CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003112 **AGENDA ITEM NO: 15**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off. No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 6, 2004

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

Complete 10-8-04 RL
~~Complete 10-7-04 RL~~

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.

Project Number 1003112

DRB Application No.: **04DRB-01005 (FP)**	Project # **1003112**
Project Name: **RINCONADA TRAILS**	
Agent: Community Sciences Corp.	Phone No.: 897-0000

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 10/6/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☒ PARKS / ~~CIP: Park dedication fees pd~~
  Detached Open Space fees pd
- ☐ 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: 10-7-04
  - -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.**

Called for P/U 10/7/04 RL

15

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.

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Project Name: **RINCONADA TRAILS**

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- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
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- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003112

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 6, 2004 9:00 a.m.
MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

Adjourned: 10:50 a.m.

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

1. **Project # 1001926**
04DRB-01393 Major-Preliminary Plat Approval
04DRB-01394 Major-Final Plat Approval

TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT, AIRPORT UNIT,** zoned R-2, located on 72ND PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] (J-10) **DEFERRED AT AGENT'S REQUEST TO 10/13/04.**

2. **Project # 1003591**
04DRB-01384 Major-Preliminary Plat Approval
04DRB-01386 Minor-Sidewalk Waiver
04DRB-01387 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUN GATE ESTATES,** zoned R-LT residential zone, located on 98TH ST SW, between BLAKE RD SW and OPEN RANGE AVE SW containing approximately 45 acre(s). [REF: 04DRB-01185] *[Deferred from 10/6/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/13/04.**

3. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04,9/8/04 & 10/6/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

4. **Project # 1003596**
04DRB-01490 Minor-SiteDev Plan BldPermit/EPC

GOLDEN & ASSOCIATES agent(s) for BREWER OIL CO INC request(s) the above action(s) for all or a portion of Tract(s) 100-C1, **MONTGOMERY HEIGHTS,** zoned SU-1 FOR C-2 WITH WAREHOUSE, located on SAN MATEO BLVD NE and MONTGOMERY BLVD NE containing approximately 1 acre(s). [REF: 04EPC01216] **[Stephanie Shumsky, EPC Case Planner]** (F-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR INFRASTRUCTURE LANGUAGE ON THE SIGNATURE BLOCK.**

5. **Project # 1003364**
04DRB-01407 Minor-SiteDev Plan Subd/EPC
04DRB-01408 Minor-SiteDev Plan BldPermit/EPC
04DRB-01409 Minor-Prelim&Final Plat Approval

TIERRA WEST, LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 1A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between HOLLY AVE NE and PASEO DEL NORTE NE containing approximately 5 acre(s). [REF: DRB-95-478, 04EPC-00495, 04EPC-00494] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 9/22/04]* (C-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/6/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

6. **Project # 1003403**
04DRB-01493 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, **THE RESERVE @ THE TRAILS SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and the TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 04DRB00632, 04DRB00633, 04DRB00634, 04DRB00635, 03DRB01528] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1001523**
04DRB-01491 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER/98TH STREET PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LADERA BUSINESS PARK, UNIT 2,** zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW, between LADERA DR NW and MARKET ST NW containing approximately 19 acre(s). [REF: 01EPC01405, 02DRB00518, 02DRB00519, 02DRB00519] (H-9/H-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

8. **Project # 1002856**
04DRB-01492 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, MEADOWS @ ANDERSON HILLS, (to be known as **BLOSSOM RIDGE ESTATES**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98th STREET SW and UNSER BLVD SW containing approximately 10 acre(s). [REF: 04DRB01156, 04DRB01157, 04DRB00230, 04DRB00231] (P-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1002593**
04DRB-01502 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 29-35, **VISTA DE ARENAL, UNIT 3,** zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW BLVD NW and PAESE PL NW containing approximately 2 acre(s). [REF: 04DRB00911] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD**.

10. **Project # 1002022**
04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04 & 9/8/04 & 9/15/04 & 10/6/04]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/20/04.**

11. **Project # 1002718**
04DRB-01498 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 13, **RIVERVIEW ACRES, UNIT 2,** zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 1 acre(s). [REF: 04DRB00758, 04DRB00759] (H-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

Project # 1002718
04DRB-01410 Minor-Final Plat Approval
04DRB-01411 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B & 334B1, **RIVERVIEW ACRES, UNIT 2,** zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 10 acre(s). [REF: 04DRB-00758, 04DRB-00759] *[Deferred from 9/22/04]* (H-12) **FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS FOR CASH-IN-LIEU. THE SIDEWALK WAIVER WAS WITHDRAWN AT THE AGENT'S REQUEST.**

12. **Project # 1003051**
04DRB-01496 Minor-Prelim&Final Plat Approval

RAY BACA agent(s) for COSME OLGUIN request(s) the above action(s) for all or a portion of Tract(s) A & B, **LANDS OF COSME & HENRIETTA OLGUIN,** zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between GRIEGOS RD NW and CANDELARIA RD NW containing approximately 1 acre(s). (F-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1002520**
04DRB-00893 Minor- Final Plat Approval

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] *[Final Plat Indef. Deferred for SIA]* (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR WALL DESIGN AND AGIS DXF FILE.**

14. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH 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-01138] *[Deferred from 9/22/04 & 10/6/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

15. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS,** zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] *[Deferred from 7/14/04,7/21/04, 8/4/04,8/11/04 & 8/18/04 & 9/1/04 Indef. Deferred, 9/29/04 Indef. Deferred]* (F-11/F-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR DETACHED OPEN SPACE FEES.**

