



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 26, 2004

9:00 A.M.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

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

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**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1003087**  
04DRB-00553 Major-Bulk Land Variance  
04DRB-00554 Major-Vacation of Public Easements  
04DRB-00555 Major-Vacation of Public Easements  
04DRB-00556 Major-Preliminary Plat Approval  
04DRB-00557 Minor-Sidewalk Waiver  
04DRB-00558 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98<sup>TH</sup> ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] [*Deferred from 5/5/04, 5-12-04, 5/19/04*] (H-7, 8 & 9 & J-7 & 8) **THE BULK LAND VARIANCE FOR WAIVER OF THE INFRASTRUCTURE WAS APPROVED. APPROVAL OF THIS VARIANCE IS SUBJECT TO THE PROVISIONS OF THE DPM AND SUBDIVISION REGULATIONS. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE SUBJECT TO THE PROVISIONS OF THE SUBDIVISION REGULATIONS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-26-04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5-18-2004 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
  
2. **Project # 1003369**  
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [*Deferred from 5/12/04*] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**

**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.**

3. **Project # 1003428**  
04DRB-00716 Minor-SiteDev Plan  
BldPermit
- JOHN K. KLEE agent(s) for INTERSTATE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 54, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE and VISTA ALAMEDA NE, containing approximately 1 acre(s). [REF: DRB-98-223, 1000624 (Master Plan)] (Deferred from 5-19-04) (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING AND TRANSPORTATION FOR PART OF A 6-FOOT LANDSCAPE BUFFER ON THE EAST SIDE, SOLID WASTE'S SIGNATURE, RADII AT ENTRANCE TO BE 15 FEET, AND STANDARD NOTE FOR CONSTRUCTION OF DRIVE PAD.**

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

4. **Project # 1002397**  
04DRB-00762 Minor-Extension of  
Preliminary Plat
- TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, (to be known as **BOSQUE PLAZA**, LANDS OF TAYLOR-MARTIN L., zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES MAIN CANAL containing approximately 12 acre(s). [REF: Z-87-56 & 69, DRB-87-200, 02DRB-01926, 03DRB-00634] (E-12) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION FOR FINAL PLAT: THE VACATION ACTIONS MUST BE RE-APPROVED AND FINAL PLAT FILED WITHIN ONE YEAR.**

5. **Project # 1002668**  
04DRB-00768 Minor-Sidewalk Waiver
- MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract C, Block 5, Tracks E & F, Block 2, **VISTA MAGNIFICA** and Lot B, Block 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: DRB-95-1865, DRB-03-00811, EPC-03-01089, Z-88-73, Z-1321, Z-85-48] (H-11) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
6. **Project # 1002798**  
04DRB-00777 Minor-Prelim&Final Plat Approval
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for KREG HILL request(s) the above action(s) for all or a portion of Tract(s) 83-A-2, **LAND OF HILL, M.R.G.C.D. Map 34**, zoned C-2 community commercial zone, located on CANDELARIA RD NW, between 12TH STREET NW and RIO GRANDE NW containing approximately 1 acre(s). [REF: 04DRB-00572, 03AA-01081] (G-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED SUBJECT TO THE PROVISIONS OF THE SUBDIVISION REGULATIONS.**
7. **Project # 1002949**  
04DRB-00774 Major-Final Plat Approval
- ISAACSON & ARFMAN, PA agent(s) for JAMES F & DIANA K. CRABTREE request(s) the above action(s) for all or a portion of Block(s) 10A, Lot 1, **VOLCANO CLIFFS SUBDIVISION, UNIT 3**, zoned O-1, located on SANTO DOMINGO ST NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). [REF: 03DRB-01492, 03DRB-01493, 03DRB-01494, 03DRB-01496] (E-10) **FINAL PLAT IS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**



8. **Project # 1003069**  
04DRB-00772-Minor-Prelim&Final Plat  
Approval,

BOHANNAN HOUSTON, INC agent(s) for HIGH DESERT INVESTMENT CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 42A, **MOUNTAIN HIGHLANDS @ HIGH DESERT**, zoned SU-2 HD/R-1, located on PINO RIDGE PL NE, between SIMMS PARK RD NE and EMORY OAK PL NE containing approximately 4 acre(s). [REF: 03ZHE-01828] (E-24) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED SUBJECT TO THE PROVISIONS OF THE SUBDIVISION REGULATIONS.**

