

#17
9/27



COMPLETED 06/27/05 Sth

DRB CASE ACTION LOG (FINAL PLAT) *ell*

REVISED 2/5/04

440.2080

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.: 05DRB-00997(FP)

Project # 1003030

Project Name EL RANCHO GRANDE UNIT 15

Agent: Bohannon Huston Inc.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/22/05 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): *Recording*
DM
6/24/05

- 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.** *OKM*



Called 06/24/05 to say plat was filed Sth

Project Number 1003030

#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.: 05DRB-00997(FP)
Project Name EL RANCHO GRANDE UNIT 15
Agent: Bohannon Huston Inc.

Project # 1003030
Phone No.: 823-1000

Project Number 100 3030

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/22/05 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): Recording
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- _____
- _____

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- Copy of recorded plat for Planning.** OK



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 22, 2005

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

1. **Project # 1000635**
05DRB-00904 Major-One Year SIA

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] [Deferred from 6/22/05] (E-12)
DEFERRED AT AGENT'S REQUEST TO 6/29/05.

2. **Project # 1000650**
05DRB-00903 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 00EPC00905, 00EPC00907, 04DRB00277] (P-10) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003874**
05DRB-00894 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16-D, 16-E and 16-F, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW. [REF: 04DRB00717, 04DRB01892, 05DRB00032, 05DRB00033, 05DRB00034, 05DRB00035, 05DRB00126, 05DRB00199, 05DRB00342] (N-8) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004223**
05DRB-00884 Major-Vacation of Public Easements
05DRB-00885 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] [Deferred from 6/22/05] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

5. **Project # 1004228**
05DRB-00888 Major-Vacation of Pub
Right-of-Way
- PHILIP TURNER agent(s) for JAMES P GUTHRIE request(s) the above action(s) for all or a portion of Tract(s) 89A2, 89B2, 89B3, 89C3, 89C4 SUNRISE HEIGHTS ADDITION, (to be known as **GUTHRIE COMMERCE PARK**) zoned M-1, located on MONTANO NE and RENAISSANCE NE containing approximately 1 acre(s). (F-15) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
6. **Project # 1004232**
05DRB-00896 Major-Vacation of
Public Easements
- MIGUEL TRUJILLO agent(s) for WILLIAM WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Will be readvertised] (L-15) **INDEFINITELY DEFERRED ON A NO SHOW.**
7. **Project # 1004233**
05DRB-00899 Major-Preliminary Plat
Approval
05DRB-00900 Major-Vacation of
Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer
SDWK
- BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [*Deferred from 6/22/05*] (H-9, J-8, J-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

8. **Project # 1004071**
05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E,** zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05 & 5/11/05 & 6/1/05]* (C-9) **BULK LAND VARIANCE APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, RECORDING OF PLAT AND AGIS DXF FILE.**
9. **Project # 1004204**
05DRB-00871 Major-Vacation of Public Easements
- PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2,** zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] *[Deferred from 6/15/05]*(J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
- 05DRB-01007 Minor-Prelim&Final Plat Approval
- PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2,** zoned R-1 residential zone, located on SILKWOOD AVE NW and LOS VOLCANES RD NW and containing approximately 1 acre(s). [REF: S-93-23, DRB-96-150] (J-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF GRADING PERMIT AND ACCEPTANCE OF STORM DRAIN IN LOS VOLCANES AND PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

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.

- 10. Project # 1004266**
05DRB-01017 Minor-SiteDev Plan
BldPermit
- ADVANCED ENGINEERING & CONSULTING agent(s) for MAVERICK DEVELOPMENT INC., RON SPRADLIN request(s) the above action(s) for all or a portion of Lot(s) 29, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP, located on ALAMEDA DR NE, between ALAMEDA PARK DR NE and the AMAFCA NORTH DIVERSION CHANNEL, containing approximately 2 acre(s). [REF: DRB-98-223] [Deferred from 6/22/05] (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**
- 11. Project # 1000195**
05DRB-01016 Minor-SiteDev Plan
Subd/EPC
05DRB-01018 Minor-SiteDev Plan
BldPermit/EPC
- MARK GOODWIN & ASSOCIATES agent(s) for GRAYBAR ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK ADDITION**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE, between NBSR RR AND BROADWAY NE and containing approximately 5 acre(s). [REF: 05EPC00584, 05EPC00583] [Elvira Lopez, EPC Case Planner] (H-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND PLANNING FOR EPC CASE PLANNER'S INITIALS.**
- 05DRB-01014 Minor-Prelim&Final Plat
Approval
05DRB-01015 Minor-Vacation of
Private Easements
- MARK GOODWIN & ASSOCIATES, PA agent(s) for HENSLEY CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK**, (to be known as **GRAYBAR ELECTRIC**) zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE and BROADWAY BLVD NE and containing approximately 5 acre(s). (H-14) **PRELIMINARY**

PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENTS. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

- 12. Project # 1003859**
05DRB-00994 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY GRAHAM III, OVENWEST CORPORATION AND CITY OF ALBUQUERQUE, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845] [**Juanita Garcia, EPC Case Planner**] (E-12/F-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MTB APPROVAL, NMDOT APPROVAL AND DMD APPROVAL.**

- 05DRB-01010 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s).[REF: [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845](E-12/F-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: A PUBLIC DRAINAGE EASEMENT IS REQUIRED ON TRACT 9. A WATERLINE MUST BE RELOCATED AND ACCEPTED BY WATER UTILITY DEPARTMENT**

OR HAVE A TEMPORARY EASEMENT IN PLACE FOR THE EXISTING WATER LINE LOCATION. A ROUND-ABOUT DESIGN SHALL BE PROVIDED. STREET INTERSECTION ANGLES MUST BE REEVALUATED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

13. **Project # 1003883**
05DRB-00999 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, **JOURNAL CENTER PHASE 2, UNIT 1**, zoned IP, located on TIBURON ST NE and JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING DIMENSIONS AND PLANNING FOR WRITTEN COMMENTS AND 3 COPIES OF THE SITE PLAN.**

05DRB-01000 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, **JOURNAL CENTER PHASE 2, UNIT 1**, (to be known as **JOURNAL CENTER LAW OFFICES**) zoned IP, located on TIBURON ST NE, between JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROVIDE A SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. **Project # 1003057**
05DRB-00980 Minor-SiteDev Plan
BldPermit

KEN HOVEY, agent(s) for I-40 GATEWAY WEST LLC request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A-2-C-1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP industrial park zone, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 7 acre(s).[REF: Z-97-11, AA-98-54] [Given Project #1004257 in error.] [Deferred from 6/22/05] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

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

15. **Project # 1003591**
05DRB-00996 Minor-Final Plat
Approval

BOHANNAN HUSTON INC. agent(s) for D.R. HORTON, INC. request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUNGATE ESTATES SUBDIVISION, UNIT 1**, zoned R-2 FOR R-T & R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and 98TH ST SW containing approximately 46 acre(s). [REF: 04DRB-01185] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PLAT RECORDING.**

16. **Project # 1003429**
05DRB-00995 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 16B and 16C, EL RANCHO GRANDE (to be known as **SIERRA RANCH SUBDIVISION, UNIT 1**) zoned R-LT, R-D, located on GIBSON BLVD SW, and containing approximately 62 acre(s). (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

17. **Project # ~~1003030~~**
05DRB-00997 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s).[REF: 05DRB00282] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

18. **Project # 1003571**
05DRB-01002 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, ATRISCO GRANT (to be known as **EL RANCHO GRANDE, UNIT 9B**) zoned R-LT residential zone, located south of BLAKE RD NW and west of the AMOLE CHANNEL and containing approximately 35 acre(s). [REF: 04DRB01518] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK WAIVER APPLICATION, TRACT A REFERENCE, AMAFCA LICENSE AGREEMENT FOR WATER AND SEWER LINES AND PLANNING FOR RECORDING OF PLAT.**

19. **Project # 1002857**
05DRB-01004 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 2**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s).[REF:Z-99-8] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING. UNIT 2 NEEDS TO BE RECORDED FIRST.**

05DRB-01006 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 3**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s). [REF: Z-99-8, SPR-95-22] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

20. **Project # 1003696**
05DRB-00998 Minor-Prelim&Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for J D HOME CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 26 and 27, **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). (L-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1003624**
05DRB-01001 Minor-Prelim&Final Plat
Approval

MICHAEL RENFRO, request(s) the above action(s) for all or a portion of Tract(s) 22-A, 22-B, 38-A and 38-B, M.R.G.C.D. MAP #34, (to be known as **SAN ISIDRO GARDENS**) zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [REF: 04ZHE01281] [Deferred from 6/22/05] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

22. **Project # 1004178**
05DRB-01013 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC., agent(s) for GREVEY INVESTMENTS, request(s) the above action(s) for all or a portion of Tract(s) D, E, F & G, Block(s) 27, (to be known as **MESA VILLAGE**) zoned C-1, C-2 and O-1, located on EUBANK BLVD NE between LOMAS BLVD NE and WALKER DR NE, containing approximately 5 acre(s). [REF: 05DRB00794] (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

23. **Project # 1003238**
05DRB-01012 Major-Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**) zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] (H-12/H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENTS ON PARCELS D & E FOR WATER/SEWER SERVICES (OR SHOW OFFSITE EASEMENTS FOR LOTS NEXT TO PARCEL E) AND TO PLANNING FOR M.R.G.C.D. SIGNATURE AND PLAT RECORDING.**

24. **Project # 1004264**
05DRB-01003 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN, PA agent(s) for TERRY & SHIRLEY CURRY request(s) the above action(s) for all or a portion of Lot(s) 20, 21 and 22, Block(s) 3, **DEL NORTE ADDITION**, zoned R-1, located on ESPANOLA NE, between COPPER NE and GIRARD NE containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
25. **Project # 1003629**
05DRB-01008 Minor-Prelim&Final Plat
Approval
- ARMIJO SURVEYING agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION**, zoned R-D, located on 97TH ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55] (L-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
26. **Project # 1004261**
05DRB-00988 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for MATT SMITH request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF W. D. KING & C. D. KING**, and Tract(s) 140, **M.R.G.C.D. MAP 38**, zoned SU-2, located on CENTRAL AVE SW, between SAN PASQUALE AVE SW and CHACOMA PL SW containing approximately 1 acre(s). [REF: LUC-9-25, LUC-98-7, LUC-95-31, LUC-94-1] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG SAN PASQUALE AND PLANNING FOR AGIS DXF FILE.**

27. **Project # 1003554**
05DRB-00530 Minor- Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, SKYLINE HEIGHTS, (to be known as **CENTRAL PARK PLACE, PHASE 1**) zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05 and 4/20/05 FINAL PLAT WAS INDEF DEFERRED FOR SIAJ* (L-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

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

28. **Project # 1000696**
05DRB-00977 Minor-Sketch Plat or
Plan

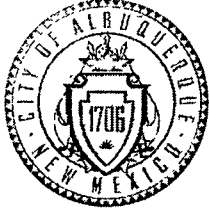
MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between EAGLE RANCH RD NW and LA ORILLA RD NW containing approximately 7 acre(s). (D-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1004258**
05DRB-00984 Minor-Sketch Plat or
Plan

KIMBERLY A. KIEGEL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 32, **MONTEREY HILLS ADDITION, UNIT 2**, zoned R-1, located on SAN RAFAEL SE, between GIRARD SE and RICHMOND SE containing approximately 1 acre(s).(L-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1004232**
05DRB-00991 Minor-Sketch Plat or Plan
- MIGUEL TRUJILLO agent(s) for WILLIAM K WILSON, request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 13, **CLAYTON HEIGHTS**, zoned C-2, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Was issued Project #1004262 in error.] (L-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
31. **Project # 1004267**
05DRB-01019 Minor-Sketch Plat or Plan
- GARY MIRABAL request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF MANUEL GONZALES (to be known as **VILLA PLAZA VIEJA**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between MONTOYA RD NW and CENTRAL AVE NW containing approximately 2 acre(s). [REF: DRB-97-247] (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
32. **Project # 1004240**
05DRB-00918 Minor-Sketch Plat or Plan
- SCHARLES WILDER agent(s) for ED GARCIA request(s) the above action(s) for all or a portion of Tract(s) 87A2, 87B1, 87B2, 87B3, 88, 89A, A2 and A1, **MAES-ERNEST**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and MEADOW VIEW RD NW containing approximately 3 acre(s). [Deferred from 6/15/05] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
33. Approval of the Development Review Board Minutes for June 8, 2005. **DRB MINUTES FOR JUNE 8, 2005 WERE APPROVED.**

ADJOURNED: 12:55 P.M.



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

Development Review Board Comments

Project Number: 1003030
Application Number: 05DRB-00997

DRB Date: 6/22/2005
Item Number: 17

Subdivision:

Tracts 15, El Rancho Grande, Unit 15

Zoning: RLT

Zone Page: N-08

New Lots (or units) : 126

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

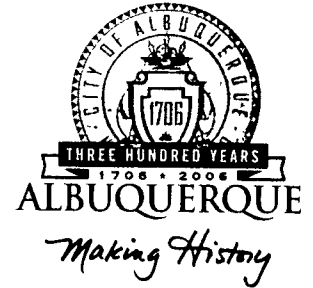
Parks and Recreation Comments:

Park Dedication requierments were met through an existing agreement for a 6 acre park within El Rancho Grande Unit 17.

Signed: CS
 Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003030

AGENDA ITEM NO: 17

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

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

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 22, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 22, 2005
DRB Comments**

AGENDA ITEM # 17

PROJECT # 1003030

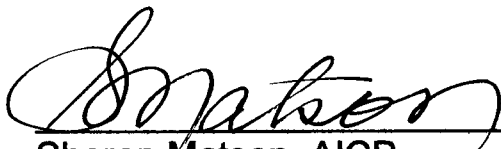
APPLICATION # 05-00997

RE: Tract 15, El Rancho Grande, Unit 15/final plat

Are there any differences between the preliminary plat & the final plat?

SIA is recorded. No objection to the final plat.

However, Planning will take delegation until the plat is ready for recording as Planning is required to file the plat per the Subdivision Ordinance.



Sheran Matson, AICP
924-3880 fax 924-3864
smatson@cabq.gov

#17

3030

DXF Electronic Approval Form

DRB Project Case #: 1003030

Subdivision Name: EL RANCHO GRANDE UNIT 15

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHANIE STRATTON

Contact Information: 798-7965

DXF Received: 6/14/2005 Hard Copy Received: 6/14/2005

Coordinate System: Ground rotated to NMSP Grid

 Approved

06-14-2005
Date

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

AGIS Use Only

Copied fc **3030** to agiscov on **6/14/2005** Contact person notified on **6/14/2005**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 9, 2005

3. Project # 1003030

05DRB-00282 Major-Preliminary Plat Approval
05DRB-00285 Major-Vacation of Public Easements
05DRB-00287 Minor-Sidewalk Waiver
05DRB-00288 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s). [REF: 03DRB01737, 03DRB01738, 03DRB01739, 03DRB01740] (N-8/N-9

At the March 9, 2005, Development Review Board meeting, with the resigning of the infrastructure list and approval of the grading plan engineer stamp dated 11/21/03 the preliminary plat was approved.

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

FINDINGS:

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

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

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

The temporary deferral of construction of sidewalks was approved as shown on Exhibit C in the Planning file.



OFFICIAL NOTICE OF DECISION
PAGE 2

If you wish to appeal this decision, you must do so by March 24, 2005, in the manner described below.

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

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

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

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

For Sheran Matson, AICP, DRB Chair

Cc:Bohannon Huston Inc., 7500 Jefferson NE, 87109
Curb Inc., 5160 San Francisco NE, 87109
Mark Parrish, 4820 La Bienvenida NW, 87120
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003030 AGENDA#: 3 DATE: 3.9.05

Nothing
at y.m. on
#3 heard

Name: Mark Parrish Address: 4820 La Bienvenida ^{VENIDA} Zip: 77120

2. Name: Rick Squires Address: CORB INC Zip: _____

3. Name: CHRIS Schuttis Address: Bohannon Huston Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

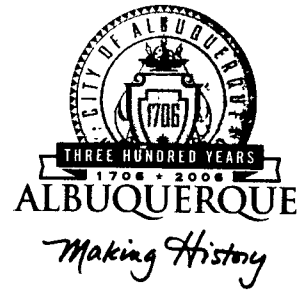
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003030

AGENDA ITEM NO: 3

SUBJECT:

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report dated 11-21-03 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED X *signed E.L.*; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 9, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 9, 2005

Project # 1003030

05DRB-00282 Major-Preliminary Plat Approval
05DRB-00285 Major-Vacation of Public Easements
05DRB-00287 Minor-Sidewalk Waiver
05DRB-00288 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s). [REF: 03DRB01737, 03DRB01738, 03DRB01739, 03DRB01740] (N-8/N-9)

AMAFCA

No adverse comments.

COG Gibson Blvd West is identified as a Principal Arterial with ROW of 124' on the Long Range Roadway System map. Additionally, the Long Range bikeways System map identifies a study corridor in the near vicinity of the proposed project. Coordination with the City's DMD should be pursued to ensure ROW dedication for the roadway and consideration of bike/trail study corridor.

Transit Transit suggests providing a pedestrian access easement between Ghost Ranch Street and Messina Drive, potentially in the vicinity of Solitude Road, to facilitate pedestrian access to Messina, which appears to be a future collector street. No objection to the other requests.

Zoning Enforcement

This subdivision falls within the Rio Bravo Sector Development Plan. The amended plan (1999) indicates a two-acre or larger park, trails, and amenity nodes should be established within this development area. A two acre or larger park, and trail, or amenity node should be located within this subdivision, to meet the Sector Plan, especially since it is not currently being met to the east where it is also indicated.

The retention walls, garden walls, and combination walls will be required to meet design guidelines where they face public rights-of-way and the aforementioned park and trail or amenity node.

Neighborhood Coordination

Letters sent to Westgate Heights NA (R) and Westgate Vecinos NA.

APS	No comments received.
Police Department	No comments at this time.
Fire Department	Contact Ray Sanchez, AFD, 924-3618.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	

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

Transportation Development

No objection to sidewalk waivers or deferrals. No objection to the requested vacation actions. Provide traffic distribution map. Unsure if all lots need to be designated P-1. A pedestrian access easement may be needed from Lone Tree stub to Mesa Arenosa to meet DPM criteria. The major local streets require 6' sidewalks.

Parks & Recreation

Defer to affected agencies regarding the vacation request. The Park Dedication & Development Requirements will be met through the existing agreement for El Rancho Grande, Unit 17. No objection to the sidewalk requests.

Utilities Development

No objection to Vacation request. Assuming that this is the same Preliminary Plat previously approved that has expired, no objection. No objection to Sidewalk Waiver/Deferral

Planning Department

Agent was contacted to consider using the approved perimeter wall design for Unit 16 in this subdivision as well.

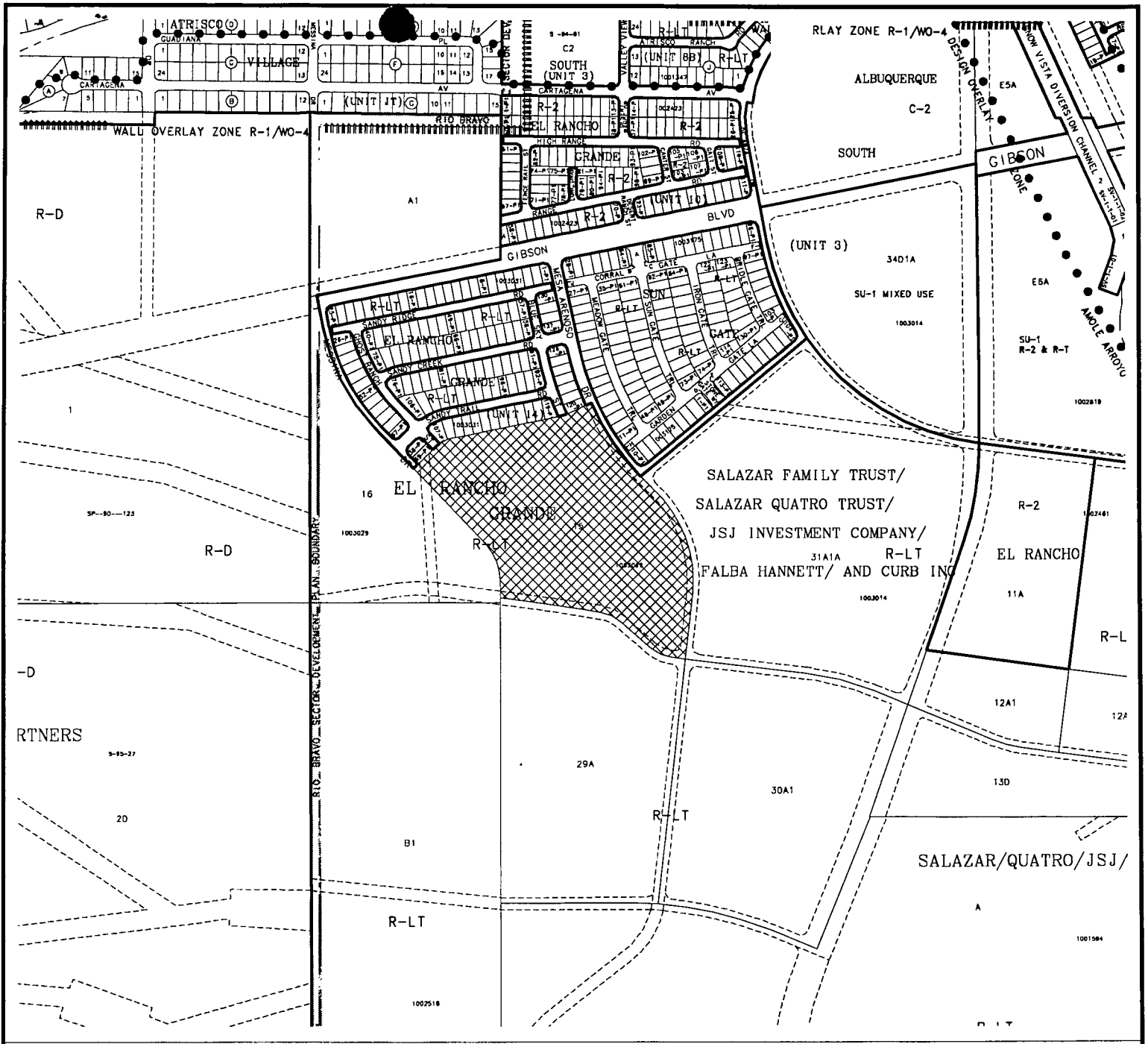
The sidewalk deferral/waiver exhibit does not clearly show where the applicant wants to waive the construction of sidewalks.

No objection to the requested actions once these concerns are addressed.

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

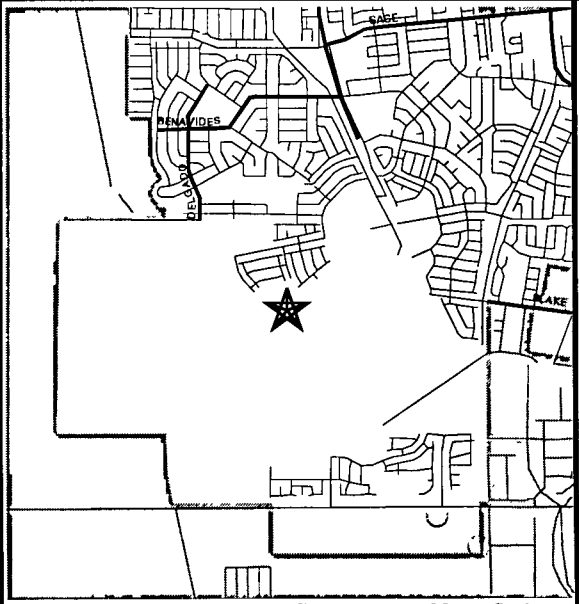
cc: Curb Inc., 5160 San Francisco NE, 87109

Bohannon Huston Inc., 7500 Jefferson NE, 87109



SALAZAR FAMILY TRUST/
 SALAZAR QUATRO TRUST/
 JSJ INVESTMENT COMPANY/
 FALBA HANNETT/ AND CURB INC

ZONING MAP



Note: Shaded area indicates County Not to Scale



Scale 1" = 723'

PROJECT NO.
 1003030

HEARING DATE
 3-9-05

MAP NO.
 N-9

ADDITIONAL CASE NUMBER(S)
 05DRB-00282
 05DRB-00285
 05DRB-00287



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, March 9, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000965

05DRB-00270 Major-Preliminary Plat Approval
05DRB-00275 Major-Vacation of Public Easements
05DRB-00272 Major-Vacation of Pub Right-of-Way
05DRB-00277 Minor-Sidewalk Waiver
05DRB-00278 Minor-Temp Defer SDWK

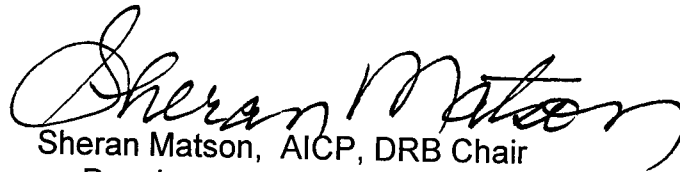
BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B & 2, **LANDS OF RAY GRAHAM III (to be known as VALLE PARAISO SUBDIVISION @ ANDALUCIA @ LA LUZ**, zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857, 05DRB-00124, 05DRB00129] (F-11)

Project # 1003030

05DRB-00282 Major-Preliminary Plat Approval
05DRB-00285 Major-Vacation of Public Easements
05DRB-00287 Minor-Sidewalk Waiver
05DRB-00288 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s). [REF: 03DRB01737, 03DRB01738, 03DRB01739, 03DRB01740] (N-8/N-9)

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, FEBRUARY 21, 2005.