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

16. **Project # 1003694**
04DRB-01485 Minor-Sketch Plat or Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, **ALVARADO GARDENS, UNIT 2,** zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between TRELLIS DR NW and GLENWOOD NW containing approximately 1 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1001440**
04DRB-01497 Minor-Sketch Plat or Plan

ANDREW MIODUCHOWSKI agent(s) for ILENE MERCHANT request(s) the above action(s) for all or a portion of Tract(s) D3A, **COORS CENTRAL NORTH ADDITION,** zoned SU-1 special use zone, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). [REF: DRB-96-27] (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1003695**
04DRB-01494 Minor-Sketch Plat or Plan

A. BAIN COCHRAN III request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 12, **ALBUQUERQUE HIGHLANDS,** zoned R-1 residential zone, located on MOUNTAIN RD NE, between SAN MATEO NE and SAN PEDRO NE containing approximately 1 acre(s). (J-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003696**
04DRB-01495 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) 1-17, Tract(s) A, B, C, VINCINTI MONTANO SUBDIVISION & JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**), zoned R-D residential and related uses zone, developing area, located on 97TH STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: AX-87-5, DRB-96-529] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1003689**
04DRB-01464 Minor-Sketch Plat or Plan

HALL SURVEYING agent(s) for GREG BOULOY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, Block(s) 13, **PEREA ADDITION,** zoned SU-2 TH special neighborhood zone, located on 16TH ST NW, between LOMAS BLVD NW and CENTRAL AVE NW. *[Indef. Deferred 9/29/04]* (J-13). **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002864**
04DRB-01499 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 56 & 57, **CANTACIELO SUBDIVISION,** zoned R-LT residential zone, located on VENTICICELLO DR NW, between PEGGIO AVE NW and BREZZA DULCE AVE NW containing approximately 30 acre(s). [REF: 04DRB00242] (A-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003027**
04DRB-01500 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of **Tract(s) 1P & 2P, TREMENTINA OESTE SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, and CALLE CALMA NE containing approximately 1 acre(s). [REF: 03DRB02159] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

04DRB-01501 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of **Tract(s) 14P & 15P, TREMENTINA OESTE SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, and CALLE CALMA NE containing approximately 1 acre(s). [REF: 03DRB02159] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for September 22, 2004. **THE DRB MINUTES FOR 9/22/04 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1003694 Item No. 16 Zone Atlas G-12

DATE ON AGENDA 10-6-04

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Where does lot AA take access from?
2)	Access for 4 lots requires a 32′ easement with sidewalk on one side. (city has allowed 28′ with sidewalk)
3)	Did the previous plat call out the maintenance and beneficiaries of the existing easement?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003694	**DRB Date:** 10/6/04
Application Number: 04DRB-01485	**Item Number:** 16

Subdivision:

Lots BB, Alvarado Gardens, Unit 2

Request for:

- [x] 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: RA-2

Zone Page: G-12

New Lots (or units) : 1

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 1 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.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 29, 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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A. Call to Order: 9:00 A.M. Adjourned: 10:10 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1001926**
04DRB-01358 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for J D HOME INC request(s) the above action(s) for all or a portion of Tract(s) 225, **MUSTANG MESA,** AIRPORT UNIT, TOWN OF ATRISCO GRANT, zoned R-2 residential zone, located on 72ND PLACE NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224, 03DRB-01225] (J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1003187**
04DRB-01365 Major-Vacation of Public Easements
04DRB-01366 Minor-Sidewalk Variance

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 5-E, **MARNA LYNN SUBDIVISION,** LANDS OF UNIVERSITY OF NEW MEXICO, zoned R-1 residential zone, located on GOLF COURSE RD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003593**
04DRB-01360 Major-Vacation of Public Easements
04DRB-01361 Major-Preliminary Plat Approval
04DRB-01362 Minor-Sidewalk Waiver
04DRB-01363 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on IRVING BLVD NW, and VENTANA RIDGE RD NW containing approximately 24 acre(s). [REF: 04DRB-01198] (B-8/B-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/29/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/3/04 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK 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.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04, 6/23/04, 8/4/04 & 9/29/04]* [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

5. **Project # 1003610**
04DRB-01251 Major-Preliminary Plat Approval
04DRB-01252 Minor-Temp Defer SDWK
04DRB-01469 Minor-Sidewalk Waiver

WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT (to be known as **ARROWWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] *[Deferred from 9/8/04, 9/22/04 & 9/29/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/13/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

6. **Project # 1003293**
04DRB-01465 Minor-SiteDev Plan BldPermit

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JEFF HENRY, JEFFERSON ONE LLC request(s) the above action(s) for all or a portion of Tract(s) F-7-A, **ATRISCO BUSINESS PARK, UNIT 3,** zoned SU-1 FOR O-1 AND C-2 USES, located on COORS RD NW, between LOS VOLCANOS NW and BLUEWATER NW containing approximately 3 acre(s). [REF: 03DRB00333, 04DRB00838] (J-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003470**
04DRB-01460 Minor-SiteDev Plan Subd

WILSON & COMPANY agent(s) for MESA VERDE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1A,2A,1B & 2B, MONTBEL-KASSUBA, (to be known as **VISTA VIEJA SUBDIVISION**), zoned R-D residential and related uses zone, developing area, located on SENIC DR NW, between 81ST ST NW and ATRISCO NW containing approximately 158 acre(s). [REF:Z-85-84, AX-85-20,04DRB00825, DRB-97-274] (D-9) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

