COMPLETED 06/24/05 SH

Duplicate Blue Sheet

6/21/05

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-00701 (FP)**	Project # **1003080**
Project Name: **BERNARDO POINTE**	
Agent: Mark Goodwin & Associates	Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/21/05 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): 15 day appeal period
  - PEDESTRIAN EASEMENT ACROSS LOT 8-P1 w/ MAINT. & ROOF. NOTE
- ☒ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003080

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-00701 (FP)** Project # **1003080**

Project Name: **BERNARDO POINTE**

Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 6/9/05 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): 15 day appeal period

- PEDESTRIAN EASEMENT ACROSS LOT 8-P1 w/ MAINT. & BOND. NOTE

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

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____

-Tax printout from the County Assessor.

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

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

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

☐ **AGIS DXF File approval required.** OK

☐ **Copy of recorded plat for Planning.**

Project Number 1003080

OFFICIAL NOTICE OF DECISION

2. Project # 1003080
05DRB-00765 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE**) zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 5 acre(s). [REF: 04DRB-00591, 03EPC-01851, 05DRB00701, 04DRB01146, 04DRB01147, 04DRB01148, 04DRB01149] (D-16)

At the June 1, 2005, Development Review Board meeting, 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.

05DRB-00701 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE,** zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 6 acre(s). [REF:04DRB-00591, 03EPC-01851] *(Deferred from 5/4/05)* (D-16)

The final plat was approved with final sign off delegated to Planning for the 15-day appeal period and a pedestrian easement across Lot 8-P1 with maintenance and beneficiary note.

If you wish to appeal this decision, you must do so by June 16, 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.)

Sheran Matson, AICP, DRB Chair

Cc: Vista del Norte Development LLC, P.O. Box 3671, 87190
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003080 AGENDA#: 2 DATE: 6·1·05

1. Name: Scott Davis Address: MGA. Zip: _____

2. Name: Brother Man 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

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003080 **AGENDA ITEM NO: 2**

SUBJECT:

Vacation
Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

RESOLUTION:

APPROVED X Vac; 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: 15 day

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 1, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 1, 2005

Project # 1003080
05DRB-00765 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE**) zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 5 acre(s). [REF: 04DRB-00591, 03EPC-01851, 05DRB00701, 04DRB01146, 04DRB01147, 04DRB01148, 04DRB01149] (D-16)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No adverse comments.
Zoning Enforcement	No adverse comments.

Neighborhood Coordination

Letters sent to Alameda North Valley Assoc. (R) and Vista Del Norte Alliance (R).

APS	No comments received.
Police Department	No CPTED or crime prevention comments at this time.
Fire Department	No adverse comments.
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 The Hydrology section has no objection to the vacation request.

Transportation Development Defer to Hydrology.

Parks & Recreation Defer to Hydrology.

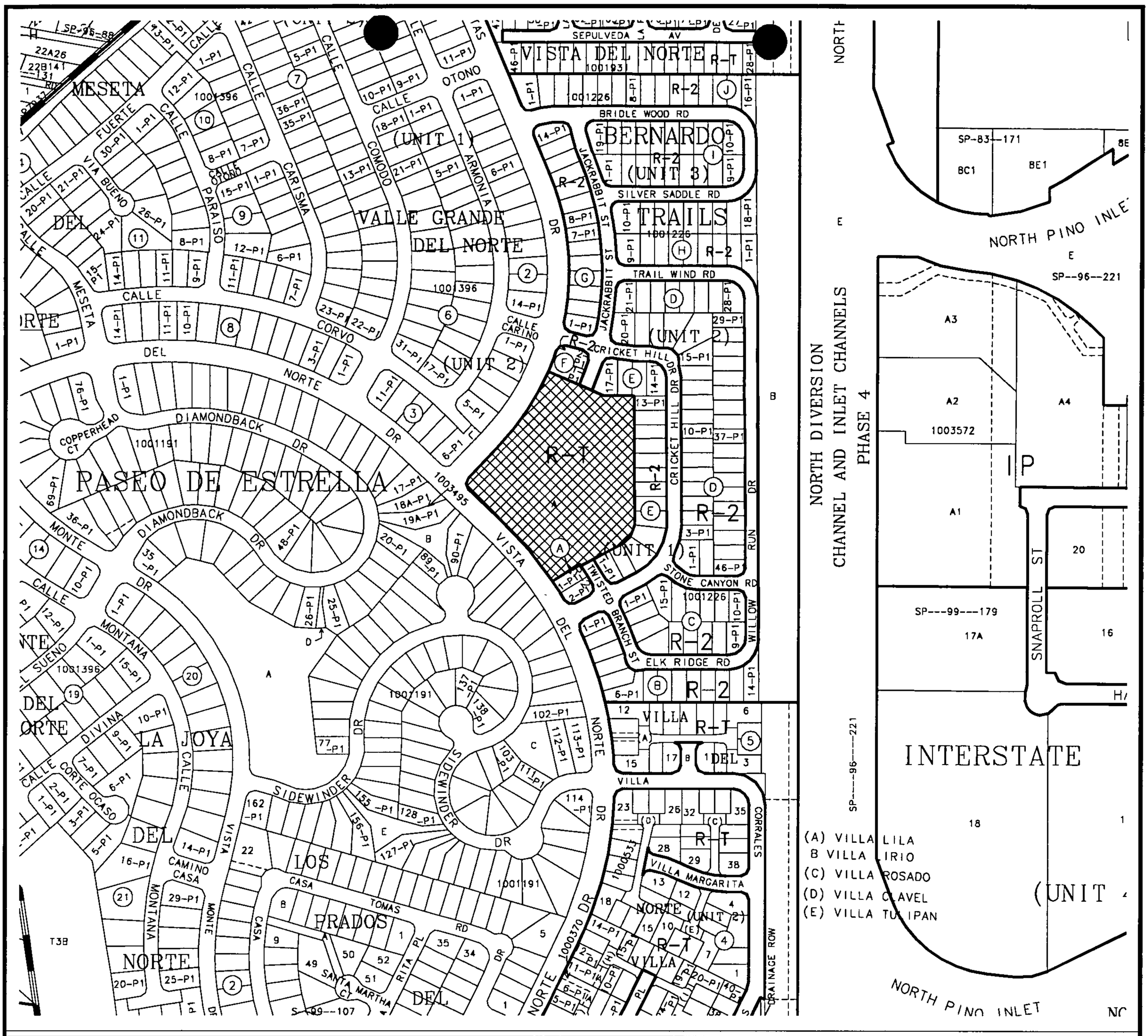
Utilities Development No objection to the Vacation request.

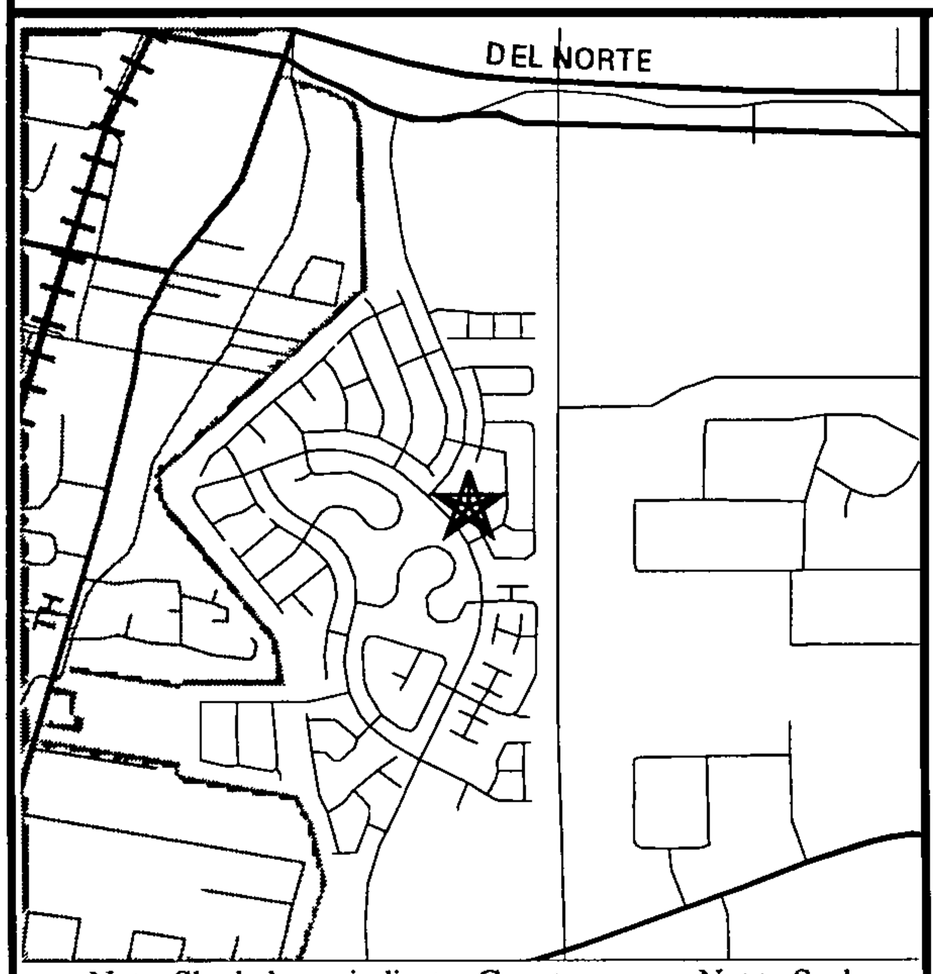
Planning Department

Planning has no objections to the requested actions but defers to DRB Engineers on the vacations. This vacation was required to complete the Final Plat Approval process.

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

cc:Vista Del Norte Development LLC, P.O. Box 3671, 87190
Mark Goodwin & Associates PA, P.O. Box 90606, 87199





Note: Shaded area indicates County

Not to Scale

ZONING MAP

AGIS

Scale 1"= 444 '

PROJECT NO.
1003080

HEARING DATE
JUNE 1, 2005

MAP NO.
D-16

ADDITIONAL CASE NUMBER(S)
05DRB-00765

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, June 1, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000983 05DRB-00773 Major-Two Year SIA Procedure B	JAMES F. & DIANA K. CRABTREE request(s) the above action(s) for all or a portion of Lot(s) A through H, Block(s) 10, Unit 3, **MOJAVE TOWNHOMES,** zoned RT, located on UNSER NW, between MOJAVE NW and SANTO DOMINGO NW containing approximately 1 acre(s). (E-10)
Project # 1003080 05DRB-00765 Major-Vacation of Public Easements	MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE**) zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 5 acre(s). [REF: 04DRB-00591, 03EPC-01851, 05DRB00701, 04DRB01146, 04DRB01147, 04DRB01148, 04DRB01149] (D-16)
Project # 1003273 05DRB-00764 Major-Vacation of Public Easements	TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A through 13A, **VISTA SUBDIVISION,** zoned C-2, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3,V-85-44, 04DRB00338, 04ZHE01933,05ZHE00383] (K-9)
Project # 1004160 05DRB-00739 Major-Vacation of Pub Right-of-Way	PETRONELLA J POUTSMA request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 3, **GRANT TRACT,** zoned SU-3, located on 6TH ST NW, between MARBLE AVENUE NW and SLATE ST NW (J-14)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 16, 2005.

550

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JUNE 1, 2005
Zone Atlas Page: D-16-Z
Notification Radius: 100 Ft.

Project# 1003080
App# 05DRB-00765

Cross Reference and Location:

Applicant: VISTA DEL NORTE DEVELOPMENT, LLC
Address: PO BOX 3671
ALBUQUERQUE NM 87190

Agent: MARK GOODWIN & ASSOCIATES, P.A.
Address: PO BOX 90606
ALBUQUERQUE NM 87199

Special Instructions:

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

Date Mailed: MAY 13, 2005

Signature: KYLE TSETHLIKAI

```
101606339421841811   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101606340122241401   LEGAL: LT 2 -P1  BLK F PLAT FOR BERNARDO TRAILS UNIT 2 SUBD  LAND USE:
                     PROPERTY ADDR: 00000   JACKRABBIT
                        OWNER NAME: VERGA ROSALIE M
                        OWNER ADDR: 07605   JACKRABBIT                ST NE ALBUQUERQUE NM       87113

101606339121241810   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101606341221541117   LEGAL: LT 1 7-P1  BLK E PLAT FOR BERNARDO TRAILS UNIT 2 SUB  LAND USE:
                     PROPERTY ADDR: 00000   CRICKET HILL
                        OWNER NAME: ST GEORGE AARON & ARTHUR W & S
                        OWNER ADDR: 07589   CRICKET HILL              DR NE ALBUQUERQUE NM       87113

101606339921741402   LEGAL: LT 1 -P1  BLK F PLAT FOR BERNARDO TRAILS UNIT 2 SUBD  LAND USE:
                     PROPERTY ADDR: 00000   JACKRABBIT
                        OWNER NAME: MARTINEZ VICTORIA R
                        OWNER ADDR: 07601   JACKRABBIT                ST NE ALBUQUERQUE NM       87113

101606341721541116   LEGAL: LT 1 6-P1  BLK E PLAT FOR BERNARDO TRAILS UNIT 2 SUB  LAND USE:
                     PROPERTY ADDR: 00000   CRICKET HILL
                        OWNER NAME: WAGNER ADAM & KATRINA M
                        OWNER ADDR: 07585   CRICKET HILL              DR NE ALBUQUERQUE NM       87113

101606342121541115   LEGAL: LT 1 5-P1  BLK E PLAT FOR BERNARDO TRAILS UNIT 2 SUB  LAND USE:
                     PROPERTY ADDR: 00000   CRICKET HILL
                        OWNER NAME: GUTIERREZ JAMES L & SMITH JENN
                        OWNER ADDR: 07581   CRICKET HILL              DR NE ALBUQUERQUE NM       87113

101606342721541114   LEGAL: LT 1 4-P1  BLK E PLAT FOR BERNARDO TRAILS UNIT 2 SUB  LAND USE:
                     PROPERTY ADDR: 00000   CRICKET HILL
                        OWNER NAME: JONES ROBERT J
                        OWNER ADDR: 07577   CRICKET HILL              DR NE ALBUQUERQUE NM       87113

101606338820841809   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101606339818541405   LEGAL: TRAC T A  PLAT FOR BERNARDO TRAILS UNIT 1 SUBDIVISIO  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL
                        OWNER ADDR: 04101   E IRVINGTON               RD    TUCSON      AZ       85726

101606338620441808   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101606339219841807   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101606342520841113   LEGAL: LT 1 3-P1  BLK E PLAT FOR BERNARDO TRAILS UNIT 2 SUB  LAND USE:
                     PROPERTY ADDR: 00000   CRICKET HILL
                        OWNER NAME: BOHANNON DAMIAN J
                        OWNER ADDR: 07551   CRICKET HILL              DR NE ALBUQUERQUE NM       87113

101606342520341112   LEGAL: LT 1 2-P1  BLK E PLAT FOR BERNARDO TRAILS UNIT 2 SUB  LAND USE:
                     PROPERTY ADDR: 00000   CRICKET HILL
                        OWNER NAME: PHU MAGGIE
                        OWNER ADDR: 07547   CRICKET HILL              DR NE ALBUQUERQUE NM       87113
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101606337119141805   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101606342519941111   LEGAL: LOT  11-P 1 BLOCK E PLAT FOR BERNARDO TRAILS UNIT 1   LAND USE:
                     PROPERTY ADDR: 00000   CRICKET HILL
                        OWNER NAME: SANCHEZ JOSHUA A
                        OWNER ADDR: 07543   CRICKET HILL              DR NE ALBUQUERQUE NM       87113

101606337518641806   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101606342519441110   LEGAL: LOT  10-P 1 BLOCK E PLAT FOR BERNARDO TRAILS UNIT 1   LAND USE:
                     PROPERTY ADDR: 00000   CRICKET HILL
                        OWNER NAME: VALDEZ MARGARET A
                        OWNER ADDR: 07539   CRICKET HILL              DR NE ALBUQUERQUE NM       87113

101606334318640116   LEGAL: LT 1 6-P1  PLAT FOR PASEO DE ESTRELLA  CONT .2023 AC  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: D R HORTON INC
                        OWNER ADDR: 04400   ALAMEDA                     NE ALBUQUERQUE NM       87113

101606342519041109   LEGAL: LOT  9-P1  BLOCK E PLAT FOR BERNARDO TRAILS UNIT 1    LAND USE:
                     PROPERTY ADDR: 00000   CRICKET HILL
                        OWNER NAME: CASTILLO REBEKAH A
                        OWNER ADDR: 07535   CRICKET HILL              DR NE ALBUQUERQUE NM       87113

101606334718240117   LEGAL: LT 1 7-P1  PLAT FOR PASEO DE ESTRELLA  CONT .2009 AC  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: D R HORTON INC
                        OWNER ADDR: 04400   ALAMEDA                     NE ALBUQUERQUE NM       87113

101606342518541108   LEGAL: LOT  8-P1  BLOCK E PLAT FOR BERNARDO TRAILS UNIT 1    LAND USE:
                     PROPERTY ADDR: 00000   CRICKET HILL
                        OWNER NAME: GONZALES LIBERATO & JOSEPHINE
                        OWNER ADDR: 07531   CRICKET HILL              DR NE ALBUQUERQUE NM       87113

101606334917640118   LEGAL: LT 1 8-P1  PLAT FOR PASEO DE ESTRELLA  CONT .2194 AC  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: D R HORTON INC
                        OWNER ADDR: 04400   ALAMEDA                     NE ALBUQUERQUE NM       87113

101606342518141107   LEGAL: LOT  7-P1  BLOCK E PLAT FOR BERNARDO TRAILS UNIT 1    LAND USE:
                     PROPERTY ADDR: 00000   CRICKET HILL
                        OWNER NAME: FLORES CHRISTOPHER C & REEVES
                        OWNER ADDR: 07527   CRICKET HILL              DR NE ALBUQUERQUE NM       87113

101606335317140119   LEGAL: LT 1 9-P1  PLAT FOR PASEO DE ESTRELLA  CONT .2734 AC  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: D R HORTON INC
                        OWNER ADDR: 04400   ALAMEDA                     NE ALBUQUERQUE NM       87113

101606342517641106   LEGAL: LOT  6-P1  BLOCK E PLAT FOR BERNARDO TRAILS UNIT 1    LAND USE:
                     PROPERTY ADDR: 00000   CRICKET HILL
                        OWNER NAME: SALAS ROSE M
                        OWNER ADDR: 07523   CRICKET HILL              DR NE ALBUQUERQUE NM       87113

101606335716540120   LEGAL: TR B  PLA T FOR PASEO DE ESTRELLA  CONT .3225 AC      LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: VISTA DEL NORTE HOMEOWNERS ASS
                        OWNER ADDR: 04400   ALAMEDA                     NE ALBUQUERQUE NM       87113
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101606342517141105 LEGAL: LOT 5-P1 BLOCK E PLAT FOR BERNARDO TRAILS UNIT 1 LAND USE:
PROPERTY ADDR: 00000 CRICKET HILL
OWNER NAME: TAM YAT BO & XIN H
OWNER ADDR: 07519 CRICKET HILL DR NE ALBUQUERQUE NM 87113

101606336516440152 LEGAL: LT 9 0-P1 PLAT FOR PASEO DE ESTRELLA CONT .2157 AC LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101606337016140153 LEGAL: LT 9 1-P1 PLAT FOR PASEO DE ESTRELLA CONT .1903 AC LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101606342416641104 LEGAL: LOT 4-P1 BLOCK E PLAT FOR BERNARDO TRAILS UNIT 1 LAND USE:
PROPERTY ADDR: 00000 CRICKET HILL
OWNER NAME: CALHOUN ALAN B & DONNA P
OWNER ADDR: 07515 CRICKET HILL DR NE ALBUQUERQUE NM 87113

101606342116141103 LEGAL: LOT 3-P1 BLOCK E PLAT FOR BERNARDO TRAILS UNIT 1 LAND USE:
PROPERTY ADDR: 00000 CRICKET HILL
OWNER NAME: WILBURN MICHAEL D & LAVERNE C
OWNER ADDR: 07509 CRICKET HILL DR NE ALBUQUERQUE NM 87113

101606337415740154 LEGAL: LT 9 2-P1 PLAT FOR PASEO DE ESTRELLA CONT .1552 AC LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101606341615841102 LEGAL: LOT 2-P1 BLOCK E PLAT FOR BERNARDO TRAILS UNIT 1 LAND USE:
PROPERTY ADDR: 00000 CRICKET HILL
OWNER NAME: CARDENAS GLORIA J
OWNER ADDR: 07505 CRICKET HILL DR NE ALBUQUERQUE NM 87113

101606341215641101 LEGAL: LOT 1-P1 BLOCK E PLAT FOR BERNARDO TRAILS UNIT 1 LAND USE:
PROPERTY ADDR: 00000 CRICKET HILL
OWNER NAME: LEE LLOYD L & FRANK M & CLARA
OWNER ADDR: 07501 CRICKET HILL DR NE ALBUQUERQUE NM 87113

101606337615240155 LEGAL: LT 9 3-P1 PLAT FOR PASEO DE ESTRELLA CONT .1943 AC LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101606340015341202 LEGAL: LOT 1-P1 BLOCK A PLAT FOR BERNARDO TRAILS UNIT 1 LAND USE:
PROPERTY ADDR: 00000 TWISTED BRANCH
OWNER NAME: SUNSET WEST
OWNER ADDR: 00000 ALBUQUERQUE NM 87194

101606337814740156 LEGAL: LT 9 4-P1 PLAT FOR PASEO DE ESTRELLA CONT .2304 AC LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101606340314941201 LEGAL: LOT 2-P1 BLOCK A PLAT FOR BERNARDO TRAILS UNIT 1 LAND USE:
PROPERTY ADDR: 00000 TWISTED BRANCH
OWNER NAME: WHALEN THOMAS A
OWNER ADDR: 00000 ALBUQUERQUE NM 87199

101606338214440157 LEGAL: LT 9 5-P1 PLAT FOR PASEO DE ESTRELLA CONT .1913 AC LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101606338514140158 LEGAL: LT 9 6-P1 PLAT FOR PASEO DE ESTRELLA CONT .1644 AC LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101606338913740159 LEGAL: LT 9 7-P1 PLAT FOR PASEO DE ESTRELLA CONT .1615 AC LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

"Attachment A"

5/06/05
SUSAN RASINSKI, MARK GOODWIN & ASSOCIATES, PA
P.O. BOX 90606 / 87199
PHONE: 828-2200 FAX: 797-9539
ZONE MAP: D-16

Alameda North Valley Assoc. (R)
***Steve Wentworth**
8919 Boe Ln. NE / 87113 897-3052 (h)
Leroy Gurule
713 Alameda Blvd. NW, Alameda / 87114 890-1845 (h)

Vista Del Norte Alliance (R)
***Eddie Kurtz**
7101 Casa Elena Dr. NE / 87113 292-9436 (h)
Rod Crawley
7331 Sidewinder Dr. NE / 87113 299-0145 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY 0-92, you are most welcomed to notify the following "*Unrecognized*" neighborhood associations of this project.

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

7004 0750 0000 3405 7417

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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Street, Apt. No.; or PO Box No. 7101 Casa Elena NE
City, State, ZIP+4 Albuq 87113

PS Form 3800, June 2002 See Reverse for Instructions

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Return Reciept Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KB7WPH
Total Postage & Fees	$ 4.42	05/06/05

Sent To L. Gurule Alameda North
Street, Apt. No.; or PO Box No. 713 Alameda NW
City, State, ZIP+4 87114

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3405 7446

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Return Reciept Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KB7WPH
Total Postage & Fees	$ 4.42	05/06/05

Sent To R. Crawley - Va N
Street, Apt. No.; or PO Box No. 7331 Sidewinder NE
City, State, ZIP+4 87113

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3405 7408

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Certified Fee	2.30	
Return Reciept Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KB7WPH
Total Postage & Fees	$ 4.42	05/06/05

Sent To S. Wentworth - Alameda N
Street, Apt. No.; or PO Box No. 89A Bol Ln
City, State, ZIP+4 87113

PS Form 3800, June 2002 See Reverse for Instructions

C-16-Z

C-15-Z

C-17-Z

D-15-Z

D-17-Z

E-15-Z

E-16-Z

E-17-Z

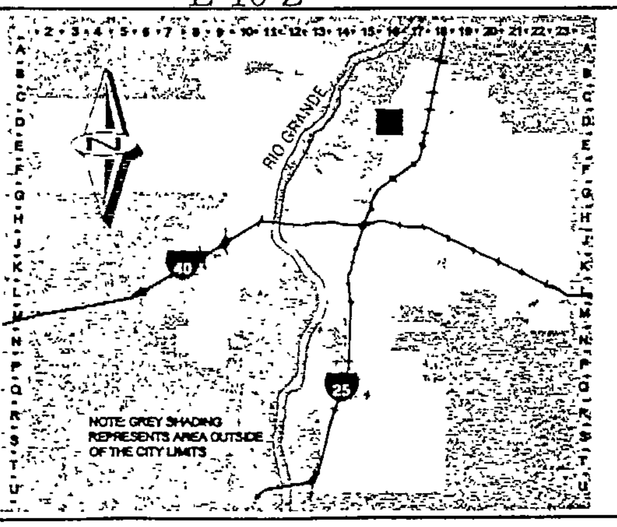
Zone Atlas Page: **D-16-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundanes
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet



CITY OF ALBUQUERQUE 1706

THREE HUNDRED YEARS 1706 • 2006

ALBUQUERQUE

Haciendo Historia

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

6 May, 2005

Sheran Matson – DRB Chair
Plaza del Sol
620 2nd NW
Albuquerque, NM 87103

Re: DRB #1003080 – Bernardo Pointe

Dear Ms. Matson:

As you are aware, our office failed to request the vacation of the temporary drainage easement that exists on this site when we made our Final Plat submittal earlier on this project; therefore, we are making this submittal at this time. Please include the vacation of the drainage easement with our earlier submittal for Final Plat approval. As I understand, by making this submittal today, our hearing date will be on 1 June, 2005.

Thank you for your assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Scott Davis
Project Engineer

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

May 16, 2005

TO: Steve Wentworth and Leroy Gurule, Alameda North Valley Association
Eddie Kurtz and Rod Crawley, Vista Del Norte Alliance

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 five (5) acre(s) for Major Vacation of Public Easements for drainage for Bernardo Pointe.**

Proposed by: **Mark Goodwin and Associates, P.A. at 828-2200**
Agent for: **Vista del Norte Development, LLC**

For property located: **On or near the northeast corner of Vista del Norte Drive NE and Las Lomitas Drive NE.**

The case number(s) assigned is: **05DRB- 00765, Project #1003080.**

City Planning accepted application for this request on **May 6, 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, June 1, 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

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 4, 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: 10:25 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003813**
05DRB-00590 Major-Preliminary Plat Approval
05DRB-00591 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 24 & 25, Tract(s) B, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**), zoned SU-2/RLT, located on LADERA DR NW, between 98TH ST NW and GAVIN RD NW containing approximately 15 acre(s). [REF: 04DRB01869] *(Deferred from 5/4/05)* (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

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.

2. Project # 1002944
05DRB-00706 Minor-SiteDev Plan Subd/EPC
05DRB-00707 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for LINDA CONTOS & JOHN HEIDRICH request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC., CURB INC. AND THE CITY OF ALBUQUERQUE**, zoned SU-1 FOR MIXED USE C-1 PERMISSIVE, located on UNSER BLVD NW, between MCMAHON DR NW and NIGHT WHISPER RD NW containing approximately 9 acre(s). [REF: Z-97-119,ZA-99-118, DRB-90-423,04EPC-01556] **[Elvira Lopez, EPC Case Planner]** *(Indef deferred 5/4/05)* (A-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

3. Project # 1003672
05DRB-00704 Minor-Prelim&Final Plat Approval
05DRB-00705 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT)** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] *(Deferred from 5/4/05)* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

4. Project # 1002858