9. **Project # 1002711**  
04DRB-00769 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 & 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND ESTATES**, zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO BLVD NE and LOUISIANA BLVD NE containing approximately 11 acre(s). (Project #1003099 issued on this case in error) [REF: 03EPC-00907 & 8, 03EPC-00915] (C-18) **THE SIDEWALK VARIANCE FOR THE WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1003183**  
04DRB-00775 Minor-Prelim&Final Plat  
Approval

SOUTHWEST SURVEYS LTD agent(s) for ARTHUR & JOAN REEVES request(s) the above action(s) for all or a portion of Lot(s) 44-A, Block(s) 19, **NETHERWOOD PARK**, zoned R-3 residential zone, located on GIRARD BLVD NE, between VASSAR DR NE and CUTLER AVE NE containing approximately 1 acre(s). [REF: 04DRB-00025] (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

11. **Project # 1003111**  
04DRB-00715 Major-Final Plat  
Approval

ISAACSON & ARFMAN, PA agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04) (E-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project # 1003291**  
04DRB-00528 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, LANDS OF COWHAM-BOWEN, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] [*Deferred from 4/14/04*] [*Indefinitely deferred on 4-21-04*] (Deferred from 5-19-04) (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-26-04, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

13. **Project # 1002334**  
04DRB-00773 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Block(s) 19A, **FOOTHILLS ESTATES**, zoned R-T residential zone, located on COPPER AVE NE, between CHELWOOD PARK BLVD NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02EPC-01695] (K-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
14. **Project # 1002571**  
04DRB-00776 Minor-Sketch Plat or Plan
- MAURICE W. IKLE, MICHAEL J CONWAY & MJC REALTY COMPANY agent(s) for JAMES P & MELISSA K GUTHRIE request(s) the above action(s) for all or a portion of Lot(s) 11-17, **SUNRISE HEIGHTS ADDITION**, zoned M-1 light manufacturing zone, located on MONTANO RD NE, between I-25 NE and EDITH BLVD NE containing approximately 3 acre(s). [REF: 03EPC-00671, 03EPC-00672, 03DRB-00542] (F-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
15. **Project # 1003237**  
04DRB-00766 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES, PA agent(s) for T.S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 431, TOWN OF ATRISCO GRANT, UNIT 3, (to be known as **TOWER EAST**) zoned RD/R-1, located on TOWER RD SW, between 90TH STREET SW and 86TH STREET SW containing approximately 6 acre(s). [REF: AX-93-12, Z-93-125] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

16. **Project # 1003449**  
04DRB-00765 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 52, TOWN OF ATRISCO GRANT, UNIT 2, (to be known as **POINTE WEST NORTH**) zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on SUNSET GARDENS RD SW, between 82ND ST SW and 86TH ST SW containing approximately 6 acre(s). (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

17. Other Matters:

ADJOURNED: 10:40 A.M.



**AGIS ELECTRONIC APPROVAL FORM**

DRB Project Case #: 1003069

Subdivision Name: Mountain Highlands at High Desert Unit 2 - Lot 42A

Surveyor: A Dwain Weaver

Company/Agent: Bohannon Huston, Inc.

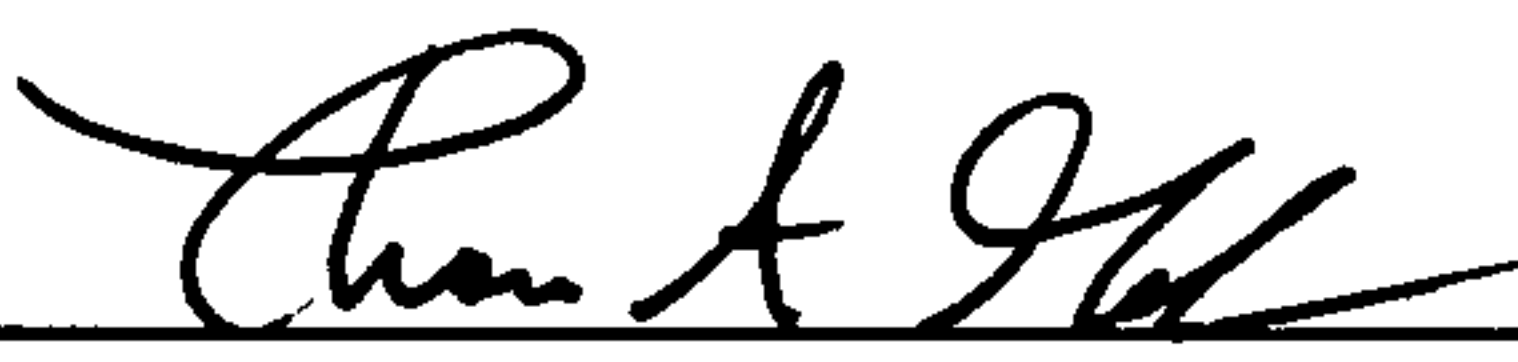
Contact Person: Stephanie Stratton E-mail: sstratton@bhinc.com