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

Meeting Date: MARCH 9, 2005
Zone Atlas Page: N-8-Z & N-9-Z
Notification Radius: 100 Ft.

Project# 1003030
App# 05DRB-00282
App# 05DRB-00285
App# 05DRB-00287
App# 05DRB-00288

Cross Reference and Location:

Applicant: CURB, INC
Address: 5160 SAN FRANCISCO NE
ALBUQUERQUE NM 87109

Agent: BOHANNAN HUSTON, INC.
Address: 7500 JEFFERSON ST. NE
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: FEBRUARY 11, 2005

Signature: KYLE TSETHLIKAI



<mainframe@coa1mp3.
cabq.gov>
02/15/2005 11:01 AM

To:
cc:
Subject:

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1          R E C O R D S   W I T H   L A B E L S                               PAGE
1
01008054          *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805450740010105 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905403733020103 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805450550010103 LEGAL: TR A -1 B ULK LAND PLAT FOR TRACT A-1, A-2 & B-1
ROS LAND USE:
                PROPERTY ADDR: 00000
                OWNER NAME: CURB INC
                OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0100905407848120401 LEGAL: TR E -1 B ULK LAND PLAT FOR ALBUQUERQUE SOUTH
UNIT LAND USE:
                PROPERTY ADDR: 00000
                OWNER NAME: CURB INC
                OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0100905409740020403 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905418633520106 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905416020030102 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905406021530101 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905449520040130 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805450434810101 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805433741210104 LEGAL: PARC EL 1 OF LANDS OF RIO BRAVO PARTNERS LOCATED
IN LAND USE:
                PROPERTY ADDR: 00000 N/A
                OWNER NAME: CURB INC
                OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
QUIT

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100805450740010105 LEGAL: TR 14 BULK LAND PLAT FOR TRACTS 14, 15, & 16 EL RANCHO
GRANDE CONT 22.4339 AC
PROPERTY ADDR: 00000

OWNER NAME: CURB, INC
OWNER ADDR: 6301 INDIAN SCHOOL RD NE, STE# 208
ALBUQUERQUE NM 87110

100905403733020103 LEGAL: TR 15 BULK LAND PLAT FOR TRACTS 14, 15, & 16 EL RANCHO
GRANDE CONT 22.9599 AC
PROPERTY ADDR: 00000

OWNER NAME: CURB, INC
OWNER ADDR: 6301 INDIAN SCHOOL RD NE, STE# 208
ALBUQUERQUE NM 87110

100905409740020403 LEGAL: TR 33C1A BULK LAND PLAT TRACT 31A-1-A LANDS OF SALAZAR
FAMILY TRUST, SALAZAR QUATRO T
PROPERTY ADDR: 00000

OWNER NAME: CURB, INC.
OWNER ADDR: 6301 INDIAN SCHOOL RD NE, STE# 208
ALBUQUERQUE NM 87110

100905418633520106 LEGAL: TR 31A1A BULK LAND PLAT TRACT 31A-1-A LANDS OF SALAZAR
FAMILY TRUST, SALAZAR QUATRO T
PROPERTY ADDR: 00000

OWNER NAME: SALAZAR FAMILY TRUST & JSJ INVESTMENT
OWNER ADDR: PO BOX 1849
ALBUQUERQUE NM 87199

100905416020030102 LEGAL: TR 30A-1 CORRECTION PLAT VACATION & BULK LAND PLAT
TRACTS A, 29A, 30A-1, 31A-1, 32H-1, & 3
PROPERTY ADDR: 00000

OWNER NAME: SALAZAR FAMILY TRUST & JSJ INVESTMENT
OWNER ADDR: PO BOX 1849
ALBUQUERQUE NM 87199

100905406021530101 LEGAL: TR 29A CORRECTION PLAT VACATION & BULK LAND PLAT TRACTS
A, 29A, 30A-1, 31A-1, 32H-1, & 3
PROPERTY ADDR: 00000

OWNER NAME: SALAZAR FAMILY TRUST & JSJ INVESTMENT
OWNER ADDR: PO BOX 1849
ALBUQUERQUE NM 87199

100805449520040130 LEGAL: TR B-1 BULK LAND PLAT FOR TRACT A-1, A-2, & B-1 ROSENER TRCT
CONT 60.7817
PROPERTY ADDR: 00000

OWNER NAME: AVALON WEST INVESTMENTS LLC
OWNER ADDR: 6301 INDIAN SCHOOL RD NE, STE# 208
ALBUQUERQUE NM 87110

100805450434810101 LEGAL: TR 16 BULK LAND PLAT FRO TRACTS 14, 15, & 16 EL RANCHO
GRANDE CONT 16.6622 AC
PROPERTY ADDR: 00000

OWNER NAME: CURB INC.
OWNER ADDR: 6301 INDIAN SCHOOL RD NE, STE# 208
ALBUQUERQUE NM 87110

Project# 1003030

CURB, INC
5160 SAN FRANCISCO NE
ALBUQUERQUE NM 87109

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

100805449520040130

AVALON WEST INVESTMENTS LLC
6301 INDIAN SCHOOL NE, STE# 208
ALBUQUERQUE NM 87110

BOHANNAN HUSTON, INC
7500 JEFFERSON ST NE
ALBUQUERQUE NM 87109

100805450740010105

CURB INC
6301 INDIAN SCHOOL NE, STE# 208
ALBUQUERQUE NM 87110

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

100905418633520106

Salazar Family Trust & JSJ Investments
PO Box 1849
Albuquerque NM 87199



City of Albuquerque

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

Date: February 2, 2005

TO CONTACT NAME: Stephanie Stratton
COMPANY/AGENCY: Bohannon & Huston
ADDRESS/ZIP: 7500 Jefferson St. NE / 87109
PHONE/FAX #: 823-1000 Fax: 798-7988

Thank you for your inquiry of 2/2/05 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at El Rancho Grande Unit 15

zone map page(s) N-9

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

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

Neighborhood Association

Contacts: _____

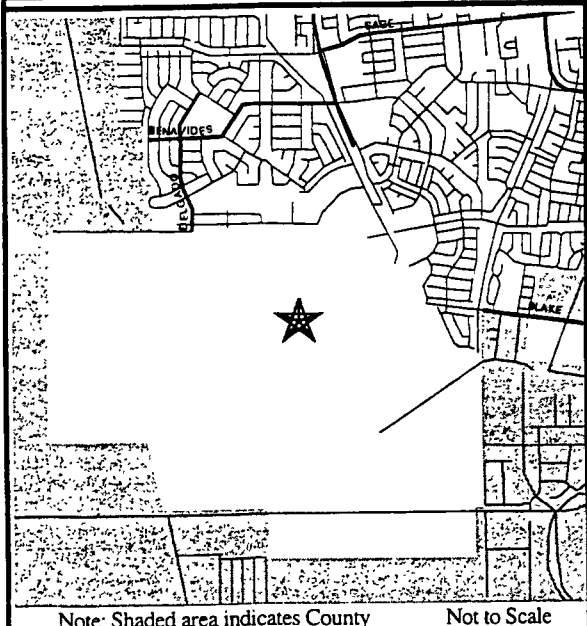
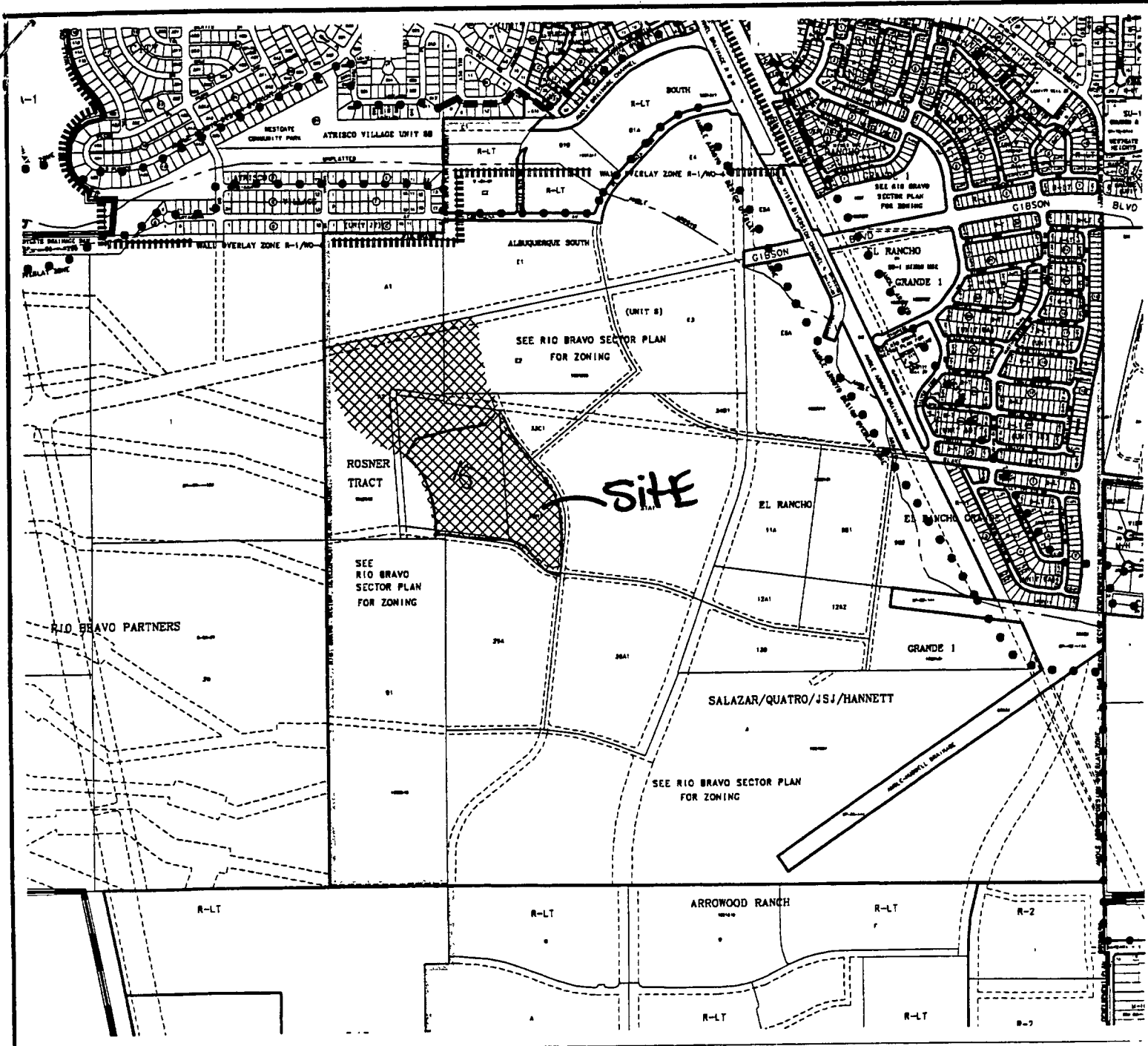
See reverse side for additional Neighborhood Association Information: YES { } NO {X}

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

Sincerely,

Julie V. Boring
OFFICE OF NEIGHBORHOOD COORDINATION

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



ZONING MAP



Scale 1" = 1150'

PROJECT NO.
1003030

HEARING DATE
11-5-03

MAP NO.
N-9

ADDITIONAL CASE NUMBER(S)
03DRB-01737
03DRB-01738
03DRB-01739

Note: Shaded area indicates County Not to Scale

03DRB-01740

**NOTIFICATION OF HEARING for the DEVELOPMENT
REVIEW BOARD**

February 18, 2005

TO: Matthew Archuleta and Libby McIntosh, Westgate Heights Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately twenty-three (23) acre(s): Major Preliminary Plat Approval; Major Vacation of Public Easements; Minor Sidewalk Waiver and Minor Temporary Deferral of Sidewalks for a proposed subdivision consisting of 126 single-family residential lots.**

Proposed by: Bohannan Huston, Inc. at 823-1000
Agent for: CURB, Inc.

For property located: On or near Gibson Boulevard SW between Blake Road SW and Messina Drive SW.

The case number(s) assigned is: 05DRB-00282, 00285, 00287 and 00288, Project # ~~1003030.~~ — — —

City Planning accepted application for this request on **February 11, 2005**.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, March 9, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

F Y I

**NOTIFICATION OF HEARING for the DEVELOPMENT
REVIEW BOARD**

February 18, 2005

TO: Kelly Thomas and Sylvia Hayes, Westgate Vecinos

*This letter is a **COURTESY NOTIFICATION** from the City of Albuquerque pertaining to a request for: Requests the following for approximately twenty-three (23) acre(s): **Major Preliminary Plat Approval; Major Vacation of Public Easements; Minor Sidewalk Waiver and Minor Temporary Deferral of Sidewalks** for a proposed subdivision consisting of 126 single-family residential lots.*

Proposed by: Bohannan Huston, Inc. at 823-1000

Agent for: CURB, Inc.

*For property located: **On or near Gibson Boulevard SW between Blake Road SW and Messina Drive SW.***

*The case number(s) assigned is: **05DRB-00282, 00285, 00287 and 00288, Project # 1003030.***

City Planning accepted application for this request on **February 11, 2005.**

The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board at **9 a.m. on Wednesday, March 9, 2005** at the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

If you have any questions, please call Stephani Winklepleck at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, March 9, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000965

05DRB-00270 Major-Preliminary Plat Approval
05DRB-00275 Major-Vacation of Public Easements
05DRB-00272 Major-Vacation of Pub Right-of-Way
05DRB-00277 Minor-Sidewalk Waiver
05DRB-00278 Minor-Temp Defer SDWK


BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B & 2, **LANDS OF RAY GRAHAM III (to be known as VALLE PARAISO SUBDIVISION @ ANDALUCIA @ LA LUZ**, zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857, 05DRB-00124, 05DRB00129] (F-11)

Project # 1003030

05DRB-00282 Major-Preliminary Plat Approval
05DRB-00285 Major-Vacation of Public Easements
05DRB-00287 Minor-Sidewalk Waiver
05DRB-00288 Minor-Temp Defer SDWK

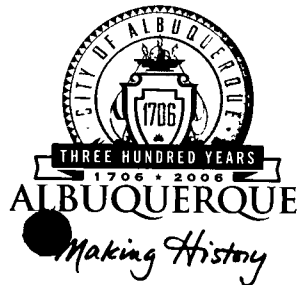
BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s)-15, **EL RANCHO GRANDE, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s). [REF: 03DRB01737, 03DRB01738, 03DRB01739, 03DRB01740] (N-8/N-9)

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, FEBRUARY 21, 2005.

CITY OF ALBUQUERQUE



DRB



02 1A \$ 00.37⁰
 0004329277 FEB 15 2005
 MAILED FROM ZIP CODE 87102

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

100805450740010105

CURB INC
 6301 INDIAN SCHOOL NE, STE# 208
 ALBUQUERQUE NM 87110

 CURB301 871102007 1204 21 02/17/05
 FORWARD TIME EXP RTN TO SEND
 :CURB CABEZON LLC
 5160 SAN FRANCISCO RD NE
 ALBUQUERQUE NM 87109-4640

RETURN TO SENDER

871 504-1178 243





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, March 9, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000965

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05DRB-00275 Major-Vacation of Public Easements
05DRB-00272 Major-Vacation of Pub Right-of-Way
05DRB-00277 Minor-Sidewalk Waiver
05DRB-00278 Minor-Temp Defer SDWK


BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B & 2, **LANDS OF RAY GRAHAM III (to be known as VALLE PARAISO SUBDIVISION @ ANDALUCIA @ LA LUZ**, zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857, 05DRB-00124, 05DRB00129] (F-11)

Project # 1003030

05DRB-00282 Major-Preliminary Plat Approval
05DRB-00285 Major-Vacation of Public Easements
05DRB-00287 Minor-Sidewalk Waiver
05DRB-00288 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s). [REF: 03DRB01737, 03DRB01738, 03DRB01739, 03DRB01740] (N-8/N-9)

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, FEBRUARY 21, 2005.

CITY OF ALBUQUERQUE



DRB



UNITED STATES POSTAGE

 02 1A \$ 00.37⁰
 0004329277 FEB 15 2005
 MAILED FROM ZIP CODE 87102

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

100805449520040130

AVALON WEST INVESTMENTS LLC
 6301 INDIAN SCHOOL NE, STE# 208
 ALBUQUERQUE NM 87110

AVAL301 871103026 1204 14 02/17/05
 FORWARD TIME EXP RTN TO SEND
 : AVALON WEST
 5160 SAN FRANCISCO RD NE
 ALBUQUERQUE NM 87109-4640

RETURN TO SENDER

8711094640





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

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

APPLICANT INFORMATION:

NAME: <u>CURB INC.</u>	PHONE: <u>899-9656</u>
ADDRESS: <u>5160 SAN FRANCISCO NE</u>	FAX: <u>875-1723</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 15 Block: _____ Unit: _____

Subdiv. / Addn. EL RANCHO GRANDE

Current Zoning: R-LT Proposed zoning: _____

Zone Atlas page(s): N8, N9 No. of **existing** lots: 1 No. of **proposed** lots: 126

Total area of site (acres): 22.95 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 100905413232720103 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: GIBSON BLVD. SW
Between: BLAKE ROAD SW and MESSINA DR. SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB# 1003030/03DRB-01737

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

SIGNATURE *Chris Sholtis* DATE 6/13/05
(Print) CHRIS SHOLTIS Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - -00997</u>	<u>FP</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>6/22/05</u>			Total \$ <u>20.00</u>

Andrew Juice 6-14-05
Planner signature / date

Project # 1003030

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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **3 copies**
- 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
- Signed** Pre-Annexation Agreement if Annexation required.
- 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)

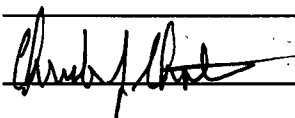
AMENDMENT TO GRADING PLAN (with minor changes)

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.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - 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.

Chris Sholtis



Applicant name (print)

6-13-05

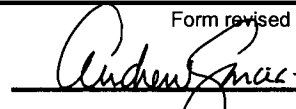
Applicant signature / date



Form revised 11/04

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

Application case numbers
OSDRB - - 00997
- - -
- - -

 6-14-05
Planner signature / date

Project # 1003030

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

June 13, 2005

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

Re: Final Plat Approval
El Rancho Grande Unit 15 DRB# 1003030

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Six (6) copies of the Final Plat, and
- Zone Atlas Map showing the location of the property
- Design Elevations for walls (3) copies
- SIA Approval
- Letter explaining and justifying request

We are requesting final plat approval for this 126 lot residential subdivision located on 22.96 +/- acres at the northwest corner of Mesa Arenoso Drive and Amole Mesa Avenue in southwest Albuquerque.

Please place this item on the DRB Agenda to be heard on June 22, 2005. If you have any questions or require additional information, please contact me.

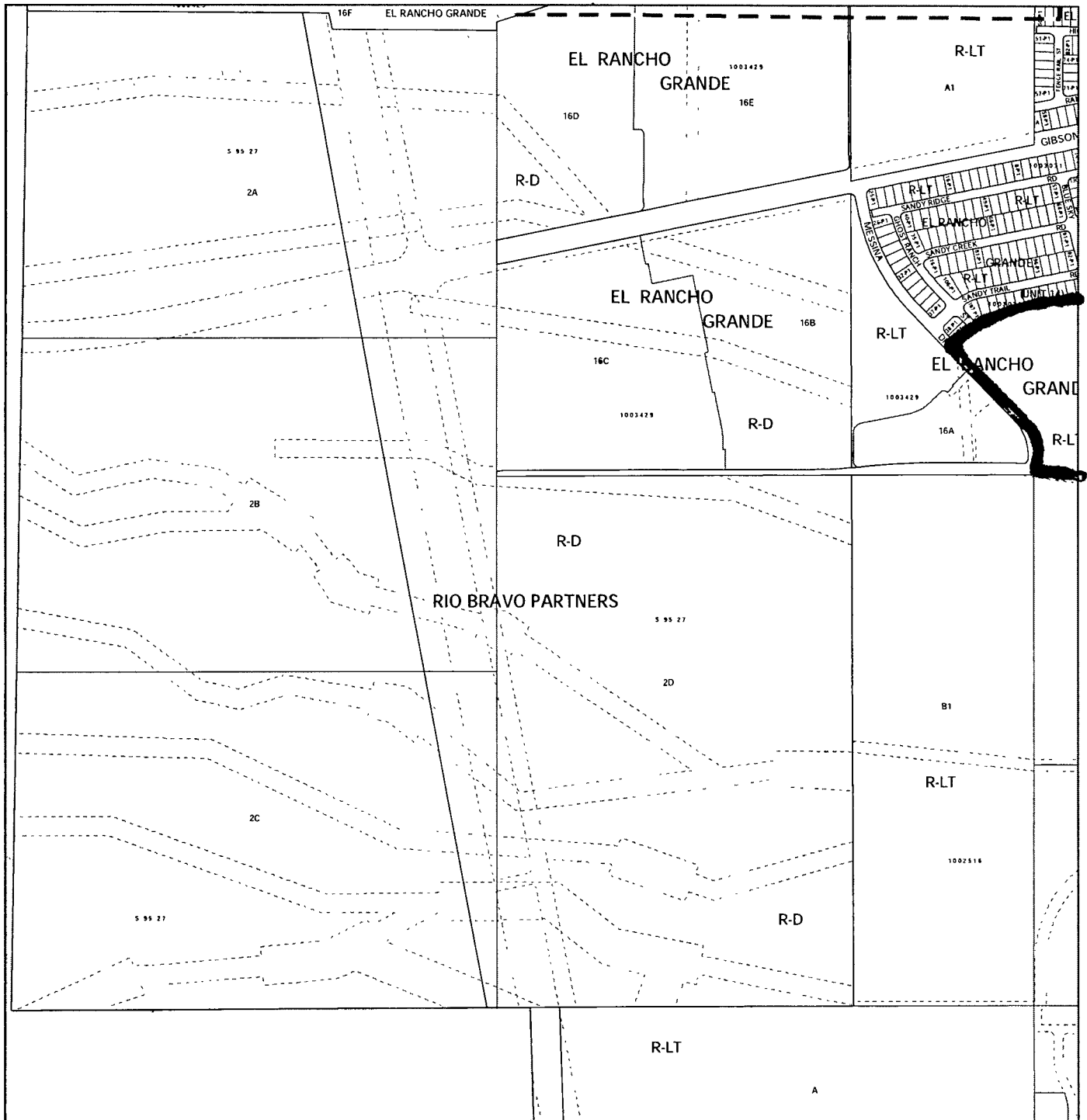
Sincerely,



Christian J. Sholtis, P.E.