05DRB-00699 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 and I-1, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1, C-1 AND R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 05DRB00488, 05DRB01744, 04DRB01683] (P-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE**

AMENDED INFRASTRUCTURE LIST DATED 5/4/05 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.

5. **Project # 1003080**
05DRB-00701 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE,** zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 6 acre(s). [REF:04DRB-00591, 03EPC-01851] *(Deferred from 5/4/05)* (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

6. **Project # 1003522**
05DRB-00703 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 89 & 6, Tract(s) B2, **SYDNEY PLACE,** zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB01002, 04DRB01725, 04DRB01726, 04DRB01727, 04DRB01728] (G-13) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

7. **Project # 1003975**
05DRB-00698 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION, (to be known as **ZUNI TOWNHOMES**) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-78-377, Z-72,

05DRB00301] (Deferred from 5/4/05) (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

8. **Project # 1003273**
05DRB-00671 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A thru 13A, **VISTA SUBDIVISION,** zoned C-2, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3,V-85-44, 04DRB00279, 04DRB00338, 04ZHE01933, 05ZHE00383] (Deferred from 5/4/05) (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

9. **Project # 1003687**
05DRB-00697 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, **WESTERN RIDGE, UNIT 1,** zoned R-LT, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 29 acre(s). [REF: 04DRB01461, 04DRB01510, 04DRB01511, 04DRB01512 04DRB01513] (B-8) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

10. Approval of the Development Review Board Minutes for April 20, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 4/20/05 WERE APPROVED.**

ADJOURNED: 10:25 A.M.

3080

DXF Electronic Approval Form

DRB Project Case #: 1003080

Subdivision Name: BERNARDO POINTE

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHEN STASIEWICZ

Contact Information: 828-2200

DXF Received: 4/26/2005 Hard Copy Received: 4/26/2005

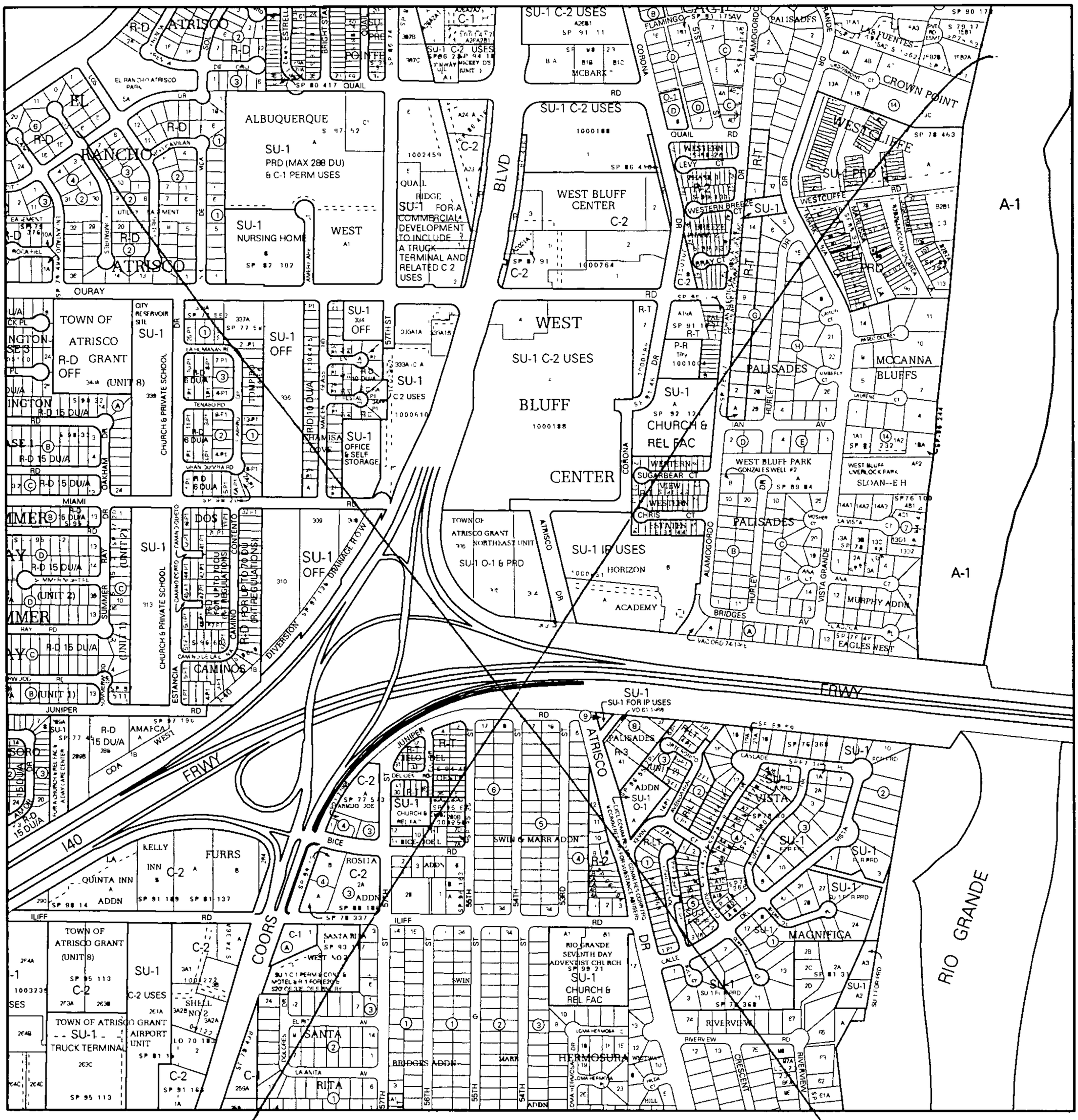
Coordinate System: NMSP Grid (NAD 83)

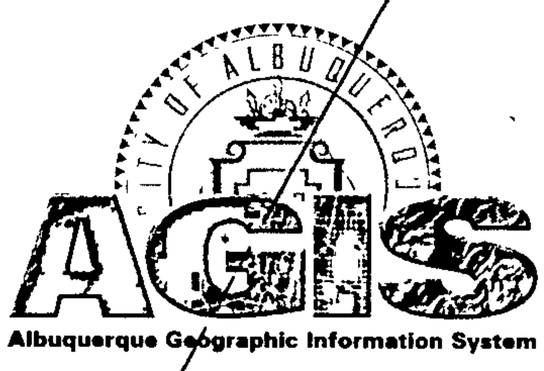
Approved 04-26-2005 Date

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

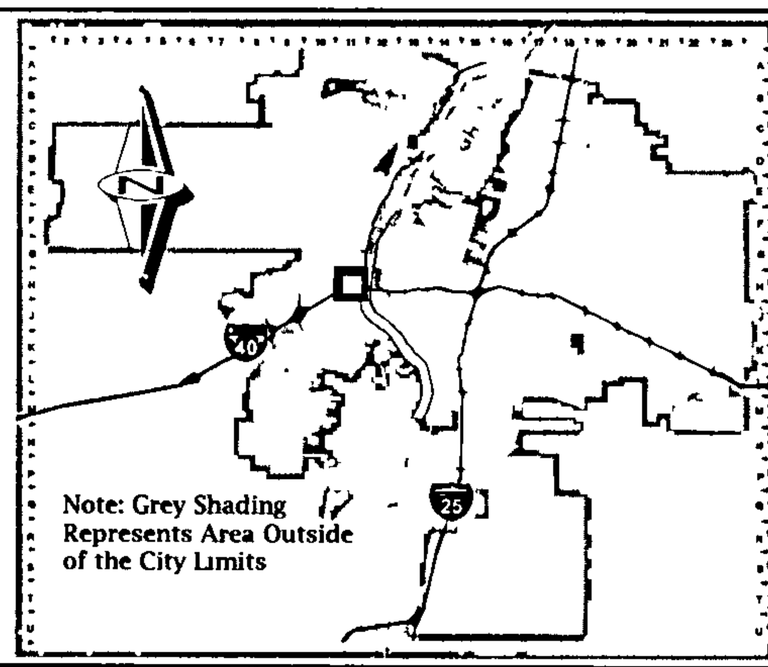
AGIS Use Only

Copied cov **3080** to agiscov on **4/26/2005** Contact person notified on **4/26/2005**





Map amended through: **Apr 06, 2005**



Zone Atlas Page:

H-11-Z

Selected Symbols

- Outside City Limits
- Sector Plan Boundaries
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Retroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003080 **AGENDA ITEM NO: 5**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off. Drainage easement must be vacated first.

RESOLUTION:

6-1-05

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: May 4, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 4, 2005
DRB Comments

ITEM # 5

PROJECT # 1003080 **APPLICATION # 05-00701**

Re: Bernado Pointe/major Final Plat

Vacation of Drainage easement at Twisted Branch is required per condition of Final Plat.

Perimeter walls are on file.

AGIS dxf is on file.

Are there any changes from preliminary plat?

Recorded SIA is in the file.

Planning will file the plat.

Andrew Garcia, Planning Alternate
924-3895 Fax 924-3864 agarcia@cabq.gov

"Scott Davis" <Scott@goodwinengineers.com>

05/03/2005 04:05 PM

To: <csenova@cabq.gov>
cc:
Subject: DRB #1003080 Bernardo Pointe

Claire:

We would like to request a deferral to the 6-1-05 hearing date so that we can obtain a vacation of the Temporary Drainage Easement on the subject property. I understand that I will have to have my vacation application in by this Friday in order to make this hearing date. Thanks

Scott Davis
MARK GOODWIN & ASSOCIATES, PA

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 18, 2004

2. Project # 1003080
04DRB-01146 Major-Preliminary Plat Approval
04DRB-01147 Minor-Sidewalk Waiver
04DRB-01149 Minor-Temp Defer SDWK
04DRB-01148 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for BROWN & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, **BERNARDO TRAILS, UNIT 4,** zoned R-T residential zone, located on the northeast corner of VISTA DEL NORTE DR NE and LAS LOMITAS DR NE and containing approximately 6 acre(s). [REF: 04DRB-00591, O3EPC-01851] (D-16)

At the August 18, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 8/18/04 and approval of the grading plan engineer stamp dated 6/10/04 the preliminary plat was approved with the following condition of final plat:

A vacation of the drainage easement at Twisted Branch is required.

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.

The subdivision design variance was withdrawn at the agent's request.

If you wish to appeal this decision, you must do so by September 2, 2004 in the manner described below.

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

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

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

Sheran Matson

Sheran Matson, AICP, DRB Chair

Cc:Brown & Associates, P.O. Box 3671, 87190
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003080 AGENDA#: 2 DATE: 8.18.04

1. Name: Scott Davis Address: MG A + Associates Zip: _____
2. Name: Ron Brown Address: Brown + Assoc. 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

THREE HUNDRED YEARS 1706 • 2006
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Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003080 **AGENDA ITEM NO: 2**

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:

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

ENGINEERING COMMENTS:

An approved drainage report dated 6-10-04 is on file for Preliminary Plat approval.
Comments on the infrastructure list.

RESOLUTION: signed I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 18, 2004

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 18, 2004

Project # 1003080
04DRB-01146 Major-Preliminary Plat Approval
04DRB-01147 Minor-Sidewalk Waiver
04DRB-01149 Minor-Temp Defer SDWK
04DRB-01148 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for BROWN & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, **BERNARDO TRAILS, UNIT 4,** zoned R-T residential zone, located on the northeast corner of VISTA DEL NORTE DR NE and LAS LOMITAS DR NE and containing approximately 6 acre(s). [REF: 04DRB-00591, O3EPC-01851] (D-16)

AMAFCA — No comment.

COG — No adverse comments.

Transit — To provide better pedestrian circulation, Transit recommends a pedestrian access easement between the stub of Jackrabbit St. and Vista Del Norte Dr. If that access is provided, Transit would recommend against the sidewalk waiver along the stub of Jackrabbit St. No objection to the sidewalk deferral or the subdivision design variance.

Zoning Enforcement — No comments received.

Neighborhood Coordination

Letter sent to Alameda North Valley (R) Neighborhood Assn.

APS — No comments received.

Police Department

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

Fire Department	No comments received.
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 grading and drainage plan is on file.

Transportation Development

Sidewalk along Jackrabbit St. should extend to Vista del Norte to provide a pedestrian connection. Pedestrian easement is needed on lot 8-P1. Face of curb to property line needs to be 5' for area with sidewalk being waived. Provide traffic distribution map to verify rights-of-way. This should include loadings from surrounding streets. Jackrabbit Court should be 44' wide with P1 designations. Is Las Lomitas and Vista Del Norte in place with sidewalk? Street lights per DPM need to be included on the infrastructure list.

Parks & Recreation

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

The park development requirement was met with the existing agreement for Vista del Norte which dedicated 2 parks totaling approximately 6.5 acres. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit. No objection to the sidewalk request or design variance.

Utilities Development

There is a conflict with location of storm drain inlets and looped water line from cul-de-sac. No objection to Sidewalk Waiver, Deferral, or Design Variance.

Planning Department

The perimeter wall submittal is missing. The CD was not in the submittal.

The current zoning MUST be listed on the preliminary plat at the time of submittal per the Subdivision Ordinance. Please bring in a revised preliminary plat including this information for Planning's file prior to the hearing.

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

cc:Brown & Associates, P.O. Box 3671, 87190
Mark Goodwin & Associates PA, P.O. Box 90606, 87199

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, August 18, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000633
04DRB-01143 Major-SiteDev Plan BldPermit
04DRB-01142 Major-SiteDev Plan Subd

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as **BRUNACINI @ JOURNAL CENTER**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] (D-16)

Project # 1003080
04DRB-01146 Major-Preliminary Plat Approval
04DRB-01147 Minor-Sidewalk Waiver
04DRB-01149 Minor-Temp Defer SDWK
04DRB-01148 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for BROWN & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, **BERNARDO TRAILS, UNIT 4,** zoned R-T residential zone, located on the northeast corner of VISTA DEL NORTE DR NE and LAS LOMITAS DR NE and containing approximately 6 acre(s). [REF: 04DRB-00591, O3EPC-01851] (D-16)

Project # 1003568
04DRB-01131 Major-Vacation of Public Easements

RHOMBUS PA, INC. agent(s) for MIGUEL SHERMAN request(s) the above action(s) for all or a portion of Lot(s) 44, **SANDIA HILLS SUBDIVISION,** zoned SU-1 special neighborhood zone, for PRD, located on NARCISCO ST NE, east of LOMAS BLVD NE and south of MONTE VERDE DR NE containing approximately 1 acre(s). [REF: DRB-94-135, DRB-93-391, Z-81-46] (J-23)

Project # 1003366
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 7/14/04 & Indefinitely deferred on 7/21/04]* (B-12)

[NO NEW SUBMITTAL]

SEE PAGE 2 . . .

Project # 1002196
04DRB-00873 Major-Preliminary Plat Approval
04DRB-00877 Minor-Sidewalk Waiver
04DRB-00875 Minor-Temp Defer SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] *[Deferred from 6/30/04, 7/14/04 & Indefinitely Deferred on 7/21/04]* (K-11)

[NO NEW SUBMITTAL]

04DRB-01000 Minor-SiteDev Plan Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 7/14/04 & Indefinitely Deferred on 7/21/04]* (K-11)

[NO NEW SUBMITTAL]

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..

Claire Senova
for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 2, 2004.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: AUGUST 18, 2004
Zone Atlas Page: D-16-Z & D-17-Z
Notification Radius: 100 Ft.

Project# 1003080
App# 04DRB-01146
App# 04DRB-01147
App# 04DRB-01148
App# 04DRB-01149

Cross Reference and Location:

Applicant: BROWN & ASSOCIATES
Address: PO BOX 3671
ALBUQUERQUE NM 87190

Agent: MARK GOODWIN & ASSOCIATES, P.A.
Address: PO BOX 90606
ALBUQUERQUE NM 87199

Special Instructions:

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

Date Mailed: JULY 30, 2004

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App#_____
Proj#_____

Date:_____

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
D-16	1016063	398-185	414-05	✓ DP 1016063	412-215	411	17 ✓
		400-153	412-02	✓ DP	399-217	414	02 ✓
		403-149	01	✓	401-222		01 ✓
		412-156	411-01	✓	394-218	418	11 ✓ DP
		416-158	02	✓	391-212		10 ✓ DP
		421-161	03	✓	388-208		09 ✓ DP
		424-166	04	✓	386-204		08 ✓ DP
		425-171	05	✓	392-198		07 ✓ DP
		425-176	06	✓	375-186		06 ✓ DP
		425-181	07	✓	371-191		05 ✓ DP
		425-185	08	✓	347-182	401	17 ✓ DP
		425-190	09	✓	349-176		18 ✓ DP
		425-194	10	✓	353-171		19 ✓ DP
		425-199	11	✓	357-165		20 ✓
		425-203	12	✓	365-164		52 ✓ DP
		425-208	13	✓	370-161		53 ✓ DP
		427-215	14	✓	374-157		54 ✓ DP
		421-215	15	✓	376-152		55 ✓ DP
		417-215	16	✓	378-147		56 ✓ DP

PROPERTY OWNERSHIP / LEGAL LIST

App#_____

Proj#_____

Date:_____

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
D-16	1014W03	382-144	401-57	✓ DH			
		385-141	58	✓ DH			
		389-137	59	✓ DH			
		392-131	60	✓ DH			

<mainframe@coa1mp3.cabq.gov>

07/27/2004 02:53 PM

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
01016063                 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101606339818541405      LEGAL: TRAC T A  PLAT FOR BERNARDO TRAILS UNIT 1
SUBDIVISIO  LAND USE:
                         PROPERTY ADDR: 00000
                            OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL
                            OWNER ADDR: 04101   E IRVINGTON              RD
TUCSON      AZ        85726
0101606340015341202      LEGAL: LOT  1-P1  BLOCK A PLAT FOR BERNARDO TRAILS UNIT
1    LAND USE:
                         PROPERTY ADDR: 00000   TWISTED BRANCH
                            OWNER NAME: SUNSET WEST
                            OWNER ADDR: ~~00000~~ 7400
ALBUQUERQUE NM        87194
0101606340314941201      LEGAL: LOT  2-P1  BLOCK A PLAT FOR BERNARDO TRAILS UNIT
1    LAND USE:
                         PROPERTY ADDR: 00000   TWISTED BRANCH
                            OWNER NAME: WHALEN THOMAS A
                            OWNER ADDR: ~~00000~~ PO Box 93931
ALBUQUERQUE NM        87199
0101606341215641101      LEGAL: LOT  1-P1  BLOCK E PLAT FOR BERNARDO TRAILS UNIT
1    LAND USE:
                         PROPERTY ADDR: 00000   CRICKET HILL
                            OWNER NAME: LEE LLOYD L & FRANK M & CLARA
                            OWNER ADDR: 07501   CRICKET HILL             DR NE
ALBUQUERQUE NM        87113
0101606341615841102      LEGAL: LOT  2-P1  BLOCK E PLAT FOR BERNARDO TRAILS UNIT
1    LAND USE:
                         PROPERTY ADDR: 00000   CRICKET HILL
                            OWNER NAME: CARDENAS GLORIA J
                            OWNER ADDR: 07505   CRICKET HILL             DR NE
ALBUQUERQUE NM        87113
0101606342116141103      LEGAL: LOT  3-P1  BLOCK E PLAT FOR BERNARDO TRAILS UNIT
1    LAND USE:
                         PROPERTY ADDR: 00000   CRICKET HILL
                            OWNER NAME: WILBURN MICHAEL D & LAVERNE C
