



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 16, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:55 P.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1002002**  
04DRB-00803 Major-Vacation of  
Public Easements  
04DRB-00805 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743] (E-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/02 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. FINAL PLAT WAS INDEFINITELY DEFERRED.**
  
2. **Project # 1002397**  
04DRB-00798 Major-Vacation of  
Public Easements  
04DRB-00797 Minor-Vacation of  
Private Easements

TIERRA WEST, LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF TAYLOR - MARTIN L.**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 04DRB-00762] (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA**, zoned SU-1 special use zone, for PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150] (*Deferred from 6/16/04*) (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

4. **Project # 1002632**  
04DRB-00760 Major-Bulk Land  
Variance  
04DRB-00761 Minor-Prelim&Final Plat  
Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES, (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area FOR R-LT, located on PARADISE BLVD. NW, between LYONS BLVD. NW and BLANDA COURT NW containing approximately 122 acre(s). [REF: 03EPC-00690, 03DRB-01306] [Deferred from 6/9/04] (B-11) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL PLAT DELEGATED TO PLANNING FOR AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD AND TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

5. **Project # 1002718**  
04DRB-00758 Major-Preliminary Plat  
Approval  
04DRB-00759 Minor-Temp Defer  
SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003231**  
04DRB-00261 Major-Preliminary Plat  
Approval  
04DRB-00263 Minor-Temp Defer  
SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 5/19/04 & 6/9/04] (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/3/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE**



7. **Project # 1002739**  
04DRB-00641 Major-Preliminary Plat Approval  
04DRB-00642 Major-Vacation of Pub Right-of-Way  
04DRB-00645 Major-Vacation of Public Easements  
04DRB-00646 Minor-Sidewalk Waiver  
04DRB-00647 Minor-Subd Design (DPM) Variance  
04DRB-00648 Minor-Temp Defer SDWK  
04DRB-00818 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] [*Deferred from 5-19-04 & 6-2-04*] (P-8/N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/23/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK VARIANCE FROM DESIGN STANDARDS 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 SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

04DRB-00894 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HEIGHTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-D, LANDS OF RIO BRAVO PARTNERS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 119 acre(s). [REF: 04DRB00641, 00642-00645,00646,00647 & 0064848, 04DRB00818] (N-8/P-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

8. **Project # 1002792**  
04DRB-00896 Minor-SiteDev Plan Subd  
04DRB-00897 Minor-SiteDev Plan BldPermit
- GEORGE RAINHART ARCHITECTS & ASSOCIATES, agent(s) for TRUST OF ALBERT & MARY BLACK (JOHN BLACK), request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 FOR C3 (Restaurant w/full service liquor) & SU-1 FOR 0-1, located on COORS BLVD NW, between SEVEN BAR LOOP NW and ALAMEDA BLVD NW containing approximately 10 acre(s). REF: 04DRB-00184, 03DRB-01945,03DRB-1946,03DRB-02884 ,03DRB017880,03EPC02037,03EPC02036, 03EPC02034, 0EPC02035, 3EPC01085, 03EPC01086, 0AA00222] [**Debbie Stover, EPC Case Planner**] (*Deferred from 6/16/04*) (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**
9. **Project # 1003239**  
04DRB-00900 Minor-SiteDev Plan BldPermit  
04DRB-00899 Minor-SiteDev Plan Subd/EPC  
04DRB-00947 Minor-Prelim&Final Plat Approval
- BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64<sup>th</sup> STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] [**Makita Hill, EPC Case Planner**] (*Deferred from 6/16/04*) (H-10 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

10. **Project # 1000418**  
04DRB-00824 Minor-SiteDev Plan  
BldPermit

LPDJ ARCHITECTS, LLC, LELAND GRAY agent(s) for VICTORY LOVE FELLOWSHIP CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1 VICTORY LOVE FELLOWSHIP CHURCH (to be known as **LEGACY CHURCH**, zoned SU-1 FOR CHURCH & RELATED FACILITIES, located on CENTRAL AVE NW, between COORS BLVD NW and UNSER BLVD NW [REF: 00128-00459, 02EPC-01952, 03EPC 01471] [*Deferred from 6/2/04*] [**Makita Hill, EPC Case Planner**] K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. AN INFRASTRUCTURE LIST DATED 6/16/04 WAS APPROVED.**

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

11. **Project # 1002247**  
04DRB-00890 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE, ST. PIUS X**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] (*Deferred from 6/16/04*) (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

12. **Project # 1002404**  
04DRB-00904 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) 1, **LADERA INDUSTRIAL CENTER**, zoned SU-1 FOR I-P, located on UNSER BLVD NW, between OLD OURAY RD NW and VISTA ORIENTE ST NW containing approximately 10 acre(s). [REF: Z-92-45, Z-81-49-1, DRB-99-102, 02EPC01948, 03EPC10192, 03EPC-01211, 03EPC01116, 04DRB00673, 04DRB00672] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SPS LOT ACREAGE – AA SUBMITTED TO AMEND TO MATCH PLAT.**

13. **Project # 1002520**  
04DRB-00893 Minor-Prelim&Final Plat  
Approval  
04DRB-00895 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Tract(s) 2, Block(s) 4, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB00705] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/31/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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



15. **Project # 1002743**  
04DRB-00888 Minor-Prelim&Final Plat  
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: Z-03-01007, 03DRB00989] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/17/79 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

04DRB-00886 Minor-Prelim&Final Plat  
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB01544, 03DRB02083, 04DRB00399] (F-11) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD WITH THE FINDING THAT THE REPLAT DOES NOT REQUIRE A REVISED INFRASTRUCTURE LIST OR SUBDIVISION IMPROVEMENTS AGREEMENT.**

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

ISAACSON & ARFMAN, PA agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04, Indef. Deferred on 5/26/04) (E-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**



17. **Project # 1003430**  
04DRB-00721 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 03, **CRYSTAL RIDGE**, zoned R-LT, located on BARRETT AV E NW, between LOREN AVE. NW and LA CANADA DR. NW containing approximately 1 acre(s). [*Deferred from 5/19/04 & 6/2/04*] [REF: DRB 97-298, DRB 98-410] (Deferred from 6/16/04) (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

18. **Project # 1003486**  
04DRB-00887 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for SERGIO ROMAN request(s) the above action(s) for all or a portion of Lot(s) 3, 4 & 4A, Block(s) 1, **APODACA & SEDILLO ADDITION**, zoned SU-2 special neighborhood zone, R-1 & LCR, located on EIGHTH ST SW, between BELL AVE. SW and LEWIS SW containing approximately 1 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003475**  
04DRB-00842 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for FELIX RABADI request(s) the above action(s) for an UNPLATTED PORTION of Tract(s) 7, **HORIZON LAND CORPORATION**, zoned SU-1 special use zone, PRD - FAR 0.5, located on the south side of PARADISE BLVD NW, between LYON BLVD NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: Z-94-83, DRB-94-120] (*Deferred from 6/16/04*) (B-10 & B-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

20. **Project # 1003488**  
04DRB-00898 Minor-Sketch Plat or Plan

JEFF HENRY request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-3, **JOURNAL CENTER BUSINESS PARK**, zoned IP, located on JOURNAL CENTER BLVD NW, between PAN AMERICAN and I-25 FRONTAGE RD containing approximately 7 acre(s). [REF: DRB-94-324, DRB-94-563, V-94-97] (D-17 & D-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003487**  
04DRB-00901 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORPORATION, agent(s) for PETERSON PROPERTIES REAL ESTATE SERVICES INC. request(s) the above action(s) for all or a portion of Tract(s) 8 - 15 **BELMONT ADDITION AND** Tract(s) 10, **HARWOOD ADDITION**, zoned C-2 community commercial zone & P, located on 4<sup>TH</sup> ST NW, between SAN CLEMENTE NW and FREEMAN ST NW containing approximately 2 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Other Matters:

- Project # 1003403**  
04DRB-00634 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, **THE TRAILS** (to be known as **THE RESERVE AT THE TRAILS**), zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04, 6/2/04) [On 6/9/04 the Preliminary Plat, Vacation of Public Easements and Temporary Deferral of Sidewalks was approved. The above request was omitted in error.] (C-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

ADJOURNED: 12:55 P.M.

#16



Completed  
6/18/04  
ES.

# 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.: **04DRB-00715 (FP)**

Project # **1003111**

Project Name: **Windmill Manor**

Agent: **Isaacson & Arfman, PA**

Phone No.: **268-8828**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/18/04 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
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 \_\_\_\_\_

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

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

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

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

Project Number

**1003111**

16



# 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.: 04DRB-00715 (FP)

Project # 1003111

Project Name: Windmill Manor

Agent: Isaacson & Arfman, PA

Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/16/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

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

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

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

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

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

Project Number

1003111





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003111**

**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:() APP:() SIGN-OFF:(x) EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

Comments on plat.

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

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** June 16, 2004





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 26, 2004

9:00 A.M.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

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

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

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

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

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

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

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

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

5. **Project # 1002668**  
04DRB-00768 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract C, Block 5, Tracks E & F, Block 2, **VISTA MAGNIFICA** and Lot B, Block 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: DRB-95-1865, DRB-03-00811, EPC-03-01089, Z-88-73, Z-1321, Z-85-48] (H-11) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1002798**  
04DRB-00777 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for KREG HILL request(s) the above action(s) for all or a portion of Tract(s) 83-A-2, **LAND OF HILL, M.R.G.C.D. Map 34**, zoned C-2 community commercial zone, located on CANDELARIA RD NW, between 12TH STREET NW and RIO GRANDE NW containing approximately 1 acre(s). [REF: 04DRB-00572, 03AA-01081] (G-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED SUBJECT TO THE PROVISIONS OF THE SUBDIVISION REGULATIONS.**

7. **Project # 1002949**  
04DRB-00774 Major-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for JAMES F & DIANA K. CRABTREE request(s) the above action(s) for all or a portion of Block(s) 10A, Lot 1, **VOLCANO CLIFFS SUBDIVISION, UNIT 3**, zoned O-1, located on SANTO DOMINGO ST NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). [REF: 03DRB-01492, 03DRB-01493, 03DRB-01494, 03DRB-01496] (E-10) **FINAL PLAT IS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**



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

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

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

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

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

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



11. **Project #\_1003111**  
04DRB-00715 Major-Final Plat  
Approval

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

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

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

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

13. **Project # 1002334**  
04DRB-00773 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Block(s) 19A, **FOOTHILLS ESTATES**, zoned R-T residential zone, located on COPPER AVE NE, between CHELWOOD PARK BLVD NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02EPC-01695] (K-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
  
14. **Project # 1002571**  
04DRB-00776 Minor-Sketch Plat or Plan

MAURICE W. IKLE, MICHAEL J CONWAY & MJC REALTY COMPANY agent(s) for JAMES P & MELISSA K GUTHRIE request(s) the above action(s) for all or a portion of Lot(s) 11-17, **SUNRISE HEIGHTS ADDITION**, zoned M-1 light manufacturing zone, located on MONTANO RD NE, between I-25 NE and EDITH BLVD NE containing approximately 3 acre(s). [REF: 03EPC-00671, 03EPC-00672, 03DRB-00542] (F-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
  
15. **Project # 1003237**  
04DRB-00766 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for T.S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 431, TOWN OF ATRISCO GRANT, UNIT 3, (to be known as **TOWER EAST**) zoned RD/R-1, located on TOWER RD SW, between 90TH STREET SW and 86TH STREET SW containing approximately 6 acre(s). [REF: AX-93-12, Z-93-125] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

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

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

17. Other Matters:

ADJOURNED: 10:40 A.M.

Indefinitely Deferred



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003111**

**AGENDA ITEM NO: 11**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X <sup>Indef</sup>; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** May 26, 2004

**PROJECT MEMORANDUM**

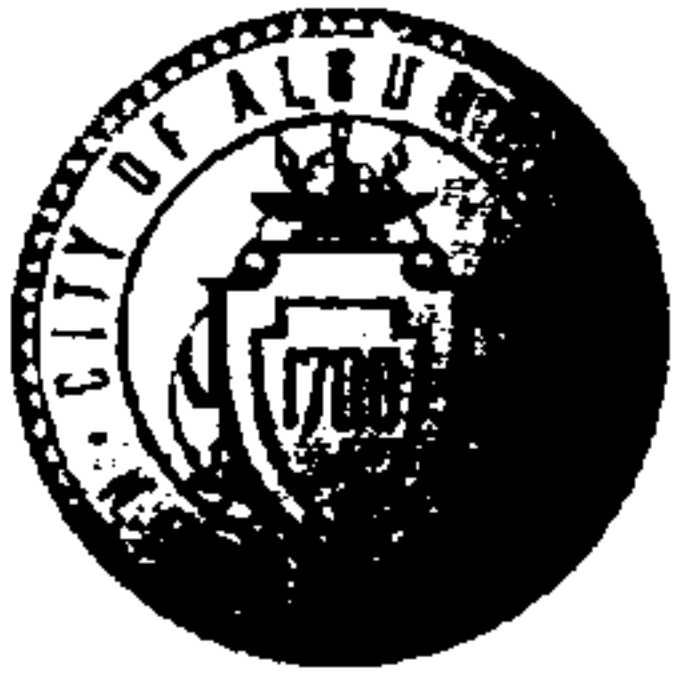
5/21/04

**TO:** Claire Senova, City of Albuquerque**FROM:** Genny Donart, Isaacson & Arfman, P.A.**REF:** Windmill Manor Place (DRB#1003111)**PROJ NO:** 1288**SUBJ:** Deferral of Final Plat action

Isaacson & Arfman, P.A., as agents for The Strosnider Co., are requesting an indefinite-deferral of the Final Plat action for Windmill Manor Place that is scheduled for the May 26<sup>th</sup> DRB agenda. We need additional time to sort out how some of the tracts will be deeded to neighbors, and are unsure how long that will take.

We will contact you when we are ready to be placed back on the agenda. If you have any questions, please contact me at 268-8828 or [gennyd@mcleodusa.net](mailto:gennyd@mcleodusa.net). Thank you!





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 19, 2004

9:00 A.M.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- Project # 1000262**  
04DRB-00628 Major-Two Year SIA  
BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)  
**A 2-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002506**  
04DRB-00636 Major-Preliminary Plat  
Approval  
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A & B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] (Deferred from 5/19/04) (C-13)  
**DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**

3. **Project # 1003277**  
04DRB-00629 Major-Vacation of Pub  
Right-of-Way  
04DRB-00630 Major-Vacation of Public  
Easements  
04DRB-00631 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

**THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.**

- 04DRB-00677 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00679 Minor-SiteDev Plan  
BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES, **DESERT RIDGE OFFICE PARK** zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] [**Carmen Marrone, EPC Case Planner**] (C-20)

**THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-19-04, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA.**

4. **Project # 1002739**  
04DRB-00641 Major-Preliminary Plat Approval  
04DRB-00642 Major-Vacation of Pub Right-of-Way  
04DRB-00645 Major-Vacation of Public Easements  
04DRB-00646 Minor-Sidewalk Waiver  
04DRB-00647 Minor-Subd Design (DPM) Variance  
04DRB-00648 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-D and A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, Developing Area, located on 118<sup>th</sup> ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] (Deferred from 5/19/04) (N-8/P-8) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

5. **Project # 1003403**  
04DRB-00632 Major-Preliminary Plat Approval  
04DRB-00633 Major-Vacation of Public Easements  
04DRB-00634 Minor-Sidewalk Waiver  
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/2/04.**

6. **Project # 1002051**  
03DRB-02009 Major-Vacation of Public Easements  
03DRB-02008 Major-Preliminary Plat  
03DRB-02011 Minor-Temp Defer SDWK  
03DRB-02010 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) these action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 2**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04, 4/28/04, 5/19/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**



7. **Project # 1003231**  
04DRB-00261 Major-Preliminary Plat  
Approval  
04DRB-00263 Minor-Temp Defer  
SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) these action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04, 4/7/04, 4/28/04 & 5/19/04] (N-9)  
**DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**

8. **Project # 1002798**  
04DRB-00592 Major-Vacation of Pub  
Right-of-Way  
04DRB-00593 Minor-Vacation of  
Private Easements

MARQUEZ SURVEYING agent(s) for WILLIAM HOLLER request(s) these action(s) for all or a portion of Tract(s) A, **RIMA ADDITION** and Tract(s) A, **CONRADO GARCIA ADDITION**, zoned SU-1, PRD located on CANDELARIA NW, between SAN ISIDRO NW and AVENIDA ENTRADA NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] [ Deferred from 5-12-04] (G-13)  
**THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98<sup>TH</sup> ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] [Deferred from 5/5/04, 5-12-04, 5/19/04] (H-7, 8 & 9 & J-7 & 8)  
**DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**



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

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

10. **Project # 1003428**  
04DRB-00716 Minor-SiteDev Plan  
BldPermit
- JOHN K. KLEE agent(s) for INTERSTATE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 54, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE and VISTA ALAMEDA NE, containing approximately 1 acre(s). [REF: DRB-98-223, 1000624 (Master Plan)] [Deferred from 5/19/04] (C-16)  
**DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

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

11. **Project # 1002423**  
04DRB-00702 Minor-Extension of  
Preliminary Plat
- BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Rosner Tract, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 03DRB-00843] (N-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LISTED DATED 6/25/03.**
12. **Project # 1001932**  
04DRB-00681 Minor-Prelim&Final Plat  
Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOME NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Lot(s) 51, Block(s) 2, **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone / RD, located on AUSTIN AVE NW, between BURKETT AVE. NW and ANGEL DR. NW containing approximately 1 acre(s). [REF: 02DRB-00690, 02DRB-01578, 01579, 01580 & 01581, 03DRB-00220, 03DRB-00353] (H-9/H-10)  
**THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED-OFF BY THE BOARD.**

13. **Project # 1002805**  
04DRB-00712 Minor-Prelim&Final Plat  
Approval

WILSON & CO INC agent(s) for MOUNTAIN RUN PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) D, **ST. ANTHONY'S ORPHANAGE**, zoned C-2 (SC), located on 12TH ST NW, between INDIAN SCHOOL RD NW and I-40 containing approximately 14 acre(s). [REF: 04DRB-00138, Z-72-221, Z-72-221-1, ZA-84-456, ZA-90-226] (H-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AGIS DXF FILE, RELABEL 20-FOOT EASEMENT AS PUBLIC SANITARY SEWER EASEMENT, ADD BLANKET EASEMENT FOR WATER, SEWER, FIRE LINE EASEMENTS AND TRANSPORTATION DEVELOPMENT FOR RADIUS AT INDIAN SCHOOL AND 12<sup>TH</sup> STREET (30-FOOT). NEED TURNOUTS.**

14. **Project # 1002315**  
04DRB-00713 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-A & 2-A UNIT 2, **WILDERNESS SUBDIVISION @ HIGH DESERT**, zoned SU-2 special neighborhood zone, HD/R-R, located on WILDERNESS PL NE, between HIGH DESERT PL NE and WILDERNESS TRAIL NE containing approximately 1 acre(s). [REF: 03DRB-00539, 03DRB-01651] (F-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1003430**  
04DRB-00721 Minor-Prelim&Final Plat  
Approval
- ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, **CRYSTAL RIDGE, UNIT 1**, zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [REF: DRB-97-298, DRB-98-410] (Deferred from 5-19-04) (B-13)  
**DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**
16. **Project # 1003111**  
04DRB-00715 Major-Final Plat  
Approval
- ISAACSON & ARFMAN, PA agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04) (E-11)  
**DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**
17. **Project # 1002928**  
04DRB-00718 Major-Final Plat  
Approval
- ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 20 acre(s). [Ref: 03DRB-01532, 01534, 01536, 01429] (Deferred from 5-19-04) (C-9)  
**DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

18. **Project # 1002929**  
04DRB-00719 Major-Final Plat  
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **SANTA FE @ THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW, containing approximately 17 acre(s). [Ref: 03DRB-01531, 01533, 01535, 01432] (Deferred from 5-19-04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

19. **Project # 1002455**  
03DRB-01899 Minor-Final Plat  
Approval

TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J. GROUP ADDITION**, zoned SU -1, C-1, located on SAN ANTONIO RD NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). [REF: Z-93-3, DRB-96-452, 03DRB-01654, 03DRB-01655] (Final Plat was indefinitely deferred 11-12-03) (E-18)

**THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, FOR REMOVAL OF PUBLIC UTILITY FROM 25-FOOT EASEMENT ALONG SAN ANTONIO AND DEDICATE ELSEWHERE.**

20. **Project # 1000325**  
04DRB-00640 Minor-Ext of SIA for  
Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) this action for all or a portion of Lot(s) 1-68, **SPANISH SUN**, zoned SU-1 PRD 15 DU/AC, located on SAN MATEO AVE NE, between MONTGOMERY BLVD NE and DOUGLAS MACARTHUR RD NE. [REF: Z-84-82, Z-84-82-1, Z-84-82-2, Z-84-82-3, Z-78-1651, DRB-99-219] [Deferred from 5/5/04] (G-17)

**A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**



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

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

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

22. **Project # 1002520**  
04DRB-00705 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING, agent(s) for SCACCIA, LLC request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 4, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2, (to be known as **VILLA DE LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU / AC, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 03DRB-00356, Z-87-94] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003429**  
04DRB-00717 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN, PA, agent(s) for CURB, INC., request(s) the above action(s) for all or a portion of Lot(s) 1, RIO BRAVO PARTNERS, **EL RANCHO GRANDE, UNIT 16**, zoned R-1, located on GIBSON BLVD SW between DELGADO DR SW and BLAKE RD SW containing approximately 120 acre(s). [Ref: DRB-95-440] (N-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for May 5, 2004. **THE MAY 5, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 11:25 A.M.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
May 19, 2004  
Comments**

**ITEM # 16**

**PROJECT # 1003111**

**APPLICATION # 04-00715**

**RE: Tract B, Windmill Manor/final plat**

Perimeter wall design previously approved.

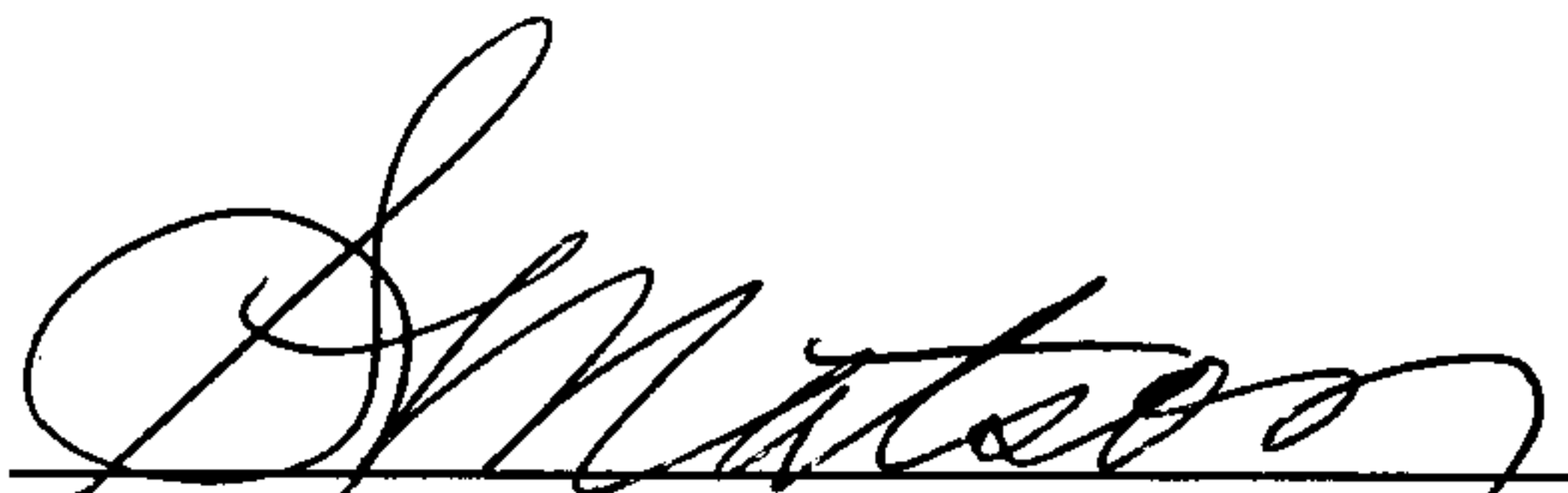
Please put the zoning on the plat under "Subdivision Data" as required by the Subdivision Ordinance.

Tract C has appeared since the preliminary plat was approved. What is the purpose of Tracts B & C? Who will maintain? Should be stated on the plat.

Are there any other changes to the plat since the preliminary was approved?

AGIS dxf approval is required for Planning's signature on the plat.

Applicant may file the plat once approved provided Planning receives a copy to close the file



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

City of Albuquerque  
Development Review Board  
Hydrology Section

Speed Memo

Project no. 1003111

Agenda Item no. 16

Subject:

1. Final plat
- 2.
- 3.
- 4.
- 5.
- 6.

Comments:

- SIA ok
- need additional signatures

Resolution:

defer to 5-26-04

Signed: Bradley L Bingham  
City Engineer/ AMAFCA Designee

Date: 5-19-04





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

Development Review Board Comments

**Project Number:** 1003111  
**Application Number:** 04DRB-00715

**DRB Date:** 5/19/04  
**Item Number:** 16

**Subdivision:**

Tract B, Windmill Manor

**Request for:**

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

**Zoning:** SU-1 PRD


**Zone Page:** E-11

**New Lots (or units) :** 21

**Parks and Recreation Comments:**

Park Dedication requirement was paid 4/04.

What is easement M and why is it dedicated to the city?

**Signed:** 

Christina Sandoval, (DMD)

Phone: 768-3808

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1003111  
 Subdivision Name Windmill Manor  
 Surveyor Gary Gritsko  
 Company/Agent Isaacson & Artman  
 Contact Person Genny Donart Phone # 268-8828 email \_\_\_\_\_

DXF Received Date: 5/13/04  
 Hard-Copy Date: 5/13/04

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

Patricia M. Aepf 5/14/04  
 Approved Date

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

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

AGIS Use Only		
Copied cov <u>3111</u> to agiscov.	Date: <u>5/14/04</u>	Contact person Notified on: <u>5/14/04</u>



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

APRIL 14, 2004

**3. Project # 1003111**  
04DRB-00377 Major-Vacation of Public Easements

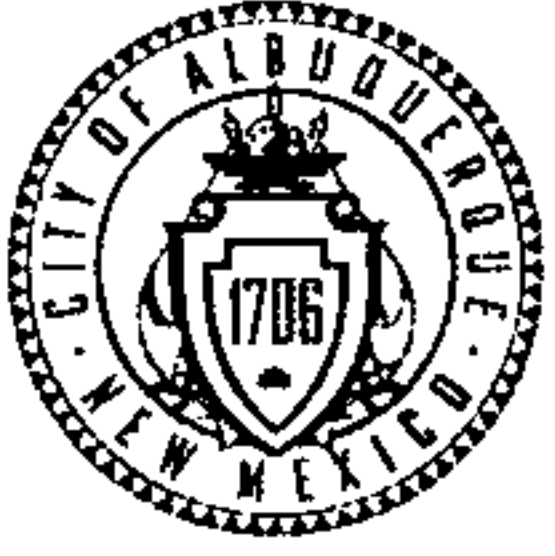
ISAACSON & ARFMAN, P.A. agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 03DRB-01988, 03DRB-01989] (E-11)

At the April 14, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

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

If you wish to appeal this decision, you must do so by April 29, 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.



**OFFICIAL NOTICE OF DECISION  
PAGE 2**

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: Windmill Manor Place LLC, 6121 Indian School Rd NE, Suite 275, 87110  
Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File





**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1298 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003111**

**AGENDA ITEM NO: 3**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** April 14, 2004

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003111 AGENDA#: 3 DATE: 4.14.04

1. Name: Jenny Dorsett Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: Patrick Stasniuk 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  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 14, 2004

**Project # 1003111**  
04DRB-00377 Major-Vacation of Public Easements

ISAACSON & ARFMAN, P.A. agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 03DRB-01988, 03DRB-01989] (E-11)

AMAFCA		No adverse comments.
COG		No adverse comments.
Transit		No comments received.
Zoning Enforcement		Reviewed, no comment.
Neighborhood Coord.	Letter sent to Taylor Ranch (R) Neighborhood Assn.	
APS		No comments received.
Police Department		No comments at this time.
Fire Department		No adverse comments.
PNM Gas		Approves.
PNM Electric	PNM approves the vacation of 7' PUE along west boundary and portion of 7' PUE crossing new street on the south boundary.	
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 No objection -- support action to clear title to dedicated right-of-way

Parks & Recreation

Defer to Utilities.

Utilities Development

No objection to Vacation request.

Planning Department

No objection to the requested vacation.

**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**  
cc:Windmill Manor Place LLC, 6121 Indian School Rd NE, Suite #275, 87110  
Isaacson & Arfman PA, 128 Monroe St NE, 87108







**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, April 14, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000662**

04DRB-00370 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST request(s) the above action(s) for all or a portion of Tract(s) 3A3A1, **RENAISSANCE CENTER**, zoned SU-1 special use zone FOR IP, located on MISSION BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE [REF:03DRB-00468, 00469] (F-16)

**Project # 1002593**

04DRB-00372 Major-Vacation of Public Easements

04DRB-00371 Major-Preliminary Plat Approval

04DRB-00373 Minor-Sidewalk Waiver

04DRB-00374 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD., PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29B & 29D, VENTANA RANCH SUBDIVISION (to be known as **VISTA DE ARENAL, UNIT 3**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 03DRB-00624] (B-9)

**Project # 1003111**

04DRB-00377 Major-Vacation of Public Easements

ISAACSON & ARFMAN, P.A. agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 03DRB-01988, 03DRB-01989] (E-11)

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

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 29, 2004.**

11 26'03

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

**Meeting Date:** APRIL 14, 2004  
**Zone Atlas Page:** E-11-Z  
**Notification Radius:** 100 Ft.

**Project#** 1003111  
**App#** 04DRB-00377

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

**Applicant:** WINDMILL MANOR PLACE, LLC  
**Address:** 6121 INDIAN SCHOOL RD NE, STE# 275  
ALBUQUERQUE NM 87110

**Agent:** ISAACSON & ARFMAN, P.A.  
**Address:** 128 MONROE ST NE  
ALBUQUERQUE NM 87108

**Special Instructions:**

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

**Date Mailed:** MARCH 26, 2004

**Signature:** KYLE TSETHLIKAI



RECORDS WITH LABELS

PAGE 1

101106239006940206	LEGAL: 8 7 LA M ARIPOSA PHASE 1 OF UNIT 1 PROPERTY ADDR: 00000 LAS TRAMPAS OWNER NAME: SALAZAR GLORIA M OWNER ADDR: 05100 LAS TRAMPAS	LAND USE: WA NW ALBUQUERQUE NM	87120
101106238406440205	LEGAL: 9 7 LA M ARIPOSA PHASE 1 OF UNIT 1 PROPERTY ADDR: 00000 LAS TRAMPAS WAY OWNER NAME: YOUNTS WILLIAM E & PATTYE K OWNER ADDR: 05104 LAS TRAMPAS WAY	LAND USE: NW ALBUQUERQUE NM	87120
101106237606440204	LEGAL: 10 7 LA MARIPOSA PHASE 1 OF UNIT 1 PROPERTY ADDR: 00000 LAS TRAMPAS WAY OWNER NAME: TAYLOR DAVID M & KIM E OWNER ADDR: 05108 LAS TRAMPAS	LAND USE: WA NW ALBUQUERQUE NM	87120
101106240307040420	LEGAL: 010 00DC OLLEGE HEIGHTS #1 PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: CARSTEN GREGORY L & REBECCA OWNER ADDR: 05308 VALLE VISTA	LAND USE: DR NW ALBUQUERQUE NM	87120
101106236906340203	LEGAL: 11 7 LA MARIPOSA PHASE 1 OF UNIT 1 PROPERTY ADDR: 00000 LAS TRAMPAS WAY OWNER NAME: HINKEL HEINZ K ETUX OWNER ADDR: 05112 LAS TRAMPAS WAY	LAND USE: NW ALBUQUERQUE NM	87120
101106236206340202	LEGAL: 12 7 LA MARIPOSA PHASE 1 OF UNIT 1 PROPERTY ADDR: 00000 LAS TRAMPAS WAY OWNER NAME: ANAYA RANDOLPH OWNER ADDR: 05200 LAS TRAMPAS	LAND USE: WY NW ALBUQUERQUE NM	87120
101106235506340201	LEGAL: 13 7 LA MARIPOSA PHASE 1 OF UNIT 1 PROPERTY ADDR: 00000 LOS TRAMPAS WAY OWNER NAME: ARIAS MICHAEL A & NANCY K OWNER ADDR: 00921 OHIO	LAND USE: ST VALLEJO CA	94590
101106234406440214	LEGAL: 009 013 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS 'A' PROPERTY ADDR: 00000 MARIPOSA OWNER NAME: NIELSEN JAMES ANDREW ETUX OWNER ADDR: 05308 MARIPOSA	LAND USE: CT NW ALBUQUERQUE NM	87120
101106240306340421	LEGAL: 011 00DC OLLEGE HEIGHTS #1 PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: VALLEJOS GEORGE W & MITCHELL A OWNER ADDR: 05304 VALLE VISTA	LAND USE: DR NW ALBUQUERQUE NM	87120
101106234405740215	LEGAL: 008 013 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS 'A' PROPERTY ADDR: 00000 MARIPOSA OWNER NAME: CABRAL MANUEL R & MARISELA R OWNER ADDR: 05304 MARIPOSA	LAND USE: DR NW ALBUQUERQUE NM	87120
101106236603340223	LEGAL: TR B TR S A & B AND LOTS 1, 2 & 3 WINDMILL MANOR C PROPERTY ADDR: 00000 N/A OWNER NAME: WINDMILL MANOR ESTATES LLC OWNER ADDR: 06121 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE NM	87110

RECORDS WITH LABELS

PAGE 2

101106240305540401	LEGAL: 012 00DC OLLEGE HEIGHTS #1 PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: PITMAN-LANGHORST LORI R & JON OWNER ADDR: 05300 VALLE VISTA	LAND USE: DR NW ALBUQUERQUE NM	87120
101106238605140235	LEGAL: LT 1 1A P LAT OF LOTS 1-A THRU 11-A WINDMILL MANOR C PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: HANLEY HUONG OWNER ADDR: 07024 LAMAR	LAND USE: NW ALBUQUERQUE NM	87120
101106234404940216	LEGAL: 007 013 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS 'A' PROPERTY ADDR: 00000 MARIPOSA OWNER NAME: RONDELLI CHRISTINE L OWNER ADDR: 05300 MARIPOSA	LAND USE: DR NW ALBUQUERQUE NM	87120
101106238604940234	LEGAL: LT 1 0A P LAT OF LOTS 1-A THRU 11-A WINDMILL MANOR C PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: MULLER EVARISTO & ANGIE S OWNER ADDR: 07131 DODGE	LAND USE: TR NW ALBUQUERQUE NM	87120
101106238604640233	LEGAL: LT 9 A PL AT OF LOTS 1-A THRU 11-A WINDMILL MANOR CO PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: MICHELSON MAURICE G OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87199
101106238604340232	LEGAL: LT 8 A PL AT OF LOTS 1-A THRU 11-A WINDMILL MANOR CO PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: GONZALES JUDY M OWNER ADDR: 05301 VALLE VISTA	LAND USE: DR NW ALBUQUERQUE NM	87120
101106234404340217	LEGAL: 006 013 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS 'A' PROPERTY ADDR: 00000 MARIPOSA OWNER NAME: BRYANT JIMMY E OWNER ADDR: 05220 MARIPOSA	LAND USE: DR NW ALBUQUERQUE NM	87120
101106240404140305	LEGAL: 039 C CO LLEGE HEIGHTS NO 1 PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: O'CONNELL WILLIAM B JR OWNER ADDR: 00702 WAUKEGEN	LAND USE: RD GLENVIEW IL	60025
101106238604140231	LEGAL: LT 7 A PL AT OF LOTS 1-A THRU 11-A WINDMILL MANOR CO PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: SCHULTZ DONALD R OWNER ADDR: 05217 VALLE VISTA	LAND USE: DR NW ALBUQUERQUE NM	87120
101106241503740306	LEGAL: 038 C CO LLEGE HTS NO 1 PROPERTY ADDR: 00000 CANADA VISTA OWNER NAME: GARCIA KENRIC DARYL TRUSTEE OWNER ADDR: 05304 CANADA VISTA	LAND USE: PL NW ALBUQUERQUE NM	87120
101106238603840230	LEGAL: LT 6 A PL AT OF LOTS 1-A THRU 11-A WINDMILL MANOR CO PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: KAJEWSKI DONALD A & ARLENE M OWNER ADDR: 05215 VALLE VISTA	LAND USE: DR NW ALBUQUERQUE NM	87120