8. **Project # 1002189**
04DRB-01462 Minor-Ext of SIA for Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROWN - NZ JOINT VENTURE request(s) the above action(s) for all or a portion of Lot(s) 1, 10, 11, 13, 14 and 15, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3,** zoned R-LT residential zone, located on MAGIC SKY CT NW, between LA CANADA DR NW and SEVEN BAR LOOP NW containing approximately 3 acre(s). [REF: DRB-97-298, 02DRB-01328] (B-13) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1000658**
04DRB-01421 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for OTONO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A-1, Unit(s) 1, **LOOP INDUSTRIAL DISTRICT,** zoned SU-1, M-1, located on ALAMEDA NE, between JEFFERSON NE and SAN MATEO NE containing approximately 2 acre(s). *[Deferred from 9/22/04]* (C-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

10. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS,** zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] *[Deferred from 7/14/04,7/21/04, 8/4/04,8/11/04 & 8/18/04 & 9/1/04 Indef. Deferred, 9/29/04 Indef. Deferred]* (F-11/F-12) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

11. **Project # 1003684**
04DRB-01443 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for TIFFANY HOMES SW request(s) the above action(s) for PARADISE HILLS, TOWN OF ALAMEDA GRANT, UNIT 5, (to be known as **ANASAZI RIDGE SUBDIVISION**, zoned R-LT, located on UNSER BLVD NW, between WESTSIDE BLVD NW and CALABICILLAS ARROYO containing approximately 43 acre(s). [REF: SC5-72-23] (A-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1003687**
04DRB-01461 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, VENTANA RANCH WEST, (to be known as **WESTERN RIDGE SUBDIVISION**), zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 1002778, 03EPC01058, 03EPC01057, 03DRB01868, 04DRB00126, 04DRB00127, 04DRB00128] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1003689**
04DRB-01464 Minor-Sketch Plat or Plan

HALL SURVEYING agent(s) for GREG BOULOY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, Block(s) 13, **PEREA ADDITION,** zoned SU-2 TH special neighborhood zone, located on 16TH ST NW, between LOMAS BLVD NW and CENTRAL AVE NW. (J-13) **INDEFINITELY DEFERRED ON A NO SHOW.**

14. Approval of the Development Review Board Minutes for September 15, 2004. **DRB MINUTES FOR SEPTEMBER 15, 2004 WERE APPROVED.**

ADJOURNED: 10:10 A.M.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003112 **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 Dev. Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Cost Allocation Plan

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off. Vacation of easements and R/W need to appear on the plat.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED __X__ (IndEF); 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: September 29, 2004

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 1, 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. Adjourned: 11:30 A..M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003471**
04DRB-01224 Major-Amnd Prelim Plat Approval
04DRB-01225 Minor-Temp Defer SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA BLVD NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s).[REF: 04DRB-00826, 04DRB-00827,02DRB-01791,02DRB-01250](A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/1/04 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 5/22/04 THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT APPROVAL: LANGUAGE SHALL BE ADDED THAT STATES MINIMUM LOT WIDTH SHALL BE 50 FEET. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1000464**
04DRB-01226 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW ADDITION,** zoned SU-1, IP Uses with exceptions, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17] (C-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003238**
04DRB-01227 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B and 315-A-1-A-1, MRGCD MAP 35, LANDS OF ALBERT PEREZ, TRACTS B-1 AND B-2, LANDS OF MACIEL & TRUJILLO, (to be known as **LAS CASITAS DE LOS DURANAS**, zoned R-LT residential zone, located on INTERSTATE 40 WEST, between RIO GRANDE BLVD NW and MONTOYA ST NW. [REF: Z-71-118, 04EPC-00157, 04EPC-00156, 04DRB-00661(H-12/13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT: PRIOR TO FINAL PLAT APPROVAL, EITHER THE EASEMENTS BE RETAINED OR EXISTING LINES RELOCATED.**

4. **Project # 1003226**
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04 & Indefinitely deferred on 7/21/04]]* (K-10) [NO NEW SUBMITTAL] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/1/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE 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.

5.	**Project # 1003637** 04DRB-01302 Minor-SiteDev Plan BldPermit	OPUS WEST CONSTRUCTION CORP request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 2, Unit(s) 1, **JOURNAL CENTER PHASE 2,** zoned IP industrial park zone, located on MASTHEAD ST NE, between MASTHEAD ST NE and TIBURON ST NE containing approximately 5 acre(s). [REF: AX-79-13, Z-79-80-2, 1000633] *[Deferred from 9/1/04]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**
6.	**Project # 1003421** 04DRB-01266 Minor-SiteDev Plan BldPermit/EPC	CONSENSUS PLANNING INC agent(s) for FIRST FAMILY CHURCH, request(s) the above action(s) for all or a portion of Tract(s) 1B1E, 1B1D & 1A2, **RENAISSANCE CENTER,** zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on UNION WAY DR NE, between MONTANO RD NE and MISSION AVE NE containing approximately 13 acre(s). [REF: 04EPC00685, 04EPC00684] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 8/25/04]* (F-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
	04DRB-01306 Minor-Prelim&Final Plat Approval	PRECISION SURVEYS INC agent(s) for UNION PENSION TRANSACTION TRUST 93-2, NM request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **RENAISSANCE CENTER,** zoned SU-1 FOR R-3 & C-1 USES, located on UNION WAY DR NE, between MONTANO RD NE and MISSION RD NE containing approximately 13 acre(s). [REF: 04EPC00684, 04EPC00685, O4DRB01266, 04DRB00207, 04DRB00997. O4DRB00998, 03DRB00590,02DRB01532, 02AA00814, 1000419] (F-16) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITION OF AN EXISTING SANITARY SEWER EASEMENT ON THE PLAT OR RELEASE OF THAT EASEMENT AND TO PLANNING FOR THE AGIS DXF FILE.**