Phone: 798-7965 Fax: \_\_\_\_\_

DXF Received Date: 5/26/2004

Hard-Copy Date: 5/26/2004

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

  
Approved

5/26/04  
Date

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

**AGIS Use Only**

Copied cov3069 to agiscov on 5/26/2004. Contact person notified on 5/26/2004



# DRB CASE ACTION LOG

(PRELIMINARY & FINAL)

REVISED 2/5/04

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

DRB Application No.: 04DRB-00772

Project # 1003069

Project Name: MOUNTAIN HIGHLANDS @ HIGH DESERT

Agent: Bohannon Huston, Inc.

Phone No.: 505-823-9360

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/26/04 by the DRB with delegation of signature(s) to the following departments. **OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

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

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

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

AGIS DXF File approval required.

Copy of recorded plat for Planning.

Project Number

1003069



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003069**

**AGENDA ITEM NO: 8**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** May 26, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
May 26, 2004 Comments**

**ITEM # 8**

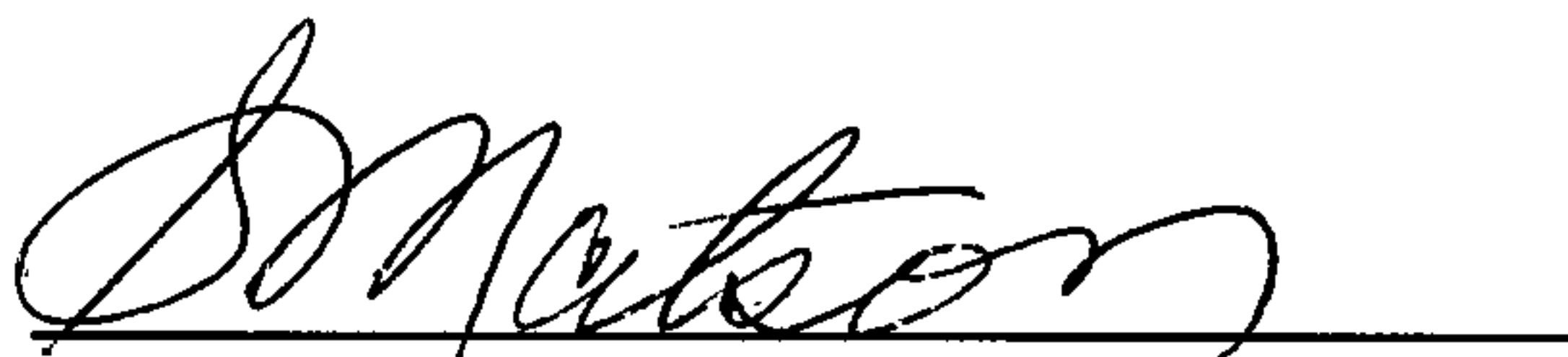
**PROJECT # 1003069      APPLICATION # 04-00772**

**RE: Lots 42 & 43, Mountain Highlands @ High Desert/minor plat**

**The zoning should be listed under Subdivision Data on the plat.**

**AGIS dxf approval is required.**

**Applicant may file the plat. Be sure Planning receives a copy of the recorded plat to close the file.**



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



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**

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

**SITE DEVELOPMENT PLAN** Supplemental form **P**

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

**ZONING & PLANNING** Supplemental form **Z**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)

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

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

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

**APPLICANT INFORMATION:**

NAME: High Desert Investment Corporation PHONE: 823-9360  
 ADDRESS: 13000 Academy NE FAX: 823-9611  
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_  
 AGENT (if any): Behanman Huston, Inc. PHONE: 823-1000  
 ADDRESS: 7500 Jefferson NE FAX: 798-7988  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Preliminary / final plat

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

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

Lot or Tract No. LOT 42-A Block: \_\_\_\_\_ Unit: 2  
 Subdiv. / Addn. Mountain Highlands at High Desert  
 Current Zoning: SU-2 HD / R-1 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): E-24 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 3.7649 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. 102406304702530201 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Pino Ridge Pl. NE  
 Between: Simms Park Rd. NE and Emory Oak Pl. NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 03 ZHE-01