101106238603540229	LEGAL: LT 5 A PL AT OF LOTS 1-A THRU 11-A WINDMILL MANOR CO LAND USE: PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: ROMAN SERGIO OWNER ADDR: 00318 49TH	ST NW ALBUQUERQUE NM	87105
101106234403540218	LEGAL: 005 013 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS 'A' LAND USE: PROPERTY ADDR: 00000 MARIPOSA OWNER NAME: HARRIS HELEN RUTH OWNER ADDR: 05216 MARIPOSA	DR NW ALBUQUERQUE NM	87120
101106240203140304	LEGAL: 40-A COR RECTED REPLAT OF LOTS 40 & 41 BLK C COLLEG LAND USE: PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: BANKS EDWARD B ETUX OWNER ADDR: 05216 VALLE VISTA	DR NW ALBUQUERQUE NM	87105
101106238603240228	LEGAL: LT 4 A PL AT OF LOTS 1-A THRU 11-A WINDMILL MANOR CO LAND USE: PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: ROMAN SERGIO OWNER ADDR: 00318 49TH	ST NW ALBUQUERQUE NM	87105
101106238602940227	LEGAL: LT 3 A PL AT OF LOTS 1-A THRU 11-A WINDMILL MANOR CO LAND USE: PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: ROMAN SERGIO OWNER ADDR: 00318 49TH	ST NW ALBUQUERQUE NM	87105
101106234402840219	LEGAL: 004 013 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS 'A' LAND USE: PROPERTY ADDR: 00000 MARIPOSA OWNER NAME: MONTANO TERESA J OWNER ADDR: 05212 MARIPOSA	DR NW ALBUQUERQUE NM	87111
101106240802540303	LEGAL: LT 4 1-A- 1 BLK C PLAT OF LT 41-A-1 & LT 42-A BLK C LAND USE: PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: HERBERT HOWARD W & BARBARA L OWNER ADDR: 05212 VALLE VISTA	ST NW ALBUQUERQUE NM	87120
101106238602640226	LEGAL: LT 2 A PL AT OF LOTS 1-A THRU 11-A WINDMILL MANOR CO LAND USE: PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: DECKER DEWETTE J OWNER ADDR: 05207 VALLE VISTA	DR NW ALBUQUERQUE NM	87120
101106238602440225	LEGAL: LT 1 A PL AT OF LOTS 1-A THRU 11-A WINDMILL MANOR CO LAND USE: PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: BLAIR HENRY & ANNIE R TRUJILLO OWNER ADDR: 05205 VALLE VISTA	DR NW ALBUQUERQUE NM	87120
101106234402340220	LEGAL: 003 013 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS 'A' LAND USE: PROPERTY ADDR: 00000 MARIPOSA OWNER NAME: 2433 CHELWOOD LTD PTNS OWNER ADDR: 05208 MARIPOSA	NW ALBUQUERQUE NM	87120
101106238101540224	LEGAL: TR A , TR S A & B AND LOTS 1. 2 & 3 WINDMILL MANOR C LAND USE: PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: GONZALES VERA TRUSTEE OWNER ADDR: 05201 VALLE VISTA	DR NW ALBUQUERQUE NM	87120

101106241301540302	LEGAL: LT 4 2-A BLK C PLAT OF LT 41-A-1 & LT 42-A BLK C CO LAND USE: PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: MARTINEZ FELIPE M & PHYLLIS L OWNER ADDR: 05208 VALLE VISTA	DR NW ALBUQUERQUE NM	87120
101106234401440221	LEGAL: 002 013 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS 'A' LAND USE: PROPERTY ADDR: 00000 MARIPOSA OWNER NAME: DIETZ THOMAS G & DONNA L OWNER ADDR: 05204 MARIPOSA	NW ALBUQUERQUE NM	87120
101106240700540301	LEGAL: 043 00CC OLLEGE HEIGHTS #1 LAND USE: PROPERTY ADDR: 00000 VALLE VISTA OWNER NAME: BATTAGLIA KATHLEEN A OWNER ADDR: 05202 VALLE VISTA	NW ALBUQUERQUE NM	87121
101106234400640222	LEGAL: 001 013 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS 'A' LAND USE: PROPERTY ADDR: 00000 MARIPOSA OWNER NAME: TRAVIS WILLIAM J & IMOGENE OWNER ADDR: 05200 MARIPOSA	NW ALBUQUERQUE NM	87120
101106130546010110	LEGAL: LARG ER P OR OF LA LUZ DEL OESTE UNIT 4 CONT 14.7749 LAND USE: PROPERTY ADDR: 00000 MILL OWNER NAME: OVENWEST CORPORATION OWNER ADDR: 00001 WIND	NW ALBUQUERQUE NM	87120
101106137950310128	LEGAL: COMM ON A REA PLAT OF GROUP E & F LA LUZ DEL OESTE U LAND USE: PROPERTY ADDR: 00000 ONE WIND OWNER NAME: LA LUZ DEL SOL LANDOWNERS OWNER ADDR: 00000	ALBUQUERQUE NM	87120
101106140351910820	LEGAL: LT 2 0 BL K 2 PLAT MIRADOR SUBD CONT 0.1432 AC M/L O LAND USE: PROPERTY ADDR: 00000 MIRADA OWNER NAME: GIL VIRGILIO S OWNER ADDR: 06506 CALLE REDONDA	NW ALBUQUERQUE NM	87120
101106141051910821	LEGAL: LT 2 1 BL K 3 PLAT MIRADOR SUBD CONT 0.0933 AC M/L O LAND USE: PROPERTY ADDR: 00000 MIRADA OWNER NAME: GIL VIRGILIO S OWNER ADDR: 06506 CALLE REDONDA	NW ALBUQUERQUE NM	87120
101106140251310819	LEGAL: LT 1 9 BL K 2 PLAT MIRADOR SUBD CONT 0.1141 AC M/L O LAND USE: PROPERTY ADDR: 00000 MIRADA OWNER NAME: GIL VIRGILIO S OWNER ADDR: 06506 CALLE REDONDA	NW ALBUQUERQUE NM	87120

**"Attachment A"**

Ruth Lozano, Isaacson and Arfman, PA  
Zone Map: E-11

**LA LUZ DEL SOL N.A. (R)**

**\*Steven Kells**

35 Mill Rd. NW/87120 899-8746 (h) 243-2724 (w)

Ray Graham

One Wind NW/87120 898-5600 (h)

**TAYLOR RANCH N.A. (R)**

**\*Eddie Costello**

1111 Alameda NW, St. J/87114 792-1066 (w)

Jolene Wolfley

6804 Staghorn Dr. NW/87120-4806 890-9414 (h)

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



*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.

March 19, 2004

Ruth Lozano  
Isaacson and Arfman, P.A.  
128 Monroe St. NE/87108  
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of **March 19, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **WINDMILL MANOR PLACE - WINDMILL MANOR, TRACT B, zone map E-11.**

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

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

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

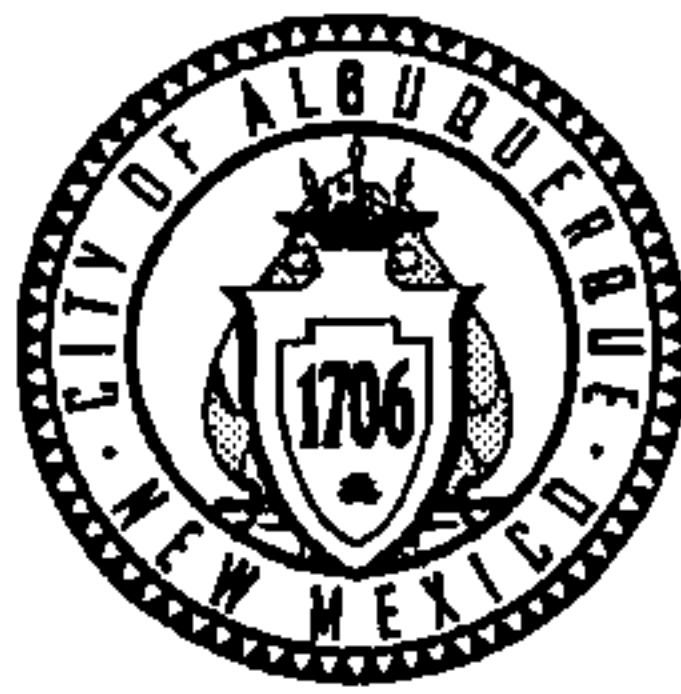
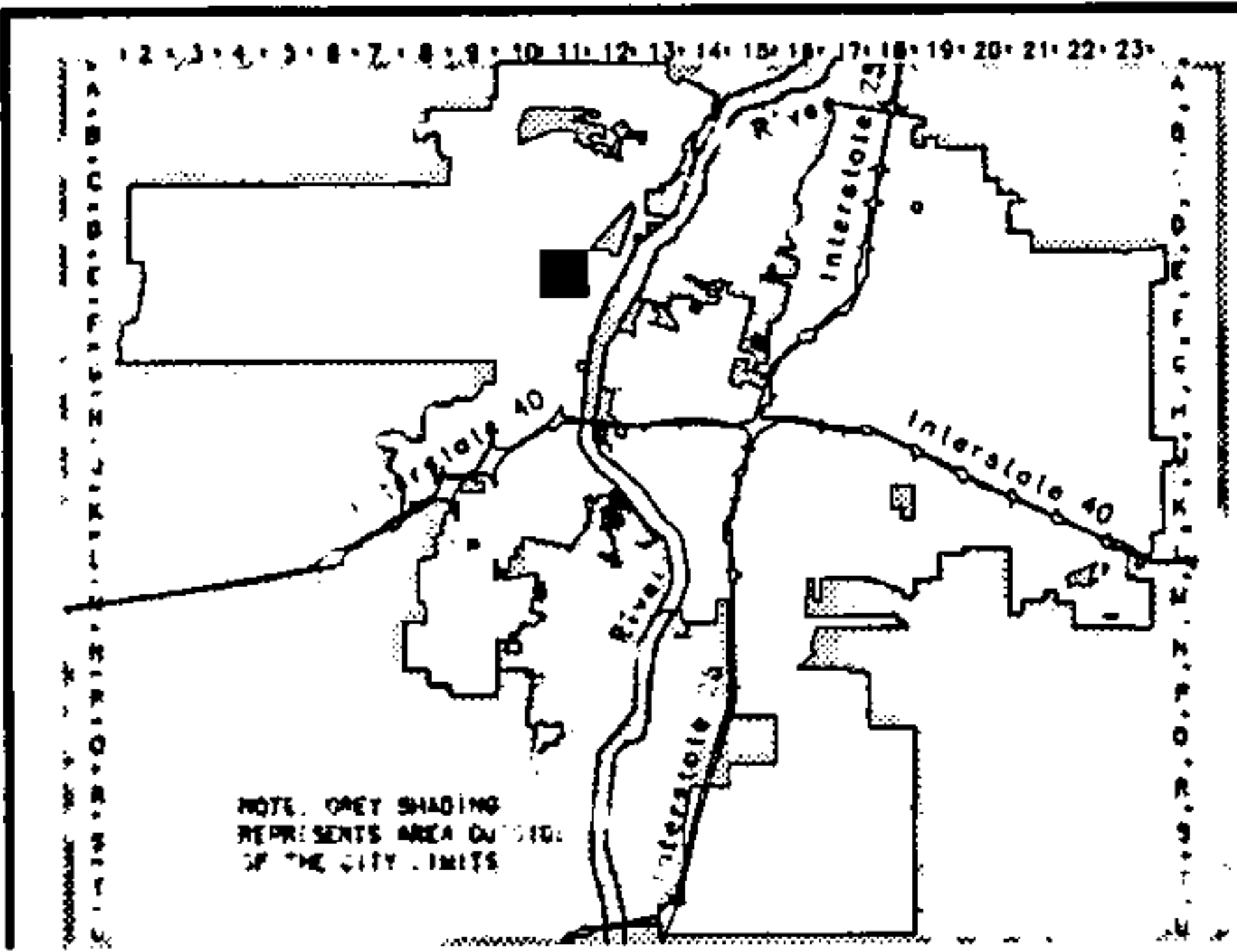
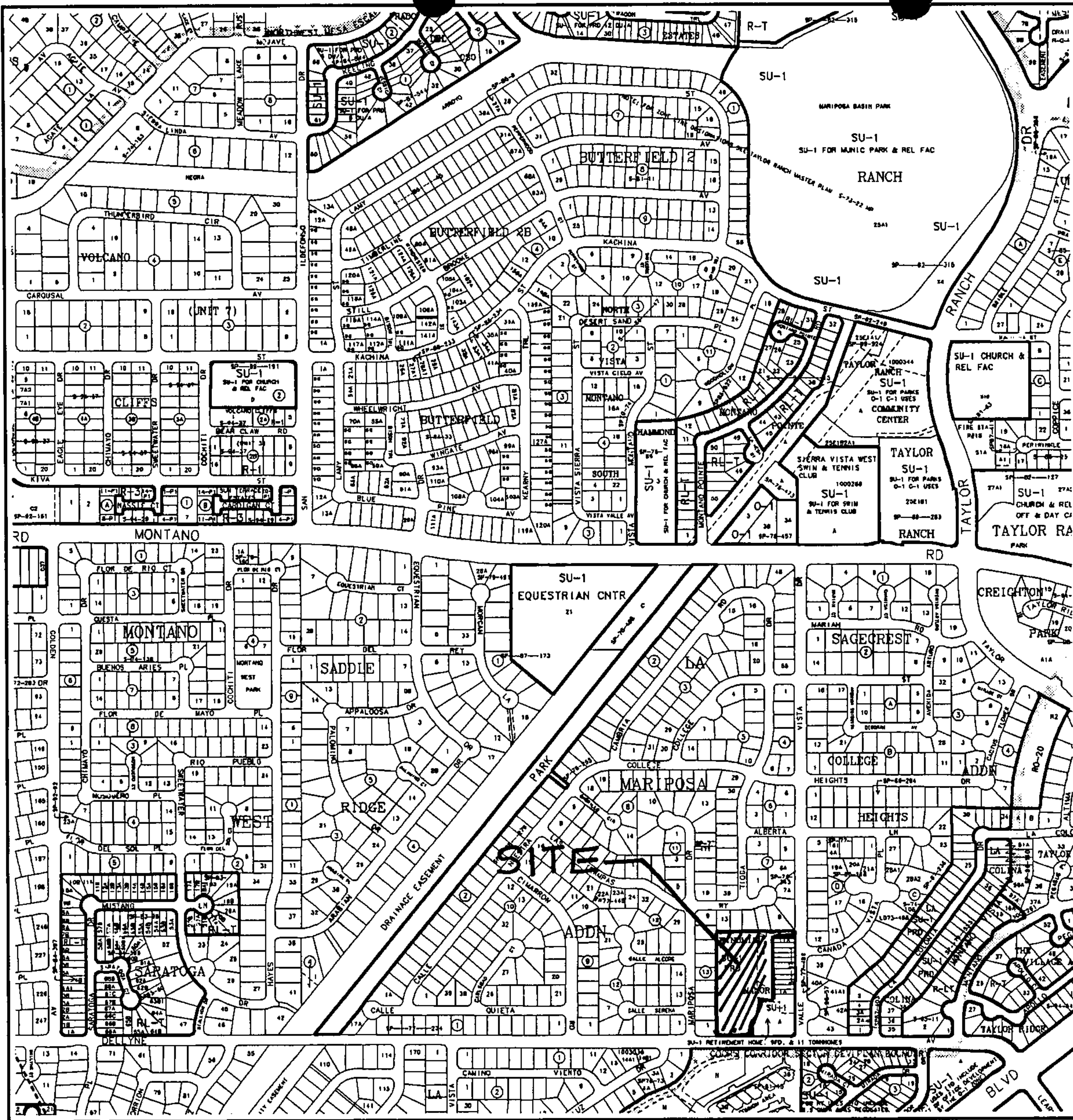
Sincerely,

*Stephani I. Winklepleck*

Stephani I. Winklepleck  
Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

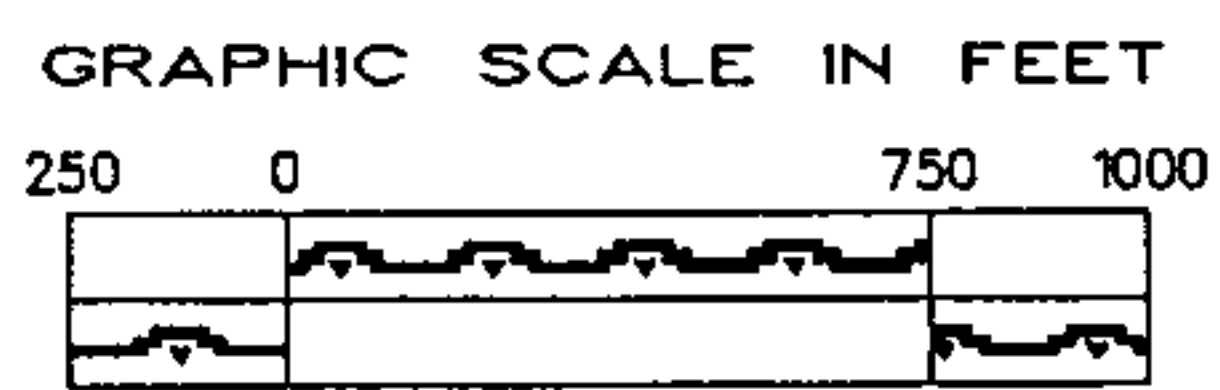
planningrnaform(03/09/04)





**A** lbuquerque **G** eographic **I** nformation **S** ystem  
**PLANNING DEPARTMENT**

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**Zone Atlas Page**

**E-11-Z**

Map Amended through January 02, 2004



JUSTIFICATION FOR  
VACATION OF  
PUBLIC UTILITY EASEMENT

REF: Windmill Manor Place, Project No. 1003111

SUBJ: Justification for Vacation of a 7-foot Public Utility Easement

EASEMENT: Portions of a 7-foot public utility easement created by  
Plat of Windmill Manor, filed 10/31/85 in Vol. C28, Folio 151.

LOCATION: Along the westerly boundary of Windmill Manor Place and within  
Tierra Amada Street right-of-way

DATE: March 18, 2004

The easement should be vacated for the following reasons:

1. There are no existing utilities in easement.
  2. Utilities serving the subdivision will be located in proposed 10-foot utility easement along the frontage of the lots.
  3. The public welfare is in no way served by retaining the easement
-

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

FIGURE 12

*Craire*

Date Submitted: 12/18/03

Date Site Plan Approved: 12/31/03

Date Preliminary Plat Approved: 12/31/03

Date Preliminary Plat Expires: 12/31/04

DRB Project No.: 1003111

DRB Application No.: 03DRB-01986

**ORIGINAL**

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

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

WINDMILL MANOR PLACE

**PROPOSED NAME OF PLAT**

TRACT B, WINDMILL MANOR

**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 Engr
<input type="text"/>	<input type="text"/>	28' FF	Residential Paving	Tierra Amada Street	Dellyne Avenue	North Terminus	/	/	/
<input type="text"/>	<input type="text"/>	24' FF	Residential Paving	Hammerhead	Lot 13	Lot 14	/	/	/
<input type="text"/>	<input type="text"/>	MTLB	Curb & Gutter	Tierra Amada Street	Dellyne Avenue	North Terminus	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	"	"	"	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Public Waterline Easement	Hammerhead	Valle Vista Drive	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer	Tierra Amada Street	Dellyne Avenue	North Terminus	/	/	/
<input type="text"/>	<input type="text"/>	4' (1)	PCC Sidewalk (Lots 1-21 Deferred)	"	"	"	/	/	/
<input type="text"/>	<input type="text"/>	4'	PCC Sidewalk (Tract B-2 Frontage)	"	"	South Corner of Lot 21	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr
<input type="text"/>	<input type="text"/>	4'	PCC Sidewalk	Dellyne Avenue	SW Subdivision Corner	SE Subdivision Corner	/	/	/
<input type="text"/>	<input type="text"/>	3/4"	Irrigation Water Meter	Tierra Amada Street	(along frontage of Tract B-2)		/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

1. Sidewalks to be deferred along the frontages of Lots 1 through 21. Sidewalk waiver at north end of Hammerhead.
2. Residential lighting per DPM. All water to include fire hydrants, valves, and appurtenances per DPM.
3. Grading and drainage certification required per DPM (prior to release of financial guarantee) to include private retaining walls as defined on the approved grading plan.
4. ~~Landscape maintenance agreement for landscaping in the public right-of-way.~~ 
5. Perimeter walls per DRB approved perimeter wall design.
6. Wall and landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
7. EXST. DRVAD. OFF OF DELLYNE (SERVING ADJACENT TR. A) SHALL BE REMOVED AND STREET RESTORED.

ORIGINAL

AGENT/OWNER

Fred C. Arfman, PE  
NAME (print)

Isaacson & Arfman, P.A.  
FIRM

*Fred C. Arfman 12.19.03*  
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Sharon Matson 12/31/03*  
DRB CHAIR - date

*Christina Sandoval 12/31/03*  
PARKS & RECREATION - date

*[Signature] 12-31-03*  
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*[Signature] 12/31/03*  
UTILITY DEVELOPMENT - date

\_\_\_\_\_ - date

*Brad L. Bigham 12/31/03*  
CITY ENGINEER - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
<i>1</i>	<i>2-3-06</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>



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

PAID RECEIPT

APPLICANT NAME

AGENT

ADDRESS

PROJECT & APP #

PROJECT NAME

Isaacson & Artman, P.A.

1003111

Windmill Place

\$ 469099/4916000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions Deferral Fee

\$ 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.

268-8828 15836  
ISAACSON AND ARFMAN, P.A.  
128 MONROE ST. NE  
ALBUQUERQUE, NM 87108  
DATE 6/8/04 95-219-176  
1070  
1350743997  
PAY TO THE ORDER OF City of Albuquerque \$ 50.00  
Fifty & 00/100 DOLLARS  
WELLS FARGO Wells Fargo Bank New Mexico, N.A.  
200 Lomas NW Albuquerque, NM 87102 www.wellsfargo.com  
FOR 1003111 deferral fee non-public hearing DRB  
Scott M. McFee  
City of Albuquerque Treasury Division  
110158361070021921350743997

Trans Amt \$50.00  
J24 Misc \$50.00  
CK \$50.00  
CHANGE \$0.00



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

Supplemental form

**SUBDIVISION**

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

S

**ZONING & PLANNING**

- 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)

Z

**SITE DEVELOPMENT PLAN**

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

P

**APPEAL / PROTEST of...**

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

A

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

**APPLICANT INFORMATION:**

NAME: Windmill Manor Place, LLC PHONE: 884-7666  
 ADDRESS: 6121 Indian School Road NE, Ste 275 FAX: 883-3171  
 CITY: ABQ STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Isaacson + Arfman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: 268-2632  
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Final Plat approval (tbna Windmill Manor Place)  
Major Subdivision

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

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

Lot or Tract No. Tract B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Windmill Manor ~~ESTATES~~  
 Current Zoning: SU-1 PRD Proposed zoning: Same tracts: 3  
 Zone Atlas page(s): E-11 No. of existing lots: 1 No. of proposed lots: 21  
 Total area of site (acres) 3.4924 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes.  No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. 101106236603340223 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: North of Dellyne Ave. NW  
 Between: Mariposa Dr. NW and Vista Dr. NW

CASE HISTORY: Proj # 1003111 04DRB-00377  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 2-95-79; 2-98-57; DRB-96-355; 03DRB-01986; 03DRB01987; 03DRB01988; 03DRB01989

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_  
 SIGNATURE Ruth Lozano DATE 5/11/04  
Genevieve Bonart Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>04DRB - 00715</u>	<u>EP</u>	<u>S3</u>	\$ <u>NA</u>
<u>Conf. Mgmt</u>			\$ <u>20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total \$ <u>20.00</u>

Hearing date MAY 19, 2004  
 Project # 1003111  
B. Beland 4-11-04  
 Planner signature / date

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



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- MINOR*
- ✓ 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
  - NA 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.** *4th Floor*

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**Your attendance is required.**

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

*Ruth Lozano* 5/11/04  
Applicant name (print) / date  
*Genevieve Donart*  
Applicant signature / date



Form revised 3/03 and 8/03

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
04DRB-00715

*Ruth Lozano* 4-11-04  
Planner signature / date  
**Project # 1003111**



2200

No. of Lots: 21  
Nearest Major Streets  
Dellyne Ave. NW & Valle Vista NW

FIGURE 12

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

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 16th day of May, 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 Windmill Manor Place, LLC

Windmill Manor Place, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] limited liability company, whose address is 6121 Indian School Rd NE, Ste 275, ABQ, NM 87110 and whose telephone number is 884-7666, 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:] Windmill Manor, Tract B, recorded on 10/31/85 in the records of the Bernalillo County Clerk at Book C28, pages 151 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:] Windmill Manor Place, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Windmill Manor Place 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 11th day of December, 2005 ("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. 732481.

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

Mary Herrera Bern. Co. AGRE R 27.00 2004062805 6076295 Page: 1 of 10 05/07/2004 03:36P Bk-A77 Pg-2634

# FINANCIAL GUARANTY AMOUNT

04/02/2004

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 732481, Windmill Manor Place Subdivision, Phase/Unit #: 1

Requested By: Genny Donart, PE w/ Isaacson & Arfman P. A.

Approved estimate amount:		\$82,395.67
Contingency Amount:	0.00%	\$ .00
Subtotal:		\$82,395.67
NMGRT	5.8125%	\$4,789.25
Subtotal:		\$87,184.92
Engineering Fee	6.60%	\$5,754.20
Testing Fee	2.00%	\$1,743.70
Subtotal:		\$94,682.82
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$ .00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b>\$118,353.53</b>

APPROVAL:

DATE:

4-2-04

Notes: Certification for grading & drainage prior to release of FG. Wall & landscape certification from registered engineer and/or registered landscape architect required prior to release of FG.



Mary Herrera

Bern. Co. AGRE

R 27.00

2004062805

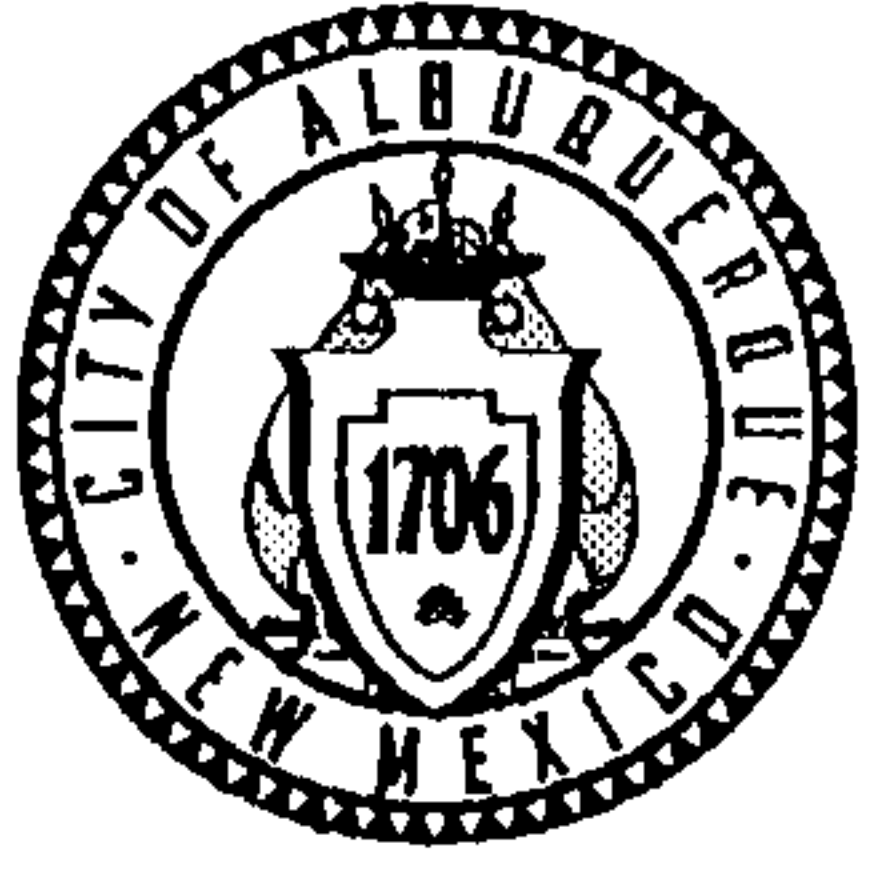
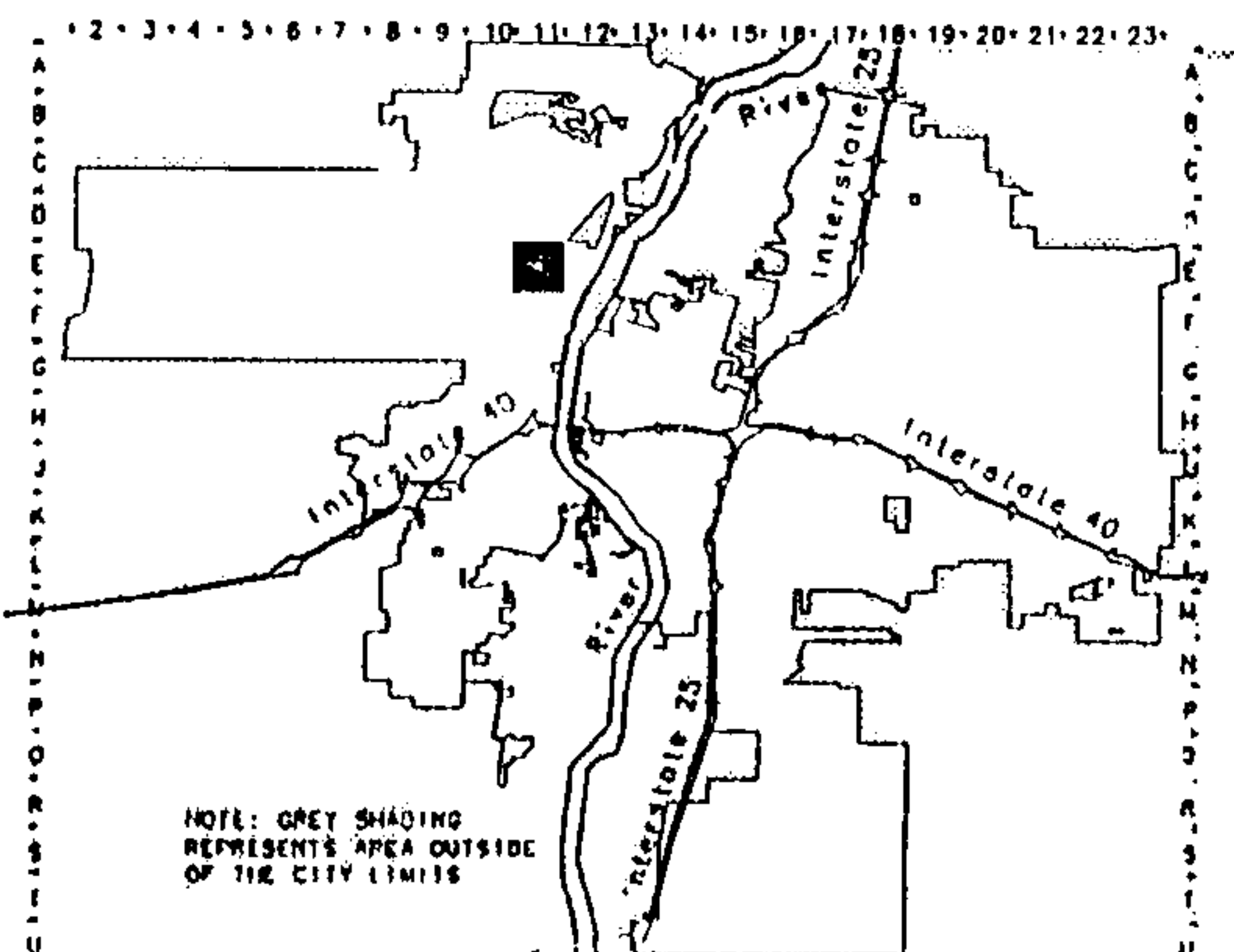
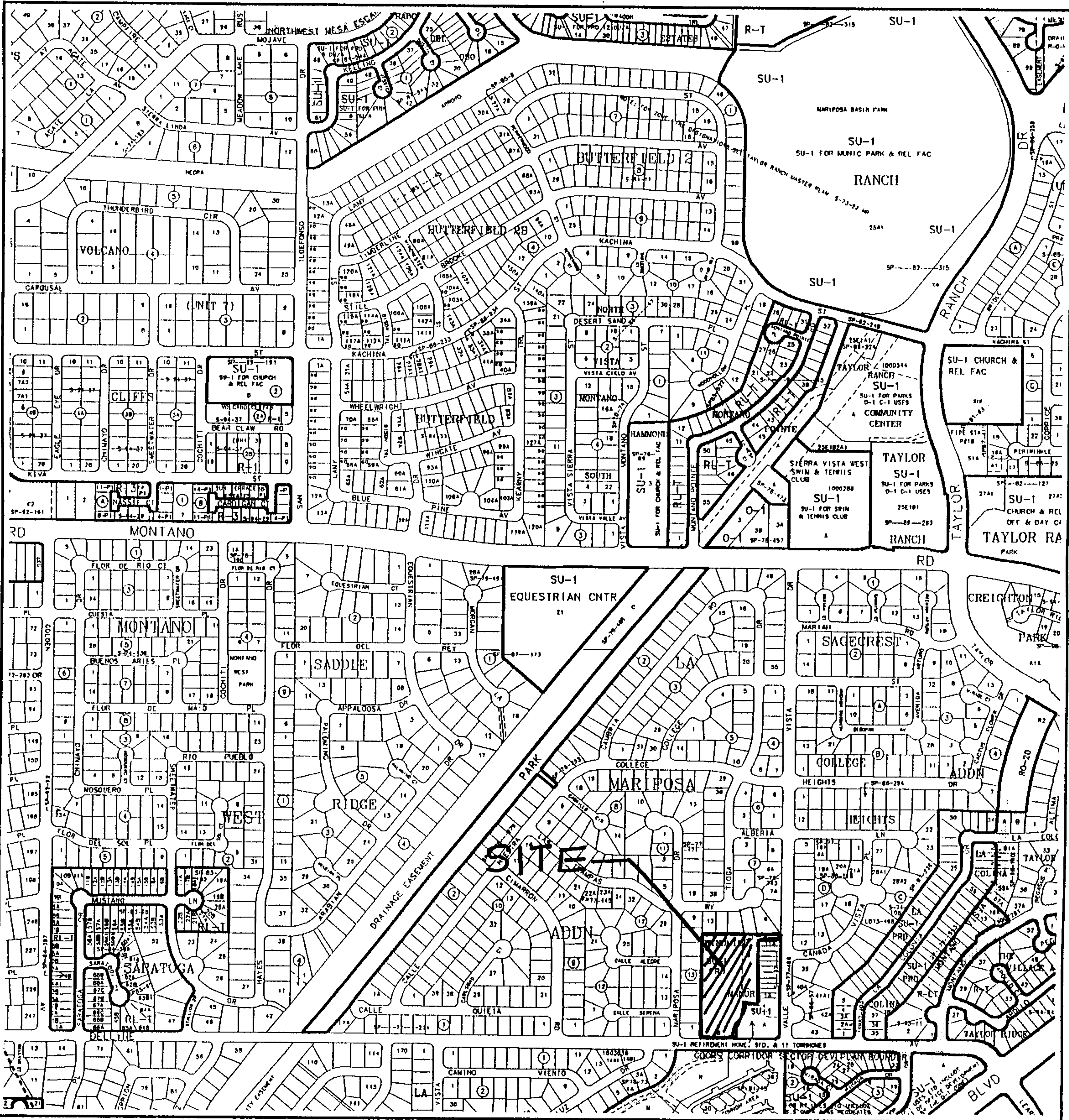
6076295

Page: 10 of 10

05/07/2004 03:36P

Bk-A77 Pg-2634





Albuquerque Geographic Information System  
 PLANNING DEPARTMENT  
 © Copyright 2003

**Zone Atlas Page**

**E-11-Z**

Map Amended through January 02, 2004



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

PAID RECEIPT

APPLICANT NAME WINDMILL MANOR PLACE  
AGENT ISAACSON & ARFMAN PA  
ADDRESS 128 MONROE ST NE  
PROJECT & APP # 1003111 / D4DRB00715  
PROJECT NAME WINDMILL MANOR

\$ 20<sup>00</sup> 469099/4916000 Conflict Management Fee

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

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

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

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

\$ 20<sup>00</sup> 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

Counterreceipt.doc 12/29/03

05/11/2004 11:50AM LOC: AUN  
X  
RECEIPT# 00025778 WSH 007 TRANSH 0013  
Account 469099 FUND 0000  
Activity 4916000 TRSLJS  
Trans Amt \$20.00  
J24 Misc \$20.00  
CK \$20.00  
CHANGE \$0.00

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

**Supplemental form S**

**SUBDIVISION**

\_\_\_ Major Subdivision action

\_\_\_ Minor Subdivision action

Vacation

\_\_\_ Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

\_\_\_ ...for Subdivision Purposes

\_\_\_ ...for Building Permit

\_\_\_ IP Master Development Plan

\_\_\_ Cert. of Appropriateness (LUCC)

**Supplemental form V**

**Supplemental form P**

**Supplemental form L**

**Supplemental form Z**

**ZONING & PLANNING**

\_\_\_ Annexation

\_\_\_ Zone Map Amendment (Establish or Change Zoning)

\_\_\_ Sector Plan (Phase I, II, III)

\_\_\_ Amendment to Sector, Area, Facility or Comprehensive Plan

\_\_\_ Text Amendment (Zoning Code/Subdivision Regulations)

**Supplemental form A**

**APPEAL / PROTEST of...**

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

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

**APPLICANT INFORMATION:**

NAME: Windmill Manor Place, LLC <sup>275</sup> PHONE: 884-7666

ADDRESS: 6121 Indian School Road NE, Ste <sup>A</sup> FAX: 883-3171

CITY: ABQ STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER

AGENT (if any): ISAACSON + Artman, P.A. PHONE: 268-8828

ADDRESS: 128 Monroe Street NE FAX: 268-2632

CITY: ABQ STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Vacation of Public Easement

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

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

Lot or Tract No. Tract B Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. Windmill Manor

Current Zoning: SU-1 PRD Proposed zoning: Same proposed tracts 3

Zone Atlas page(s): E 11 No. of existing <sup>tracts</sup> lots: 1 No. of proposed lots: 21

Total area of site (acres): 3.4924 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

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

UPC No. 101106236603340223 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: North of Dellyne Ave. NW

Between: Mariposa Dr. NW and Valle Vista Dr. NW

CASE HISTORY: Proj # 1003111

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 2-95-79, 2-98-57, DRB-96-355; 03DRB-01986; 03DRB-01987; 03DRB-01988; 03DRB-01989

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: DATE 3/19/04

SIGNATURE: Asa Nilsson-Weber DATE \_\_\_\_\_

(Print) Asa Nilsson-Weber Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>04DRB - 00377</u>	<u>VPRE</u>		\$ <u>45.00</u>
	<u>NOFIF. FEE</u>		\$ <u>75.00</u>
	<u>CMF</u>		\$ <u>20</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total
			\$ <u>140.00</u>

Hearing date April 14, 2004

3-19-04

Project # 1003111

Planner signature / date

Les Duaneaux



**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.
  - 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.

Asa Nilsson-Weber  
 Applicant name (print)  
Asa Nilsson-Weber 3/19/04  
 Applicant signature / date



Form revised April 2003

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

Application case numbers  
04DRB - 00377

Les Duran 3-19-04  
 Planner signature / date  
**Project # 1003111**





**JUSTIFICATION FOR  
VACATION OF  
PUBLIC UTILITY EASEMENT**

REF: Windmill Manor Place, Project No. 1003111

SUBJ: Justification for Vacation of a 7-foot Public Utility Easement

EASEMENT: Portions of a 7-foot public utility easement created by  
Plat of Windmill Manor, filed 10/31/85 in Vol. C28, Folio 151.