7. **Project # 1000560**
04DRB-01273 Minor-Amnd SiteDev Plan BldPermit

DEKKER, PERICH & SABATINI agent(s) for NEW MEXICO ONCOLOGY HEMATOLOGY CONSULTANTS, request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B, **JOURNAL CENTER,** zoned IP, located on LANG AVE NE, between JEFFERSON NE and HEADLINE BLVD NE containing approximately 4 acre(s). [REF: 00450-01713] *[Deferred from 8/25/04]* (D-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1003548**
04DRB-01090 Minor-SiteDev Plan BldPermit

JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE,** zoned R-D, located on LADERA DR NW, between 72nd ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] *[Deferred from 7/21/04]* (H-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

9. **Project # 1001562**
04DRB-01301 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) 36, (TRACT A, BLOCK 28, FOUR HILLS VILLAGE, 5TH INSTALLMENT, to be known as **RESERVE @ FOUR HILLS SUBDIVISION**) zoned R-1 residential zone, located on WAGON TRAIN SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 04DRB-01103, 04DRB-01105, 01DRB-01531, 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263, 02DRB-01660] (M-22) **THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK AS SHOWN ON EXHIBIT C WAS DENIED FOR SAFETY REASONS.**

10. **Project # 1003634**
04DRB-01297 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION,** zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04]* (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

11. **Project # 1003635**
04DRB-01298 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for EASTRIDGE PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, 2B & 3A, **EASTRIDGE PLAZA,** zoned C-2 community commercial zone, located on INDIAN SCHOOL RD NE, between MURIEL ST NE and JUAN TABO BLVD NE containing approximately 3 acre(s). [REF: SP-76-471, SP-78-346] (J-21) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL'S APPROVAL OF FIRE PROTECTION FOR THE STORAGE UNITS AND COMMERCIAL BUILDING AND TO PROVIDE FIRE FLOW CALCULATION SHEETS FOR BOTH LOTS.**

12. **Project # 1003636**
04DRB-01300 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING, INC agent(s) for LOWELL SHARP request(s) the above action(s) for all or a portion of Lot(s) 46 & 47, Block(s) 4, **MESA VERDE ADDITION,** zoned C-2, located on UTAH ST NE, between CENTRAL AVE NE and CHICO RD NE containing approximately 1 acre(s). [REF: ZA-78-267] (K-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002022**
04DRB-01307 Minor-Extension of Preliminary Plat
04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04]* (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

14. **Project # 1002364**
04DRB-01303 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS, INC agent(s) for SAMUEL & MICHELLE DICKEY request(s) the above action(s) for all or a portion of Tract(s) 4-A & 4-B, **RAY PENA SUBDIVISION,** zoned R-D, located on WESTWARD LN NW, between NORTHERN TRAIL NW and LEGENDS AVE NW containing approximately 1 acre(s). [REF: 02DRB-01793] (F-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1003280**
04DRB-01309 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 168, TOWN OF ATRISCO GRANT, UNIT 6, (to be known as **VISTA PACIFICA, UNIT 2,** zoned R-1, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB00568,04DRB00870, O4DRB00835] (K-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

16. **Project # 1003543**
04DRB-01275 Minor-Prelim&Final Plat Approval

OLIVER TRUJILLO agent(s) for DESI BACA & MARY MARCO request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 66, **UNIVERSITY HEIGHTS and** the east 71 feet of the east 1/2 OF BLOCK 14, FIRST UNIT, **VICTORY ADDITION**, zoned R-3, located on PRINCETON AVE SE, between MC EARL SE and GARFIELD SE containing approximately 1 acre(s). [REF: 04DRB01275] *[Deferred from 9/1/04]* (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

17. **Project # 1003640**
04DRB-01310 Minor-Prelim&Final Plat Approval

WILKS COMPANY agent(s) for ANGELINA CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **HAYES ADDITION,** zoned C-1 neighborhood commercial zone, located on CARLISLE BLVD NE, between CANDELARIA BLVD NE and LOS ARBOLES AVE NE containing approximately 1 acre(s). (H-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

18. **Project # 1003291**
04DRB-00528 Minor- 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-BOWE**N, 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)* (Final Plat was deferred from 5-26-04) (H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

19. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS,** zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] *[Deferred from 7/14/04,7/21/04, 8/4/04,8/11/04 & 8/18/04]* (F-11/F-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

20. **Project # 1003638**
04DRB-01304 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on VENTANA RIDGE RD NW, between IRVING BLVD NW and VENTANA WEST PARKWAY NW containing approximately 30 acre(s). [REF: 1002778, 04DRB-00128] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for August 18, 2004. **THE DRB MINUTES FOR AUGUST 18, 2004 WERE APPROVED.**

ADJOURNED: 11:30 A.M.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003112 **AGENDA ITEM NO: 19**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

indef

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: September 1, 2004

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

CITY OF ALBUQUERQUE

Deferred

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003112 **AGENDA ITEM NO: 19**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An 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: September 1, 2004

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

August 18, 2004 9:00 a.m.
MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 a.m. Adjourned: 10:55 a.m.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003572**
04DRB-01143 Major-SiteDev Plan BldPermit
04DRB-01142 Major-SiteDev Plan Subd

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as **BRUNACINI @ JOURNAL CENTER**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] [Listed as Project #1000633 in error] *[Deferred from 8/18/04]* (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