                            OWNER ADDR: 07509   CRICKET HILL             DR NE
ALBUQUERQUE NM        87113
0101606342416641104      LEGAL: LOT  4-P1  BLOCK E PLAT FOR BERNARDO TRAILS UNIT
1    LAND USE:
                         PROPERTY ADDR: 00000   CRICKET HILL
                            OWNER NAME: CALHOUN ALAN B & DONNA P
                            OWNER ADDR: 07515   CRICKET HILL             DR NE
ALBUQUERQUE NM        87113
0101606342517141105      LEGAL: LOT  5-P1  BLOCK E PLAT FOR BERNARDO TRAILS UNIT
1    LAND USE:
                         PROPERTY ADDR: 00000   CRICKET HILL
                            OWNER NAME: TAM YAT BO & XIN H
                            OWNER ADDR: 07519   CRICKET HILL             DR NE
ALBUQUERQUE NM        87113
0101606342517641106      LEGAL: LOT  6-P1  BLOCK E PLAT FOR BERNARDO TRAILS UNIT
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1 LAND USE:
PROPERTY ADDR: 00000 CRICKET HILL
OWNER NAME: SALAS ROSE M
OWNER ADDR: 07523 CRICKET HILL DR NE
ALBUQUERQUE NM 87113
01016063425181411 07 LEGAL: LOT 7-P1 BLOCK E PLAT FOR BERNARDO TRAILS UNIT
1 LAND USE:
PROPERTY ADDR: 00000 CRICKET HILL
OWNER NAME: FLORES CHRISTOPHER C & REEVES
OWNER ADDR: 07527 CRICKET HILL DR NE
ALBUQUERQUE NM 87113
01016063425185411 08 LEGAL: LOT 8-P1 BLOCK E PLAT FOR BERNARDO TRAILS UNIT
1 LAND USE:
PROPERTY ADDR: 00000 CRICKET HILL
OWNER NAME: GONZALES LIBERATO & JOSEPHINE
OWNER ADDR: 07531 CRICKET HILL DR NE
ALBUQUERQUE NM 87113
1 R E C O R D S W I T H L A B E L S PAGE
2
01016063425190411 09 LEGAL: LOT 9-P1 BLOCK E PLAT FOR BERNARDO TRAILS UNIT
1 LAND USE:
PROPERTY ADDR: 00000 CRICKET HILL
OWNER NAME: CASTILLO REBEKAH A
OWNER ADDR: 07535 CRICKET HILL DR NE
ALBUQUERQUE NM 87113
01016063425194411 10 LEGAL: LOT 10-P 1 BLOCK E PLAT FOR BERNARDO TRAILS UNIT
1 LAND USE:
PROPERTY ADDR: 00000 CRICKET HILL
OWNER NAME: VALDEZ MARGARET A
OWNER ADDR: 07539 CRICKET HILL DR NE
ALBUQUERQUE NM 87113
01016063425199411 11 LEGAL: LOT 11-P 1 BLOCK E PLAT FOR BERNARDO TRAILS UNIT
1 LAND USE:
PROPERTY ADDR: 00000 CRICKET HILL
OWNER NAME: SANCHEZ JOSHUA A
OWNER ADDR: 07543 CRICKET HILL DR NE
ALBUQUERQUE NM 87113
01016063425203411 12 LEGAL: LT 1 2-P1 BLK E PLAT FOR BERNARDO TRAILS UNIT 2
SUB LAND USE:
PROPERTY ADDR: 00000 CRICKET HILL
OWNER NAME: PHU MAGGIE
OWNER ADDR: 07547 CRICKET HILL DR NE
ALBUQUERQUE NM 87113
01016063425208411 13 LEGAL: LT 1 3-P1 BLK E PLAT FOR BERNARDO TRAILS UNIT 2
SUB LAND USE:
PROPERTY ADDR: 00000 CRICKET HILL
OWNER NAME: BOHANNON DAMIAN J
OWNER ADDR: 07551 CRICKET HILL DR NE
ALBUQUERQUE NM 87113
01016063427215411 14 LEGAL: LT 1 4-P1 BLK E PLAT FOR BERNARDO TRAILS UNIT 2
SUB LAND USE:
PROPERTY ADDR: 00000 CRICKET HILL
OWNER NAME: JONES ROBERT J
OWNER ADDR: 07577 CRICKET HILL DR NE
ALBUQUERQUE NM 87113
01016063421215411 15 LEGAL: LT 1 5-P1 BLK E PLAT FOR BERNARDO TRAILS UNIT 2
SUB LAND USE:
PROPERTY ADDR: 00000 CRICKET HILL
OWNER NAME: GUTIERREZ JAMES L & SMITH JENN
OWNER ADDR: 07581 CRICKET HILL DR NE
ALBUQUERQUE NM 87113

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0101606341721541116   LEGAL: LT 1 6-P1  BLK E PLAT FOR BERNARDO TRAILS UNIT 2
SUB  LAND USE:
                      PROPERTY ADDR: 00000   CRICKET HILL
                         OWNER NAME: WAGNER ADAM & KATRINA M
                         OWNER ADDR: 07585   CRICKET HILL              DR NE
ALBUQUERQUE NM       87113
0101606341221541117   LEGAL: LT 1 7-P1  BLK E PLAT FOR BERNARDO TRAILS UNIT 2
SUB  LAND USE:
                      PROPERTY ADDR: 00000   CRICKET HILL
                         OWNER NAME: ST GEORGE AARON & ARTHUR W & S
                         OWNER ADDR: 07589   CRICKET HILL              DR NE
ALBUQUERQUE NM       87113
0101606339921741402   LEGAL: LT 1 -P1  BLK F PLAT FOR BERNARDO TRAILS UNIT 2
SUBD  LAND USE:
                      PROPERTY ADDR: 00000   JACKRABBIT
                         OWNER NAME: MARTINEZ VICTORIA R
                         OWNER ADDR: 07601   JACKRABBIT               ST NE
ALBUQUERQUE NM       87113
0101606340122241401   LEGAL: LT 2 -P1  BLK F PLAT FOR BERNARDO TRAILS UNIT 2
SUBD  LAND USE:
                      PROPERTY ADDR: 00000   JACKRABBIT
                         OWNER NAME: VERGA ROSALIE M
                         OWNER ADDR: 07605   JACKRABBIT               ST NE
ALBUQUERQUE NM       87113
1         R E C O R D S   W I T H   L A B E L S                        PAGE
3
0101606339421841811   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
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0101606338620441808   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101606339219841807   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101606337518641806   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101606337119141805   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
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AC  LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: D R HORTON INC
                         OWNER ADDR: 04400   ALAMEDA                    NE
ALBUQUERQUE NM       87113
0101606334917640118   LEGAL: LT 1 8-P1  PLAT FOR PASEO DE ESTRELLA  CONT .2194
AC  LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: D R HORTON INC
                         OWNER ADDR: 04400   ALAMEDA                    NE
ALBUQUERQUE NM       87113
0101606335317140119   LEGAL: LT 1 9-P1  PLAT FOR PASEO DE ESTRELLA  CONT .2734
AC  LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: D R HORTON INC
                         OWNER ADDR: 04400   ALAMEDA                    NE
ALBUQUERQUE NM       87113
0101606335716540120   LEGAL: TR B  PLA T FOR PASEO DE ESTRELLA  CONT .3225 AC
LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: VISTA DEL NORTE HOMEOWNERS ASS
                         OWNER ADDR: 04400   ALAMEDA                    NE
ALBUQUERQUE NM       87113
0101606336516440152   LEGAL: LT 9 0-P1  PLAT FOR PASEO DE ESTRELLA  CONT .2157
AC  LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: D R HORTON INC
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                          OWNER ADDR: 04400   ALAMEDA                        NE
ALBUQUERQUE NM        87113
01016063370161401 53   LEGAL: LT 9 1-P1  PLAT FOR PASEO DE ESTRELLA  CONT .1903
AC  LAND USE:
                       PROPERTY ADDR: 00000
                          OWNER NAME: D R HORTON INC
                          OWNER ADDR: 04400   ALAMEDA                        NE
ALBUQUERQUE NM        87113
0101606337415740154    LEGAL: LT 9 2-P1  PLAT FOR PASEO DE ESTRELLA  CONT .1552
AC  LAND USE:
                       PROPERTY ADDR: 00000
                          OWNER NAME: D R HORTON INC
                          OWNER ADDR: 04400   ALAMEDA                        NE
ALBUQUERQUE NM        87113
0101606337615240155    LEGAL: LT 9 3-P1  PLAT FOR PASEO DE ESTRELLA  CONT .1943
AC  LAND USE:
                       PROPERTY ADDR: 00000
                          OWNER NAME: D R HORTON INC
                          OWNER ADDR: 04400   ALAMEDA                        NE
ALBUQUERQUE NM        87113
0101606337814740156    LEGAL: LT 9 4-P1  PLAT FOR PASEO DE ESTRELLA  CONT .2304
AC  LAND USE:
                       PROPERTY ADDR: 00000
                          OWNER NAME: D R HORTON INC
                          OWNER ADDR: 04400   ALAMEDA                        NE
ALBUQUERQUE NM        87113
1          R E C O R D S   W I T H   L A B E L S                    PAGE
4
0101606338214440157    LEGAL: LT 9 5-P1  PLAT FOR PASEO DE ESTRELLA  CONT .1913
AC  LAND USE:
                       PROPERTY ADDR: 00000
                          OWNER NAME: D R HORTON INC
                          OWNER ADDR: 04400   ALAMEDA                        NE
ALBUQUERQUE NM        87113
0101606338514140158    LEGAL: LT 9 6-P1  PLAT FOR PASEO DE ESTRELLA  CONT .1644
AC  LAND USE:
                       PROPERTY ADDR: 00000
                          OWNER NAME: D R HORTON INC
                          OWNER ADDR: 04400   ALAMEDA                        NE
ALBUQUERQUE NM        87113
0101606338913740159    LEGAL: LT 9 7-P1  PLAT FOR PASEO DE ESTRELLA  CONT .1615
AC  LAND USE:
                       PROPERTY ADDR: 00000
                          OWNER NAME: D R HORTON INC
                          OWNER ADDR: 04400   ALAMEDA                        NE
ALBUQUERQUE NM        87113
0101606339213140160    LEGAL: LT 9 8-P1  PLAT FOR PASEO DE ESTRELLA  CONT .1623
AC  LAND USE:
                       PROPERTY ADDR: 00000
                          OWNER NAME: D R HORTON INC
                          OWNER ADDR: 04400   ALAMEDA                        NE
ALBUQUERQUE NM        87113
 .
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101606339421841811 LOT 1-P1 BLK 3 PLAT FOR VALLE GRANDE DEL NORTE SUBDIVISION UNIT 2 CONT .1839 AC
PROPERTY ADDR: 7616 CALLE ARMONIA NE

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
ALBUQUERQUE NM 87194

101606339121241810 LOT 2-P1 BLK 3 PLAT FOR VALLE GRANDE DEL NORTE SUBDIVISION UNIT 2 CONT .1466 AC
PROPERTY ADDR: 7612 CALLE ARMONIA NE

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
ALBUQUERQUE NM 87194

101606338820841809 LOT 3-P1 BLK 3 PLAT FOR VALLE GRANDE DEL NORTE SUBDIVISION UNIT 2 CONT .1466 AC
PROPERTY ADDR: 7608 CALLE ARMONIA NE

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
ALBUQUERQUE NM 87194

101606338620441808 LOT 4-P1 BLK 3 PLAT FOR VALLE GRANDE DEL NORTE SUBDIVISION UNIT 2 CONT .1466 AC
PROPERTY ADDR: 7604 CALLE ARMONIA NE

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
ALBUQUERQUE NM 87194

101606339219841807 LOT 5-P1 BLK 3 PLAT FOR VALLE GRANDE DEL NORTE SUBDIVISION UNIT 2 CONT .2163 AC
PROPERTY ADDR: 7600 CALLE ARMONIA NE

OWNERS NAME: SUNSET WEST
OWNERS ADDR: PO BOX 7400
ALBUQUERQUE NM 87194

101606337518641806 LOT 6-P1 BLK 3 PLAT FOR VALLE GRANDE DEL NORTE SUBDIVISION UNIT 2 CONT .2167 AC
PROPERTY ADDR: 1220 CALLE CORVO NE

OWNERS NAME: VISTA DEL NORTE DEVELOPMENT
OWNERS ADDR: 4101 E IRVINGTON RD
TUCSON AZ 85726

101606337119141805 LOT 7-P1 BLK 3 PLAT FOR VALLE GRANDE DEL NORTE SUBDIVISION UNIT 2 CONT .1405 AC

PROPERTY ADDR: 1216 CALLE CORVO NE

OWNERS NAME: VISTA DEL NORTE DEVELOPMENT
OWNERS ADDR: 4101 E IRVINGTON RD
TUCSON AZ 85726

"Attachment A"

Susan Rasinski, Mark Goodwin and Associates, PA
Zone Map: D-16

ALAMEDA NORTH VALLEY ASSN. (R)
***Steve Wentworth**
8919 Boe Ln. NE/87113-2328 897-3052 (h)
Leroy Gurule
713 Alameda Blvd. NW, Alameda/87114 890-1845 (h)

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

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539
e-mail: goodwinengrs@comcast.net

July 14, 2004

Mr. Steve Wentworth
Alameda North Valley N.A.
8919 Boe Lane NE
Albuquerque, NM 87113-2328

Mr. Leroy Gurule
Alameda North Valley N.A.
713 Alameda Boulevard NW
Albuquerque, NM 87114

Re: Bernardo Trails, Unit 4

Dear Mr. Wentworth and Mr. Gurule:

Enclosed please find a copy of the Preliminary Plat approval, Sidewalk Deferral, Sidewalk Waiver, and Design Variance application for City of Albuquerque for the referenced project. The anticipated date to be heard August 11, 2004. Please contact J. Scott Davis, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Beth Gonzales

JSD/bg

Enclosure

f:\\forms\neighborhood assoc..wpd

Project# 1003080

BROWN & ASSOCIATES
PO BOX 3671
ALBUQUERQUE NM 87190

LEROY GURULE
Alameda North Valley Assn.
713 ALAMEDA BLVD NW
ALAMEDA NM 87114

101606340314941201

WHALEN THOMAS A
PO BOX 93931
ALBUQUERQUE NM 87199

101606342116141103

WILBURN MICHAEL D & LAVERNE C
7509 CRICKET HILL DR NE
ALBUQUERQUE NM 87113

101606342517641106

SALAS ROSE M
7523 CRICKET HILL DR NE
ALBUQUERQUE NM 87113

101606342519041109

CASTILLO REBEKAH A
7535 CRICKET HILL DR NE
ALBUQUERQUE NM 87113

101606342520341112

PHU MAGGIE
7547 CRICKET HILL DR NE
ALBUQUERQUE NM 87113

101606342121541115

GUTIERREZ JAMES L & SMITH JEN
7581 CRICKET HILL DR NE
ALBUQUERQUE NM 87113

101606339921741402

MARTINEZ VICTORIA R
7601 JACKRABBIT ST NE
ALBUQUERQUE NM 87113

101606335716540120

VISTA DEL NORTE HOMEOWNERS AS
4400 ALAMEDA NE
ALBUQUERQUE NM 87113

MARK GOODWIN & ASSOCIATES
PO BOX 90606
ALBUQUERQUE NM 87199

101606339818541405

VISTA DEL NORTE DEVELOPMENT L
4101 E IRVINGTON RD
TUCSON AZ 85726

101606341215641101

LEE LLOYD L & FRANK M & CLARA
7501 CRICKET HILL DR NE
ALBUQUERQUE NM 87113

101606342416641104

CALHOUN ALAN B & DONNA P
7515 CRICKET HILL DR NE
ALBUQUERQUE NM 87113

101606342518141107

FLORES CHRISTOPHER C & REEVES
7527 CRICKET HILL DR NE
ALBUQUERQUE NM 87113

101606342519441110

VALDEZ MARGARET A
7539 CRICKET HILL DR NE
ALBUQUERQUE NM 87113

101606342520841113

BOHANNON DAMIAN J
7551 CRICKET HILL DR NE
ALBUQUERQUE NM 87113

101606341721541116

WAGNER ADAM & KATRINA M
7585 CRICKET HILL DR NE
ALBUQUERQUE NM 87113

101606340122241401

VERGA ROSALIE M
7605 JACKRABBIT ST NE
ALBUQUERQUE NM 87113

STEVE WENTWORTH
Alameda North Valley Assn.
8919 BOE LN. NE
ALBUQUERQUE NM 87113-2328

101606340015341202

SUNSET WEST
PO BOX 7400
ALBUQUERQUE NM 87194

101606341615841102

CARDENAS GLORIA J
7505 CRICKET HILL DR NE
ALBUQUERQUE NM 87113

101606342517141105

TAM YAT BO & XIN H
7519 CRICKET HILL DR NE
ALBUQUERQUE NM 87113

101606342518541108

GONZALES LIBERATO & JOSEPHINE
7531 CRICKET HILL DR NE
ALBUQUERQUE NM 87113

101606342519941111

SANCHEZ JOSHUA A
7543 CRICKET HILL DR NE
ALBUQUERQUE NM 87113

101606342721541114

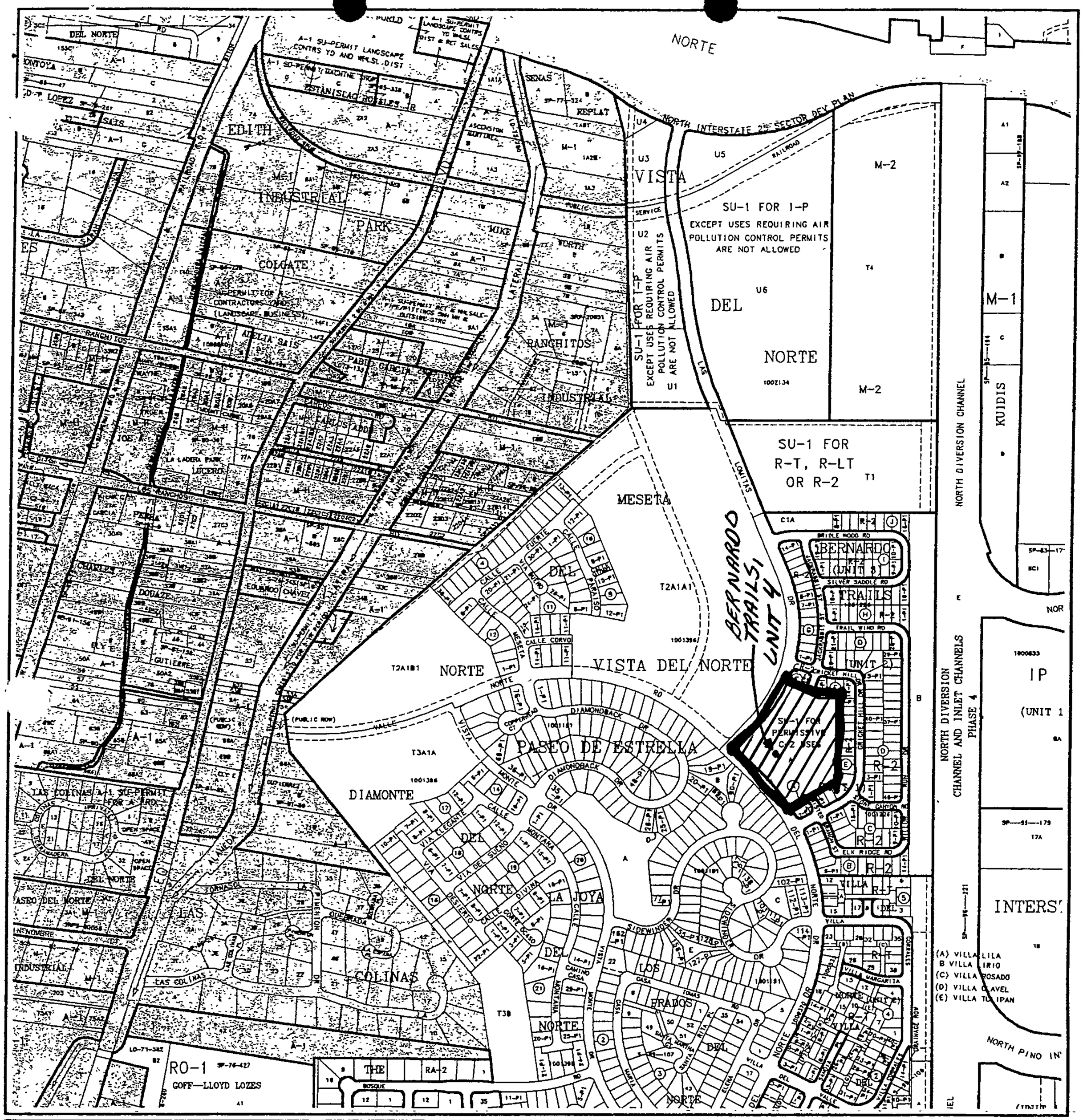
JONES ROBERT J
7577 CRICKET HILL DR NE
ALBUQUERQUE NM 87113

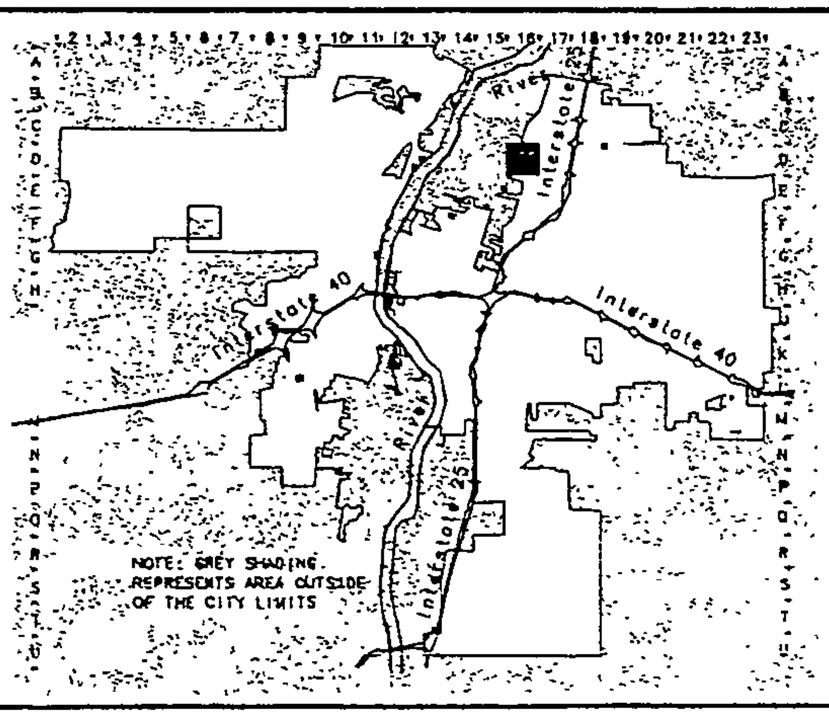
101606341221541117

ST GEORGE AARON & ARTHUR W &
7589 CRICKET HILL DR NE
ALBUQUERQUE NM 87113

101606334718240117

D R HORTON INC
4400 ALAMEDA NE
ALBUQUERQUE NM 87113





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

D-16-Z

Map Amended through January 21, 2003

If I can be of further assistance, feel free to call.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

J.Scott Davis
Project Engineer

JSD/bg

f:\\a03074-bernardo 4\prel plat approval drb ltr

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

PAID RECEIPT

APPLICANT NAME VISTA DE NORTE DEVELOPMENT

AGENT MARK GOODWIN & ASSOC.

ADDRESS P.O. BOX 90606

PROJECT & APP # 1003080 / 00765

PROJECT NAME BERNARDO POINT

$ _____ 441032/3424000 Conflict Management Fee

$ 50.00 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

$ 50.00 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

5/31/2005 1:12PM LOC: ANNX
RECEIPT# 00041504 WS# 006 TRANS# 0037
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $50.00
J24 Misc $50.00
VI $50.00
CHANGE $0.00
Thank You

Counterreceipt.doc 6/21/04