828  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE Kevin Patton DATE 3-17-04  
 (Print) Kevin Patton \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04 DRB-</u>	<u>PEF</u>		\$ <u>285.00</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>5-26-04</u>			Total \$ <u>305.00</u>
	<u>5/18/04</u>	Project # <u>1003069</u>		

Planner signature / date

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

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the 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
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - SIA financial guaranty verification
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Any original and/or related file numbers are listed on the cover application
  - DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

Kevin Patton  
Applicant name (print)  
3-17-04  
Applicant signature / date



Form revised 3/03, 8/03 and 11/03

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

Application case numbers  
04DRB-00772

[Signature] 5/18/04  
Planner signature / date  
**Project # 1003069**



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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

May 17, 2004

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

Re: Preliminary/Final Plat Approval; Lot 42-A Mountain Highlands Unit 2 at High Desert

Dear Sheran:

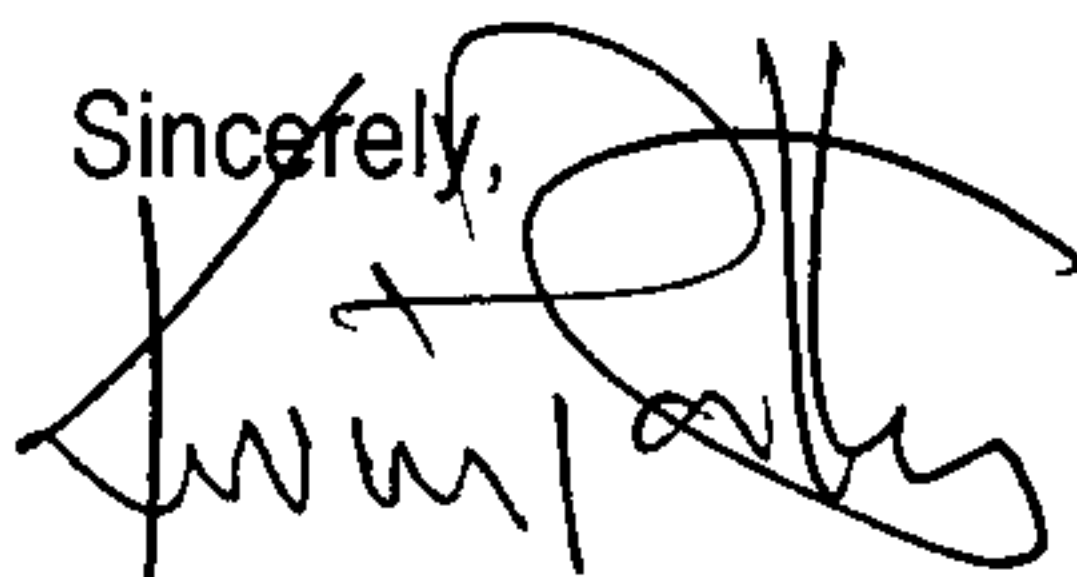
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Fee on the amount of \$ 305.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property

Currently Lots 42 and 43 in Unit 2 of Mountain Highlands have a 12,000 square foot building envelope. On November 18, 2003, the Zoning Hearing Examiner (ZHE) approved our variance requesting an 18,000 square foot building envelope should Lots 42 and 43 be combined into one lot. The purpose of this preliminary and final plat request is to combine Lots 42 and 43 into one lot with one building envelope.

Please place this item on the DRB Agenda to be heard on May 26, 2004. If you have any questions or require additional information, please contact me.