LOCATION: Along the westerly boundary of Windmill Manor Place and within  
Tierra Amada Street right-of-way

DATE: March 18, 2004

The easement should be vacated for the following reasons:

1. There are no existing utilities in easement.
2. Utilities serving the subdivision will be located in proposed 10-foot utility easement along the frontage of the lots.
3. The public welfare is in no way served by retaining the easement





*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.

March 19, 2004

Ruth Lozano  
Isaacson and Arfman, P.A.  
128 Monroe St. NE/87108  
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of March 19, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at WINDMILL MANOR PLACE - WINDMILL MANOR, TRACT B, zone map E-11.

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

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

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

Sincerely,

*Stephani I. Winklepleck*

Stephani I. Winklepleck  
Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(03/09/04)

## **"Attachment A"**

Ruth Lozano, Isaacson and Arfman, PA  
Zone Map: E-11

**LA LUZ DEL SOL N.A. (R)**

**\*Steven Kells**

35 Mill Rd. NW/87120 899-8746 (h) 243-2724 (w)

Ray Graham

One Wind NW/87120 898-5600 (h)

**TAYLOR RANCH N.A. (R)**

**\*Eddie Costello**

1111 Alameda NW, St. J/87114 792-1066 (w)

Jolene Wolfley

6804 Staghorn Dr. NW/87120-4806 890-9414 (h)

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





**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

March 19, 2004

Certified Mail 7002 3150 0005 7722 9639

Mr. Steven Kells  
La Luz del Sol Neighborhood Association  
35 Mill Road NW  
Albuquerque, NM 87120

**RE: Windmill Manor Place  
(Legal Description -- Windmill Manor, Tract B)  
C.O.A. Project No. 1003111**

Dear Mr. Kells:

As the consulting engineers for the above referenced site, we are writing this letter to inform the La Luz del Sol Neighborhood Association that a request for approval of vacation of public easement was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,  
**ISAACSON & ARFMAN, P.A.**

*Åsa Nilsson-Weber*

Åsa Nilsson-Weber, EIT

ANW/rtl

Attachment

7002 3150 0005 7722 9639

7002 3150 0005 7722 9639

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®	
<b>OFFICIAL USE</b>	
ALBUQUERQUE, NM 87120	
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42
UNIT 105-0108 Postmark Here MAR 19 2004 CLERK KYD50 ALBUQUERQUE NM HIGHLAND STA USPS	
Sent To Steven Kells La Luz del Sol N.A.	
Street, Apt. No., or PO Box No. 35 Mill Road NW	
City, State, ZIP+4 Albuquerque, NM 87120	
PS Form 3800, June 2002	
See Reverse for Instructions	



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE

March 19, 2004

Certified Mail 7002 3150 0005 7722 9646

Mr. Ray Graham  
La Luz del Sol Neighborhood Association  
One Wind NW  
Albuquerque, NM 87120

**RE: Windmill Manor Place  
(Legal Description -- Windmill Manor, Tract B)  
C.O.A. Project No. 1003111**

Dear Mr. Graham:

As the consulting engineers for the above referenced site, we are writing this letter to inform the La Luz del Sol Neighborhood Association that a request for approval of vacation of public easement was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use:

Please call our office at 268-8828 if you need additional information.

Sincerely,  
**ISAACSON & ARFMAN, P.A.**

*Asa Nilsson-Weber*

Asa Nilsson-Weber

ANW/rtl

Attachment

7002 3150 0005 7722 9646

7002 3150 0005 7722 9646

<b>U.S. Postal Service™</b>		<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>			
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>			
<b>OFFICIAL USE</b>		ALBUQUERQUE, NM 87120	
Postage	\$ 0.37	UNIT ID: 0108	
Certified Fee	2.30		
Return Receipt Fee (Endorsement Required)	1.75		
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$ 4.42		
Sent To		Ray Graham	
		La Luz del Sol N.A.	
Street, Apt. No., or PO Box No.		One Wind NW	
City, State, ZIP+4		Albuquerque, NM 87120	
PS Form 3800, June 2002		See Reverse for Instructions	



# ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE

March 19, 2004

Certified Mail 7002 3150 0005 7722 9806

Mr. Eddie Costello  
Taylor Ranch Neighborhood Association  
1111 Alameda NW, Suite J  
Albuquerque, NM 87114

**RE: Windmill Manor Place  
(Legal Description -- Windmill Manor, Tract B)  
C.O.A. Project No. 1003111**

Dear Mr. Costello:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Taylor Ranch Neighborhood Association that a request for approval of vacation of public easement was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

*Asa Nilsson-Weber*

Asa Nilsson-Weber, EIT

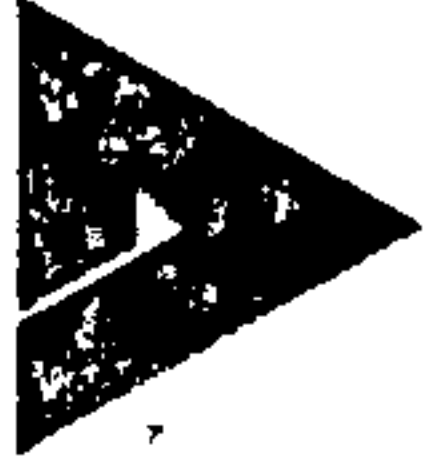
ANW/rtl

Attachment

7002 3150 0005 7722 9806

U.S. Postal Service™		<b>CERTIFIED MAIL™ RECEIPT</b>	
(Domestic Mail Only; No Insurance Coverage Provided)			
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®			
ALBUQUERQUE, NM 87114		<b>OFFICIAL USE</b>	
Postage	\$ 0.37		
Certified Fee	2.30		
Return Receipt Fee (Endorsement Required)	1.75		
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$ 4.42		
Sent To <b>Eddie Costello</b>			
Street, Apt. No., or PO Box No. <b>Taylor Ranch N.A.</b>			
City, State, ZIP+4 <b>1111 Alameda NW, Suite J</b>			
<b>Albuquerque, NM 87114</b>			
PS Form 3800, June 2002		See Reverse for Instructions	





**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

March 19, 2004

Certified Mail 7003 3110 0006 0554 2564

Ms. Jolene Wolfley  
Taylor Ranch Neighborhood Association  
6804 Staghorn Dr. NW  
Albuquerque, NM 87120-4806

**RE: Windmill Manor Place  
(Legal Description -- Windmill Manor, Tract B)  
C.O.A. Project No. 1003111**

Dear Ms. Wolfley:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Taylor Ranch Neighborhood Association that a request for approval of vacation of public easement was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,  
**ISAACSON & ARFMAN, P.A.**

*Asa Nilsson-Weber*

Asa Nilsson-Weber, EIT  
ANW/rtl  
Attachment

7003 3110 0006 0554 2564

4952 2564  
4550 9000 DTTE 8002

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
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Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>

UNIT 105 0108  
ALBUQUERQUE NM 87120  
Postmark Here  
Clerk: KYD5C  
ALBUQUERQUE NM HIGHLAND STA  
USPS

Sent To	Jolene Wolfley
Street, Apt. No., or PO Box No.	Taylor Ranch N.A. 6804 Staghorn Dr. NW
City, State, ZIP+4	Albuquerque, NM 87120-4806

PS Form 3800, June 2002 See Reverse for Instructions



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

**PAID RECEIPT**

APPLICANT NAME Windmill Manor Place, LLC  
 AGENT ISAACSON & Artman, P.A.  
 ADDRESS 128 Monroe Street NE  
 PROJECT & APP # 1003111 04DRB - 00377  
 PROJECT NAME Windmill Manor

\*\*\*DUPLICATE\*\*\*  
 City of Albuquerque  
 Treasury Division  
 8/7/08

03/19/2004 11:38AM LOC: ANN  
 X RECEIPT# 00022521 WSH# 007 TRANS# 0017  
 ACCOUNT 441019 FUND 0110  
 ACTIVITY 4971000 TRSEJA  
 TRANS AMT \$140.00  
 J24 Misc \$75.00  
 CK \$140.00  
 CASH \$0.00

- \$ 20.00 469099/4916000 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.**

03/19/2004 11:38AM LOC: ANN  
 X RECEIPT# 00022520 WSH# 007 TRANS# 0017  
 ACCOUNT 441006 FUND 0110  
 ACTIVITY 4983000 TRSEJA  
 TRANS AMT \$140.00  
 J24 Misc \$45.00  
 Counterreceipt.doc 12/29/03

\*\*\*DUPLICATE\*\*\*  
 City of Albuquerque  
 Treasury Division

\*\*\*DUPLICATE\*\*\*  
 City of Albuquerque  
 Treasury Division

03/19/2004 11:38AM LOC: ANN  
 X RECEIPT# 00022519 WSH# 007 TRANS# 0017  
 Account 469099 Fund 0110  
 Activity 4916000 TRSEJA  
 Trans Amt \$140.00  
 J24 Misc \$20.00

Thank You

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 March 30<sup>th</sup> 04 To April 14<sup>th</sup> 04

#### 5. REMOVAL

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

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

Ruth Lozano  
(Applicant or Agent)  
for Isaacson & Artman

4/19/04  
(Date)

I issued 2 signs for this application, 3-19-04 (Date), Les Drapeaux (Staff Member)

DRB PROJECT NUMBER: 1003111



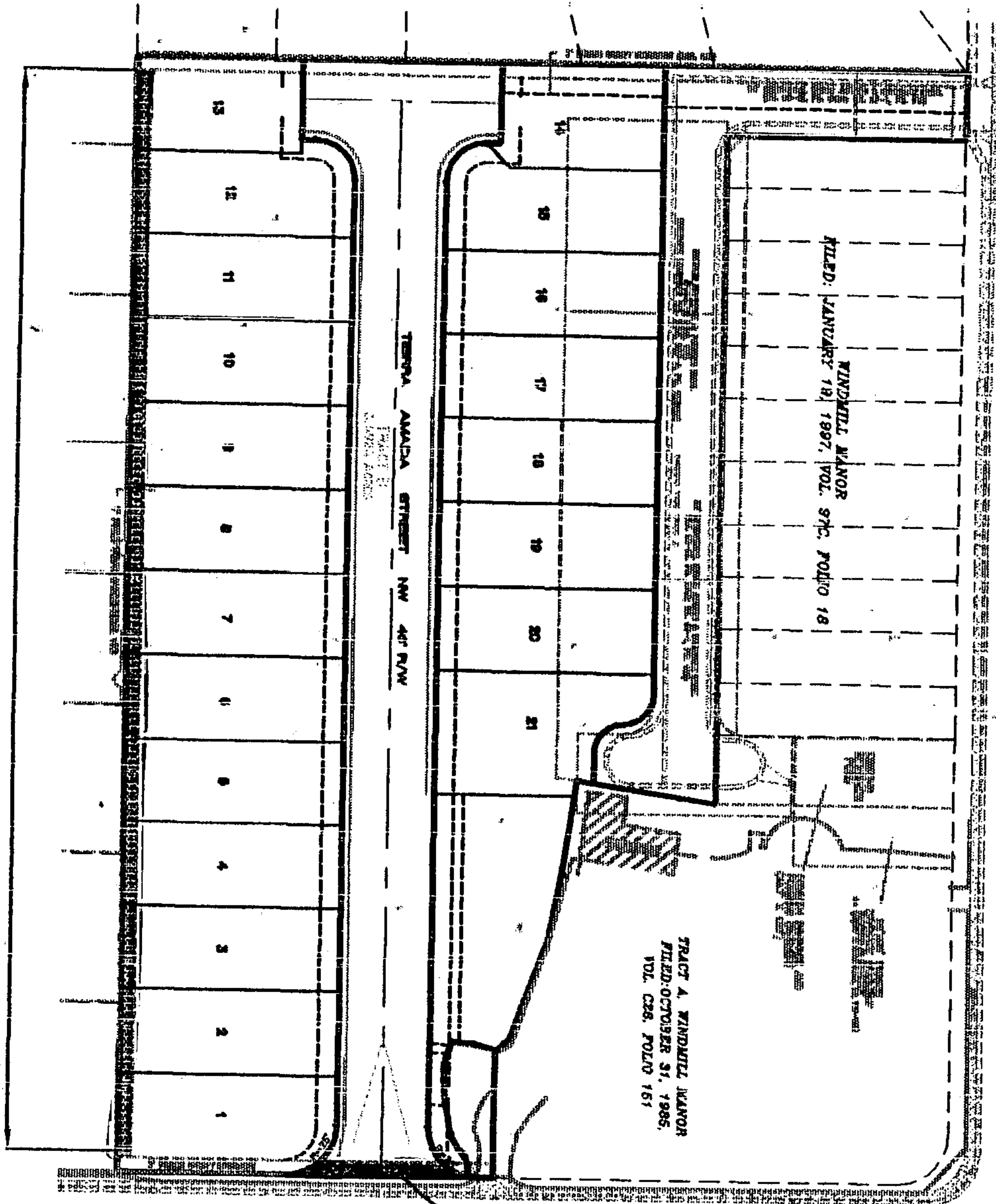
WINDMILL MANOR PLACE  
PUBLIC UTILITY EASEMENT  
VACATION EXHIBIT

3/18/04



SCALE:  
1"=100'

7' PUBLIC UTILITY EASEMENT TO  
BE VACATED BY FINAL PLAT.



VALLE VISTA DRIVE

EXHIBIT

Date 4/14/04

DELLYNE AVE

7' PUBLIC UTILITY EASEMENT TO  
BE VACATED BY FINAL PLAT.



Completed 1/8/04  
BoA,

### DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03DRB-02079 (SBP)

Project # 1003111

Project Name: WINDMILL MANOR PLACE

EPC Application No.: Z-95-79, Z-98-57

Agent: Consensus Planning

Phone No.: 767-9801

Your request for (SDP for SUB), (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/31/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

Project Number 1003111

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

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

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

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

PLANNING (Last to sign): Russell's Initials

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





# DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: **03DRB-02079 (SBP)**

Project # **1003111**

Project Name: **WINDMILL MANOR PLACE**

EPC Application No.: Z-95-79, Z-98-57

Agent: Consensus Planning

Phone No.: **767-9801**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on **12/31/03** 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): *Russell's Initials*

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

Project Number **1003111**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

12/31/03

### 10. Project # 1003111

03DRB-02079 Minor-SiteDev Plan BldPermit/EPC  
03DRB-01987 Minor-Vacation of Private Easements  
03DRB-01988 Minor-Temp Defer SDWK  
03DRB-01986 Major-Preliminary Plat Approval  
03DRB-01989 Minor-Sidewalk Waiver

ISAACSON AND ARFMAN, P.A. agent(s) for THE STROSNIDER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **WINDMILL MANOR PLACE**, zoned SU-1 for PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57 (EPC SP)] (E-11)

The preliminary plat, vacation of private easements, sidewalk waiver and deferral were approved. The site plan for building permit was approved with delegation to Planning for EPC planner's initials.

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

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

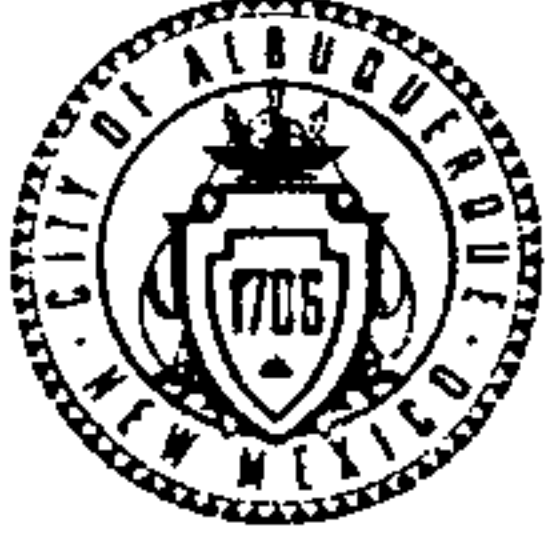
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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

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

Sheran Matson, AICP, DRB Chair

cc: Isaacson & Arfman, PA, 128 Monroe Street NE, 87108  
The Strosnider Company, 6121 Indian School Road NE, Suite 275, 87110  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

December 31, 2003, 09:00 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                      Adjourned:  
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 # 1000844**  
03DRB-01996 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for D.R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 1-7 and 27-32, Tract(s) 2, Block(s) 6, **EAGLE POINTE SUBDIVISION, UNIT 3**, zoned R-D, located on LOUISIANA BLVD NE, between CORONA AVE NE and WILSHIRE NE containing approximately 10 acre(s). [REF: 01DRB-01712](C-19)  
**A 2-YEAR EXTENSION OF THE SIA WAS APPROVED.**
  
2. **Project # 1000875**  
03DRB-02004 Major-Vacation of Public Easements  
03DRB-02005 Minor-Vacation of Private Easements

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC, request(s) the above action(s) for all or a portion of Tract(s) F, **FINELAND DEVELOPMENT**, zoned SU-1 for R-2, located on MCMAHON BLVD NW, between TUSCANY DR NW and UNSER BLVD NW containing approximately 11 acre(s). [REF: 03DRB-01684] (A-11)  
**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
  
3. **Project # 1002051**  
03DRB-02010 Minor-Vacation of Private Easements  
03DRB-02011 Minor-Temp Defer SDWK  
03DRB-02008 Major-Preliminary Plat Approval  
03DRB-02009 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD COMPANY request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] (B-10)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

4. **Project # 1002518**  
03DRB-02014 Major-Vacation of Pub  
Right-of-Way  
03DRB-02015 Major-Vacation of Public  
Easements  
03DRB-02016 Minor-Amnd Prelim Plat  
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for THOMAS & MARGARET KRYFKO, TEDDY & BARBARA POLK & GWENDOLYN VANDAMME request(s) the above action(s) for all or a portion of Lot(s) 41, **ALVARADO GARDENS, UNIT 3**, zoned RA-2, located on DECKER AVE. NW, between GLENWOOD ROAD NW and TRELIS DR. NW containing approximately 1 acre(s). (G-12)  
**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE AMENDED FINAL PLAT WAS APPROVED.**

5. **Project # 1003113**  
03DRB-01995 Major-Vacation of Public  
Easements

DARRELL RATCHNER request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 6, **REBONITO SUBDIVISION**, zoned R-1, located on WELLS DR. NE, between INDIAN SCHOOL RD. NE and HAINES NE containing approximately 1 acre(s). [REF: DRB-94932, V-87-71] (J-23)  
**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1000922**  
03DRB-01953 Major-Preliminary Plat  
Approval  
03DRB-01954 Minor-Temp Defer  
SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for, **LA CUENTISTA SUBDIVISION**, zoned R-1, located on KIMMICK DRIVE NW, between URRACA STREET NW and CAMINO DE PAZ containing approximately 50 acre(s). [REF: 1000922, DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725] (C-10)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-7-04**

7. **Project # 1001753**  
03DRB-01999 Minor-Sidewalk Waiver  
03DRB-01998 Minor-Subd Design  
(DPM) Variance  
03DRB-01884 Major-Preliminary Plat  
Approval

MARK GOODWIN & ASSOC agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Lot(s) 1 & 2-11, Block(s) 11, **N ABQ ACRES TR 1 UNIT 3**, zoned R-D 3du/Acre, located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 12 acre(s). [REF: 03DRB-01884 ] (B-19)

**WITH THE APPROVAL OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND THE GRADING PLAN ENGINEER STAMP DATED 10/30/03 THE PRELIMINARY PLAT WAS APPROVED. CONDITION: FLORENCE PRELIMINARY WALL DESIGN IS APPROVED BEFORE FINAL PLAT APPROVAL.**

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

BOHANNAN HUSTON, INC./ DENISH-KLINE & agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D TBKA TAOS @ THE TRAILS, **THE TRAILS, POR. OF TR. 4, BLACK RANCH**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD. NW and UNIVERSE BLVD. NW containing approximately 20 acre(s). [REF: 1002928.] (C-09)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-7-04**



9. **Project # 1002929**  
03DRB-01531 Major-Preliminary Plat  
Approval  
03DRB-01535 Minor-Sidewalk Waiver  
03DRB-01533 Minor-Temp Defer  
SDWK-

DENISH - KLINE agent(s) for THE TRAILS LLC  
request(s) the above action(s) for all or a portion of  
Tract(s) C < aka Santa Fe @ The Trails >, **THE  
TRAILS**, zoned R-D, located on RAINBOW BLVD  
NW, between PASEO DEL NORTE BLVD NW and  
UNIVERSE BLVD NW containing approximately 17  
acre(s). (C-9)

**DEFERRED AT THE AGENT'S REQUEST TO 1-7-04**

10. **Project # 10031111**  
03DRB-02079 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-01987 Minor-Vacation of  
Private Easements  
03DRB-01988 Minor-Temp Defer  
SDWK  
03DRB-01986 Major-Preliminary Plat  
Approval  
03DRB-01989 Minor-Sidewalk Waiver

ISAACSON AND ARFMAN, P.A. agent(s) for THE STROSNIDER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **WINDMILL MANOR PLACE**, zoned SU-1 for PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57 (EPC SP) ] (E-11)

~~THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF TO PLANNING FOR EPC CASE PLANNER INITIALS. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A TEMPORARY DEFERRAL OF SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11-21-03 AND THE INFRASTRUCTURE LIST DATED 12-31-03. THE PRELIMINARY PLAT WAS APPROVED.~~

- 10 B.  
**Project #1002800**  
03DRB-02152 Minor-Subd Design  
(DPM) Variance  
03-01990 Major-Preliminary Plat  
03-01992 Minor-Temporary Deferral  
SDWK

MARK GOODWIN & ASSOC. agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Tract(s) 1, **NORTH ALBUQUERQUE ACRES**, zoned RD 3 du/ac, located on MODESTO AVE. NE, between GLENDALE AVE. and WYOMING BLVD. NE containing approximately 14 acre(s). (B-19)

THE PRELIMINARY PLAT WAS APPROVED WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-29-03. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

**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.**

11. **Project # 1003009**  
03DRB-02149 Minor-SiteDev Plan  
BldPermit/EPC
- TIERRA WEST LLC agent(s) for SANDIA FOOD GROUP request(s) the above action(s) for all or a portion of Lot(s) 2, **JEFFERSON COMMONS II**, zoned IP, located on PAN AMERICAN FRWY NE, between OFFICE BLVD. NE and JEFFERSON ST. NE containing approximately 3 acre(s). [REF: Z-97-20, DRB-97-366 ] (F-17)
- THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES AND TRANSPORTATION TO REVISE UTILITY MASTER PLAN AND CHANGE DIMENSIONS FOR THE PARKING SPACES WITH AN UPDATED LANDSCAPING PLAN.**

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

12. **Project # 1001796**  
03DRB-02078 Minor-Prelim&Final Plat  
Approval
- SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION**, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD. NW, between EAGLE RANCH RD. NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: 03DRB 00916, Z-98-17, Z-84-122, S-98-25 ] (C-13)
- DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**



13. **Project # 1001932**  
03DRB-02108 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOC. agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of Tract(s) F, **WEST RIDGE S/D , UNIT 3**, zoned SU-1 special use zone, RD (6-10 DU/AC), located on UNSER BLVD NW, between OLD OURAY RD. NW and NEW OURAY RD. NW containing approximately 14 acre(s). [REF: 02DRB-01578& 79, 02DRB-01580& 81, 03DRB-00220, 03DRB-00353, 03DRB-00577] (H-09)

**THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PARKS FOR CASH-IN-LIEU OF PARK DEDICATION FEE AND DETACHED OPEN SPACE TABLE.**

14. **Project # 1001523**  
03DRB-02109 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for UNSER & 98TH STREET PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 special use zone, for Light Industrial, located on UNSER BLVD NW, between LADERA DR. NW and 98TH STREET NW containing approximately 120 acre(s). [REF: 02DRB-00518, 02DRB-00621, SP 4 S/D] (H-09)

**THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA SIGNATURE AND MINOR CORRECTIONS ON PLAT.**

15. **Project # 1000716**  
03DRB-02110 Minor-Ext of SIA for  
Temp Defer SDWK  
03DRB-02111 Minor-Extension of  
Preliminary Plat

LARRY READ & ASSOCIATES, INC. agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned R-D residential and related uses zone, developing area, located on ALEXANDRIA AVE. NE, between EUBANK BLVD. NE and HOLBROOK NE containing approximately 1 acre(s). (D-20)

**A ONE-YEAR EXTENSION TO THE SIA FOR A TEMPORARY DEFERRAL SIDEWALK WAS APPROVED. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

16. **Project # 1002743**  
03DRB-02083 Minor-Prelim Plat  
Approval

BORDENAVE DESIGNS agent(s) for OVENWEST CORP request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: Z-77-28, 03DRB-00989 ] (F-11).

**NO ACTION TAKEN. PRELIMINARY PLAT PREVIOUSLY APPROVED.**

17. **Project # 1002771**  
03DRB-02147.Minor-Prelim&Final.Plat  
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for GERTRUDE ZACHARY SCHMIDT request(s) the above action(s) for all or a portion of Lot(s) 13-24, Block(s) 36, **NM TOWN CO. ORIGINAL TOWNSITE**, zoned SU-3 special center zone, located on, between and containing approximately 2 acre(s). [REF: 03DRB-01036 VAC., DRB-98-253, ZA-98-342, ZA-95-36 ] (K-14).

**THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR SKETCH SHOWING CROSS SECTIONS OF STREETS. RIGHT-OF-WAY SHOULD BE 10 FEET FROM THE FACE OF THE CURB.**

18. This project heard as Item 10 B.

19. **Project # 1002992**  
03DRB-02138 Minor-Prelim Plat  
Approval

WAYJOHN SURVEYING INC. agent(s) for WEST EIGHT LTD. request(s) the above action(s) for all or a portion of Lot(s) 1- 3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD. SW and CENTRAL AVE. SW containing approximately 2 acre(s). [REF: 03DRB-01623 ] (K-09)

**DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**



20. **Project # 1003026**  
03DRB-02099 Minor-Prelim&Final Plat  
Approval

ABQ: ENGINEERING agent(s) for INFILL SOLUTIONS (JAY REMBE) request(s) the above action(s) for all or a portion of Lot(s) POR. 2&3, **ALVARADO GARDENS SUBDIVISION**, zoned R-LT residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD. NW containing approximately 1 acre(s). [REF: 03DRB-01712] (G-12)

**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND THE GRADING PLAN ENGINEER STAMP DATED 10-20-03 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING, AND UTILITIES FOR AGIS APPROVAL OF DXF FILE AND TRANSPORTATION FOR CLEAR SIGHT TRIANGLE. CONDITION OF FINAL PLAT: PUBLIC WATER AND SEWER EASEMENTS WILL BE SEPARATE FROM PUE. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

21. **Project # 1003156**  
03DRB-02153 Minor-Prelim&Final Plat  
Approval

C/O ROBBIN WOODALL agent(s) for RALPH & MARY LUCERO request(s) the above action(s) for all or a portion of Lot(s) 5-A, **LAURELWOOD S/D**, zoned R-D residential and related uses zone, developing area, located on SHERWOOD DR. NW, between LAURELWOOD PARKWAY NW and LAURELWOOD AVE. NW containing approximately 1 acre(s). [REF: Z-84-28, DRB-94-576, SP-94-207 ] (H-10)

**THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

22. **Project # 1003155**  
03DRB-02148 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN, PA agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Lot(s) 35- 37, Block(s) F, **EL RANCHO GRANDE**, zoned R-LT residential zone, located on AMOLE VISTA ST SW, between CAMINO SAN MARTIN, SW and EL RANCHO DR. SW containing approximately 1 acre(s). [REF: 1001347 ] (M-09)  
**THE PRELIMINARY AND FINAL PLATS WERE APPROVED.**

23. **Project # 1003152**  
03DRB-02139 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for WILLIAM & EDNA MCIVER request(s) the above action(s) for all or a portion of Lot(s) 5& 6, Block(s) 17, **MONTEREY HILLS ADDITION**, zoned R-1 residential zone, located on SANTA CLARA AVE SE, between WELLESLEY AVE. SE and HYDER AVE. SE containing approximately 1 acre(s). [REF: ZA-75-127 ] (L-16)  
**THE PRELIMINARY AND FINAL PLAT WERE APPROVED.**

**NO ACTION IS TAKEN ON THESE CASES:**

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

24. **Project # 1003153**  
03DRB-02140 Minor-Sketch Plat or Plan

GEORGE J. MARQUEZ SURVEYING agent(s) for LOE KORTE request(s) the above action(s) for all or a portion of Lot(s) 8-A, **WEST ALBUQUERQUE BUSINESS ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NW, between 50TH ST. NW and 52ND ST. NW containing approximately 1 acre(s). [REF: DRB-95-408 & 495, ZA-95-199, Z-84-87 ] (K-11)  
**THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

25. **Project # 1002629**  
03DRB-02124 Minor-Sketch Plat or Plan

LYLE C LOSACK agent(s) for BRENDAN T O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, **DAVIDSON EDITION**, zoned DI-2 for RT, located on 10TH ST NW, between CANDELARIA NW and containing approximately 1 acre(s). [REF: 03DRB-00683, 03DRB-01413 ] (G-14)  
**THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

26. Other Matters:

Adjourned: 12:20 P.M.



Current DRC

Project Number: \_\_\_\_\_

**FIGURE 12**

Date Submitted: 12/18/03

Date Site Plan Approved: 12/31/03

Date Preliminary Plat Approved: 12/31/03

Date Preliminary Plat Expires: 12/31/04

DRB Project No.: 1003111

DRB Application No.: 03DRB-01986

**ORIGINAL**

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

WINDMILL MANOR PLACE

**PROPOSED NAME OF PLAT**

TRACT B, WINDMILL MANOR

**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 Engr
		28' FF	Residential Paving	Tierra Amada Street	Dellyne Avenue	North Terminus	/	/	/
		24' FF	Residential Paving	Hammerhead	Lot 13	Lot 14	/	/	/
		MTLB	Curb & Gutter	Tierra Amada Street	Dellyne Avenue	North Terminus	/	/	/
		6"	Waterline	"	"	"	/	/	/
		6"	Waterline	Public Waterline Easement	Hammerhead	Valle Vista Drive	/	/	/
		8"	Sanitary Sewer	Tierra Amada Street	Dellyne Avenue	North Terminus	/	/	/
		4' (1)	PCC Sidewalk (Lots 1-21 Deferred)	"	"	"	/	/	/
		4'	PCC Sidewalk (Tract B-2 Frontage)	"	"	South Corner of Lot 21	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr
		4'	PCC Sidewalk	Dellyne Avenue	SW Subdivision Corner	SE Subdivision Corner	/	/	/
		3/4"	Irrigation Water Meter	Tierra Amada Street	(along frontage of Tract B-2)		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

- Sidewalks to be deferred along the frontages of Lots 1 through 21. Sidewalk waiver at north end of Hammerhead.
- Residential lighting per DPM. All water to include fire hydrants, valves, and appurtenances per DPM.
- Grading and drainage certification required per DPM (prior to release of financial guarantee) to include private retaining walls as defined on the approved grading plan.
- Landscape maintenance agreement for landscaping in the public right-of-way.
- Perimeter walls per DRB approved perimeter wall design.
- Wall and landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
- EXIST. DRVAD. OFF OF DELLYNE (SERVING ADJACENT TR. A) SHALL BE REMOVED AND STREET RESTORED.