Project Engineer
Community Development and Planning Group

SS
Enclosure



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
N-8-Z

Selected Symbols

Outside City Limits	Petroglyph Mon
Sector Plans	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zone	Airport Noise Contours
KKKH-1 Buffer Zone	Wall Overlay Zone

Feet

0 750 1,500

Map amended through: Apr 22, 2005

11/01
AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS
El Rancho Grande Unit 15

City Project # 699388

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on April 14, 2005, which was recorded on 4/21/2005, in the records of the Bernalillo County Clerk at Book A95, pages 5051 thru XXXX, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as El Rancho Grande Unit 15; and

WHEREAS, the Subdivider is required to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 5, FINANCIAL GUARANTY, second paragraph, to read as follows:

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

Type of Financial Guaranty: Municipal Lien
Amount: \$ 2,033,109.41
Name of Financial Institution or Surety providing
Guaranty: City of Albuquerque
Date City first able to call guaranty: March 9, 2007
Construction Completion Deadline: March 9, 2007
If guaranty other than a Bond, last day City is able to
call on Guaranty is: May 9, 2007
Additional information: N/A

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.



SUBDIVIDER: Curb, Inc.
By (Signature): [Signature]
Name: Bo K. Johnson
Title: Exe. Vice President
Dated: 5-31-05

CITY OF ALBUQUERQUE:
[Signature]
City Engineer
Dated: 6-13-05

9/11/05 by 6/13/05

SUBDIVIDER'S NOTARY

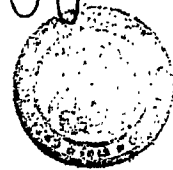
STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 31st day of May, 2005 by
(Name of person:) Bo K. Johnson, (title or capacity, for instance,
"President" or "Owner":) Exe. Vice President of (Subdivider")
Curb, Inc.

[Signature]
Notary Public

My Commission Expires:
10-1-07

CITY'S NOTARY



OFFICIAL SEAL
RICHARD J. SQUIRES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/1/07

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

This instrument was acknowledged before me on 13th day of
June, 2005, by Richard Dourte, City Engineer, of
the city of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires:
11-25-2007

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

PAID RECEIPT

APPLICANT NAME Curb Inc.
AGENT Bohannon Huston Inc.
ADDRESS 7500 Jefferson N.E.
PROJECT & APP # 1003030 / 00997
PROJECT NAME El Rancho Grande

\$ 20.⁰⁰ 441032/3424000 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

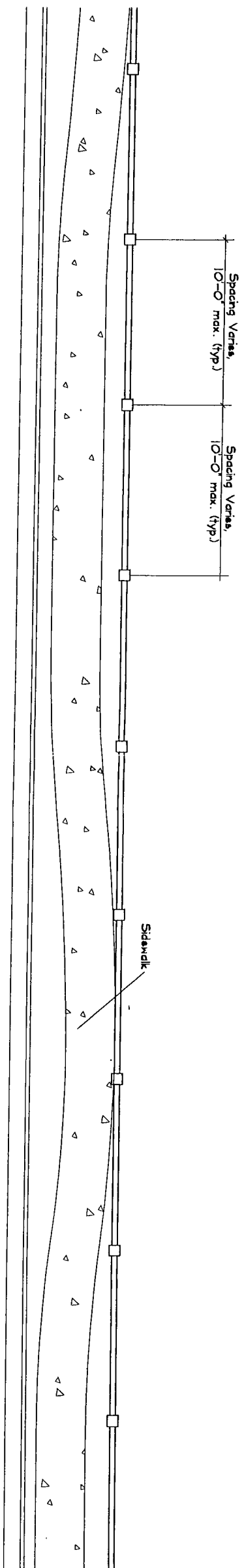
\$ 20.⁰⁰ TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

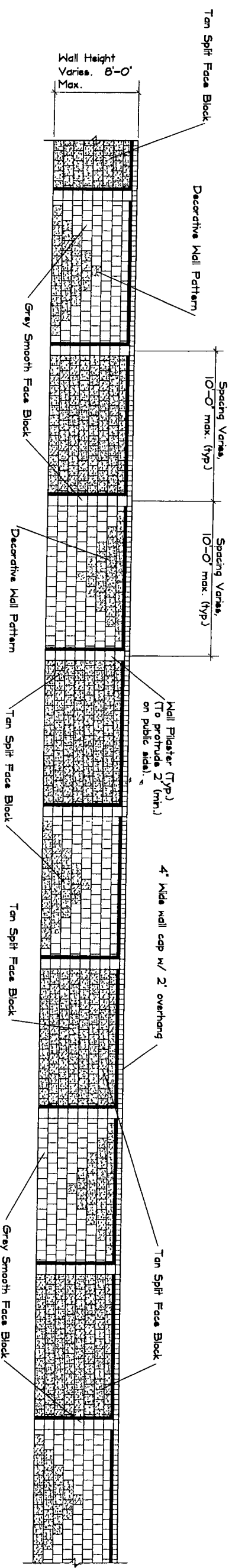
6/14/2005 9:47AM LOC: ANNX
RECEIPT# 00044339 WS# 007 TRANS# 0019
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt \$20.00
J24 Misc \$20.00
CA \$20.00
CHANGE \$0.00

Thank You



WALL PLAN

SCALE: None



WALL ELEVATION

SCALE: None

DRB

Subdivision Name: El Rancho Grande Unit 15

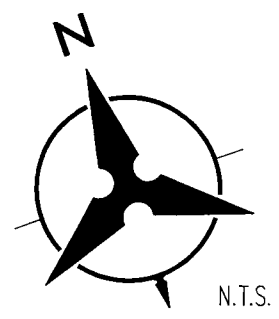
Zone Atlas Page: N-8 DRB# 1003030

Nearest Intersection: Gibson Blvd. and

Messina Drive

Approved: _____

February 2005



GENERAL NOTES:

1. PERIMETER WALL SHALL NOT EXCEED SIX FEET IN HEIGHT ABOVE STREET GRADE.
2. PERIMETER WALL SHALL NOT EXCEED EIGHT FEET IN HEIGHT ABOVE STREET GRADE IN ORDER TO RETAIN HIGHER GROUND ON THE PRIVATE PROPERTY SIDE.

LEGEND

— Perimeter Wall Location

DRB # 1003030
 Subdivision Name: EL RANCHO GRANDE UNIT 15
 Zone Atlas Page: N-9
 Nearest Intersection: Amole Mesa Ave. and Messina Drive SW
 March 2005

Approved: _____

3 ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

EL RANCHO GRANDE UNIT 15 SUBDIVISION
PRELIMINARY PLAT

Date Submitted November 26, 2003

Date Site Plan Approved N/A

Date Preliminary Plat Approved 11/26/02 3/9/0

Date Preliminary Plat Expires 11/26/04
3/9/06

DRB Project No 1003030

APPLICATION NO 05-00287
~~03203-01937~~

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
ONSITE PUBLIC ROADWAY IMPROVEMENTS									
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON NORTH SIDE ONLY	AMOLE MESA AVE	MESSINA DR	MESA ARENOSO DR	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON EAST SIDE ONLY	MESSINA DRIVE	NORTH BOUNDARY	AMOLE MESA AVE	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON WEST SIDE ONLY	MESA ARENOSO DR	GIBSON BLVD	AMOLE MESA AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SOLITUDE RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	OPEN RANGE AVE	GHOST RANCH ST	BLUE SKY ST	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	OPEN RANGE AVE	BLUE SKY ST	MESA ARENOSO DR	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GHOST RANCH ST	NORTH BOUNDARY	AMOLE MESA AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BLUE SKY ST	NORTH BOUNDARY	LONE TREE RD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SILVER STAR DR	SOLITUDE RD	LONE TREE RD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LONE TREE RD	SILVER STAR DR	BLUE SKY ST	/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ORIGINAL

24' F-F RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK SOUTH SIDE ONLY* LONE TREE RD WEST STUB TERMINUS SILVER STAR DR

24' F-F RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK SOUTH SIDE ONLY* LONE TREE RD BLUE SKY ST EAST STUB TERMINUS

* SIDEWALKS TO BE DEFERRED PER DEFERRAL EXHIBIT 'B'
 WAIVER OF SIDEWALK ON NORTH SIDE OF LONE TREE RD STUBS
 Street Lights AS PER COA DPM

Varies

Perimeter Wall

/	/	/
/	/	/
/	/	/

~~landscape & maintenance agreement required prior to issuance of work order~~

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-54" DIA RCP W/ NEC MH'S, LATERALS & INLETS MESSINA DR NORTH BOUNDARY OPEN RANGE AVE

18"-72" DIA RCP W/ NEC MH'S, LATERALS & INLETS OPEN RANGE AVE MESSINA DR MESA ARENOSO DR

18" - 36" DIA RCP W/ NEC MH'S, LATERALS & INLETS BLUE SKY ST NORTH BOUNDARY 150' NORTH OF LONE TREE

18-24" DIA RCP W/ NEC MH'S, LATERALS & INLETS MESA ARENOSO DR 50' NORTH OF OPEN RANGE AVE OPEN RANGE AVE

6.5 ACRE-FEET TEMPORARY RETENTION POND WITH PUBLIC EASEMENT AND COVENANT AND AGREEMENT TRACT 33C-1-A LANDS OF CURB INC.

0.57 ACRE-FEET TEMPORARY RETENTION POND WITH PUBLIC EASEMENT AND COVENANT AND AGREEMENT TRACT 30A-1 LANDS OF SALAZAR

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NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES

~~THERE WILL BE NO RELEASE OF FINANCIAL GUARANTEE OR SIA UNTIL AGREEMENT IS PROCESSED AND APPROVED WITH AMAPCA FOR CONSTRUCTION OF THE ABOVE APPROV IMPROVEMENTS~~

Executed

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ONSITE PUBLIC WATERLINE IMPROVEMENTS

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	GHOST RANCH ST	NORTH BOUNDARY	AMOLE MESA AVE	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	BLUE SKY ST	NORTH BOUNDARY	LONE TREE RD	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SILVER STAR DR	SOLITUDE RD	LONE TREE RD	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SOLITUDE RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	OPEN RANGE AVE	GHOST RANCH ST	BLUE SKY ST	/	/	/
		4-6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	LONE TREE RD	WEST STUB TERMINUS	EAST STUB TERMINUS	/	/	/
		20" DIA **	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	MESA ARENOSO DR	OPEN RANGE AVE	AMOLE MESA AVE	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	MESSINA / OFFSITE PUBLIC EASEMENT	CARTAGENA AVE	NORTH BOUNDARY / GHOST RANCH ST	/	/	/
		6-12" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	OFFSITE PUBLIC EASEMENT	GIBSON BLVD	NORTH BOUNDARY / BLUE SKY ST	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	AMOLE MESA AVE	MESSINA DR	GHOST RANCH ST	/	/	/
							/	/	/

** TO BE CONSTRUCTED UNDER COA PROJECT #6795 81

NOTE NO WORK ORDER OR FINAL PLAT SHALL BE APPROVED UNTIL THE 30" ZONE 2W WATER LINE (CITY PROJECT NO 7108 91) IS COMPLETE AND ACCEPTED FOR SERVICE.

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ORIGINAL

ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS

Size	Type of Improvement	Location	From	To
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	GHOST RANCH ST	NORTH BOUNDARY	AMOLE MESA AVE
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BLUE SKY ST	NORTH BOUNDARY	LONE TREE RD
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SILVER STAR DR	100' SOUTH OF SOLITUDE RD	100' NORTH OF LONE TREE RD
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SOLITUDE RD	GHOST RANCH ST	BLUE SKY ST
8-10" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	OPEN RANGE AVE	GHOST RANCH ST	MESA ARENOSO DR
10-12" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	OFFSITE PUBLIC EASEMENT	MESA ARENOSO DR	BLAKE ROAD
10-12" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BLAKE ROAD	OFFSITE PUBLIC EASEMENT	AMAFCA ROW SW MESA INTERCEPTOR
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	AMOLE MESA AVE	MESSINA DR	GHOST RANCH ST
24-30" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	AMAFCA ROW	BLAKE RD	FLORA VISTA

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ORIGINAL

Rick Beltramo
RICK BELTRAMO
PREPARED BY PRINT NAME
11/26/03
DATE

Alan Watson
DRB CHAIR
3/9/05
11/26/03
DATE

Christina Sandoral
PARKS & RECREATION DEPARTMENT
11/26/03
DATE
CB 3/9/05

BOHANNAN HUSTON INC
FIRM
SIGNATURE
DATE

Jeffrey
TRANSPORTATION DEVELOPMENT
11-26-03
DATE
Robert Green
UTILITY DEVELOPMENT
3/9/05
11/26/03
DATE

AMAFCA
Brady L. Bigham
CITY ENGINEER
3/9/05
11/26/03
DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION
[Redacted]

NEW MEXICO UTILITIES INC.
DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

BOHANNAN HUSLUN

Current DRC Project No. _____

ORIGINAL

Figure 12
INFRASTRUCTURE LIST

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

EL RANCHO GRANDE UNIT 15 SUBDIVISION
PRELIMINARY PLAT

Date Submitted: November 28, 2003
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 11/26/03
Date Preliminary Plat Expires: 11/26/04
DRB Project No: 1003030
APPLICATION NO. 03DRB 01737

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC ROADWAY IMPROVEMENTS									
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY	AMOLE MESA AVE	MESSINA DR	MESA ARENOSO DR	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY	MESSINA DRIVE	NORTH BOUNDARY	AMOLE MESA AVE	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY	MESA ARENOSO DR	GIBSON BLVD	AMOLE MESA AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SOLITUDE RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	OPEN RANGE AVE	GHOST RANCH ST	BLUE SKY ST	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	OPEN RANGE AVE	BLUE SKY ST	MESA ARENOSO DR	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GHOST RANCH ST	NORTH BOUNDARY	AMOLE MESA AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BLUE SKY ST	NORTH BOUNDARY	LONE TREE RD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SILVER STAR DR	SOLITUDE RD	LONE TREE RD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LONE TREE RD	SILVER STAR DR	BLUE SKY ST	/	/	/

04/08/04 THU 13:23 FAX 5059243864

ORIGINAL

SIA
Sequence #

COA DRG
Project #

24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK SOUTH SIDE ONLY*	LONE TREE RD	WEST STUB TERMINUS	SILVER STAR DR
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK SOUTH SIDE ONLY*	LONE TREE RD	BLUE SKY ST	EAST STUB TERMINUS
Varies	* SIDEWALKS TO BE DEFERRED PER DEFERRAL EXHIBIT 'B'. WAIVER OF SIDEWALK ON NORTH SIDE OF LONE TREE RD STUBS. Perimeter Wall STREET LIGHTS AS PER COA DPM			

~~landscape & maintenance agreement required~~
~~prior to release of work order~~

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESSINA DR	NORTH BOUNDARY	OPEN RANGE AVE
18"-72" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	OPEN RANGE AVE	MESSINA DR	MESA ARENOSO DR
18" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BLUE SKY ST	NORTH BOUNDARY	150' NORTH OF LONE TREE
18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA ARENOSO DR	50' NORTH OF OPEN RANGE AVE	OPEN RANGE AVE
	6.5 ACRE-FEET TEMPORARY RETENTION POND WITH PUBLIC EASEMENT AND COVENANT AND AGREEMENT	TRACT 33C-1-A LANDS OF CURB INC.		
	0.57 ACRE-FEET TEMPORARY RETENTION POND WITH PUBLIC EASEMENT AND COVENANT AND AGREEMENT	TRACT 30A-1 LANDS OF SALAZAR		

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES

THERE WILL BE NO RELEASE OF FINANCIAL GUARANTEE OR SIA UNTIL AGREEMENT IS PROCESSED AND APPROVED WITH AMAFCA FOR CONSTRUCTION OF THE AMOLE ARROYO IMPROVEMENTS.

04/08/04 THU 13:23 FAX 5059243864

Location

From

To

Private

City

City Cnst
Residence

111
112
113
114

ORIGINAL

04/08/04 THU 13:24 FAX 5059243864
BUHANYAN BUSINESS
SIA Sequence # COA DRG Project #

ONSITE PUBLIC WATERLINE IMPROVEMENTS

Size	Type of Improvement	Location	From	To
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	GHOST RANCH ST	NORTH BOUNDARY	AMOLE MESA AVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	BLUE SKY ST	NORTH BOUNDARY	LONE TREE RD
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SILVER STAR DR	SOLITUDE RD	LONE TREE RD
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SOLITUDE RD	GHOST RANCH ST	BLUE SKY ST
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	OPEN RANGE AVE	GHOST RANCH ST	BLUE SKY ST
4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	LONE TREE RD	WEST STUB TERMINUS	EAST STUB TERMINUS
20" DIA **	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	MESA ARENOSO DR	OPEN RANGE AVE	AMOLE MESA AVE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	MESSINA / OFFSITE PUBLIC EASEMENT	CARTAGENA AVE	NORTH BOUNDARY / GHOST RANCH ST
6-12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	OFFSITE PUBLIC EASEMENT	GIBSON BLVD	NORTH BOUNDARY / BLUE SKY ST
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	AMOLE MESA AVE	MESSINA DR	GHOST RANCH ST

Private Inspector	City Inspector	City Cnst Engineer
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** TO BE CONSTRUCTED UNDER COA PROJECT #6795.81

NOTE: NO WORK ORDER OR FINAL PLAT SHALL BE APPROVED UNTIL THE 30" ZONE 2W WATER LINE (CITY PROJECT NO. 7108.91) IS COMPLETE AND ACCEPTED FOR SERVICE.

7-77 DURANGO 1100101

SIA
Sequence #

COA'DRC
Project #

ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS

Size	Type of Improvement
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES
8-10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES
10-12" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES
10-12" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES
24-30" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES

ORIGINAL

Location	From	To
GHOST RANCH ST	NORTH BOUNDARY	AMOLE MESA AVE
BLUE SKY ST	NORTH BOUNDARY	LONE TREE RD
SILVER STAR DR	100' SOUTH OF SOLITUDE RD	100' NORTH OF LONE TREE RD
SOLITUDE RD	GHOST RANCH ST	BLUE SKY ST
OPEN RANGE AVE	GHOST RANCH ST	MESA ARENOSO DR
OFFSITE PUBLIC EASEMENT	MESA ARENOSO DR	BLAKE ROAD
BLAKE ROAD	OFFSITE PUBLIC EASEMENT	AMAFCA ROW SW MESA INTERCEPTOR
AMOLE MESA AVE	MESSINA DR	GHOST RANCH ST
AMAFCA ROW	BLAKE RD	FLORA VISTA

Private Inspector	City Inspector	City Cnst Engineer
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04/08/04 THU 13:24 FAX 5059243864

RICK DEL NEAHO
 PREPARED BY: PRINT NAME DATE 11/28/03
 DRB CHAIR
 ORIGINAL
 CHRISTINA SANDORAL
 PARKS & RECREATION DEPARTMENT 11/20/03
 DATE

BOHANNAN HUSTON INC.
 FIRM: TRANSPORTATION DEVELOPMENT
 DATE 11-26-03
 SIGNATURE: [Signature] DATE 11/26/03
 UTILITY DEVELOPMENT
 ANAFCA
 BUDDY L. BIRNBAUM
 CITY ENGINEER 11/26/03
 DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
 IMPROVEMENTS WITHOUT DRB EXTENSION
 NEW MEXICO UTILITIES INC. DATE
 DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



<p>SUBDIVISION</p> <p><input checked="" type="checkbox"/> Major Subdivision action <input type="checkbox"/> Minor Subdivision action <input checked="" type="checkbox"/> Vacation <input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> ...for Subdivision Purposes <input type="checkbox"/> ...for Building Permit <input type="checkbox"/> IP Master Development Plan <input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form</p> <p>S</p> <p>V</p> <p>P</p> <p>L</p>	<p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation <input type="checkbox"/> County Submittal <input type="checkbox"/> EPC Submittal <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning) <input type="checkbox"/> Sector Plan (Phase I, II, III) <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan <input type="checkbox"/> Text Amendment</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p>Supplemental form</p> <p>Z</p> <p>A</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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: <u>CURB INC.</u>	PHONE: <u>899-9656</u>
ADDRESS: <u>5160 SAN FRANCISCO NE</u>	FAX: <u>875-1723</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL, SIDEWALK WAIVER AND DEFERRAL, VACATION OF PUBLIC EASEMENT
 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. TRACT 15 Block: _____ Unit: 15

Subdiv. / Addn. EL RANCHO GRANDE

Current Zoning: R-LT Proposed zoning: _____

Zone Atlas page(s): N8, N9 No. of existing lots: 1 No. of proposed lots: 126

Total area of site (acres): 22.95 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 100905413232720103 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: GIBSON BLVD. SW
 Between: BLAKE ROAD SW and MESSINA DR. SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB# 1003030/03DRB-01737, 01738, 01739, 01740

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

SIGNATURE: Stephanie Stratton DATE 2/11/05
 (Print) SCOTT STEFFEN Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input checked="" type="checkbox"/> Case history #s are listed <input checked="" type="checkbox"/> Site is within 1000ft of a landfill <input checked="" type="checkbox"/> F.H.D.P. density bonus <input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>05DRB-00282</u> <u>05DRB-00285</u> <u>05DRB-00287</u> <u>05DRB-00288</u></p> <p>Hearing date <u>3-9-05</u></p>	<p>Action</p> <p><u>PP</u> <u>VPE</u> <u>SW</u> <u>TDS</u> <u>AD Fee</u> <u>CMF</u></p>	<p>S.F.</p> <p><u>S(2)</u> <u>✓</u> <u>✓</u> <u>✓</u></p>	<p>Fees</p> <p>\$ <u>3405.00</u> <u>90.00</u> <u>0</u> <u>0</u> <u>75.00</u> <u>20.00</u> <u>3590.00</u></p>
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Planner signature / date: [Signature] 2-11-05 Project # 1003030

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
 - Proposed Infrastructure List
 - Design elevations & cross sections of perimeter walls **3 copies**
 - 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
 - NA** 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
 - NA** Signed Pre-Annexation Agreement if Annexation required.
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

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

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

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

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

SOBH STEFFEN
 Applicant name (print)
Stephanie Shotton 2-11-05
 Applicant signature / date



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

Application case numbers
 05DRB - _____ - 00282

Form revised 11/04
[Signature] 2-11-05
 Planner signature / date
Project # 1003030

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE** (PUBLIC HEARING CASE)
 - Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application

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

- VACATION OF PUBLIC RIGHT-OF-WAY**
- VACATION OF PUBLIC EASEMENT**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
- SIDEWALK DESIGN VARIANCE**
- SIDEWALK WAIVER**
 - Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT**
 - The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

JOHN STEFFEN

Applicant name (print)

JOE STEPHANIE SHATTON 2-11-05

Applicant signature / date



Form revised 4/03 and October 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
05DRB - 00285
05DRB - 00287
05DRB - 00288

[Signature] 2-11-05
 Planner signature / date
Project # 1003030

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Bohannon Huoton Date of request: 10/9/03 Zone atlas page(s): N8-N9

CURRENT: Zoning R-LT Legal Description - a replat of tract 15 of bulk plat Lot or Tract # 15 El Rancho Grande Block #

Parcel Size (acres / sq.ft.) 22.95 Subdivision Name El Rancho Grande Unit 15

REQUESTED CITY ACTION(S):

- Annexation [] Sector Plan [] Site Development Plan: Building Permit []
Comp. Plan [] Zone Change [] a) Subdivision [] Access Permit []
Amendment [] Conditional Use [] b) Build'g Purposes [] Other []
c) Amendment []

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

- No construction / development [X] # of units -
New Construction [] Building Size - (sq. ft.)
Expansion of existing development []

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 10/9/03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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.

TRAFFIC ENGINEER

DATE

ENVIRONMENTAL HEALTH

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".

