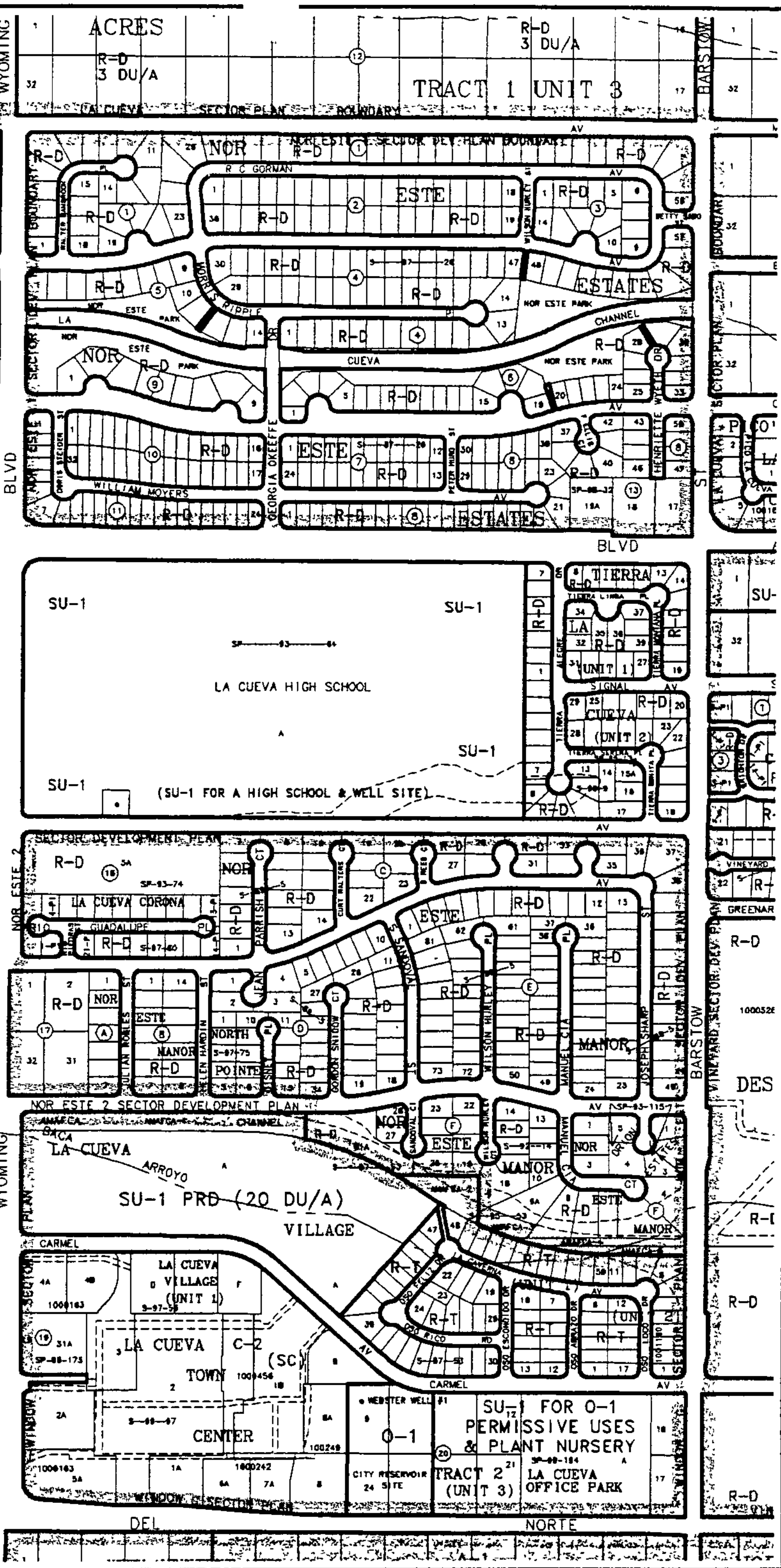
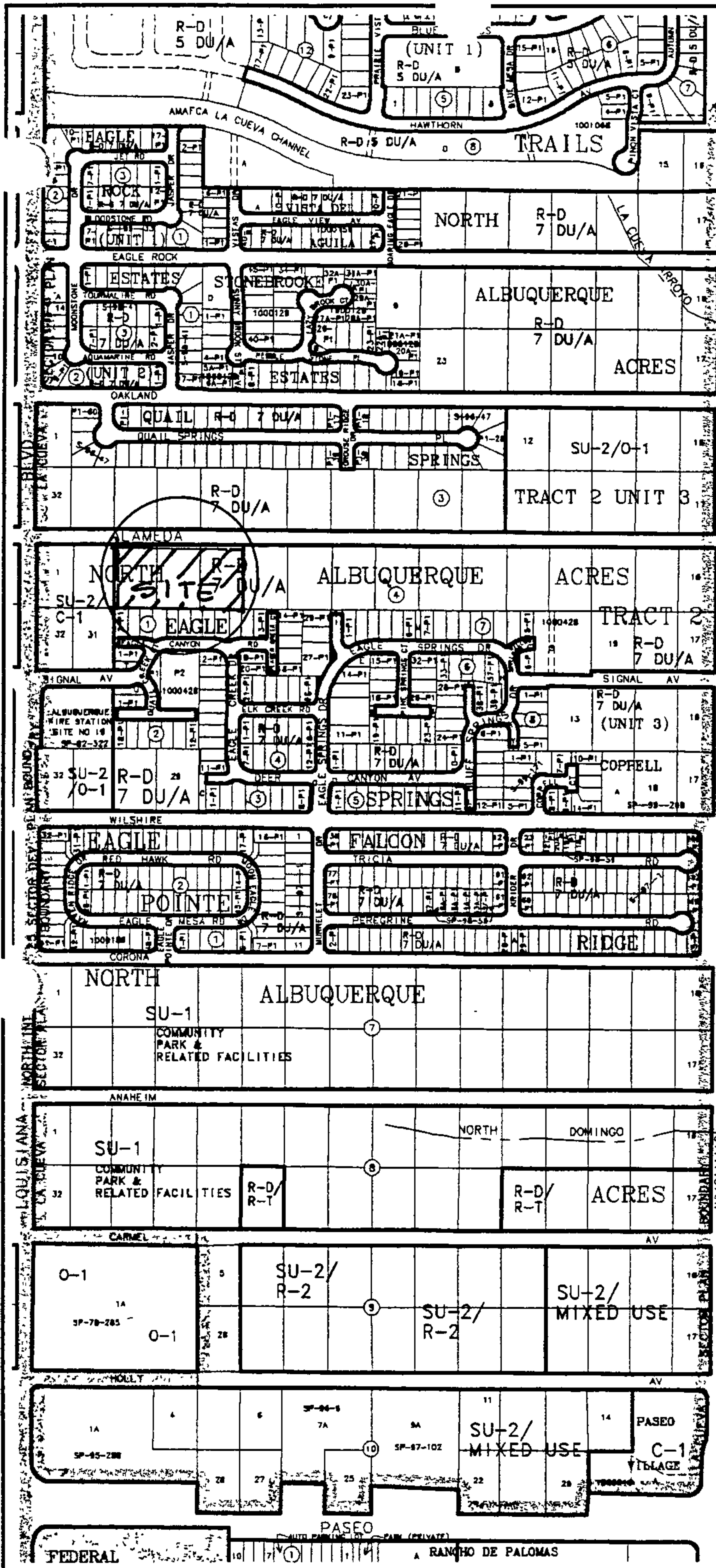
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
04DRB - 00924  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

[Signature] 6-15-04  
Planner signature / date

**Project #** 1003027





GRAPHIC SCALE IN FEET

250 0 750 1000

**CITY OF Albuquerque**

**Albuquerque Geographic Information System**

**PLANNING DEPARTMENT**

© Copyright 2002

# Zone Atlas Page

# C-19-Z

Map Amended through April 03, 2002



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

June 14, 2004

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

To Whom It May Concern:

I am writing you on behalf of my client, Philip Lindborg. We are submitting a major final plat request for a 20 lot subdivision from Lots 3, 4, and 5, Block 4, Tract 2, Unit 3, North Albuquerque Acres. This plat is known as Trementina Oeste. I have included six copies of the final plat and a copy of the recorded SIA for your information.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number, or you may contact Mr. Philip Lindborg, at 291-0353.

Regards,

Thomas D. Johnston, PS

enc.

2900

No. of Lots: 20  
Nearest Major Streets  
ALAMEDA BLVD. + LOUISIANA BLVD

FIGURE 12

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

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 10th day of June, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and \_\_\_\_\_

DRAGONFLY DEVELOPMENT, INC.  
("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NEW MEXICO CORPORATION, whose address is 12909 DONETTE COURT NE, ALBUQ, NM 87112 and whose telephone number is 291-0353, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] LOTS 3, 4 & 5, BLOCK 4, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, recorded on SEPTEMBER 10, 1931 in the records of the Bernalillo County Clerk at Book D1, pages 20 through \_\_\_\_\_ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] DRAGONFLY DEVELOPMENT, INC ("Owner").

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

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 28th day of NOVEMBER, 2004 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7333.81.

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

Mary Herrera Bern. Co. AGRE R 29.00  
2004081933  
6995425  
Page: 1 of 11  
06/11/2004 03:44P  
BK-A79 Pg-1728

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

**PAID RECEIPT**

APPLICANT NAME Dragonfly Development

AGENT Wayjohn Survey

ADDRESS 330 Louisiana Blvd NE

PROJECT & APP # 1003027/04 DRB 00924

PROJECT NAME N.A.A. Tr 2/unit 3 (4,3, 4, 5)

\$ 20.00 469099/4916000 Conflict Management Fee

\$ \_\_\_\_\_ 441006/4983000 DRB Actions

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

\$ \_\_\_\_\_ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

11142

**WAYJOHN SURVEYING, INC.**  
 11108 HUME AVE. NE. 505-255-2052  
 ALBUQUERQUE, NM 87112

DATE 6/15/04 95-32-1070

PAY TO THE ORDER OF CITY OF ALBUQUERQUE \$ 20.00

TWENTY AND NO/100 DOLLARS

**Bank of America** \*\*\*DUPLICATE\*\*\*  
 City Of Albuquerque  
 Treasury Division

ACH R/T 107000327

06/15/2004 10:24AM LOC: ANN

FOR SUBMITTAL

RESERVE # 00024249 WSH-006 TRANS#-0015  
 Account 469099 Fund 0110  
 Activity 4916000 TRSEJA

Trans Amt	\$20.00	
J24 Misc		\$20.00
CK		\$20.00
CHANGE		\$0.00

Current DRC  
Project Number: \_\_\_\_\_

**ORIGINAL**

Figure 12

INFRASTRUCTURE LIST

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

TREMENTINA OESTE SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 3, 4, & 5, BLOCK 4, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

*Claire*

Date Submitted: 1-22-04  
Date Site Plan Approved: 1/28/04  
Date Preliminary Plat Approved: 1/28/04  
Date Preliminary Plat Expires: 1/28/05  
DRB Project No.: 1003027  
DRB Application No.: 03-02159

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30' wide	<b>Paving</b> Arterial Paving w/standard curb and gutter south side. median curb and gutter. 6' sidewalk south side	Alameda Boulevard	West Subdivision Boundary	East Subdivision Boundary			
		30' wide	Residential Paving w/mountable curb and gutter. 4' sidewalk both sides*	Calle Calma	Alameda Boulevard	Calle Allegría			
		24' wide	Residential Paving w/mountable curb and gutter. 4' sidewalk east side*	Calle Calma	Calle Allegría	Lot 5			

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' wide	Residential Paving w/mountable curb and gutter, 4' sidewalk both sides*	Calla Allegria	Calla Calma	Calle Allegria Hammerhead			
		24' wide	Residential Paving w/mountable curb and gutter	Calle Allegria Hammerhead	Lot 11	Lot 15			
		4'-6' High	Perimeter Wall	Alameda Blvd.	West Subdivision Boundary	East Subdivision Boundary			
		<b>Utilities</b>							
		6"	Waterline	Calle Allegria	Alameda Boulevard	Calle Calma			
		6"	Waterline	Calle Calma	Alameda Boulevard	Calle Allegria			
		**8"	Waterline	Alameda Blvd.	Louisiana Blvd.	East Subdivision Boundary			
		8"	Sanitary Sewer Line	Calle Allegria	Alameda Boulevard	Calle Calma			
		8"	Sanitary Sewer Line	Calle Calma	Alameda Boulevard	Calle Allegria			
		**8"	Sanitary Sewer Line	Alameda Blvd.	Louisiana Blvd.	East Subdivision Boundary			
		<b>Drainage</b>							
		24"	RCP Storm Drain	Calle Allegria Hammerhead	Alameda Boulevard	Lot 15			

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		**36"	RCP Storm Drain	Alameda Blvd.	Temporary Pond on Lots 1 & 2	East Subdivision Boundary			
		**	Temporary Pond	Lots 1 & 2					

**NOTES**

- 1) Paving Items include Residential street lights per DPM
  - 2) Paving Items include \*Residential sidewalks to be deferred
  - 3) Grading and Drainage Certification is required prior to release of Financial Guarantees
  - 4) Waterlines include valves, fittings and services
  - 5) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
  - 6) Sanitary Sewer Lines include manholes and services
  - 7) Landscape Maintenance Agreement for Landscaping in the public right-of-way
  - 8) Perimeter walls per DRB approved perimeter wall design
  - 9) Wall & ~~landscaping~~ certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees
- \*\* These items are financially guaranteed by the Trementina Subdivision, DRB # 1002639

*DRB*

ORIGINAL

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

David B. Thompson  
NAME (print)

*Sharon Peterson*  
DRB CHAIR

1/28/04  
Date

*Christina Sandora*  
PARKS & GENERAL SERVICES

1/28/04  
Date

Thompson Engineering Consultants, Inc.  
FIRM

*Jeffrey S. ...*  
TRANSPORTATION DEVELOPMENT  
1-28-04  
Date

AMAFCA  
Date

*David B. Thompson*  
SIGNATURE  
1-22-04  
Date

*Roger L. Green*  
UTILITY DEVELOPMENT  
1-28-04  
Date

Date

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

*Brad D. Bigham*  
CITY ENGINEER  
1-28-04  
Date

Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



Cond of Final Plat:

Remove ERM easement  
from public R/W.