ORIGINAL

AGENT/OWNER

Fred C. Arfman, PE  
NAME (print)

Isaacson & Arfman, P.A.  
FIRM

*Fred C. Arfman 12.19.03*  
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Brian Matson 12/31/03*  
DRB CHAIR - date

*Christina Sandoval 12/31/03*  
PARKS & RECREATION - date

*[Signature] 12-31-03*  
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*[Signature] 12/31/03*  
UTILITY DEVELOPMENT - date

\_\_\_\_\_ - date

*Brad L. Bisher 12/31/03*  
CITY ENGINEER - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



# A City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

<p><b>SUBDIVISION</b></p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> ... for Subdivision Purposes</p> <p><input checked="" type="checkbox"/> ... for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form <b>S</b></p> <p>Supplemental form <b>V</b></p> <p>Supplemental form <b>P</b></p> <p>Supplemental form <b>L</b></p>	<p><b>ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment</p> <p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p><b>Z</b></p> <p><b>A</b></p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Patrick Strosnider, The Strosnider Group PHONE: 844-7666  
 ADDRESS: 6121 Indian School Rd. NE, Ste. 275 FAX: 883-3171  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner  
 AGENT (if any): Consensus Planning PHONE: 764-9801  
 ADDRESS: 924 Park Ave. SW FAX: 842-5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

**DESCRIPTION OF REQUEST:** DRB Final Sign Off of EPC approved. (B)  
Request for approval of Site Plan for Building permit for 21 lots at Windmill Manor Place.  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

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

Lot or Tract No. Tract A (B) Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Windmill Manor Place  
 Current Zoning: SU-1 for PRD Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): E-11 No. of existing lots: 1 No. of proposed lots: 23  
 Total area of site (acres): 3.25 Density if applicable: dwellings per gross acre: 6 dwellings per net acre: 7.3  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No  
 UPC No. 101106236603340223 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: North of Dellyne Ave. NW  
 Between: Mariposa Dr. NW and Valle Vista Dr. NW

**CASE HISTORY:** Russell Butts - EPC Planner  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Z-95-79; Z-98-57; DRB-96-355, DRB1003111 SP

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

**SIGNATURE** [Signature] DATE 12/9/03  
 (Print) James K. Strozier, AICP  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #'s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #'s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill <u>NO</u></p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>03DRB</u> - <u>02079</u></p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>Hearing date <u>Dec 17 2003</u></p>	<p>Action</p> <p><u>SPBP</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>13</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total \$ <u>0</u></p>
--	---	---	---	---

[Signature] 12/9/03  
 Planner signature / date

**Project #** 1003111

**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

·  
·  
·  
·

**SKETCH PLAN REVIEW AND COMMENT**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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 request
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (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
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Blue-line copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

James K. Strozio 12/9/03  
Applicant name (print)  
James K. Strozio, AICP  
Applicant signature / date



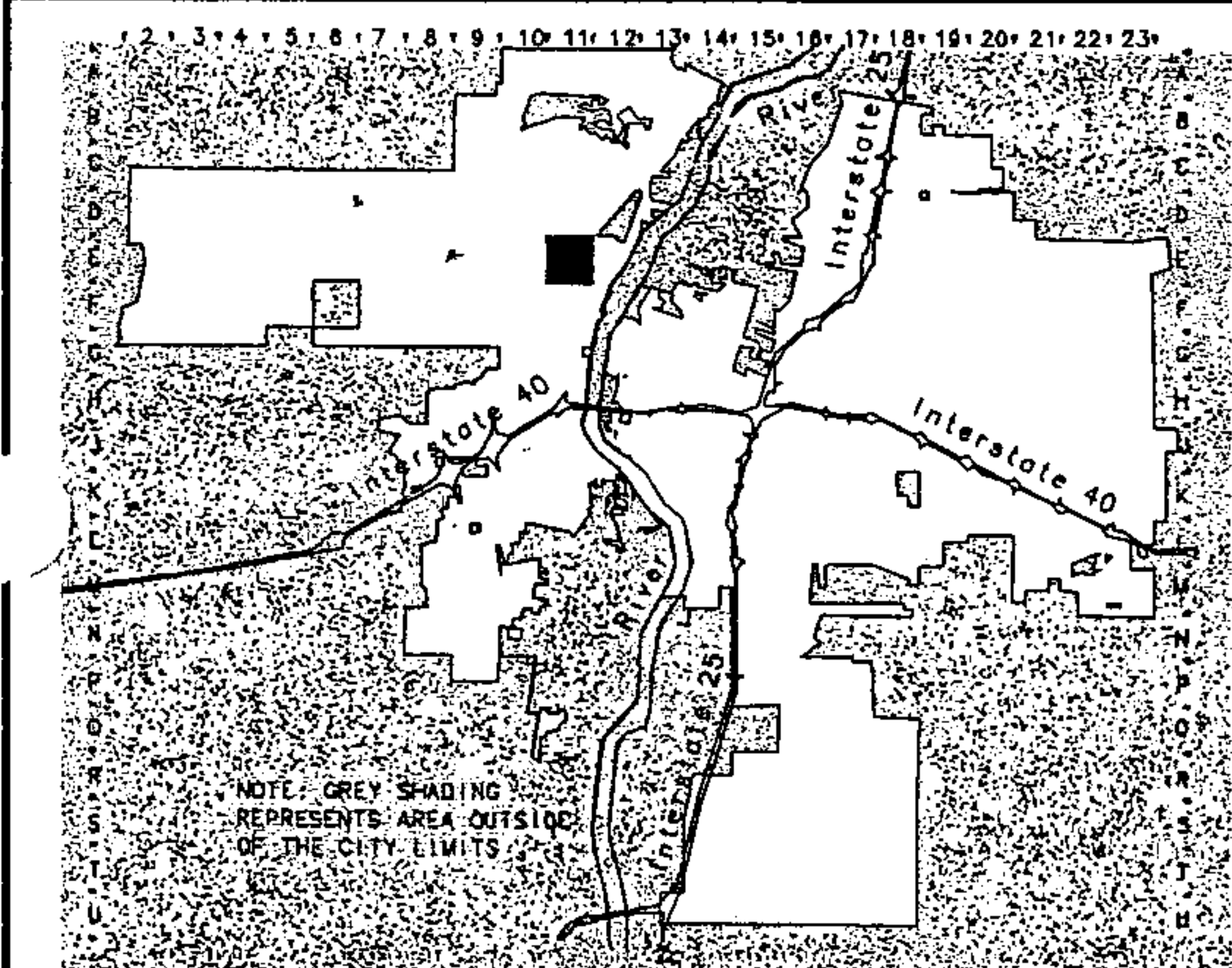
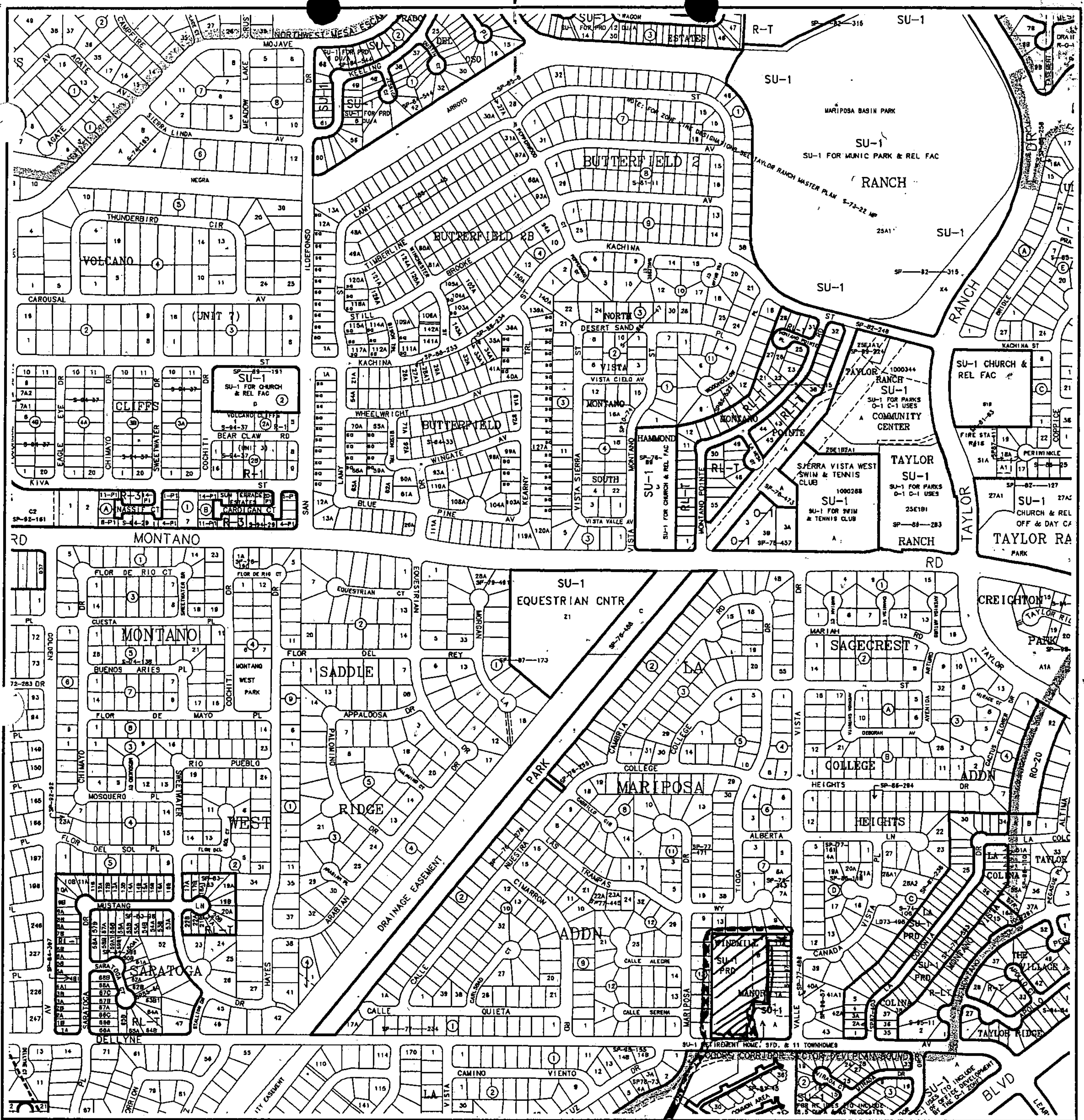
Form revised September 2001

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

Application case numbers  
03DRB - 02079

AM 12/19/03  
Planner signature / date  
**Project # 100311**



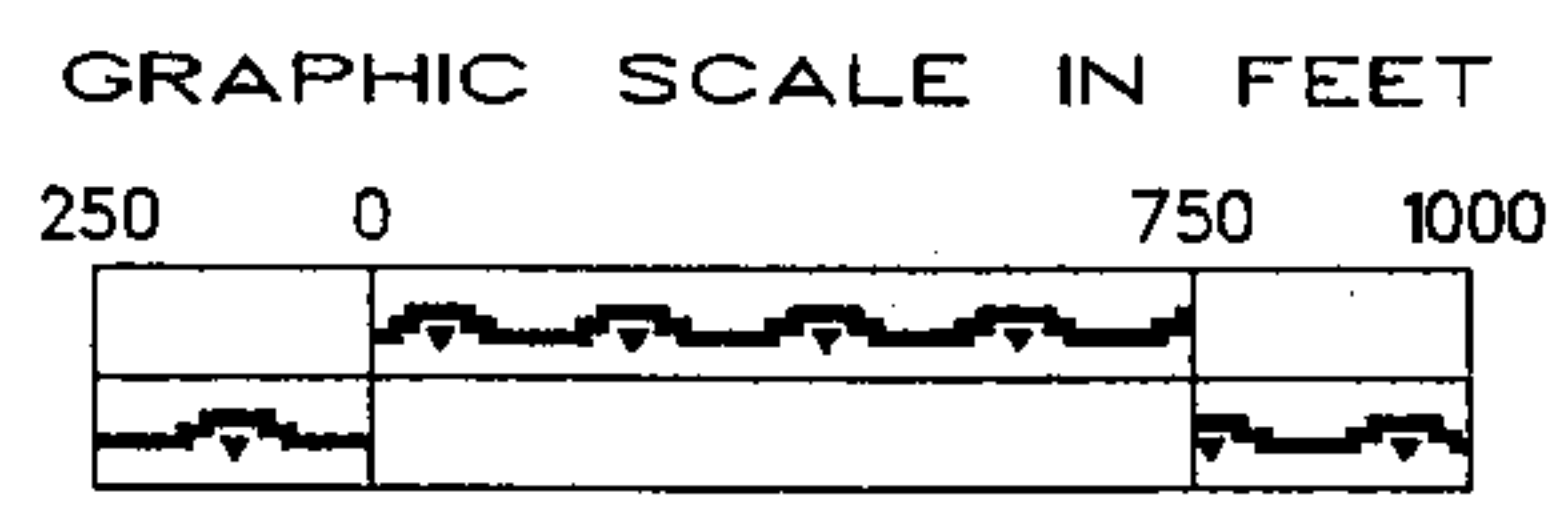


CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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site



Zone Atlas Page

E-11-Z

Map Amended through January 21, 2003





Landscape Architecture  
Urban Design  
Planning Services

924 Park Avenue SW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

December 9, 2003

Sheran Matson  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Re: Project # Z-98-57; Windmill Manor Place @ Dellyne Ave. NW  
and Valle Vista Dr. NW

Dear Ms. Matson:

The purpose of this letter is to explain how the Windmill Manor Place Site Plan for Building Permit at Dellyne Ave. NW and Valle Vista Dr. NW, has been revised to reflect the Environmental Planning Commission's Conditions of Approval on July 24, 1998. We've addressed the conditions as follows:

1. The following shall be changed on the site development plan for building permit, to the satisfaction of the Planning Department, before final DRB sign-off:
  - A note indicating who is responsible for maintenance of the private road, *Tierra Amada Street is proposed to be a 46' dedicated public right-of-way.*
  - Elimination of the shingle color "dark brown," *Note indicates this on the elevation. The elevations have been changed to eliminate "dark brown" as a shingle color.*
  - Materials for gates and exterior walls shall be called out, *Gates are no longer a design feature; exterior walls will be 6' gray block, walls along Dellyne Ave. NW and visible from adjoining streets, will be 6' brown split face block.*
  - Bike path connections, *Bike path connections have been provided that connect to sidewalk connections on Dellyne Ave. NW.*
  - Lighting details and locations of street lighting, and *Shielded source street lighting provided pursuant to City of Albuquerque standards, which is noted on the Site Plan.*

- Black singles should be prohibited.  
*Note indicates this on the elevation.*

2. Landscaping in the front yard, outside the courtyard wall, shall be the responsibility of the developer. A landscaping palette must be approved before final DRB sign-off. *The typical front yard detail has been provided on the Landscape Plat.*

3. The developer must complete the common landscaping as approved for each resident prior to DRB sign-off. *Front yard landscaping provided by developer upon construction of unit, which is noted on the Landscape Plan.*

4. The applicant shall provide a minimum of 3 trees per lot with a minimum of one shade tree provided at the street. *The typical front yard plan and street tree requirements have been provided to require 3 trees per lot.*

5. The applicant shall provide landscaping and trees along the west side of the east north/south private road and a 5 foot minimum landscaping strip. The applicant shall landscape the north side of the east/west private road along the property line as approved in the previous application and continued in that character on the new property. *The Site Plan and Landscape Plan have been revised to reflect this condition.*

6. There shall be a mix of evergreens and deciduous trees in the 5-foot minimum strip. Landscaping shall be provided at the south entry road at Dellyne Northwest, street trees at a minimum at a 30' on center shall be required in a 10-foot wide landscaping strip along the street. *The Landscape Plan has been prepared to implement this condition.*

7. The applicant shall comply with the wall design guidelines. *We agree. Applicant proposes a 4'-6' split face gray wall along west and east property boundary. A 6' brown, split face wall is proposed along Dellyne Ave. NW and at the north side of the property. The perimeter wall detail and plans have been provided in conjunction with the Preliminary Plat.*

8. All building elevations shall have offsets and elements dimensioned prior to DRB sign-off. *Dimensions are listed in the notes on the Site Plan.*

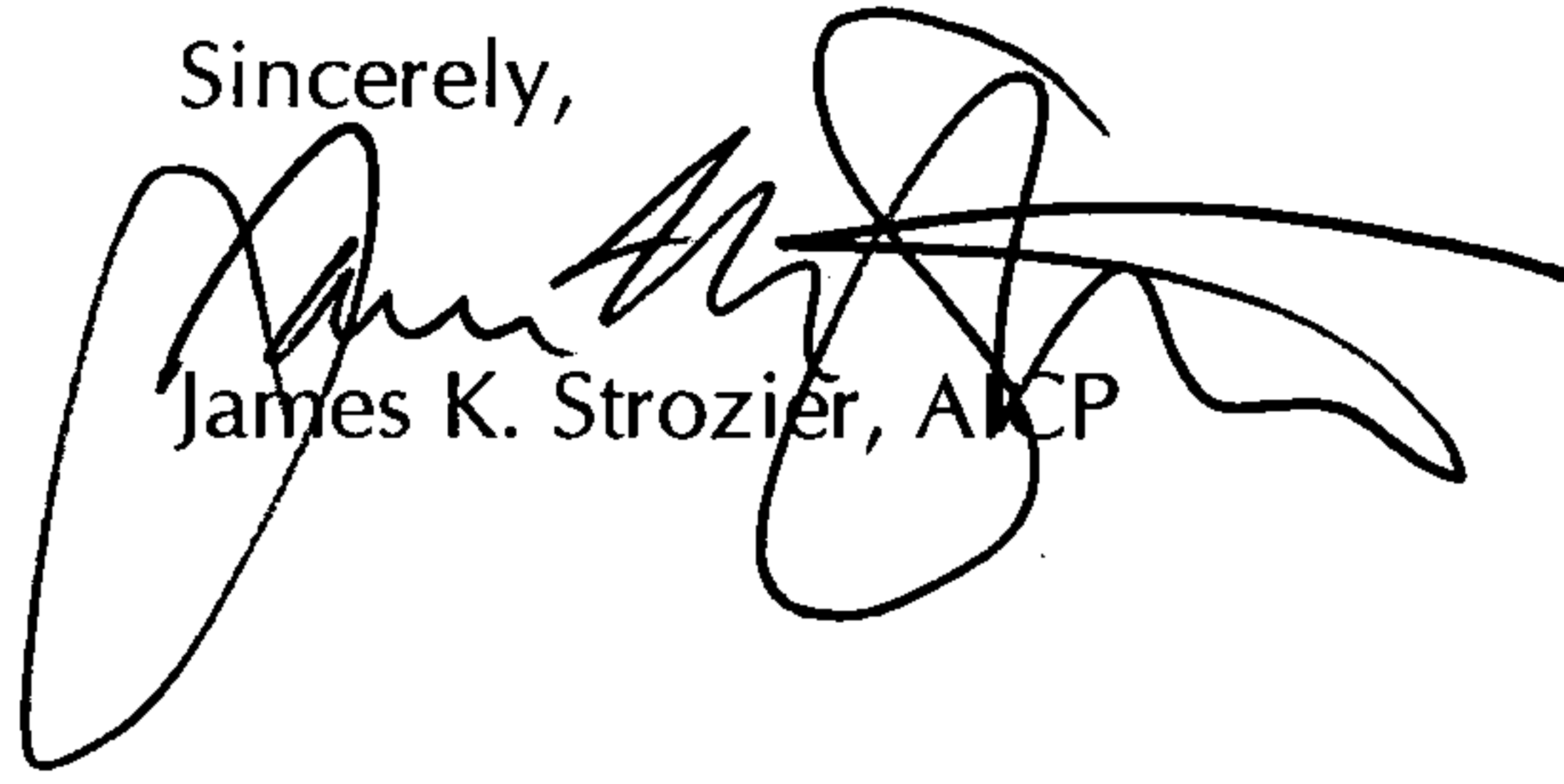
9. The applicant shall submit a complete landscape plan prior to DRB sign-off. *The Landscape Plan has been provided as part of the DRB submittal.*

10. All materials must be clearly noted prior to DRB sign-off. *These have been provided on the Site Plan.*

11. The approved conditions shall be attached to each individual building permit set. *We agree.*

If you have any further questions or seek additional information, please contact me at 764-9801.

Sincerely,

A handwritten signature in black ink, appearing to read 'James K. Strozier', with a large, stylized flourish extending to the right.

James K. Strozier, AICP



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

Date: July 24, 1998

## OFFICIAL NOTIFICATION OF DECISION

Joseph Gamble  
2900 Broadway SE  
Albuq. NM 87102

FILE: Z-98-57

LEGAL DESCRIPTION: for Tract B, La Mariposa Addition, Windmill Manor, located on Dellyne Avenue NW between Valle Vista Drive and La Mariposa Drive, containing approximately 3.5 acres. (E-11) Elisa Paster, Staff Planner

On July 23, 1998, the Environmental Planning Commission voted to approve Z-98-57, a zone map amendment from SU-1 for Retirement Home, Single Family Dwelling to SU-1 for PRD based on the following Findings:

### FINDINGS:

1. This is a request for approval of a zone map amendment from SU-1 for Retirement Home, Single Family Dwelling, and 11 Townhomes to SU-1 for PRD for Tract B La Mariposa Addition, a 3.5 acre tract, located on the north side of Dellyne Avenue NW between Valle Vista Drive and Mariposa Drive.
2. The subject request meets the requirements of Resolution 270-1980 because it is compatible with the surrounding community and because it is a more beneficial zone category for the community.
3. The subject request meets to goals and policies of the Comprehensive Plan, the West Side Strategic Plan, and the Northwest Area Plan because it is compatible with surrounding neighborhood, it provides affordable housing, it is in infill project, and because it respects the integrity of the community.

---

On July 23, 1998, the Environmental Planning Commission voted to approve Z-98-57, a site development plan for subdivision based on the following Findings:

### FINDINGS:

1. This is a request for approval of site development plan for subdivision for Tract B La Mariposa Addition, a 3.5 acre tract, located on the north side of Dellyne Avenue NW between Valle Vista Drive and Mariposa Drive.
2. The submitted site plan indicates primarily circulation and access and lot lines.

OFFICIAL NOTICE OF DECISION

Z-98-57

JULY 23, 1998

PAGE 2

3. With modification, it would appear that this submittal can meet the requirement of applicable City plans and policies.

**CONDITIONS:**

1. The applicant shall provide a separate sheet labeled "site development for subdivision" prior to final DRB sign-off.
- 

On July 23, 1998, the Environmental Planning Commission voted to approve Z-98-57, a site development plan for building permit based on the following Findings:

**FINDINGS:**

1. This is a request for approval of a site development plan for building permit for Tract B La Mariposa Addition, a 3.5 acre tract, located on the north side of Dellyne Avenue NW between Valle Vista Drive and Mariposa Drive.
2. The site development plan depicts 20 lots with 10 one-story (1320 square feet) and 10 two-story (1900 square feet) residences. The rectangular lots are approximately 4578 square feet, except the southwest corner lot which is approximately 5886 square feet.
3. The residences are characterized by flat roofed garages and gated courtyards fronting the street, pitched roofs, and five foot side yard. The colors, architecture and materials are compatible with the surrounding development. Materials are not called out for the gates and walls.
4. Landscaping is only provided in the ponding area. According to the site development plan, the homeowner is responsible for all of the landscaping on the lots. This does not guarantee that the landscaping will be compatible throughout the site.
5. Bike trails, lighting details, and lighting locations are not provided on the plan.
6. The back walls on the residences on the east portion of the property face a street. It is recommended that the applicant use a different material or provide landscaping to increase the aesthetics of the street frontage.
7. Dark color roofs increase HVAC cooling requirements and should be discouraged.

**CONDITIONS:**

1. The following shall be changed on the site development plan for building permit, to the satisfaction of the Planning Department, before final DRB sign-off:
  - A note indicating who is responsible for maintenance of the private road.

OFFICIAL NOTICE OF DECISION

Z-98-57

JULY 23, 1998

PAGE 3

- Elimination of the shingle color "dark brown."
  - Materials for gates and exterior walls shall be called out.
  - Bike path connections.
  - Lighting details and locations of street lighting.
  - Black shingles shall be prohibited.
2. Landscaping in the front yard, outside the courtyard wall, shall be the responsibility of the developer. A landscaping palette must be approved before final DRB sign-off.
  3. The developer must complete the common landscaping as approved for each residents prior to DRB sign-off.
  4. The applicant shall provide a minimum of 3 trees per lot with a minimum of one shade tree provided at the street.
  5. The applicant shall provide landscaping and trees along the west side of the east north/south private road and a 5 foot minimum landscaping strip. The applicant shall landscape the north side of the east/west private road along the property line as approved in the previous application and continued in that character on the new property.
  6. There shall be a mix of evergreens and deciduous trees in the 5 foot minimum strip. Landscaping shall be provided at the south entry road at Dellyne Northeast, street trees at a minimum at a 30 foot on center shall be required in a 10 foot wide landscaping strip along the street.
  7. The applicant shall comply with the wall design guidelines.
  8. All building elevations shall have all offsets and elements dimensioned prior to DRB sign-off.
  9. The applicant shall submit a complete landscape plan prior to DRB sign-off.
  10. All materials must be clearly noted prior to DRB sign-off.
  11. The approved conditions shall be attached to each individual building permit set.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **AUGUST 7, 1998** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.



OFFICIAL NOTICE OF DECISION

Z-98-57

JULY 23, 1998

PAGE 4

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).

Sincerely,



FOR Robert McCabe  
Planning Director

RM/EP/ac

cc: Rick Lackey, Taylor Ranch Neigh. Assoc., 4408 Hillspree Ct. NW, Albuquerque, NM 87120  
Dane Otto, Taylor Ranch Neigh. Assoc., 7524 Primrose Dr. NW, Albuquerque, NM 87120  
Ray Graham III, La Luz Del Sol Neigh. Assoc., 1 Wind Road NW, Albuquerque, NM 87120  
Nancy Shea, La Luz Del Sol Neigh. Assoc., 4 Mill NW, Albuquerque, NM 87120  
Richard Kuhn, La Luz Del Oeste Neigh. Assoc., 6 Arco NW, Albuquerque, NM 87120  
Jim O'Leary, 8 Tumbleweed NW, Albuquerque, NM 87120  
Ed Banks, 5216 Valle Vista NW, Albuquerque, NM 87120  
Bill Kraemer, 200 Lomas NW, #1111, Albuquerque, NM 87102  
Steve Abraham, 500 Kinley NE, Albuquerque, NM 87102  
Jimmy Bryant, 5220 Mariposa NW, Albuquerque, NM 87120

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning:  Russell Brito                       Others Don Newton, ONC  
 Transportation:  Tony Loyd                       Others \_\_\_\_\_  
 Utilities:  Jack McDonough                       Others \_\_\_\_\_  
 Others: \_\_\_\_\_

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- Zone Map Amendment:                       EPC Approval                       City Council Approval
- Sector Dev. Plan Amendment:                       EPC Approval                       City Council Approval
- Site Dev. Plan for Subdivision:                       EPC Approval                       DRB Approval
- Site Dev. Plan for Bldg Permit:                       EPC Approval                       DRB Approval
- Annexation: [EPC Review with City Council Approval]

OTHER Sign-off of EPC approved site plan at DRB  
-Possible vacation of private road section at DRB

3. SUMMARY OF PRT DISCUSSION

- Proposed zone change to allow single family development without site plan approval
- Proposed private streets
- Zoning and site plan approved in 1998 (Z-98-57)
  - SU-1 for PRD
  - site plan not yet signed-off at DRB
  - site plan can be Finalized if Conditions are met
- Vacation of private street portion requires public hearing at DRB
- Taylor Ranch N.A. was involved in this site plan approval

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[PRT DISCUSSIONS ARE INFORMATIONAL & NON-BINDING]

Russell Brito 17 Jun '03  
 PRT CHAIRMAN / DATE

[Signature] 6/17/03  
 APPLICANT OR AGENT / DATE

## PRE-APPLICATION DISCUSSION

**NOTE:** PRE APPLICATION DISCUSSIONS ARE PROVIDED TO ASSIST APPLICANTS IN ACQUIRING INFORMATION ON PROCESS AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED WITHIN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE COMPREHENSIVE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

PA # 03-073 APPLICANT Jim Strozier TEL. # 764-9801

RECEIVED BY K. Tsethlikai DATE June 16, 2003

APPOINTMENT TIME & DATE: 1:30 pm; June 17, 2003  
Appointment requests received by Friday will be scheduled for Tuesday of the following week, if times are available. Requests received after Friday will be scheduled for the following Tuesday. **Please contact the Planning Division at 924-3860 for more information.**

1. **BRIEFLY DESCRIBE REQUEST:** (What do you plan to develop on this site?)

Zone Change for Residential Subdivision

2. **RESPOND TO THE FOLLOWING QUESTIONS:**

Size of site: +/- 3.5 Acres Existing Zoning: SU-1 for PRD Proposed Zoning: R-LT

Previous zone change or site plan approval case #'s for this site: Z-95-79, Z-98-57, DRB-96-355

Applicable Area or Sector Development Plans: N/A

Residential: Type and # of Units Proposed: Single Family; 20 Units

Commercial: Estimated building square footage: N/A No. Of Employees: \_\_\_\_\_

3. **LOCATION OF REQUEST:** Provide a legal description of property and indicate location using surrounding streets. Indicate significant landmarks or notable features in the vicinity. **Include Zone atlas number.**

Tract B, Windmill manor Addition, located on Dellyne Ave NE between Valle Vista Dr. NW and Mariposa Dr. NW, **Zone Atlas Page: E-11-Z**

4. **WHAT QUESTIONS OR CONCERNS DO YOU HAVE REGARDING THIS REQUEST:**

- \* If we can change the zones to R-LT Zoning?
- \* Site Plan was approved in 1998, but was never developed.



**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

WINDMILL MANOR ESTATES

PROPOSED NAME OF PLAT

TRACT B, WINDMILL MANOR

**EXISTING LEGAL DESCRIPTION PRIOR TO FLATTING 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 unforseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engr
		28' FF MTLB	Residential Paving Curb & Gutter	Tierra Amada Street	Dellyne Avenue	North Terminus	/	/	/
		6"	Waterline	.	.	.	/	/	/
		8"	Sanitary Sewer	.	.	.	/	/	/
		4' (1)	PCC Sidewalk (Lots 1-21 Deferred)	.	.	.	/	/	/
		4'	PCC Sidewalk (Tract B-2 Frontage)	.	.	.	/	/	/
		4'	PCC Sidewalk	Dellyne Avenue	SW Subdivision Corner	SE Subdivision Corner	/	/	/
		3/4"	Irrigation Water Meter	Tierra Amada Street	(along frontage of Tract B-2)		/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr
							/	/	/
							/	/	/
							/	/	/

NOTES

1. Sidewalks to be deferred along the frontages of Lots 1 through 21. Sidewalk waiver at north end of Hammerhead.
2. Residential lighting per DPM. All water to include fire hydrants, valves, and appurtenances per DPM.
3. Grading and drainage certification required per DPM (prior to release of financial guarantee) to include private retaining walls as defined on the approved grading plan.

AGENT/OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Fred C. Arfman, PE  
 NAME (print)  
 Isaacson & Arfman, P.A.  
 FIRM  
*Fred C. Arfman*  
 SIGNATURE - date  
 PARKS & RECREATION - date  
 TRANSPORTATION DEVELOPMENT - date  
 AMAFCA - date  
 UTILITY DEVELOPMENT - date  
 CITY ENGINEER - date  
 EXTENSION: \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

**WINDMILL MANOR ESTATES  
SIDEWALK EXHIBIT**

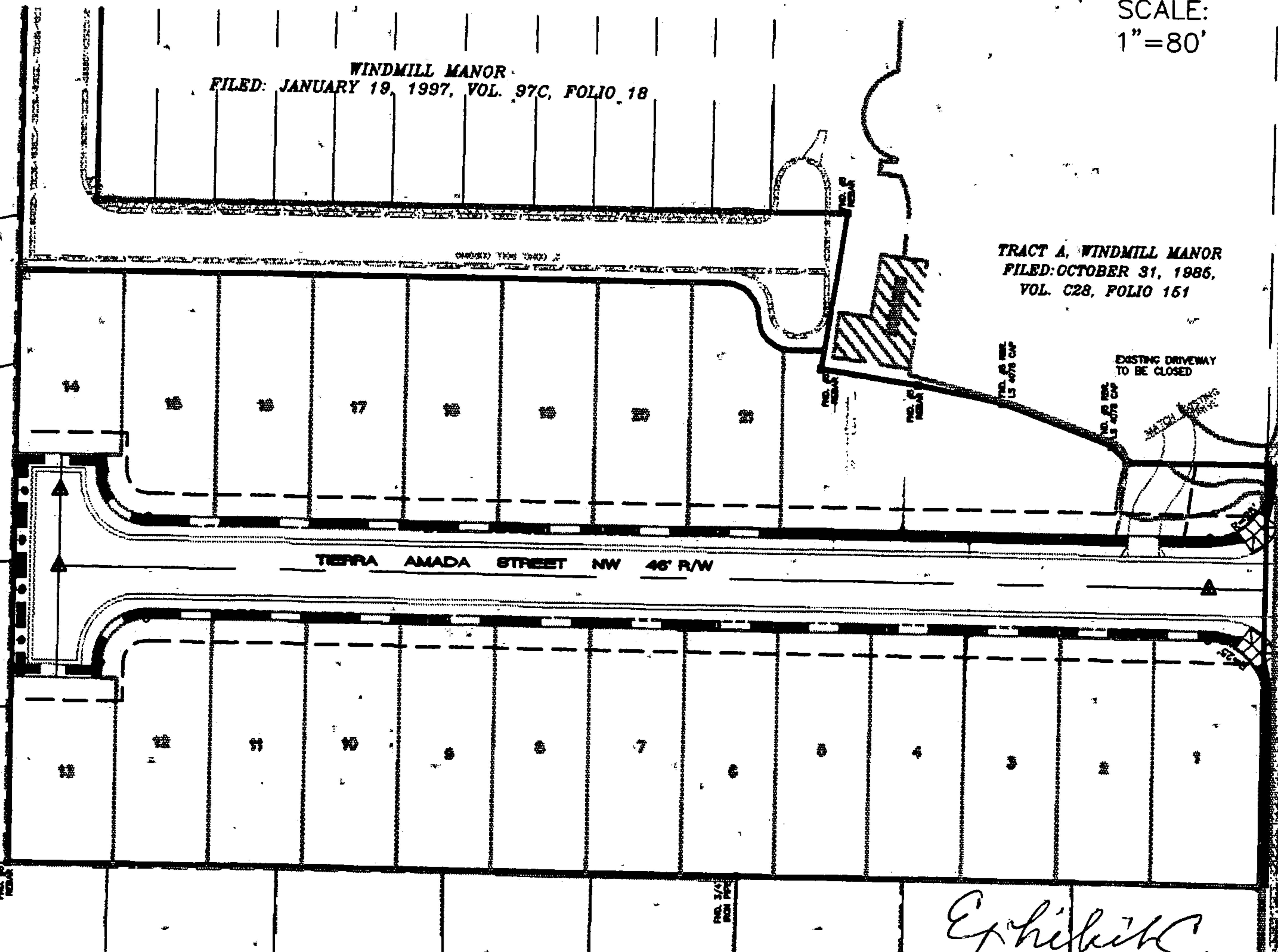


SCALE:  
1"=80'

LOTS 9-13, BLOCK 7, LA MARIPOSA  
FILED: APRIL 17, 1975, VOL. D6, FOLIO 141

WINDMILL MANOR  
FILED: JANUARY 19, 1997, VOL. 97C, FOLIO 18

TRACT A, WINDMILL MANOR  
FILED: OCTOBER 31, 1986,  
VOL. C28, FOLIO 151



TERRA AMADA STREET NW 46' R/W

LOTS 1-8, BLOCK 13, LA MARIPOSA  
FILED: MARCH 04, 1977, VOL. D7, FOLIO 136

Dellyne Avenue N.W.  
( 64' Publicly Dedicated Right-of-Way )

*Exhibit C*  
*12/17/03*

**LEGEND**

- SIDEWALKS TO BE WAIVED
- SIDEWALKS TO BE CONSTRUCTED
- SIDEWALKS TO BE DEFERRED

**NOTE:** ALL SIDEWALKS ARE 4'.

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico  
1288SWEXH.DWGthor 11/20/03



\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
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TRANSMISSION OK

TX/RX NO 0504  
CONNECTION TEL 92682632  
SUBADDRESS  
CONNECTION ID  
ST. TIME 12/16 16:24  
USAGE T 00'43  
PGS. 2  
RESULT OK



**DEVELOPMENT REVIEW BOARD  
FAX FORM**

*Delivered for  
Fred Arisman, P. Wall  
T. 505-268-2632*

TO: Fred Arisman

FAX NUMBER: 268-2632 # PAGES 1 attached

SENT BY: Sheran Matson, DRB Chair DATE: 12/16/03

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1003111 APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*

*EPC staff planner comments  
on the site plans. I just  
received them this afternoon.  
Sheran*



**DEVELOPMENT REVIEW BOARD  
FAX FORM**

**TO:** Fred Artman

**FAX NUMBER:** 268-2632 **# PAGES** 1 attached

**SENT BY:** Sheran Matson, DRB Chair **DATE:** 12/14/03

**PHONE NUMBER:** 924-3880 **FAX #** 924-3864

**PROJECT NO:** 1003111 **APPLICATION NO:** \_\_\_\_\_

\*\*\*\*\*

EPC staff planner comments  
on the site plans. I just  
received them this afternoon.  
Sheran

#8  
MEMO

Date: 16 December 2003  
To: Sheran Matson, DRB Chair  
From: Russell Brito, Senior Planner *RB*  
RE: Project # 1003111; 03DRB-02079 (Z-98-57)

The EPC approval of Z-98-57 included:

1. Zone map amendment;
2. Site development plan for subdivision;
3. Site development plan for building permit.

The new zone category is now reflected on the City's Zoning Map. The submittal before the DRB is for final sign-off of a site development plan for building permit. Has the site development plan for subdivision already been signed-off by the DRB? Is the current submittal for both the site development plan for building permit and the site development plan for subdivision? The Condition of Approval for the site development plan for subdivision states:

**"The applicant shall provide a separate sheet labeled 'site development plan for subdivision' prior to final DRB sign-off."**

The submitted site development plan for building permit, which appears to also act as a site development plan for subdivision, does not reflect the EPC approved site development plan for subdivision. The EPC approved 20 (twenty) lots and a ponding area; the submitted site plan shows 21 (twenty-one) lots and a common area. The EPC approved a through street that connects Valle Vista Drive and Dellyne Avenue; the submitted site plan has a Lot 14 where the connection was previously shown. Administrative amendments to the EPC approved site development plans are possible after sign-off of the EPC approved site development plans at the DRB.

The submitted site development plan for building permit does not meet all of the EPC Conditions of Approval, specifically:

8. All building elevations shall have offsets and elements dimensioned prior to DRB sign-off.

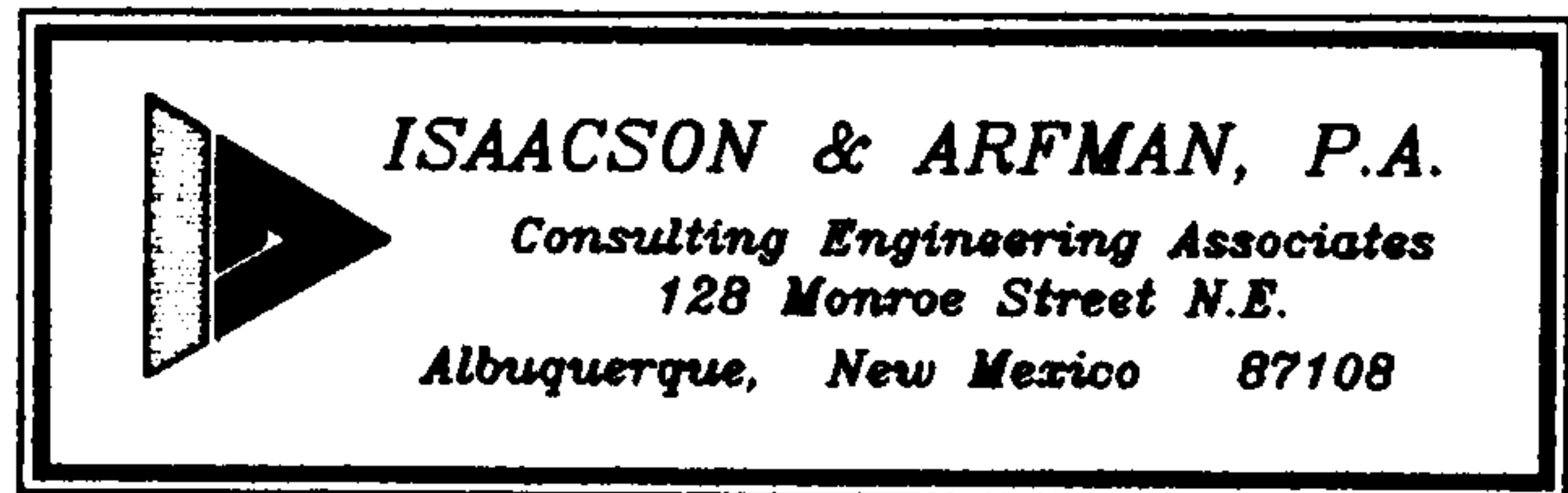
*The typical building elevations shown on the submittal should have typical dimensions of offsets and elements noted. These typical dimensions can then have minor revisions at the building permit stage.*

Please ensure that all City Engineer / DPM requirements are met satisfactorily.