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

MARK GOODWIN & ASSOCIATES PA agent(s) for BROWN & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, **BERNARDO TRAILS, UNIT 4,** zoned R-T residential zone, located on the northeast corner of VISTA DEL NORTE DR NE and LAS LOMITAS DR NE and containing approximately 6 acre(s). [REF: 04DRB-00591, O3EPC-01851] (D-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/18/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/10/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: A VACATION OF THE DRAINAGE EASEMENT AT TWISTED BRANCH IS REQUIRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST.**

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

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

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

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 7/14/04 & Indefinitely deferred on 7/21/04] (No new submittal)* (B-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION: THE PLAT WILL SHOW THE PUBLIC ROADWAY EASEMENT IS 10 FEET FROM THE CURB.**

04DRB-01242 Minor-SiteDev Plan BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT, (to be known as RABADI COMPLEX,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, SPBP, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] **[Juanita Vigil, EPC Case Planner]** (B-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES TO THE SITE PLAN AND AN INFRASTRUCTURE LIST STATEMENT. AN INFRASTRUCTURE LIST DATED 8/18/04 WAS APPROVED.**

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

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] *[Deferred from 6/30/04, 7/14/04 & Indefinitely Deferred on 7/21/04] (No new submittal)* (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/18/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE MAINTENANCE AND REPAIR EASEMENTS SHALL BE SHOWN ON THE FINAL PLAT FOR THE ZERO LOT LINE LOTS. 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.**

04DRB-01000 Minor-SiteDev Plan Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 7/14/04 & Indefinitely Deferred on 7/21/04] (No new submittal)* (K-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR OFF STREET PARKING CRITERIA TO FOLLOW P1 DESIGNATION PER ZONING CODE AND PLANNING FOR REVISED DESIGN REGS PER COMMENTS, ZERO LOT LINE NOTE ON SITE PLAN FOR SUBDIVISION, THREE (3) COPIES OF WALL DESIGN (SEE FILE) AND AEHD SIGNATURE.**

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.

6. **Project # 1000300**
04DRB-01238 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for AUTO ZONE INC request(s) the above action(s) for all or a portion of Tract(s) A-2-A, **MONTGOMERY CROSSING ADDITION, PHASE 3,** zoned SU-1 FOR C-1 AND O-1, located on MONTGOMERY BLVD NE, between GEN. CHENNAULT ST NE and MOON ST NE containing approximately 1 acre(s). [REF: Z-67-1, DRB--99-330, Z-99-140, 04EPC-00858] **[Russell Brito, EPC Case Planner for Eric Morgan]** (G-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SHARED PARKING AGREEMENT AND CROSS-ACCESS DIMENSIONS AND PLANNING FOR MISCELLANEOUS COMMENTS.**

7. **Project # 1001899**
04DRB-01240 Minor-SiteDev Plan Subd/EPC
04DRB-01239 Minor-Prelim&Final Plat Approval
04DRB-01241 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for TIPTON & ASSOCIATES, INC request(s) the above action(s) for all or a portion of Tract(s) 7, LA VILLITA, (to be known as **VILLAS TUSCANO**) zoned SU-1 FOR PRD, located on LA VILLITA RD NE, between CANDELARIA NE and TRAMWAY BLVD NE containing approximately 2 acre(s). [REF: 04EPC00697, 04DRB 00248, DRB 98-84, DRB-99-233] **[Carmen Marrone, EPC Case Planner]** (H-23) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/18/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/6/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: PROVIDE P1 LOT DESIGNATIONS AND PROVIDE A COPY OF THE RECORDED AGREEMENT. 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.**

8. **Project # 1003372**
04DRB-01234 Minor-SiteDev Plan Subd
04DRB-01236 Minor-SiteDev Plan BldPermit

DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] *[Deferred from 8/18/04]* (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS WITHDRAWN AT THE AGENT'S REQUEST. THE SITE PLAN FOR SUBDIVISION WAS DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

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

9. **Project # 1003417**
04DRB-01232 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for QUIVERA 2, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as MOUNTAIN RIDGE SUBDIVISION),** zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: O4DRB-01056] (B-19) **THE AMENDED INFRASTRUCTURE LIST DATED 8/18/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

10. **Project # 1003605**
04DRB-01235 Minor-Prelim&Final Plat Approval

WILKS COMPANY agent(s) for RENEE ANN FREEMAN-WILFON request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 4, **RIDGE PARK SUBDIVISION,** zoned SU-1 special use zone, located on INDIAN SCHOOL RD NE, between MADISON NE and QUINCY NE containing approximately 1 acre(s). (J-17) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS,** zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] *[Deferred from 7/14/04,7/21/04, 8/4/04,8/11/04 & 8/18/04]* (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/1/04.**

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

12. **Project # 1003604**
04DRB-01233 Minor-Sketch Plat or Plan

ABQ ENGINEERING INC agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Lot(s) 217-220, **TOWN OF ATRISCO GRANT, AIRPORT UNIT 2,** zoned R-2 residential zone, located on 68TH ST NW between HANOVER RD NW and GLENRIO RD NW containing approximately 13 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1003606**
04DRB-01237 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Lot(s) J09-26 & J0927, 19W, ROW 7; Lot(s) 12B, Tract(s) L, and a portion of Endee Road, TOWN OF ATRISCO GRANT UNIT A, WESTLAND NORTH SUBDIVISION, **SUNDORO SOUTH, UNIT 5,** zoned SU-2, RLT, located on LADERA DR NW, between 94th ST NW and 90th ST NW containing approximately 22 acre(s). (J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Approval of the Development Review Board Minutes for August 4, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES DATED AUGUST 4, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.M.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003112 **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 Dev. Plan
(04) Preliminary Plat	**(09)** Infrastructure List	**(14)** Cost Allocation Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION: 9-1-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 18, 2004

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

CITY OF ALBUQUERQUE

Defer 9/1/04

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003112 **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 Dev. Plan
(04) Preliminary Plat	**(09)** Infrastructure List	**(14)** Cost Allocation Plan

ACTION REQUESTED:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

ENGINEERING COMMENTS:

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

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: August 18, 2004

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 11, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

Adjourned: 11:25 A.M.