Current DRC  
Project Number: \_\_\_\_\_

Figure 12

Date Submitted: 1-22-04  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1003027  
DRB Application No.: \_\_\_\_\_

INFRASTRUCTURE LIST

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

TREMENTINA OESTE SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 3, 4, & 5, BLOCK 4, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		<u>Paving</u> 30' wide	Arterial Paving w/standard curb and gutter south side, median curb and gutter, 6' sidewalk south side	Alameda Boulevard	West Subdivision Boundary	East Subdivision Boundary			
		30' wide	Residential Paving w/mountable curb and gutter, 4' sidewalk both sides*	Calle Calma	Alameda Boulevard	Calle Alegria			
		24' wide	Residential Paving w/mountable curb and gutter, 4' sidewalk east side*	Calle Calma	Calle Alegria	Lot 5			

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' wide	Residential Paving w/mountable curb and gutter, 4' sidewalk both sides*	Calla Alegria	Calla Calma	Calle Alegria Hammerhead			
		24' wide	Residential Paving w/mountable curb and gutter	Calle Alegria Hammerhead	Lot 11	Lot 15			
		4'-6' High	Perimeter Wall	Alameda Blvd.	West Subdivision Boundary	East Subdivision Boundary			
		<b><u>Utilities</u></b>							
		6"	Waterline	Calle Alegria	Alameda Boulevard	Calle Calma			
		6"	Waterline	Calle Calma	Alameda Boulevard	Calle Alegria			
		**8"	Waterline	Alameda Blvd.	Louisiana Blvd.	East Subdivision Boundary			
		8"	Sanitary Sewer Line	Calle Alegria	Alameda Boulevard	Calle Calma			
		8"	Sanitary Sewer Line	Calle Calma	Alameda Boulevard	Calle Alegria			
		**8"	Sanitary Sewer Line	Alameda Blvd.	Louisiana Blvd.	East Subdivision Boundary			
		<b><u>Drainage</u></b>							
		24"	RCP Storm Drain	Calle Alegria Hammerhead	Alameda Boulevard	Lot 15			

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		**36"	RCP Storm Drain	Alameda Blvd.	Temporary Pond on Lots 1 & 2	East Subdivision Boundary			
		**	Temporary Pond	Lots 1 & 2					

**NOTES**

- 1) Paving Items include Residential street lights per DPM
  - 2) Paving Items include \*Residential sidewalks to be deferred
  - 3) Grading and Drainage Certification is required prior to release of Financial Guarantees
  - 4) Waterlines include valves, fittings and services
  - 5) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
  - 6) Sanitary Sewer Lines include manholes and services
  - 7) Landscape Maintenance Agreement for Landscaping in the public right-of-way
  - 8) Perimeter walls per DRB approved perimeter wall design
  - 9) Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees
- \*\* These items are financially guaranteed by the Trementina Subdivision, DRB # 1002639

**AGENT/OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

David B. Thompson  
 \_\_\_\_\_  
 NAME (print)

Thompson Engineering Consultants, Inc.  
 \_\_\_\_\_  
 FIRM

\_\_\_\_\_  
 SIGNATURE Date

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

\_\_\_\_\_  
 DRB CHAIR Date

\_\_\_\_\_  
 TRANSPORTATION DEVELOPMENT Date

\_\_\_\_\_  
 UTILITY DEVELOPMENT Date

\_\_\_\_\_  
 CITY ENGINEER Date

\_\_\_\_\_  
 PARKS & GENERAL SERVICES Date

\_\_\_\_\_  
 AMAFCA Date

\_\_\_\_\_  
 \_\_\_\_\_ Date

\_\_\_\_\_  
 \_\_\_\_\_ Date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

January 19, 2004

Mr. Brad Bingham  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

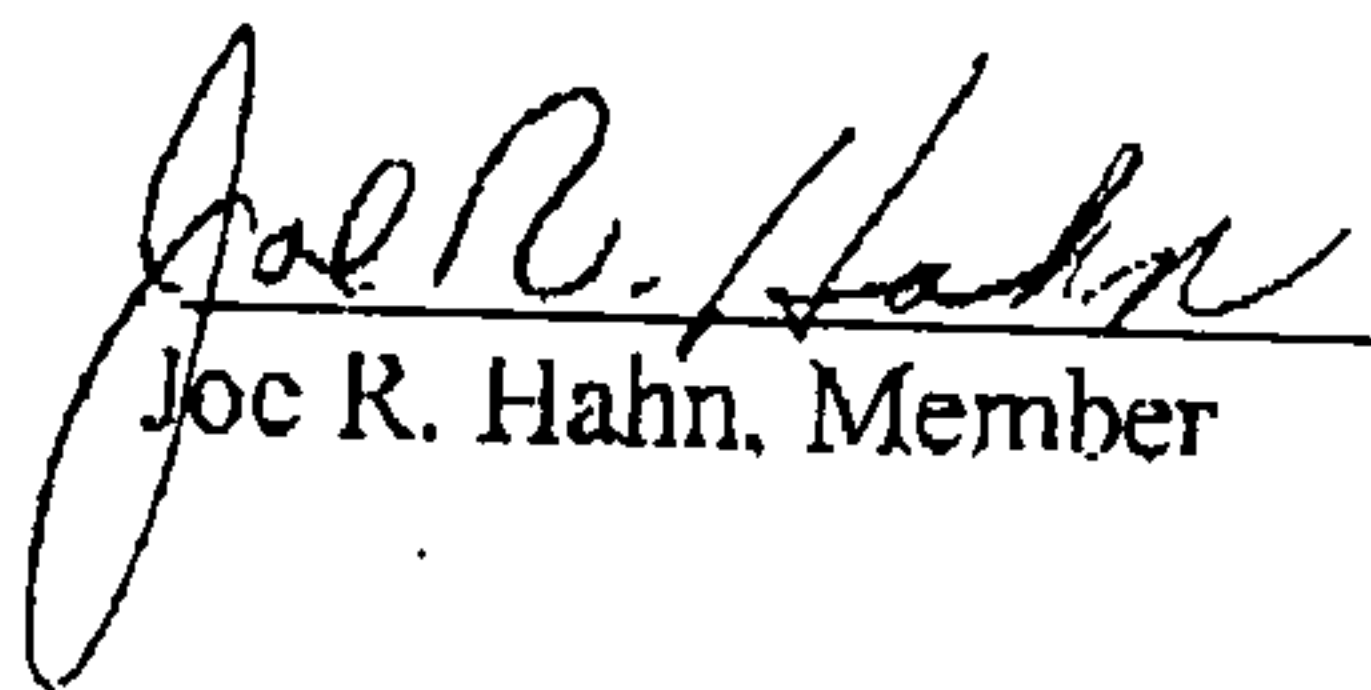
Re: Pond at the southeast corner of Louisiana and Alameda NE, Albuquerque, New Mexico (Lot 1 & 2, Block 4, Tract 2, Unit 3, North Albuquerque Acres)

Dear Mr. Bingham:

Philip L. Lindborg and Interfirst Properties, Inc., or their successors and assigns has permission to grade and drain water run-off from their subdivision (Trementina Oeste) into the above referenced pond for as long as such pond is required for that subdivision by the City of Albuquerque, its successors or assigns.

The pond is currently owned by Boyhahn, LLC and will be maintained by Boyhahn, LLC, its successors or assigns as long as said pond is required by Trementina, Trementina Oeste and Vista de Aguila III subdivisions for ponding by the City of Albuquerque, its successors or assigns.

Very Truly Yours,  
BOYHAHN, LLC

  
Joe R. Hahn, Member

Post-it® Fax Note	7671	Date	# of pages ▶ 1
To	Dade +	From	Phil L
Co./Dept.		Co.	
Phone #	271-2199	Phone #	291-0353
Fax #	237-8422	Fax #	293-3580

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 0585  
CONNECTION TEL 92378422  
SUBADDRESS  
CONNECTION ID  
ST. TIME 01/06 11:54  
USAGE T 01'46  
PGS. 6  
RESULT OK



## DEVELOPMENT REVIEW BOARD FAX FORM

TO: Dave Thompson  
FAX NUMBER: 237-84-72 # PAGES 5 attached  
SENT BY: Sheran Matson, DRB Chair DATE: 1/6/04  
PHONE NUMBER: 924-3880 FAX # 924-3864  
PROJECT NO: 100 3027 APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*

*Call if you have  
questions please.*

Project # 1003027  
03DRB-02173 Minor-Temp Defer SDWK  
03DRB-02172 Minor-Sidewalk Variance  
03DRB-02159 Major-Preliminary Plat  
Approval  
03DRB-02161 Minor-Site Plan for  
Subdivision

WAYJOHN SURVEYING, INC. agent(s) for INTERFIRST PROPERTIES request(s) the above action(s) for Tract 2 N ALBUQUERQUE ACRES, zoned RD 7 DU/AC, located on ALAMEDA BOULEVARD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE, all or a portion of Lot(s) 3, 4, 5, Block 4, Unit 3, containing approximately 3 acre(s). [REF: 1003027, 03DRB 01721] (C-19)

No objection to the sidewalk deferral & sidewalk variance.

This subdivision lies within the boundaries of the La Cueva Sector Plan. The site plan must include all applicable design regulations found in Section 5.4.6 of this plan. The current submittal is lacking some of those requirements. If the applicant wishes to be heard at the January 21, 2004, DRB hearing, 5 copies of the revised site plan must be received by January 15<sup>th</sup> at noon.

The perimeter wall design should be a separate submittal & follow the requirements of the City. The wall must be included on the infrastructure list as well as a landscape maintenance agreement for any vegetation outside the wall and provision for watering.

The design on the wall is not acceptable. It has been used too often in the City. This resubmittal is also due on January 15, 2004 at noon to be heard on the 21<sup>st</sup>.

The signature block on the site plan is not the correct one. This plan did not go to EPC for approval. The correct signature block is available at the One Stop Shop.

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.



**MAJOR SUBDIVISION  
PERIMETER WALL DESIGN  
SUBMITTAL**

At the direction of Mayor Chavez and Planning Director Victor Chavez, applications for major subdivision preliminary plats must include perimeter wall design elevations, overhead plan views and cross sections with building materials and colors defined, and landscaping plan if it will be an intricate part of the wall design. The wall design elevations should show a fully dimensioned typical wall section.

The wall design submittal will undergo aesthetic design review and approval by the DRB Chair as part of the preliminary plat submittal. Later, DRC will review for engineering design approval. Questions? Please contact Sheran Matson, DRB Chair at 505- 924-3880.

Submittal requirements for DRB/Preliminary Plat approval:

- Three complete sets of the submittal should be part of the preliminary plat application. After DRB approval, one copy will be given to the applicant, one to Zoning for wall permit verification and one will go into the DRB project file.
- Each page should state the subdivision name, zone atlas page & closest intersection location plus DRB Project #.
- The exhibits submitted should be no larger than 11" x 17" and no smaller than 8 1/2" x 11" (if only one illustration is on one page).
- Wall/landscaping design submittals to DRB should reflect City design standards for driver sight lines and location of landscape features.
- If live plants are part of the submittal, list the trees, shrubs and ground cover to be used and their water usage (H, M, L). The Albuquerque Plant List should be used in the selection. If the exact trees & shrubs to be used are not yet known, list up to 5 possibilities from which you will choose the actual plants. Plants selected should conform to the City landscaping and pollen control ordinances. Junipers should not be used. The method of irrigation should also be stated and who is responsible for irrigation & maintenance.
- All wall and landscape features identified on the DRB approved perimeter wall design must be included on the infrastructure list. Landscaping on public right of way requires the execution of a landscape maintenance agreement prior to the issuance of a work order for the subdivision.

**DRC REQUIREMENTS:** The DRB approved perimeter wall design must be included in the DRC review plan set for City Work Order. DRC will check the perimeter wall / landscaping design to ensure that sight line requirements, wall foundation location, and planting types & location meet the current City engineering design standards.

If substantive changes are required to the perimeter wall / landscaping plan, the approved plan should be amended administratively through the DRB Chair. Financial guarantees for the subdivision/ site plan will not be released until a work order close out package is submitted to the City with the Construction Inspection Engineer of record certifying that all wall/landscaping on the infrastructure list was installed in accordance with the approved design.

Any landscaping that is to be installed in the City right of way other than that included in the DRB approved perimeter wall design requires the execution of a landscape maintenance agreement prior to any work in the right of way.

**TYPICAL ADDITIONS TO INFRASTRUCTURE LIST  
FOR MAJOR SUBDIVISION  
PERIMETER WALL SUBMITTALS**

Under "WATER" add:

**"Water meter for landscaping"**

Add as Notes at the end of the infrastructure list:

1. **"Landscape Maintenance Agreement for landscaping in the public right of way"**
2. **"Perimeter walls per DRB approved perimeter wall design"**
3. **"Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees. "**

This language ensures that the Construction Inspection Engineer of Record has certified that the wall/landscaping on the infrastructure list was installed in accordance with the DRB approved design.

**PROJECT NUMBER:** \_\_\_\_\_

**Application Number:** \_\_\_\_\_

**Is an Infrastructure List required?** ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

_____ Traffic Engineering, Transportation Division	_____ Date
_____ Utilities Development	_____ Date
_____ Parks and Recreation Department	_____ Date
_____ City Engineer	_____ Date
_____ * Environmental Health Department (conditional)	_____ Date
_____ Solid Waste Management	_____ Date
_____ DRB Chairperson, Planning Department	_____ Date

\*Environmental Health, if necessary

**PROJECT NUMBER:** \_\_\_\_\_

**Application Number:** \_\_\_\_\_

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.