# Letter of Transmittal

*Handwritten scribbles*



To: Sheran Matson Date: 12-15-03  
DRB Chairperson Job No. 1288  
City of Albuquerque

Attn: \_\_\_\_\_

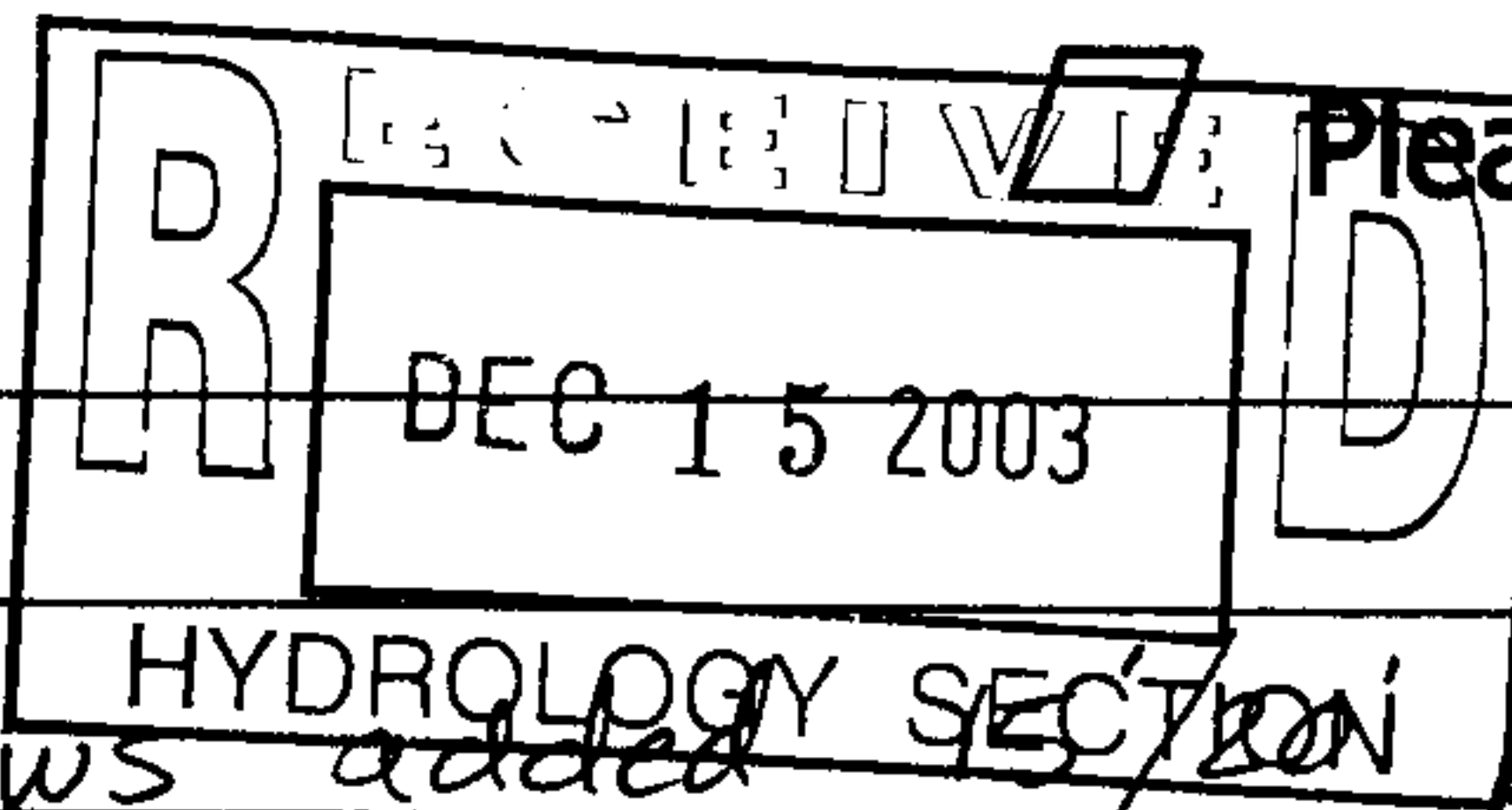
Reference: Windmill Manor Place - DRB #100311  
Hearing date 12/17/03  
Item No. 8

We transmit to you 1 copy(ies) of the following:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> <u>Amended Preliminary</u> Plats | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> _____ Plans                                 | <input type="checkbox"/> Submittals     |
| <input type="checkbox"/> _____ Disks                                 | <input type="checkbox"/> Shop Drawings  |
| <input type="checkbox"/> _____ Report                                | <input type="checkbox"/> Copy of Letter |
| <input type="checkbox"/> _____                                       |   |
| <input type="checkbox"/> _____                                       |   |

This information is transmitted:

- |   |  |
|---|--|
| <input type="checkbox"/> As per your request        | <input checked="" type="checkbox"/> For your files |
| <input type="checkbox"/> For your review & approval | <input type="checkbox"/> For your use              |
| <input type="checkbox"/> For your information       | <input type="checkbox"/> Please review & return    |
| <input type="checkbox"/> For your attention         | <input type="checkbox"/> For return to your files  |
| <input type="checkbox"/> For your signature         | <input type="checkbox"/> Please advise             |
| <input type="checkbox"/> _____                      |  |
| <input type="checkbox"/> _____                      |  |



Remarks: Plat shows added public waterline easement  
at north property line because Roger Green requested  
that we loop waterline to Valle Vista Dr.  
See added easement notes 7 & 8.

By: Lisa Nilson-Weber Copies to: file



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

12/31/03

### 10. Project # 1003111

03DRB-02079 Minor-SiteDev Plan BldPermit/EPC  
03DRB-01987 Minor-Vacation of Private Easements  
03DRB-01988 Minor-Temp Defer SDWK  
03DRB-01986 Major-Preliminary Plat Approval  
03DRB-01989 Minor-Sidewalk Waiver

ISAACSON AND ARFMAN, P.A. agent(s) for THE STROSNIDER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **WINDMILL MANOR PLACE**, zoned SU-1 for PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57 (EPC SP)] (E-11)

The preliminary plat, vacation of private easements, sidewalk waiver and deferral were approved. The site plan for building permit was approved with delegation to Planning for EPC planner's initials.

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

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

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

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

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

  
Sheran Matson, AICP, DRB Chair

cc: Isaacson & Arfman, PA, 128 Monroe Street NE, 87108  
The Strosnider Company, 6121 Indian School Road NE, Suite 275, 87110  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

December 17, 2003

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**NOTE: THE DEVELOPMENT REVIEW BOARD WILL TAKE A LUNCH BREAK AFTER ITEM 20. (THE TIME MAY CHANGE DEPENDING UPON DEFERRALS).**

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

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

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



**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1002885**  
03DRB-01980 Major-Vacation of Pub  
Right-of-Way  
03DRB-01983 Major-Preliminary Plat  
Approval  
03DRB-01981 Minor-Vacation of Private  
Easements  
03DRB-01985 Minor-Temp Defer SDWK  
03DRB-01984 Minor-Sidewalk Waiver
- JEFF MORTENSEN & ASSOCIATES, agent(s) for DESERT RIDGE DEVELOPMENT LLC & GENEVA LLC request(s) the above action(s) for all or a portion of Lot(s) 10 - 24 and Lot(s) 7 - 15 and easterly portion of Lot 16, Block(s) 18 & 20, Unit 3, Tract 3, Unit 1, North Albuquerque Acres, (to be known as **OCOTILLO SUBDIVISION**) zoned RD (4DU/A), located on HOLBROOK ST NE between ANAHEIM AVE NE and PASEO DEL NORTE NE containing approximately 25 acre(s). [REF: 03DRB-01354, 03DRB-01355, 03DRB-01356] (C-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-16-03. THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION THAT THE HOMEOWNER'S ASSOCIATION DOCUMENT MUST BE FILED WITH THE FINAL PLAT. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] [Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03] (K-10) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEERING PLAN STAMPED DATED 11-13-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

03DRB-01692 Minor-SiteDev Plan Subd

DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86<sup>TH</sup> ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] [Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03] (K-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1001068**  
03DRB-01982 Major-Two Year SIA

MARK GOODWIN AND ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1 and 2, Block(s) 5, 6 and 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT RIDGE TRAILS**) zoned R-D, located on FLORENCE AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 76 acre(s). [REF: 1001068] (B-19/C-19) **A 9-MONTH EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1001071**  
03DRB-01957 Major-Vacation of Public Easements  
03DRB-01958 Minor-Prelim&Final Plat Approval

SOUTHWEST SURVEYING CO. agent(s) for STUSON, INC. request(s) the above action(s) for all or a portion of Tract(s) B, **EL DORADO NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on EUCARIZ AVE SW, between WESLEY CT SW and 90<sup>TH</sup> ST SW containing approximately 1 acre(s). [REF:02DRB-00347, 02DRB-00348, 02DRB-01256] (L-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR DRAINAGE CERTIFICATION AND PLANNING FOR PARKS NOTE ON OPEN SPACE, DXF FILE AND 15 DAY APPEAL PERIOD.**

5. **Project # 1002645**  
03DRB-01965 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-A, **SEVILLE SUBDIVISION**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741, 1002645] (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1002800**  
03DRB-01990 Major-Preliminary Plat Approval  
03DRB-01991 Minor-Subd Design (DPM) Variance  
03DRB-01992 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, **NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3**, (to be known as **QUIVERA ESTATES**), zoned R-D, located on MODESTO AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 14 acre(s). [REF: 03DRB-01127] [deferred from 12-17-03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**



7. **Project # 1002935**  
03DRB-01964 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Parcel 1, **SUNDORO SUBDIVISION**, zoned SU-2 R-LT, located on LADERA BLVD NW, between 98<sup>th</sup> ST NW and UNSER BLVD NW containing approximately 55 acre(s). [REF: 03DRB-00736, 03DRB-01447, 03DRB-01449, 03DRB-01550, 03DRB-01551, 01552, 01553] (J-8/J-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

8. **Project # 1003111**  
03DRB-01986 Major-Preliminary Plat Approval  
03DRB-01987 Minor-Vacation of Private Easements  
03DRB-01988 Minor-Temp Defer SDWK  
03DRB-01989 Minor-Sidewalk Waiver

ISAACSON AND ARFMAN, P.A. agent(s) for THE STROSNIDER COMPANY request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: DRB-96-355, Z-95-79, Z-98-57] [deferred from 12-17-03] (E-11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

03DRB-02079 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING agent(s) for THE STROSNIDER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **WINDMILL MANOR PLACE**, zoned SU-1 for PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57] **[RUSSELL BRITO EPC CASE PLANNER]** [deferred from 12-17-03] (E-11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

9. **Project # 1001753**  
03DRB-01884 Major-Preliminary Plat  
Approval  
03DRB-01885 Minor-Subd Design (DPM)  
Variance  
03DRB-01999 Minor-Sidewalk Waiver  
03DRB-01998 Minor-Subd Design (DPM)  
Variance

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 1-11, Tract(s) 1, Block(s) 11, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE TRAILS EAST**) zoned RD (3 DU/AC), located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 11 acre(s). [Deferred from 11/26/03, 12/3/03, 12/17/03] (B-19) **APPLICATION #03DRB-01885 MINOR-SUBD DESIGN (DPM) VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST. THE REMAINING REQUESTS WERE DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

10. **Project # 1000922**  
03DRB-01953 Major-Preliminary Plat  
Approval  
03DRB-01954 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Camino de Paz NW, containing approximately 50 acres. [REF: DRB-97-98, V-97-116, 02DRB-01783, 02DRB-01785,,03DRB-01725, 03DRB-01728] [deferred from 12-10-03, 12-17-03 ] (C-10/11 & D-10/11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

11. **Project # 1002519**  
03DRB-01950 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [deferred from 12-10-03] (C-19) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO CITY ENGINEER FOR SIA.**

03DRB-01883 Major-Vacation of Pub  
Right-of-Way  
03DRB-01882 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03 & 12/10/03] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11-07-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

03DRB-02019 Minor-Subd Design (DPM)  
Variance  
03DRB-02020 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **TOWNHOMES @ LA CUEVA**), zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE. NE and WILSHIRE AVE. NE containing approximately 1 acre(s). [REF: 03DRB-001950, 03DRB-01882] [deferred from 12/10/03] (C-19) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**



12. **Project # 1002668**  
03DRB-01888 Major-Preliminary Plat  
Approval  
03DRB-01889 Major-Vacation of Public  
Easements  
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03 & 12/10/03] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 01-07-04.**

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

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] [*Deferred from 10/8/03, 11/5/03 & 11/26/03 & 12/10/03*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

14. **Project # 1002929**  
03DRB-01531 Major-Preliminary Plat  
Approval  
03DRB-01533 Minor-Temp Defer SDWK  
03DRB-01535 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) **The Trails (portion of Tract 4, Black Ranch)** zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [*Deferred from 10/8/03, 11/5/03 & 11/19/03, 11/26/03 & 12/10/03*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

15. **Project # 1002792**  
03DRB-01780 Major-Vacation of Public  
Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest (ETC) & SU-1,O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086] *[Deferred from 11/12/03 & 11/26/03 & 12/10/03]* (B-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-01945 Minor-SiteDev Plan  
Subd/EPC  
03DRB-01946 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agents for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086, 03DRB-01780] **[Debbie Stover, EPC Case Planner]** *[Deferred from 11/26/03 & 12/10/03]* (B-14) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND DELEGATED TO PLANNING FOR EPC CONDITIONS AND UTILITIES DEVELOPMENT FOR FIRE MARSHAL'S APPROVAL.**

03DRB-02084 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest. (ETC) & SU-1 O-1, located on COORS BLVD. NW, between COORS BLVD. NW and SEVEN BAR LOOP NW containing approximately 10 acre(s). [REF: DRB-94-358, DRB-98-61, 03EPC 01086] (B-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-17-03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT APPROVAL: PROVIDE ACCESS TO LOTS 1 AND 3. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

**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.**

16. **Project # 1000901**  
03DRB-02080 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-02081 Minor-Amnd SiteDev Plan  
Subd
- CONSENSUS PLANNING, INC. agent(s) for BOSQUE PREPARATORY SCHOOL request(s) the above action(s) for all or a portion of Lot(s) 4A, **BOSQUE PREPARATORY SCHOOL**, zoned SU-1 for School & Related Facilities, located on LEARNING ROAD NW, between COORS BLVD. NW and RIO GRANDE BOSQUE containing approximately 23 acre(s). [REF: 03EPC 01666] **[JUANITA VIGIL, EPC CASE PLANNER]** (F-12) **THE SITE PLAN FOR BUILDING PERMIT AND THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES FOR FIRE FLOW REQUIREMENTS.**
17. **Project # 1002874**  
03DRB-02069 Minor-SiteDev Plan  
BldPermit/EPC
- SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY request(s) the above action(s) for all or a portion of Tract(s) S2A1, **ATRISCO BUSINESS PARK**, zoned IP industrial park zone, located on LOS VOLCANES RD NW, between UNSER BLVD. NW and COORS BLVD. NW containing approximately 1 acre(s). [REF:03EPC-01326, DRB-98-413, DRB-95-242 SV-95-31,Z-92-57] **[RUSSELL BRITO, EPC CASE PLANNER FOR SIMON SHIMA]** (J-9/J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDED EASEMENT AND WIDTH OF EASEMENT 15-FOOT MINIMUM.**



18. **Project # 1002371**  
03DRB-02085 Minor-SiteDev Plan  
Subd/EPC  
03DRB-02086 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN CHURCH WEST request(s) the above action(s) for all or a portion of Tract(s) 1A,1B,1C and Tract A, Bosque Meadows, **ALBAN HILLS SUBDIVISION, UNIT ONE**, zoned SU-1 for R-2 with church related uses, SU-1 for C-2, located on LA ORILLA NW, between COORS BLVD. NW and the CORRALES DRAIN containing approximately 17 acre(s). **[RUSSELL BRITO, EPC CASE PLANNER FOR SIMON SHIMA]** [deferred from 12-17-03] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

19. **Project # 1003120**  
03DRB-02021 Minor-SiteDev Plan  
BldPermit

BOHANNAN HUSTON INC. AND CONSENSUS PLANNING, INC. agent(s) for IDI request(s) the above action(s) for all or a portion of Tract(s) 1, **LEVI STRAUSS COMPANY ADDITION**, zoned SU-2 for M-1, located on ALAMEDA BLVD. NE, between OAKLAND AVE NE and WILSHIRE AVE. NE containing approximately 12 acre(s). [REF: Z-70-124] [Deferred from 12-10-03] (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR HIGHWAY DEPARTMENT SIGNED LEASE AGREEMENT, A MONUMENT SIGN AND WATER USE FOR FESCUE.**

20. **Project # 1002421**  
03DRB-01968 Minor-SiteDev Plan Subd  
03DRB-01969 Minor-SiteDev Plan  
BldPermit/EPC

GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-B, **TOWN OF ATRISCO GRANT, TRACT III – UNIT 6**, zoned SU-1 PRD (20DU/A, located on GWIN RD SW, between DELIA RD SW and 69<sup>TH</sup> ST SW containing approximately 1 acre(s). [REF: 03DRB-00053, 03EPC-00692] **[Juanita Vigil, EPC Case Planner]** [Deferred from 11/26/03 & 12/10/03] (K-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PARKS FOR PAYMENT OF CASH-IN-LIEU FOR PARK DEDICATION FEE AND CITY ENGINEER FOR SIA.**

DRB TOOK A 30 MINUTE LUNCH BREAK

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

21. **Project # 1000849**  
03DRB-02074 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD. agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 1-5, **BREEZE @ MOUNTAIN GATE**, zoned SU-1 PRD, located on FOUR HILLS ROAD SE, between WENONAH AVE. SE and LANIER DRIVE SE containing approximately 1 acre(s). (L-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES TO PROVIDE AS-BUILT DRAWINGS SHOWING LOCATIONS OF ALL METER BOXES AND SEWER STUBS.**
22. **Project # 1001209**  
03DRB-02063 Minor-Prelim&Final Plat  
Approval
- MARK GOODWIN & ASSOCIATES. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139][deferred from 12-17-03] (F10 – F11) **DEFERRED AT THE AGENT'S REQUEST TO 1-7-04.**
23. **Project # 1001409**  
03DRB-02032 Minor-Extension of  
Preliminary Plat
- MUKUND C. PATEL request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block 1, Unit 1, **CANDLELIGHT FOOTHILLS**, zoned R-1, located on LOMAS BLVD. NE, between MONTE LARGO DR. NE and SUMMIT HILLS DR. NE containing approximately 2 acre(s). (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

24. **Project # 1001796**  
03DRB-02078 Minor- Prelim&Final Plat  
Approval

SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION**, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD. NW, between EAGLE RANCH RD. NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: 03DRB 00916, Z-98-17, Z-84-122, S-98-25] (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

25. **Project # 1002345**  
03DRB-02082 Minor-Prelim&Final Plat  
Approval

CLINT SHERRILL & ASSOCIATES agent(s) for GOLDEN VENTURES LLC request(s) the above action(s) for all or a portion of Lot(s) 3, **BROADWAY INDUSTRIAL CENTER**, zoned SU-2 HM, located on SAN JOSE AVE. SE, between KARSTEN COURT SE and I-25 containing approximately 14 acre(s). (M-14/15) **THE PRELIMINARY PLAT WAS APPROVED WITH THE FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT TO OPEN A SEWER ACCOUNT FOR LOT 3-B AND POSSIBLY A WATER ACCOUNT AND FOR AGIS DXF FILE, AND TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK ON KARSTEN? MAINTENANCE AND BENEFICIARIES OF ACCESS EASEMENTS, I-25 ACCESS CONTROL LANE AND PARKING AND MODEL HOME AREA BEING USED BY LOT 3-B.**

26. **Project # 1002743**  
03DRB-02083 Minor-Prelim&Final Plat  
Approval

BORDENAVE DESIGNS agent(s) for OVENWEST CORP request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: THE APPROVAL OF THE GRADING PLAN FOR TRACT H IS REQUIRED. PROVIDE PRIVATE SANITARY SEWER SERVICE EASEMENTS. PROVIDE AN APPROVED TURNAROUND WITHIN LOT H. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**



27. **Project # 1003034**  
03DRB-02070 Minor-Prelim&Final Plat  
Approval  
03DRB-02071 Minor-Vacation of Private  
Easements

SURVEYS SOUTHWEST LTD. agent(s) for JOHN MAHONEY request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, Block(s) 20 and Lot 10, **BROWNEWELL LAI LS HIGHLAND ADDITION**, zoned SU-2, located on COPPER AVE. NE, between CEDAR ST. NE and SPRUCE ST. NE containing approximately 1 acre(s). [REF: DRB-96-163, 03DRB 01761 ] (K-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

28. **Project # 1003037**  
03DRB-02072 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD. agent(s) for RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 17-20, **PEREA ADDITION**, zoned SU-2 TH, located on 12TH ST. NW, between GRANITE AVE. NW and MARBLE NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

29. **Project # 1003132**  
03DRB-02073 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for TED WATERMAN request(s) the above action(s) for all or a portion of Lot(s) 9 UNIT 3, **BROADWAY INDUSTRIAL CENTER SUBDIVISION** zoned SU-2 special neighborhood zone, HM, located on KARSTEN CT SE, between INTERSTATE 25 and BROADWAY BLVD. SE containing approximately 4 acre(s). (L-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER TO ADD DRAINAGE TO ACCESS EASEMENT AND UTILITIES DEVELOPMENT FOR A COPY OF AS-BUILTS SHOWING WATER AND SEWER SERVICE TO LOT 9.**

30. **Project # 1003094**  
03DRB-01997 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE / MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 30, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3, located on 3<sup>rd</sup> ST SE, between LEAD SE and SILVER SE containing approximately 3 acre(s). [REF: 03DRB-01886] [Deferred from 12/3/03] (K-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

31. **Project # 1003133**  
03DRB-02076 Minor-Prelim&Final Plat  
Approval  
03DRB-02077 Minor-Vacation of Private  
Easements

ISAACSON & ARFMAN PA agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M, N & P, **FRANKLIN PLAZA**, zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and SKYLINE NE containing approximately 9 acre(s). [REF: Z-88-53] [deferred from 12-17-03](L-22) **DEFERRED AT AGENT'S REQUEST TO 1-7-04.**

32. **Project # 1000087**  
03DRB-02075 Minor-Ext of SIA for Temp  
Defer SDWK

ISAACSON & ARFMAN, P. A. agent(s) for THE STROSNIDER COMPANY request(s) the above action(s) for all or a portion of Lot(s) 11-15, **PALOMA DEL SOL SUBD.**, zoned R-1 residential zone, located on the southeast corner of MCMAHON and BANDELIER BLVD NW, between GOLF COURSE RD. NW and TUSCANY DR. NW containing approximately 36 acre(s). [REF: 00450-00014, 01500-01779, DRB-95-63, S-95-15, V-95-61, SV-95-25] (A-12) **A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

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

33. **Project # 1003121**  
03DRB-02029 Minor-Sketch Plat or Plan  
ZXOLT PALCZA agent(s) for STEWART INGHAM request(s) the above action(s) for all or a portion of Lot(s) 19, **MRGCD MAP 36**, zoned R-1, located on LOS TOMASES NW, between LOS POBLANOS NW and MENAUL NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
34. **Project # 1003123**  
03DRB-02044 Minor-Sketch Plat or Plan  
JERRY MILLER agent(s) for KPM LLC request(s) the above action(s) for all or a portion of Tract(s) 77B1, **MRGCD MAP 37**, zoned S-MI, located on 5TH ST NW, between HAYNES NW and ASPEN NW containing approximately 2 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
35. **Project # 1003131**  
03DRB-02068 Minor-Sketch Plat or Plan  
BILLY W. BACA request(s) the above action(s) for all or a portion of Lot(s) B & C, **HUNING CASTLE ADDITION**, zoned R-T residential zone, located on SAN PATRICIO & ALCALDE AVE SW, between LEAD AVE. SW and COAL AVE. SW containing approximately 1 acre(s). [REF: Z-72-203] (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
36. Approval of the Development Review Board Minutes for December 3, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Adjourned: **2:40 P.M.**





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 17, 2003

**Project # 1003111**

03DRB-01986 Major-Preliminary Plat Approval  
03DRB-01987 Minor-Vacation of Private Easements  
03DRB-01988 Minor-Temp Defer SDWK  
03DRB-01989 Minor-Sidewalk Waiver

ISAACSON AND ARFMAN, P.A. agent(s) for THE STROSNIDER COMPANY request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: DRB-96-355, Z-95-79, Z-98-57] (E-11)

AMAFCA

No comment.

COG The Long Range Roadway System designates Dellyne Avenue and Valle Vista as collector with a standard right-of-way requirement of 68 feet. Adequate rights-of-way for Dellyne and Valle Vista should be preserved. The Long Range Bikeway System designates a bike lane on Dellyne and a bike route on Valle Vista.

Transit

No comments received.

Zoning Enforcement

Reviewed, no comment.

Neighborhood Coord.

Letters sent to La Luz del Sol (R) and Taylor Ranch (R) Neighborhood Assns.

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. Maintenance of landscaping.

Fire Department

Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas

Approves.

PNM Electric

PNM approves the Pre-Plat.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No Adverse Comment

City Engineer

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

Transportation

Add hammerhead to infrastructure list. Dellyne is a collector and requires bikelanes. Are these improvements in place? Will the hammerhead still function on the SE corner? Need to vacate the 7' public utility easements crossing Tierra Amada. Is there a radius on lot 11-A? Plat shows two tract "A's" and two tract "B's"?

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 21 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Utilities Development

No objection to Vacation request, defer to Hydrology. Water line must be looped to Valle Vista. Availability is pending. No objection to Sidewalk Waiver or Deferral.

Planning Department

The perimeter wall should be on the infrastructure list as well as the landscape maintenance agreement.

The perimeter wall detail plant list includes trees not shown on the actual landscape detail. If, for example, the tree list is meant as 5 selections from which to choose one tree to use, please state as Note 3. Likewise for the shrubs listed. Also, the height of the wall is not on the elevation. The scale on the detail cannot be right unless the walls are very tall.

The Declaration of Restrictive & Protective Covenants for the Homeowners Association is needed for review to be sure the maintenance responsibilities of the perimeter wall, landscaping, common areas and any private streets are clearly spelled out. The Subdivision Ordinance, Section 14-14-4-2.

A condition of final plat will be to receive a recorded copy of the document listed above along with the recorded plat.

No objection to the vacations or sidewalk waiver or deferral. If the preliminary plat matches the site plan, Planning will not object to its approval either.

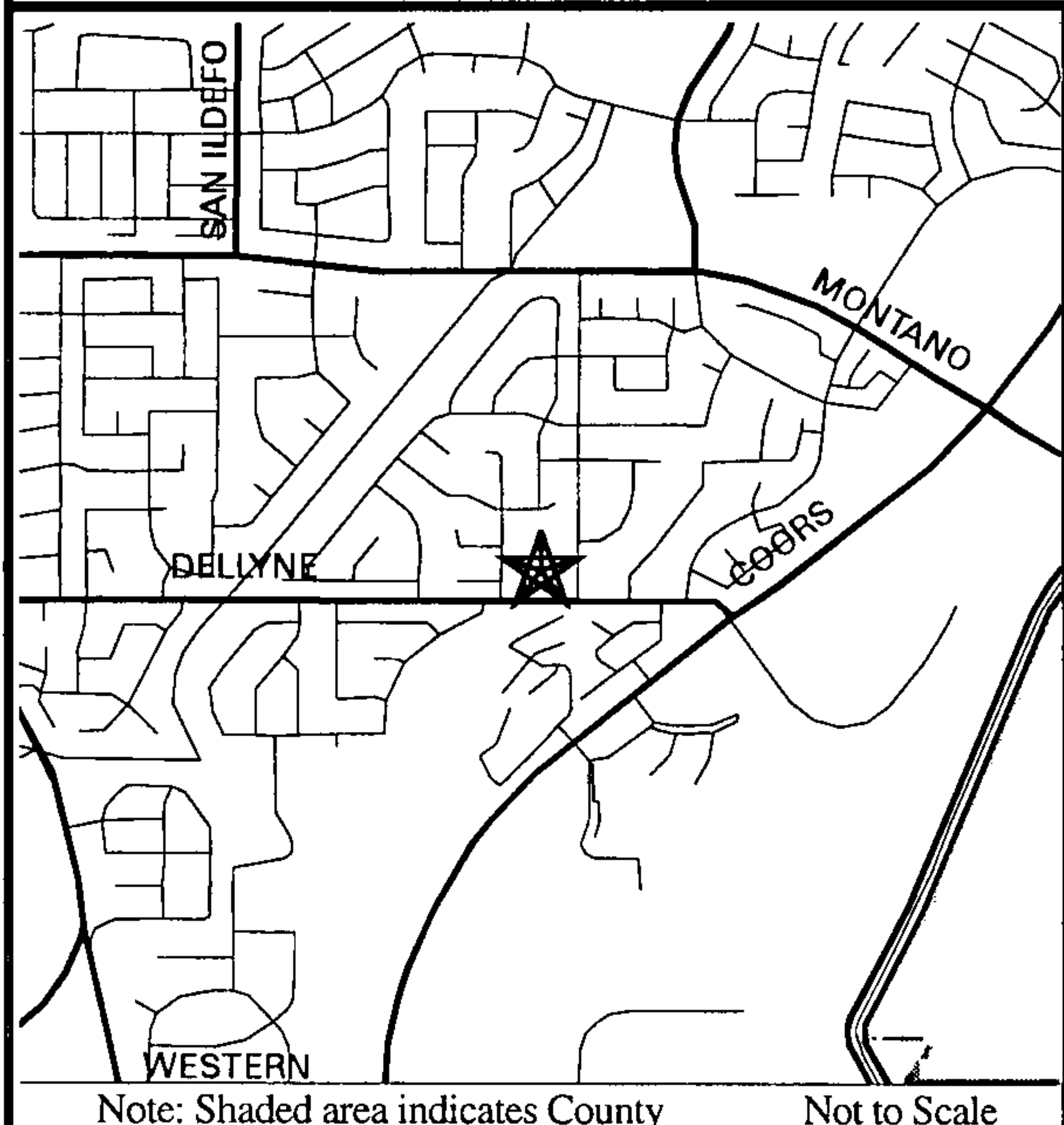
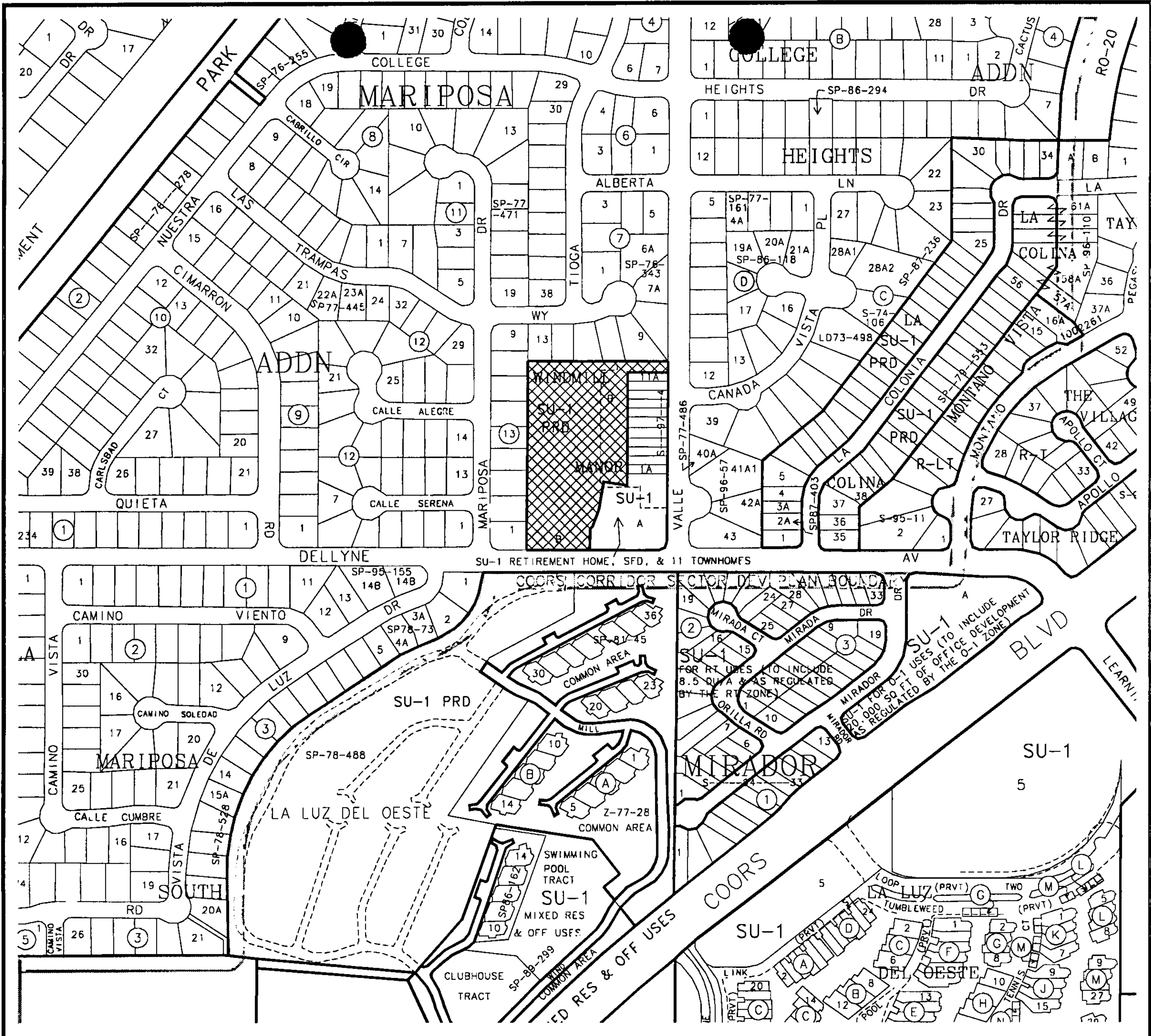
*+ Russell's  
Comments*

Please explain the "alternate location of lot line on the plat on the north side of Tract B. What is the purpose of Tract B?