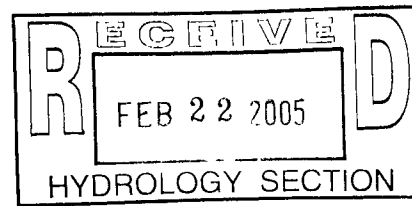
Required TIS must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED ___/___/___
- FINALIZED ___/___/___

TRAFFIC ENGINEER

DATE

February 11, 2005

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103Re: Preliminary Plat, Sidewalk Deferral and Waiver Approval, and Public/Private Easements
El Rancho Grande Unit 15 Subdivision, DRB Project # 1003030

Dear Sheran:

We are requesting Preliminary Plat approval for El Rancho Grande Unit 15 Subdivision. We have already submitted this subdivision for preliminary plat 1 year ago but failed to extend the preliminary plat in the allotted time. This submittal is exactly the same and has no changes. Two Bulk Land Plats which will replat several existing tracts of land in the project vicinity have been submitted to the DRB for review and approval. The first plat, titled "Bulk Land Plat Tract 31A-1-A Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ Investment Company and Falba Hannett, and Tracts 4-A-1, 32H-1-A, 33C-1-A, 33C-1-B, and 34D-1-A, Lands of Curb Inc." was submitted by Community Sciences Corp and is scheduled to be heard at the October 29, 2003 DRB hearing. The second plat, titled "Bulk Land Plat for Tracts 14, 15, and 16 El Rancho Grande" is being submitted by Aldrich Land Surveying to be heard at the November 5, 2003 DRB hearing. El Rancho Grande Unit 15 is a replat of Tract 15 El Rancho Grande. We request that the Unit 15 preliminary plat be heard jointly with the El Rancho Grande Bulk Plat.

The subject property is located south of the proposed El Rancho Grande Unit 14 Subdivision, near the southeast corner of the future Gibson Boulevard and Messina Drive intersection and contains approximately 23.0 acres. The site is within in the Rio Bravo Sector Plan. Current zoning is R-LT. In addition to the Preliminary Plat approval, we are requesting waiver and deferral of sidewalk (Exhibit B), and vacation of a private easement, public easement and public right-of-way (Exhibit C).

The proposed subdivision consists of 126 single-family residential lots, with a minimum dimension of 44 feet wide by 105 feet deep. Access to the site will be from Gibson Boulevard to the north, heading south down Mesa Arenoso Drive. Construction plans for Gibson Boulevard between Messina Drive to the west and Barbados Drive to the east have been submitted to the DRC (COA Project #7227.81). Water and sanitary sewer service will be per the Water/Sanitary Sewer Availability letter dated October 1, 2003. A grading drainage plan has been submitted to Hydrology Development for their review and approval.


Enclosed for Development Review Board (DRB) review and approval are copies of the following information:

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- One (1) copy of the Infrastructure List (Exhibit "A")
- Six (6) copies of the Reason/Location of Request for Sidewalk Deferral and Waiver (Exhibit "B")
- Twenty-four (24) copies of the Reason/Location of Request for Vacation of Public/Private Easements
- Letter from the Office of Neighborhood Coordination
- One (3) copies of the Perimeter Wall Detail
- Forms DR/WS and TIS, and

- Fee in the amount of \$ 3590.00

Please place this item on the DRB Agenda to be heard March 2, 2005. If you have any questions or require further information, please call me at 823-1000.

Sincerely,

for 

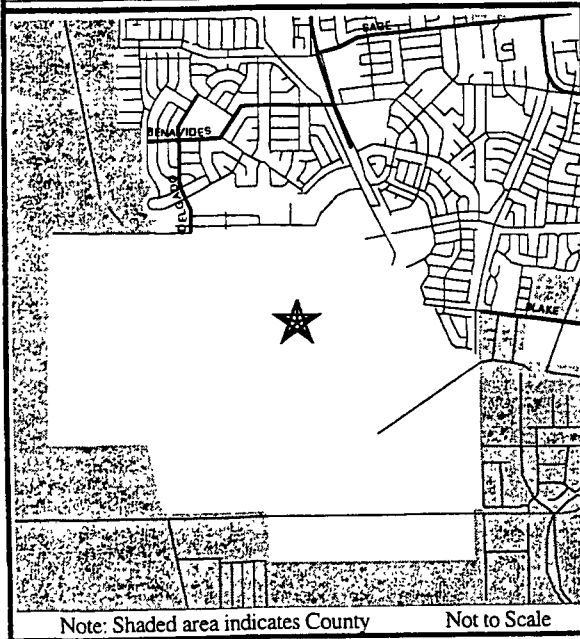
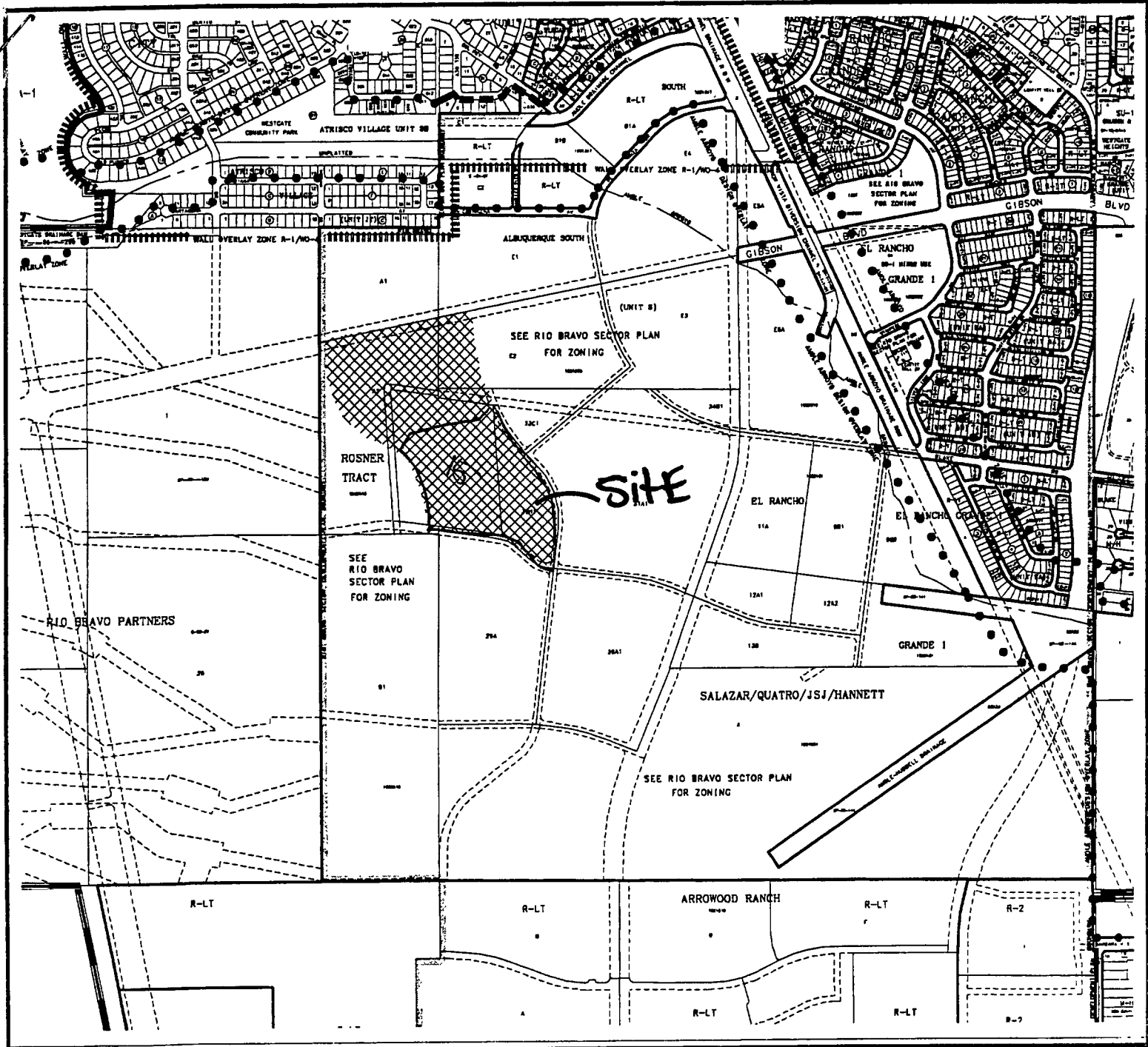
Scott Steffen, P.E.
Project Manager
Community Development and Planning Group

SS
Enclosure

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332



ZONING MAP



Scale 1" = 1150'

PROJECT NO.
1003030

HEARING DATE
11-5-03

MAP NO.
N-9

ADDITIONAL CASE NUMBER(S)
03DRB-01737
03DRB-01738
03DRB-01739

03DRB-01740



City of Albuquerque

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

Date: February 2, 2005

TO CONTACT NAME: Stephanie Stratton
COMPANY/AGENCY: Bohannon A. Huston
ADDRESS/ZIP: 7500 Jefferson St. NE / 87109
PHONE/FAX #: 823-1000 Fax: 798-7988

Thank you for your inquiry of 2/2/05 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at El Rancho Grande Unit 15

zone map page(s) N-9

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

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

Neighborhood Association
Contacts: _____

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

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

Sincerely,

Julie V. King
OFFICE OF NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(Below this line for ONC use only)

Date of Inquiry: 2/2/05 Time Entered: 9:45 ONC Rep. Initials: JF/M

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

February 3, 2005

Matthew Archuleta
1628 Summerfield SW
Albuquerque, New Mexico 87121

RE: Preliminary Plat, Sidewalk Deferral and Waiver and Vacation of Public/Private Easements
El Rancho Grande Unit 15 Subdivision

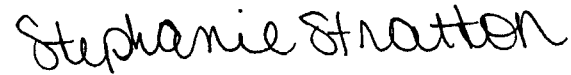
Dear Mr. Archuleta:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Westgate Heights Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Curb Inc., is seeking approval of Preliminary Plat, Sidewalk Deferral and Waiver and Vacation of Public/Private Easements for El Rancho Grande Unit 15 Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page and vacation exhibit that was submitted to the DRB previously in October of 2003. The preliminary plat has expired and we are re-submitting the plat so that we can proceed with a final plat. Please feel free to contact me if you have any questions regarding this matter.

Sincerely,

for 
Scott Steffen, P.E.
Project Manager
Community Development and Planning Group

SS
Enclosure

ENCLOSURE
SPATIAL DATA

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

February 3, 2005

Libby McIntosh
1316 Ladrones CT. SW
Albuquerque, New Mexico 87121

RE: Preliminary Plat, Sidewalk Deferral and Waiver and Vacation of Public/Private Easements
El Rancho Grande Unit 15 Subdivision

Dear Ms. McIntosh:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Westgate Heights Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Curb Inc., is seeking approval of Preliminary Plat, Sidewalk Deferral and Waiver and Vacation of Public/Private Easements for El Rancho Grande Unit 15 Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page and vacation exhibit that was submitted to the DRB previously in October of 2003. The preliminary plat has expired and we are re-submitting the plat so that we can proceed with a final plat. Please feel free to contact me if you have any questions regarding this matter.

Sincerely,

for *Stephanie Stratten*

Scott Steffen, P.E.
Project Manager
Community Development and Planning Group

SS
Enclosure

APR 12 2005

SERIAL DATA

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

February 3, 2005

Matthew Archuleta
1628 Summerfield SW
Albuquerque, New Mexico 87121

RE: Preliminary Plat, Sidewalk Deferral and Waiver and Vacation of Public/Private Easements
El Rancho Grande Unit 15 Subdivision

Dear Mr. Archuleta:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Westgate Heights Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Curb Inc., is seeking approval of Preliminary Plat, Sidewalk Deferral and Waiver and Vacation of Public/Private Easements for El Rancho Grande Unit 15 Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page and vacation exhibit that was submitted to the DRB previously in October of 2003. The preliminary plat has expired and we are re-submitting the plat so that we can proceed with a final plat. Please feel free to contact me if you have any questions regarding this matter.

Sincerely,

for *Stephanie Stratton*
Scott Steffen, P.E.
Project Manager
Community Development and Planning Group

SS
Enclosure

LOGGING
SPATIAL DATA
CIVIL ENGINEERING

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

February 3, 2005

Libby McIntosh
1316 Ladrones CT. SW
Albuquerque, New Mexico 87121

RE: Preliminary Plat, Sidewalk Deferral and Waiver and Vacation of Public/Private Easements
El Rancho Grande Unit 15 Subdivision

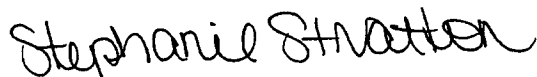
Dear Ms. McIntosh:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Westgate Heights Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Curb Inc., is seeking approval of Preliminary Plat, Sidewalk Deferral and Waiver and Vacation of Public/Private Easements for El Rancho Grande Unit 15 Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page and vacation exhibit that was submitted to the DRB previously in October of 2003. The preliminary plat has expired and we are re-submitting the plat so that we can proceed with a final plat. Please feel free to contact me if you have any questions regarding this matter.

Sincerely,

for 

Scott Steffen, P.E.
Project Manager
Community Development and Planning Group

SS
Enclosure

RECEIVED

FEB 14 2005

ALBUQUERQUE, NM

CERTIFIED MAIL

INAN HUSTON, INC
10 JEFFERSON AVE
DURHAM, NM 87109



91 7108 2133 3931 3069 8494



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Matthew Archuleta
1628 Summerfield SW
Albuquerque, NM 87121

2. Article Number
(Transfer from service label)

91 7108 2133 3931 3069 8494

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-P-4081

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

NNAN HUSTON, INC.
00 JEFFERSON NE
QUERQUE, NM 87109

CERTIFIED MAIL



91 7108 2133 3931 3069 8494



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
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PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-P-4081

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

B. Received by (Printed Name) C. Date of Delivery

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

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

4. Restricted Delivery? (Extra Fee) Yes

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

PAID RECEIPT

APPLICANT NAME CURB INC
 AGENT Bohannan Huston
 ADDRESS 7500 Jefferson
 PROJECT & APP # 1003030
 PROJECT NAME EIR Acho Grande unit 15

City of Albuquerque
Treasury Division

2/11/2005 11:10AM LOC: ANNX
 RECEIPT# 00036143 US# 008 TRANS# 0015
 Account 441018 Fund 0110 TRSDMM
 Activity 4971000 \$3,590.00
 Trans Amt \$75.00
 J24 Misc \$3,590.00
 LK \$0.00
 CHANGE

Thank You

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
 \$ 3495.⁰⁰ 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75.⁰⁰ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 3590.00 TOTAL AMOUNT DUE

Bohannan & Huston
 COURTYARD I, 7500 JEFFERSON STREET NE
 ALBUQUERQUE, NM 87109-4335
 505 823 1000

BANK OF AMERICA
 ALBUQUERQUE, NEW MEXICO
 95-32 / 1070
133320

2/4/2005 NO. **133320**

*****3,590 *****00
 PAY City Of Albuquerque DOLLARS &
 Treasury Division

*****3,590.00
 CENTS City Of Albuquerque
 Treasury Division
 BOHANNAN-HUSTON INC.

TO THE ORDER OF
 2/11/2005 11:10AM LOC: ANNX
 CITY OF ALBUQUERQUE
 RECEIPT# 00036143 US# 008 TRANS# 0015
 PO Box 1313
 Account 441018 Fund 0110
 Albuquerque, NM 87103-1313 US TRSDMM
 Activity 4971000
 Trans Amt \$3,590.00
 J24 Misc \$20.00

2/11/2005 11:10AM LOC: ANNX
 RECEIPT# 00036143 US# 008 TRANS# 0015
 Activity 4971000
 Trans Amt \$3,590.00
 J24 Misc \$20.00
 AUTHORIZED SIGNATURE
 AUTHORIZED SIGNATURE

⑈ 133320 ⑈ ⑆ 107000327⑆ 002865399404⑈ Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 2-22-05 To 3-9-05

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.

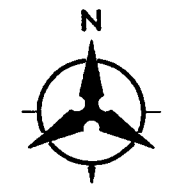
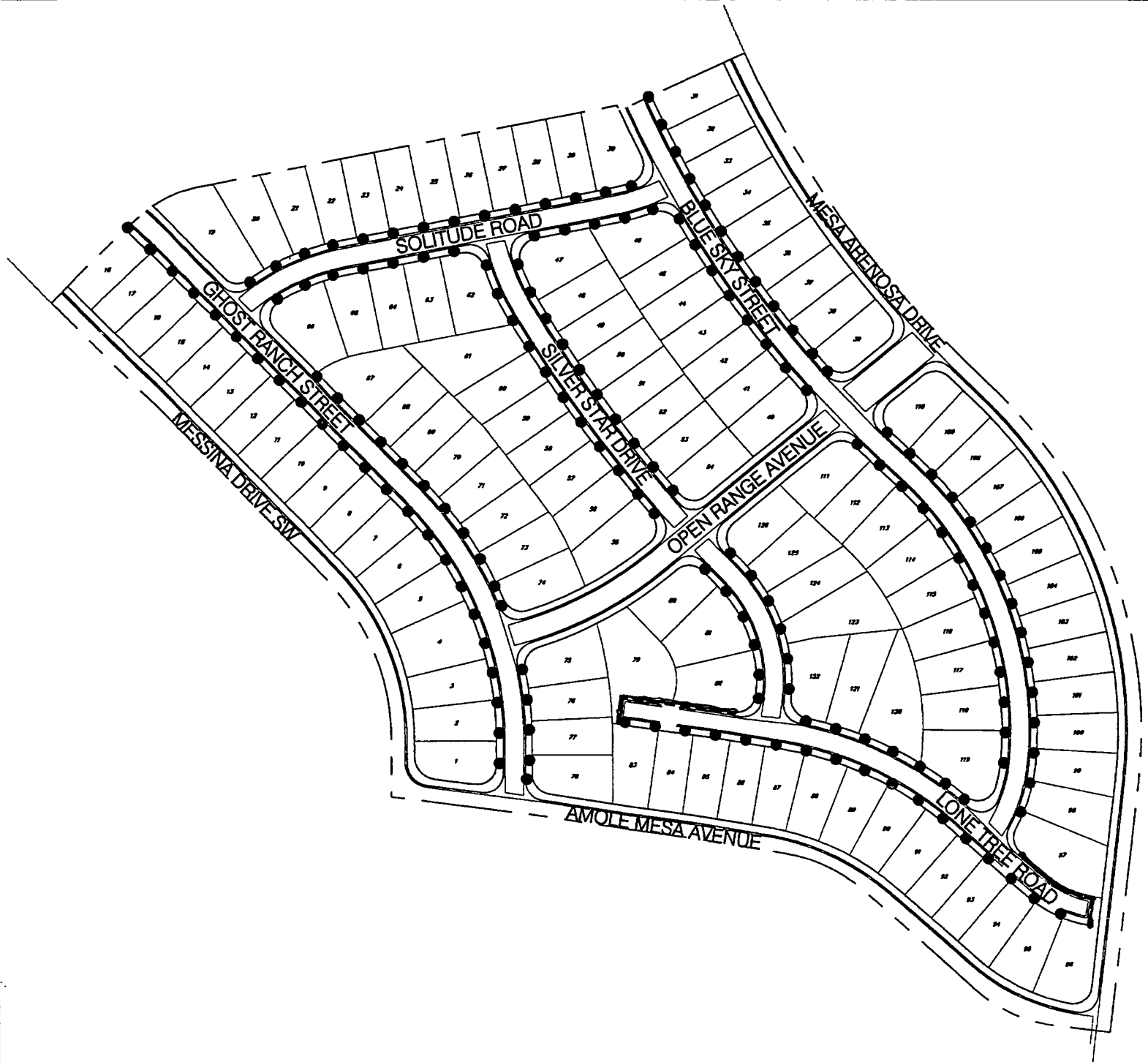
Stephanie Stratton
(Applicant or Agent)

2-11-05
(Date)

I issued 1 signs for this application, 2-11-05
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1003030



NOT TO SCALE

- • • • 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.
- WAIVED sidewalks are requested

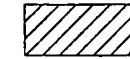
EXHIBIT C
Date 3/9/05

EXHIBIT "B"
EL RANCHO GRANDE UNIT 15
SIDEWALK DEFERRAL/WAIVER
10/09/03

Bohannon ▲ Huston INC.
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES



NOT TO SCALE



PORTION OF EXISTING 50' PRIVATE ACCESS EASEMENT TO BE VACATED. EASEMENT IS NO LONGER REQUIRED TO ACCESS TRACT 15 EL RANCHO GRANDE. TRACT CAN BE ACCESSED FROM THE EXISTING 124' PUBLIC ROADWAY EASEMENT (GIBSON BLVD), AND THE EXISTING 60' PUBLIC ACCESS EASEMENT (MESA ARENOSO DRIVE) ON THE EAST SIDE OF TRACT 15.



PORTION OF EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT TO BE VACATED. THE NORTH 34' OF THE EASEMENT IS TO BE VACATED AND REPLACED WITH 30' OF PUBLIC RIGHT-OF-WAY (AMOLE MESA AVE). EAST OF THE AMOLE MESA AVE/MESA ARENOSO DRIVE INTERSECTION THE EXISTING PUBLIC ACCESS EASEMENT IS 60' IN WIDTH. IN ADDITION, AMOLE MESA AVE WILL NOT CONNECT TO 118TH STREET IN THE FUTURE. INSTEAD IT WILL SEPARATE FUTURE SUBDIVISIONS AND INTERSECT WITH A NORTH/SOUTH STREET THAT WILL CONNECT TO GIBSON BLVD. A MAJOR LOCAL STREET CLASSIFICATION FOR MESA AMOLE AVE IS APPROPRIATE ALONG THE SOUTH BOUNDARY OF UNIT 15. THIS CLASSIFICATION REQUIRES A 60' RIGHT-OF-WAY.



EXHIBIT "C"
EL RANCHO GRANDE UNIT 15
VACATION EXHIBIT

EXHIBIT C 10/09/03

Date 3/9/05

Bohannon & Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

C 30-910

PLAT SHOWING PORTIONS OF 86 39627 PROJECTED SECTION 4 & AN EASTERLY PORTION OF PROJECTED SECTION 5, T9N, R2E, N.M.P.M. ALSO KNOWN AS **SALAZAR - DAVIS TRACTS**

WITHIN THE
TOWN OF ATRISCO GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 1986

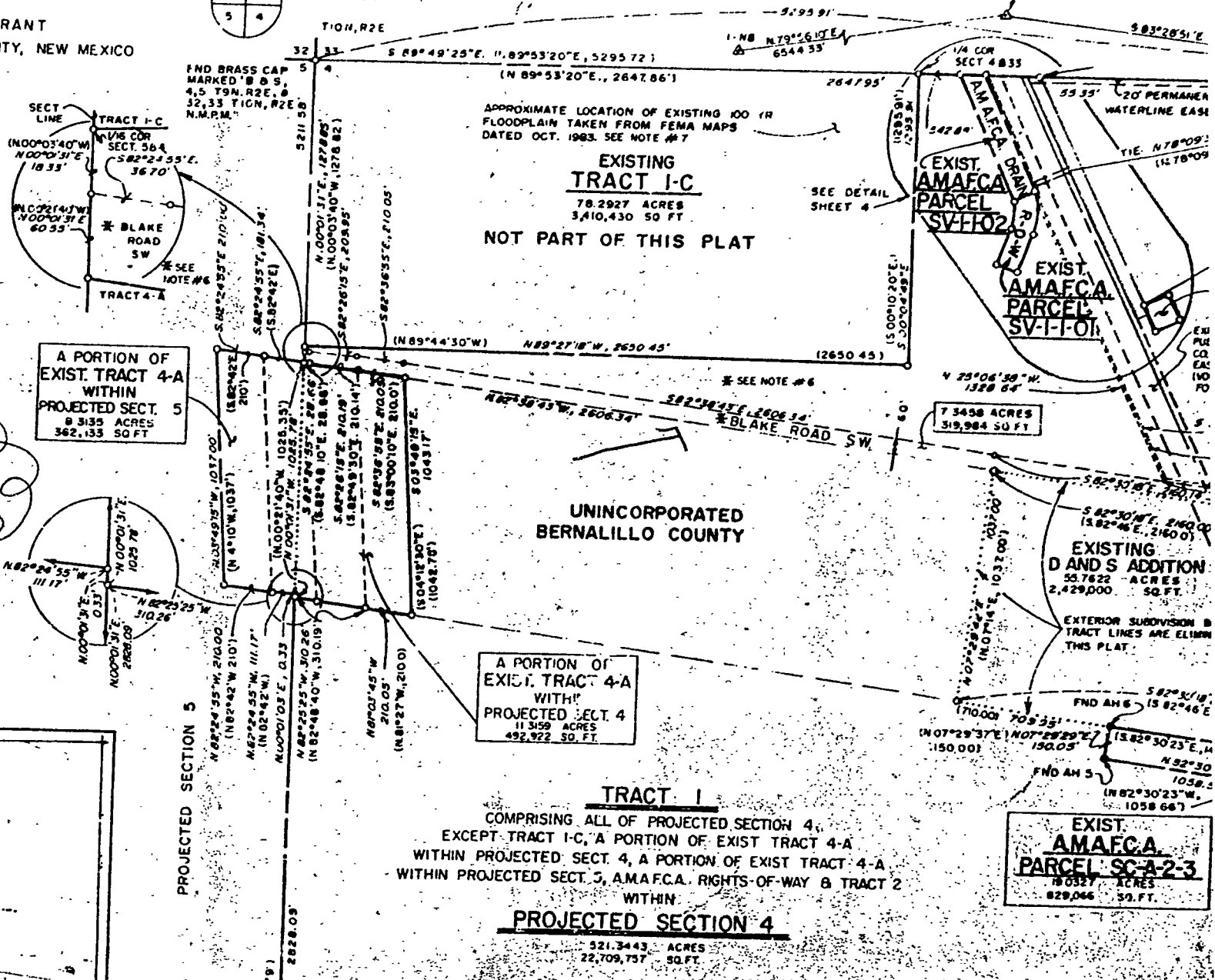


133 A
30
11

PROJECTED SECTION 33

"TRANS" NGS BRASS CAP
(FOUND IN PLACE)
NEW MEXICO STATE PL.
COORDINATE SYSTEM (CEN
X = 354,809.45
Y = 1,471,822.67
G-G = 099967921
GCX = -0°16'42"
ELEV = 5,120.07

- NOTES:**
- Unless otherwise indicated, all corners are marked with an iron stake surmounted with a cap marked "LS 4078".
 - Bearings shown are based on New Mexico State Plane Coordinate System (Central Zone). Bearings shown in parentheses are record data.
 - Bearings and distances shown are field data.
 - Distances are ground distances.
 - All corners indicated thus " * " are a Brass Cap marked "A.M.A.F.C.A. AH # LS 1040 1986".
 - Blake Road S.W. as per prior title information. Not dedicated previously or by this plat and is a portion of hereon designated Tract I, projected Section 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Arisco Grant.
 - Easements to accommodate the existing 100 year Storm Flows are hereby granted to AMAFCA for drainage control. Such easements are to run with the land but may be modified, removed, or replaced as necessary and mutually agreed to by AMAFCA and owner(s) pending future plotting submittals which conform to a more complete or improved routing of the drainage facilities.