**Is an Infrastructure List required?** ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

_____ Traffic Engineering, Transportation Division	_____ Date
_____ Utilities Development	_____ Date
_____ Parks and Recreation Department	_____ Date
_____ City Engineer	_____ Date
_____ * Environmental Health Department (conditional)	_____ Date
_____ Solid Waste Management	_____ Date
_____ DRB Chairperson, Planning Department	_____ Date

\*Environmental Health, if necessary

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 0682  
CONNECTION TEL 92378422  
SUBADDRESS  
CONNECTION ID  
ST. TIME 01/16 14:46  
USAGE T 00'36  
PGS. 2  
RESULT OK



**DEVELOPMENT REVIEW BOARD  
FAX FORM**

TO: Dave Thompson  
FAX NUMBER: 937-8422 # PAGES attached  
SENT BY: Sheran Matson, DRB Chair DATE: 1/16/04  
PHONE NUMBER: 924-3880 FAX # 924-3864  
PROJECT NO: 1003027 APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*

*Comments on SPS & walls (revised submitted)*

*P.S. We are closed Monday.*

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
January 21, 2004  
Comments**

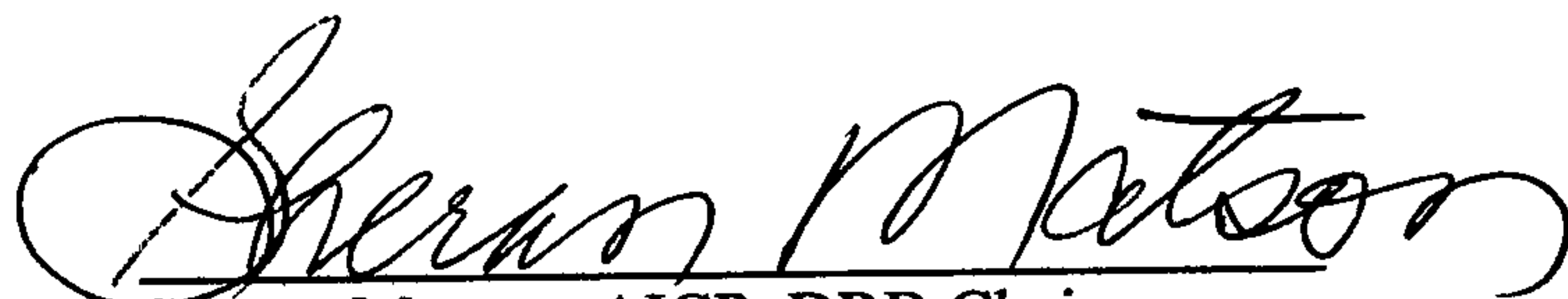
**ITEM # 5**

**PROJECT # 1003027**

**APPLICATION # 03-02161**

**RE: Trementina Oeste/SPS**

1. La Luz & Hacienda...what color are they?
2. Statements are need on the site plan on roof type & colors, page 35, 9R-3, La Cueva Sector Plan
3. Statement on the trim materials & colors to be used is also needed. See page 35, 9R-4
4. The perimeter wall submittal needs wall dimensions. Also the indentation should fall within one lot line rather than straddling two to more clearly define who is responsible for irrigation & maintenance. In addition, tan should be the color for either the CMU or the split face. Brown should be the color for the other.



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

**SITE DEVELOPMENT PLAN  
FOR SUBDIVISION CHECKLIST**

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan (required)**
2. **Design requirements for future site development plans for building permit (optional, but STRONGLY recommended)**

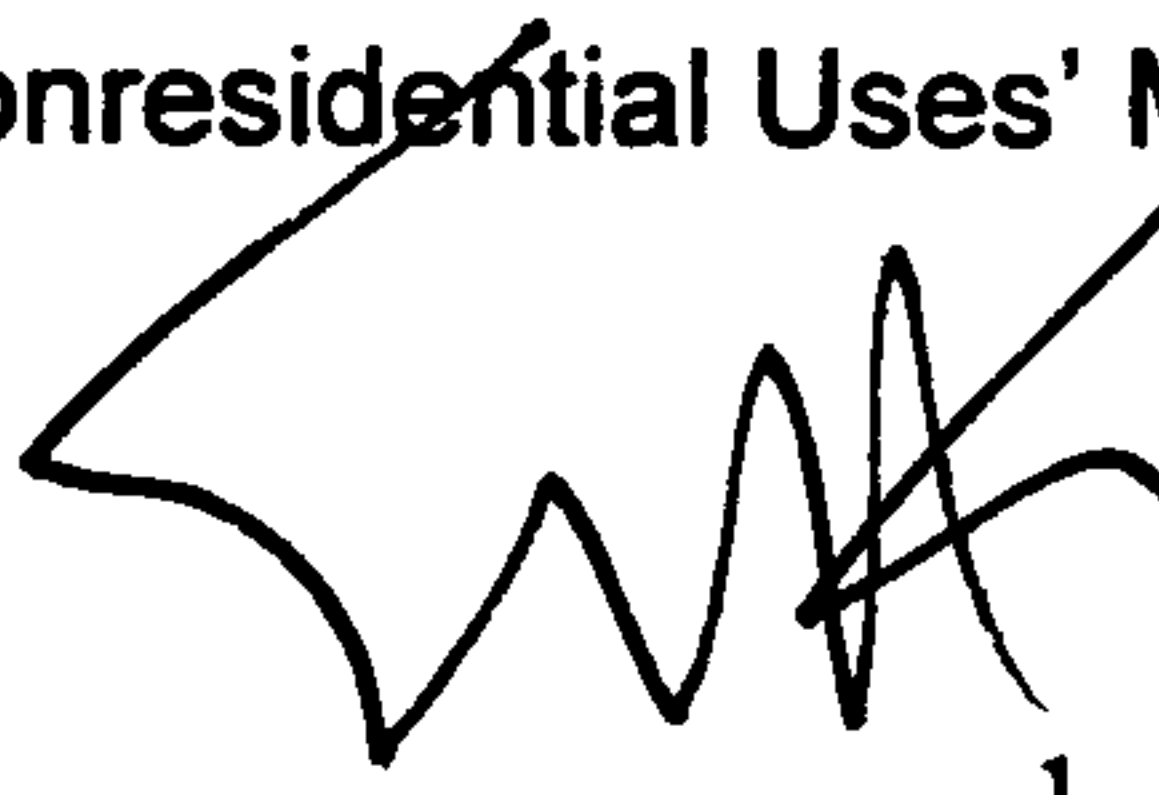
The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.

**Accompanying Material**

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

**SHEET # 1 – SITE PLAN (Required)**

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
  - a. Maximum Building Height
  - b. Minimum Building Setback
  - c. Maximum Total Dwelling Units and / or
  - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

  
E.W. KIESS FOR  
WAYJOHN SURVEYING, INC.  
12.23.2003

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT  
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY  
recommended)**

- \_\_\_ 1. Overall Design Theme and Land Use Concept
- \_\_\_ 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- \_\_\_ 3. Street Design
- \_\_\_ 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- \_\_\_ 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- \_\_\_ 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- \_\_\_ 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- \_\_\_ 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- \_\_\_ 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

7  
2  
S. W. S.  
H. H. S.  
S. W. S.  
H. H. S.



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

*Dave Thompson*  
(site plan) *Thompson Engineering*  
231-8722 (fax) 271-2189

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: INTERFIRST PROPERTIES PHONE: 291-0353  
 ADDRESS: 12809 DONETTE CT NE FAX: 293-3580  
 CITY: ALBUQUERQUE 1 STATE NM ZIP 87112 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNED  
 AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255-2052  
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURV@AOL.COM

DESCRIPTION OF REQUEST: MAJOR SUBDIVISION PRELIMINARY PLAT, SITE PLAN, SIDEWALK DESIGN VARIANCE AND DEFERRAL AND WAIVER

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. 3, 4 & 5 Block: 4 Unit: 3  
 Subdiv. / Addn. TRACT 2, NORTH ALBUQUERQUE ACRES  
 Current Zoning: R-D, 7DU/AC Proposed zoning: SAME  
 Zone Atlas page(s): C-19 No. of existing lots: 3 No. of proposed lots: 20  
 Total area of site (acres): 2.66 Density if applicable: dwellings per gross acre: 7 dwellings per net acre: 11  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits. Within 1000FT of a landfill? NO  
 UPC No. 101906404035620230, 101906405735620228 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: ALAMEDA BLVD NE  
 Between: LOUISIANA BLVD NE and WYOMING BLVD NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1003027  
03DRB-01721

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 10/22/03  
 SIGNATURE [Signature] DATE 12/22/03  
 (Print) THOMAS D JOHNSTON, WAYJOHN SURVEYING Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03DRB - 02159</u>	<u>PP</u>	<u>5(2)</u>	<u>\$ 1055<sup>00</sup></u>
<input type="checkbox"/> All fees have been collected	<u>03DRB - 02161</u>	<u>SPS</u>	<u>P(2)</u>	<u>\$ 385<sup>00</sup></u>
<input type="checkbox"/> All case #s are assigned <u>035</u>		<u>Notif. fee</u>		<u>\$ 75<sup>00</sup></u>
<input type="checkbox"/> AGIS copy has been sent	<u>03028 - 02172</u>	<u>SDV</u>	<input checked="" type="checkbox"/>	<u>\$ 0</u>
<input type="checkbox"/> Case history #s are listed	<u>03D128 - 02173</u>	<u>TDS</u>	<input checked="" type="checkbox"/>	<u>\$ 50<sup>00</sup></u>
<input type="checkbox"/> Site is within 1000ft of a landfill	<u>04DRB - 00090</u>	<u>SW</u>	<input checked="" type="checkbox"/>	<u>Total 0</u>
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>JAN. 21<sup>ST</sup> 04</u>			<u>\$ 1565<sup>00</sup></u>
<input type="checkbox"/> F.H.D.P. fee rebate				

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

Project # 1003027

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Proposed Infrastructure List
  - Design elevations & cross sections of perimeter walls
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed plat
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule) \$1055.00
  - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.  
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

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

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

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

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

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



Form revised 9/01, 8/03 and 9/03

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

Application case numbers  
030023 - \_\_\_\_\_ - 02159  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

[Signature] 12/23/03  
Planner signature / date  
**Project # 1003027**

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

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

**VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

**VACATION OF PRIVATE EASEMENT**

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

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

THOMAS D. JOHNSTON (UAYUJUN) AGENT  
 \_\_\_\_\_  
 Applicant name (print)  
 \_\_\_\_\_  
 Applicant signature / date



Form revised September 2001

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

Application case numbers  
 03003 - 02172  
 03003 - 02173  
 - -

\_\_\_\_\_ 12/23/03  
 Planner signature / date  
**Project #** 1003027

**FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Subdivision and/or Building Permit Checklist
  - 6 copies of the Infrastructure List, if relevant to the site plan
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
  - Fee (see schedule) 385.00
  - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Subdivision and/or Building Permit Checklist
  - 6 copies of the Infrastructure List, if relevant to the site plan
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
  - Blue-line copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
  - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - 6 copies of the Infrastructure List, if relevant to the site plan
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

Pete Smith  
 Applicant name (print)  
Pete Smith  
 Applicant signature / date  
12-24-03



Form revised May 2003

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
030263 - 02166

Malcolm H. H. 12/24/03  
 Planner signature / date  
**Project #** 1003027

# 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.

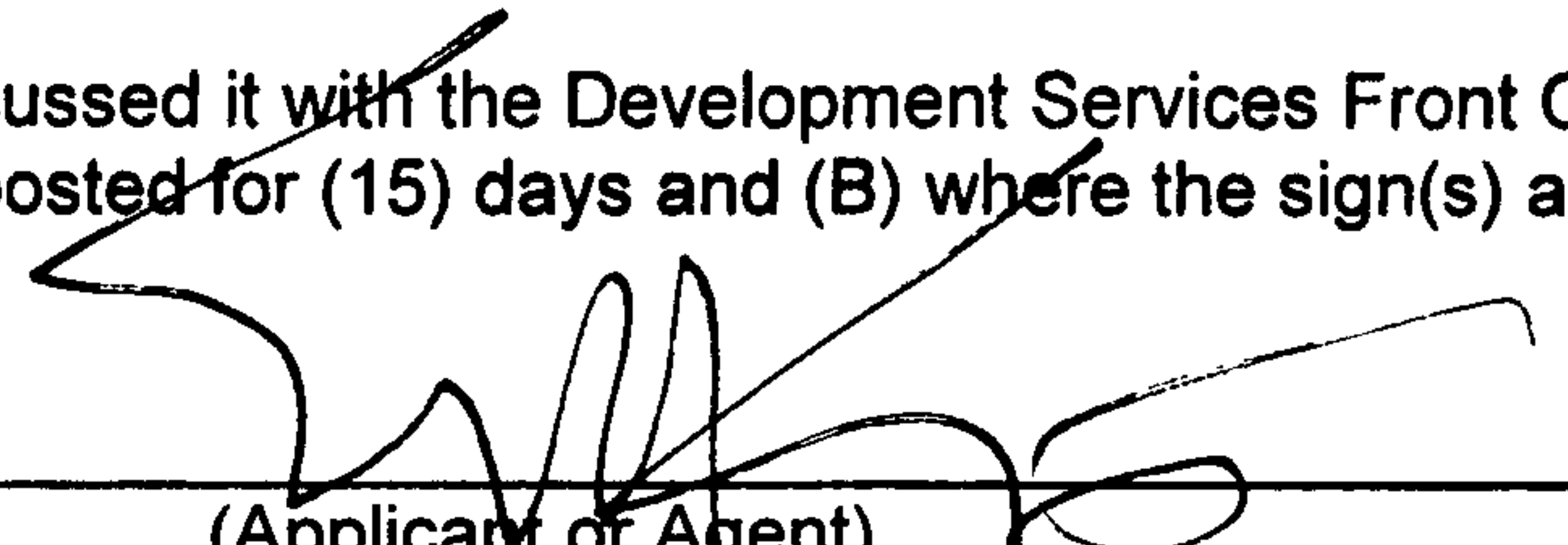
4. TIME

Signs must be posted from JAN 6<sup>TH</sup> 04 To JAN 21<sup>ST</sup> 04


5. REMOVAL

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

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

  
\_\_\_\_\_  
(Applicant or Agent)

12.23.2003  
\_\_\_\_\_  
(Date)

I issued 1 signs for this application, 12/23/03,   
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003027



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

December 22, 2003

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

To Whom It May Concern:

I am requesting a design variance and deferral for sidewalk construction on behalf of my client, Philip Lindborg. My client seeks to create a 20 lot subdivision from Lots 3, 4, and 5, Block 4, Tract 2, Unit 3, North Albuquerque Acres.