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

cc: The Strosnider Company, 6121 Indian School Rd NE, Suite 275 87110  
Isaacson & Arfman, P.A., 128 Monroe St. NE, 87108





**ZONING MAP**



Scale 1" = 425'

PROJECT NO.  
1003111

HEARING DATE  
12-17-03

MAP NO.  
E-11

ADDITIONAL CASE NUMBER(S)  
03DRB-01986  
03DRB-01987  
03DRB-01988

03DRB-01989

Note: Shaded area indicates County Not to Scale



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

**Project # 1002885**

03DRB-01980 Major-Vacation of Pub  
Right-of-Way  
03DRB-01983 Major-Preliminary Plat  
Approval  
03DRB-01981 Minor-Vacation of Private  
Easements  
03DRB-01985 Minor-Temp Defer SDWK  
03DRB-01984 Minor-Sidewalk Waiver

JEFF MORTENSEN & ASSOCIATES, agent(s) for  
DESERT RIDGE DEVELOPMENT LLC & GENEVA  
LLC request(s) the above action(s) for all or a portion of  
Lot(s) 10 - 24 and Lot(s) 7 - 15 and easterly portion of  
Lot 16, Block(s) 18 & 20, Unit 3, Tract 3, Unit 1, North  
Albuquerque Acres, (to be known as **OCOTILLO  
SUBDIVISION**) zoned RD (4DU/A), located on  
HOLBROOK ST NE between ANAHEIM AVE NE and  
PASEO DEL NORTE NE containing approximately 25  
acre(s). [REF: 03DRB-01354, 03DRB-01355, 03DRB-  
01356] (C-21)

**Project # 1002935**

03DRB-01964 Major-Vacation of Public  
Easements

BOHANNAN HUSTON INC agent(s) for WESTLAND  
DEVELOPMENT CO., INC request(s) the above  
action(s) for all or a portion of Parcel 1, **SUNDORO  
SUBDIVISION**, zoned SU-2 R-LT, located on LADERA  
BLVD NW, between 98<sup>th</sup> ST NW and UNSER BLVD  
NW containing approximately 55 acre(s). [REF: 03DRB-  
00736, 03DRB-01447, 03DRB-01449, 03DRB-01550,  
03DRB-01551, 01552, 01553] (J-8/J-9)

**Project # 1003111** \_\_\_\_\_

03DRB-01986 Major-Preliminary Plat  
Approval  
03DRB-01987 Minor-Vacation of Private  
Easements  
03DRB-01988 Minor-Temp Defer SDWK  
03DRB-01989 Minor-Sidewalk Waiver

ISAACSON AND ARFMAN, P.A. agent(s) for THE  
STROSNIDER COMPANY request(s) the above  
action(s) for all or a portion of Tract(s) B, **WINDMILL  
MANOR**, zoned SU-1 PRD, located on DELLYNE AVE  
NW, between MARIPOSA DR NW and VALLE VISTA  
DR NW containing approximately 4 acre(s). [REF:  
DRB-96-355, Z-95-79, Z-98-57] (E-11)

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

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 1, 2003.**





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, December 17, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1001068**

03DRB-01982 Major-Two Year SIA

MARK GOODWIN AND ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1 and 2, Block(s) 5, 6 and 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT RIDGE TRAILS**) zoned R-D, located on FLORENCE AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 76 acre(s). [REF: 1001068] (B-19/C-19)

**Project # 1001071**

03DRB-01957 Major-Vacation of Public Easements

03DRB-01958 Minor-Prelim&Final Plat Approval

SOUTHWEST SURVEYING CO. agent(s) for STUSON, INC. request(s) the above action(s) for all or a portion of Tract(s) B, **EL DORADO NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on EUCARIZ AVE SW, between WESLEY CT SW and 90<sup>TH</sup> ST SW containing approximately 1 acre(s). [REF:02DRB-00347, 02DRB-00348, 02DRB-01256] (L-9)

**Project # 1002645**

03DRB-01965 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-A, **SEVILLE SUBDIVISION**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741, 1002645] (A-10)

**Project # 1002800**

03DRB-01990 Major-Preliminary Plat Approval  
03DRB-01991 Minor-Subd Design (DPM) Variance  
03DRB-01992 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3, (to be known as **QUIVERA ESTATES**), zoned R-D, located on MODESTO AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 14 acre(s). [REF: 03DRB-01127] (B-19)

**SEE PAGE 2 . . .**



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

**Meeting Date:** DECEMBER 17, 2003  
**Zone Atlas Page:** E-11-Z  
**Notification Radius:** 100 Ft.

**Project#** 1003111  
**App#** 03DRB-01986  
**App#** 03DRB-01987  
**App#** 03DRB-01988  
**App#** 03DRB-01989

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

**Applicant:** THE STROSNIDER COMPANY  
**Address:** 6121 INDIAN SCHOOL RD NE, STE# 275  
ALBUQUERQUE NM 87110

**Agent:** ISAACSON & ARFMAN, P.A.  
**Address:** 128 MONROE ST. NE  
ALBUQUERQUE NM 87108

**Special Instructions:**

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

**Date Mailed:** NOVEMBER 26, 2003

**Signature:** KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_

Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
E-11	1011062	346-133	402-23	✓
				1011062 349-063 402 03 ✓
		381-015	24	✓
				342-063 02 ✓
		384-024	25	✓
				355-063 01 ✓
		384-026	24	✓
				344-064 14 ✓
		384-029	27	✓ mp
				344-057 15 ✓
		384-032	28	✓ mp
				344-049 16 ✓
		384-035	29	✓ mp
				344-043 17 ✓
		384-038	30	✓
				344-035 18 ✓
		384-041	31	✓
				344-028 19 ✓
		384-043	32	✓
				344-023 20 ✓
		384-046	33	✓
				344-014 21 ✓
		384-049	34	✓
				344-020 22 ✓
		384-051	35	✓
				333-004 408 54 ✓
		373-084	13	✓
				333-024 44 ✓
		385-087	<del>08</del>	✓
				333-035 43 ✓
		389-080	<del>07</del>	✓
				333-051 29 ✓
		390-069	<del>04</del>	✓
				332-063 28 ✓
		384-044	<del>05</del>	✓
				330-050 409 41 ✓
		376-044	<del>04</del>	✓
				344-078 57 ✓

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_

Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 2 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
E-11	1011062	357-078	409-01	✓
		407-005	403-01	✓
		413-015	02	✓
		408-025	03	✓
		402-031	04	✓
		404-041	05	✓
		403-055	404-01	✓
		403-003	21	✓
		403-070	20	✓
		403-074	19	✓
		403-084	18	✓
F-11	1011061	327-514	205-25	✓
		331-523	24	✓
		305-460	101-10	✓ <sup>mp</sup>
		379-503	28	✓
		390-510	21	✓
		385-507	22	✓
		380-565	23	✓ <sup>mp</sup>
		373-501	24	✓

1011061 347-498 101 25 ✓  
~~343-495~~ 24 ✓  
 357-493 27 ✓  
 401-504 108 18 ✓  
 402-513 19 ✓  
 403-519 20 ✓  
 410-519 21 ✓

DRP  
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<mainframe@coalmp  
3.cabq.gov>

11/25/03 11:26 AM

To:  
cc:  
Subject:

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01011062 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101106236603340223 LEGAL: TR B , TR S A & B AND LOTS 1, 2 & 3 WINDMILL  
MANOR C LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: WINDMALL MANOR ESTATES LLC  
OWNER ADDR: 06121 INDIAN SCHOOL RD NE  
ALBUQUERQUE NM 87110  
0101106238101540224 LEGAL: TR A , TR S A & B AND LOTS 1, 2 & 3 WINDMILL  
MANOR C LAND USE:  
PROPERTY ADDR: 00000 VALLE VISTA  
OWNER NAME: GONZALES VERA TRUSTEE  
OWNER ADDR: 05201 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120  
0101106238602440225 LEGAL: LT 1 A PL AT OF LOTS 1-A THRU 11-A WINDMILL MANOR  
CO LAND USE:  
PROPERTY ADDR: 00000 VALLE VISTA  
OWNER NAME: BLAIR HENRY & ANNIE R TRUJILLO  
OWNER ADDR: 05205 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120  
0101106238602640226 LEGAL: LT 2 A PL AT OF LOTS 1-A THRU 11-A WINDMILL MANOR  
CO LAND USE:  
PROPERTY ADDR: 00000 VALLE VISTA  
OWNER NAME: DECKER DEWETTE J  
OWNER ADDR: 05207 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120  
0101106238602940227 LEGAL: LT 3 A PL AT OF LOTS 1-A THRU 11-A WINDMILL MANOR  
CO LAND USE:  
PROPERTY ADDR: 00000 VALLE VISTA  
OWNER NAME: ROMAN SERGIO  
OWNER ADDR: 00318 49TH ST NW  
ALBUQUERQUE NM 87105  
0101106238603240228 LEGAL: LT 4 A PL AT OF LOTS 1-A THRU 11-A WINDMILL MANOR  
CO LAND USE:  
PROPERTY ADDR: 00000 VALLE VISTA  
OWNER NAME: ROMAN SERGIO  
OWNER ADDR: 00318 49TH ST NW  
ALBUQUERQUE NM 87105  
0101106238603540229 LEGAL: LT 5 A PL AT OF LOTS 1-A THRU 11-A WINDMILL MANOR  
CO LAND USE:  
PROPERTY ADDR: 00000 VALLE VISTA  
OWNER NAME: ROMAN SERGIO  
OWNER ADDR: 00318 49TH ST NW  
ALBUQUERQUE NM 87105  
0101106238603840230 LEGAL: LT 6 A PL AT OF LOTS 1-A THRU 11-A WINDMILL MANOR  
CO LAND USE:  
PROPERTY ADDR: 00000 VALLE VISTA  
OWNER NAME: KAJEWSKI DONALD A & ARLENE M  
OWNER ADDR: 05215 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120  
0101106238604140231 LEGAL: LT 7 A PL AT OF LOTS 1-A THRU 11-A WINDMILL MANOR

CO LAND USE:

PROPERTY ADDR: 00000 VALLE VISTA  
OWNER NAME: SCHULTZ DONALD R  
OWNER ADDR: 05217 VALLE VISTA DR NW

ALBUQUERQUE NM 87120

0101106238604340232 LEGAL: LT 8 A PL AT OF LOTS 1-A THRU 11-A WINDMILL MANOR  
CO LAND USE:

PROPERTY ADDR: 00000 VALLE VISTA  
OWNER NAME: GONZALES JUDY M  
OWNER ADDR: 05301 VALLE VISTA DR NW

ALBUQUERQUE NM 87120

0101106238604640233 LEGAL: LT 9 A PL AT OF LOTS 1-A THRU 11-A WINDMILL MANOR  
CO LAND USE:

PROPERTY ADDR: 00000 VALLE VISTA  
OWNER NAME: MICHELSON MAURICE G  
OWNER ADDR: 00000

ALBUQUERQUE NM 87199

1 R E C O R D S W I T H L A B E L S PAGE

2

0101106238604940234 LEGAL: LT 1 0A P LAT OF LOTS 1-A THRU 11-A WINDMILL  
MANOR C LAND USE:

PROPERTY ADDR: 00000 VALLE VISTA  
OWNER NAME: MULLER EVARISTO & ANGIE S  
OWNER ADDR: 07131 DODGE TR NW

ALBUQUERQUE NM 87120

0101106238605140235 LEGAL: LT 1 1A P LAT OF LOTS 1-A THRU 11-A WINDMILL  
MANOR C LAND USE:

PROPERTY ADDR: 00000 VALLE VISTA  
OWNER NAME: HANLEY HUONG  
OWNER ADDR: 07024 LAMAR NW

ALBUQUERQUE NM 87120

0101106237308440213 LEGAL: 1 7 LA M ARIPOSA PHASE 1 OF UNIT 1  
LAND USE:

PROPERTY ADDR: 00000 LAS TRAMPAS WAY  
OWNER NAME: MCCOY SAMUEL A & GRACE M  
OWNER ADDR: 05109 LAS TRAMPAS WAY NW

ALBUQUERQUE NM 87120

0101106238508740208 LEGAL: 6A 7 REP LAT OF LOTS 6 & 7 BLK 7 LA MARIPOSA  
PHASE LAND USE:

PROPERTY ADDR: 00000 LAS TRAMPAS WAY  
OWNER NAME: THOMPSON DALE E & KAREN L  
OWNER ADDR: 05105 LAS TRAMPAS WAY NW

ALBUQUERQUE NM 87120

0101106238908040207 LEGAL: 7A 7 REP LAT OF LOTS 6 & 7 BLK 7 LA MARIPOSA  
PHASE LAND USE:

PROPERTY ADDR: 00000 LAS TRAMPAS  
OWNER NAME: SILVA LOUIS P JR & SANDRA K  
OWNER ADDR: 05101 LAS TRAMPAS WY NW

ALBUQUERQUE NM 87120

0101106239006940206 LEGAL: 8 7 LA M ARIPOSA PHASE 1 OF UNIT 1  
LAND USE:

PROPERTY ADDR: 00000 LAS TRAMPAS  
OWNER NAME: SALAZAR GLORIA M  
OWNER ADDR: 05100 LAS TRAMPAS WA NW

ALBUQUERQUE NM 87120

0101106238406440205 LEGAL: 9 7 LA M ARIPOSA PHASE 1 OF UNIT 1  
LAND USE:

PROPERTY ADDR: 00000 LAS TRAMPAS WAY  
OWNER NAME: YOUNTS WILLIAM E & PATTYE K  
OWNER ADDR: 05104 LAS TRAMPAS WAY NW

ALBUQUERQUE NM 87120





ALBUQUERQUE NM 87111  
0101106234402340220 LEGAL: 003 013 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS  
'A' LAND USE:  
PROPERTY ADDR: 00000 MARIPOSA  
OWNER NAME: 2433 CHELWOOD LTD PTNS  
OWNER ADDR: 05208 MARIPOSA NW

ALBUQUERQUE NM 87120  
0101106234401440221 LEGAL: 002 013 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS  
'A' LAND USE:  
PROPERTY ADDR: 00000 MARIPOSA  
OWNER NAME: DIETZ THOMAS G & DONNA L  
OWNER ADDR: 05204 MARIPOSA NW

ALBUQUERQUE NM 87120  
0101106234400640222 LEGAL: 001 013 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS  
'A' LAND USE:  
PROPERTY ADDR: 00000 MARIPOSA  
OWNER NAME: TRAVIS WILLIAM J & IMOGENE  
OWNER ADDR: 05200 MARIPOSA NW

ALBUQUERQUE NM 87120  
0101106233300640856 LEGAL: 001 012 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS  
'A' LAND USE:  
PROPERTY ADDR: 00000 CALLE SERENA  
OWNER NAME: BRUBAKER DEAN R JR ETUX  
OWNER ADDR: 05300 CALLE SERENA NW

ALBUQUERQUE NM 87120  
0101106233302440844 LEGAL: 013 012 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS  
'A' LAND USE:  
PROPERTY ADDR: 00000 CALLE SERENA  
OWNER NAME: WILLS EZE E  
OWNER ADDR: 05301 CALLE SERENA NW

ALBUQUERQUE NM 87120  
1 R E C O R D S W I T H L A B E L S PAGE  
4  
0101106233303540843 LEGAL: 014 012 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS  
'A' LAND USE:  
PROPERTY ADDR: 00000 CALLE ALEGRE  
OWNER NAME: SAVINI GILBERT C & ANGELA G  
OWNER ADDR: 05300 CALLE ALEGRE NW

ALBUQUERQUE NM 87120  
0101106233305140829 LEGAL: 028 012 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS  
'A' LAND USE:  
PROPERTY ADDR: 00000 CALLE ALEGRE  
OWNER NAME: LOVATO EUGENE  
OWNER ADDR: 05301 CALLE ALEGRE NW

ALBUQUERQUE NM 87105  
0101106233206340828 LEGAL: 029 012 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS  
'A' LAND USE:  
PROPERTY ADDR: 00000 MARIPOSA  
OWNER NAME: LONGENBAUGH SHARON K  
OWNER ADDR: 05309 MARIPOSA NW

ALBUQUERQUE NM 87105  
0101106233008040941 LEGAL: 005 011 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS  
'A' LAND USE:  
PROPERTY ADDR: 00000 MARIPOSA  
OWNER NAME: FAIRCHILD PATRICIA DIANE &  
OWNER ADDR: 05401 MARIPOSA NW

ALBUQUERQUE NM 87120  
0101106234407840957 LEGAL: 019 011 LA MARIPOSA UNIT 1-C REPLAT OF TRACTS  
'A' LAND USE:  
PROPERTY ADDR: 00000 MARIPOSA  
OWNER NAME: GORHAM RICHARD L & LILLIAN L

ALBUQUERQUE NM	OWNER ADDR: 05400	MARIPOSA	NW
0101106235707840901	87120	LEGAL: 38 8 LA MARIPOSA PHASE 1 OF UNIT 1	
LAND USE:	PROPERTY ADDR: 00000	TIOGA	
	OWNER NAME: HARRIS BARBARA J		
	OWNER ADDR: 05401	TIOGA	RD NW
ALBUQUERQUE NM	87120	LEGAL: 043 00CC OLLEGE HEIGHTS #1	
0101106240700540301		PROPERTY ADDR: 00000	
LAND USE:		OWNER NAME: BATTAGLIA KATHLEEN A	
		OWNER ADDR: 05202	VALLE VISTA
			NW
ALBUQUERQUE NM	87121	LEGAL: LT 4 2-A BLK C PLAT OF LT 41-A-1 & LT 42-A BLK C	
0101106241301540302		PROPERTY ADDR: 00000	
CO LAND USE:		OWNER NAME: MARTINEZ FELIPE M & PHYLLIS L	
		OWNER ADDR: 05208	VALLE VISTA
			DR NW
ALBUQUERQUE NM	87120	LEGAL: LT 4 1-A- 1 BLK C PLAT OF LT 41-A-1 & LT 42-A BLK	
0101106240802540303		PROPERTY ADDR: 00000	
C LAND USE:		OWNER NAME: HERBERT HOWARD W & BARBARA L	
		OWNER ADDR: 05212	VALLE VISTA
			ST NW
ALBUQUERQUE NM	87120	LEGAL: 40-A COR RECTED REPLAT OF LOTS 40 & 41 BLK C	
0101106240203140304		PROPERTY ADDR: 00000	
COLLEG LAND USE:		OWNER NAME: BANKS EDWARD B ETUX	
		OWNER ADDR: 05216	VALLE VISTA
			DR NW
ALBUQUERQUE NM	87105	LEGAL: 039 C CO LLEGE HEIGHTS NO 1	
0101106240404140305		PROPERTY ADDR: 00000	
LAND USE:		OWNER NAME: O'CONNELL WILLIAM B JR	
		OWNER ADDR: 00702	WAUKEGEN
			RD
GLENVIEW IL	60025		
1	R E C O R D S W I T H L A B E L S		PAGE
5			
0101106240305540401		LEGAL: 012 00DC OLLEGE HEIGHTS #1	
LAND USE:	PROPERTY ADDR: 00000	VALLE VISTA	
	OWNER NAME: PITMAN-LANGHORST LORI R & JON		
	OWNER ADDR: 05300	VALLE VISTA	DR NW
ALBUQUERQUE NM	87120	LEGAL: 011 00DC OLLEGE HEIGHTS #1	
0101106240306340421		PROPERTY ADDR: 00000	
LAND USE:		OWNER NAME: VALLEJOS GEORGE W & MITCHELL A	
		OWNER ADDR: 05304	VALLE VISTA
			DR NW
ALBUQUERQUE NM	87120	LEGAL: 010 00DC OLLEGE HEIGHTS #1	
0101106240307040420		PROPERTY ADDR: 00000	
LAND USE:		OWNER NAME: CARSTEN GREGORY L & REBECCA	
		OWNER ADDR: 05308	VALLE VISTA
			DR NW
ALBUQUERQUE NM	87120	LEGAL: 009 00DC OLLEGE HEIGHTS #1	
0101106240307640419		PROPERTY ADDR: 00000	
LAND USE:		VALLE VISTA	

OWNER NAME: ROMERO RICHARD A & ROSE MARIE  
 OWNER ADDR: 05312 VALLE VISTA NW  
 ALBUQUERQUE NM 87120  
 0101106240308440418 LEGAL: 008 00DC OLLEGE HEIGHTS #1  
 LAND USE:

PROPERTY ADDR: 00000 VALLE VISTA  
 OWNER NAME: MOYA RICHARD M & KAREN BACA-MO  
 OWNER ADDR: 05400 VALLE VISTA DR NW

ALBUQUERQUE NM 87120  
 0101106132751620525 LEGAL: 002 003L A MARIPOSA SOUTH ADD'N  
 LAND USE:

PROPERTY ADDR: 00000 VISTA DE LUZ  
 OWNER NAME: BOWERS JEFFREY C & MICHELLE L  
 OWNER ADDR: 05172 VISTA DE LUZ DR NW

ALBUQUERQUE NM 87120  
 0101106133152320526 LEGAL: 001 003L A MARIPOSA SOUTH ADD'N  
 LAND USE:

PROPERTY ADDR: 00000 VISTA DE LUZ  
 OWNER NAME: FREEMAN JOHN F & PATRICIA J  
 OWNER ADDR: 06024 GORRION NW

ALBUQUERQUE NM 87120  
 0101106130546010110 LEGAL: LARG ER P OR OF LA LUZ DEL OESTE UNIT 4 CONT  
 14.7749 LAND USE:

PROPERTY ADDR: 00000 MILL  
 OWNER NAME: OVENWEST CORPORATION  
 OWNER ADDR: 00001 WIND NW

ALBUQUERQUE NM 87120  
 0101106137950310128 LEGAL: COMM ON A REA PLAT OF GROUP E & F LA LUZ DEL  
 OESTE U LAND USE:

PROPERTY ADDR: 00000 ONE WIND  
 OWNER NAME: LA LUZ DEL SOL LANDOWNERS  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
 0101106139051010121 LEGAL: 36 P LAT OF GROUP E & F LA LUZ DEL OESTE UNIT 4  
 CON LAND USE:

PROPERTY ADDR: 00000 COORS #36  
 OWNER NAME: TOTORO EDWARD A & LYNNE B  
 OWNER ADDR: 00036 MILL RD NW

ALBUQUERQUE NM 87120  
 0101106138550710122 LEGAL: 35 P LAT OF GROUP E & F LA LUZ DEL OESTE UNIT 4  
 CON LAND USE:

PROPERTY ADDR: 00000 COORS #35  
 OWNER NAME: KELLS STEVEN E  
 OWNER ADDR: 00035 MILL RD NW

ALBUQUERQUE NM 87120  
 1 R E C O R D S W I T H L A B E L S PAGE  
 6

0101106138050510123 LEGAL: 34 P LAT OF GROUP E & F LA LUZ DEL OESTE UNIT 4  
 CON LAND USE:

PROPERTY ADDR: 00000 COORS #34  
 OWNER NAME: OVENWEST CORPORATION  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
 0101106137350110124 LEGAL: 33 P LAT OF GROUP E & F LA LUZ DEL OESTE UNIT 4  
 CON LAND USE:

PROPERTY ADDR: 00000 COORS #33  
 OWNER NAME: TRUJILLO GUADALUPE G  
 OWNER ADDR: 00033 MILL RD NW

ALBUQUERQUE NM 87120  
 0101106136749810125 LEGAL: 32 P LAT OF GROUP E & F LA LUZ DEL OESTE UNIT 4  
 CON LAND USE:



ALBUQUERQUE NM 87120  
 0101106136349510126 F1 & LAND USE:  
 PROPERTY ADDR: 00000 COORS #32  
 OWNER NAME: LOWTHER ROBERT  
 OWNER ADDR: 00032 MILL RD NW

ALBUQUERQUE NM 87120  
 0101106135749310127 CON LAND USE:  
 PROPERTY ADDR: 00000 COORS  
 OWNER NAME: LOGAN LARRY L & SONYA CO-TRUST  
 OWNER ADDR: 00031 MILL RD NW

ALBUQUERQUE NM 87120  
 0101106140150610818 M/L O LAND USE:  
 PROPERTY ADDR: 00000 COORS #30  
 OWNER NAME: ANELLA ALBERT A  
 OWNER ADDR: 00003 MILL NW

ALBUQUERQUE NM 87120  
 0101106140251310819 M/L O LAND USE:  
 PROPERTY ADDR: 00000 MIRADA  
 OWNER NAME: GIL VIRGILIO S  
 OWNER ADDR: 06506 CALLE REDONDA NW

ALBUQUERQUE NM 87120  
 0101106140351910820 M/L O LAND USE:  
 PROPERTY ADDR: 00000 MIRADA  
 OWNER NAME: GIL VIRGILIO S  
 OWNER ADDR: 06506 CALLE REDONDA NW

ALBUQUERQUE NM 87120  
 0101106141051910821 M/L O LAND USE:  
 PROPERTY ADDR: 00000 MIRADA  
 OWNER NAME: GIL VIRGILIO S  
 OWNER ADDR: 06506 CALLE REDONDA NW

ALBUQUERQUE NM 87120  
 QUIT



# City of Albuquerque

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

Date: November 13, 2003

TO CONTACT NAME: Ruth Wyzano  
COMPANY/AGENCY: Waco & Arman PA  
ADDRESS/ZIP: 128 Monnal St NE 87108  
PHONE/FAX #: 268-8828 / 268-2632

Thank you for your inquiry of 11-13-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Windmill Manor, Tract B

zone map page(s) 2-11

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

La Luz Del Sol  
Neighborhood Association  
Contacts: Betty Stetson  
14 Wind NW  
898-3610 (w) 87120  
Ray Graham  
One Wind NW  
898-5600 (w) 87120

Jaylar Ranch  
Neighborhood Association  
Contacts: Eddie Costello  
111 Alameda NW, Ste J  
792-1066 (w) 87114  
Gene Wolfley  
2804 Stagnon Dr NW  
890-9414 (w) 87120-4806

See reverse side for additional Neighborhood Association Information: YES  NO

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

Sincerely,  
Dalana G. Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

**Back** →

Additional Neighborhood Association Information

Neighborhood Association

Contacts: \_\_\_\_\_

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

Neighborhood Association

Contacts: \_\_\_\_\_

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\_\_\_\_\_  
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Neighborhood Association

Contacts: \_\_\_\_\_

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Neighborhood Association

Contacts: \_\_\_\_\_

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

X4

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

Sagecrest H.O.A.  
Neighborhood Association  
Contacts: William Silva  
5700 Cactus Row NW  
899-8561 (h) 87120  
Barbara Mueller  
4904 Alberta Ln NW  
898-7755 (h) 87120

Neighborhood Association

Contacts: \_\_\_\_\_

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

Neighborhood Association

Contacts: \_\_\_\_\_

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

Neighborhood Association

Contacts: \_\_\_\_\_

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





Project# 1003111

THE STROSNIDER COMPANY  
6121 INDIAN SCHOOL NE, STE# 275  
ALBUQUERQUE NM 87110

RAY GRAHAM  
La Luz Del Sol Neigh. Assoc.  
ONE WIND NW  
ALBUQUERQUE NM 87120

WILLIAM SILVA  
Sagecrest H.O.A.  
5700 CACTUS FLOWER NW  
ALBUQUERQUE NM 87120

101106238101540224

GONZALES VERA TRUSTEE  
5201 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120

101106238602940227

ROMAN SERGIO  
318 49TH ST NW  
ALBUQUERQUE NM 87105

101106238604340232

GONZALES JUDY M  
5301 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120

101106238605140235

HANLEY HUONG  
7024 LAMAR NW  
ALBUQUERQUE NM 87120

101106238908040207

SILVA LOUIS P JR & SANDRA K  
5101 LAS TRAMPAS WY NW  
ALBUQUERQUE NM 87120

101106237606440204

TAYLOR DAVID M & KIM E  
5108 LAS TRAMPAS WA NW  
ALBUQUERQUE NM 87120

101106235506340201

ARIAS MICHAEL A & NANCY K  
921 OHIO ST  
VALLEJO CA 94590

ISAACSON & ARFMAN, P.A.  
128 MONROE ST. NE  
ALBUQUERQUE NM 87108

EDDIE COSTELLO  
Taylor Ranch Neigh. Assoc.  
1111 ALAMEDA BLVD NE, STE# J  
ALBUQUERQUE NM 87114

BARBARA MUELLER  
Sagecrest H.O.A.  
4904 ALBEERTA LN. NW  
ALBUQUERQUE NM 87120

101106238602440225

BLAIR HENRY & ANNIE R TRUJILL  
5205 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120

101106238603840230

KAJEWSKI DONALD A & ARLENE M  
5215 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120

101106238604640233

MICHELSON MAURICE G  
PO BOX 93490  
ALBUQUERQUE NM 87199

101106237308440213

MCCOY SAMUEL A & GRACE M  
5109 LAS TRAMPAS WAY NW  
ALBUQUERQUE NM 87120

101106239006940206

SALAZAR GLORIA M  
5100 LAS TRAMPAS WA NW  
ALBUQUERQUE NM 87120

101106236906340203

HINKEL HEINZ K ETUX  
5112 LAS TRAMPAS WAY NW  
ALBUQUERQUE NM 87120

101106234406440214

NIELSEN JAMES ANDREW ETUX  
5308 MARIPOSA CT NW  
ALBUQUERQUE NM 87120

BETTY STETSON  
La Luz Del Sol Neigh. Assoc.  
14 WIND NW  
ALBUQUERQUE NM 87120

JOLENE WOLFLEY  
Taylor Ranch Neigh. Assoc.  
6804 STAGEHORN DR. NW  
ALBUQUERQUE NM 87120-4806

101106236603340223

WINDMALL MANOR ESTATES LLC  
6121 INDIAN SCHOOL RD NE  
ALBUQUERQUE NM 87110

101106238602640226

DECKER DEWETTE J  
5207 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120

101106238604140231

SCHULTZ DONALD R  
5217 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120

101106238604940234

MULLER EVARISTO & ANGIE S  
7131 DODGE TR NW  
ALBUQUERQUE NM 87120

101106238508740208

THOMPSON DALE E & KAREN L  
5105 LAS TRAMPAS WAY NW  
ALBUQUERQUE NM 87120

101106238406440205

YOUNTS WILLIAM E & PATTYE K  
5104 LAS TRAMPAS WAY NW  
ALBUQUERQUE NM 87120

101106236206340202

ANAYA RANDOLPH  
5200 LAS TRAMPAS WY NW  
ALBUQUERQUE NM 87120

101106234405740215

CABRAL MANUEL R & MARISELA R  
5304 MARIPOSA DR NW  
ALBUQUERQUE NM 87120

101106234404940216

RONDELLI CHRISTINE L  
5300 MARIPOSA DR NW  
ALBUQUERQUE NM 87120

101106234402840219

MONTANO TERESA J  
5212 MARIPOSA DR NW  
ALBUQUERQUE NM 87111

101106234400640222

TRAVIS WILLIAM J & IMOGENE  
5200 MARIPOSA NW  
ALBUQUERQUE NM 87120

101106233303540843

SAVINI GILBERT C & ANGELA G  
5300 CALLE ALEGRE NW  
ALBUQUERQUE NM 87120

101106233008040941

FAIRCHILD PATRICIA DIANE &  
5401 MARIPOSA NW  
ALBUQUERQUE NM 87120

101106240700540301

BATTAGLIA KATHLEEN A  
5202 VALLE VISTA NW  
ALBUQUERQUE NM 87121

101106240203140304

BANKS EDWARD B ETUX  
5216 VALLE VISTA DR NW  
ALBUQUERQUE NM 87105

101106240306340421

VALLEJOS GEORGE W & MITCHELL  
5304 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120

101106240308440418

MOYA RICHARD M & KAREN BACA  
5400 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120

101106130546010110

OVENWEST CORPORATION  
1 WIND NW  
ALBUQUERQUE NM 87120

101106234404340217

BRYANT JIMMY E  
5220 MARIPOSA DR NW  
ALBUQUERQUE NM 87120

101106234402340220

2433 CHELWOOD LTD PTNS  
5208 MARIPOSA NW  
ALBUQUERQUE NM 87120

101106233300640856

BRUBAKER DEAN R JR ETUX  
5300 CALLE SERENA NW  
ALBUQUERQUE NM 87120

101106233305140829

LOVATO EUGENE  
5301 CALLE ALEGRE NW  
ALBUQUERQUE NM 87105

101106234407840957

GORHAM RICHARD L & LILLIAN L  
5400 MARIPOSA NW  
ALBUQUERQUE NM 87120

101106241301540302

MARTINEZ FELIPE M & PHYLLIS L  
5208 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120

101106240404140305

O'CONNELL WILLIAM B JR  
702 WAUKEGEN RD  
GLENVIEW IL 60025

101106240307040420

CARSTEN GREGORY L & REBECCA  
5308 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120

101106132751620525

BOWERS JEFFREY C & MICHELLE L  
5172 VISTA DE LUZ DR NW  
ALBUQUERQUE NM 87120

101106137950310128

LA LUZ DEL SOL LANDOWNERS  
ONE WIND NW  
ALBUQUERQUE NM 87120

101106234403540218

HARRIS HELEN RUTH  
5216 MARIPOSA DR NW  
ALBUQUERQUE NM 87120

101106234401440221

DIETZ THOMAS G & DONNA L  
5204 MARIPOSA NW  
ALBUQUERQUE NM 87120

101106233302440844

WILLS EZE E  
5301 CALLE SERENA NW  
ALBUQUERQUE NM 87120

101106233206340828

LONGENBAUGH SHARON K  
5309 MARIPOSA NW  
ALBUQUERQUE NM 87105

101106235707840901

HARRIS BARBARA J  
5401 TIOGA RD NW  
ALBUQUERQUE NM 87120

101106240802540303

HERBERT HOWARD W & BARBARA  
5212 VALLE VISTA ST NW  
ALBUQUERQUE NM 87120

101106240305540401

PITMAN-LANGHORST LORI R & JON  
5300 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120

101106240307640419

ROMERO RICHARD A & ROSE MARIE  
5312 VALLE VISTA NW  
ALBUQUERQUE NM 87120

101106133152320526

FREEMAN JOHN F & PATRICIA J  
6024 GORRION NW  
ALBUQUERQUE NM 87120

101106139051010121

TOTORO EDWARD A & LYNNE B  
36 MILL RD NW  
ALBUQUERQUE NM 87120

101106138550710122

KELLS STEVEN E  
35 MILL RD NW  
ALBUQUERQUE NM 87120

101106136349510126

LOGAN LARRY L & SONYA CO-TRUS  
31 MILL RD NW  
ALBUQUERQUE NM 87120

101106137350110124

TRUJILLO GUADALUPE G  
33 MILL RD NW  
ALBUQUERQUE NM 87120

101106135749310127

ANELLA ALBERT A  
3 MILL NW  
ALBUQUERQUE NM 87120

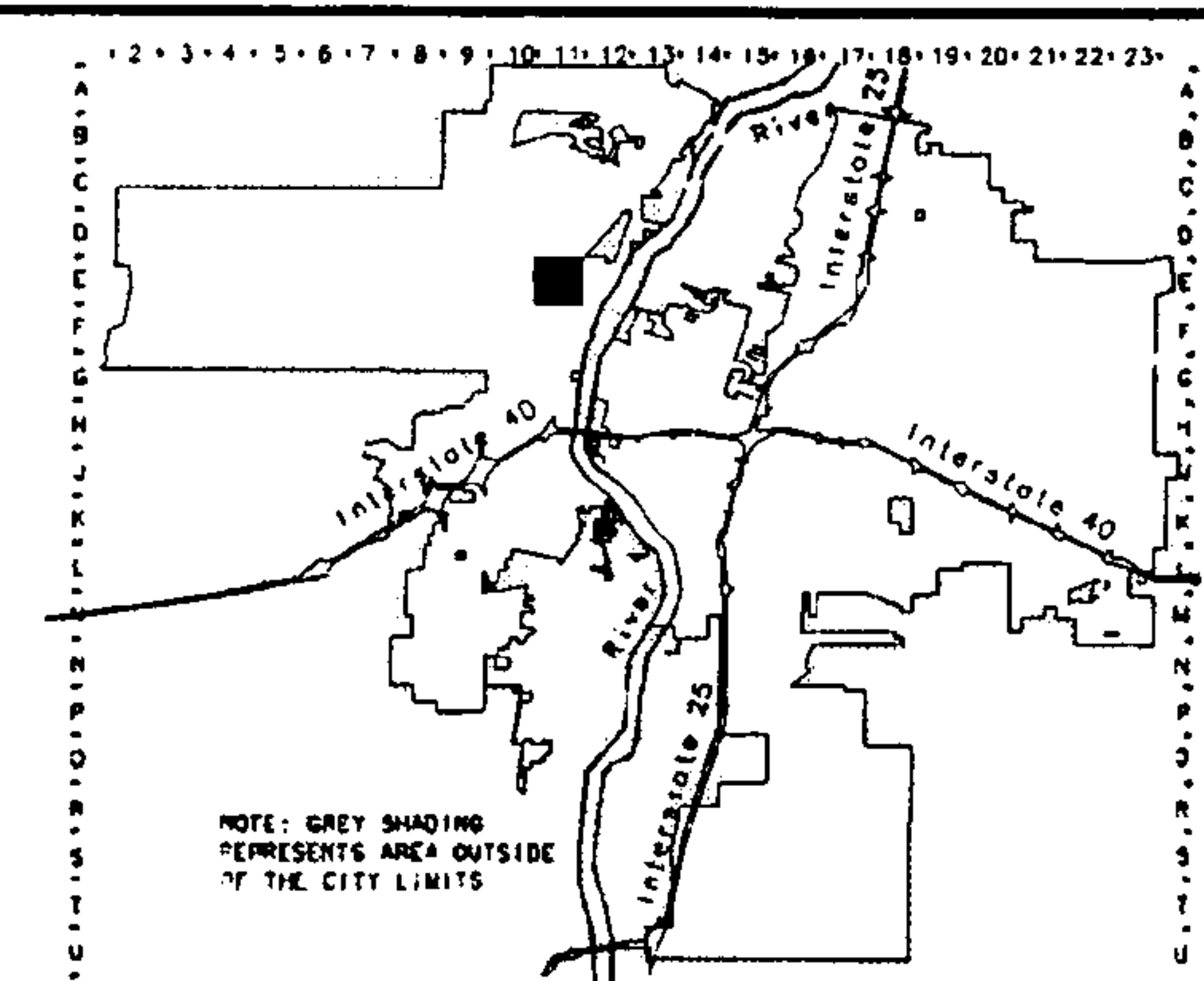
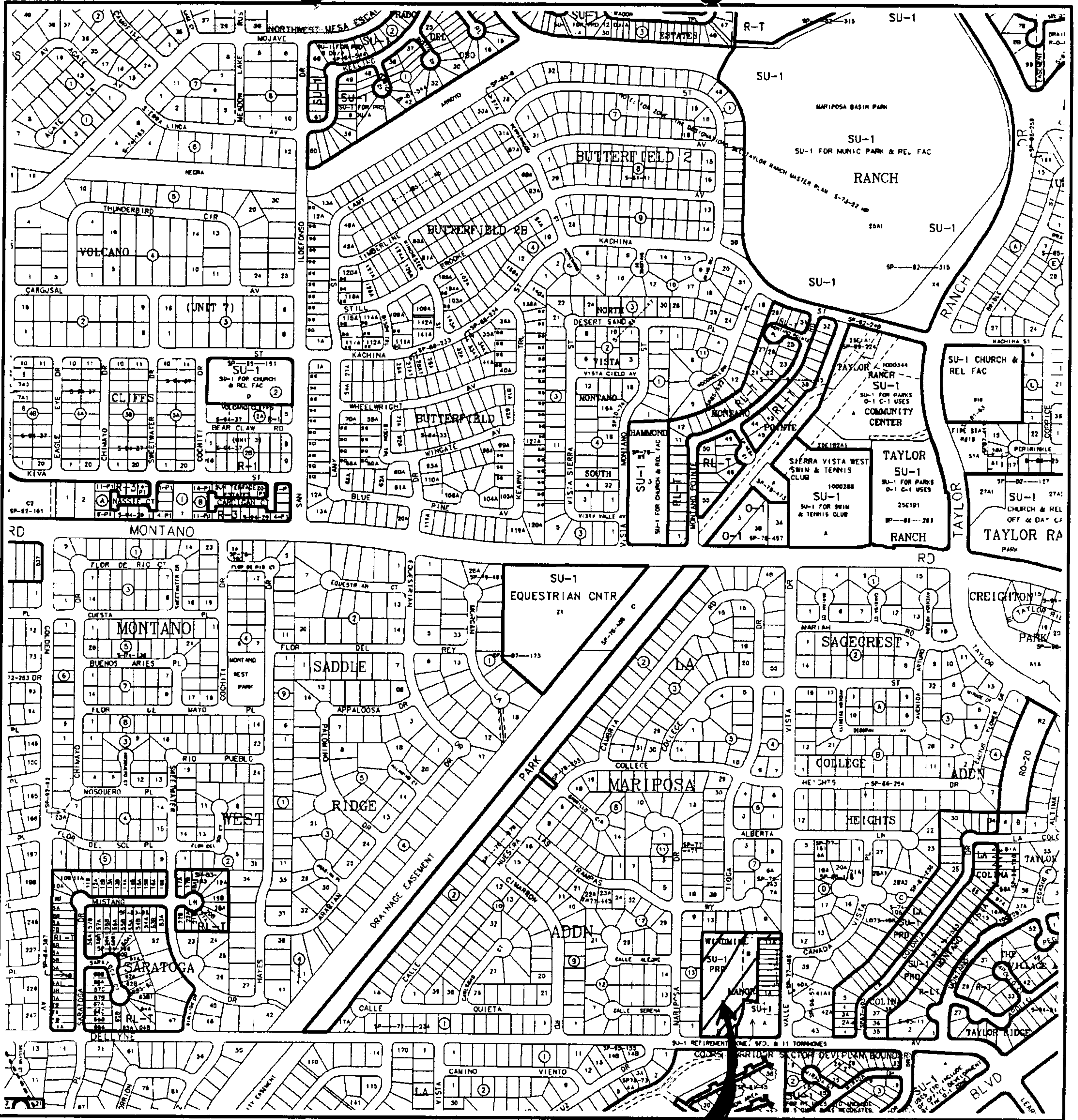
101106136749810125

LOWTHER ROBERT  
32 MILL RD NW  
ALBUQUERQUE NM 87120

101106140150610818

GIL VIRGILIO S  
6506 CALLE REDONDA NW  
ALBUQUERQUE NM 87120





CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
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**Zone Atlas Page**  
**E-11-Z**

Map Amended through July 31, 2003

C2A-151



**FORM V: SUBDIVISION VARIANCE & 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.
    - 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 *see preliminary plat*
    - ✓ 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.