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

1. **Project # 1001562**
   04DRB-01103 Major-Two Year SIA
   04DRB-01105 Major-Two Year SIA

   MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 28, FOUR HILLS VILLAGE, 5TH INSTALLMENT (to be known as **RESERVE @ FOUR HILLS,** zoned R-1 residential zone, located on WAGON TRAIL DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263] (M-22) **A TWO YEAR EXTENSION OF THE SIA WAS APPROVED. A TWO YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000296**
04DRB-01109 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16P1 & 17P1, **OXBOW VILLAGE,** zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between ALAMAGORDO DR NW and MORNING DOVE NW containing approximately 1 acre(s). [REF: 01400-DRB-01808] (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-01186 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for GARY & JUNE MARTIN-SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16-A, P1, **OXBOW VILLAGE,** zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between ST JOSEPH'S DR NW and ALAMAGORDO DR NW containing approximately 1 acre(s). [REF: 04DRB00109] (G-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

3. **Project # 1002511**
04DRB-01118 Major-Preliminary Plat Approval
04DRB-01119 Minor-Temp Defer SDWK
04DRB-01120 Minor-Sidewalk Waiver

ISAACSON & ARFMAN PA agent(s) for KB HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) A UNIT 1, **SUNDANCE SUBDIVISION UNIT 2,** zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 03DRB-00858, 01578, 01805, 04DRB-00358, 00359] (K-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST REDATED 8/11/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/24/03 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. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003542**
04DRB-01081 Major-Vacation of Pub Right-of-Way

GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION,** zoned SU-2 special neighborhood zone, TH, located on 15TH ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s).[REF:V-80-17](J-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003554**
04DRB-01099 Major-Vacation of Pub Right-of-Way
04DRB-01100 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 7 Lot(s) 1-10 Block(s) 8 and Lot(s) 1-8 Block(s) 9, **SKYLINE HEIGHTS,** zoned C-2 community commercial zone, located on CENTRAL AVE SE, between EUBANK BLVD SE and CONCHAS ST SE containing approximately 7 acre(s). [REF: ZA-88-406] (L-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: THE EXISTING SANITARY SEWER LINE WILL BE RELOCATED AND/OR ABANDONED AS REQUIRED BY THE CITY.**

6. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04 & 8/11/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

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.

7. **Project # 1000399**
04DRB-01191 Minor-SiteDev Plan Subd/EPC
04DRB-01192 Minor-SiteDev Plan BldPermit/EPC

GREGORY HICKS & ASSOCIATES P.C. agent(s) for UROLOGY NETWORK OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER,** zoned SM, SU-1, SM; R-G, located on the southeast corner of BROADWAY NE between LOMAS BLVD NE and ROMA NE containing approximately 1 acre(s). [REF: 04DRB-00957, 00952, 00953, SP-93-192] **[Carmen Marrone, EPC Case Planner]** (J-14) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND PARKING CALCULATIONS.**

8. **Project # 1003371**
04DRB-01184 Minor-SiteDev Plan BldPermit

STEPHEN C DAY, ARCHITECT agent(s) for DRIVETIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB00531] *[Deferred from 8/11/04]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

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

9. **Project # 1003416**
04DRB-01183 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MICHAEL GOMEZ request(s) the above action(s) for all or a portion of Tract(s) 317-A, **TOWN OF ATRISCO GRANT, UNIT 3,** zoned R-1 residential zone, located on BRIDGE ST SW, between EUCARIZ AVE SW and YERBA RD SW containing approximately 3 acre(s). [REF: 04DRB-00670] (L-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1003549**
04DRB-01091 Minor- Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DANIEL PUCCETTI request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 1, **ROSEMONT PARK ADDITION,** zoned S-MRN (SAWMILL R-C), located on MOUNTAIN RD NW, between 12TH ST NW and 11TH ST NW containing approximately 1 acre(s). [REF: ZA-81-350, ZA-84-445, V-76-42] (Was indefinitely deferred on 7/21/04] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002711**
04DRB-01189 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES, PA 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 NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03110-01915, 03138-1914] [Was listed under Project #1003099 in error] (C-18) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project # 1002050**
04DRB-01193 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FRAMIE, LLC request(s) the above action(s) for all or a portion of Lot(s) 23A-P1 THRU 30A-P1, **TRAILS @ LAS MARCADAS SUBDIVISION,** zoned R-LT residential zone, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 2 acre(s). [REF: V-89-95, 03EPC00146, 03DRB00573] (C-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND PUE WITHIN RIGHT-OF-WAY AND UTILITIES SIGNATURES ON THE PLAT.**

13. **Project # 1002397**
04DRB-01196 Major-Final Plat Approval

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, 02DRB01925, 04DRB-00762, 00797, 00798 (E-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A & C, PRIVATE EASEMENTS ON LOTS 1, 2 & 3 AND DECLARATION OF COVENANTS.**