The location of the site on Alameda Boulevard, NE, between Louisiana Boulevard, NE and Wyoming Boulevard NE.

The sidewalk design variance will include the sidewalk along Alameda Boulevard and within the hammerhead cul-de-sacs within the subdivision. The sidewalk construction deferral will consist of all sidewalks within the subdivision. The sidewalk waiver will consist of the sidewalks within the cul-de-sacs. Enclosed are twenty-four copies of the sketch for the proposed variance. Mr. Dave Thompson of Thompson Engineering is the engineer for this project.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number, or you may contact Mr. Philip Lindborg, at 291-0353.

Regards,

A handwritten signature in black ink, appearing to read 'T. Johnston', written over a horizontal line.

Thomas D. Johnston, PS

enc.



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

December 22, 2003

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

To Whom It May Concern:

I am preparing a major subdivision submittal on behalf of my client, Philip Lindborg. My client seeks to create a 20 lot subdivision from Lots 3, 4, and 5, Block 4, Tract 2, Unit 3, North Albuquerque Acres.

The location of the site on Alameda Boulevard, NE, between Louisiana Boulevard, NE and Wyoming Boulevard NE.

This submittal will require a site plan for subdivision. Enclosed are the plat, site plan, grading plan, neighborhood notification, and infrastructure list. Mr. Dave Thompson of Thompson Engineering is the engineer for this project.

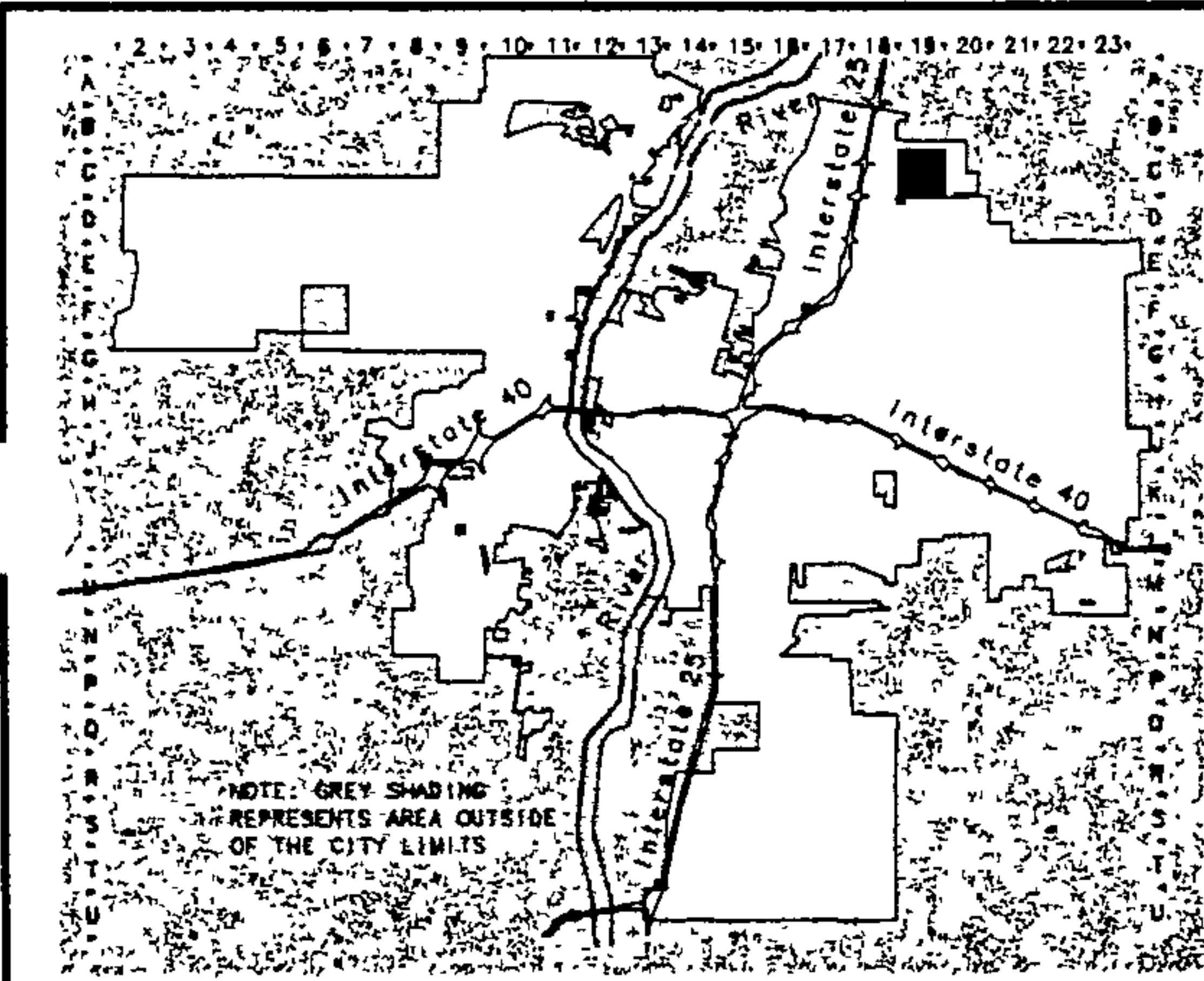
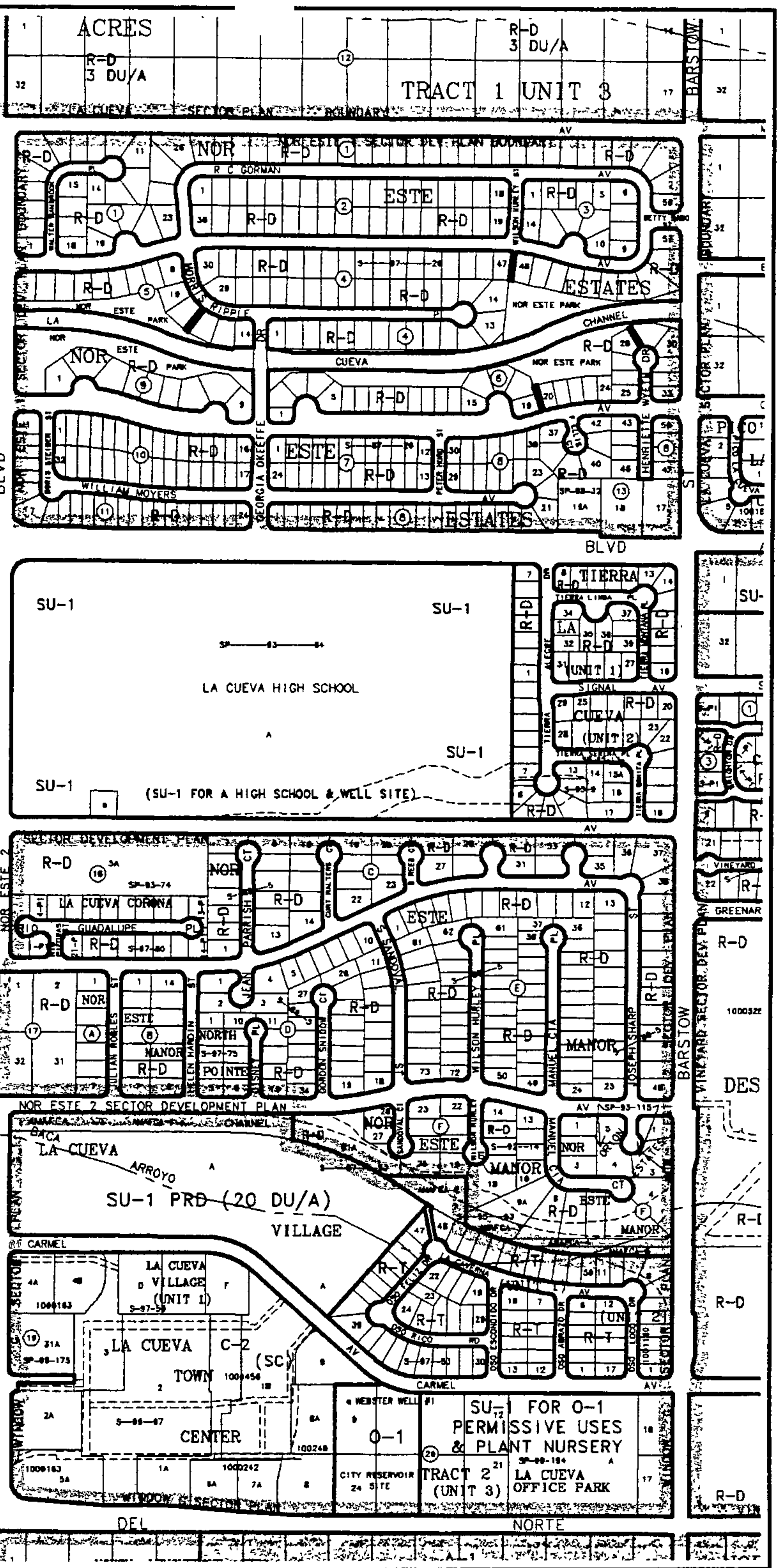
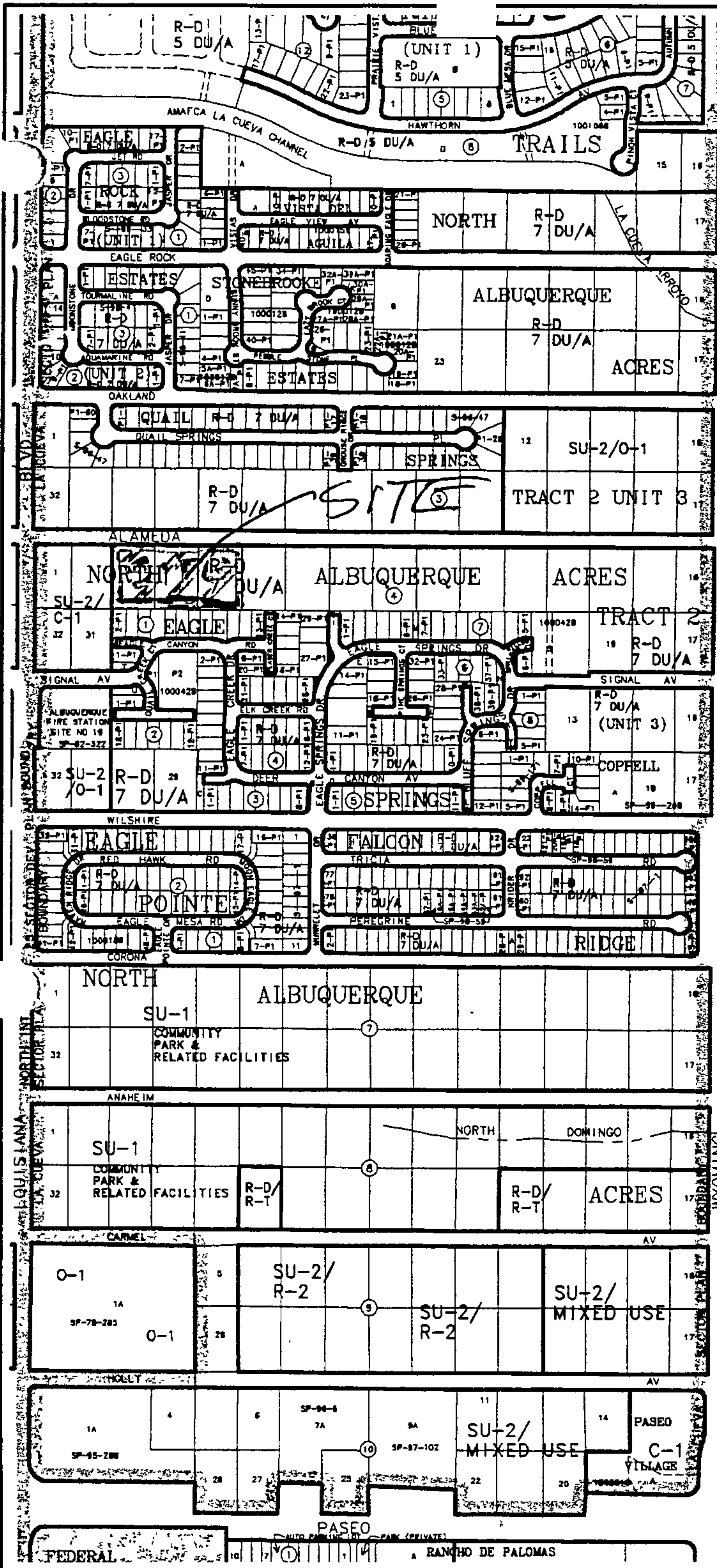
Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number, or you may contact Mr. Philip Lindborg, at 291-0353.

Regards,

A handwritten signature in black ink, appearing to read 'T. Johnston', written over a horizontal line.

Thomas D. Johnston, PS

enc.



CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

C-19-Z

Map Amended through April 03, 2002



FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME Tremontina Oeste Subdivision

AGIS MAP # C-19

LEGAL DESCRIPTION Lots 3, 4, 5, Block 4, Unit 3, North  
Albuquerque Acres

     DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division ( 2nd floor Plaza del Sol ) on 12-5-03 [date].

Dud B. Hineson  
Applicant / Agent

12-19-03  
Date

Bruce L. Bisher  
Hydrology Division Representative

12/21/03  
Date

     WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division ( 2nd floor Plaza del Sol ) on 12-9-03 [date]

Dud B. Hineson  
Applicant / Agent

12-19-03  
Date

Nancy J. Mumford  
Utilities Division Representative

12-22-03  
Date

DRB# -1003027

# TY OF ALBUQUERQ

## TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: INTERFIRST PROPERTIES Date of request: 12/22/03 Zone atlas page(s): C19

CURRENT:  
Zoning RD - 7 DU/AC  
Parcel Size (acres / sq.ft.) \_\_\_\_\_

Legal Description -  
Lot or Tract # 3,4,5 Block # 4  
Subdivision Name TRACT 2, UNIT 3, N.A.A.

### REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:	Building Permit	[ ]	
Comp. Plan		Zone Change	[ ]	a) Subdivision	<input checked="" type="checkbox"/>	Access Permit	[ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes	[ ]	Other	[ ]
				c) Amendment	[ ]		

### PROPOSED DEVELOPMENT:

No construction / development [ ]  
 New Construction   
 Expansion of existing development [ ]

### GENERAL DESCRIPTION OF ACTION: 1

# of units - 20  
 Building Size - 1300 (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative [Signature] Date 12.23.2003  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO  BORDERLINE [ ]

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [ ] NO  Mitigating reasons for not requiring TIS: Previously studied: [ ]

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature]  
TRAFFIC ENGINEER

12-23-03  
DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED \_\_\_/\_\_\_/\_\_\_  
 - FINALIZED \_\_\_/\_\_\_/\_\_\_

\_\_\_\_\_  
TRAFFIC ENGINEER

\_\_\_\_\_  
DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

ONE STOP OP... 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 Interinvest Properties  
AGENT Wayjoka Surveying  
ADDRESS 330 Louisiana Blvd. NE  
PROJECT NO. 1003027  
APPLICATION NO. 03028 02159 (02160) 02172 (02175)

\$ 1,490.<sup>00</sup> 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ 75.<sup>00</sup> 441018 / 4971000 (Notification)  
  
\$ 1,565.<sup>00</sup> Total amount due

12/24/2003 12:22PM  
X RECEIPT# 00017741 WSH# 007 TRANS# 0007  
ACCOUNT# 441018  
ACTIVITY 4971000  
Trans Amt \$1,565.00  
J24 MISC \$75.00  
CK \$1,565.00  
CHANGE \$0.00

**JOHN SURVEYING, INC.**  
1308 HUME AVE. NE. 505-255-2052  
ALBUQUERQUE, NM 87112

DATE 12/23/2003 95-32-1070

**CITY OF ALBUQUERQUE**  
Treasury Division

**THOUSAND FIVE HUNDRED SIXTY-FIVE AND 00/100 DOLLARS**

**Bank of America**  
LOC# ANN  
CH R/T 1070003

FOR PUT SUBMITAL

12/24/2003 12:22PM LOC: ANN  
X RECEIPT# 00017740 WSH# 007 TRANS# 0007  
Account# 441006 Fund# 0210  
Activity 4983000 TRSLJS  
Trans Amt \$1,565.00

10846  
\*\*\*DUPLICATED\*\*\*  
City of Albuquerque  
Treasury Division  
Security Features Included. Details on Back.

010846 107000327 0001233863

Thank You



*City of Albuquerque*  
P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

December 9, 2003

Thomas D. Johnston  
Wayjohn Surveying Inc.  
330 Louisiana Blvd. NE/87108-2062  
Phone: 255-2052/Fax: 255-2887

Dear Thomas:

Thank you for your inquiry of December 9, 2003 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 3,4,5 IN BLOCK 4, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES LOCATED ON ALAMEDA BOULEVARD NE BETWEEN LOUISIANA BOULEVARD NE AND WYOMING BOULEVARD NE, zone map C-19-19.**

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

**SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(04/09/03)



*City of Albuquerque*  
P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

December 9, 2003

Thomas D. Johnston  
Wayjohn Surveying Inc.  
330 Louisiana Blvd. NE/87108-2062  
Phone: 255-2052/Fax: 255-2887

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Sincerely,

*Stephani Winklepleck*

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(04/09/03)

## **"Attachment A"**

Thomas D. Johnston, Wayjohn Surveying, Inc.  
Zone Map: C-19

### **NORTH DOMINGO BACA N.A. (R)**

**\*Judie Pellegrino**

8515 Murrelet NE/87113 821-8516 (h)

Nancy Brault

7224 Tricia NE/87113 857-0386 (h)

### **THE QUAIL SPRINGS N.A. (R)**

**\*Goldialu G. Stone**

7116 Quail Springs Pl. NE/87113 797-5597 (h)

Susan P. Browne

7411 Quail Springs Pl. NE/87113 796-9439 (h)

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

Store USPS Trans 80  
 Wkstn sys5003 Cashier KYID5C  
 Cashier's Name BRIAN  
 Stock Unit Id WINBRIAN  
 PO Phone Number 505-346-0891  
 USPS # 3401500108

1. First Class 4.42  
 Destination: 87113  
 Weight: 0.50oz  
 Postage Type: PVI  
 Total Cost: 4.42  
 Base Rate: 0.37  
 SERVICES  
 Certified Mail 2.30  
 70000520002525523246  
 Return Receipt 1.75  
 2. First Class 4.42  
 Destination: 87113  
 Weight: 0.40oz  
 Postage Type: PVI  
 Total Cost: 4.42  
 Base Rate: 0.37  
 SERVICES  
 Certified Mail 2.30  
 70000520002525523222  
 Return Receipt 1.75  
 3. First Class 4.42  
 Destination: 87113  
 Weight: 0.50oz  
 Postage Type: PVI  
 Total Cost: 4.42  
 Base Rate: 0.37  
 SERVICES  
 Certified Mail 2.30  
 70000520002525523239  
 Return Receipt 1.75  
 4. First Class 4.42  
 Destination: 87113  
 Weight: 0.50oz  
 Postage Type: PVI  
 Total Cost: 4.42  
 Base Rate: 0.37  
 SERVICES  
 Certified Mail 2.30  
 70000520002525523253  
 Return Receipt 1.75  
 Subtotal 17.68  
 Total 17.68  
 Personal/ Business Check 17.68  
 Number of Items Sold: 4

Thank You  
 Please come again!

7000 0520 0025 2552 3229

ALBUQUERQUE, NM 87113

UNIT ID: 0108

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Total Postage & Fees	\$ 4.42

Recipient's Name (Please Print Clearly) (To be completed by mailer)  
 JUDIE PELLEGRENO, NORTON DOMINGO BARRA  
 Street, Apt. No.; or PO Box No.  
 8515 MURRELET NE  
 City, State, ZIP+4  
 ALBUQUERQUE NM 87113

PS Form 3800, February 2000 See Reverse for Instructions

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

ALBUQUERQUE, NM 87113

UNIT ID: 0108

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Total Postage & Fees	\$ 4.42

Recipient's Name (Please Print Clearly) (To be completed by mailer)  
 SUSAN P. BROWN, QUAIL SPRINGS NA  
 Street, Apt. No.; or PO Box No.  
 7411 QUAIL SPRINGS PL NE  
 City, State, ZIP+4  
 ALBUQUERQUE NM 87113

PS Form 3800, February 2000 See Reverse for Instructions

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

7000 0520 0025 2552 3222

ALBUQUERQUE, NM 87113

UNIT ID: 0108

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Total Postage & Fees	\$ 4.42

Recipient's Name (Please Print Clearly) (To be completed by mailer)  
 JUDY BRAUT, N. DOMINGO BACA NA  
 Street, Apt. No.; or PO Box No.  
 224 TRACIA NE  
 City, State, ZIP+4  
 ALBUQUERQUE NM 87113

PS Form 3800, February 2000 See Reverse for Instructions

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

ALBUQUERQUE, NM 87113

UNIT ID: 0108

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Total Postage & Fees	\$ 4.42

Recipient's Name (Please Print Clearly) (To be completed by mailer)  
 GOLDIAY STONE, QUAIL SPRINGS NA  
 Street, Apt. No.; or PO Box No.  
 7116 QUAIL SPRINGS PL NE  
 City, State, ZIP+4  
 ALBUQUERQUE NM 87113

PS Form 3800, February 2000 See Reverse for Instructions

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

GOLDIALL STONE  
QUAIL SPRINGS NEIGHBORHOOD  
ASSOCIATION  
7116 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

2. Article Number (Copy from service label)

PS Form 3811, July 1999

Domestic Return Receipt

102595-99-M-1789

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery

C. Signature  Agent  
 Addressee

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

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

4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

SUSAN P. BROWNE  
QUAIL SPRINGS NEIGHBORHOOD  
ASSOCIATION  
7411 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

2. Article Number (Copy from service label)

PS Form 3811, July 1999

Domestic Return Receipt

102595-99-M-1789

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery

C. Signature  Agent  
 Addressee

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

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

4. Restricted Delivery? (Extra Fee)  Yes

PS Form 3800, February 2000 See Reverse for Instructions

City, State, ZIP+4  
ALBUQUERQUE NM 87113

Street, Apt. No., or PO Box No.  
7116 QUAIL SPRINGS PL NE

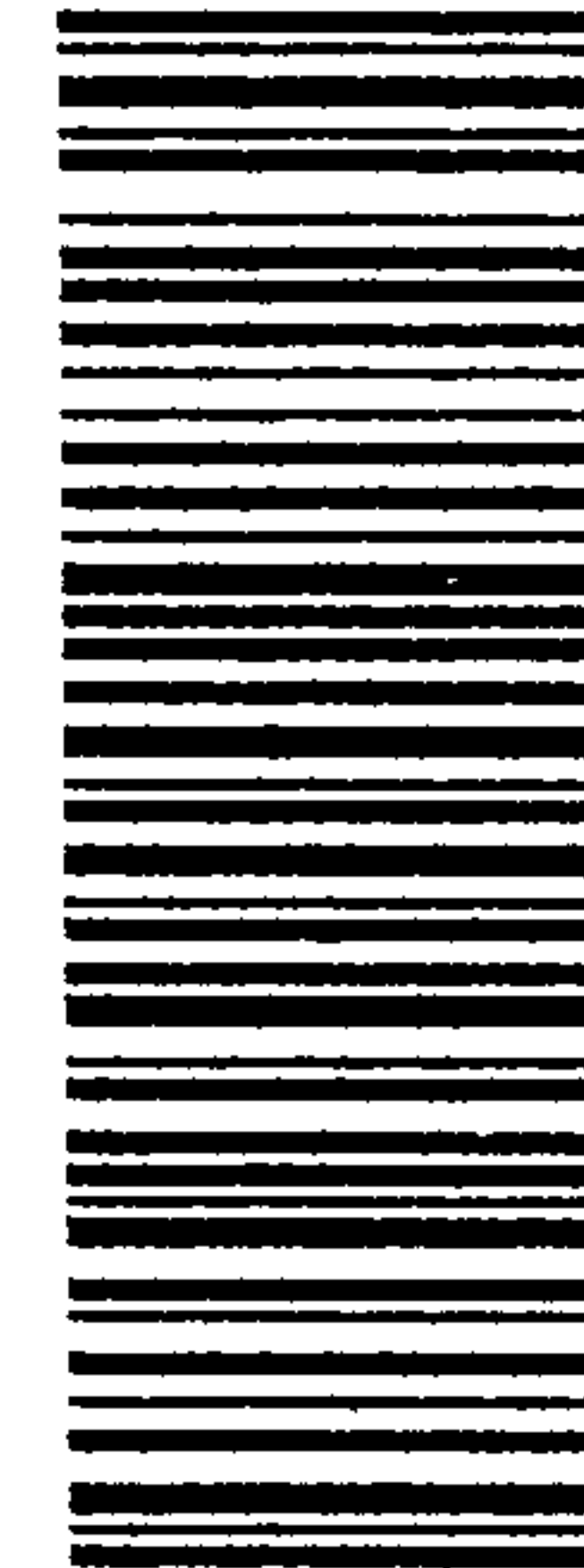
Recipient's Name (Please Print Clearly) (To be completed by mailer)  
GOLDIALL STONE, QUAIL SPRINGS NA

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

Postmark Here

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

7000 0520 0025 2552 3246  
7000 0520 0025 2552 3246



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE.  
**CERTIFIED MAIL**

PS Form 3800, February 2000 See Reverse for Instructions

City, State, ZIP+4  
ALBUQUERQUE NM 87113

Street, Apt. No., or PO Box No.  
7411 QUAIL SPRINGS PL NE

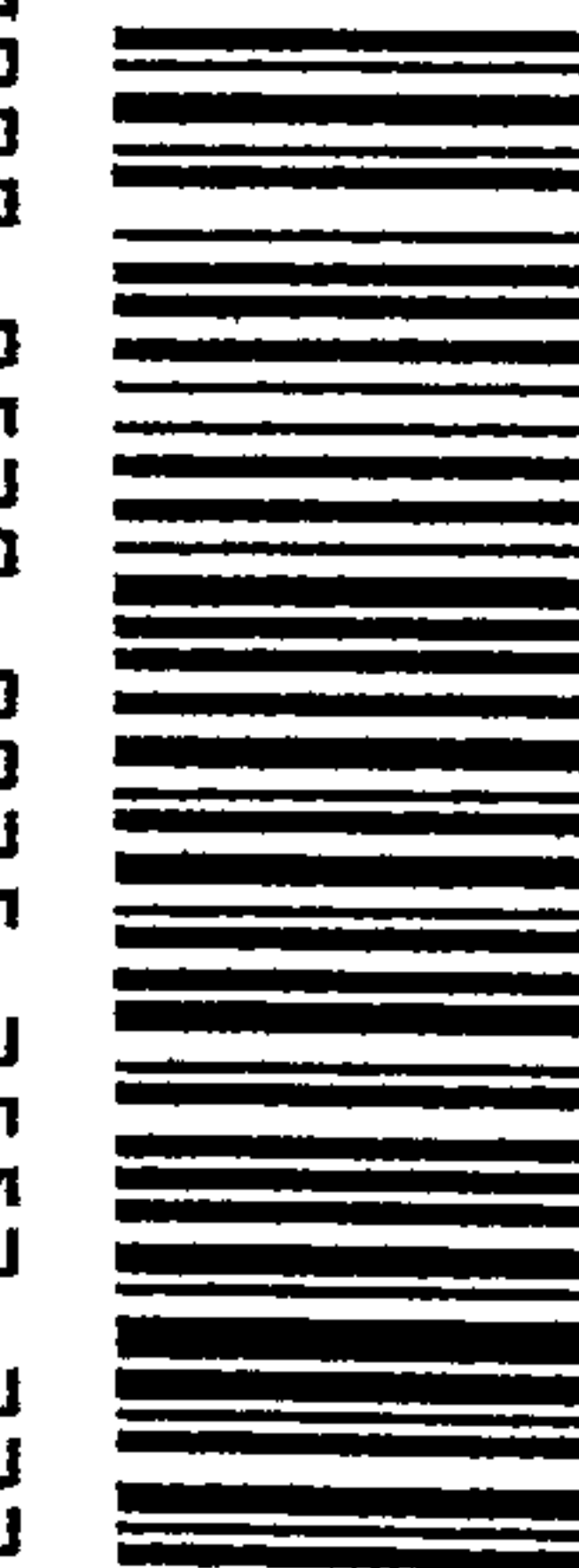
Recipient's Name (Please Print Clearly) (To be completed by mailer)  
SUSAN P. BROWNE, QUAIL SPRINGS NA