dmg
D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

May 6, 2005

Mr. Steve Wentworth
Alameda North Valley N.A.
8919 Boe Lane NE
Albuquerque, NM 87113

Mr. Leroy Gurule
Alameda North Valley N.A.
713 Alameda Blvd NW
Albuquerque, NM 87114

Mr. Eddie Kurtz
Vista del Norte Alliance
7101 Casa Elena Dr NE
Albuquerque, NM 87113

Mr. Rod Crawley
Vista del Norte Alliance
7331 Sidewinder Dr NE
Albuquerque, NM 87113

Re: Bernardo Pointe

Dear Home Owners' Association Members:

Enclosed please find a copy of the DRB Application for the vacation of a public easement for the referenced project. The anticipated date to be heard is June 1, 2005. Please contact Scott Davis of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski

Susan Rasinski
Executive Assistant

Enclosure

F:\1-Projects\2003\A03074 - Bernardo Pointe\neighborhood assoc.doc

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
_X_ Major Subdivision action	
____ Minor Subdivision action	
____ Vacation	**V**
____ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
____ ...for Subdivision Purposes	
____ ...for Building Permit	
____ IP Master Development Plan	
____ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING & PLANNING	**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...	**A**
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: Vista del Norte Development, LLC PHONE: 883-1674

ADDRESS: PO Box 3671 FAX: 883-0746

CITY: Albuquerque STATE NM ZIP 87190 E-MAIL:

Proprietary interest in site: Owner **List all owners:**

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: scott@goodwinengineers.com

DESCRIPTION OF REQUEST: Bernardo Pointe; Vacation of Public Easement

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

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

Lot or Tract No. A Block: Unit:

Subdiv. / Addn. Bernardo Trails

Current Zoning: RT Proposed zoning: Same

Zone Atlas page(s): D-16 No. of **existing** lots: 1 No. of **proposed** lots: 38

Total area of site (acres): 5.05 Density if applicable: dwellings per gross acre: 7.5 dwellings per net acre: 9.5

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

UPC No. 101606339818541405 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near:

Between: NE Corner of Vista del Norte Drive and Las Lomitas 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.): 1003080, 04DRB-00591, 03EPC-01851 05-00701, 04DRB01146, 01147, 01148, 01149

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 4/28/04

SIGNATURE _____ DATE 5/6/05

(Print) J. Scott Davis ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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

Application case numbers	Action	S.F.	Fees
05DRB - 00765	VPE	V	$ 45.00
- -	AD Fee		$ 75.00
- -	CMF		$ 20.00
- -			$
- -			$
			Total
Hearing date 6-1-05			$ 140.00

5-6-05

Project # 1003080

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

- ☐ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (**24** copies)
- ☐ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
- ☐ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- ☐ 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.

Scott Davis
Applicant name (print)

5/6/05
Applicant signature / date

Form revised April 2003

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

Application case numbers
05DRB - 00765
- -
- -

5-6-05
Planner signature / date

Project # 1003080

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

6 May, 2005

Sheran Matson – DRB Chair
Plaza del Sol
620 2nd NW
Albuquerque, NM 87103

Re: DRB #1003080 – Bernardo Pointe

Dear Ms. Matson:

As you are aware, our office failed to request the vacation of the temporary drainage easement that exists on this site when we made our Final Plat submittal earlier on this project; therefore, we are making this submittal at this time. Please include the vacation of the drainage easement with our earlier submittal for Final Plat approval. As I understand, by making this submittal today, our hearing date will be on 1 June, 2005.

Thank you for your assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Scott Davis
Project Engineer

C-16-Z

C-15-Z

C-17-Z

D-15-Z

D-17-Z

E-15-Z

E-17-Z

E-16-Z

Zone Atlas Page: **D-16-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

THREE HUNDRED YEARS 1706 • 2006

ALBUQUERQUE

Haciendo Historia

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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"Attachment A"

5/06/05
SUSAN RASINSKI, MARK GOODWIN & ASSOCIATES, PA
P.O. BOX 90606 / 87199
PHONE: 828-2200 FAX: 797-9539
ZONE MAP: D-16

Alameda North Valley Assoc. (R)
***Steve Wentworth**
8919 Boe Ln. NE / 87113 897-3052 (h)
Leroy Gurule
713 Alameda Blvd. NW, Alameda / 87114 890-1845 (h)

Vista Del Norte Alliance (R)
***Eddie Kurtz**
7101 Casa Elena Dr. NE / 87113 292-9436 (h)
Rod Crawley
7331 Sidewinder Dr. NE / 87113 299-0145 (h)

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

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

7004 0750 0000 3405 1415

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

For delivery information visit our website at www.usps.com®

ALBUQUERQUE, NM 87113 OFFICIAL USE

Postage	$ 0.37	UNIT ID: 0109
Certified Fee	2.30	
Return Reciept Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KB7WPH
Total Postage & Fees	$ 4.42	05/06/05

Sent To E Kurtz - Vd N
Street, Apt. No.; or PO Box No. 7101 Casa Elena NE
City, State, ZIP+4 Albuq 87113

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3405 1453

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com®

ALBUQUERQUE, NM 87114 OFFICIAL USE

Postage	$ 0.37	UNIT ID: 0109
Certified Fee	2.30	
Return Reciept Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KB7WPH
Total Postage & Fees	$ 4.42	05/06/05

Sent To L. Gurule Alameda North
Street, Apt. No.; or PO Box No. 713 Alameda NW
City, State, ZIP+4 87114

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3405 1446

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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ALBUQUERQUE, NM 87113 OFFICIAL USE

Postage	$ 0.37	UNIT ID: 0109
Certified Fee	2.30	
Return Reciept Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KB7WPH
Total Postage & Fees	$ 4.42	05/06/05

Sent To R. Crawley - Va N
Street, Apt. No.; or PO Box No. 7331 Sidewinder NE
City, State, ZIP+4 87113

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3405 1408

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

For delivery information visit our website at www.usps.com®

ALBUQUERQUE, NM 87113 OFFICIAL USE

Postage	$ 0.37	UNIT ID: 0109
Certified Fee	2.30	
Return Reciept Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KB7WPH
Total Postage & Fees	$ 4.42	05/06/05

Sent To S. Wentworth - Alameda N
Street, Apt. No.; or PO Box No. 89A Bol Ln
City, State, ZIP+4 87113

PS Form 3800, June 2002 See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME Vista del Norte

AGENT Mark Goodwin

ADDRESS

PROJECT & APP # 1003080/05DRB00765

PROJECT NAME Bernardo Pointe

$ 20.00 441032/3424000 Conflict Management Fee

$ 45.00 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

$ 140.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division
5/6/2005 11:22AM LOC: ANNX
RECEIPT# 00042053 WS# 007 TRANS# 0030
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $140.00
J24 Misc $20.00
Thank You

5/6/2005
RECEIPT# 00042054 WS# 007 TRANS# 0030
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $140.00
J24 Misc $0.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

4514

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

95-681/1070

DATE May 6, 2005

PAY TO THE ORDER OF City of Albuquerque $ 145.00

one hundred forty-five DOLLARS

Security Features Details on Back

BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

5/6/2005 11:22AM LOC: ANNX
RECEIPT# 00042053 WS# 007 TRANS# 0030
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $140.00
J24 Misc $5.00
$140.00
$0.00
Thank You

FOR

⑈004514⑈ ⑆107006813⑆ 2830070073⑈

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 5-17-05 To 6-1-05

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.

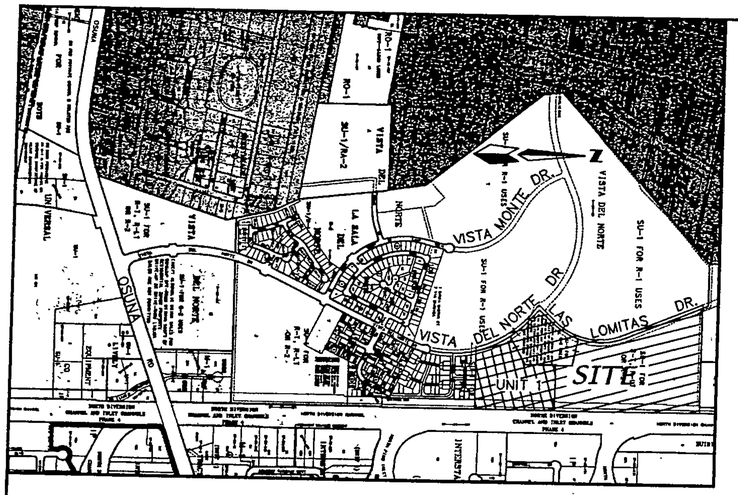
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent) (Date)

I issued 2 signs for this application, 5-6-05 (Date), (Staff Member)

DRB PROJECT NUMBER: 1003080

Rev. 1/11/05



LOCATION MAP

ZONE ATLAS D-16-Z

SCALE: NONE

SUBDIVISION DATA

Plat Case No's.	Project # 1001226 Case # 01500 - 01685
Gross acreage	39.3553 Ac.
Zone Atlas No.	D-16-Z
No. of existing Tracts/Lots	1 TRACT
No. of Tracts/Lots created	3 TRACTS/62 LOTS
No. of Tracts/Lots eliminated	1 TRACT
Miles of full width streets created	0.90
Area dedicated to the City of Albuquerque	5.9698 Ac.
Date of Survey	NOVEMBER, 1998
Utility Control Location System Log Number	99092909100192

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

VISTA DEL NORTE DEVELOPMENT, LLC
BY: JOHN A. MYERS, ASSISTANT MANAGER PRO TEM

JOHN A. MYERS, ASSISTANT MANAGER PRO TEM — 11/2/01 Date

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on November 2, 2001
By John A. Myers, Assistant Manager Pro Tem, Vista Del Norte Development, LLC, a Limited Liability Corporation a New Mexico Corporation on behalf of said corporation

Karen Lee Arfman — 11/18/2005
NOTARY PUBLIC — MY COMMISSION EXPIRES

NOTARY PUBLIC
KAREN LEE ARFMAN
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires:

LEGAL DESCRIPTION

(SEE SHEET 2)

NOTES

(SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide a single Tract into 62 residential Lots and 3 Tracts
2. Grant easements shown hereon
3. Dedicate Right-Of-Way as shown hereon

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 1 016 063 367 101 40126
PROPERTY OWNER OF RECORD.
Vista Del Norte Development LLC
BERNALILLO COUNTY TREASURER'S OFFICE
Mary Herrera 03 Dec 01

Mary Herrera Bern Co. PLAT R 37.00 2001143436 5594576 Page 1 of 7 12/03/2001 11:24A BK-2001C Pg-314

PLAT FOR

BERNARDO TRAILS UNIT 1 SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2001

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Subdivision Case No. 01500 - 1685 / 1001226

Planning Director, City of Albuquerque, N.M.	12/3/01 Date
City Engineer, City of Albuquerque, N.M.	11/28/01 Date
Albuquerque Metropolitan Arroyo Flood Control Authority	11-30-01 Date
Transportation Development, City of Albuquerque, N.M.	11-28-01 Date
Utility Development Division, City of Albuquerque, N.M.	11-28-01 Date
Parks and Recreation	11/28/01 Date
City Surveyor, City of Albuquerque, N.M.	11/14/01 Date
Property Management, City of Albuquerque, N.M.	N.A. Date
PNM Gas	11-29-01 Date
PNM Electric	11-29-01 Date
Qwest Telecommunications	11-29-01 Date
Comcast Cable	11/29/01 Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

TIMOTHY ALDRICH NEW MEXICO 7719 REGISTERED PROFESSIONAL LAND SURVEYOR

Timothy Aldrich P.S. No. 7719 — 11-09-01 Date

Dwg: PLATCOVER.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 7
Scale: as shown	Date: 11/02/01	Job: A01020	

50' 25' 0 50' 100'

SCALE: 1" = 50'

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

LSE = LANDSCAPE EASEMENT GRANTED BY THIS PLAT

SEE SHEET 7 OF 7 FOR CURVE TABLE

NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

TRACT T-2
VISTA DEL NORTE
FILED: 12/10/99, 99C-331
(R-1 USES)

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

PLAT FOR BERNARDO TRAILS UNIT 1, SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2001

TRACT A
5.0540 AC

TRACT C
15.4486 AC

TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT

15'x15' SWITCHGEAR EASEMENT GRANTED BY THIS PLAT

VISTA DEL NORTE DRIVE NE

CRICKET HILL DRIVE NE

LAS LOMPIAS DRIVE NE

TWISTED BRANCH STREET NE

ELK RIDGE ROAD NE

STONE CANYON RD. NE

BLOCK A

BLOCK B

BLOCK C

BLOCK E

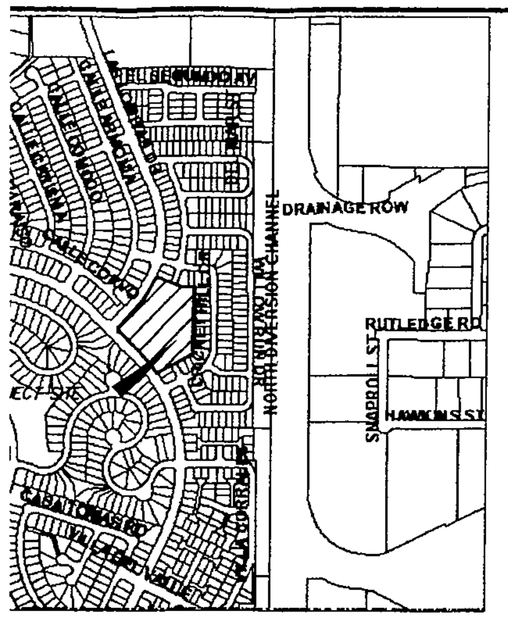
BLOCK 5

VILLA DEL NORTE UNIT 2 (07/02/01, 2001C-187)

SEE SHEET 6 OF 7

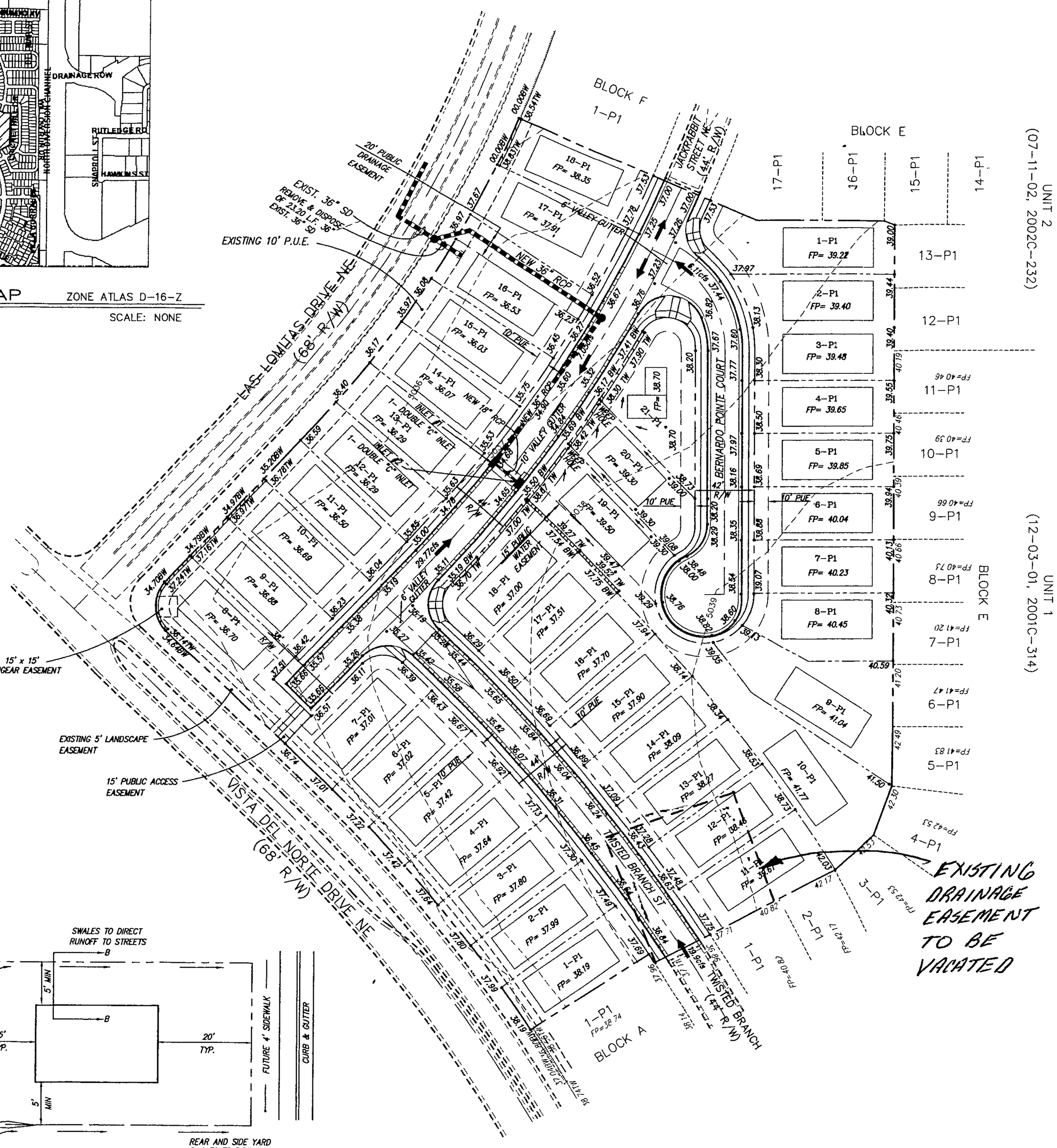
2001143436
5584576
Page: 1 of 7
12/03/2001 11:24A
Bk-2001C Pg-314
Mary Herrera Bern Co. PLAT R 37.00

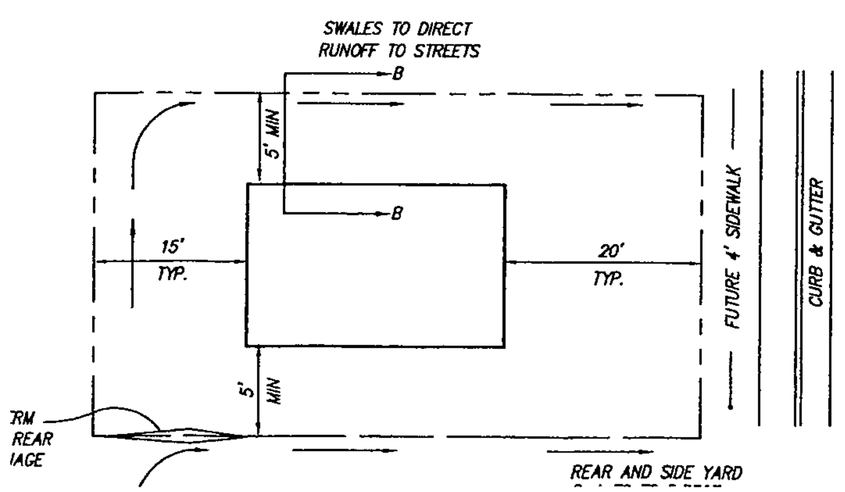
Dwg: BASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 7
Scale: 1"=50'	Date: 11/28/01	Job: A01020	



TION MAP ZONE ATLAS D-16-Z

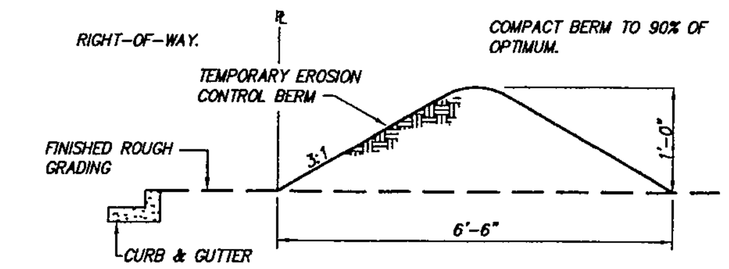
SCALE: NONE





NOTES

1. A BLOCK WALL WILL BE CONSTRUCTED ALONG THE ENTIRE PERIMETER PROPERTY BOUNDARY.
2. WHERE THE DIFFERENCE IN ADJACENT PAD ELEVATIONS IS GREATER THAN 1.3' AND LESS THAN 2.7' A GARDEN WALL SHALL BE CONSTRUCTED TO ACCOMMODATE PROPER SIDEYARD LOT DRAINAGE AS SHOWN ON THE SIDEYARD LOT DETAIL.
3. WHERE THE DIFFERENCE IN ADJACENT PAD ELEVATIONS IS GREATER THAN 2.7' A RETAINING WALL SHALL BE CONSTRUCTED TO ACCOMMODATE PROPER SIDEYARD LOT DRAINAGE AS SHOWN ON THE SIDEYARD LOT DETAIL.

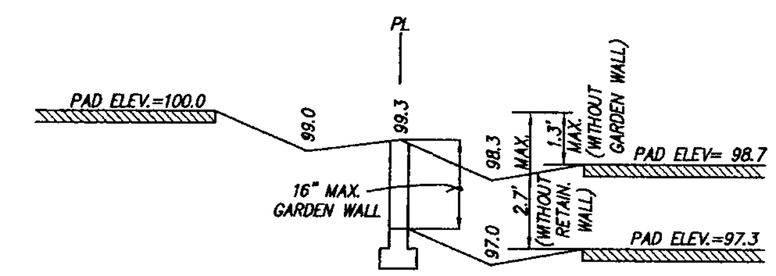


EROSION CONTROL BERM DETAIL

N.T.S.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



TYPICAL SIDEYARD GARDEN BLOCKWALL DETAIL

N.T.S.

ANY DIFFERENCE IN PAD ELEVATIONS BETWEEN ADJACENT LOTS GREATER THAN 2.7' WILL REQUIRE RETAINING WALLS

LEGEND

FP= 39.61	FINISHED PAD ELEVATION		EXISTING CONTOUR
	MOUNTABLE CURB & GUTTER	· 24.30	EXISTING SPOT ELEVATION
	STANDARD 8" CURB & GUTTER	—E—	EXISTING OVERHEAD ELECTRIC LINE
•30.67	PROPOSED SPOT ELEVATION		EXISTING POWER POLE
	3:1 SLOPE		TRACT/LOT BOUNDARY
13-P1	LOT NUMBER		RIGHT OF WAY
	UNIT BOUNDARY		EASEMENTS
	WATER BLOCK		CENTERLINE OF ROAD
Ⓓ	PROPOSED STORM DRAIN MH		NEW RETAINING WALL
○	EXISTING SANITARY SEWER MANHOLE		
	FLOW DIRECTION		

EXHIBIT B
Date 6/01/05

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO | BY | DATE

ENGINEER'S SEAL
John M MacKenzie 8-23-04

NO	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY ALD — DATE 02/04
DRAWN BY DER — DATE 02/04
CHECKED BY DMG — DATE 02/04

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:
BERNARDO POINTE
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	UPDATE	MO /DAY/YR	MO /DAY/YR

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
_X_ Major Subdivision action	
____ Minor Subdivision action	
____ Vacation	**V**
____ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
____ ...for Subdivision Purposes	
____ ...for Building Permit	
____ IP Master Development Plan	
____ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING & PLANNING	**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...	**A**
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: Vista del Norte Development, LLC PHONE: 883-1674

ADDRESS: PO Box 3671 FAX: 883-0746

CITY: Albuquerque STATE NM ZIP 87190 E-MAIL:

Proprietary interest in site: Owner **List all owners:**

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: scott@goodwinengineers.com

DESCRIPTION OF REQUEST: Bernardo Pointe; Final Plat approval

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

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

Lot or Tract No. A Block: Unit:

Subdiv. / Addn. Bernardo Trails

Current Zoning: RT Proposed zoning: Same

Zone Atlas page(s): D-16 No. of **existing** lots: 1 No. of **proposed** lots: 38

Total area of site (acres): 5.05 Density if applicable: dwellings per gross acre: 7.5 dwellings per net acre: 9.5

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

UPC No. 101606339818541405 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near:

Between: NE Corner of Vista del Norte Drive and Las Lomitas 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.): 1003080, 04DRB-00591, 03EPC-01851

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 4/28/04

SIGNATURE [signature] DATE 4/26/05

(Print) J. Scott Davis ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

☐ **INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB - - 00701	FD	S(3)	$ Ø
☑ All fees have been collected	- -	CMF		$ 20.00
☑ All case #s are assigned	- -			$
☑ AGIS copy has been sent	- -			$
☑ Case history #s are listed	- -			$
☐ Site is within 1000ft of a landfill				Total
☐ F.H.D.P. density bonus				$ 20.00
☐ F.H.D.P. fee rebate	Hearing date 5-4-05			

Project # 1003080

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.**

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

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

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

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

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

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

Lorraine Davis
Applicant name (print)

Lorraine Davis 4-26-05
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
05DRB - ____ - 00701
____ - ____ - ____
____ - ____ - ____

Andrew Garcia 4-25-05
Planner signature / date

Project # 1003080

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

26 April, 2005

Sheran Matson – DRB Chair
Plaza del Sol
620 2nd NW
Albuquerque, NM

Re: DRB #1003080 Bernardo Pointe Subdivision

Dear Ms. Matson:

On behalf of our client, we are making the Final Plat submittal for the referenced project at this time. In attempting to provide you with verification of an approved wall design, I was not able to find written verification from your office confirming that you had agreed that since this is an infill project within the Vista del Norte subdivision, we are simply going to match the wall design already in place throughout this subdivision.

In summary, our wall design for this project mirrors what has already been approved throughout the Vista del Norte Subdivision.

If you have any questions, feel free to call.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Scott Davis
Project Engineer

C-16-Z

C-15-Z

C-17-Z

D-15-Z

D-17-Z

E-15-Z

E-16-Z

E-17-Z

Zone Atlas Page: **D-16-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

THREE HUNDRED YEARS 1706 • 2006

ALBUQUERQUE

Haciendo Historia

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2004

No. of Lots:
Nearest Major Streets

FIGURE 12

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

Bernardo Pointe 747581

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 7th day of December, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Vista del Norte Development, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company, whose address is PO Box 3671, Albuquerque, NM 87190 and whose telephone number is 883-1674, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract A, Bernardo Trails, Unit 1, recorded on December 3, 2001 in the records of the Bernalillo County Clerk at Book 2001C, pages 314 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Vista del Norte Development, LLC ("Owner").

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

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15th day of November 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 747581.

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

2004173182
6186683
Page: 1 of 9
12/09/2004 03:16P
Mary Herrera Bern. Co. AGRE R 25.00 Bk-A88 Pg-2707

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

PAID RECEIPT

APPLICANT NAME Vista Del Norte

AGENT Mark Goodwin & Associates, PA.

ADDRESS P.O. Box 90606

PROJECT & APP # 1003080 / 05 DRB 00701

PROJECT NAME Bernado Tracts

$ 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.*

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

4502

95-681/1070

DATE April 26, 2005
Treasury Division

PAY TO THE ORDER OF City of Albuquerque $ 20.00

Twenty - No/100 DOLLARS

BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

FOR Bernardo Pointe

4/26/2005 10:36AM LOC: ANNX
RECEIPT# 00039594 WS# 008 TRANS# 0004
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $20.00
J24 Misc $20.00
CK $20.00
CHANGE $0.00

Thank You

Susan Rasmussen

⑈004502⑈ ⑆107006813⑆ 283007003⑈

© HARLAND STYLE XKJ

Current DRC
Project Number: ORIGINAL

FIGURE 12 — ORIGINAL —

Date Submitted. 06/28/04
Date Site Plan Approved:
Date Preliminary Plat Approved: 8/18/04
Date Preliminary Plat Expires: 8/18/05
DRB Project No.: 1003080 0000000
DRB Application No. 04-01146

INFRASTRUCTURE LIST

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

Bernardo Pointe
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A, Unit 4, Bernardo Trails
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		26' FF	Res Pvmt	Twisted Branch Street	East Boundary	Jackrabbit Street	/	/	/
			Curb & Gutter (Both sides)						
		4'	Sidewalk (Both Sides) **(1)**						
		26' FF	Res Pvmt	Jackrabbit Street	North Boundary	Twisted Branch St	/	/	/
			Curb & Gutter (Both sides)						
		4'	Sidewalk (Both Sides) **(1)**						
		26' FF	Res Pvmt	Bernardo Pointe Court	Jackrabbit Street	End of Cul de Sac	/	/	/
			Curb & Gutter (Both sides)						
		4'	Sidewalk (Both Sides) **(1)**						
		24' FF	Res Pvmt	Jackrabbit Street	Twisted Branch St	~~End of Stub~~ End of Stub	/	/	/
			Curb & Gutter (Both sides)						
		4'	Sidewalk (~~Both Sides~~ One) **(1)**						
			WATER						
		6"	Waterline	Tiwsted Branch St	East Boundary	Jackrabbit Street	/	/	/
		6"	Waterline	Jackrabbit Street	North Boundary	South Boundary	/	/	/
		6"	Waterline	Jackrabbit Court	Jackrabbit Street	End of Cul de Sac	/	/	/
		6"	Waterline	Easement	End of Cul de Sac	Jackrabbit Street	/	/	/
			SAS						
		8"	SAS	Tiwsted Branch St	East Boundary	Jackrabbit Street	/	/	/
		8"	SAS	Jackrabbit Street	South Boundary	North Boundary	/	/	/
		8"	SAS	Jackrabbit Court	Jackrabbit Street	End of Cul de Sac	/	/	/

revised 07/01/01

ORIGINAL

Project name: Bernardo Trails, Unit 4

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			STORM DRAIN						
		30"-36"	Storm Drain (RCP)	Public Drainage Easement / Jackrabbit St on Lot 16	Las Lomitas Dr	Lot 19 along ~~End of Line in~~ Jackrabbit Street	/	/	/

1. Sidewalks to be deferred
2. Storm Drain to include manholes and drop inlets
3. Engineer's Certification for Grading & Drainage per DPM including perimeter walls as shown on Grading plan for release of SIA and Financial Guaranty.
4. Water Infrastructure to include valves, fittings, valve boxes, and fire hydrants
5. Sanitary Sewer to include manholes and service connections
6. Street Lights included per DPM
7. 4' Sidewalk included from Jackrabbit Street to Vista del Norte Drive
8.

AGENT / OWNER

J. Scott Davis
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

8/18/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

8/18/04
DRB CHAIR - date

8/18/04
PARKS & GENERAL SERVICES - date

8-18-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

8/18/04
UTILITY DEVELOPMENT - date

_____ - date

8/18/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	10-14-04			

revised 07/01/01

#2

Claire:

We are no longer requesting a Design Variance for Bernardo Trails, Unit 4

Per Scott Davis
MGA

Current DRC Project Number ~~ORIGINAL~~

FIGURE 12 — ORIGINAL —

Claire

Date Submitted. 06/28/04
Date Site Plan Approved
Date Preliminary Plat Approved. 8/18/04
Date Preliminary Plat Expires 8/18/05
DRB Project No 1003080 ~~0000000~~
DRB Application No. 04-01146

#2

INFRASTRUCTURE LIST

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

Bernardo Pointe
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A, Unit 4, Bernardo Trails
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		26' FF	Res Pvmt	Twisted Branch Street	East Boundary	Jackrabbit Street	/	/	/
			Curb & Gutter (Both sides)						
		4'	Sidewalk (Both Sides) **(1)**						
		26' FF	Res Pvmt	Jackrabbit Street	North Boundary	Twisted Branch St	/	/	/
			Curb & Gutter (Both sides)						
		4'	Sidewalk (Both Sides) **(1)**						
		26' FF	Res Pvmt	Bernardo Pointe Court	Jackrabbit Street	End of Cul de Sac	/	/	/
			Curb & Gutter (Both sides)						
		4'	Sidewalk (Both Sides) **(1)**						
		24' FF	Res Pvmt	Jackrabbit Street	Twisted Branch St	~~End of Stub~~ VISTA DEL MONTE	/	/	/
			Curb & Gutter (Both sides)						
		4'	Sidewalk (~~Both Sides~~ ONE) **(1)**						
			WATER						
		6"	Waterline	Tiwsted Branch St	East Boundary	Jackrabbit Street	/	/	/
		6"	Waterline	Jackrabbit Street	North Boundary	South Boundary	/	/	/
		6"	Waterline	Jackrabbit Court	Jackrabbit Street	End of Cul de Sac	/	/	/
		6"	Waterline	Easement	End of Cul de Sac	Jackrabbit Street	/	/	/
			SAS						
		8"	SAS	Tiwsted Branch St	East Boundary	Jackrabbit Street	/	/	/
		8"	SAS	Jackrabbit Street	South Boundary	North Boundary	/	/	/
		8"	SAS	Jackrabbit Court	Jackrabbit Street	End of Cul de Sac	/	/	/

revised 07/01/01

ORIGINAL

Project name: Bernardo Trails, Unit 4

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			STORM DRAIN						
		30"-36"	Storm Drain (RCP)	Public Drainage Easement / Jackrabbit St on Lot 16	Las Lomitas Dr	Lot 19 along ~~End of Line in~~ Jackrabbit Street	/	/	/

1 Sidewalks to be deferred
2 Storm Drain to include manholes and drop inlets
3 Engineer's Certification for Grading & Drainage per DPM including perimeter walls as shown on Grading plan for release of SIA and Financial Guaranty
4 Water Infrastructure to include valves, fittings, valve boxes, and fire hydrants
5 Sanitary Sewer to include manholes and service connections
6 Street Lights included per DPM
7 4' Sidewalk included from Jackrabbit Street to Vista del Norte Drive
8

AGENT / OWNER

J. Scott Davis
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

8/18/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

8/18/04
DRB CHAIR - date

8/18/04
PARKS & GENERAL SERVICES - date

6-18-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

8/18/04
UTILITY DEVELOPMENT - date

_____ - date

8/18/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

revised 07/01/01

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	1889
CONNECTION TEL	97979539
SUBADDRESS	
CONNECTION ID	
ST. TIME	07/29 14:57
USAGE T	00'57
PGS.	2
RESULT	OK

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Scott Davis **FAX #** 797-9539

 # PAGES (INCLUDING COVER SHEET) 2

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

1003080 7/29/04

COMMENTS:

Bernardo Trails Comments.
Planning only.

Need elevation
Legal description
by 8/4/04

Project # 1003080
04DRB-01146 Major-Preliminary Plat Approval
04DRB-01147 Minor-Sidewalk Waiver
04DRB-01149 Minor-Temp Defer SDWK
04DRB-01148 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for BROWN & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, **BERNARDO TRAILS, UNIT 4,** zoned R-T residential zone, located on the northeast corner of VISTA DEL NORTE DR NE and LAS LOMITAS DR NE and containing approximately 6 acre(s). [REF: 04DRB-00591, O3EPC-01851] (D-16)

The perimeter wall submittal is missing. The CD was not in the submittal.

The current zoning MUST be listed on the preliminary plat at the time of submittal per the Subdivision Ordinance. Please bring in a revised preliminary plat including this information for Planning's file prior to the hearing.

Project # 1003568
04DRB-01131 Major-Vacation of Public Easements

RHOMBUS PA, INC. agent(s) for MIGUEL SHERMAN request(s) the above action(s) for all or a portion of Lot(s) 44, **SANDIA HILLS SUBDIVISION,** zoned SU-1 special neighborhood zone, for PRD, located on NARCISCO ST NE, east of LOMAS BLVD NE and south of MONTE VERDE DR NE containing approximately 1 acre(s). [REF: DRB-94-135, DRB-93-391, Z-81-46] (J-23)

Defer to Hydrology.

Project # 1003366
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 7/14/04 & Indefinitely deferred on 7/21/04]* (B-12)

[NO NEW SUBMITTAL]

SEE PAGE 2 . . .

Current DRC
Project Number.

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted 06/28/04
Date Site Plan Approved:
Date Preliminary Plat Approved
Date Preliminary Plat Expires:
DRB Project No 1003080
DRB Application No

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

Bernardo Trails, Unit 4
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A, Unit 4, Bernardo Trails
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		26' FF	Res Pvmt	Twisted Branch Street	East Boundary	Jackrabbit Street	/	/	/
			Curb & Gutter (Both sides)						
		4'	Sidewalk (Both Sides) **(1)**						
		26' FF	Res Pvmt	Jackrabbit Street	North Boundary	Twisted Branch St	/	/	/
			Curb & Gutter (Both sides)						
		4'	Sidewalk (Both Sides) **(1)**						
		24' FF	Res Pvmt	Jackrabbit Court	Jackrabbit Street	End of Cul de Sac	/	/	/
			Curb & Gutter (Both sides)						
		4'	Sidewalk (Both Sides) **(1)**						
		24' FF	Res Pvmt	Jackrabbit Street	Twisted Branch St	End of Stub	/	/	/
			Curb & Gutter (Both sides)						
		4'	Sidewalk (Both Sides) **(1)**						
			WATER						
		6"	Waterline	Twisted Branch St	East Boundary	Jackrabbit Street	/	/	/
		6"	Waterline	Jackrabbit Street	North Boundary	South Boundary	/	/	/
		6"	Waterline	Jackrabbit Court	Jackrabbit Street	End of Cul de Sac	/	/	/
		6"	Waterline	Easement	End of Cul de Sac	Jackrabbit Street	/	/	/
			SAS						
		8"	SAS	Twisted Branch St	East Boundary	Jackrabbit Street	/	/	/
		8"	SAS	Jackrabbit Street	South Boundary	North Boundary	/	/	/
		8"	SAS	Jackrabbit Court	Jackrabbit Street	End of Cul de Sac	/	/	/

revised 07/01/01

Project name: Bernardo Trails, Unit 4

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			STORM DRAIN						
		30"-36"	Storm Drain	Easement / Jackrabbit St	Las Lomitas Dr	End of Line in Jackrabbit Street	/	/	/