14. **Project # 1002851**
04DRB-01194 Major-Final Plat Approval

ABQ ENGINEERING INC agent(s) for LOS CANDELARIAS PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4, **LA PLAZA ACEQUIA 1**, ALVARADO GARDENS, zoned R-2 residential zone, located on CANDELARIA NW, between RIO GRANDE NW and DURANES LATERAL containing approximately 2 acre(s). [REF: 03DRB-01639, 03DRB-01278] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003026**
04DRB-01195 Minor-Final Plat Approval

ABQ ENGINEERING INC agent(s) for LOS CANDELARIAS PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 3, **LA PLAZA ACEQUIA 2**, ALVARADO GARDENS, zoned R-LT residential zone, located on CANDELARIA NW, between CANDELARIA NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 03DRB-01712] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003175**
04DRB-01190 Minor-Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUN GATE SUBDIVISION,** zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 25 acre(s). [REF: 04DRB-00010, 00011& 00012] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003588**
04DRB-01173 Minor-Prelim&Final Plat Approval

RHOMBUS PA, INC. agent(s) for UNM FOUNDATION, INC. request(s) the above action(s) for all or a portion of Lot(s) 21-A & B-1, Block(s) 10, **PEREA ADDITION,** zoned SU-2 special neighborhood zone, TH, located on MARQUETTE AVE NW, between 12TH ST NW and 13TH ST NW containing approximately 1 acre(s). [REF: LUC-92-8, 1002925/03LUC-01423] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003537**
04DRB-01180 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) 104-106, **PINON POINTE SUBDIVISION, UNIT 5,** zoned R-LT residential zone, located on WEYMOUTH ST NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 1 acre(s). [REF: 04DRB01067] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS,** zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] *[Deferred from 7/14/04,7/21/04, 8/4/04 & 8/11/04]* (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/18/04.**

20. **Project # 1001087**
04DRB-00004 Minor- Final Plat Approval

HALE & SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, **MAJOR ACRES SUBDIVISION,** zoned SU-2,R-T, located on 12th ST NW, between CANDELARIA RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: 1002231, 02ZHE-01435, 01DRB-002688, 01DRB-01891] [Final Plat was indefinitely deferred on 3/31/04] (G-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

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

21. **Project # 1003591**
04DRB-01185 Minor-Sketch Plat or Plan

BOHANNAN HUSTON agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUN GATE ESTATES,** zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and 98TH ST SW containing approximately 45 acre(s). [REF: 03DRB-01679 & 80, 1003014] (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003593**
04DRB-01198 Minor-Sketch Plat or Plan

BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on IRVING BLVD NW and VENTANA RIDGE RD NW, containing approximately 24 acre(s). (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003594**
04DRB-01199 Minor-Sketch Plat or Plan

BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B & 3, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on PASEO DEL NORTE NW and IRVING BLVD NW, containing approximately 32 acre(s). (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1001568**
04DRB-01170 Minor-Sketch Plat or Plan

LINDA CARROLL agent(s) for INTERNATIONAL FOOD SERVICE HOLDINGS, LLC request(s) the above action(s) for all or a portion of Tract(s) 90, **MRGCD, MAP 35,** zoned R-1 residential zone, RA-2, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and LOS ANAYAS RD NW containing approximately 2 acre(s).[REF:01EPC-01563] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1003589**
04DRB-01181 Minor-Sketch Plat or Plan

SAMUEL DICKEY request(s) the above action(s) for all or a portion of Tract(s) 4A & 4B, **RAY PENA SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on WESTWARD LN NW, between ATRISCO DR NW and NORTHERN TRAIL NW containing approximately 1 acre(s). (F-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1003592**
04DRB-01200 Minor-Sketch Plat or Plan

RHODES & SALMON PC agent(s) for GOLDEN SLUMBERS INC request(s) the above action(s) for all or a portion of Lot(s) 1, SUNDT INDUSTRIAL AREA **SCHMIDER PARCEL,** zoned M-2 heavy manufacturing zone, located on CANDELARIA NE, between EDITH NE and I-25 containing approximately 3 acre(s). (G-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for July 28, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 28, 2004 WERE APPROVED.**

ADJOURNED: 11:25 A.M.

CITY OF ALBUQUERQUE

Dig 8/18/04

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003112 **AGENDA ITEM NO: 19**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is required 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: August 11, 2004

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003112 **AGENDA ITEM NO: 19**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

8-18-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 11, 2004

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 4, 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. Adjourned: 10:50 a.m.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04, 6/23/04 & 8/4/04]* [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.**

2. **Project # 1002529**
04DRB-01059 Major-Preliminary Plat Approval
04DRB-01060 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, Lot(s) 1 thru 5, **PARTITION OF BLACK RANCH,** zoned SU-1 special use zone for C-1, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 03EPC02058,03EPC 02059,03EPC 02060, Z- 93-115] **[Makita Hill, EPC Case Planner]** *[Deferred from 7/28/04]* (B-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ADD A PUBLIC SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MRGCOG "MTB" APPROVAL FOR ACCESS FROM COORS.**

3. **Project # 1003417**
04DRB-01056 Major-Preliminary Plat Approval
04DRB-01057 Minor-Subd Design (DPM) Variance
04DRB-01058 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **MOUNTAIN RIDGE SUBDIVISION,** zoned R-D residential and related uses zone, developing area, (3DU/A) located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671] *[Deferred from 7/28/04]* (B-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/04 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FROM THE 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.**

4. **Project # 1001182**
04DRB-01047 Major-Vacation of Pub Right-of-Way
04DRB-01048 Major-Vacation of Public Easements
04DRB-01049 Major-Preliminary Plat Approval
04DRB-01050 Minor-Sidewalk Waiver
04DRB-01051 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTING INC., agent(s) for VISION DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B, WESTRIDGE MOBILE HOME PARK, PHASE 2, (to be known as **BLUEWATER POINTE SUBDIVISION,** zoned R-LT residential zone, located on 94TH ST NW, between BLUEWATER RD NW and AVALON RD NW containing approximately 8 acre(s). [REF: Z-97-58, AX-97-7, Z-99-60, 01EPC-01088, 01089, 01DRB-00505, 00506,02DRB-00337] *(Deferred from 7/28/04)* (K-9) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/28/04 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.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK. . .