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

Postmark Here

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

7000 0520 0025 2552 3222  
7000 0520 0025 2552 3222



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE.  
**CERTIFIED MAIL**



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Received by (Please Print Clearly)	B. Date of Delivery
1. Article Addressed to: GOLDIALL STONE QUAIL SPRINGS NEIGHBORHOOD ASSOCIATION 7116 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113		C. Signature <b>X</b>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
2. Article Number (Copy from service label)		D. Is delivery address different from item 1? If YES, enter delivery address below:	<input type="checkbox"/> Yes <input type="checkbox"/> No
		3. Service Type	<input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
		4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes

PS Form 3811, July 1999      Domestic Return Receipt      102595-99-M-1789

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Received by (Please Print Clearly)	B. Date of Delivery
1. Article Addressed to: SUSAN P. BROWNE QUAIL SPRINGS NEIGHBORHOOD ASSOCIATION 7411 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113		C. Signature <b>X</b>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
2. Article Number (Copy from service label)		D. Is delivery address different from item 1? If YES, enter delivery address below:	<input type="checkbox"/> Yes <input type="checkbox"/> No
		3. Service Type	<input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
		4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes

PS Form 3811, July 1999      Domestic Return Receipt      102595-99-M-1789

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Received by (Please Print Clearly)	B. Date of Delivery
1. Article Addressed to: SUSAN P. BROWNE QUAIL SPRINGS NEIGHBORHOOD ASSOCIATION 7411 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113		C. Signature <b>X</b>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
2. Article Number (Copy from service label)		D. Is delivery address different from item 1? If YES, enter delivery address below:	<input type="checkbox"/> Yes <input type="checkbox"/> No
		3. Service Type	<input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
		4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes

PS Form 3811, July 1999      Domestic Return Receipt      102595-99-M-1789

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Received by (Please Print Clearly)	B. Date of Delivery
1. Article Addressed to: SUSAN P. BROWNE QUAIL SPRINGS NEIGHBORHOOD ASSOCIATION 7411 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113		C. Signature <b>X</b>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
2. Article Number (Copy from service label)		D. Is delivery address different from item 1? If YES, enter delivery address below:	<input type="checkbox"/> Yes <input type="checkbox"/> No
		3. Service Type	<input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
		4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes

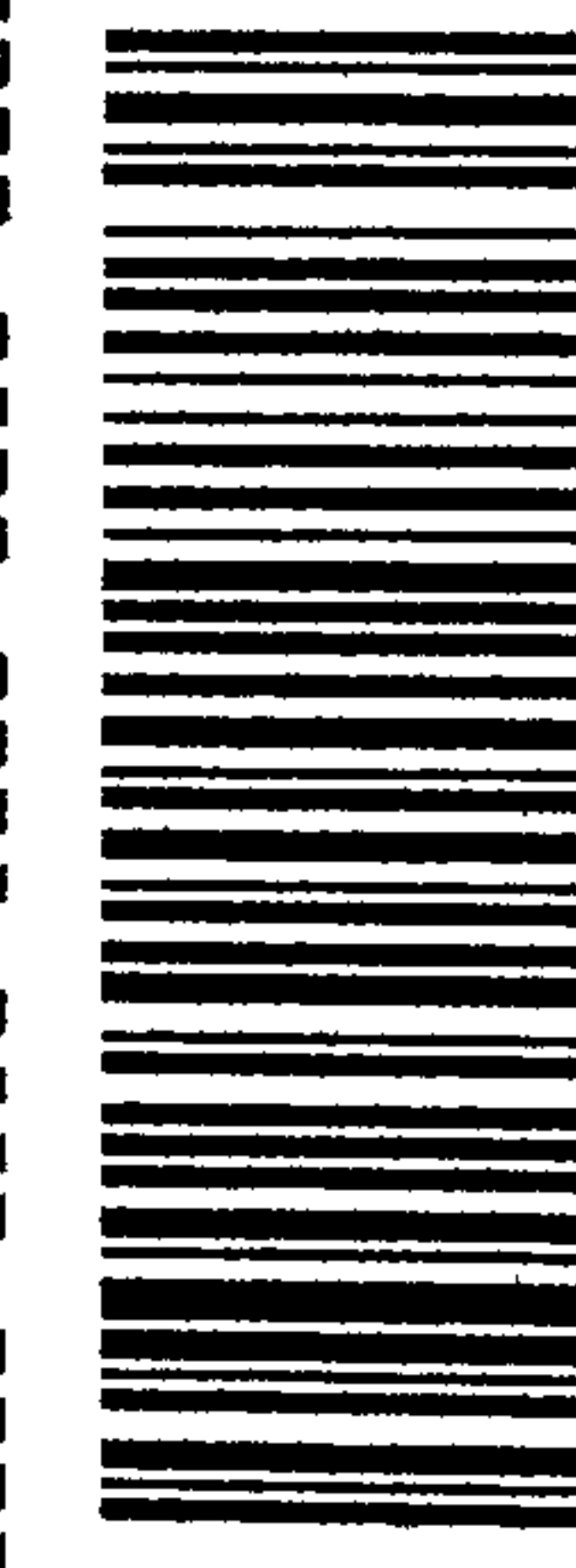
PS Form 3811, July 1999      Domestic Return Receipt      102595-99-M-1789

7000 0520 0025 2552 3246



**CERTIFIED MAIL**  
PLACE STICKER AT TOP OF ENVELOPE  
TO THE RIGHT OF RETURN ADDRESS.  
FOLD AT DOTTED LINE

7000 0520 0025 2552 3222



**CERTIFIED MAIL**  
PLACE STICKER AT TOP OF ENVELOPE  
TO THE RIGHT OF RETURN ADDRESS.  
FOLD AT DOTTED LINE

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

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

Postmark Here

Recipient's Name (Please Print Clearly) (To be completed by mailer)  
GOLDIALL STONE, QUAIL SPRINGS NA  
Street, Apt. No., or PO Box No.  
7116 QUAIL SPRINGS PL NE  
City, State, ZIP+4  
ALBUQUERQUE NM 87113

PS Form 3800, February 2000. See Reverse for Instructions.

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

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

Postmark Here

Recipient's Name (Please Print Clearly) (To be completed by mailer)  
SUSAN P. BROWNE, QUAIL SPRINGS NA  
Street, Apt. No., or PO Box No.  
7411 QUAIL SPRINGS PL NE  
City, State, ZIP+4  
ALBUQUERQUE NM 87113

PS Form 3800, February 2000. See Reverse for Instructions.

**SENDER: COMPLETE THIS SECTION**

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

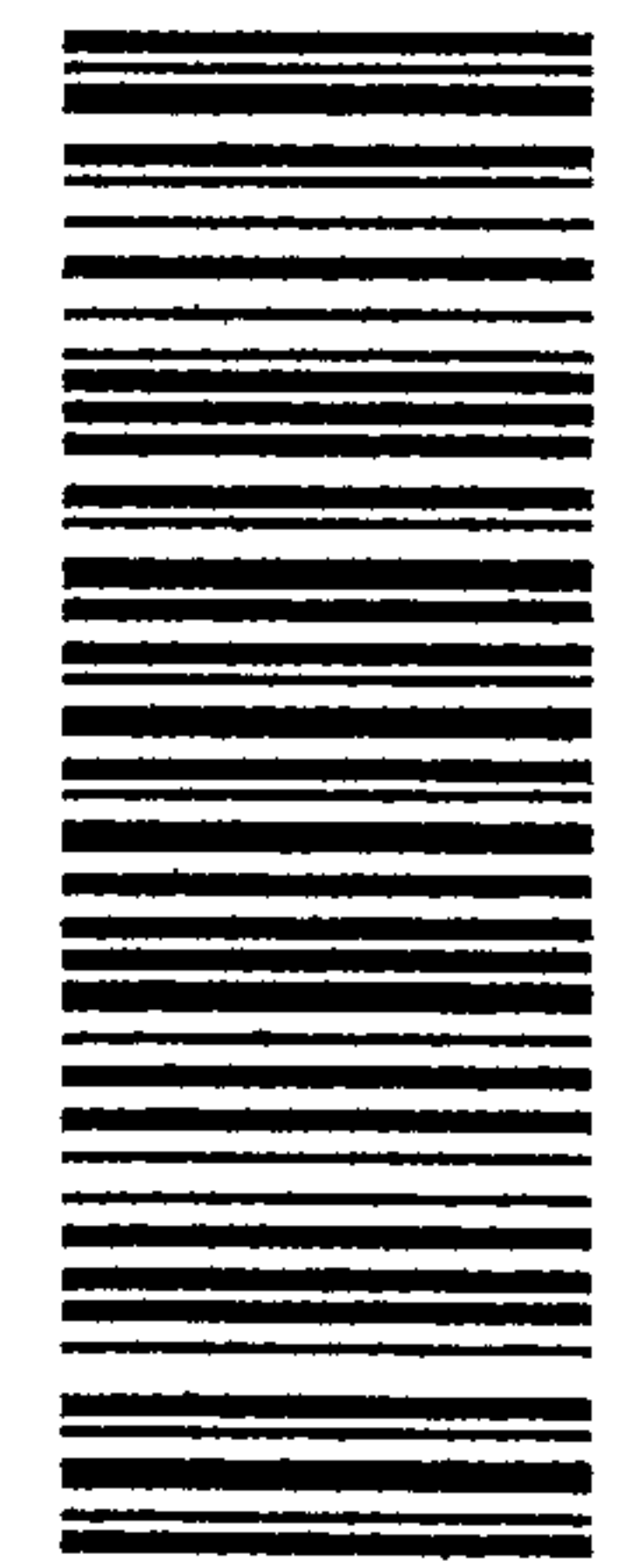
1. Article Addressed to:  
 JUDIE PELLEGRINO  
 NORTH DOMINGO BACA  
 NEIGHBORHOOD ASSOCIATION  
 8515 MURRELET NE  
 ALBUQUERQUE, NM 87113

2. Article Number (Copy from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly)		B. Date of Delivery	
C. Signature <b>X</b>		<input type="checkbox"/> Agent	<input type="checkbox"/> Addressee
D. Is delivery address different from item 1? If YES, enter delivery address below:		<input type="checkbox"/> Yes	<input type="checkbox"/> No
3. Service Type			
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail		
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise		
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.		
4. Restricted Delivery? (Extra Fee)		<input type="checkbox"/> Yes	

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE. **CERTIFIED MAIL**



7000 0520 0025 2552 3239  
 7000 0520 0025 2552 3239

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

Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees \$		
Recipient's Name (Please Print Clearly) (To be completed by mailer) JUDIE PELLEGRINO, NORTH DOMINGO BACA NE Street, Apt. No.; or PO Box No. 8515 MURRELET NE City, State, ZIP+ 4 ALBUQUERQUE NM 87113 PS Form 3800, February 2000 See Reverse for Instructions		

**SENDER: COMPLETE THIS SECTION**

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

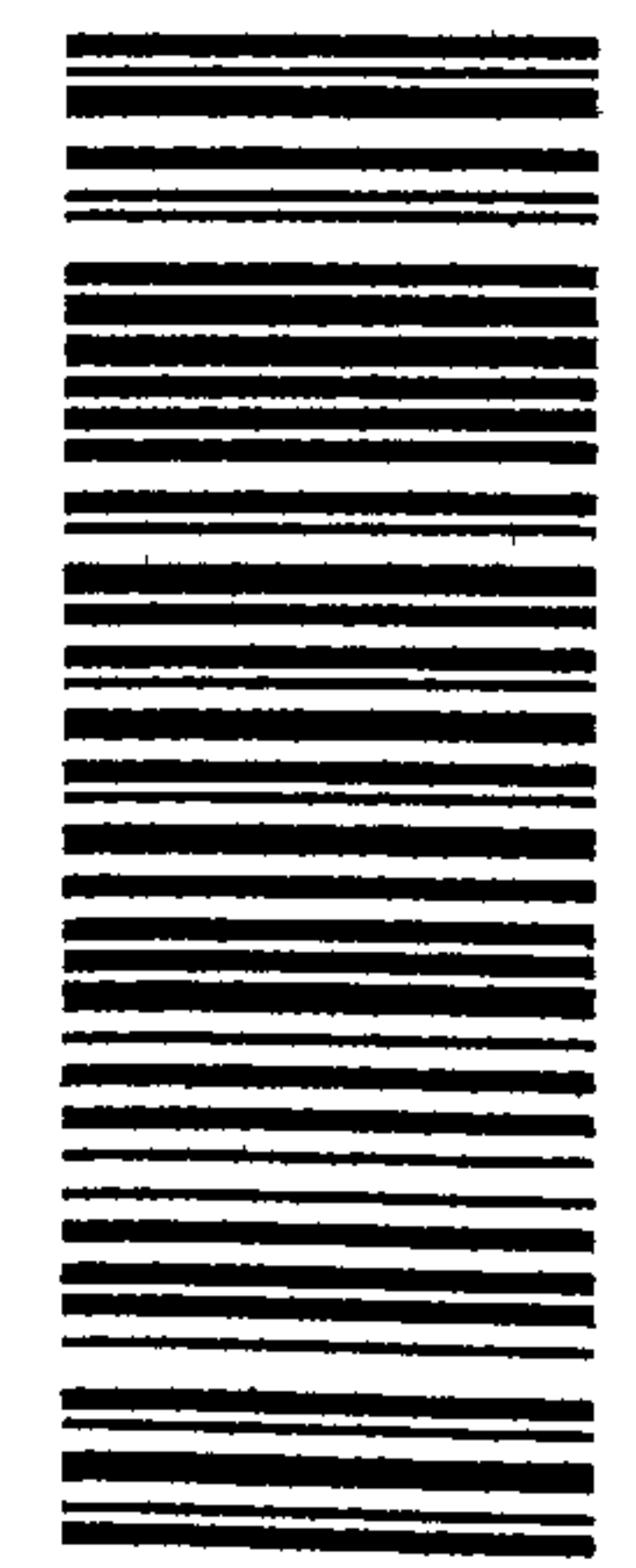
1. Article Addressed to:  
 NANCY BRAULT  
 NORTH DOMINGO BACA  
 NEIGHBORHOOD ASSOCIATION  
 7224 TRICIA NE  
 ALBUQUERQUE NM 87113