A PORTION OF
EXIST. TRACT 4-A
WITHIN
PROJECTED SECT. 5
8 3135 ACRES
362,133 SQ FT

A PORTION OF
EXIST. TRACT 4-A
WITHIN
PROJECTED SECT. 4
11 3159 ACRES
492,922 SQ FT

EXIST.
AMAFCA
PARCEL SC-A-2-3
10527 ACRES
829,066 SQ FT

EXISTING
TRACT I-C
78.2927 ACRES
3,410,430 SQ FT
NOT PART OF THIS PLAT

UNINCORPORATED
BERNALILLO COUNTY

TRACT I
COMPRISING ALL OF PROJECTED SECTION 4,
EXCEPT TRACT I-C, A PORTION OF EXIST TRACT 4-A
WITHIN PROJECTED SECT. 4, A PORTION OF EXIST TRACT 4-A
WITHIN PROJECTED SECT. 5, AMAFCA RIGHTS-OF-WAY 8 TRACT 2
WITHIN
PROJECTED SECTION 4

321,3443 ACRES
22,709,737 SQ FT

S 89°49'23"E (1.89°53'20"E, 5295.72)
(N 89°53'20"E., 2647.86')

1-NB N 79°56'10"E
6544.33'

APPROXIMATE LOCATION OF EXISTING 100 YR
FLOODPLAIN TAKEN FROM FEMA MAPS
DATED OCT. 1983. SEE NOTE #7

**EXISTING
TRACT I-C**

78.2927 ACRES
3,410,430 SQ. FT.

NOT PART OF THIS PLAT

SEE DETAIL
SHEET 4

EXIST. AMAFCA
PARCEL
SV-FI-02

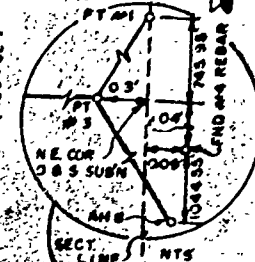
EXIST.
AMAFCA
PARCEL
SV-I-I-01

UNDER LEASE WITH
OPTION TO PURCHASE
TO THE CITY OF
ALBUQUERQUE FOR A
PERMANENT WELL SITE
HEREON DESIGNATED
TRACT 2
0.3306 ACRES
14,400 SQ. FT.

EXIST. 100
PUBLIC SERVICE
CO. OF N.M.
EASEMENT
(VOL. 0348,
FOLIO 43)

7.3458 ACRES
319,984 SQ. FT.

PROJECTED SECTION 3



BLAKE VIEW
MOBILE VILLAGE
FILED AUG 6 1974
FOLIO 76, VOL. 06

UNINCORPORATED
BERNALILLO COUNTY

A PORTION OF
EXIST. TRACT 4-A
WITH
PROJECTED SECT. 4
11.3159 ACRES
492,922 SQ. FT.

EXISTING
D AND S ADDITION
55.7622 ACRES
2,429,000 SQ. FT.

EXTERIOR SUBDIVISION BOUNDARY LINES & EXTERIOR
TRACT LINES ARE ELIMINATED BY THE RECORDING OF
THIS PLAT

EXIST.
AMAFCA
PARCEL
SC-A-2-3
4.0327 ACRES
829,046 SQ. FT.

NOT PART
OF THIS PLAT

TRACT 1

COMPRISING ALL OF PROJECTED SECTION 4,
EXCEPT TRACT I-C, A PORTION OF EXIST. TRACT 4-A
WITHIN PROJECTED SECT 4, A PORTION OF EXIST. TRACT 4-A
WITHIN PROJECTED SECT 3, AMAFCA RIGHTS-OF-WAY & TRACT 2
WITHIN

PROJECTED SECTION 4

521.3443 ACRES
22,709,757 SQ. FT.

ENTERED

JUL 15 1986

ROW-RMS

APPROXIMATE LOCATION OF EXISTING
100 YR FLOODPLAIN TAKEN
FROM FEMA MAPS DATED OCT. 1983
SEE NOTE #7

PUBLIC SERVICE COMPANY
MAP # 59B

(N 34°28'01"W) A 34731.37'
(150.00') 149.88'

DEDICA

The portion within the being all Bernalillo therefrom portion of Albuquerque Amole Ari Parcels SV land known the plat of August 1, N.M.P.M., Tract 2, be Albuquerque R. 2 E., N.1 including the information Tract 4-A a (partially within the T. 9 N., R. consent to it (for the pur distribution) shown or ind the City of A and deed.

BY:

D.T. Seni

ACK

STAI

COUI

of An of BE behalf

My Co

SURVE

laws of me or a all easer compani the mini Subdivis



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

11-26-03

7. Project # 1003030

03DRB-01738 Major-Vacation of Pub Easements
03DRB-01737 Major-Preliminary Plat Approval
03DRB-01739 Minor-Sidewalk Waiver
03DRB-01740 Minor-Temp Defer SDWK

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

At the November 26, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

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

With the signing of the infrastructure list dated 11/26/03 and approval of the grading plan engineer stamp dated 11/21/03 the preliminary plat was approved.

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

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



OFFICIAL NOTICE OF DECISION
PAGE 2

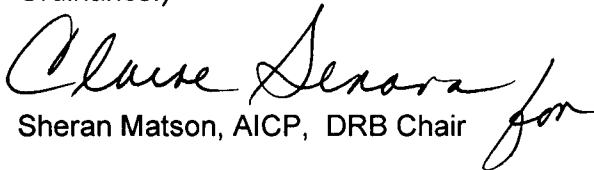
If you wish to appeal this decision, you must do so by December 11, 2003, in the manner described below.

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

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

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

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


Sheran Matson, AICP, DRB Chair

cc: Curb Inc., 6301 Indian School Rd NE, 87110
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Bokay Construction Inc., 5905 Azuelo NW, 87120
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003030

AGENDA ITEM NO: 7

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 11-21-03 is on file for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION: *signal 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: November 26, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003030 AGENDA#: 17 DATE: 11.26

1. Name: Pam Thies Address: ^{BH} 7500 Jefferson Zip: 87109

2. Name: Rick Bettramo Address: " Zip: "

3. Name: Rick Squires Address: Curb, Inc. 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: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 5, 2003 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 1:15 P.M.

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

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

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

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP 31, (to be known as **VILLA DE LA CAPILLA**) zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). [REF: 03EPC 00506, 00505, 00509] [**Simon Shima, EPC Case Planner**] (F-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/5/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/19/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE SITE DISTANCE AT CAMINO CAPILLA NW AND GRIEGOS NW WILL BE CORRECTED. THE SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND SIGNED OFF BY THE BOARD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

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

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

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

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

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

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

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

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

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

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

03DRB-01692 Minor-SiteDev Plan Subd

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

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

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

10. **Project # 1002929**
03DRB-01531 Major-Preliminary Plat Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver
- BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C (to be known as **SANTA FE @ THE TRAILS**) The Trails (portion of Tract 4, Black Ranch) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 10/8/03 & 11/5/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**
11. **Project # 1001656**
03DRB-01591 Major-Bulk Land Variance
03DRB-01592 Minor-Prelim&Final Plat Approval
- SANTIAGO ROMERO JR. agent(s) for CITY OF ALBUQUERQUE, LINDA ADAMSKO request(s) the above action(s) for all or a portion of Tract(s) O & N, **DOUBLE EAGLE AIRPORT II**, zoned SU-1 special use zone, AIRPORT & RELATED FACILITIES, located NORTHWEST OF DOUBLE EAGLE AIRPORT NW, containing approximately 591 acre(s). [REF: 01EPC-01875, 03EPC-00915 & 16] [Deferred from 10/22/03] (C-4 & D-4) **BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**
12. **Project # 1002960**
03DRB-01537 Major-Preliminary Plat Approval
03DRB-01538 Major-Vacation of Pub Right-of-Way
03DRB-01539 Major-Vacation of Public Easements
03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver
- MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). [Deferred from 10/8/03, 10/22/03 & 11/5/03] (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

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

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

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

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

THERE ARE NO SITE PLANS THIS WEEK. . . .

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

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

16. **Project # 1001396**
03DRB-01860 Minor-Extension of Preliminary Plat
- MARK GOODWIN & ASSOCIATES, agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-B, **VISTA DEL NORTE**, zoned R-LT residential zone, located on VISTA DEL NORTE DR NE, between VISTA MONTE DR NE and LAS LOMITAS DR NE containing approximately 13 acre(s). [REF: 02DRB-01871 EPP, 1000533, DRB-98-374, Z-95-73] (D-16) **A ONE YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: PRIOR TO FINAL PLAT, ADEQUATE ACCESS NEEDS TO BE PROVIDED IN ACCORDANCE WITH THE TIS (TRAFFIC IMPACT STUDY) AND ALL AMENDMENTS TO THAT STUDY. THIS APPROVAL INCLUDES EXTENSION OF THE INFRASTRUCTURE LIST DATED 1/2/02.**
17. **Project # 1002243**
03DRB-01856 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES, agent(s) for MOR LAND INC. request(s) the above action(s) for all or a portion of Tract(s) 463, **TOWN OF ATRISCO GRANT, UNIT 7**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 5 acre(s). [REF: 02EPC-01460, 02DRB-01828, 03DRB-00121 PP] (L-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **Project # 1001999**
03DRB-01871 Minor-Prelim&Final Plat Approval
- ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for FRANCISCO L. MELENDEZ request(s) the above action(s) for all or a portion of Lot(s) 13-A & 14-A, **RAYNOLDS ADDITION**, zoned SU-2 special neighborhood zone, MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 0.1625 acre(s). [REF: ZA-94-76, 02ZHE-00937 (1002035), 02DRB-01614 (P&F)] (K-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

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

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

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

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

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

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

22. **Project # 1003088**
03DRB-01870 Minor-Sketch Plat or Plan
- WAYJOHN SURVEYING INC. agent(s) for DAVID DUNAWAY & NINA WALLERSTEIN request(s) the above action(s) for the East ½, Tract 40, **ALVARADO GARDENS, UNIT 2**, zoned RA-2 - W7, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and GLENWOOD RD NW containing approximately 2 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project # 1002778**
03DRB-01868 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON INC. agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH WEST**, zoned R-LT, located WEST OF VENTANA RANCH SUBDIVISION, between PASEO DEL NORTE BLVD NW and IRVING BLVD NW containing approximately 290 acre(s). (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1003087**
03DRB-01869 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON INC. agent(s) for WESTLAND DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of Tract(s) A, **WESTLAND NORTH**, zoned SU-2 for PDA for Residential Resort, located on TIERRA PINTADA ST NW and 98th ST NW containing approximately 47 acre(s). (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. Approval of the Development Review Board Minutes for October 22, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 1:15 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003030 AGENDA#: 7 DATE: 11.5

1. Name: Pat Bell Address: 7520 Jefferson Zip: 97109

2. Name: Bo Johnson 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: 1003030

AGENDA ITEM NO: 7

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

11-26-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: November 5, 2003



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 5, 2003

Project # 1003030

03DRB-01738 Major-Vacation of Pub Right-of-Way
03DRB-01737 Major-Preliminary Plat Approval
03DRB-01739 Minor-Sidewalk Waiver
03DRB-01740 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE SUBDIVISION, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DRIVE SW containing approximately 23 acre(s). (N-8, N-9)

AMAFCA	No objection to requested actions. The AMAFCA Board of Directors approved drafting an Agreement with the owner for downstream channel improvements.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	Letter sent to Westgate Heights (R) Neighborhood Assn.
APS	No comments received.
Police Department	No adverse comments.
Fire Department	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Gas	Approves.
PNM Electric	Approves.
Comcast	No comments received.

QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

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

Transportation Development

Provide traffic distribution map. Verify access distance between Messina and Ghost Ranch. Verify sight distance of Open Range Ave. onto Mesa Arenosa Drive. Provide radii and plat should dedicate R-O-W.

Parks & Recreation

This request is subject to the Park Dedication Ordinance please call Christina Sandoval 768-3808 to discuss this requirement._

Utilities Development

Comments will be provided to applicant/agent at the meeting.

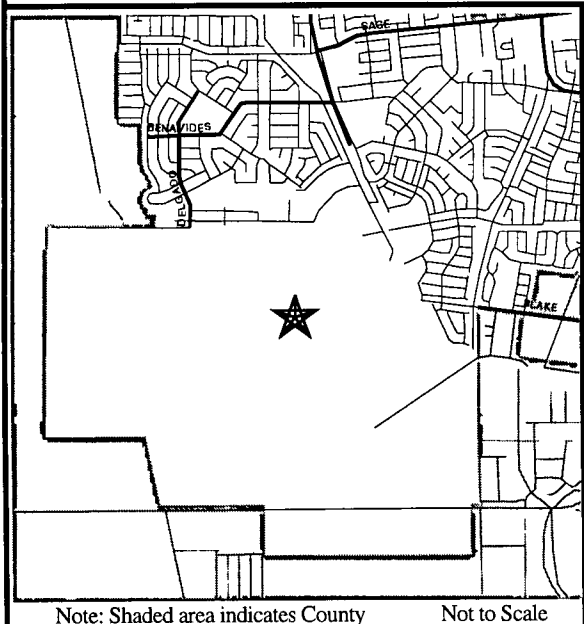
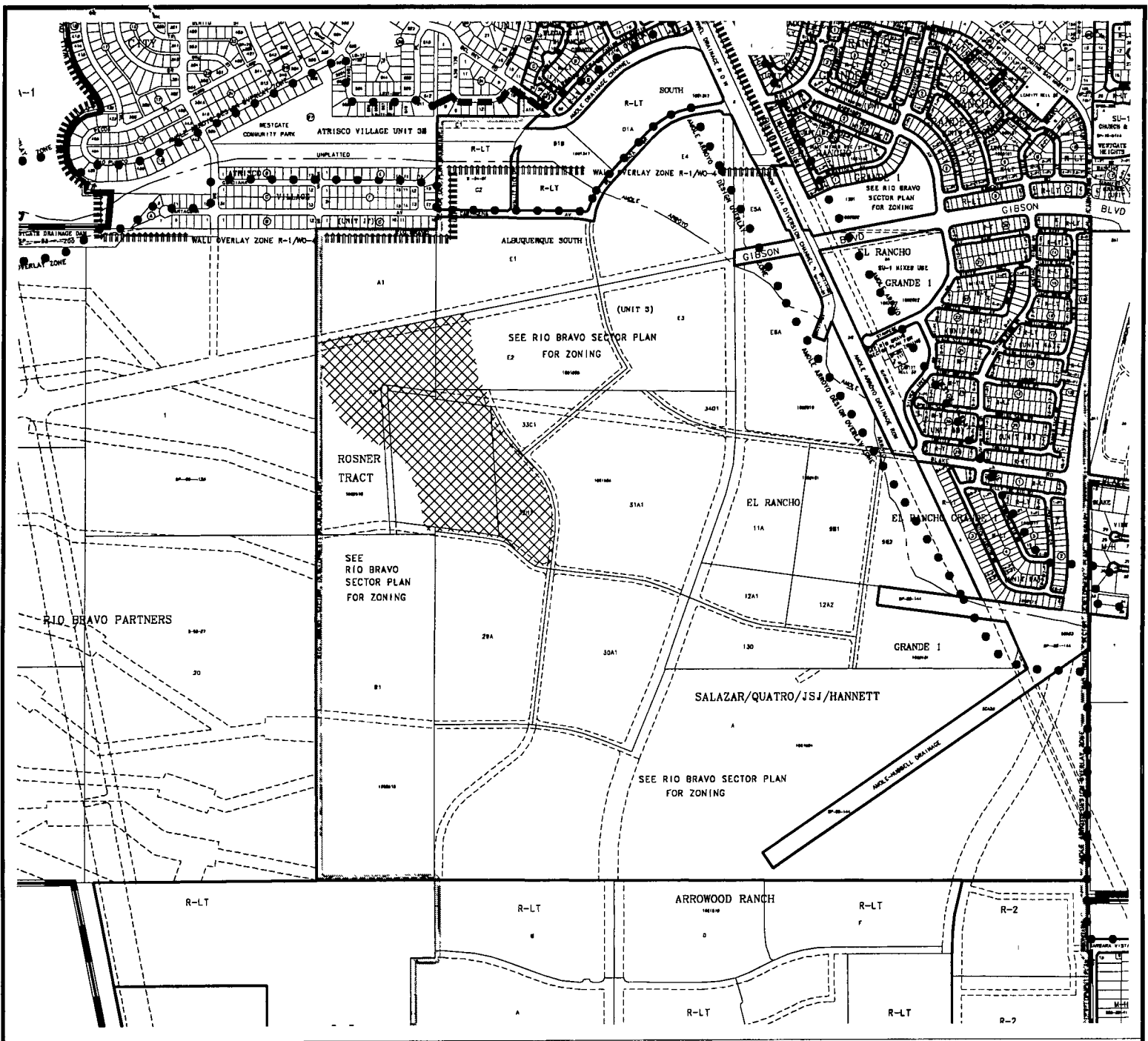
Planning Department

The perimeter wall submittal is incomplete. Agent was notified on 10/30/03 that he had until 11/3/03 at noon to re-submit. Otherwise, the case is deferred which it will be anyway because the bulk plat has not been approved yet.

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

cc: Bohannon Huston Inc., 7500 Jefferson NE, 87109

Curb Inc., 6301 Indian School Rd NE, 87110



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1" = 1150'

PROJECT NO.
1003030

HEARING DATE
11-5-03

MAP NO.
N-9

ADDITIONAL CASE NUMBER(S)
03DRB-01737
03DRB-01738
03DRB-01739

03DRB-01740



**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, November 5, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000922

03DRB-01725 Major-Bulk Land Variance
03DRB-01726 Major-Vacation of Pub
Right-of-Way
03DRB-01727 Major-Vacation of Public
Easements
03DRB-01728 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Calle Norteña NW, containing approximately 237 acres. [REF: DRB-97-78, V-97-116, 02DRB-01783, 02DRB-01785] (C-10/11 & D-10/11)

Project # 1002565

03DRB-01733 Major-Preliminary Plat
Approval
03DRB-01730 Minor-SiteDev Plan
Subd/EPC
03DRB-01731 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01732 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP 31, (to be known as **VILLA DE LA CAPILLA**) zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). [REF: 03EPC 00506, 00505, 00509] (F-13)

Project # 1002775

03DRB-01703 Major-Vacation of Pub
Right-of-Way

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

SEE PAGE 2



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

Project # 1002793

03DRB-01747 Major-Preliminary Plat
Approval
03DRB-01748 Minor-Temp Defer SDWK

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

Project # 1003029

03DRB-01734 Major-Bulk Land Variance
03DRB-01735 Minor-Prelim&Final Plat
Approval

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

Project # 1003031

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

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 14, **EL RANCHO GRANDE, UNIT 14**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW, containing approximately 23 acre(s).
(N-8, N-9)

SEE PAGE 3



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

Project # 1003030

03DRB-01738 Major-Vacation of Pub
Right-of-Way
03DRB-01737 Major-Preliminary Plat
Approval
03DRB-01739 Minor-Sidewalk Waiver
03DRB-01740 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC. agent(s) for CURB INC.
request(s) the above action(s) for all or a portion of
Tract(s) 15, **EL RANCHO GRANDE SUBDIVISION,
UNIT 15**, zoned R-LT, located on GIBSON BLVD SW,
between BLAKE RD SW and MESSINA DRIVE SW
containing approximately 23 acre(s). (N-8, N-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 20, 2003.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 5, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000922

03DRB-01725 Major-Bulk Land Variance
03DRB-01726 Major-Vacation of Pub
Right-of-Way
03DRB-01727 Major-Vacation of Public
Easements
03DRB-01728 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Calle Norteña NW, containing approximately 237 acres. [REF: DRB-97-78, V-97-116, 02DRB-01783, 02DRB-01785] (C-10/11 & D-10/11)

Project # 1002565

03DRB-01733 Major-Preliminary Plat
Approval
03DRB-01730 Minor-SiteDev Plan
Subd/EPC
03DRB-01731 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01732 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP 31, (to be known as **VILLA DE LA CAPILLA**) zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). [REF: 03EPC 00506, 00505, 00509] (F-13)

Project # 1002775

03DRB-01703 Major-Vacation of Pub
Right-of-Way

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SEE PAGE 2



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

Project # 1002793

03DRB-01747 Major-Preliminary Plat
Approval
03DRB-01748 Minor-Temp Defer SDWK

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

Project # 1003029

03DRB-01734 Major-Bulk Land Variance
03DRB-01735 Minor-Prelim&Final Plat
Approval

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

Project # 1003031

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

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 14, **EL RANCHO GRANDE, UNIT 14**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW, containing approximately 23 acre(s).
(N-8, N-9)

SEE PAGE 3



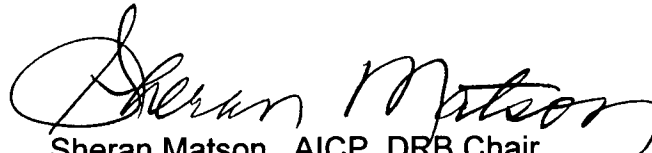
11/11/03

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

Project # 1003030
03DRB-01738 Major-Vacation of Pub
Right-of-Way
03DRB-01737 Major-Preliminary Plat
Approval
03DRB-01739 Minor-Sidewalk Waiver
03DRB-01740 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC. agent(s) for CURB INC.
request(s) the above action(s) for all or a portion of
Tract(s) 15, **EL RANCHO GRANDE SUBDIVISION,
UNIT 15**, zoned R-LT, located on GIBSON BLVD SW,
between BLAKE RD SW and MESSINA DRIVE SW
containing approximately 23 acre(s). (N-8, N-9)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 20, 2003.



City of Albuquerque

P.O BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



02 10
0004329277 OCT 2 2003
MAILED FROM ZIP CODE 87102
\$ 00.37⁰

100905420038020402

Salazar Family Trust & JSJ Investment
General Delivery
Albuquerque NM 87103

87103X9999



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

Meeting Date: November 5, 2003
Zone Atlas Page: N-8-Z & N-9-Z
Notification Radius: 100 Ft.