Fred Arfman Applicant name (print)  
Fred C. Arfman Applicant signature / date  
11.21.03

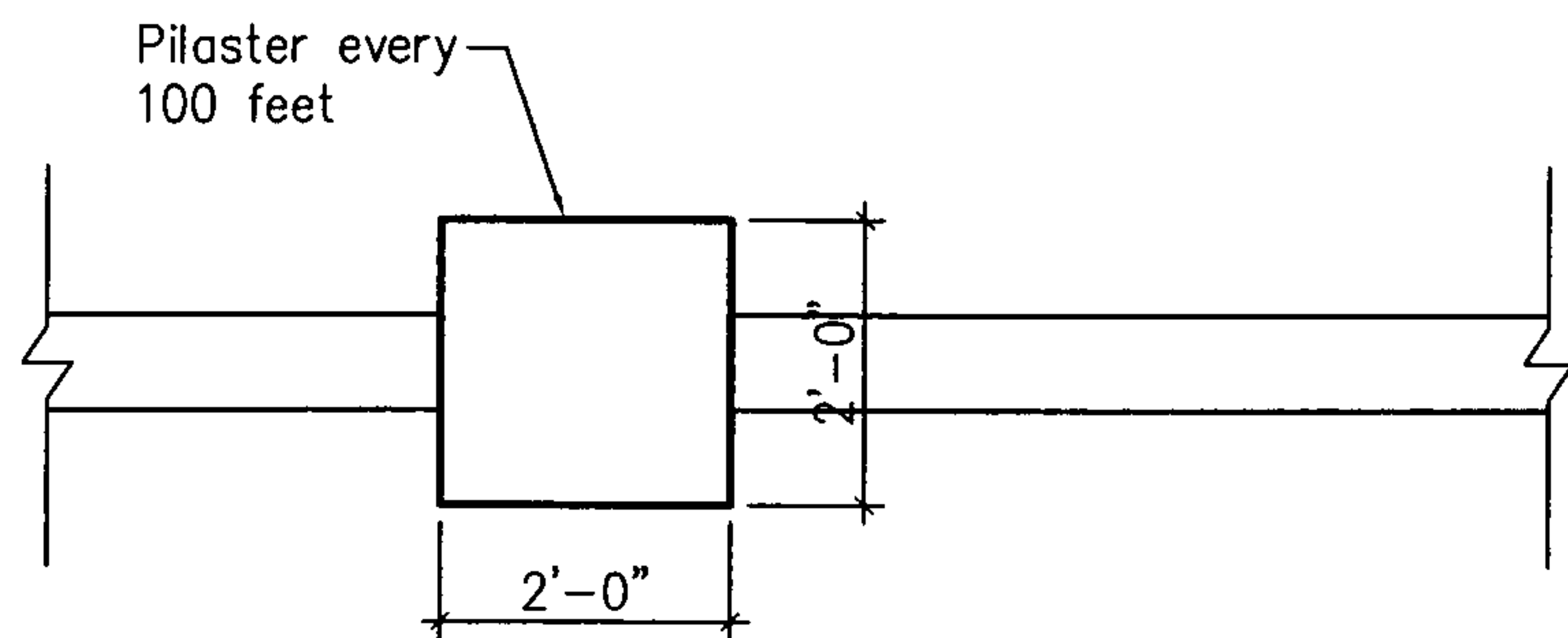
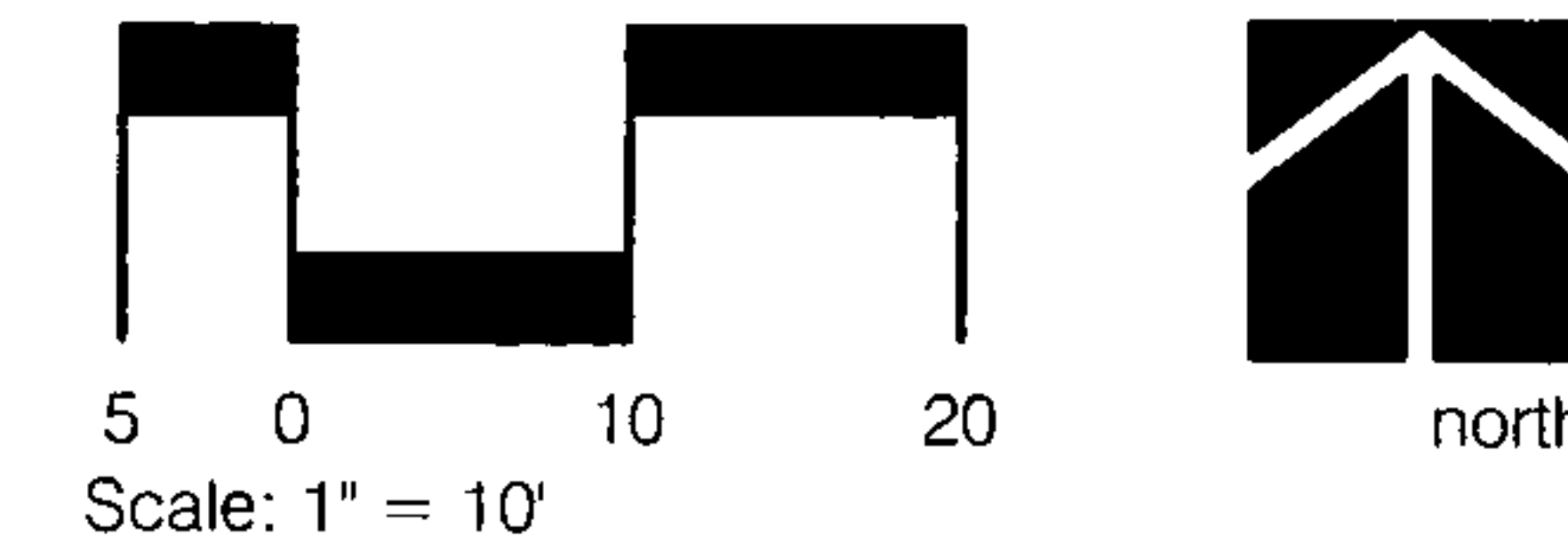
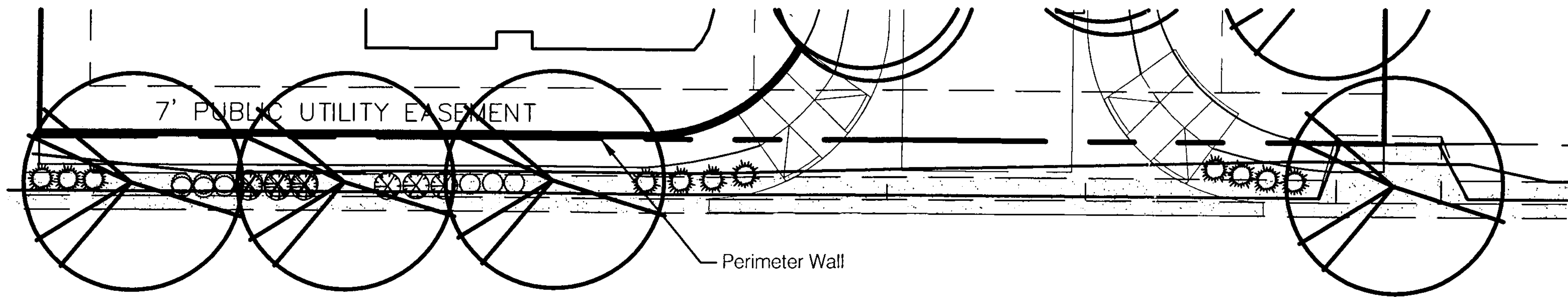


Form revised April 2003

<input type="checkbox"/> Checklists complete	Application case numbers
<input type="checkbox"/> Fees collected <i>NOE</i>	<u>03025</u> - <u>01487</u>
<input type="checkbox"/> Case #s assigned <i>NO</i>	<u>03025</u> - <u>01488</u>
<input type="checkbox"/> Related #s listed <i>SW</i>	<u>03023</u> - <u>01489</u>

Maria Garcia 12/21/03  
 Planner signature / date  
**Project #** 1003001

# Perimeter Wall Detail



PLAN VIEW

Scale 3/4" = 1'-0"

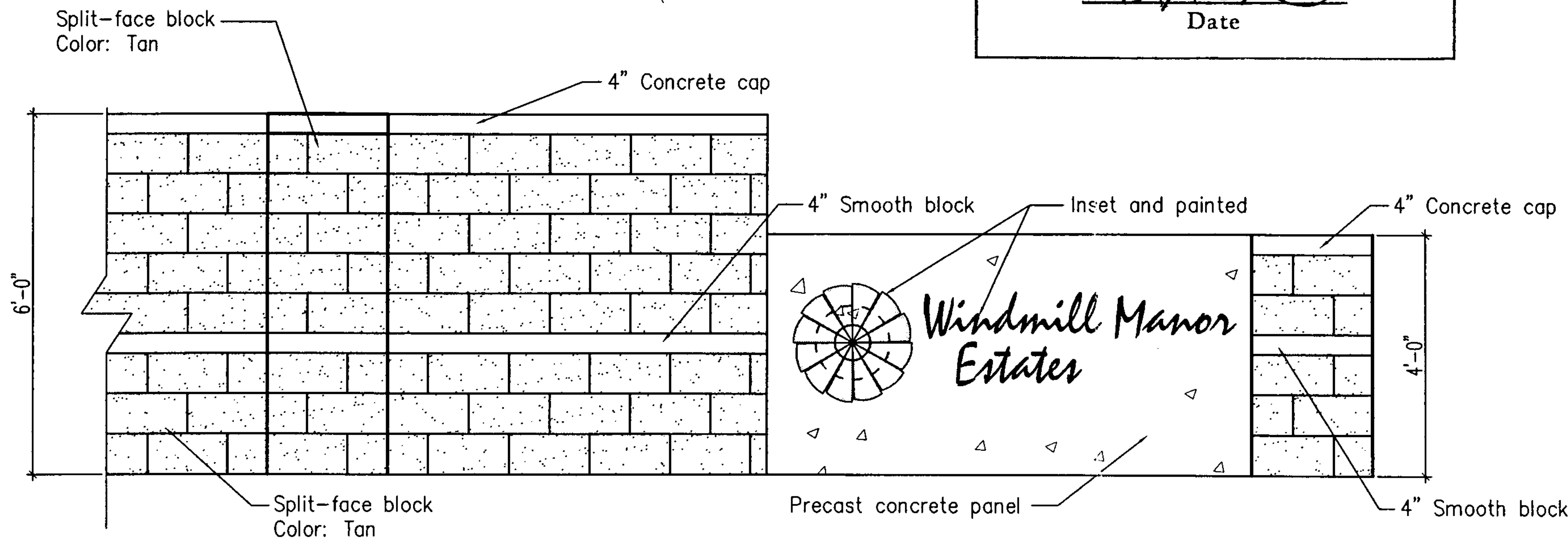
Perimeter Wall Approved

*Drewan Nator*

DRB Chair

12/18/03

Date



PERIMETER WALL DETAIL @ DELLYNE NW

Scale 3/4" = 1'-0"

## PLANT PALETTE

SYMBOL	BOTANICAL/COMMON NAME	WATER USE
<b>TREES</b>		
	Fraxinus oxycarpa / Raywood Ash	Medium
<b>Shrubs (1 &amp; 5 gallon)</b>		
	Potentilla fruticosa / Shrubby Cinquefoil	Medium
	Caryopteris x clandonensis / Blue Mist Spirea	Medium
	Rosmarinus officinalis 'Prostrata' / Creeping Rosemary	Medium

## IRRIGATION SYSTEM

Irrigation system shall consist of a fully automated sprinkler/drip irrigation system to irrigate tree, shrub, and groundcover planting areas. A separate water meter is included in the Infrastructure List for the common areas.

## MAINTENANCE RESPONSIBILITY

All planting areas will be maintained in a living, attractive, and weed free condition. A common landscape areas shall be maintained by the Homeowner's Association.

## NOTES:

1. Perimeter wall and landscape is consistent with Site Plan for Building Permit approved by the Environmental Planning Commission on July 24, 1998 (Z-98-57).
2. Landscape plan will adhere to City requirements for clear sight triangles.
3. The nearest intersection is at Coors Boulevard and Dellyne NW. Zone Atlas: E-11

PROJECT # 1003100, 03DRB-02076

# Windmill Manor Place

Prepared for:

The Strosnider Company  
6121 Indian School NE  
Suite #275  
Albuquerque, NM 87110

Prepared by:

Consensus Planning, Inc  
924 Park Avenue SW  
Albuquerque, NM 87102

December 17, 2003





**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: 1003111**

**AGENDA ITEM NO: 10**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

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:** December 31, 2003



**City of Albuquerque**  
 CITY OF ALBUQUERQUE, NEW MEXICO 87103  
 PUBLIC WORKS DEPARTMENT  
 DEVELOPMENT SERVICE  
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003111**

**AGENDA ITEM NO: 8**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>12-31-03</sup> ; 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:** December 17, 2003

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003111 AGENDA#: 8 DATE: 12-17-03

1. Name: Disu Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

3. Name: Jim 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: \_\_\_\_\_

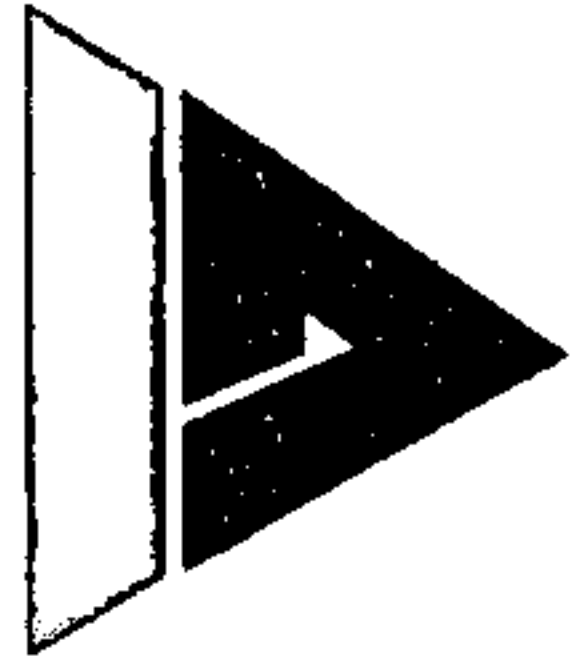
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

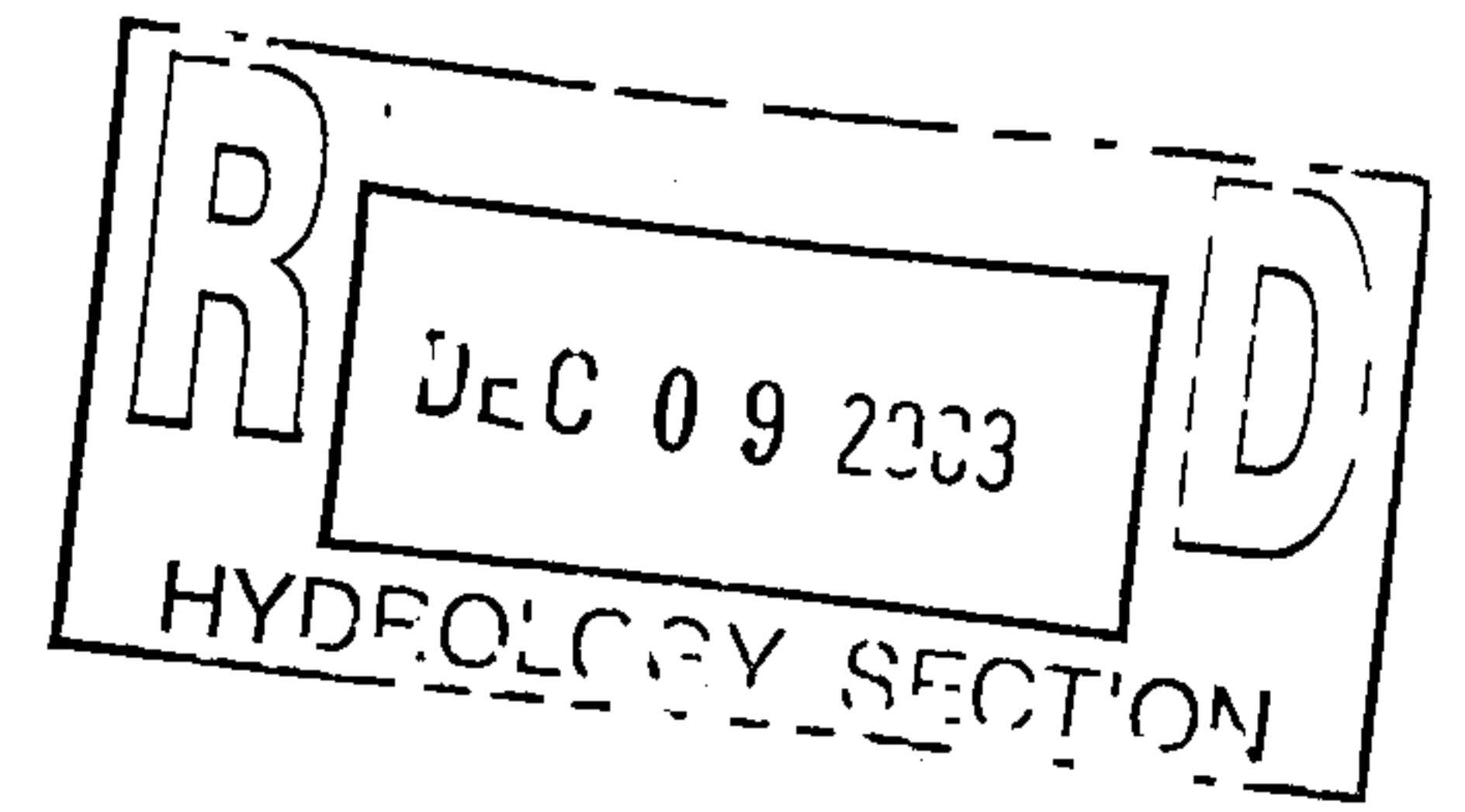
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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





**PROJECT MEMORANDUM**



12/08/03

**TO:** DRB Members, City of Albuquerque

**FROM:** Åsa Nilsson-Weber, Isaacson & Arfman, P.A.

**REF:** Windmill Manor Place  
(formerly Windmill Manor Estates)  
Project #1003.111

**I&A PROJ NO:** 1288

**SUBJ:** Revised Preliminary Plat &  
Easement Document

The name of the subdivision was changed to Windmill Manor Place, and the two tracts were changed to Tracts A and B. An alternate lot line location is shown for Lot 21--see attached copy of preliminary plat.

Also attached is a recorded easement agreement that created the 32-foot reciprocal cross-access and drainage easement of which a portion will be vacated (see easement note 6 on the preliminary plat).

97000069

AMENDED EASEMENT AGREEMENT

THIS AGREEMENT is entered into effective the 31<sup>st</sup> day of December, 1996, by and between JULIAN CULL, a single man ("CULL"); MARTHA D. RISDAL, f/k/a MARTHA D. ROMERO, a married woman dealing in her sole and separate property ("RISDAL"), VERA GONZALES, a/k/a VERA MOYA, a married woman dealing in her sole and separate property ("GONZALES") and WINDMILL MANOR LIMITED PARTNERSHIP, a New Mexico Limited Partnership ("WINDMILL MANOR").

WHEREAS, CULL is the legal owner and RISDAL and GONZALES are the equitable owners of the following described real property located in the County of Bernalillo, State of New Mexico, to wit:

Tracts "A" and "B", WINDMILL MANOR, as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 31, 1985 in Plat Book C28, Folio 151.

("Tract A and Tract B"); and

WHEREAS, WINDMILL MANOR is the owner of the following described real property located in the County of Bernalillo, State of New Mexico, to wit:

Lots 1, 2, and 3, WINDMILL MANOR, as the same are shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 31, 1985 in Plat Book C28, Folio 151.

("Lots 1, 2, and 3"); and

WHEREAS, the parties executed an Easement Agreement dated August 2, 1996, filed August 2, 1996, in Book BCR 96-21, Pages 3469-3475, as Document No. 96-086160 ("Easement Agreement") which provided reciprocal cross access and drainage easements and a

private drainage easement for the benefit of Tract A, Tract B and Lots 1, 2, and 3; and

WHEREAS, the parties desire to rescind and terminate the Easement Agreement; and

WHEREAS, the parties desire to provide for a new reciprocal cross access and drainage easements and a private drainage easement for the benefit of Tract A, Tract B and Lots 1, 2, and 3.

NOW, THEREFORE, in consideration of the above and other good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed as follows:

1. The Easement Agreement is hereby declared null and void and of no further force and effect.

2. The parties hereby declare that Tract A, Tract B and Lots 1, 2, and 3 are subject to a non-exclusive perpetual reciprocal cross access and drainage easement as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE.

("Reciprocal Easement").

3. The Reciprocal Easement shall provide for ingress and egress to and from Valle Vista Drive, N.W. and Tract A, Tract B and Lots 1, 2, and 3.

4. The Reciprocal Easement shall further provide for drainage for the benefit of Tract A, Tract B and Lots 1, 2, and 3.

5. CULL, RISDAL and GONZALES hereby declare that Tract A is subject to a non-exclusive perpetual easement as follows:



SEE EXHIBIT "B" ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE.

("Private Drainage Easement").

6. The Private Drainage Easement shall provide for drainage for the benefit of Tract A, Tract B and Lots 1, 2, and 3.

7. Coincident with the further subdivision of Lots 1, 2, and 3 and the development of townhouses thereon, WINDMILL MANOR will improve the Reciprocal Easement and the Private Drainage Easement as required by the City of Albuquerque.

8. The repair and maintenance expenses for the Reciprocal Easement and Private Drainage Easement shall be initially borne by the owner(s) of Lots 1, 2 and 3, however, at such time as the owners of Tract A and/or Tract B utilize the Reciprocal Easement and/or Private Drainage Easement, said owners shall contribute prorata to the repair and maintenance expenses related to each such easement.

9. Vehicles shall not be parked within the Reciprocal Easement, nor shall any other obstructions be placed within the Reciprocal Easement.

10. Expenses related to the repair and maintenance of the Reciprocal Easement and Private Drainage Easement shall be due and payable by the owners responsible therefor within fifteen (15) days of written demand requesting payment; thereafter, said obligations shall bear interest at one and one-half percent (1.5%) per month until paid in full and shall be a lien upon the property of the owner failing to pay said amounts, which lien shall be subject to

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foreclosure in the same manner as mortgages and transcripts of judgment.

11. In the event the parties to this Agreement, their heirs, successors or assigns are required to enforce the provisions hereof by judicial proceedings, the prevailing party or parties shall be entitled to reasonable attorney's fees and court costs from the non-prevailing party.

12. The easements, rights and obligations created hereby shall be deemed to run with the land forever, and shall be binding upon and inure to the benefit of the undersigned, their heirs, successors and assigns in all respects.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals effective the date first hereinabove set forth.

Julian J. Cull  
JULIAN CULL

Martha D. Risdal  
MARTHA D. RISDAL

Vera Gonzales  
VERA GONZALES

WINDMILL MANOR LIMITED  
PARTNERSHIP, a New Mexico  
Limited Partnership

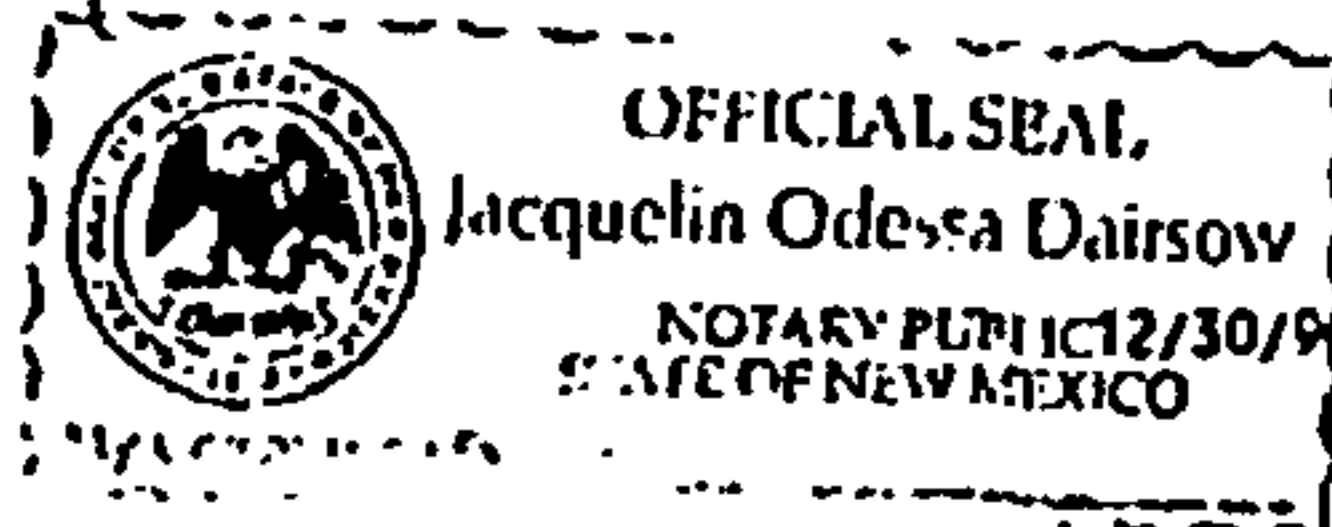
By: Joseph H. Gonzalez  
Its: General Partner

STATE OF NEW MEXICO )  
                                  )  
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on November 21, 1996, by JULIAN CULL, a single man.

MY COMMISSION EXPIRES:  
10/17/97

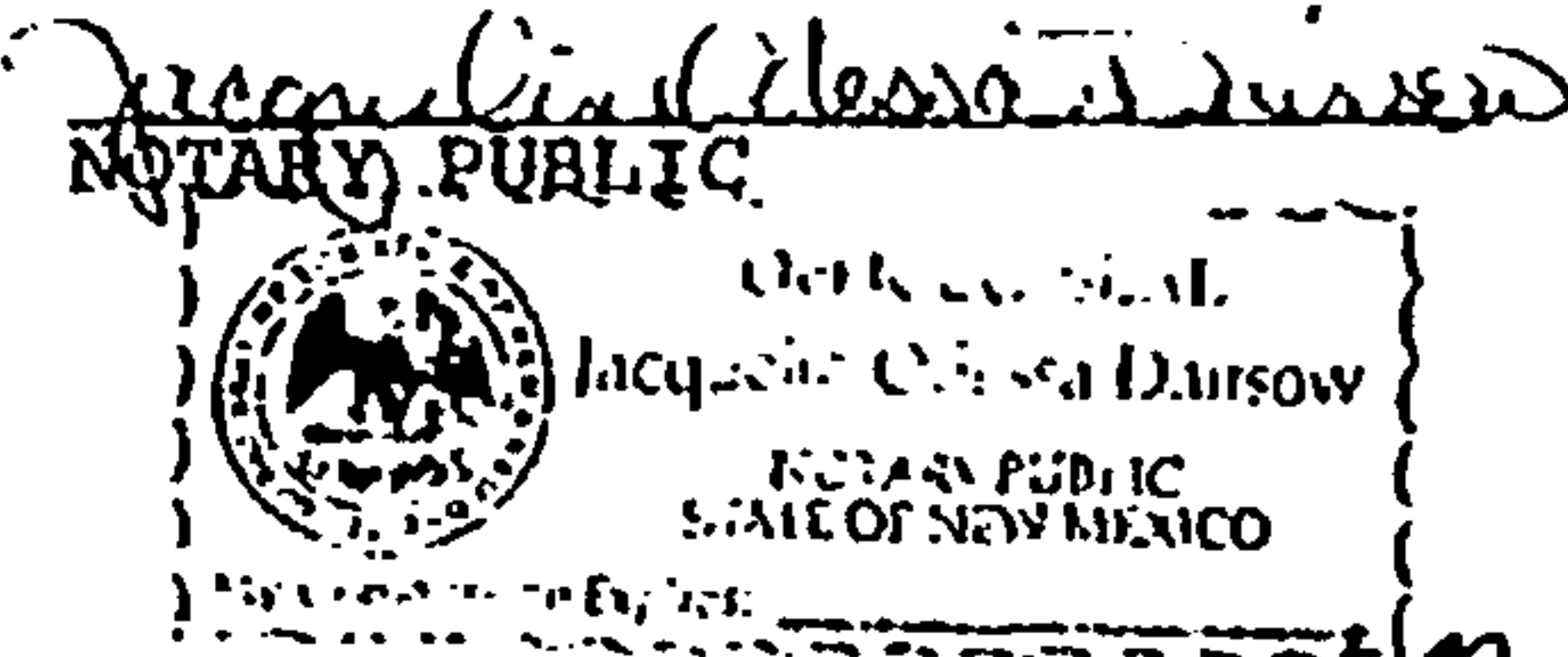
Jacquelin Odessa Dairsow  
NOTARY PUBLIC



STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO)

*of December* This instrument was acknowledged before me on 31st day  
1996, by MARTHA D. RISDAL, a married woman.

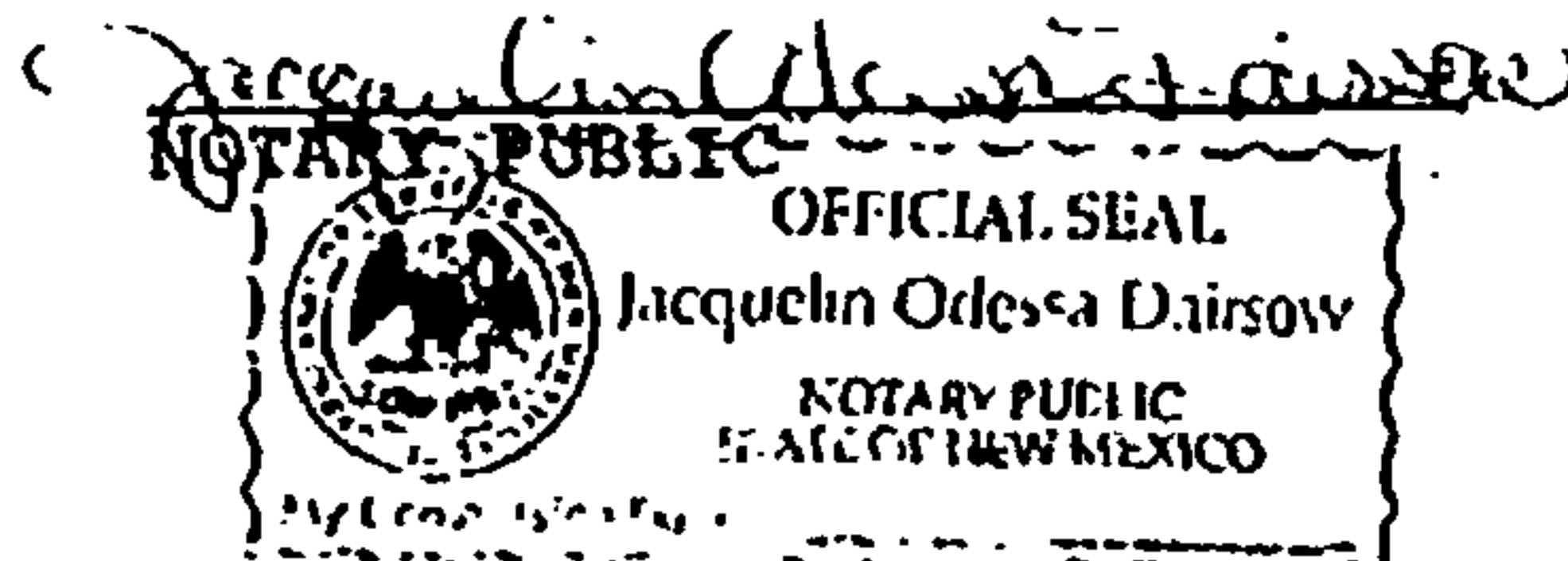
MY COMMISSION EXPIRES:  
10/17/97



STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO)

*December* This instrument was acknowledged before me on 31st day of  
1996, by VERA GONZALES, a married woman.

MY COMMISSION EXPIRES:  
10/17/97



STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO)

*December* This instrument was acknowledged before me on 2nd day of  
1996, by Joseph M. Ramirez *General Partner*  
of WINDMILL MANOR LIMITED PARTNERSHIP, a New  
Mexico Limited Partnership.

MY COMMISSION EXPIRES:  
10/17/97

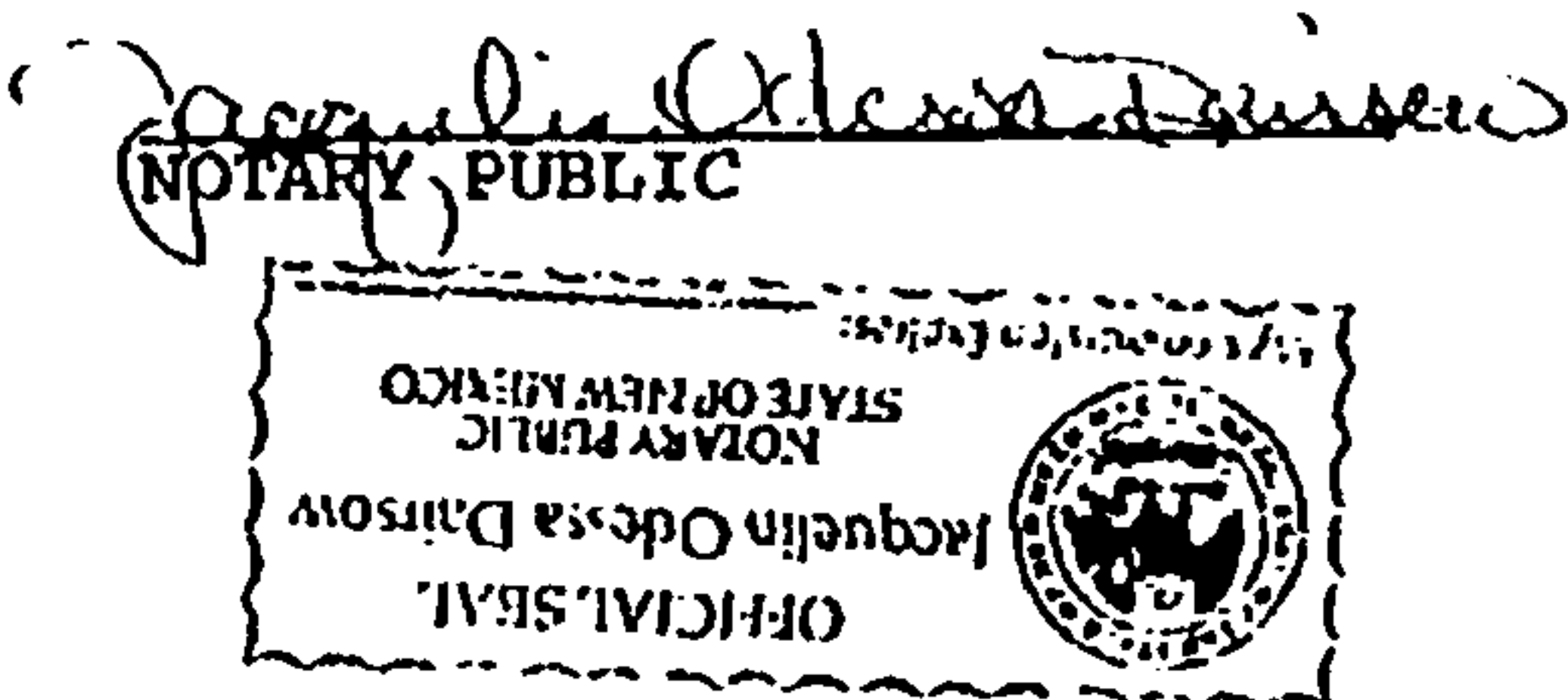




EXHIBIT "A"

RECIPROCAL CROSS ACCESS AND DRAINAGE EASEMENT

SEE ATTACHED

A reciprocal cross access and drainage easement comprising a portion of Tracts A, B, and Lot One (1), WINDMILL MANOR, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on October 31, 1985 in Volume C28, Folio 151, situate within Section 26, Township 11 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being more particularly described as follows:

Beginning at the northeast corner of said easement being the northeast corner of said Tract B lying on the west right of way line of Valle Vista Drive, N.W. from whence a tie to ACS monument "NM 448-N6A" bears S 01°36'37" E, a distance of 1742.23;

Thence from said beginning point, leaving said right of way line, N 89°40'15" W, a distance of 151.80 feet to the northwest corner of said easement;

Thence S 00°14'49" W, a distance of 318.86 feet to a point of curvature;

Thence along a tangent curve to the right having a radius of 15.00 feet, an arc length of 23.58 feet, and a delta angle of 90°04'56" to a point of tangency;

Thence N 89°40'15" W, a distance of 23.00 feet to a point;

Thence S 00°14'49" W, a distance of 40.00 feet to the southwest corner of said easement;

Thence S 89°40'15" E, a distance of 108.00 feet to the southeast corner of said easement;

Thence N 00°14'49" E, a distance of 40.00 feet to a point,

Thence N 89°40'15" W, a distance of 23.00 feet to a point of curvature;

Thence along a tangent curve to the right having a radius of 15.00 feet, an arc length of 23.54 feet, and a delta angle of 89°55'04" to a point of tangency;

Thence N 00°14'49" E, a distance of 269.89 feet to a point;

Thence along a tangent curve to the right having a radius of 15.00 feet, an arc length of 23.58 feet, and a delta angle of 90°04'56" to a point of tangency;

Thence S 89°40'15" E, a distance of 104.78 feet to a point lying on said west right of way line of Valle Vista Drive, N.W.;

Thence N 00°14'49" E, a distance of 34.00 feet to the point of beginning containing 19,224 square feet (0.441 acre) more or less.