2. Article Number (Copy from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly)		B. Date of Delivery	
C. Signature <b>X</b>		<input type="checkbox"/> Agent	<input type="checkbox"/> Addressee
D. Is delivery address different from item 1? If YES, enter delivery address below:		<input type="checkbox"/> Yes	<input type="checkbox"/> No
3. Service Type			
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail		
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise		
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.		
4. Restricted Delivery? (Extra Fee)		<input type="checkbox"/> Yes	

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE. **CERTIFIED MAIL**



7000 0520 0025 2552 3253  
 7000 0520 0025 2552 3253

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

Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees \$		
Recipient's Name (Please Print Clearly) (To be completed by mailer) NANCY BRAULT, N. DOMINGO BACA NE Street, Apt. No.; or PO Box No. 7224 TRICIA NE City, State, ZIP+ 4 ALBUQUERQUE NM 87113 PS Form 3800, February 2000 See Reverse for Instructions		

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
**JUDIE PELLEGRINO**  
**NORTH DOMINGO BACA**  
**NEIGHBORHOOD ASSOCIATION**  
**8515 MURRELET NE**  
**ALBUQUERQUE, NM 87113**

2. Article Number (Copy from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery

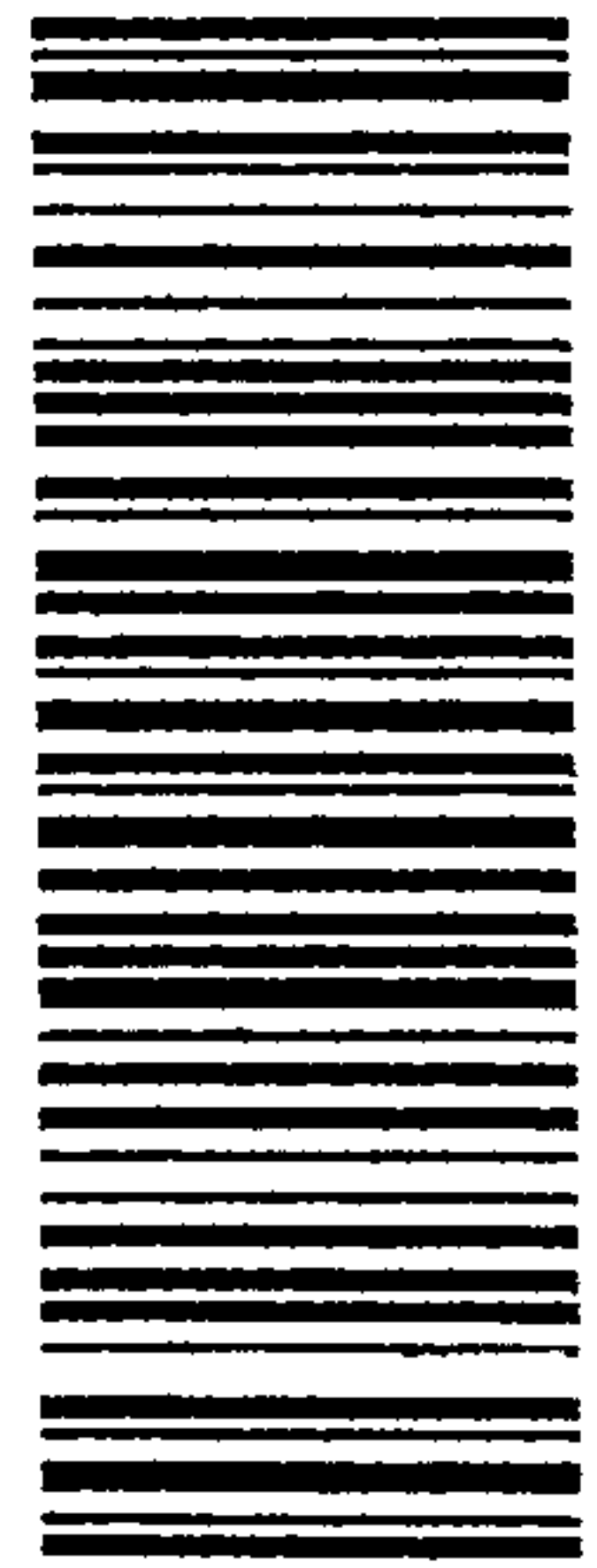
C. Signature  Agent  
 Addressee

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

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

4. Restricted Delivery? (Extra Fee)  Yes

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE. **CERTIFIED MAIL**



7000 0520 0025 2552 3239  
 7000 0520 0025 2552 3239

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

Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees \$		

Recipient's Name (Please Print Clearly) (To be completed by mailer)  
**JUDIE PELLEGRINO, NORTH DOMINGO BACA NE**  
 Street, Apt. No.; or PO Box No.  
**8515 MURRELET NE**  
 City, State, ZIP+ 4  
**ALBUQUERQUE NM 87113**  
 PS Form 3800, February 2000 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
**NANCY BRAULT**  
**NORTH DOMINGO BACA**  
**NEIGHBORHOOD ASSOCIATION**  
**7224 TRICIA NE**  
**ALBUQUERQUE NM 87113**

2. Article Number (Copy from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery

C. Signature  Agent  
 Addressee

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

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

4. Restricted Delivery? (Extra Fee)  Yes

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE. **CERTIFIED MAIL**



7000 0520 0025 2552 3253  
 7000 0520 0025 2552 3253

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

Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees \$		

Recipient's Name (Please Print Clearly) (To be completed by mailer)  
**NANCY BRAULT, N. DOMINGO BACA N/A**  
 Street, Apt. No.; or PO Box No.  
**7224 TRICIA NE**  
 City, State, ZIP+ 4  
**ALBUQUERQUE NM 87113**  
 PS Form 3800, February 2000 See Reverse for Instructions



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

December 24, 2003

North Domingo Baca Neighborhood Association  
Nancy Brault  
7224 Tricia NE  
Albuquerque, NM 87113

Dear Ms. Brault:

I am writing you on behalf of my client, Philip Lindborg. My client seeks to create a 20 lot subdivision from Lots 3, 4, and 5, Block 4, Tract 2, Unit 3, North Albuquerque Acres. The location of the site is vacant land on Alameda Boulevard, NE, between Louisiana Boulevard, NE and Wyoming Boulevard NE. This letter is a supplemental notification letter to include the type of submittal proposed.

This submittal will be a major subdivision. We are submitting a subdivision plat, a site plan for subdivision, a conceptual grading plan, a request for sidewalk variance, deferral and waiver, and an infrastructure list. This submittal is scheduled for today, December 24, 2003. The meeting will be advertised and will be scheduled for January 21, 2004.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number, or you may contact Mr. Philip Lindborg, at 291-0353.

Regards,

Thomas D. Johnston, PS

enc.



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

December 24, 2003

North Domingo Baca Neighborhood Association  
Judie Pellegrino  
8515 Murrelet NE  
Albuquerque, NM 87113

Dear Ms. Pellegrino:

I am writing you on behalf of my client, Philip Lindborg. My client seeks to create a 20 lot subdivision from Lots 3, 4, and 5, Block 4, Tract 2, Unit 3, North Albuquerque Acres. The location of the site is vacant land on Alameda Boulevard, NE, between Louisiana Boulevard, NE and Wyoming Boulevard NE. This letter is a supplemental notification letter to include the type of submittal proposed.

This submittal will be a major subdivision. We are submitting a subdivision plat, a site plan for subdivision, a conceptual grading plan, a request for sidewalk variance, deferral and waiver, and an infrastructure list. This submittal is scheduled for today, December 24, 2003. The meeting will be advertised and will be scheduled for January 21, 2004.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number, or you may contact Mr. Philip Lindborg, at 291-0353.

Regards,

Thomas D. Johnston, PS

enc.



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

December 24, 2003

The Quail Springs Neighborhood Association  
Susan P. Browne  
7411 Quail Springs Place NE  
Albuquerque, NM 87113

Dear Ms. Browne:

I am writing you on behalf of my client, Philip Lindborg. My client seeks to create a 20 lot subdivision from Lots 3, 4, and 5, Block 4, Tract 2, Unit 3, North Albuquerque Acres. The location of the site is vacant land on Alameda Boulevard, NE, between Louisiana Boulevard, NE and Wyoming Boulevard NE. This letter is a supplemental notification letter to include the type of submittal proposed.

This submittal will be a major subdivision. We are submitting a subdivision plat, a site plan for subdivision, a conceptual grading plan, a request for sidewalk variance, deferral and waiver, and an infrastructure list. This submittal is scheduled for today, December 24, 2003. The meeting will be advertised and will be scheduled for January 21, 2004.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number, or you may contact Mr. Philip Lindborg, at 291-0353.

Regards,

Thomas D. Johnston, PS

enc.



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

December 24, 2003

The Quail Springs Neighborhood Association  
Goldialu G. Stone  
7116 Quail Springs Place NE  
Albuquerque, NM 87113

Dear Ms. Stone:

I am writing you on behalf of my client, Philip Lindborg. My client seeks to create a 20 lot subdivision from Lots 3, 4, and 5, Block 4, Tract 2, Unit 3, North Albuquerque Acres. The location of the site is vacant land on Alameda Boulevard, NE, between Louisiana Boulevard, NE and Wyoming Boulevard NE. This letter is a supplemental notification letter to include the type of submittal proposed.

This submittal will be a major subdivision. We are submitting a subdivision plat, a site plan for subdivision, a conceptual grading plan, a request for sidewalk variance, deferral and waiver, and an infrastructure list. This submittal is scheduled for today, December 24, 2003. The meeting will be advertised and will be scheduled for January 21, 2004.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number, or you may contact Mr. Philip Lindborg, at 291-0353.

Regards,

Thomas D. Johnston, PS

enc.





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

DRB- 1003027                      Item No. 16                      Zone Atlas C-19

DATE ON AGENDA 10-22-03

INFRASTRUCTURE REQUIRED ( ) YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

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

No.	Comment
□	

If you have any questions or comments please call ~~Richard Dourte~~  
at 924-3990. Meeting notes: WILFRED GALLOS  
3791

- ① R.O.W DEDICATION OF COMPLIANCE WITH ALAMODA  
CORRIDOR STUDY?  
ALAMODA (BIKE LANES) PRINCIPAL RT. 120  
124' + 12' = 136'                      68'  
DEDICATION SHOULD BE 38'
- ② SIDEWALK VARIANCE SKETCH NEEDED
- ③ NO VARIANCE ON EAST/WEST STREET (USE 44' R.O.W)
- ④ INFRASTRUCTURE REQ'D



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
P.O. BOX 1295 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003027**

**AGENDA ITEM NO: 16**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED X; WITHDRAWN

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

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

FOR:

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

**DATE:** October 22, 2003

*discussed*

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
October 22, 2003 Comments**

**ITEM # 16**

**PROJECT # 1003027**

**APPLICATION # 03DRB-01721**

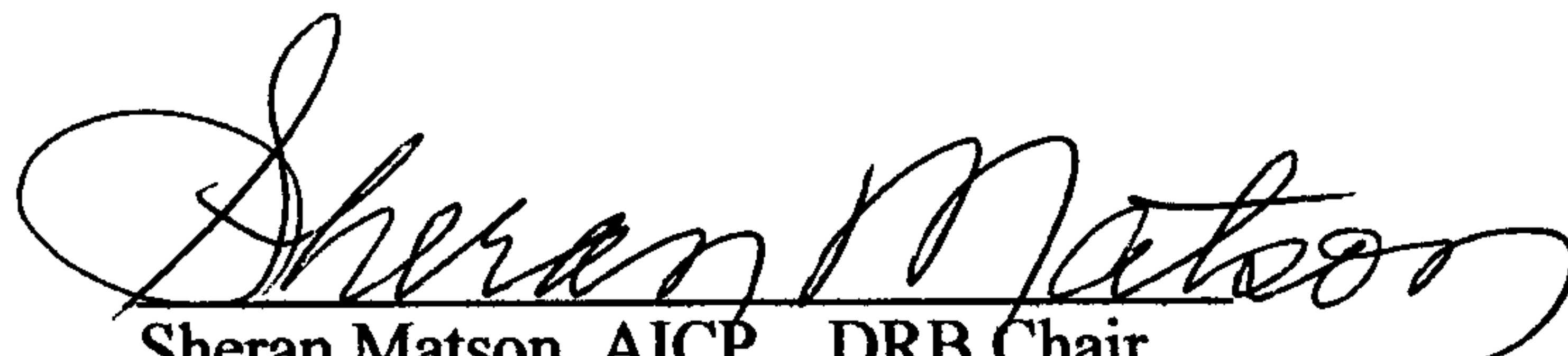
**RE: Lots 3, 4, 5, Block 4, Unit 3, North Albuquerque Acres, Tract 2/sketch**

A perimeter wall submittal is required at the time of preliminary plat application.

This property lies within the boundaries of the La Cueva Sector Development Plan. Since the proposed lots are smaller than 6,000 square feet, a DRB approved site development plan for subdivision is required. Also, the Design Regulations on pages 30-37 of the plan must be followed in developing the site plan.