Project# 1003030
App# 03DRB-01737
App# 03DRB-01738
App# 03DRB-01739
App# 03DRB-01740

Cross Reference and Location: N/A

Applicant: CURB, INC
Address: 6301 INDIANSCHOOL RD NE
ALBUQUERQUE NM 87110

Agent: BOHANNAN HUSTON, INC
Address: 7500 JEFFERSON ST NE
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: October 17, 2003

Signature: Kyle Tsethlikai



City of Albuquerque

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

Date: October 8, 2003

TO CONTACT NAME: Stephanie Stratton
COMPANY/AGENCY: Bohannon Huston
ADDRESS/ZIP: 7500 Jefferson NE 87109
PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of 10-8-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at El Rancho Grande Units 14 + 15

zone map page(s) N-8, 9

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

Westgate Heights
Neighborhood Association
Contacts Matthew Archuleta
1608 Summerfield SW
836-7251 (w) 87121
Libby McIntosh
1314 Ladrones Ct. SW
831-5189 (w) 87121

Neighborhood Association
Contacts: _____

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

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

Sincerely,

Dalaina S. Carmora
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

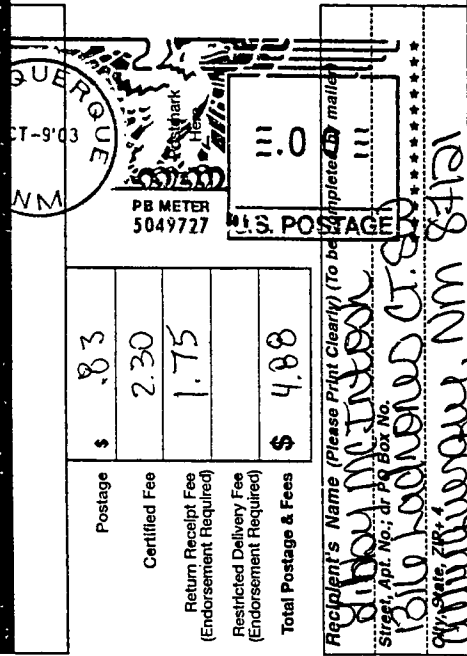
Attention: Both contacts per neighborhood association need to be notified.

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

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

Recipient's Name (Please Print Clearly) (To be completed by mailer)
 DUBOY MCINTOSH
 Street, Apt. No., or PO Box No.
 1010 LORENDO CT. SW
 City, State, ZIP+4[®]
 ALBUQUERQUE, NM 87101

PS Form 3800, February 2000 See Reverse for Instructions

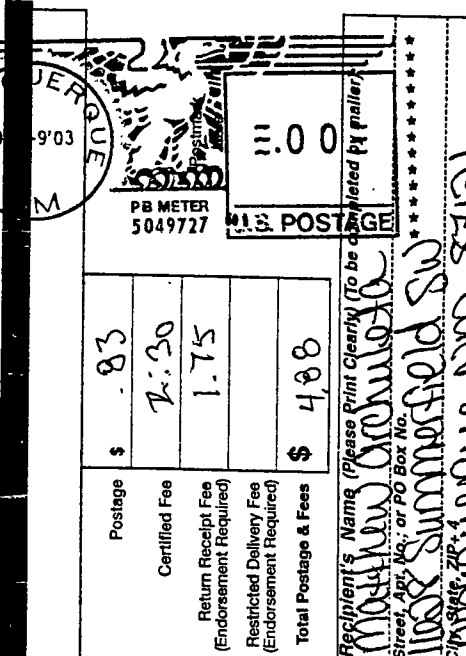


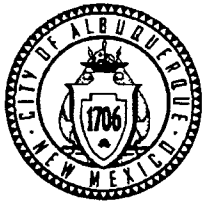
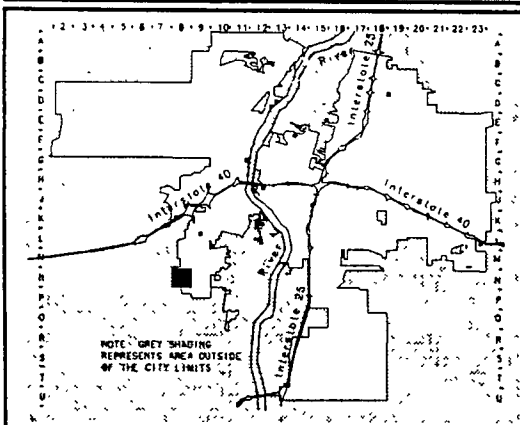
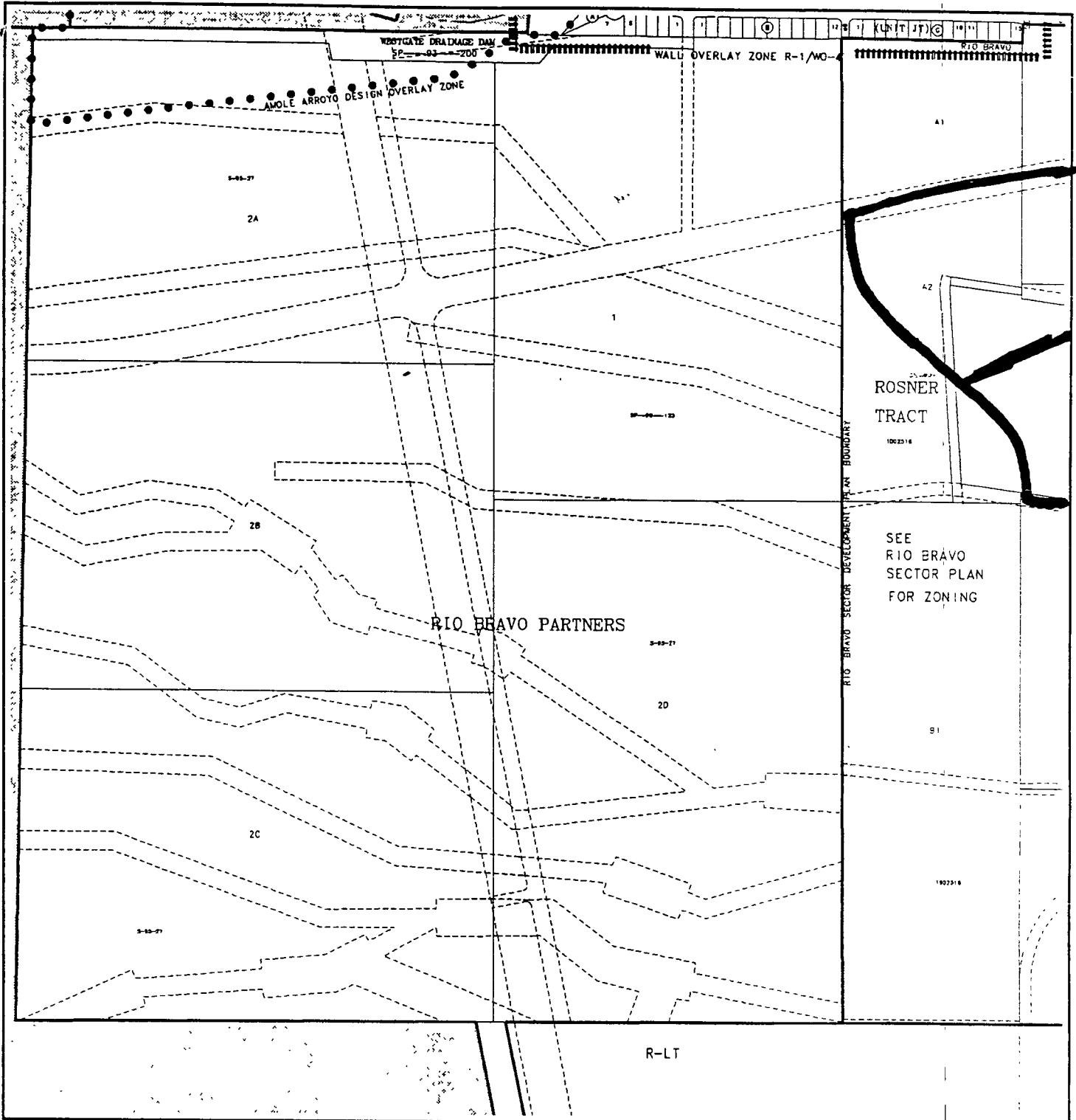
**U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)**

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

Recipient's Name (Please Print Clearly) (To be completed by mailer)
 MATTHEW CROWTHER
 Street, Apt. No., or PO Box No.
 1100 SUMMERFIELD SW
 City, State, ZIP+4[®]
 ALBUQUERQUE, NM 87101

PS Form 3800 February 2000 See Reverse for Instructions

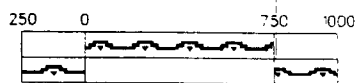




Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

N-8-Z

Map Amended through September 03, 2003



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 1, 2003

Bohannon-Huston
7500 Jefferson NE
Albuquerque, New Mexico 87109-4335
Attn: Scott Steffen, P.E.

Re: Water / Sanitary Sewer Availability / Proposed Residential Development of
Unplatted Lands Southwest of Gibson Boulevard and De Anza Drive SW

N-08, N-09

Mr. Steffen:

Existing Conditions: The property includes approximately 75 acres south of El Rancho Grande Units 10 and 11 (see DRB #1002423). Zoning is RLT under the Rio Bravo Sector Plan. No utilities exist in the area; the 30-inch CIP water transmission line (Project No. 7108.91) is pending DRC approval, and the master plan water line for Zone 2W/2WR (6795.81) has recently gone to work order. Construction plans for El Rancho Grande (ERG) Unit 10 (6993.85) and Gibson Boulevard infrastructure (7222.81) are pending DRC approval.

Water: The site lies within water zone 2W. Besides the infrastructure listed above, a 12-inch master plan line is required in the unnamed street along the west side of Unit 12. An 8-inch line is required along the west side of Units 14 and 15. Development / service will be contingent on developer construction of public water and sanitary sewer lines in standard location in all internal streets. Construction must include fire hydrants at standard locations, and separate water and sanitary sewer service stub outs for each lot / dwelling unit. The water system will generally be 6-inch and 8-inch with looping connections per the DPM.

Sanitary: Service for units south of Gibson Boulevard that are proposed in advance of the Southwest Mesa Interceptor (aka Snow Vista Interceptor) will be contingent on construction of an outfall in the Blake alignment. This must include reconstruction, if necessary, of the existing line originally required for service to ERG Unit 9A (6993.81). As you know, the Blake reconstruction was dropped from Unit 9A when the developer opted to discharge to Blake via the existing 8-inch flat line in Joel Street. This line has no excess capacity for your project.

The southern half of Unit 15 cannot discharge to Blake Road due to topography. Significant infrastructure via the unnamed road alignment and future 98th Street plus the above mentioned reconstruction is required. Even if the interceptor was ready, approximately 3700 feet of line would be necessary to reach it (see sewer sketch).

Easements: Public lines constructed outside dedicated right-of-way will require exclusive easements and / or licenses. Acquisition will be at the developers' expense. Alignments must be approved by Utility Development prior to DRB and / or DRC sign off.

Design and construction of all required improvements will be at the developer / property owners expense and must be coordinated through the City of Albuquerque 'COA' via the 'DRC / City Work Order' process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded public utility contractor.

Utility Expansion Charges: In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges 'UEC' payable at the time service is requested.

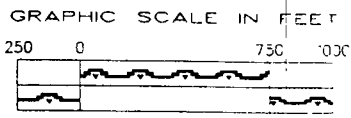
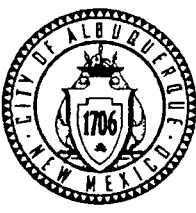
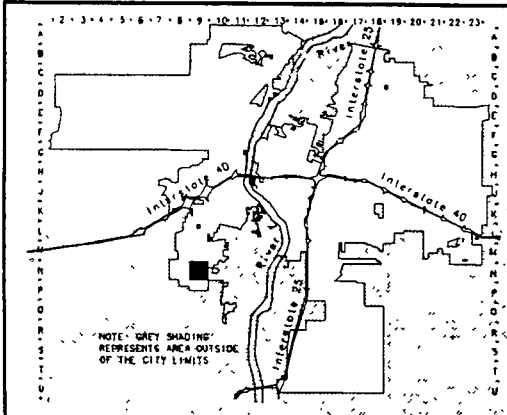
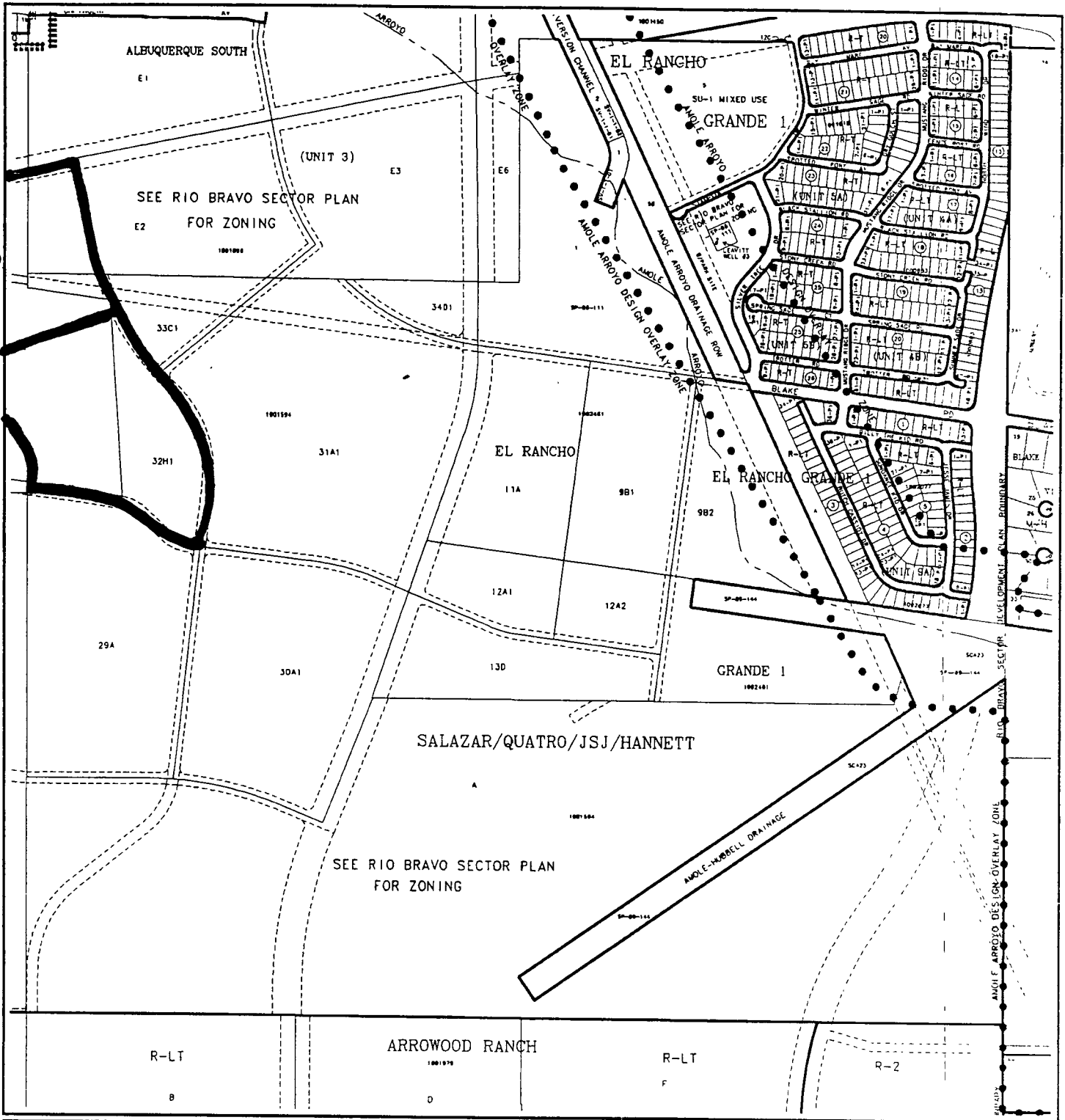
This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Note, however, that statements are development specific, and you did not provide any platting information. As such, some infrastructure details may change during plat review. Please do not hesitate to call if you have questions or need additional information: 924-3988.

Sincerely,

Nancy Musinski, P.E.
Senior Engineer
Development and Building Services

Attachment: System / Location Map(s)

c: f/ readers #30920
f/ availability N-09



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

Zone Atlas Page
N-9-Z
Map Amended through September 03, 2003

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

- Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (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.

SCOTT STEFFEN

Scott Steffen

Applicant name (print)

10/02/03
Applicant signature / date

pdf form revised Sept. 2001



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

Application case numbers

03DRB - 01738
03DRB - 01739
03DRB - 01740

Paul Carter
Planner signature / date

Project # 1003030

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

EL RANCHO GRANDE UNIT 15 SUBDIVISION
 PRELIMINARY PLAT

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which 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 uence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
ONSITE PUBLIC ROADWAY IMPROVEMENTS									
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY	AMOLE MESA AVE	MESSINA DR	MESA ARENOSO DR	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY	MESSINA DRIVE	NORTH BOUNDARY	AMOLE MESA AVE	/	/	/
		24' EOA-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY	MESA ARENOSO DR	GIBSON BLVD	AMOLE MESA AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SOLITUDE RD	GHOST RANCH ST	BLUE SKY ST	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	OPEN RANGE AVE	GHOST RANCH ST	BLUE SKY ST	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES	OPEN RANGE AVE	BLUE SKY ST	MESA ARENOSO DR	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GHOST RANCH ST	NORTH BOUNDARY	AMOLE MESA AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BLUE SKY ST	NORTH BOUNDARY	LONE TREE RD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SILVER STAR DR	SOLITUDE RD	LONE TREE RD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LONE TREE RD	SILVER STAR DR	BLUE SKY ST	/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ORIGINAL

24' F-F

RESIDENTIAL PAVING W/ PCC
CURB & GUTTER AND PCC 4' WIDE
SIDEWALK SOUTH SIDE ONLY*

LONE TREE RD

WEST STUB TERMINUS

SILVER STAR DR

24' F-F

RESIDENTIAL PAVING W/ PCC
CURB & GUTTER AND PCC 4' WIDE
SIDEWALK SOUTH SIDE ONLY*

LONE TREE RD

BLUE SKY ST

EAST STUB TERMINUS

* SIDEWALKS TO BE DEFERRED PER DEFERRAL EXHIBIT 'B'
WAIVER OF SIDEWALK ON NORTH SIDE OF LONE TREE RD STUBS
Perimeter Wall
STREET LIGHTS AS PER COA DPM

Varies

~~landscape & maintenance agreement required
prior to issuance of work order~~

ONSITE PUBLIC STORM DRAIN IMPROVEMENTS

18"-54"
DIA

RCP W/ NEC. MH'S, LATERALS
& INLETS

MESSINA DR

NORTH BOUNDARY

OPEN RANGE AVE

18"-72"
DIA

RCP W/ NEC. MH'S, LATERALS
& INLETS

OPEN RANGE AVE

MESSINA DR

MESA ARENOSO DR

18" - 36"
DIA

RCP W/ NEC. MH'S, LATERALS
& INLETS

BLUE SKY ST

NORTH BOUNDARY

150' NORTH OF LONE TREE

18-24"
DIA

RCP W/ NEC. MH'S, LATERALS
& INLETS

MESA ARENOSO DR

50' NORTH OF
OPEN RANGE AVE

OPEN RANGE AVE

6.5 ACRE-FEET TEMPORARY
RETENTION POND
WITH PUBLIC EASEMENT AND
COVENANT AND AGREEMENT

TRACT 33C-1-A
LANDS OF CURB INC.

0.57 ACRE-FEET TEMPORARY
RETENTION POND
WITH PUBLIC EASEMENT AND
COVENANT AND AGREEMENT

TRACT 30A-1
LANDS OF SALAZAR

NOTE:

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED
PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES

THERE WILL BE NO RELEASE OF FINANCIAL GUARANTEE OR SIA UNTIL AGREEMENT IS PROCESSED AND APPROVED
WITH AMAFCA FOR CONSTRUCTION OF THE AMOLE ARROYO IMPROVEMENTS

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

ONSITE PUBLIC WATERLINE IMPROVEMENTS

ORIGINAL

8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	GHOST RANCH ST	NORTH BOUNDARY	AMOLE MESA AVE
6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	BLUE SKY ST	NORTH BOUNDARY	LONE TREE RD
6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SILVER STAR DR	SOLITUDE RD	LONE TREE RD
6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SOLITUDE RD	GHOST RANCH ST	BLUE SKY ST
6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	OPEN RANGE AVE	GHOST RANCH ST	BLUE SKY ST
4-6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	LONE TREE RD	WEST STUB TERMINUS	EAST STUB TERMINUS
20" DIA **	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	MESA ARENOSO DR	OPEN RANGE AVE	AMOLE MESA AVE
8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	MESSINA / OFFSITE PUBLIC EASEMENT	CARTAGENA AVE	NORTH BOUNDARY / GHOST RANCH ST
6-12" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	OFFSITE PUBLIC EASEMENT	GIBSON BLVD	NORTH BOUNDARY / BLUE SKY ST
8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	AMOLE MESA AVE	MESSINA DR	GHOST RANCH ST

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** TO BE CONSTRUCTED UNDER COA PROJECT #6795 81

NOTE: NO WORK ORDER OR FINAL PLAT SHALL BE APPROVED UNTIL THE 30" ZONE 2W WATER LINE (CITY PROJECT NO 7108.91) IS COMPLETE AND ACCEPTED FOR SERVICE.

ORIGINAL

Rick Beltramo
RICK BELTRAMO
PREPARED BY PRINT NAME
11/26/03
DATE

Susan Watson
DRB CHAIR
11/26/03
DATE

Christina Sandoral
PARKS & RECREATION DEPARTMENT
11/26/03
DATE

BOHANNAN HUSTON INC.
FIRM
SIGNATURE
DATE

Jeffrey
TRANSPORTATION DEVELOPMENT
11-26-03
DATE
Rogert Green
UTILITY DEVELOPMENT
11/26/03
DATE

AMAFCA
CITY ENGINEER
11/26/03
DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

NEW MEXICO UTILITIES INC.
DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

7100

Supplemental form

<p>SUBDIVISION S</p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input checked="" type="checkbox"/> Vacation V</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN P</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) L</p>	<p style="text-align: center;">Supplemental form</p> <p>ZONING & PLANNING Z</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</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"/> Text Amendment (Zoning Code/Subdivision Regulations)</p> <p>APPEAL / PROTEST of... A</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

APPLICANT INFORMATION:

NAME: CURB INC. PHONE: 881-9190

ADDRESS: 6301 INDIAN SCHOOL RD NE FAX: 875-1723

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000

ADDRESS: 7500 JEFFERSON NE FAX: 798-7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL, SIDEWALK DEFERRAL AND WAIVER, VACATION OF PUBLIC/PRIVATE EASEMENT

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. A REPLAT OF TRACT 15 Block: _____ Unit: 15

Subdiv. / Addn. EL RANCHO GRANDE

Current Zoning: R-LT Proposed zoning: _____

Zone Atlas page(s): N8, N9 No. of existing lots: 1 No. of proposed lots: 126

Total area of site (acres): 22.95 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 100905413232720103 MRGCD Map No. _____

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

Between: BLAKE ROAD and MESSINA DRIVE

CASE HISTORY:

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

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

SIGNATURE [Signature] DATE 10/9/03

(Print) SCOTT STEFFEN Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<p><input 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 type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<table border="0" style="width: 100%;"> <tr> <th>Application case numbers</th> <th>Action</th> <th>S.F.</th> <th>Fees</th> </tr> <tr> <td><u>03DRB - 01737</u></td> <td><u>PP</u></td> <td><u>5(2)</u></td> <td><u>\$ 3075.00</u></td> </tr> <tr> <td><u>03DRB - 01738</u></td> <td><u>V Prow</u></td> <td><u>✓</u></td> <td><u>\$ 95.00</u></td> </tr> <tr> <td><u>03DRB - 01739</u></td> <td><u>SW</u></td> <td><u>✓</u></td> <td><u>\$ 5</u></td> </tr> <tr> <td><u>03DRB - 01740</u></td> <td><u>TDS</u></td> <td><u>✓</u></td> <td><u>\$ 50.00</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td><u>\$ 75.00</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td><u>Total</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td><u>\$ 3415.00</u></td> </tr> </table> <p>Hearing date <u>Nov 5, 2003</u></p>	Application case numbers	Action	S.F.	Fees	<u>03DRB - 01737</u>	<u>PP</u>	<u>5(2)</u>	<u>\$ 3075.00</u>	<u>03DRB - 01738</u>	<u>V Prow</u>	<u>✓</u>	<u>\$ 95.00</u>	<u>03DRB - 01739</u>	<u>SW</u>	<u>✓</u>	<u>\$ 5</u>	<u>03DRB - 01740</u>	<u>TDS</u>	<u>✓</u>	<u>\$ 50.00</u>				<u>\$ 75.00</u>				<u>Total</u>				<u>\$ 3415.00</u>	<p>Adv Fee</p>
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			<u>Total</u>																															
			<u>\$ 3415.00</u>																															

[Signature] 10/9/03 Project # 1003030

Planner signature / date

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

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

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

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

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

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

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

SCOTT STEFFEN

Scott Steffen 10/9/03
 Applicant name (print)
 Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 03 DRB - 01737

Paul Casler 10/9/03
 Planner signature / date
Project # 1003030

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.