1 Sidewalks to be deferred
2 Storm Drain to include manholes and drop inlets
3 Engineer's Certification for Grading & Drainage per DPM including perimeter walls as shown on Grading plan for release of SIA and Financial Guaranty
4 Water Infrastructure to include valves, fittings, valve boxes, and fire hydrants
5 Sanitary Sewer to include manholes and service connections
6
7
8

AGENT / OWNER

J. Scott Davis
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Scott Davis 7-22-04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

revised 07/01/01

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

X Major Subdivision action
___ Minor Subdivision action
___ Vacation **V**
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **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... **A**

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

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

APPLICANT INFORMATION:

NAME: Brown & Associates PHONE: 883-1674
ADDRESS: PO Box 3671 FAX: 883-0743
CITY: Albuquerque STATE NM ZIP 87190 E-MAIL:
Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: scott@goodwinengineers.com

DESCRIPTION OF REQUEST: Bernardo Trails, Unit 4: Preliminary Plat Approval; Sidewalk Deferral; Sidewalk Waiver, Design Variance

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

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

Lot or Tract No. A Block: Unit: 4
Subdiv. / Addn. Bernardo Trails
Current Zoning: RT Proposed zoning: Same
Zone Atlas page(s): D-16 No. of **existing** lots: 1 No. of **proposed** lots: 39
Total area of site (acres): 5.05 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 101606339818541405 MRGCD Map No. _____
LOCATION OF PROPERTY BY STREETS: On or Near:
Between: NE Corner of Vista del Norte Drive and Las Lomitas 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.): 1003080
04DRB-00591 03EPC-01851
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 04/28/04

SIGNATURE _____ DATE 7-16-04
(Print) J. Scott Davis ___ Applicant X Agent

1150
190

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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

Application case numbers	Action	S.F.	Fees
04DRB - - 01146	PP	S(2)	$ 1340.00
- -	Not. & Adv. Fee		$ 75.00
- -	Confl. Mgmt Fee		$ 20
04DRB - - 01147	SW	✓	$ Ø
~~04DRB - - 01148~~	~~SW~~	✓	$ Ø
04DRB - - 01149	TDSW	✓	$ Ø
			Total $ 1435.00

Hearing date Aug. 18th 04

7/23/04
Planner signature / date

Project # 1003080

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**

X Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
X Proposed Infrastructure List
X Design elevations & cross sections of perimeter walls
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Property owner's and City Surveyor's signature on the proposed plat
X FORM DRWS Drainage Report, Water & Sewer availability statement filing information
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
X TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
X Fee (see schedule) $1340.00
X 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.

J. Scott Davis
Applicant name (print)

Scott Davis 6-14-04
Applicant signature / date

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

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

Application case numbers
04DRB - ____ - 01146
____ - ____ - ____
____ - ____ - ____

B Dunbar 7/23/04
Planner signature / date

Project # 1003080

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

- ☐ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (**24** copies)
- ☐ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
- ☐ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- ☐ 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.

J. Scott Davis
Applicant name (print)

Scott Davis 6-14-04
Applicant signature / date

Form revised April 2003

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

Application case numbers
04DRB - - 01147 SW
04DRB - - 01148 SDV
04DRB - - 01149 TDSW

B Denbert 7/23/04
Planner signature / date

Project # 1003080

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539
e-mail: goodwinengrs@comcast.net

July 22, 2004

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: DRB # 1003080 Bernardo Trails, Unit 4

Dear Ms. Matson:

Attached hereto is our request for approval of the Preliminary Plat for the referenced project. Included in this action is a request for sidewalk deferral, sidewalk waiver, street design variance, and wall design variance.

The proposed subdivision is to contain a total of 39 lots. The property was previously changed from SU-1 to RT zoning (copy of decision letter included).

***Sidewalk Deferral**: In order to insure that sidewalks are not damaged during the construction of the individual homes, it is proposed that the sidewalks identified on the included Sidewalk Deferral exhibit be constructed after home construction is completed.*

***Sidewalk Waiver:** As can be seen on the included Sidewalk Waiver exhibit, we propose to exclude sidewalk along the east side of the Jackrabbit Street Stub section located at the south end of the site since no homes will front the street. It is further proposed that sidewalk be waived in front of the last lot along the west side of the same stub street.*

***Street Design Variance:** Along the east side of the same stub street at the south end of Jackrabbit Street it is proposed that the set-back behind the east curb be 4' since this section is adjacent to a future side yard with no sidewalk.*

***Wall Design Variance**: Included in this submittal package is photographs of existing perimeter walls along Vista del Norte Drive and Las Lomitas Drive within the Vista del Norte Subdivision. As a master planned community, the very specific wall design along both these roadways is an integral part of the aesthetics of the community. As can be seen from the photographs the wall design includes a smooth stucco finish on the wall panels broken up by interspersed panels of layered rock. This same theme and color is included everywhere within the Vista del Norte Subdivision along these two roadways. Since these two streets front two sides of the proposed Bernardo Trails, Unit 4 Subdivision, we hereby request a wall design variance from the current City Standards so that we are able to match the wall design that is existing throughout the Vista del Norte Subdivision. Also, please find enclosed with this submittal a CD containing photos of the existing walls along the referenced roads since the photo prints are not that legible.*

If I can be of further assistance, feel free to call.

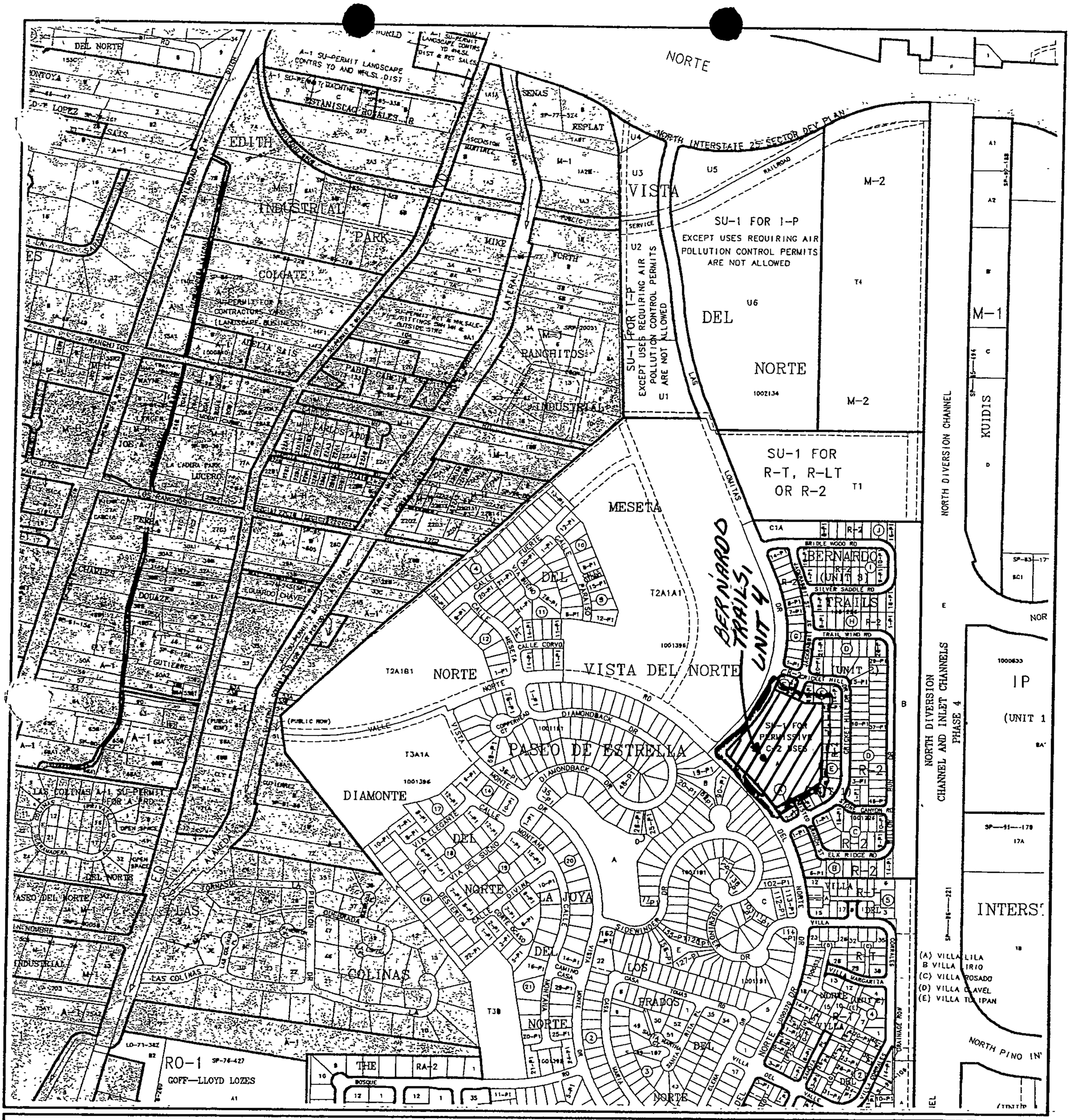
Sincerely,

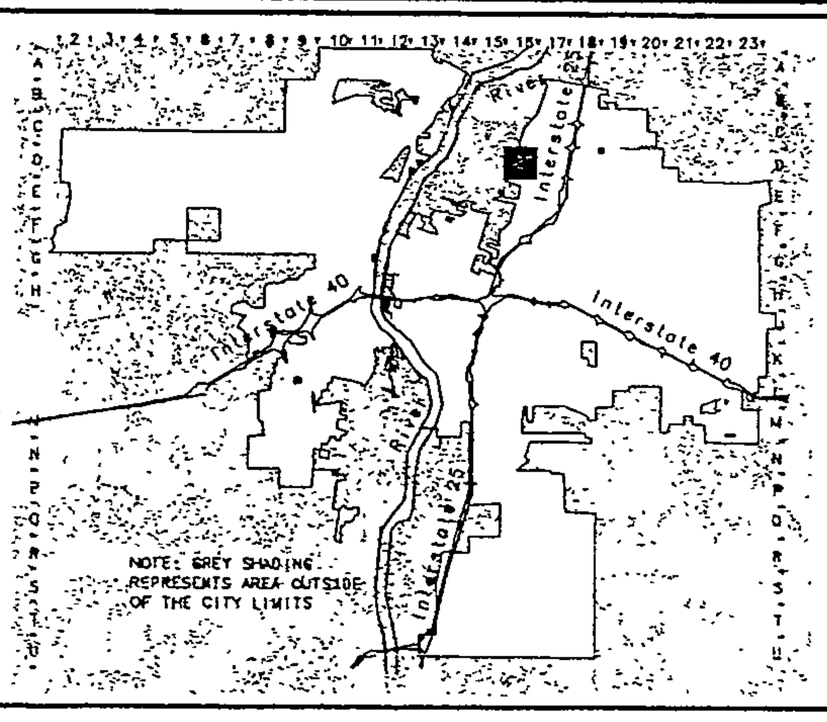
MARK GOODWIN & ASSOCIATES, PA

J.Scott Davis
Project Engineer

JSD/bg

f:\\a03074-bernardo 4\prel plat approval drb ltr





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

D-16-Z

Map Amended through January 21, 2003

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Vista del Norte LLC
P.O. Box 3671
Albuq. NM 87190

Date: December 19, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003080**
03EPC-01851 Zone Map Amendment

LEGAL DESCRIPTION: for all or a portion of Tract A, **Bernardo Trails**, a zone map amendment from SU-1 for Permissive C-2 Uses to RT, located on VISTA DEL NORTE DR. NE, between CRICKET HILLS DRIVE NE and LAS LOMITAS DRIVE NE, containing approximately 6 acres. (D-16) Elvira Lopez, Staff Planner

On December 18, 2003 the Environmental Planning Commission voted to approve Project 1003080/03EPC-01851, a request for zone map amendment, from SU-1 for Permissive C-2 Uses to R-T, for Tract A, Bernardo Trails Unit 1, based on the following Findings:

FINDINGS:

1. This request is for a zone map amendment from SU-1 for C-2 Permissive uses to R-T for an approximately 5.1 acre site in the Vista del Norte areas. The property is located on Vista del Norte drive between Cricket Hills Drive and Las Lomitas Drive.

2. Primary access into the Vista del Norte area is from the intersection of Vista del Norte and Drive and Osuna located at the southernmost point of the entire development. The other access point to the area is from the intersection of Las Lomitas Drive and El Pueblo Drive located at the northernmost point of the development.

3. The subject request is not in significant conflict with adopted elements of the Comprehensive Plan (Section 1.C. of R-270-1980). The applicant's modified justification letter lists specific Policies from the Comprehensive Plan, and how the request furthers each applicable Policy and its intent:
   a. The proposed zoning would allow for higher density housing in an area where a mixed density pattern is already established by zoning and use, where it is compatible with the existing area land uses and where adequate infrastructure is available (*Comprehensive Plan*, Developing Urban, Policy 5.h.)

b. Changing the zoning from SU-1 for Permissive C-2 to R-T could minimize adverse effects of noise, lighting, pollution, and traffic on residential environments (*Comprehensive Plan*, Developing Urban, Policy 5.i.).

4. The request, as submitted, is not in significant conflict with *North Valley Area Plan* Land Use policy that says that the City and County shall "stabilize land use to protect affordable housing and land presently zoned for housing" by maintaining and expanding, "areas for residential uses including A-1, R-1, MH." (Housing Policy 1.c.). Changing the zone from SU-1 for C-2 to R-T would expand opportunities for affordable housing.

5. On November 16, 1995 the Environmental Planning Commission voted to approve the original zoning (Z-95-73) of the subject site and one of the findings listed is that the "proposed zoning will promote stability of land use and zoning in the area by providing needed residential and commercial development opportunities that are similar to the development to the west." The applicant has proven how the proposed zoning would create a greater stability of land use in the area than the current zoning (Resolution 270-1980, Section 1.B).

6. The applicant has demonstrated that the existing zoning is inappropriate (R-270-1980, Section 1.D.). The land use plan submitted by the applicant in the original zoning request (Z-95-73) shows that Vista del Norte Drive has four lanes and has access to Edith. While this presumed status was neither an official condition of approval nor an official finding, the applicant had anticipated that Vista del Norte would have a connection to Edith Boulevard and that it would be designated as a collector street. This may constitute a changed condition.

7. The applicant states that, "the adjacent development, the size and configuration, and the "isolated condition" of this parcel has not encouraged commercial development". While this statement cannot be a determining factor for a zone change, it can be considered as part of the justification for a zone change request (Section 1.G., R-270-1980).

8. There is strong neighborhood support for the proposed request based on the results of a neighborhood meeting of the Vista del Norte Homeowners Association held on December 1, 2003.

9. This zone change creates a spot zone that is justified because it is a transition between R-1 zoning immediately to the west and R-2 adjacent and east of the property (Section 1.I., R-270-1980).

10. As stated by the developer at the EPC hearing, the maximum density shall not exceed 38 units.

11. There is a good faith effort on the part of the developer to develop the southern commercial property located on Osuna, so that there will over time be viable commercial opportunities there.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 2, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

Russell Brito

for Victor J. Chavez
Planning Director

VJC/EL/ac

cc: Mark Goodwin & Associates, PA, P.O. Box 90606, Albuq. NM 87199
Steven Wentworth, Alameda North Valley , 8919 Boe Ln. NE, Albuq. NM 87113
Leroy Gurule, Alameda North Valley, 713 Alameda Blvd. NW, Albuq. NM 87114
Gerda Adler, 1400 Bridlewood Rd. NE, Albuq. NM 87113
Ronald Sullivan, 7700 Calle Meseta, Albuq. NM 87113
Rod Crawley, P.O. Box 37206, Albuq. NM 87176

ALBUQUERQUE
Making History

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

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

July 14, 2004

Susan Rasinski
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539

Dear Susan:

Thank you for your inquiry of **July 14, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A, BERNARDO TRAILS, UNIT 1** zone map **D-16.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

* *

(below this line for OCNC use only)

Date of Inquiry: **07/14/04** Time Entered: **10:45 a.m.** ONC Rep. Initials: **SW**

"Attachment A"

Susan Rasinski, Mark Goodwin and Associates, PA
Zone Map: D-16

ALAMEDA NORTH VALLEY ASSN. (R)
***Steve Wentworth**
8919 Boe Ln. NE/87113-2328 897-3052 (h)
Leroy Gurule
713 Alameda Blvd. NW, Alameda/87114 890-1845 (h)

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

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539
e-mail: goodwinengrs@comcast.net

July 14, 2004

Mr. Steve Wentworth
Alameda North Valley N.A.
8919 Boe Lane NE
Albuquerque, NM 87113-2328

Mr. Leroy Gurule
Alameda North Valley N.A.
713 Alameda Boulevard NW
Albuquerque, NM 87114

Re: Bernardo Trails, Unit 4

Dear Mr. Wentworth and Mr. Gurule:

Enclosed please find a copy of the Preliminary Plat approval, Sidewalk Deferral, Sidewalk Waiver, and Design Variance application for City of Albuquerque for the referenced project. The anticipated date to be heard August 11, 2004. Please contact J. Scott Davis, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Beth Gonzales

JSD/bg

Enclosure

f:\\forms\neighborhood assoc..wpd

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539
e-mail: goodwinengrs@comcast.net

July 14, 2004

Mr. Steve Wentworth
Alameda North Valley N.A.
8919 Boe Lane NE
Albuquerque, NM 87113-2328

Mr. Leroy Gurule
Alameda North Valley N.A.
713 Alameda Boulevard NW
Albuquerque, NM 87114

Re: Bernardo Trails, Unit 4

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Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Beth Gonzales

Beth Gonzales

JSD/bg

Enclosure

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7002 0860 0003 3153 5418

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

OFFICIAL USE

ALBUQUERQUE, NM 87114

Postage	$ 0.60	UNIT ID: 0109