Sincerely,



Kevin Patton, P.E.  
Vice President  
Community Development and Planning Group

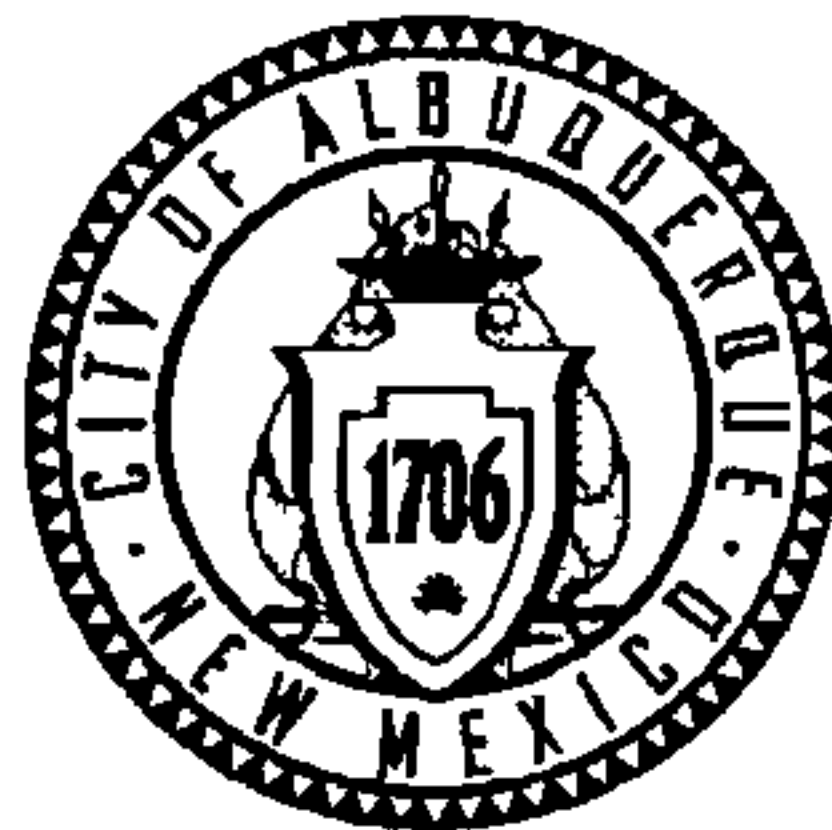