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EXHIBIT "B"

PRIVATE DRAINAGE EASEMENT

SEE ATTACHED



EXHIBIT "B"

112

A private drainage easement comprising a portion of Tracts A and B, WINDMILL MANOR, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on October 31, 1985 in Volume C28, Folio 151, situate within Section 26, Township 11 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being more particularly described as follows:

Beginning at the northeast corner of said easement being the northeast corner of said Tract A lying on the west right of way line of Valle Vista Drive, N.W. from whence a tie to ACS monument "NM 448-N6A" bears S 02°02'53" E, a distance of 1408.42;

Thence from said beginning point, leaving said right of way line, N 89°40'15" W, a distance of 80.00 feet to the northwest corner of said easement;

Thence S 00°14'49" W, a distance of 65.00 feet to the southwest corner of said easement;

Thence S 89°40'15" E, a distance of 80.00 feet to the southeast corner of said easement lying on the west right of way line of Valle Vista Drive, N.W.;

Thence N 00°14'49" E, a distance of 65.00 feet to the point of beginning containing 5200.00 square feet (0.119 acre) more or less.

RECORDED

97 JUN -2 11:56

97-1 119-127

M. Castuera

Current DRC  
Project Number:

**FIGURE 12**

Date Submitted: 11/21/03

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No.: 1003111

DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

*WINDMILL MANOR ESTATES*

**PROPOSED NAME OF PLAT**

*TRACT B, WINDMILL MANOR*

**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 Engr
<input type="text"/>	<input type="text"/>	28' FF MTLB	Residential Paving Curb & Gutter	Tierra Amada Street	Dellyne Avenue	North Terminus	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	"	"	"	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer	"	"	"	/	/	/
<input type="text"/>	<input type="text"/>	4' (1)	PCC Sidewalk (Lots 1-21 Deferred)	"	"	"	/	/	/
<input type="text"/>	<input type="text"/>	4'	PCC Sidewalk (Tract B-2 Frontage)	"	"	"	/	/	/
<input type="text"/>	<input type="text"/>	4'	PCC Sidewalk	Dellyne Avenue	SW Subdivision Corner	SE Subdivision Corner	/	/	/
<input type="text"/>	<input type="text"/>	3/4"	Irrigation Water Meter	Tierra Amada Street	(along frontage of Tract B-2)		/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

**ORIGINAL**

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

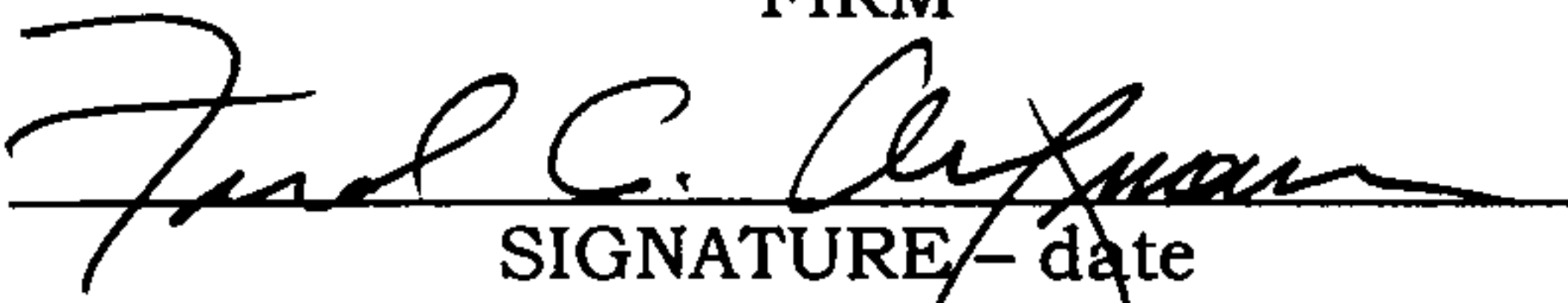
**NOTES**

1. Sidewalks to be deferred along the frontages of Lots 1 through 21. Sidewalk waiver at north end of Hammerhead.
2. Residential lighting per DPM. All water to include fire hydrants, valves, and appurtenances per DPM.
3. Grading and drainage certification required per DPM (prior to release of financial guarantee) to include private retaining walls as defined on the approved grading plan.

<b>AGENT/OWNER</b>	<b>DEVELOPMENT REVIEW BOARD MEMBER APPROVALS</b>
--------------------	--

Fred C. Arfman, PE  
NAME (print)

Isaacson & Arfman, P.A.  
FIRM

  
SIGNATURE - date

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

_____	_____	_____
DRB CHAIR - date	PARKS & RECREATION - date	
_____	_____	_____
TRANSPORTATION DEVELOPMENT - date	AMAFCA - date	
_____	_____	_____
UTILITY DEVELOPMENT - date	_____ - date	
_____	_____	_____
CITY ENGINEER - date	_____ - date	

<b>DESIGN REVIEW COMMITTEE REVISIONS</b>
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER





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

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

**APPLICANT INFORMATION:**

NAME: The Strosnider Company PHONE: 884-7666  
 ADDRESS: 6121 Indian School Road NE, Ste. 275 FAX: 883-3171  
 CITY: ABQ STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner  
 AGENT (if any): ISAACSON + Arfman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: 268-2632  
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: iamengr@sucp.com

DESCRIPTION OF REQUEST: Major subdivision preliminary plat; temporary deferral of sidewalk construction; vacation of private easement (aka Windmill Manor Estates) sidewalk waiver approval  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

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

Lot or Tract No. Tract B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Windmill Manor  
 Current Zoning: SU-1 PR'D Proposed zoning: Same proposed tracts 2  
 Zone Atlas page(s): E-11 No. of existing lots: 1 No. of proposed lots: 21  
 Total area of site (acres): 3.4924 Density if applicable: dwellings per gross acre: 6 dwellings per net acre: 7.3  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101106236603340223 MRGCD Map No. NA  
 LOCATION OF PROPERTY BY STREETS: On or Near: North of Dellyne AVE. NW  
 Between: Mariposa Dr. NW and Valle Vista Dr. NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z-98-57  
DRB-96-355

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 11.21.03  
 SIGNATURE Fred C. Arfman DATE 11.21.03  
 (Print) Fred C. Arfman  Applicant  Agent

**FOR OFFICIAL USE ONLY**

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/>	All checklists are complete	54 • 030028 - 01986	PP		\$ 1,070. <sup>00</sup>
<input type="checkbox"/>	All fees have been collected	35 • 030023 - 01987	VPE		\$ 45. <sup>00</sup>
<input type="checkbox"/>	All case #s are assigned	35 • 030023 - 01988	Temp Det Sdwrk		\$ 50. <sup>00</sup>
<input type="checkbox"/>	AGIS copy has been sent	35 • 030023 - 01989	Sdwrk Waiver		\$ 0
<input type="checkbox"/>	Case history #s are listed		Adv. Fee		\$ 75. <sup>00</sup>
<input type="checkbox"/>	Site is within 1000ft of a landfill				Total
<input type="checkbox"/>	F.H.D.P. density bonus				\$ 1,240. <sup>00</sup>
<input type="checkbox"/>	F.H.D.P. fee rebate				

Hearing date Dec. 17, 2003

Marcia Hill 11/21/03  
 Planner signature / date

Project # 1003111



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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

Fred Arfman  
Applicant name (print)  
Fred C. Arfman  
Applicant signature / date  
11.21.03



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

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

Application case numbers  
03028 - 0 - 01986  
\_\_\_\_\_  
\_\_\_\_\_

Melinda Hill 11/21/03  
Planner signature / date  
**Project #** 100300



**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.
- 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 *see preliminary plat*
- 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.

Fred Arfman  
Applicant name (print)

Fred C. Arfman  
Applicant signature / date

11.21.03  
Applicant signature / date



Form revised April 2003

- Checklists complete
- Fees collected *VEE*
- Case #s assigned *SD*
- Related #s listed *SW*

Application case numbers

03002B - 01257

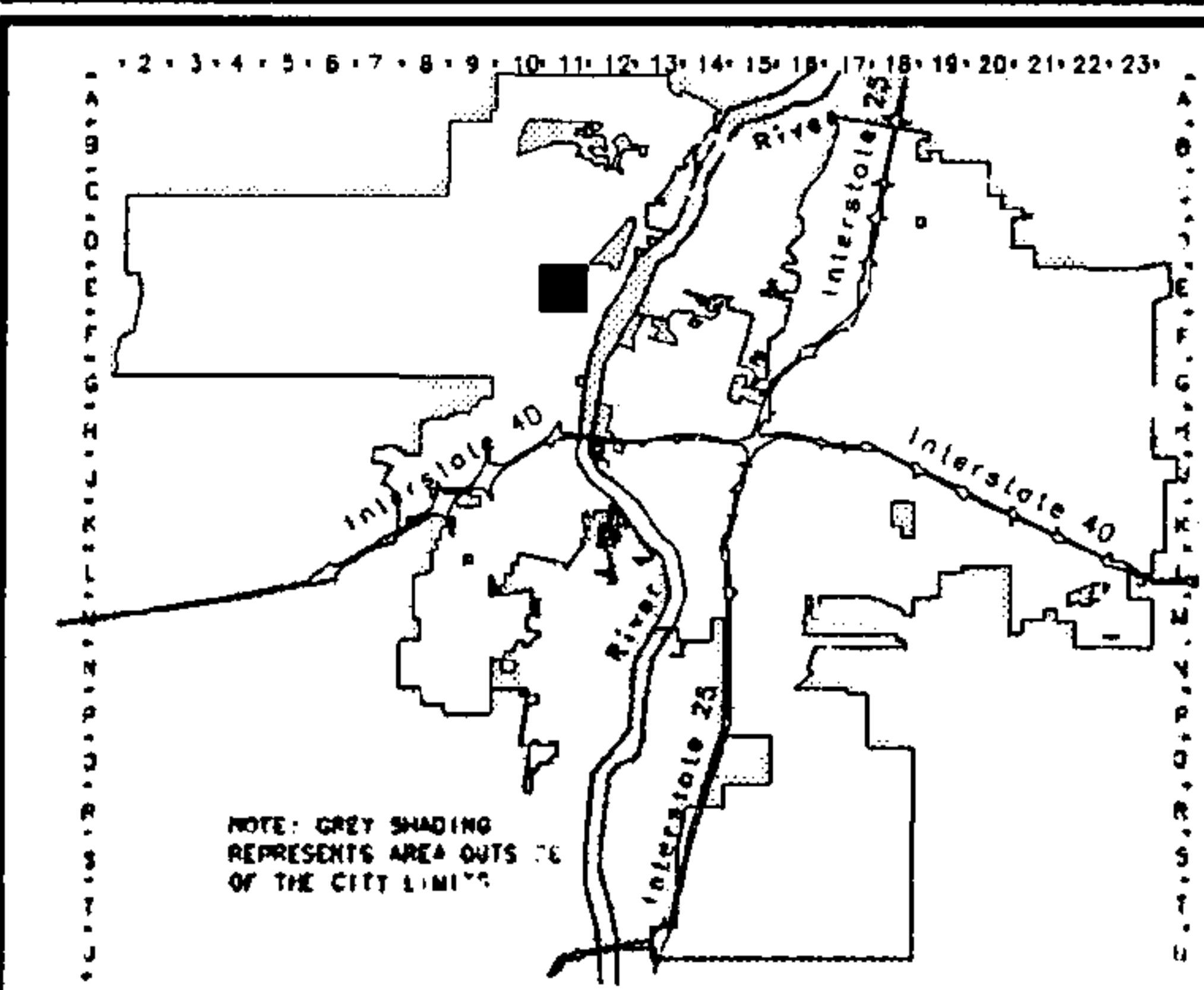
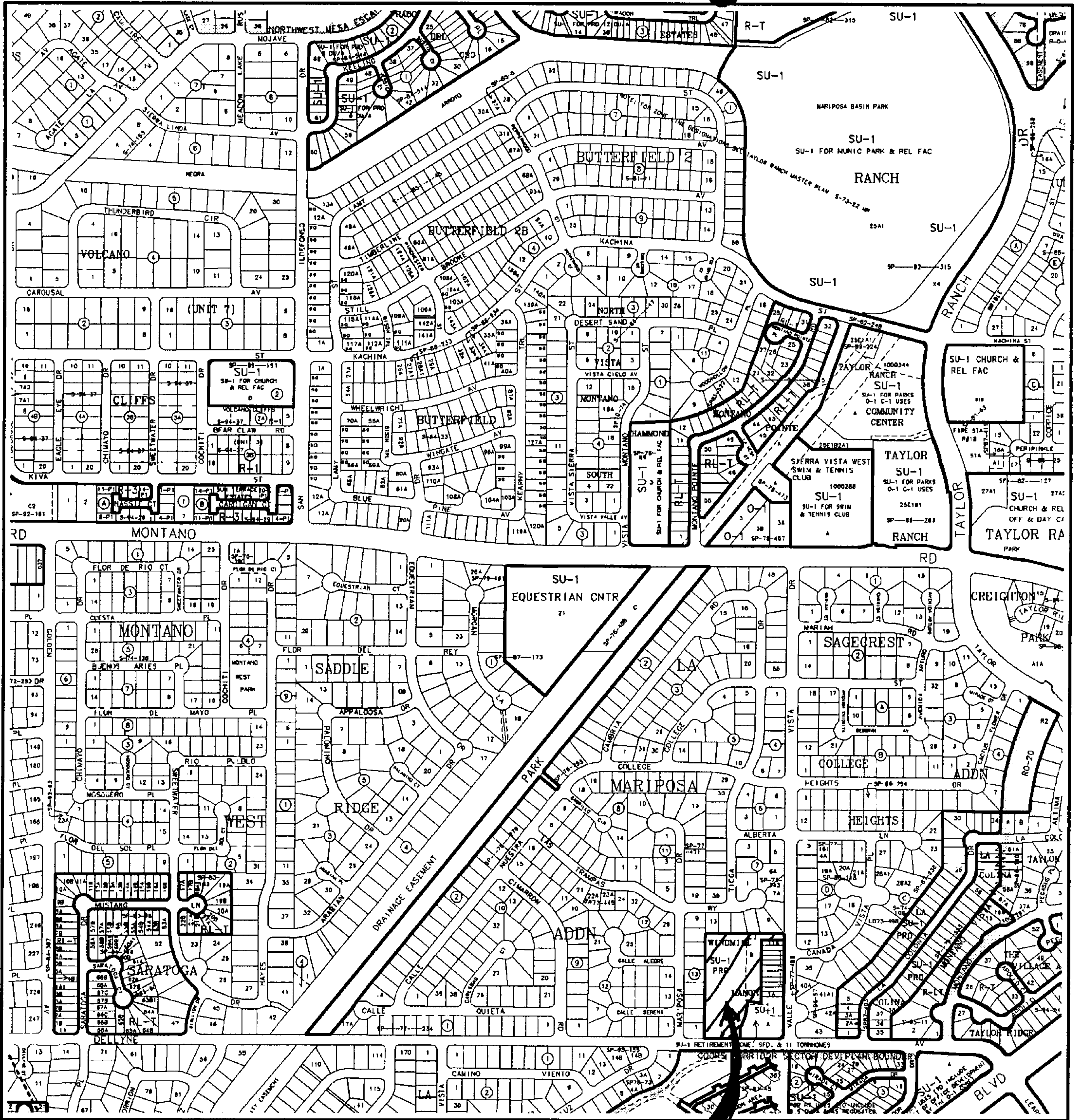
03002B - 01288

03002B - 01289

Marta Hill 12/21/03  
Planner signature / date

**Project #** 1002111





**SITE**



CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003

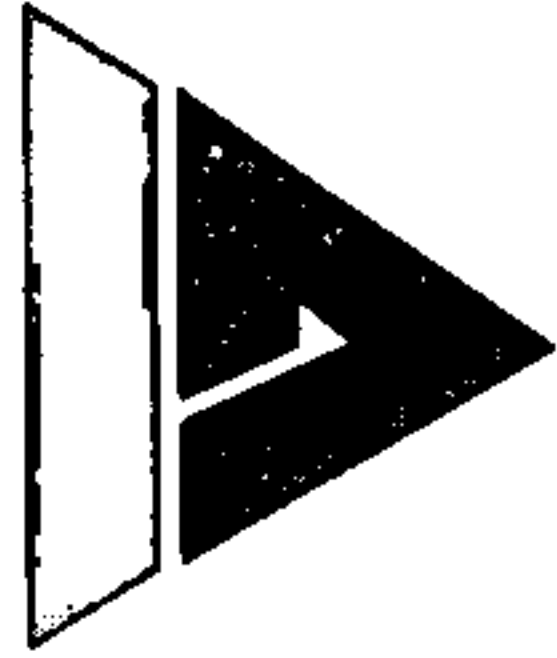


**Zone Atlas Page**

**E-11-Z**

Map Amended through July 31, 2003

C2A-151



## **PROJECT MEMORANDUM**

11/13/03

**TO:** DRB Chair, City of Albuquerque

**FROM:** Fred C. Arfman, Isaacson & Arfman, P.A.

**REF:** Windmill Manor Estates

**I&A PROJ NO:** 1288

**SUBJ:** I. Preliminary Plat  
II. Vacation of Private Drainage Easement  
III. Waiver & Deferral of Sidewalk Construction

Isaacson & Arfman, P.A., consulting civil engineer and agent for The Strosnider Company is hereby requesting entry into the Development Review Board process for the above referenced project.

- I. Preliminary Plat: Per the requirements of the City of Albuquerque Development Process Manual.
- II. Vacation of Private Drainage Easement:
  - A. The existing private drainage easement is situated over and to the west of the private access way. That portion outside of the access way is planned as residential lots, similar to the existing SDP.
  - B. The subject easement is no longer required due to the pond and drainage easement at the south end of the existing town homes.
  - C. The subject development will have free discharge to Dellyne Ave.
  - D. The public welfare is in no way served by retaining the easement.
  - E. There is no convincing evidence that any substantial property rights are being abridged against the will of the owner of the right.
- III. Waiver & Deferral of Sidewalk Construction:
  - A. A waiver of sidewalk around the hammerhead turnaround is requested as shown on the related exhibit.
  - B. A Temporary Deferral of Sidewalk Construction is requested for those sidewalks along the frontage of the residential lots. This is a standard request in order to avoid damage to the sidewalks during the residential construction.



**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: Windmill Manor Estates

AGIS MAP # E-11

LEGAL DESCRIPTION: Tract B, Windmill Manor

     DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 11.21.03 [date].

Fred C. Aragon 11.21.03  
Applicant / Agent Date

\_\_\_\_\_  
Hydrology Division representative Date

     WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 10.29.03 [date].

Fred C. Aragon 11.21.03  
Applicant / Agent Date

\_\_\_\_\_  
Utilities Division representative Date

DRB- \_\_\_\_\_ - \_\_\_\_\_





# City of Albuquerque

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

Date: November 13, 2003

TO CONTACT NAME: Ruth Wozano  
 COMPANY/AGENCY: Waco & Arfman PA  
 ADDRESS/ZIP: 128 Monte St NE 87108  
 PHONE/FAX #: 268-8828 / 268-2632

Thank you for your inquiry of 11-13-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Windmill Manor, Tract B

zone map page(s) 2-11

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

La Luz Del Sol  
 Neighborhood Association  
 Contacts: Betty Stetson  
14 Wind NW  
898-3610 (W) 87120  
Ray Graham  
One Wind NW  
898-5600 (W) 87120

Jaylor Ranch  
 Neighborhood Association  
 Contacts: Eddie Costello  
111 Alameda NW, Ste J  
792-1066 (W) 87114  
Glenn Wolfley  
6804 Staghorn Dr NW  
850-9414 (W) 87120-4806

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

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

Sincerely,

Dalana L. Carmona  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

**Additional Neighborhood Association Information**

Neighborhood Association

Contacts: \_\_\_\_\_

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

Neighborhood Association

Contacts: \_\_\_\_\_

\_\_\_\_\_  
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Neighborhood Association

Contacts: \_\_\_\_\_

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Neighborhood Association

Contacts: \_\_\_\_\_

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

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

Sagecrest H.O.A.

Neighborhood Association

Contacts: William Silva

5700 Cactus Row NW

899-8561 (h) 87120

Barbara Mueller

4904 Alberta Ln. NW

898-7755 (h) 87120

Neighborhood Association

Contacts: \_\_\_\_\_

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

Neighborhood Association

Contacts: \_\_\_\_\_

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

Neighborhood Association

Contacts: \_\_\_\_\_

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



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

November 13, 2003

Certified Mail 7002 3150 0005 7722 9653

Ms. Betty Stetson  
La Luz del Sol Neighborhood Association  
14 Wind NW  
Albuquerque, NM 87120

**RE: Windmill Manor Estates  
(Legal Description -- Tract B, Windmill Manor)**

Dear Ms. Stetson:

As the consulting engineers for the above referenced site, we are writing this letter to inform the La Luz del Sol Neighborhood Association that a request for approval of Preliminary Plat, Site Development Plan for Subdivision, Temporary Deferral of Sidewalk construction, and vacation of private easement was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,  
**ISAACSON & ARFMAN, P.A.**

Genny Donart, PE  
GD/rtl  
Attachment

7002 3150 0005 7722 9653

7002 3150 0005 7722 9653

<b>U.S. Postal Service™</b>		<b>CERTIFIED MAIL™ RECEIPT</b> <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>		
ALBUQUERQUE, NM 87120		
Postage	\$ 0.37	UNIT ALBUQUERQUE, NM Postmark NOV 13 2003 CITY: KESRBY 11/13/03 USPS
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	
Sent To Betty Stetson La Luz del Sol N.A. Street, Apt. No.; or PO Box No. 14 Wind NW City, State, ZIP+4 Albuquerque, NM 87120		
PS Form 3800, June 2002		See Reverse for Instructions





**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

November 13, 2003

Certified Mail 7002 3150 0005 7722 9660

Mr. Ray Graham  
La Luz del Sol Neighborhood Association  
One Wind NW  
Albuquerque, NM 87120

**RE: Windmill Manor Estates  
(Legal Description -- Tract B, Windmill Manor)**

Dear Mr. Graham:

As the consulting engineers for the above referenced site, we are writing this letter to inform the La Luz del Sol Neighborhood Association that a request for approval of Preliminary Plat, Site Development Plan for Subdivision, Temporary Deferral of Sidewalk construction, and vacation of private easement was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,  
**ISAACSON & ARFMAN, P.A.**

Genny Donart, PE

GD/rtl

Attachment

7002 3150 0005 7722 9660

7002 3150 0005 7722 9660

<b>U.S. Postal Service™</b>		<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>			
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>			
ALBUQUERQUE, NM 87120			
Postage	\$	0.37	UNIT 0108 NOV 13 2003 Here Clerk: KRSRBY USPS 11/13/03
Certified Fee		2.30	
Return Receipt Fee (Endorsement Required)		1.75	
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$	4.42	
Sent To Ray Graham La Luz del Sol N.A. Street, Apt. No.; or PO Box No. One Wind NW City, State, ZIP+4 Albuquerque, NM 87120			
PS Form 3800, June 2002		See Reverse for Instructions	



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

November 13, 2003

Certified Mail 7002 3150 0005 7722 9677

Mr. Eddie Costello  
Taylor Ranch Neighborhood Association  
1111 Alameda NW, Suite J  
Albuquerque, NM 87114

**RE: Windmill Manor Estates  
(Legal Description -- Tract B, Windmill Manor)**

Dear Mr. Costello:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Taylor Ranch Neighborhood Association that a request for approval of Preliminary Plat, Site Development Plan for Subdivision, Temporary Deferral of Sidewalk construction, and vacation of private easement was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,  
**ISAACSON & ARFMAN, P.A.**

Genny Donart, PE  
GD/rtl  
Attachment

7002 3150 0005 7722 9677

7002 3150 0005 7722 9677

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
ALBUQUERQUE, NM 87114	
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

Postmark: NOV 13 2003  
Clerk: KESRBY  
11/13/USPS

Sent To	Eddie Costello
	Taylor Ranch N.A.
Street, Apt. No., or PO Box No.	1111 Alameda NW, Suite J
City, State, ZIP+4	Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

November 13, 2003

Certified Mail 7002 3150 0005 7722 9684

Ms. Jolene Wolfley  
Taylor Ranch Neighborhood Association  
6804 Staghorn Dr. NW  
Albuquerque, NM 87120-4806

**RE: Windmill Manor Estates  
(Legal Description -- Tract B, Windmill Manor)**

Dear Ms. Wolfley:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Taylor Ranch Neighborhood Association that a request for approval of Preliminary Plat, Site Development Plan for Subdivision, Temporary Deferral of Sidewalk construction, and vacation of private easement was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,  
**ISAACSON & ARFMAN, P.A.**

Genny Donart, PE  
GD/rtl  
Attachment

7002 3150 0005 7722 9684

7002 3150 0005 7722 9684

<b>U.S. Postal Service™</b>		<b>CERTIFIED MAIL™ RECEIPT</b> <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>		
ALBUQUERQUE, NM 87120		
Postage	\$ 0.37	UNIT 7002 3150 0005 7722 9684 ALBUQUERQUE, NM 87120 Postmark Here NOV 13 2003 KBSR9Y USPS
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	
Sent To <b>Jolene Wolfley</b> <b>Taylor Ranch N.A.</b>		
Street, Apt. No.; or PO Box No. <b>6804 Staghorn Dr. NW</b>		
City, State, ZIP+4 <b>Albuquerque, NM 87120</b>		
PS Form 3800, June 2002		See Reverse for Instructions





**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

November 13, 2003

Certified Mail 7002 3150 0005 7722 9691

Mr. William Silva  
Sagecrest Homeowners Association  
5700 Cactus Flower NW  
Albuquerque, NM 87120

**RE: Windmill Manor Estates  
(Legal Description -- Tract B, Windmill Manor)**

Dear Mr. Silva:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Sagecrest Homeowners Association that a request for approval of Preliminary Plat, Site Development Plan for Subdivision, Temporary Deferral of Sidewalk construction, and vacation of private easement was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,  
**ISAACSON & ARFMAN, P.A.**

Genny Donart, PE  
GD/rtl  
Attachment

7002 3150 0005 7722 9691

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ALBUQUERQUE, NM 87120		
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Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>	
Sent To <b>William Silva</b> <b>Sagecrest Homeowners Association</b>		
Street, Apt. No.; or PO Box No. <b>5700 Cactus Flower NW</b>		
City, State, ZIP+4 <b>Albuquerque, NM 87120</b>		
PS Form 3800, June 2002		See Reverse for Instructions



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

November 13, 2003

Certified Mail 7002 3150 0005 7722 9707

Ms. Barbara Mueller  
Sagecrest Homeowners Association  
4904 Alberta Lane NW  
Albuquerque, NM 87120

**RE: Windmill Manor Estates  
(Legal Description -- Tract B, Windmill Manor)**

Dear Ms. Mueller:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Sagecrest Homeowners Association that a request for approval of Preliminary Plat, Site Development Plan for Subdivision, Temporary Deferral of Sidewalk construction, and vacation of private easement was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,  
**ISAACSON & ARFMAN, P.A.**

Genny Donart, PE  
GD/rtl  
Attachment

7002 3150 0005 7722 9707

7002 3150 0005 7722 9707

**U.S. Postal Service™**  
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ALBUQUERQUE, NM 87120

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

Sent To **Barbara Mueller**  
**Sagecrest Homeowners Association**  
Street, Apt. No.; or PO Box No. **4904 Alberta Lane NW**  
City, State, ZIP+4 **Albuquerque, NM 87120**

PS Form 3800, June 2002 See Reverse for Instructions

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: The Strosnider Co. Date of request: 11/21/03 Zone atlas page(s): E-11

PERMIT:  
Zoning SU-1 PRD  
Parcel Size (acres / sq.ft.) \_\_\_\_\_

Legal Description -  
Lot or Tract # Tract B Block # \_\_\_\_\_  
Subdivision Name Windmill Manor

### REQUESTED CITY ACTION(S):

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

### PROPOSED DEVELOPMENT:

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

### GENERAL DESCRIPTION OF ACTION: 1

# of units - \_\_\_\_\_  
 Building Size - \_\_\_\_\_ (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 Paul C. Crawford Date 11-21-03  
 (To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

PUBLIC WORKS DEPT. Transportation Development Div. 3rd Floor / Room 304 City Hall 768-2680

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

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

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

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

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

IF AN AQIA IS REQUIRED: a scoping meeting 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 AQIA.

\_\_\_\_\_  
 ENVIRONMENTAL HEALTH DATE

Required TIS and / or AQIA 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
AQIA	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



November 14, 2003

Sheran Matson, Chair  
Development Review Board  
City of Albuquerque

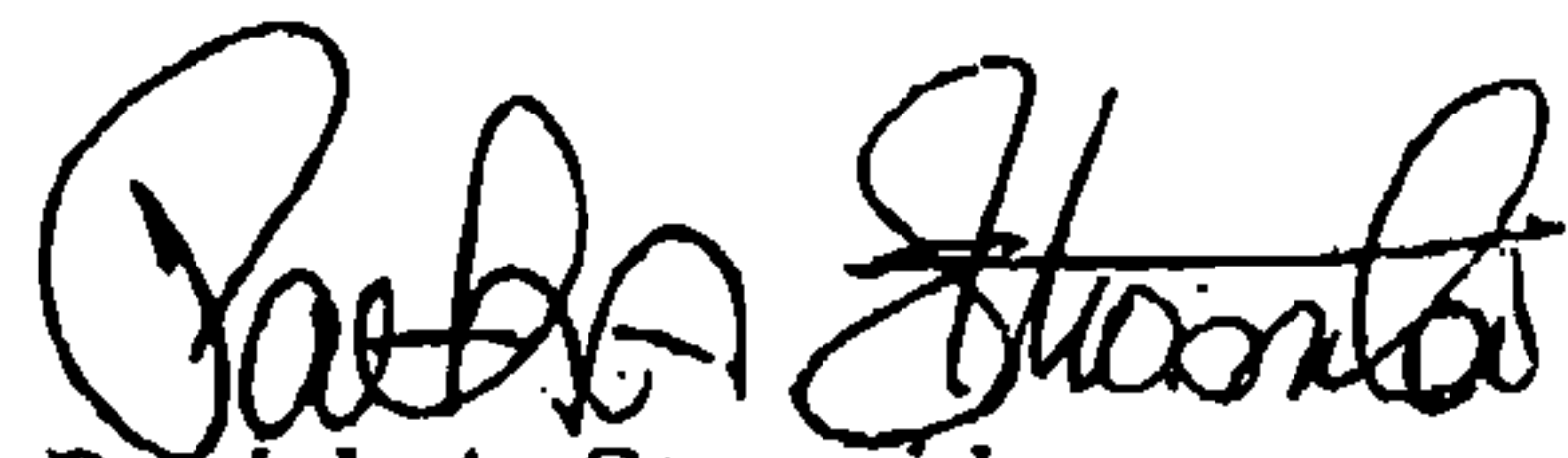
Re: Windmill Manor Estates

Dear Ms. Matson:

By way of this letter, we hereby authorize Isaacson and Arfman to act on our behalf as agent in securing the necessary approvals for residential development of the property.

If you have any questions, please call our office.

Sincerely,



Patrick A. Strosnider  
Member, Windmill Manor LLC.

## JUSTIFICATION FOR RETAINING WALL

REF: Windmill Manor Estates

SUBJ: Justification for Retaining Wall at Southwest Corner of Lot 1

EXISTING LEGAL

DESCRIPTION: Tract B, Windmill Manor

DATE: November 21, 2003

The retaining wall at the southeast corner of Lot 1 by Dellyne Avenue is justified for the following reason:

There is an existing retaining wall along the south end of the site by Dellyne Avenue. The proposed retaining wall (4 feet-1.3 feet) will connect to the existing wall at the southwest corner of Lot 1 and taper to existing grade over 20 feet. Thereby, the existing retaining wall will be eliminated. See attached Retaining Wall Exhibit.





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

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

### PAID RECEIPT

APPLICANT NAME

The Strosnider Company

AGENT

Isaacson & Arfman, P.A.

ADDRESS

128 - Monroe NE

PROJECT NO.

1003111

APPLICATION NO.

03 023 01986 (06487) (06988) (01989)

\$ 1,165.<sup>00</sup> 441006 / 4983000 (DRB Cases)

\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ 75.<sup>00</sup> 441018 / 4971000 (Notification)

\$ 1,240.<sup>00</sup> Total amount due

268-8828

15431

ISAACSON AND ARFMAN, P.A.

128 MONROE ST. NE  
ALBUQUERQUE, NM 87108

DATE 11/21/03

95-219 176  
1070  
1350743997


PAY TO THE ORDER OF

City of Albuquerque

\$ 1,240.00

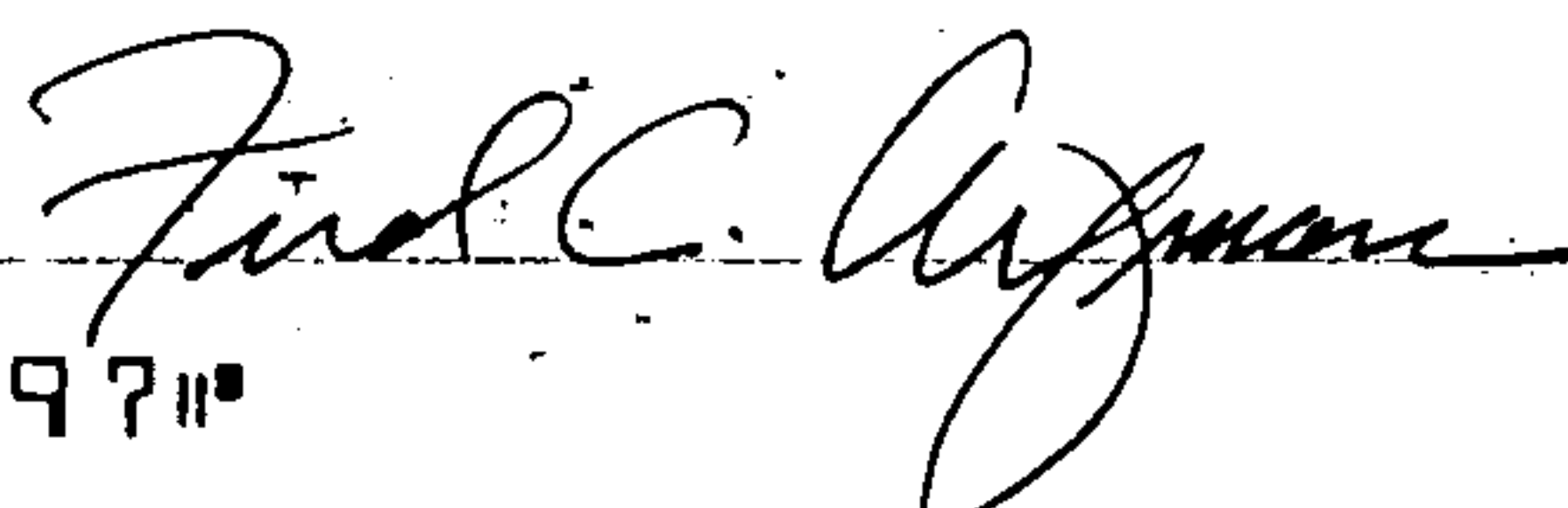
One thousand Two Hundred Forty & 00/100

DOLLARS

 Security Features included. Details on Re.

 Wells Fargo Bank New Mexico, N.A.  
200 Lomas NW  
Albuquerque, NM 87102  
www.wellsfargo.com

FOR 1003111

Frank C. Arfman  MP

⑈015431⑈ ⑆107002192⑆ 1350743997⑈

# 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 Dec. 2 03 To Dec. 17 03

5. REMOVAL

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

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

Ruth Logano 11/21/03  
(Applicant or Agent) (Date)  
for ISAACSON + Artman

I issued 2 signs for this application, 11/21/03, Marita Hill  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003111