SCOTT STEFFEN

Scott Steffen 10/02/03
 Applicant name (print)
 Applicant signature / date



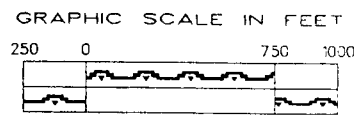
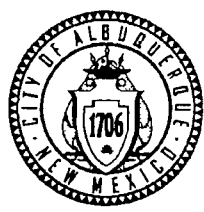
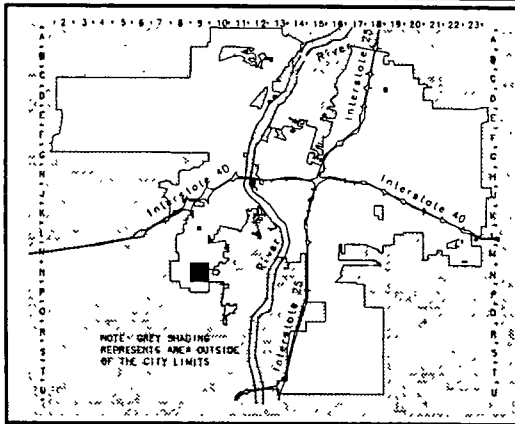
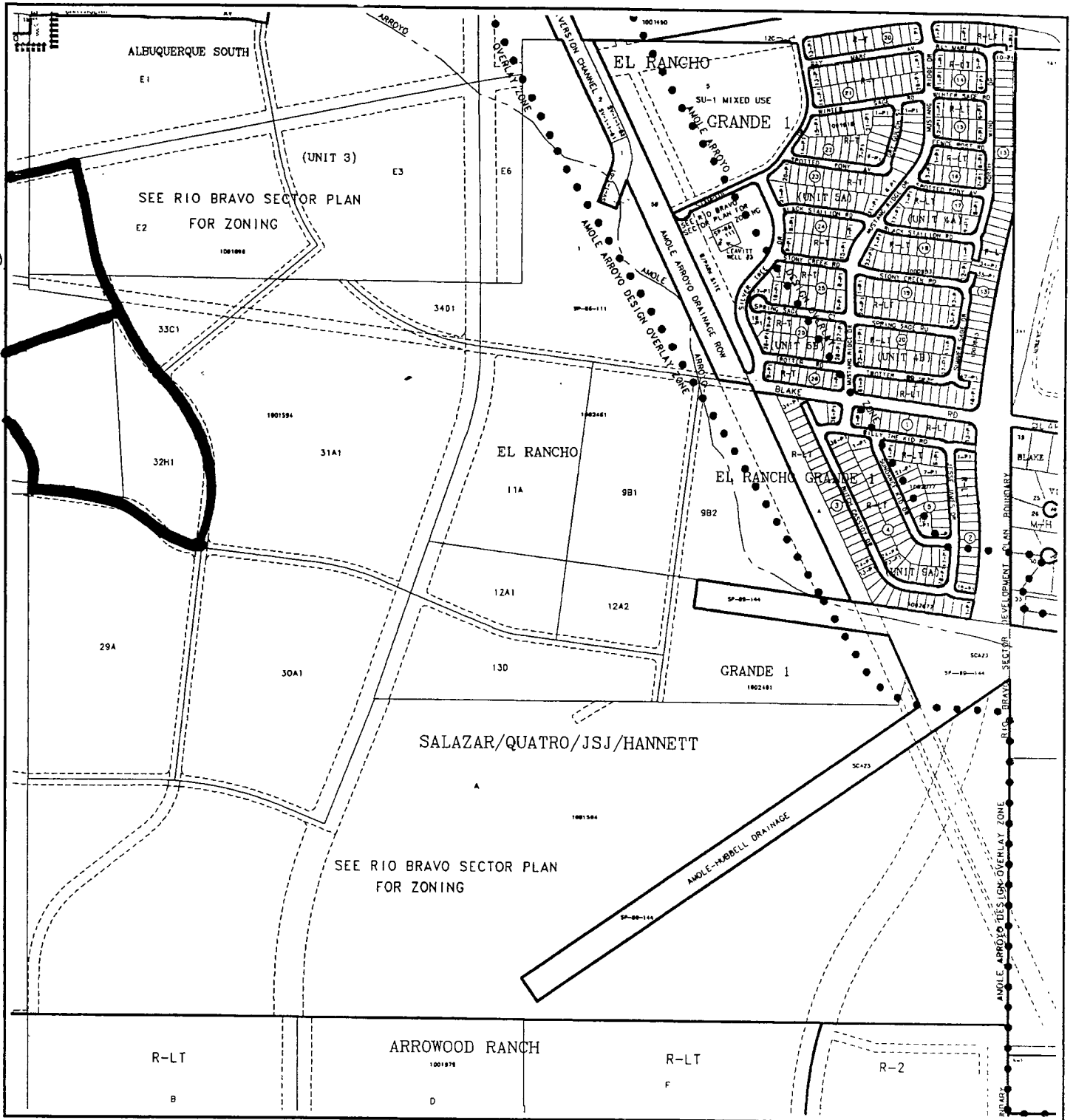
pdf Form revised Sept. 2001

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

Application case numbers	
03DRB -	-01738
03DIRS -	-01739
03DRB -	-01740

Paul Carter 10/12/03
 Planner signature / date
 Project # 1003030

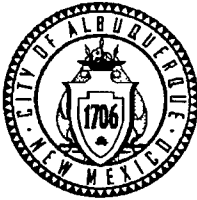
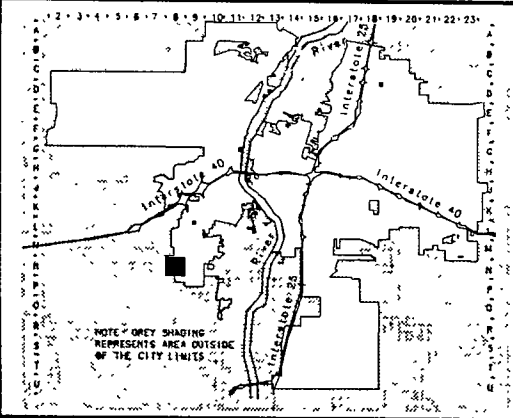
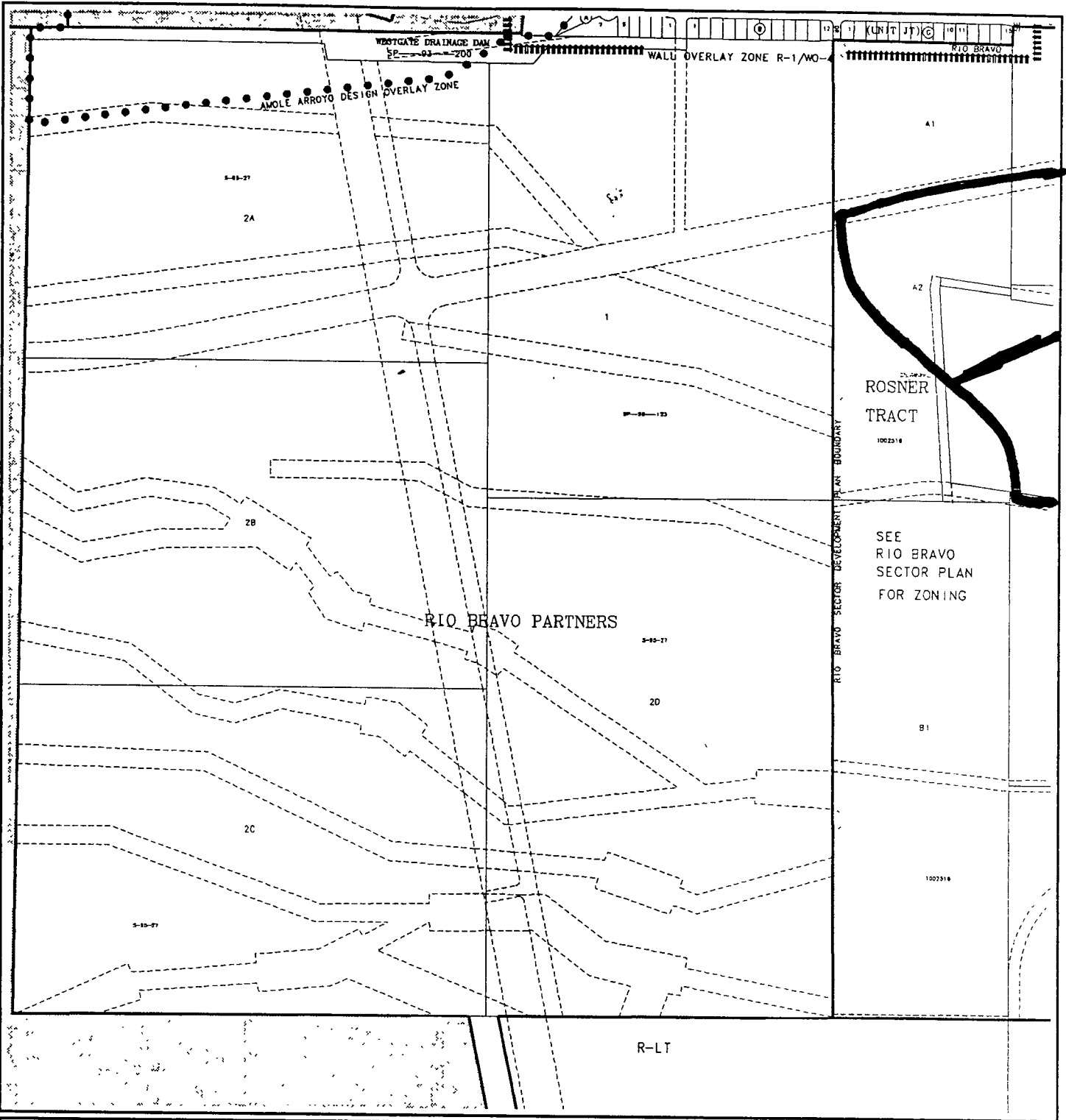
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Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2003

Zone Atlas Page
N-9-Z

Map Amended through September 03, 2003



A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
N-8-Z
Map Amended through September 03, 2003



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 1, 2003

Bohannon-Huston
7500 Jefferson NE
Albuquerque, New Mexico. 87109-4335
Attn: Scott Steffen, P.E.

Re: Water / Sanitary Sewer Availability / Proposed Residential Development of
Unplatted Lands Southwest of Gibson Boulevard and De Anza Drive SW

N-08, N-09

Mr. Steffen:

Existing Conditions: The property includes approximately 75 acres south of El Rancho Grande Units 10 and 11 (see DRB #1002423). Zoning is RLT under the Rio Bravo Sector Plan. No utilities exist in the area; the 30-inch CIP water transmission line (Project No. 7108.91) is pending DRC approval, and the master plan water line for Zone 2W/2WR (6795.81) has recently gone to work order. Construction plans for El Rancho Grande (ERG) Unit 10 (6993.85) and Gibson Boulevard infrastructure (7222.81) are pending DRC approval.

Water: The site lies within water zone 2W. Besides the infrastructure listed above, a 12-inch master plan line is required in the unnamed street along the west side of Unit 12. An 8-inch line is required along the west side of Units 14 and 15. Development / service will be contingent on developer construction of public water and sanitary sewer lines in standard location in all internal streets. Construction must include fire hydrants at standard locations, and separate water and sanitary sewer service stub outs for each lot / dwelling unit. The water system will generally be 6-inch and 8-inch with looping connections per the DPM.

Sanitary: Service for units south of Gibson Boulevard that are proposed in advance of the Southwest Mesa Interceptor (aka Snow Vista Interceptor) will be contingent on construction of an outfall in the Blake alignment. This must include reconstruction, if necessary, of the existing line originally required for service to ERG Unit 9A (6993.81). As you know, the Blake reconstruction was dropped from Unit 9A when the developer opted to discharge to Blake via the existing 8-inch flat line in Joel Street. This line has no excess capacity for your project.

The southern half of Unit 15 cannot discharge to Blake Road due to topography. Significant infrastructure via the unnamed road alignment and future 98th Street plus the above mentioned reconstruction is required. Even if the interceptor was ready, approximately 3700 feet of line would be necessary to reach it (see sewer sketch).

Easements: Public lines constructed outside dedicated right-of-way will require exclusive easements and / or licenses. Acquisition will be at the developers' expense. Alignments must be approved by Utility Development prior to DRB and / or DRC sign off.

Design and construction of all required improvements will be at the developer / property owners expense and must be coordinated through the City of Albuquerque 'COA' via the 'DRC / City Work Order' process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded public utility contractor.

Utility Expansion Charges: In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges 'UEC' payable at the time service is requested.

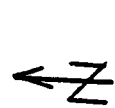
This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Note, however, that statements are development specific, and you did not provide any platting information. As such, some infrastructure details may change during plat review. Please do not hesitate to call if you have questions or need additional information: 924-3988.

Sincerely,

Nancy Musinski, P.E.
Senior Engineer
Development and Building Services

Attachment: System / Location Map(s)

c: f/ readers #30920
f/ availability N-09

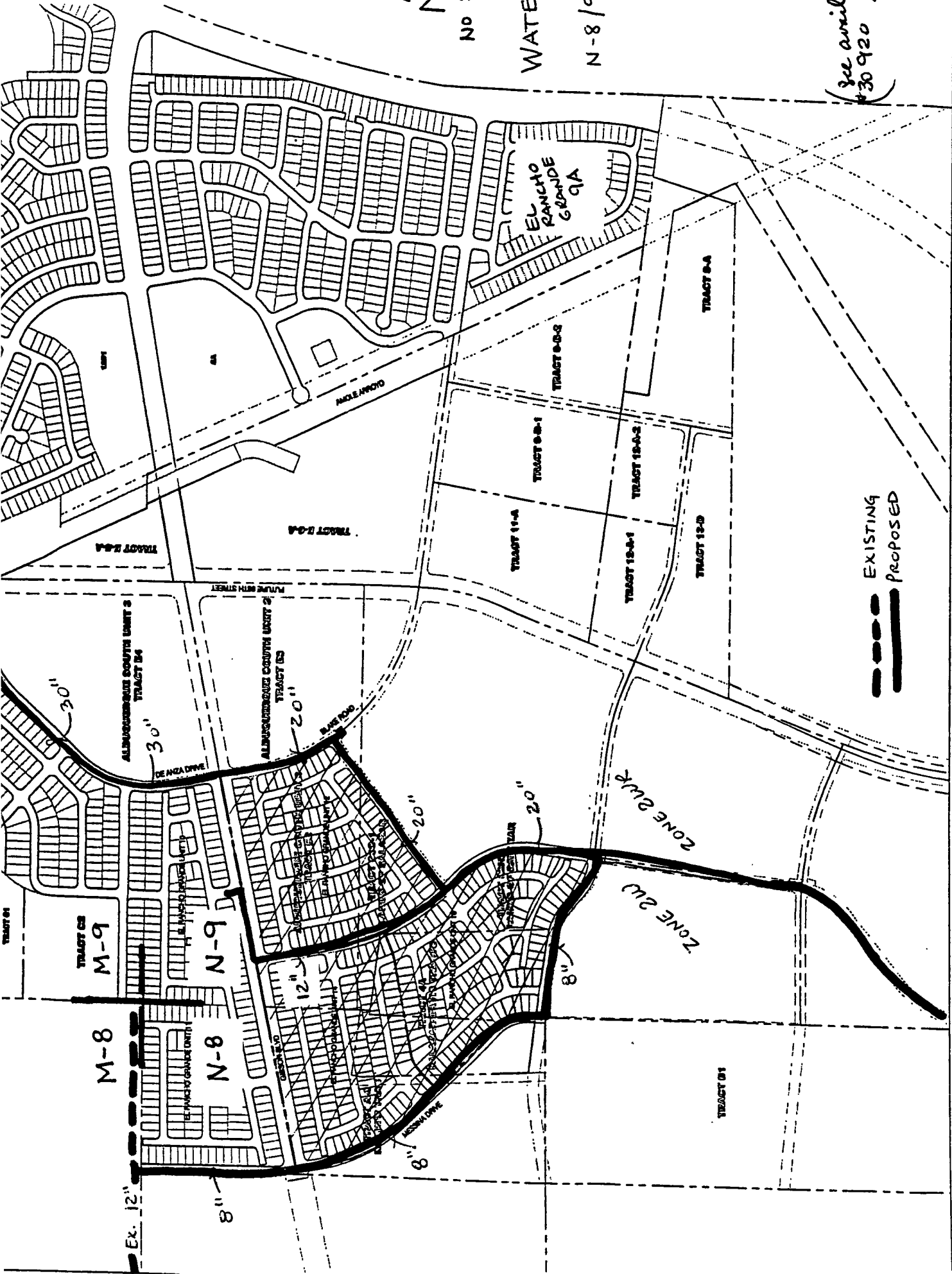


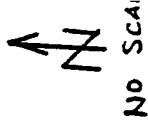
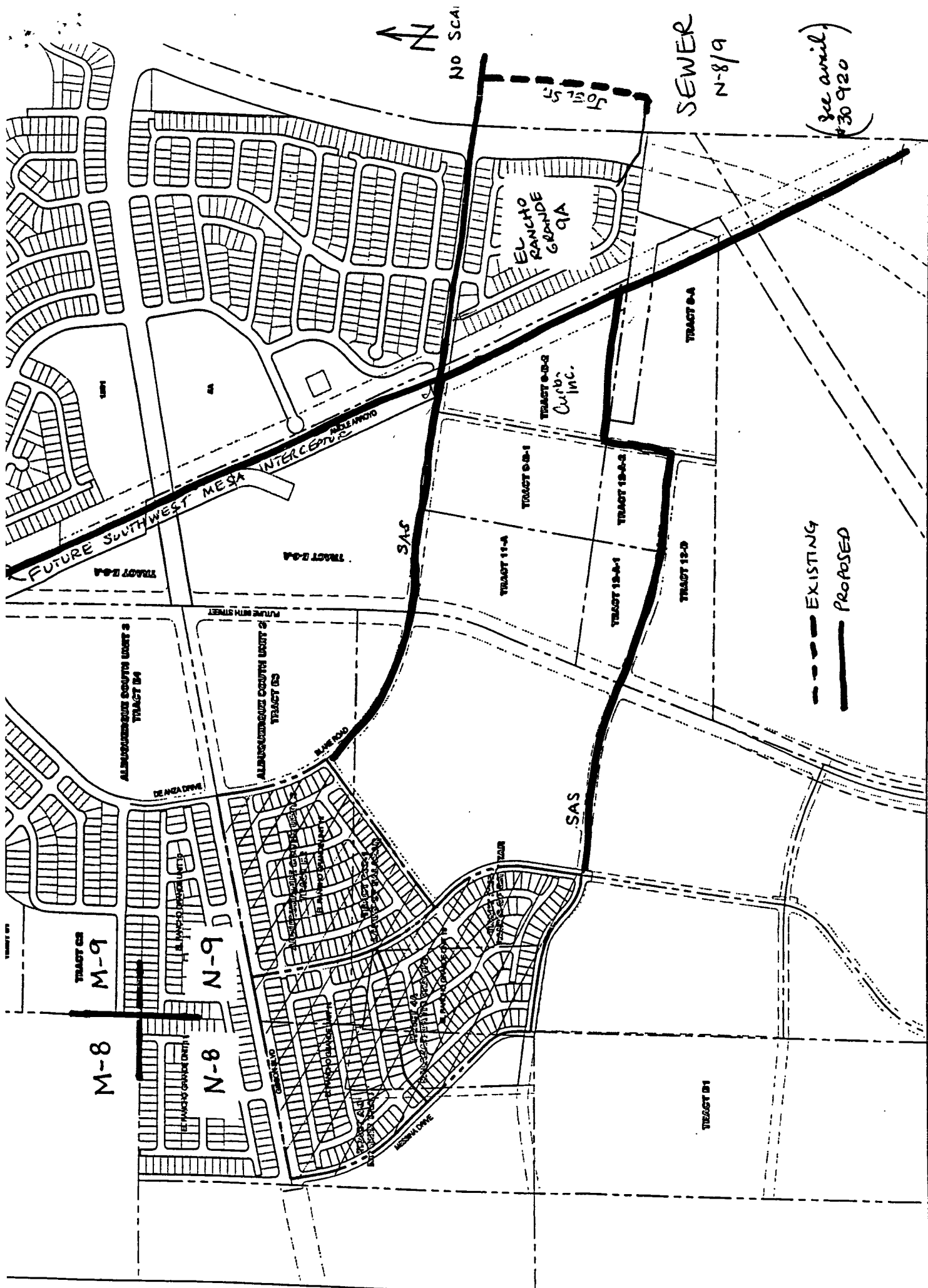
NO SCALE

WATER

N-8/9

(see aerial)
#30920





NO SCALE

SEWER
N-8/9

(see aerial)
#30 920

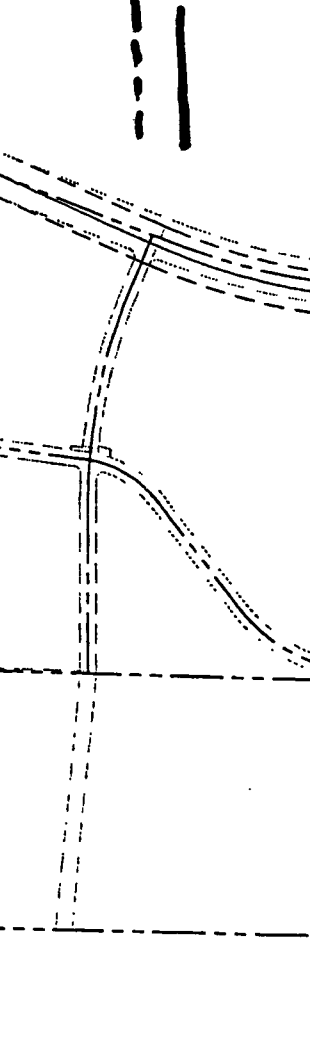
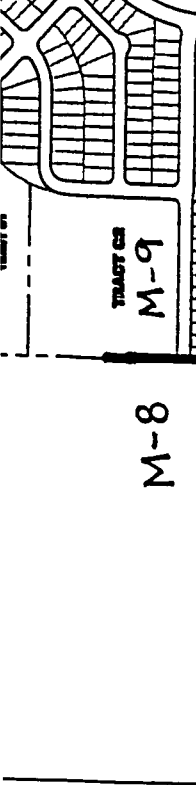
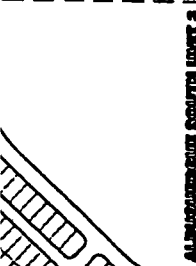
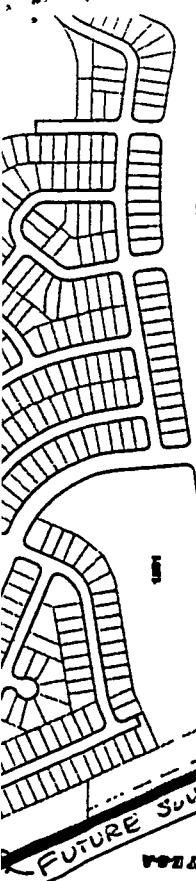
EL RANCHO
RANCHO
GRANDE
91A

TRACT 9-B-2
Curb
INC.