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)	1.75	Clerk: KGNFG6
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$ 4.65	07/15/04

Sent To: Mr. Leroy Gurule, Alameda N. Valley Assoc.
Street, Apt. No.; or PO Box No.: 713 Alameda Blvd NW
City, State, ZIP+4: Albuquerque NM 87114

PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0003 3153 5425

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

OFFICIAL USE

ALBUQUERQUE, NM 87113

Postage	$ 0.60	UNIT ID: 0109
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)	1.75	Clerk: KGNFG6
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$ 4.65	07/15/04

Sent To: Mr. Steve Wentworth, Alameda N. Valley Assoc
Street, Apt. No.; or PO Box No.: 8919 Boe Ln NE
City, State, ZIP+4: Albuquerque NM 87113-2328

PS Form 3800, April 2002 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:
Mr. Leroy Gurule
Alameda North Valley Assn
713 Alameda Blvd NW
Albuquerque, NM
87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name): LE GURULE
C. Date of Delivery: 7/17/04

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

2. Article Number *(Transfer from service)* 7002 0860 0003 3153 5418

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540
A03074- JSD

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:
Mr. Steve Wentworth
Alameda North Valley Assn.
8919 Boe Lane NE
Albuquerque, NM
87113-2328

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name): Steve Wentworth
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

2. Article Number *(Transfer from service)* 7002 0860 0003 3153 5425

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540
A03074- JSD

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Goodwin & Assoc. **Date of request:** 7/22/04 **Zone atlas page(s):** D-16 Z

CURRENT:
Zoning RT
Parcel Size (acres / sq.ft.) 5.05 Ac.

Legal Description -
Lot or Tract # A Block #
Subdivision Name Bernardo Trails, Unit 4

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:
No construction / development [ ]
New Construction [X]
Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]
# of units - 39
Building Size - 2000 (sq. ft.)

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

Applicant or Representative [signature] Date 7-22-04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] 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 [X] 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] 7-23-04
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

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME: Bernardo Trails, Unit 4
AGIS MAP #: O-16Z
LEGAL DESCRIPTION: Tract A, Unit 1, Bernardo Trails

X **DRAINAGE REPORT**
A drainage report, as per the Drainage Ordinance, was ~~submitted to~~ approved by the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 6/30/04 [date].

Applicant / Agent — Date: 7-22-04

Hydrology Division Representative — Date: 7/23/04

X **WATER AND SEWER AVAILABILITY STATEMENT**
A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 12-22-03 [date].

Date: 7-22-04 — Applicant / Agent

~~Utility Division Representative~~ — Date: 7-23-04

DRB# 1003080

f:\\forms\formdrws

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 5, 2004

Mr. Joseph D. Montano
D. Mark Goodwin & Associates, P.A.
PO Box 90606
Albuquerque, NM 87199

RE: Water and Sewer Availability Statement
Tract A Plat For Bernardo Trails Unit 1 D-16

Mr. Montano:

Existing Conditions: The project site occupies approximately 5.0 acres of the Bernardo Trails development. It is located immediately east of the intersection of Vista Del Norte Drive, Valle Norte Road, and Las Lomitas Drive. The site is currently zoned SU-1 for Permissive C-2 uses.

Proposed: It is our understanding that the developer wishes to change the zoning of the parcel in question to R-LT so as to construct approximately 60 single family residences.

Existing Water Lines include a 16-inch master plan water main in Vista Del Norte and Las Lomitas. Additional lines consist of an 8-inch in Cricket Hill and Jackrabbit as well as a 6-inch in Twisted Branch. The 8-inch from Cricket Hill stubs out to the property from the north while the 6-inch in Twisted Branch stubs out to the property from the south. Another 6-inch stub, which connects to the 16-inch line, is present on the northwest property boundary.

Sanitary Sewer Service Lines are located in the adjoining rights-of-way of Jackrabbit, Cricket Hill, Twisted Branch, and Las Lomitas. Each of these lines are 8-inch and outfall to the North Edith Interceptor. New sanitary sewer lines for the subject property shall be 8-inch collectors to be constructed in standard locations within the public rights-of-way. New infrastructure shall connect to the lines in Jackrabbit or Las Lomitas, depending on the final platting configuration. Connection to the line in Cricket Hill should be avoided. Manholes are to be located within public rights-of-way.

Metered Water Service will be available provided that a new, minimum 6-inch looped water distribution system is constructed within dedicated public rights-of-way in the development area. Should the length of any portion of the water line exceed 1,200 feet in length between connections to an 8-inch distributor, that line shall be increased in size to no less than 8-inch in diameter. Dead-end lines will not be allowed.

Fire Protection: Fire flow rates are determined by the Fire Marshal based on both the size and the type of construction. The number and location of additional fire hydrants should be coordinated with the Fire Marshal and approved prior to DRC approval.

Design and Construction of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque 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.

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

Easements: City of Albuquerque public water and sewer easements are required for all lines to be constructed outside of dedicated rights-of-way. Minimum easement widths shall be 20-feet where single service lines are to be constructed and 25-feet where both water and sanitary sewer lines are included. Acceptable easements must be procured and documented prior to DRC approval.

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.) These charges are payable at the time service is requested and will be based on the ordinances in effect at the time of connection.

Closure: This statement of availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the City of Albuquerque as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Please feel free to contact the undersigned at (505) 924-3987 or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

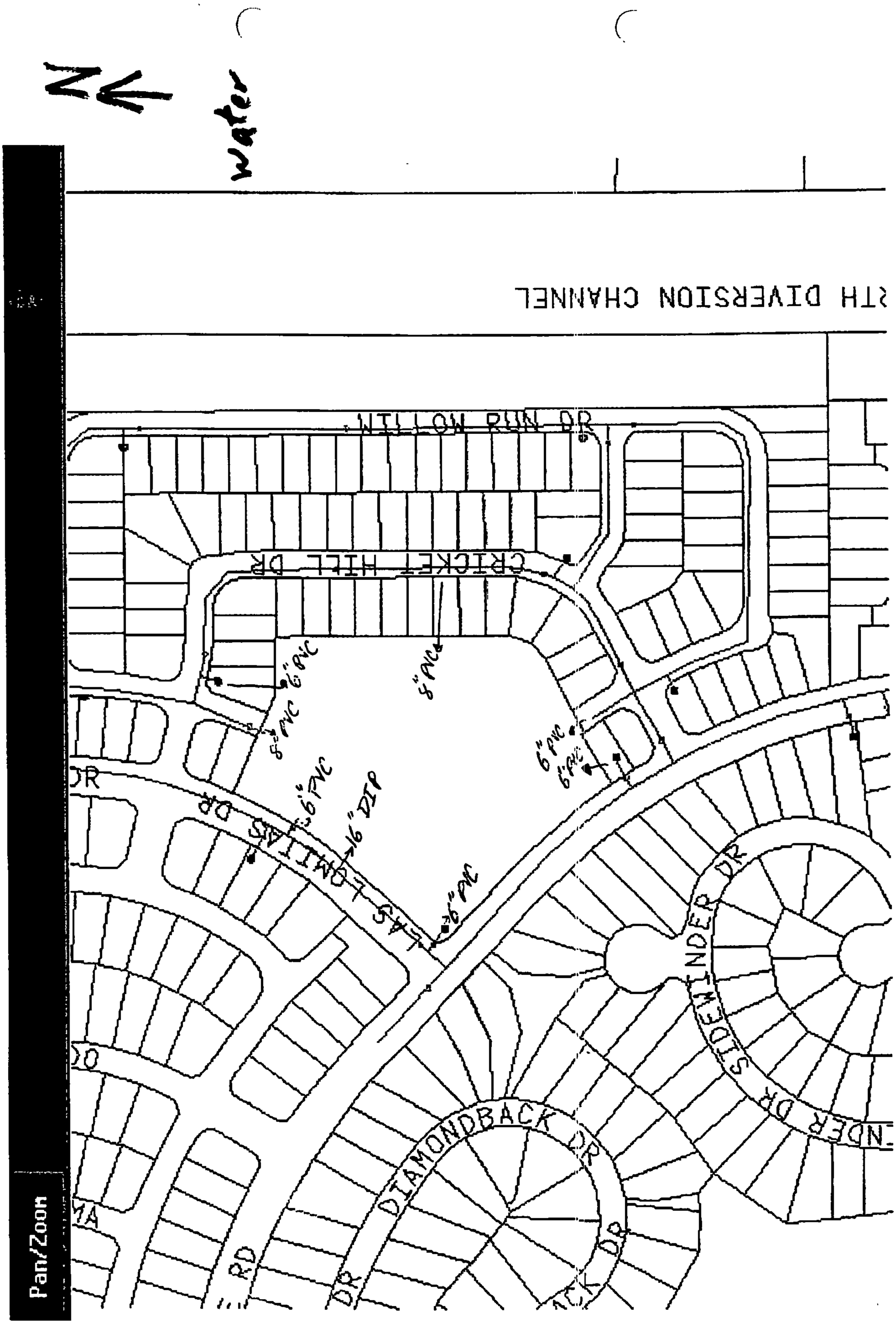
Sincerely,

Jeremy Hoover, E.I.T.
Engineering Associate
Utility Development Services

availability D-16

f/	readers	#31012
f/	DRB	1001396

D-16


N
water
Pan/Zoom
2TH DIVERSION CHANNEL
WILLOW RUN DR
CRICKET HILL DR
8" PVC
6" PVC
8" PVC
8" PVC
6" PVC
6" PVC
6" PVC
16" DIP
6" PVC
DR
DIAMONDBACK DR
SIDEWINDER DR
SIDEWINDER DR
RD
DR
MA

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 30, 2004

Mark Goodwin, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

Re: Bernardo Trails UNIT 4, Preliminary Plat
Engineer's Stamp dated 6-10-04 (G16-D11)

Dear Mr. Goodwin,

Based upon the information provided in your submittal received 6-11-04, the above referenced plan is approved for Preliminary Plat action by the DRB. Once the DRB has approved the plan, please submit a mylar copy to me in order to obtain rough grading approval.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso) or 768-3645 (Bryan Wolfe).

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design
Bradley Bingham, DRB
file

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

PAID RECEIPT

APPLICANT NAME Brown & Assoc

AGENT Mark Goodwin & Assoc..

ADDRESS P.O. Box 90606 87199.

PROJECT & APP # 1003080 01146-01149

PROJECT NAME BERNARDO TRAILS, UNIT 4

$ 20 441032/3424000 Conflict Management Fee

$ 1340 441006/4983000 DRB Actions

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

$ 75 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

$ 1435.00 TOTAL AMOUNT DUE

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

**********DUPLICATE**********
City of Albuquerque
Treasury Division
7/23/2004 10:49AM LOC: ANNX
RECEIPT# 00029065 WS# 007 TRANS# 0020
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $1,435.00
324 Misc $75.00
CK $1,435.00
CHANGE $0.00

BROWN & ASSOCIATES, INC.
P.O. BOX 3671
ALBUQUEQUE, NM 87190
PH. 505-883-1674

2542

95-654-1070

PAY TO THE ORDER OF City of Albuquerque DATE 06/11/04 $ 1,435.00

One thousand four hundred thirty five & 00/100********** DOLLARS

NEW MEXICO BANK & TRUST P.O. Box 1048 Albuquerque, NM 87103 505-830-8100

FOR Bernardo Trails Unit 4/Prelim. Plat Appl.

⑈002542⑈ ⑆107006541⑆ 610 103⑈

Thank You

**********DUPLICATE**********
City Of Albuquerque
Treasury Division
7/23/2004 10:49AM LOC: ANNX
RECEIPT# 00029065 WS# 007 TRANS# 0020
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $1,435.00
324 Misc $20.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from August 3rd '04 To August 18th 04

5. REMOVAL

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

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

Laurel Davis Mark Goodwin & Assoc 7-23-04
(Applicant or Agent) (Date)

I issued 4 signs for this application, 7/23/04 (Date), B Gabert (Staff Member)

DRB PROJECT NUMBER: 1003080

Rev. 5/9/03

BERNARDO TRAILS UNIT 4
DEFERRED SIDEWALK EXHIBIT

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

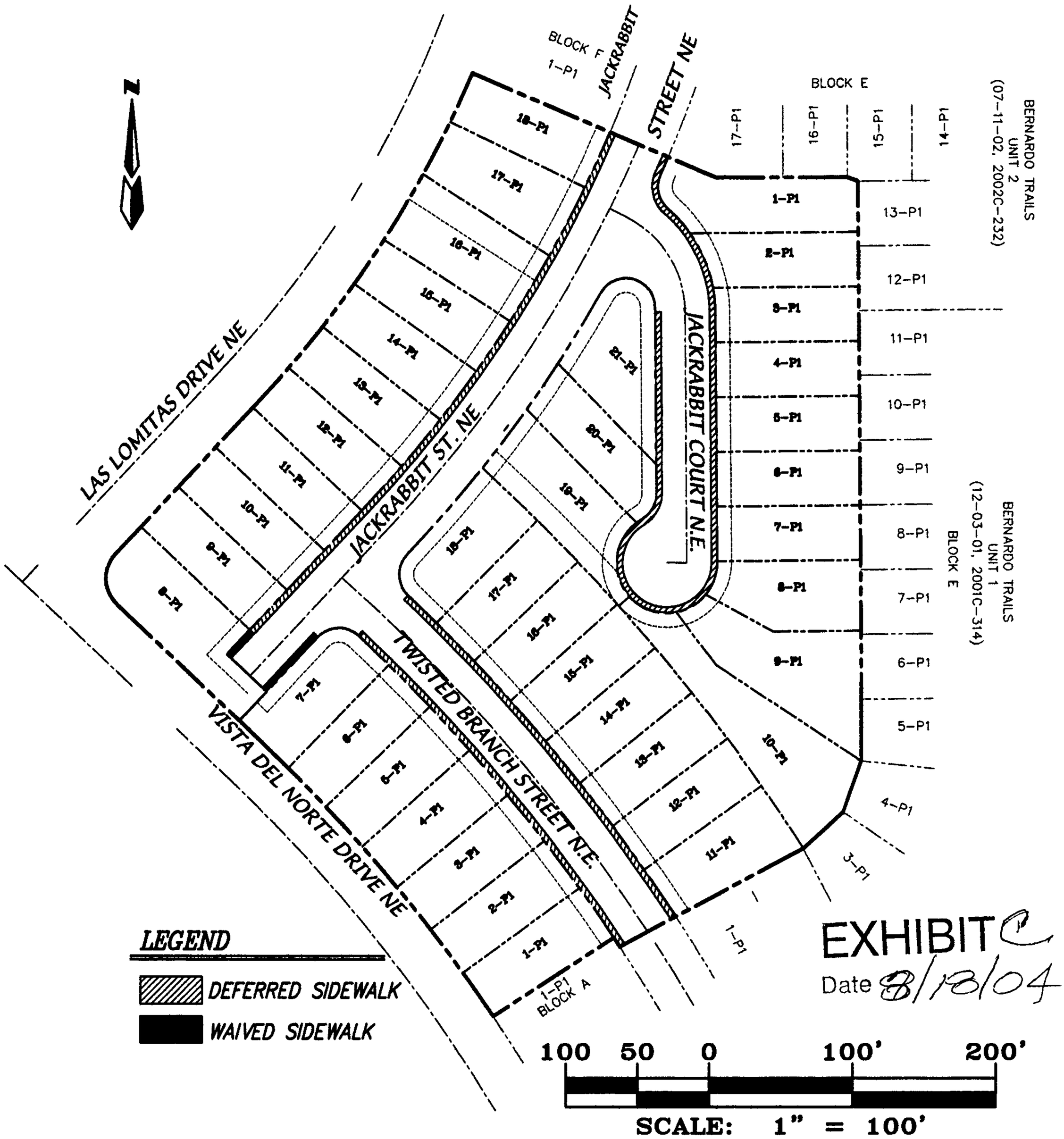
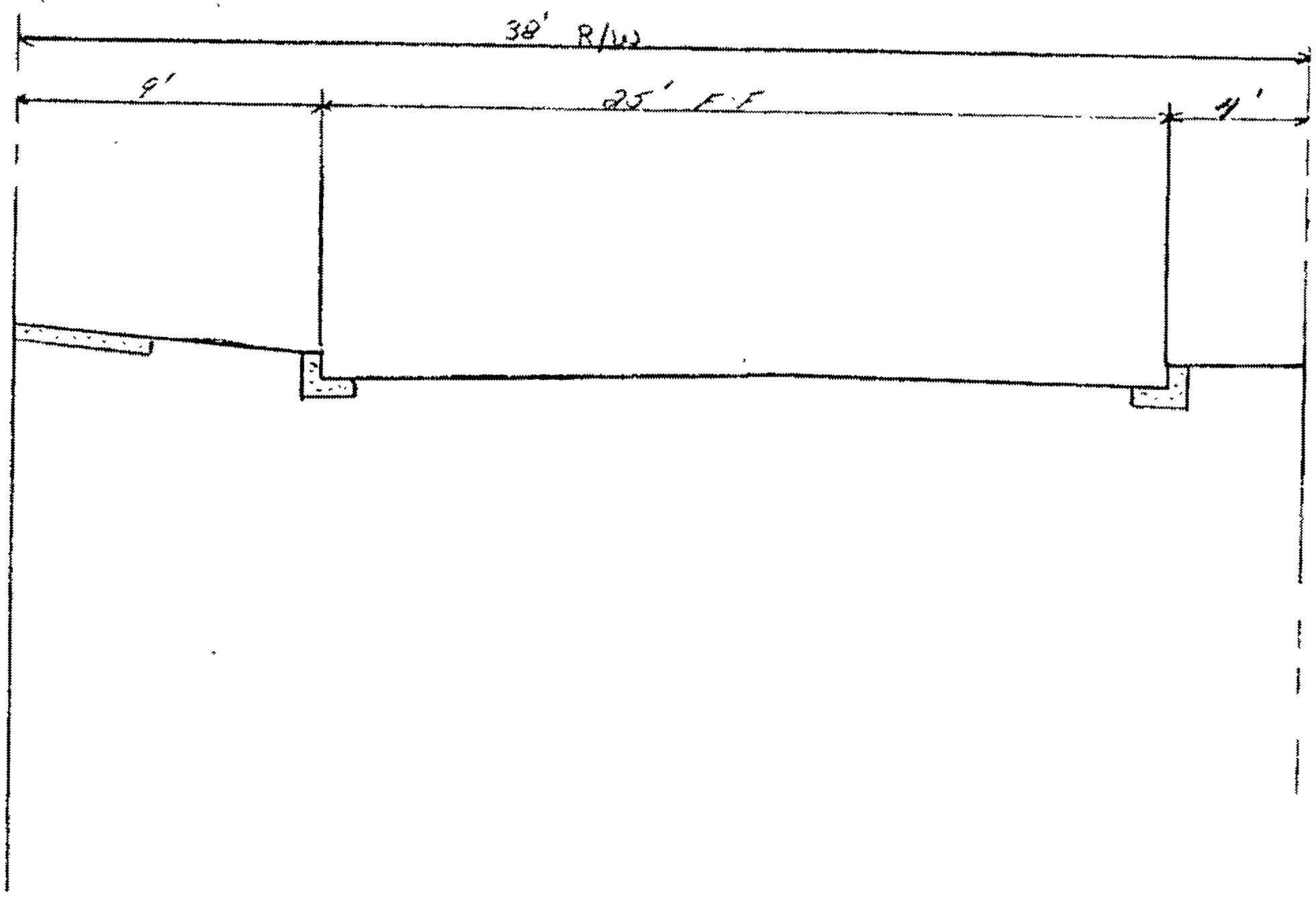


EXHIBIT C
Date 8/18/04

F:\A03JOBS\A3074BT4\EXHIBIT\EXHIBIT.dwg, 7/22/2004 11:23:58 AM, PLOTTED BY: DER

PROJECT Bernardo Trails, Unit
SUBJECT Jackrabbit Stub Variance
BY JSD DATE 7-21-04
CHECKED _____ DATE _____
SHEET ____ OF ____

dmg
D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmg@swcp.com



PROPOSED SET-BACK DESIGN VARIANCE
FOR
JACKRABBIT STUB ST.

EXHIBIT D
Date 8/18/04

#1003080

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/28/04	Lot A Bernardo Trails Unit 4 #1003080	Sketch	comments Notice of Decision changing zoning needed for DRB Action

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
April 28, 2004
Comments

ITEM # 16

PROJECT # 1003080 **APPLICATION # 04-00591**

Re: Lot A, Bernardo Trails, Unit 4/sketch

When you apply for preliminary plat, please be sure to include the Notice of Decision stating the zoning is now RT. The sketch plat submitted states the zoning as SU1. The preliminary plat should have the current zoning and lot sizes listed in the notes.

A perimeter wall design submittal is required for preliminary plat approval. Be sure to follow the submittal requirements as well as the zone code amendments.

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

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003080 **AGENDA ITEM NO: 16**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

discussed

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 28, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

X Major Subdivision action
___ Minor Subdivision action
___ Vacation **V**
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **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... **A**

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

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

APPLICANT INFORMATION:

NAME: Brown & Associates, Inc. PHONE: 883-1674
ADDRESS: PO Box 3671 FAX: 883-0746
CITY: Albuquerque STATE NM ZIP 87190 E-MAIL:
Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:goodwinengrs@comcast.net

DESCRIPTION OF REQUEST: Major Subdivision: Sketch Plat Approval

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

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

Lot or Tract No. A Block: Unit: 4
Subdiv. / Addn. Bernardo Trails
Current Zoning: RT Proposed zoning: Same
Zone Atlas page(s): D-16 No. of **existing** lots: 1 No. of **proposed** lots:38
Total area of site (acres): 5.05 Density if applicable: dwellings per gross acre: 7.5 dwellings per net acre: 9.5
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 101606339818541405 MRGCD Map No.___
LOCATION OF PROPERTY BY STREETS: On or Near:
Between: NE Corner of Vista del Norte Drive and Las Lomitas 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 4-16-04
(Print) J. Scott Davis ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

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

Application case numbers	Action	S.F.	Fees
04DRB - - 00591	SK		$ 0
			$
			$
			$
			$
			$
			Total $ 0

Hearing date ~~May 12, 2004~~ April 28, 2004

Leslie Dramcaux 4-16-04
Planner signature / date

Project # 1003080

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

☒ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

X 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.
X 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.
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X 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**
__ **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.

J. Scott Davis
Applicant name (print)

4-16-04
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 - - 00591
- -
- -

Lee Duranceaux 4-16-04
Planner signature / date

Project # 1003080

D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: goodwinengrs@comcast.net

April 16, 2004

Ms. Sheran Matson, DRB Chair
Cityof Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Bernardo Trails, Unit 4

Dear Ms. Matson:

Attached hereto is our request for approval of the sketch plat for the referenced project.

The proposed subdivision is to contain a total of 38 lots. The property was previously changed from SU-1 to RT zoning. Access to the subdivision will be off of Twisted Branch Street NE and Jackrabbit Street NE. Internal streets will be public and will be built per DPM standards. Water and sewer will have typical connections to existing lines in Twisted Branch and Jackrabbit Streets. A drainage submittal will be made to City Hydrology for review prior to Preliminary Plat submittal.

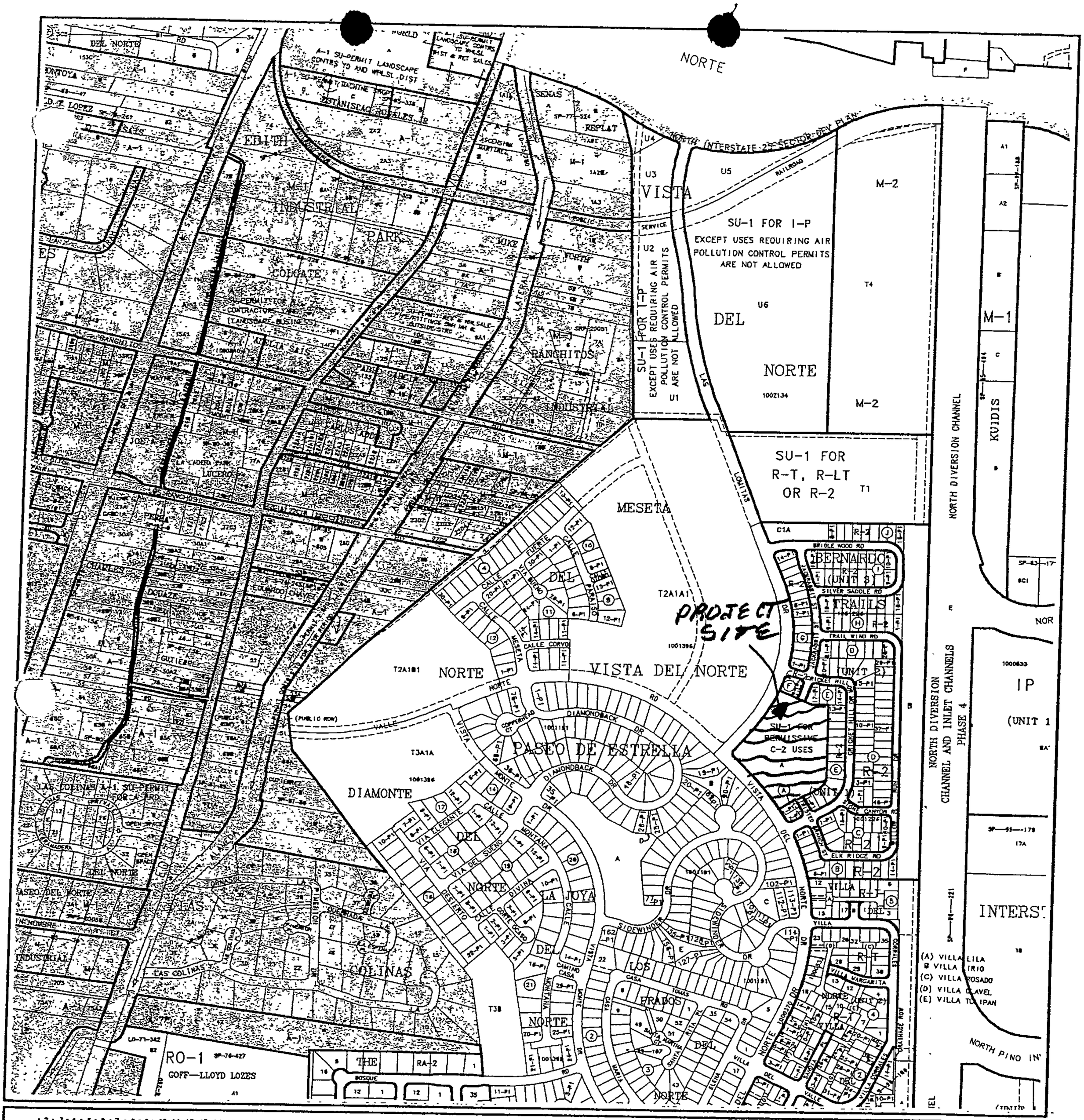
Please call if I can be of any further assistance or if you have any questions.

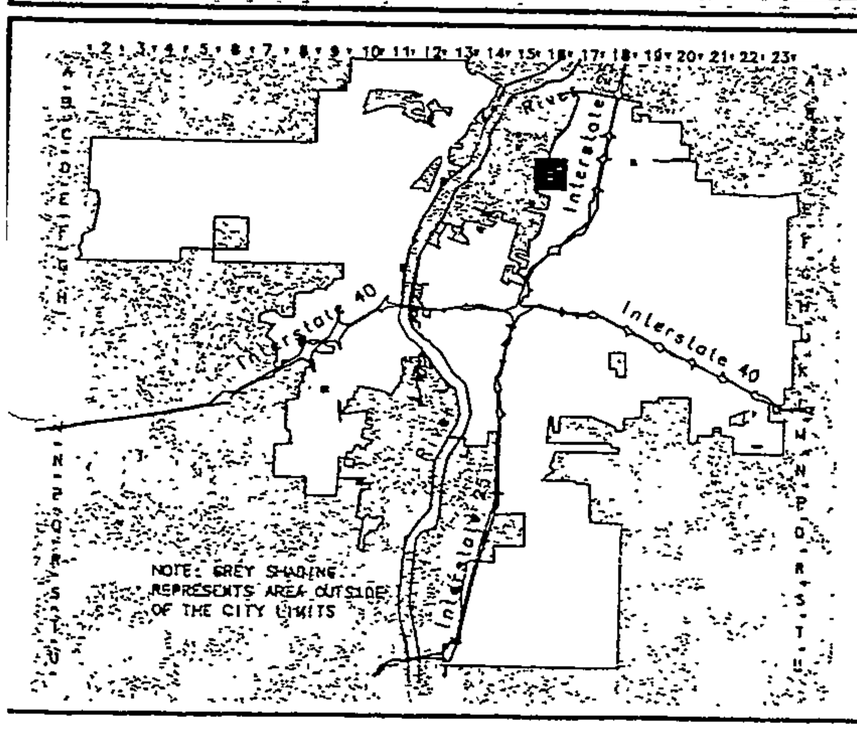
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

J. Scott Davis

JSD/bg





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

D-16-Z

Map Amended through January 21, 2003

1000490

1001150

1000533

1001226

1003080