The site plan must either proceed the platting action or be heard at DRB simultaneously.

If you have questions as you proceed, please call me.



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



<p><b>SUBDIVISION</b></p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> ... for Subdivision Purposes</p> <p><input type="checkbox"/> ... for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form <b>S</b></p> <p><i>SKETCH, V</i></p> <p><b>P</b></p> <p><b>L</b></p>	<p>Supplemental form <b>Z</b></p> <p><b>ZONING</b></p> <p><input type="checkbox"/> Annexation &amp; Zone Establishment</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Zone Change</p> <p><input type="checkbox"/> Text Amendment</p> <p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal</p>	<p><b>Z</b></p> <p><b>A</b></p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: <u>Interfirst Properties, Inc.</u>	PHONE: <u>291-0353</u>
ADDRESS: <u>12809 Donette Court NE</u>	FAX: <u>293-3580</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87112</u>	E-MAIL: _____
Proprietary interest in site: <u>Developer</u>	
AGENT (if any): <u>Thompson Engineering Consultants, Inc.</u>	PHONE: <u>271-2199</u>
ADDRESS: <u>4800 Juan Tabo NE, Suite C</u>	FAX: <u>237-8422</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87111</u>	E-MAIL: <u>tecnm@yahoo.com</u>

**DESCRIPTION OF REQUEST:** Sketch Plat Review of Subdivision

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

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

Lot or Tract No. Lots 3, 4, & 5 Block: 4 Unit: 3

Subdiv. / Addn. North Albuquerque Acres, Tract 2

Current Zoning: R-D, 7DU/AC Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): C-19 No. of **existing** lots: 3 No. of **proposed** lots: 20

Total area of site (acres): 2.66 Density if applicable: dwellings per gross acre: 7 dwellings per net acre: 11

Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No

UPC No. 101906404035620230, 101906405735620229, 101906407335620228 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Alameda Boulevard NE

Between: Louisiana Boulevard NE and Wyoming Boulevard NE

**CASE HISTORY:**

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

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

SIGNATURE David B. Thompson DATE 10-07-03

(Print) David B. Thompson  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>03DRP</u> - _____ - <u>01721</u></p> <p>_____ - _____ - _____</p> <p>_____ - _____ - _____</p> <p>_____ - _____ - _____</p> <p>Hearing date <u>10/22/03</u></p> <p><u>Baker</u> <u>10/17/03</u></p> <p>Planner signature / date</p>	<p>Action</p> <p><u>Sketch</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>331</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>0</u></p>
---	---	---	--	--

Project # 1003027

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

David B. Thompson  
Applicant name (print)  
[Signature]  
Applicant signature / date  
10-7-03

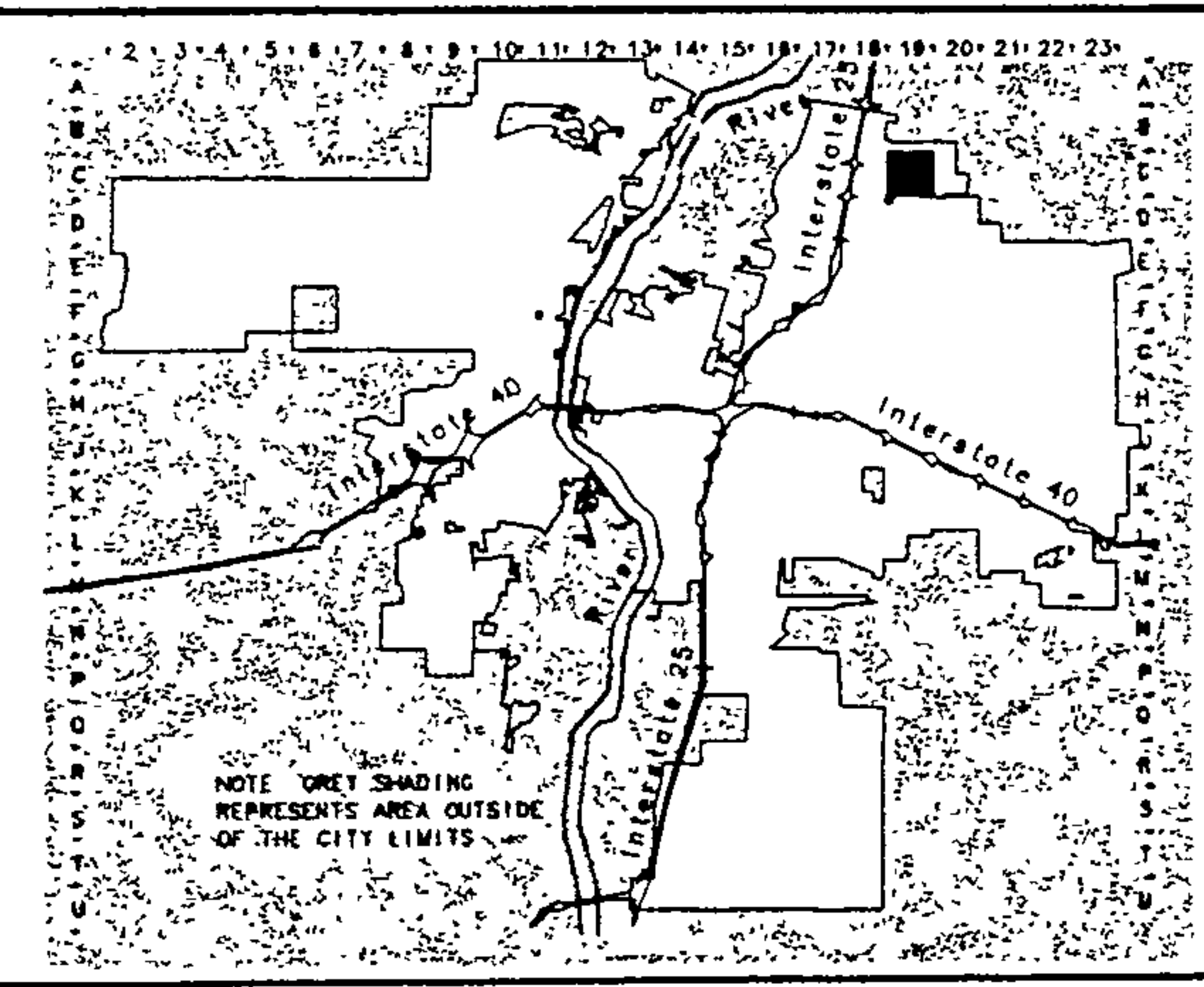
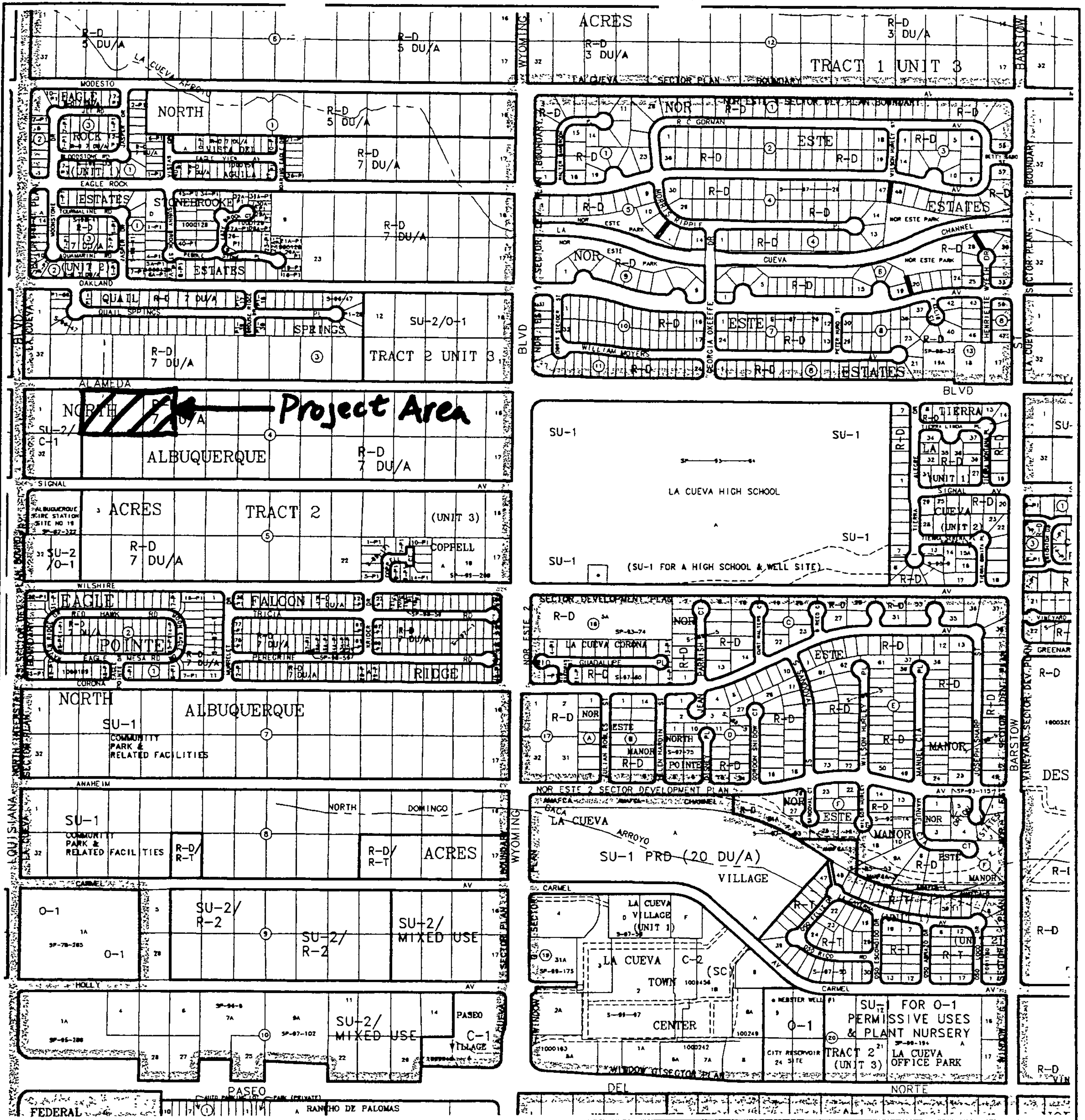


Form revised February 2003

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

Application case numbers  
03DRB - 01721

[Signature] 10/7/03  
Planner signature / date  
**Project # 1003027**



GRAPHIC SCALE IN FEET  
250 0 750 1000

**CITY OF Albuquerque**

**Albuquerque Geographic Information System**

**PLANNING DEPARTMENT**

© Copyright 2001

**Zone Atlas Page**

**C-19-Z**

Map Amended through July 20, 2001

**THOMPSON** Engineering Consultants, Inc.

October 7, 2003

Ms. Claire Senova  
DRB Administrative assistant  
Land Development Coordination Division/Planning  
Plaza del Sol – 2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

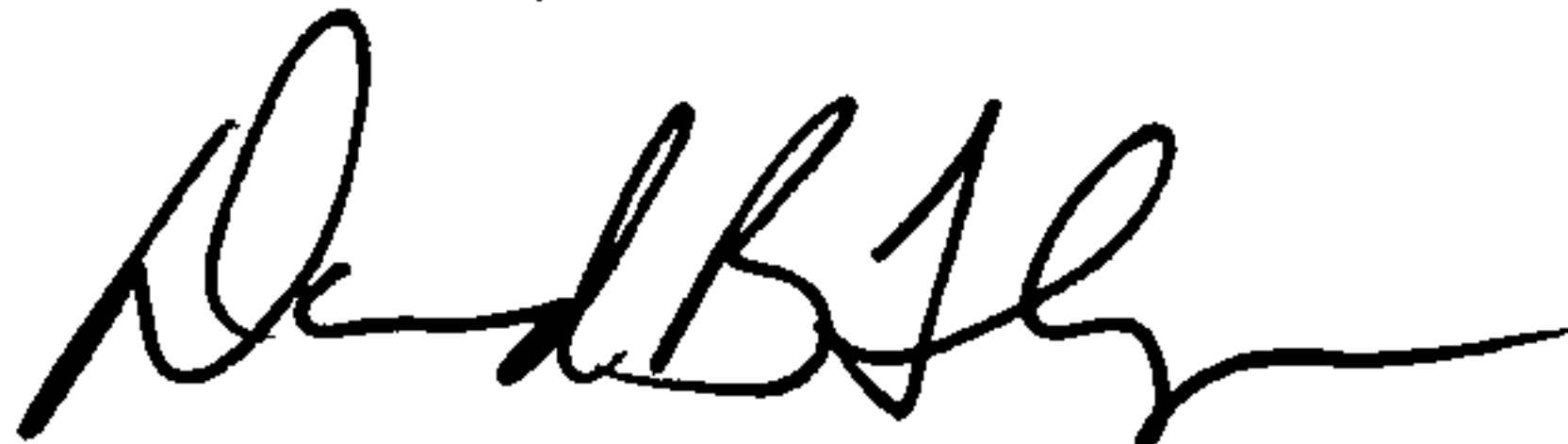
**RE: REQUEST FOR SKETCH PLAT REVIEW FOR LOTS 3, 4, & 5,  
BLOCK 4, NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3**

Dear Ms. Senova:

Please schedule a Sketch Plat Review at DRB for The above referenced subdivision. Enclosed are a DRB application, a zone atlas page with project area identified, and six copies of the conceptual layout for the proposed subdivision. The subdivision is proposed to have 20 single family residential lots with a minimum width of 40 feet. The property is currently zoned R-D, 7 DU/AC. It is our understanding that the lots require a minimum area of 3600 square-feet. We would like to request a sidewalk waiver for the hammerheads shown on the east and west end of the subdivision. We would also like to request a sidewalk variance to eliminate the sidewalk on one side of the east west road. This road would have a 44-foot right-of-way following intermittent parking requirements. The sketch plat shows a 40-foot right-of-way which accounts for the elimination of sidewalk on one side of the street.

If you should have any questions please call me at 271-2199.

Sincerely,



David B. Thompson, PE