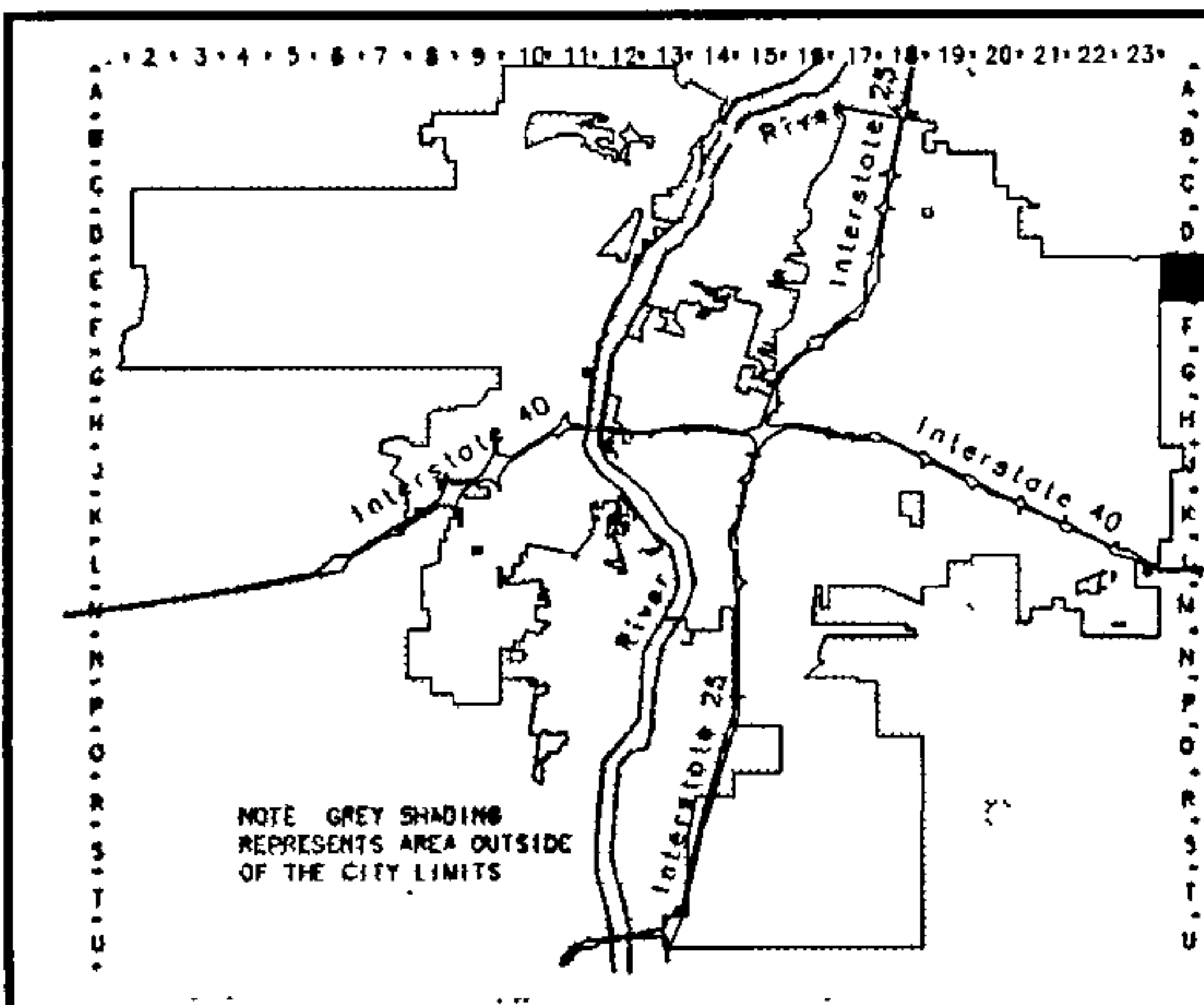
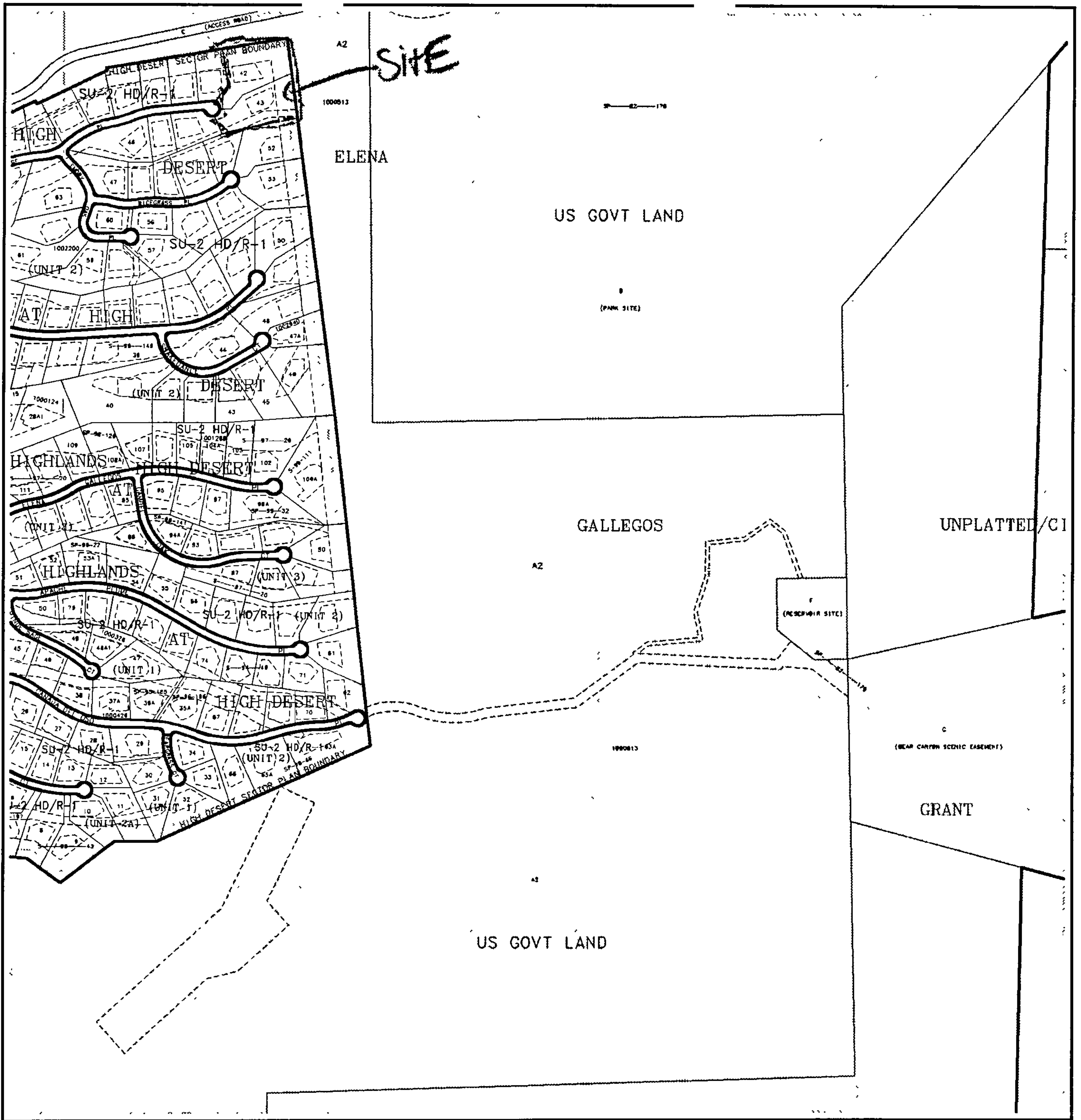
SS  
Enclosures