SAS

SAS

--- EXISTING
— PROPOSED





City of Albuquerque

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

Date: October 8, 2003

TO CONTACT NAME: Stephanie Stratton
 COMPANY/AGENCY: Bohannon Huston
 ADDRESS/ZIP: 7500 Jefferson NE 87109
 PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of 10-8-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at El Rancho Grande Units 14 + 15

zone map page(s) N-8,9

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

Westgate Heights
 Neighborhood Association
 Contacts Matthew Archuleta
1608 Summerfield SW
836-7251 (w) 87121
Libby McIntosh
1314 Ladrones Ct. SW
831-5189 (h) 87121

Neighborhood Association
 Contacts: _____

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

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

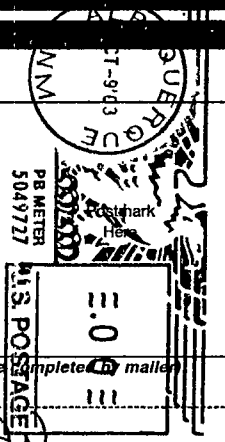
Sincerely,

Dalaina S. Carmora
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

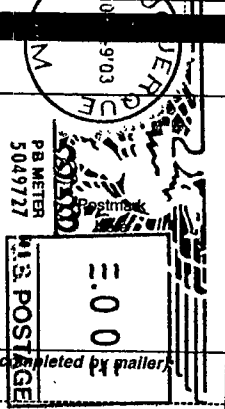
Postage	\$.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88



Recipient's Name (Please Print Clearly) (To be completed by mailer)
 Sibby McIntosh
 Street, Apt. No., or PO Box No.
 1016 Ladroner Ct SW
 City, State, ZIP+4
 Albuquerque, NM 87102

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

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



Recipient's Name (Please Print Clearly) (To be completed by mailer)
 Matthew Archuleta
 Street, Apt. No., or PO Box No.
 11008 Summerfield SW
 City, State, ZIP+4
 Albuquerque, NM 87102

October 9, 2003

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

Re: Preliminary Plat, Sidewalk Deferral and Waiver Approval, and Public/Private Easement and Public Right-of-Way Vacation Approval
El Rancho Grande Unit 15 Subdivision, DRB Project #

Dear Sheran:

We are requesting Preliminary Plat approval for El Rancho Grande Unit 15 Subdivision. Two Bulk Land Plats which will replat several existing tracts of land in the project vicinity have been submitted to the DRB for review and approval. The first plat, titled "Bulk Land Plat Tract 31A-1-A Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ Investment Company and Falba Hannett, and Tracts 4-A-1, 32H-1-A, 33C-1-A, 33C-1-B, and 34D-1-A, Lands of Curb Inc." was submitted by Community Sciences Corp and is scheduled to be heard at the October 29, 2003 DRB hearing. The second plat, titled "Bulk Land Plat for Tracts 14, 15, and 16 El Rancho Grande" is being submitted by Aldrich Land Surveying to be heard at the November 5, 2003 DRB hearing. El Rancho Grande Unit 15 is a replat of Tract 15 El Rancho Grande. We request that the Unit 15 preliminary plat be heard jointly with the El Rancho Grande Bulk Plat.

The subject property is located south of the proposed El Rancho Grande Unit 14 Subdivision, near the southeast corner of the future Gibson Boulevard and Messina Drive intersection and contains approximately 23.0 acres. The site is within in the Rio Bravo Sector Plan. Current zoning is R-LT. In addition to the Preliminary Plat approval, we are requesting waiver and deferral of sidewalk (Exhibit B), and vacation of a private easement, public easement and public right-of-way (Exhibit C).

The proposed subdivision consists of 126 single-family residential lots, with a minimum dimension of 44 feet wide by 105 feet deep. Access to the site will be from Gibson Boulevard to the north, heading south down Mesa Arenoso Drive. Construction plans for Gibson Boulevard between Messina Drive to the west and Barbados Drive to the east have been submitted to the DRC (COA Project #7227.81). Water and sanitary sewer service will be per the Water/Sanitary Sewer Availability letter dated October 1, 2003. A grading drainage plan has been submitted to Hydrology Development for their review and approval.

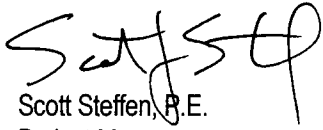
Enclosed for Development Review Board (DRB) review and approval are copies of the following information:

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List (Exhibit "A")
- Six (6) copies of the Reason/Location of Request for Sidewalk Deferral and Waiver (Exhibit "B")
- Six (6) copies of the Reason/Location of Request for Private/Public Easement and Public Right-of-way Vacation (Exhibit "C")
- Letter from the Office of Neighborhood Coordination
- One (1) copy of the Perimeter Wall Detail
- Forms DR/WS and TIS, and

- Fee in the amount of \$ 3715.00

Please place this item on the DRB Agenda to be heard November 5, 2003. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Scott Steffen, P.E.

Project Manager

Community Development and Planning Group

SS

Enclosure

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 8, 2003

Matthew Archuleta
1628 Summerfield SW
Albuquerque, New Mexico 87121

RE: Preliminary Plat, Sidewalk Deferral and Waiver and Vacation of Public/Private Easement
and Public Right of Way
El Rancho Grande Unit 15 Subdivision

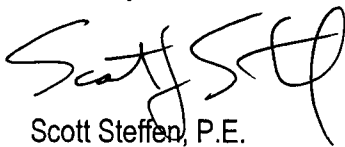
Dear Mr. Archuleta:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Westgate Heights Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Curb Inc., is seeking approval of Preliminary Plat, Sidewalk Deferral and Waiver and Vacation of Public/Private Easement and Public Right of Way for El Rancho Grande Unit 15 Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Scott Steffen, P.E.
Project Manager
Community Development and Planning Group

SS
Enclosure

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 8, 2003

Libby McIntosh
1316 Ladrones Ct. SW
Albuquerque, New Mexico 87121

RE: Preliminary Plat, Sidewalk Deferral and Waiver and Vacation of Public/Private Easement
and Public Right of Way
El Rancho Grande Unit 15 Subdivision

Dear Ms. McIntosh:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Westgate Heights Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Curb Inc., is seeking approval of Preliminary Plat, Sidewalk Deferral and Waiver and Vacation of Public/Private Easement and Public Right of Way for El Rancho Grande Unit 15 Subdivision from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Scott Steffen, P.E.
Project Manager
Community Development and Planning Group

SS
Enclosure

TY OF ALBUQUERQ

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Bohannon Huoton Date of request: 10/9/03 Zone atlas page(s): N8-N9
 CURRENT: Zoning R-LT Legal Description - a part of tract 15 of bulk plat
 Parcel Size (acres / sq.ft.) 22.95 Lot or Tract # 15 El Rancho Grande Block # _____
 Subdivision Name El Rancho Grande Unit 15

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - 126
 Building Size - _____ (sq. ft.) PRELIMINARY PLAT

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 10/9/03
 (To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

10-10-03
 DATE

ENVIRONMENTAL HEALTH

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

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Oct. 21 To Nov. 5

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.

Stephanie Stratton
(Applicant or Agent)

10-10-03
(Date)

I issued 2 signs for this application, 10/9/03, Paul Carter
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003030

ONE STOP SHOP ••• FRONT COUNTER
 City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
 LAND DEVELOPMENT COORDINATION SECTION (LDC)
 Plaza Del Sol - 2nd & 4th Floor West - 600 2nd St NW 87102
 Front Counter Main Number (505) 924-3858 or 924-3895
 Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Curb Inc
AGENT Bohannon Huston
ADDRESS 7500 Jefferson
PROJECT NO. 1003030
APPLICATION NO. 03DRB 0177 - 01780

\$ 3370⁰⁰ 441006 / 4983000 (DRB Cases)
 \$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
 \$ 75⁰⁰ 441018 / 4971000 (Notification)
 \$ 3445 Total amount due

CURB, INC.
 PH. 881-9190
 6301 INDIAN SCHOOL RD. NE, SUITE 208
 ALBUQUERQUE, NM 87110

95-660/1070
 2025113388

5631

DATE 10-1-03

PAY TO THE ORDER OF City of Albuquerque \$ 3445⁰⁰
Three thousand four hundred & forty five DOLLARS

BANK OF ALBUQUERQUE CATE ***
 Albuquerque, New Mexico
 www.bankofalbuquerque.com
 Treasury Division

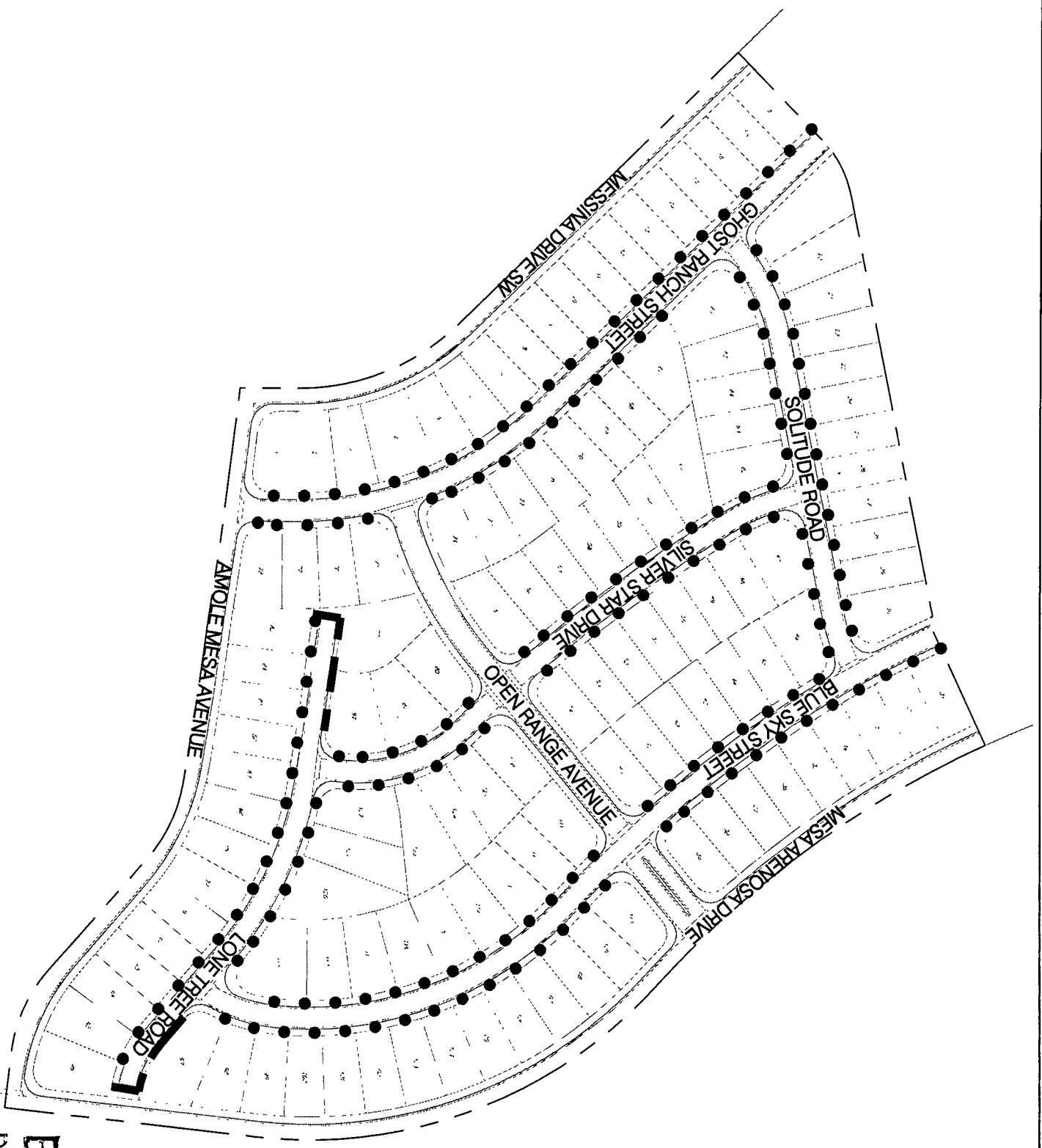
MEMO Submittal fee CBG-14 Charles A. Valdez

10/10/2003 12:50PM LOC: ANN 5631

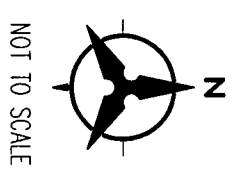
DUPLICATE
 City of Albuquerque
 Treasury Division

RECEIPT# 00015400 WSH 008 TRANS# 0026
 Account 441005 Fund 0110
 Activity 4983000 TRSDMM
 Trans Amt \$3,445.00
 J24 Misc \$3,370.00

RECEIPT# 00015401 WSH 008 TRANS# 0026
 Account 441018 Fund 0110
 Activity 4971000 TRSDMM
 Trans Amt \$3,445.00
 J24 Misc \$75.00
 CN \$3,445.00
 CHANGE \$0.00



R E C E I V E D
 OCT 3 0 2003
D
 HYDROLOGY SECTION



● ● ● ●
 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.
 - - - - -
 WAIVED sidewalks are requested

EXHIBIT "B"
EL RANCHO GRANDE UNIT 15
SIDEWALK DEFERRAL/WAIVER
10/09/03

EXHIBIT B
 Date 10/5/03

Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING ▾ SPATIAL DATA ▾ ADVANCED TECHNOLOGIES

C 30-910

PLAT SHOWING PORTIONS OF 86 39627
PROJECTED SECTION 4 & AN EASTERLY PORTION OF
PROJECTED SECTION 5, T9N, R2E, N.M.P.M.

ALSO KNOWN AS
SALAZAR - DAVIS TRACTS

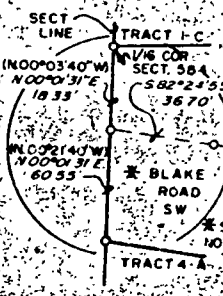
WITHIN THE
TOWN OF ATRISCO GRANT,
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 1986

9.33 A 30
71

"TRANS." NGS BRASS CA
(FOUND IN PLACE)
NEW MEXICO STATE PLI
COORDINATE SYSTEM (CC
X = 354,899.45
Y = 1,471,822.67
G-C = 099967921
ACC = 0°16'42"
ELEV = 5120.07



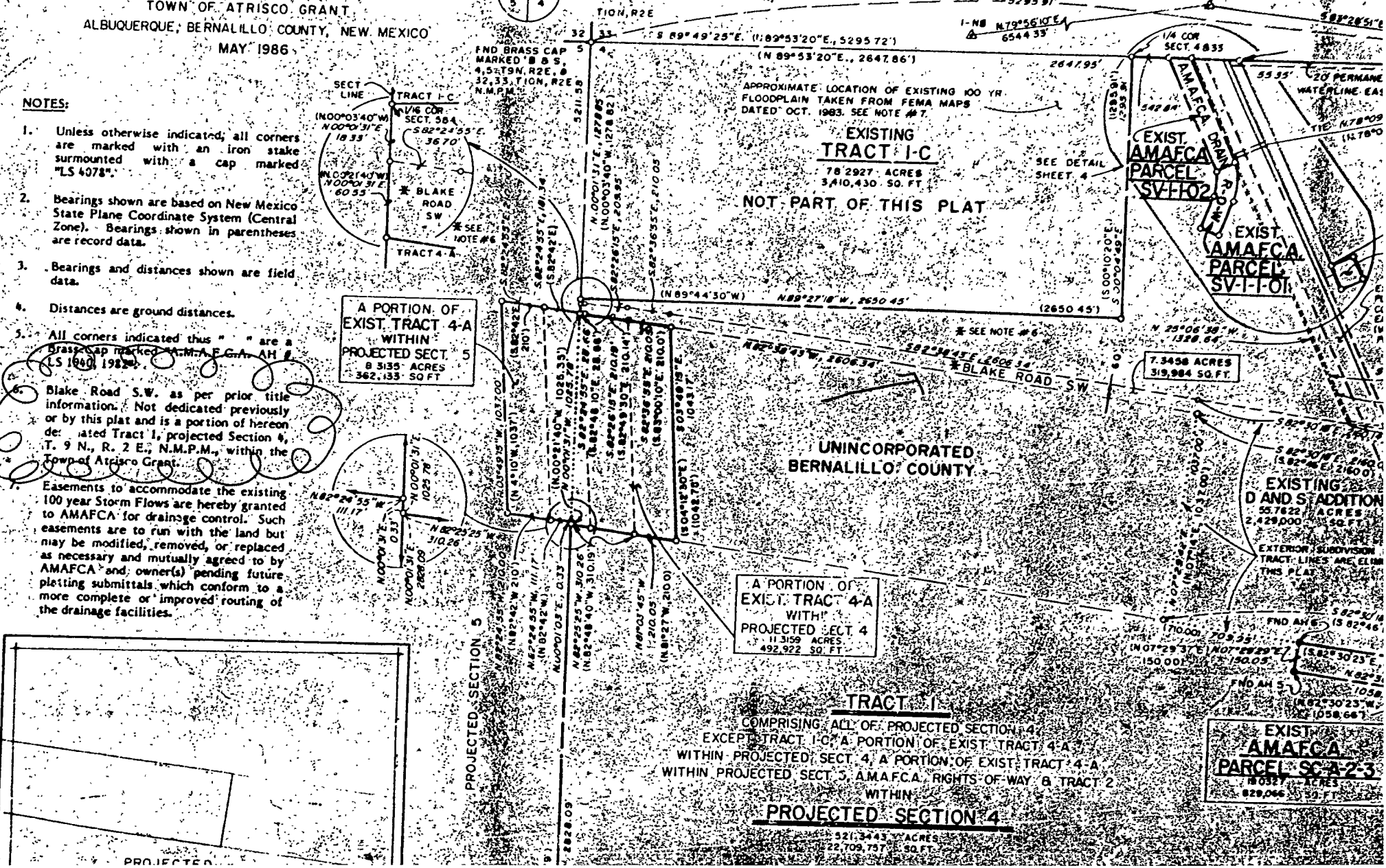
- NOTES:**
- Unless otherwise indicated, all corners are marked with an iron stake surmounted with a cap marked "LS 4078".
 - Bearings shown are based on New Mexico State Plane Coordinate System (Central Zone). Bearings shown in parentheses are record data.
 - Bearings and distances shown are field data.
 - Distances are ground distances.
 - All corners indicated thus " " are a Brass Cap marked "A.M.A.F.C.A. AH # LS 1840, 1982".
 - Blake Road S.W. as per prior title information. Not dedicated previously or by this plat and is a portion of hereon designated Tract I, projected Section 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant.
 - Easements to accommodate the existing 100 year Storm Flows are hereby granted to AMAFCA for drainage control. Such easements are to run with the land but may be modified, removed, or replaced as necessary and mutually agreed to by AMAFCA and owner(s) pending future platting submittals which conform to a more complete or improved routing of the drainage facilities.



A PORTION OF
EXIST. TRACT 4-A
WITHIN
PROJECTED SECT. 5
8.3135 ACRES
362,133 SQ. FT.

A PORTION OF
EXIST. TRACT 4-A
WITHIN
PROJECTED SECT. 4
11.3159 ACRES
492,922 SQ. FT.

EXIST.
AMAFCA
PARCEL SC-A-2-3
18,037 ACRES
829,066 SQ. FT.



TRACT I
COMPRISING ALL OF PROJECTED SECTION 4
EXCEPT TRACT I-C; A PORTION OF EXIST. TRACT 4-A
WITHIN PROJECTED SECT. 4; A PORTION OF EXIST. TRACT 4-A
WITHIN PROJECTED SECT. 5; AMAFCA RIGHTS-OF-WAY B TRACT 2
WITHIN
PROJECTED SECTION 4
521,3443 ACRES
22,709,737 SQ. FT.

S 89°49'25"E 1.89°53'20"E, 5295.72'
 (N 89°53'20"E., 2647.86')

1-NB N 79°56'10"E
 6544.33'

APPROXIMATE LOCATION OF EXISTING 100 YR
 FLOODPLAIN TAKEN FROM FEMA MAPS
 DATED OCT. 1983. SEE NOTE # 7

**EXISTING
 TRACT I-C**

78.2927 ACRES
 3,410,430 SQ. FT.

NOT PART OF THIS PLAT

SEE DETAIL
 SHEET 4

1/4 COR
 SECT 4 833

20' PERMANENT
 WATERLINE EASEMENT

UNDER LEASE, WITH
 OPTION TO PURCHASE
 TO THE CITY OF
 ALBUQUERQUE FOR A
 PERMANENT WELL SITE
 HEREON DESIGNATED
TRACT 2
 0.3306 ACRES
 14,400 SQ. FT.

EXIST. AMAFCA
 PARCEL
 SV-I-02

EXIST. AMAFCA
 PARCEL
 SV-I-01

7.3458 ACRES
 319,984 SQ. FT.

EXISTING
 D AND S' ADDITION
 55.7622 ACRES
 2,429,000 SQ. FT.

EXIST. AMAFCA
 PARCEL
 SCA-2-3

UNINCORPORATED
 BERNALILLO COUNTY

A PORTION OF
 EXIST. TRACT 4-A
 WITH
 PROJECTED SECT. 4
 11.3159 ACRES
 492,922 SQ. FT.

TRACT 1

COMPRISING ALL OF PROJECTED SECTION 4
 EXCEPT TRACT I-C, A PORTION OF EXIST. TRACT 4-A
 WITHIN PROJECTED SECT. 4, A PORTION OF EXIST. TRACT 4-A
 WITHIN PROJECTED SECT. 3, AMAFCA RIGHTS OF WAY B TRACT 2
 WITHIN

PROJECTED SECTION 4

521.3443 ACRES
 22,709,757 SQ. FT.

ENTERED

JUL 15 1986

ROW-RMS

APPROXIMATE LOCATION OF EXISTING
 100 YR FLOODPLAIN TAKEN
 FROM FEMA MAPS DATED OCT. 1983
 SEE NOTE # 7

PUBLIC SERVICE COMPANY
 MAP # 59B

DEDICA

The portion of within th being all Bernalillo therefrom portion of Albuquerque Amole Ari Parcels 59 land know the plat of August 1, N.M.P.M. Tract 2, be Albiquerqu R. 2 E., N. including tl information Tract 4-A (partially w within the T. 9 N., R. consent to t (for the pu distribution shown or ind the City of A and deed.

D.T
 y. Sen

ACH

STA

COU

of Al

behal

My C

SURVE

laws of
 me or
 all ease
 compan
 the min
 Subdivi



**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, November 5, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000922

03DRB-01725 Major-Bulk Land Variance
03DRB-01726 Major-Vacation of Pub
Right-of-Way
03DRB-01727 Major-Vacation of Public
Easements
03DRB-01728 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Calle Norteña NW, containing approximately 237 acres. [REF: DRB-97-78, V-97-116, 02DRB-01783, 02DRB-01785] (C-10/11 & D-10/11)

Project # 1002565

03DRB-01733 Major-Preliminary Plat
Approval
03DRB-01730 Minor-SiteDev Plan
Subd/EPC
03DRB-01731 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01732 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP 31, (to be known as **VILLA DE LA CAPILLA**) zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). [REF: 03EPC 00506, 00505, 00509] (F-13)

Project # 1002775

03DRB-01703 Major-Vacation of Pub
Right-of-Way

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

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Project # 1002793

03DRB-01747 Major-Preliminary Plat
Approval
03DRB-01748 Minor-Temp Defer SDWK

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

Project # 1003029

03DRB-01734 Major-Bulk Land Variance
03DRB-01735 Minor-Prelim&Final Plat
Approval

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

Project # 1003031

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

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 14, **EL RANCHO GRANDE, UNIT 14**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW, containing approximately 23 acre(s).
(N-8, N-9)

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Project # 1003030

03DRB-01738 Major-Vacation of Pub
Right-of-Way


03DRB-01737 Major-Preliminary Plat
Approval

03DRB-01739 Minor-Sidewalk Waiver

03DRB-01740 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC. agent(s) for CURB INC.
request(s) the above action(s) for all or a portion of
Tract(s) 15, **EL RANCHO GRANDE SUBDIVISION,
UNIT 15**, zoned R-LT, located on GIBSON BLVD SW,
between BLAKE RD SW and MESSINA DRIVE SW
containing approximately 23 acre(s). (N-8, N-9)

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

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City of Albuquerque

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PLANNING DEPARTMENT



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