cc: Doug Collister, HDIC (w/ encl.)

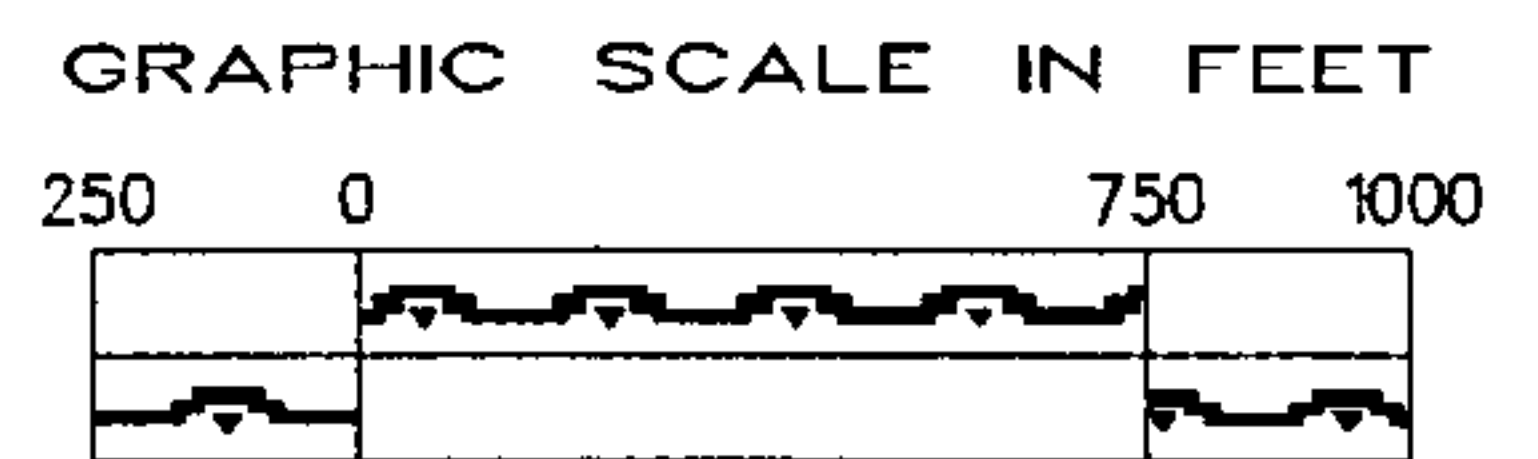
**ENGINEERING ▲**

**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**



Albuquerque Geographic Information System  
 PLANNING DEPARTMENT  
 © Copyright 2004



Zone Atlas Page

E-24-Z

Map Amended through May 04, 2004





CITY OF ALBUQUERQUE  
OFFICE OF THE ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

HIGH DESERT INVESTMENT CORPORATION request(s) a special exception to Section 14. 16. 2. 23. (A). Reference High Desert 4.A.1 SU2/HD/R-1: a VARIANCE of 6,000 square feet to the 12,000 square foot building envelope requirement on all or a portion of Lot(s) 42 & 43, Tract(s) 15D-1B-1C, Mountain Highlands, Unit 2, zoned SU-2/HD/R-1 and located at 13715/13716 PINO RIDGE PL NE (E-24)

Special Exception No:..... 03ZHE – 01828  
Project No:..... 1003069  
Hearing Date: ..... 11-18-03  
Closing of Public Record: ..... 11-18-03  
Date of Decision:..... 11-24-03

**STATEMENT OF FACTS:** The applicant requests a variance of 6,000 square feet to the 12,000 square foot building envelope requirement. The applicant, High Desert Investment Corporation, was represented by Kym Dicome, Vice President. Ms. Dicome testified that this request is to allow the combination of two adjacent 12,000 square foot parcels into a single 18,000 square foot building envelope. She indicated that this property is exceptional as compared to surrounding lots in that it is irregular in size and shape. Currently, both properties are vacant. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

**FINDINGS AND CONCLUSIONS:** I find that this parcel is exceptional as compared to other parcels in the vicinity in that it is irregular in size and shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

**DECISION:** Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Tuesday, December 9, 2003 in the manner described below:

ZHE Decision  
03ZHE-01828 / 1003069  
Page 2

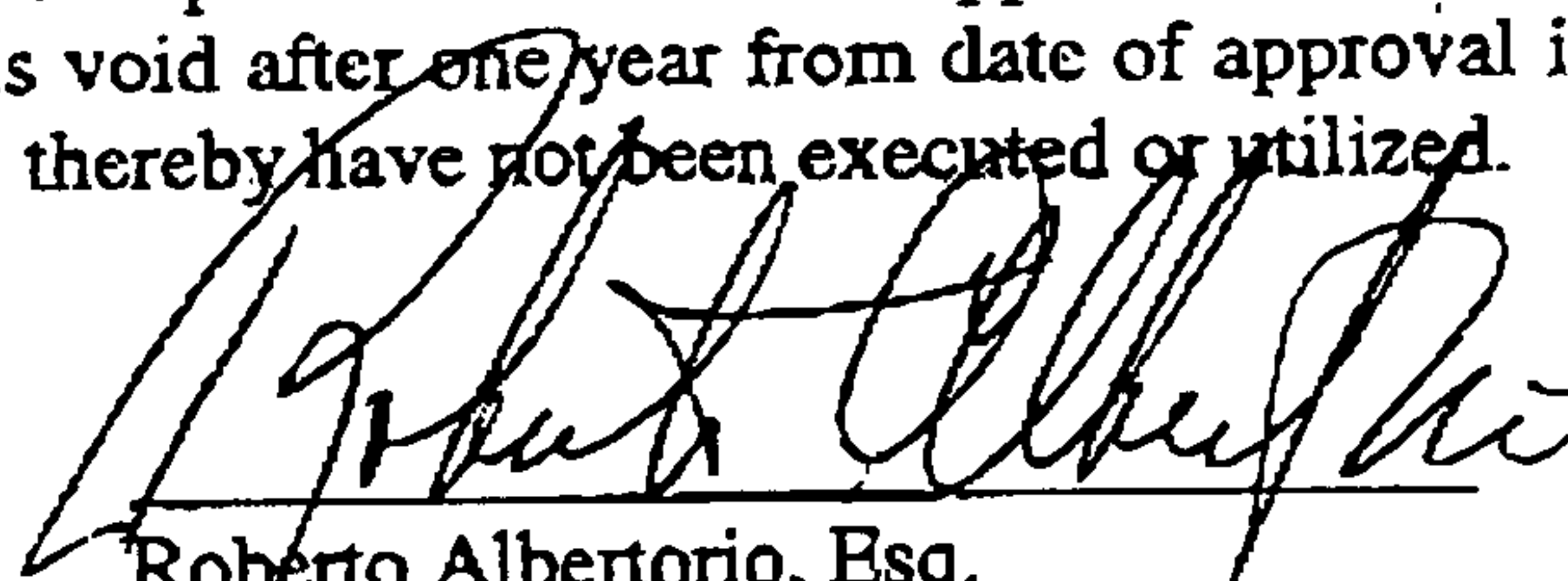
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14.16.4.4.(B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement (2)  
ZHE File  
Collister / Dicome, HDIC, 13000 Academy Road NE, 87111



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

11  
11  
11  
11

PAID RECEIPT

APPLICANT NAME High Desert Investment Corp  
AGENT Bohannon Houston INC  
ADDRESS 7500 Jefferson NE  
PROJECT & APP # 1003069/04DRB 00772  
PROJECT NAME Mountain Highlands @ High Desert

\$ 20.00 469099/4916000 Conflict Management Fee  
\$ 285.00 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 305.00 TOTAL AMOUNT DUE

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

05/18/2004  
ACCT 00026166  
RECEIVED  
HIGH DESERT  
High Desert Investment Corporation  
13000 Academy Road NE PH. 505-823-9360  
Albuquerque, NM 87111

BANK OF AMERICA  
Albuquerque, New Mexico 87125-0500  
(505) 765-2600

95-32-1070  
012084

Pay to the order of: CITY of Albuquerque  
DATE: 5-17-04  
CHECK NO: 12084  
AMOUNT: \$305.00  
THREE HUNDRED FIVE DOLLARS AND NO CENTS

PAY TO THE ORDER OF: CITY of Albuquerque  
RECEIVED: [Signature]  
TWO SIGNATURES REQUIRED

05718/260  
RECEIVED  
ACCT 441006/4983000  
Action: [Signature]

TRANS AMT: \$305.00

012084 1070003270 01 3201785 611  
CHANGE \$285.00  
\$305.00  
\$0.00