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

5. **Project # 1001362**
04DRB-01158 Minor-Ext of SIA for Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for TRILLIUM DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Block(s) A-F, **TRILLIUM @ HIGH DESERT,** UNIT 3, zoned SU-HD RLT, located on CORTADERIA ST NE, between SPAIN RD NE and ACADEMY BLVD NE containing approximately 11 acre(s). [REF: DRB-94-526, DRB-96-531, DRB-97-87, 02DRB-01232] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

6. **Project # 1002092**
04DRB-01159 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for OXBOW NORTH VENTURES request(s) the above action(s) for all or a portion of Tract(s) A, **OXBOW NORTH, UNIT 2,** zoned SU-3 special center zone, located on NAMASTE RD NW, between COORS BLVD NW and containing approximately 10 acre(s). [REF: 03DRB-01523] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FEE SIMPLE TITLE LANGUAGE ON THE PLAT AND THE AGIS DXF FILE.**

7. **Project # 1002856**
04DRB-01156 Minor-Amnd Prelim Plat Approval
04DRB-01157 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Unit(s) 1 and 3A, Tract(s) 1-5 FORMERLY KNOWN AS MEADOWS @ ANDERSON HILLS UNIT 3A, (to be known as **BLOSSOM RIDGE, UNIT 1,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH STREET SW containing approximately 107 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9) **THE AMENDED PRELIMINARY PLAT DATED 8/4/04 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR AMENDED INFRASTRUCTURE LIST AND TRANSPORTATION DEVELOPMENT FOR SIGHT DISTANCE ON PLAT FOR "CROCUS TRAIL"**

8. **Project # 1002858**
04DRB-01155 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1,** zoned R-2, SU-1, C-1, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, 04DRB-00234, 03DRB-01208, 03DRB-01207, 01206, 01209] *[Deferred from 8/4/04]* (N-9/P-9) **DEFERRED AT AGENT'S REQUEST TO 8/25/04.**

9. **Project # 1003581**
04DRB-01154 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for RUSSELL PEACOCK, request(s) the above action(s) for all or a portion of Lot(s) 11, 12-A, 12-B & 13-A, Block(s) 7, **SANDIA MANOR SUBDIVISION,** zoned R-1 residential zone, located on PIEDRAS DR NE, between OAKWOOD PL NE and CAMINO DE LA SIERRA NE containing approximately 2 acre(s). (K-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003578**
04DRB-01145 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for ROSEMARY ROLLER/MARY LYNN CHANEY request(s) the above action(s) for all or a portion of Lot(s) 1A, with Lot(s) 3, 21, 22, 23 & 24, Block(s) 5, **MENDELSBERG'S SUBDIVISION OF BLOCK 5 OF BARON BURG HEIGHTS,** zoned C-1 neighborhood commercial zone, located on ZUNI RD SE, between PALOMAS DR SE and ALVARADO DR SE containing approximately 2 acre(s). [REF: ZA-84-97, ZA-89-355, ZA-83-289] (L-18) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002935**
04DRB-01160 Major-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 1,** zoned SU-2, R-LT, located on LADERA DR NW, between TIERRA PINTADA ST NW and ARROYO VISTA BLVD NW containing approximately 17 acre(s). [REF: 03DRB00736, 03DRB01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AN ADDED NOTE ABOUT 25-FOOT FLOATING PUBLIC WATERLINE EASEMENT AND MATCHING PLAT AND CITY ENGINEER FOR BULK LAND VARIANCE LANGUAGE, AGIS DXF FILE, AMAFCA SIGNATURE AND REAL PROPERTY'S SIGNATURE.**

04DRB-01163 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 2,** zoned SU-2, R-LT, located on LADERA DR NW, between TIERRA PINTADA ST. NW and ARROYO VISTA BLVD NW containing approximately 17 acre(s). [REF: 03DRB-00736, 03DRB01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR UNIT 1 CORRECTIONS AND CITY ENGINEER FOR AGIS DXF FILE AND AMAFCA SIGNATURE.**

04DRB-01161 Major-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 3,** zoned SU-2/R-LT, located on LADERA DR NW, between TIERRA PINTADA ST NW and ARROYO VISTA BLVD NW containing approximately 28 acre(s). [REF: 03DRB00736, 03DRB-01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR UNIT 1 CORRECTIONS AND CITY ENGINEER FOR AGIS DXF FILE AND AMAFCA SIGNATURE.**

04DRB-01164 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 4,** zoned SU-2/R-LT, located on LADERA DR NW, between TIERRA PINTADA ST NW and ARROYO VISTA BLVD NW containing approximately 14 acre(s). [REF: 03DRB00736, 03DRB01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR UNIT 1 CORRECTIONS AND CITY ENGINEER FOR AGIS DXF FILE AND AMAFCA SIGNATURE.**

12. **Project # 1003483**
04DRB-01167 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS agent(s) for SANTOSH BHARAT & CHAMPA MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on SAN PEDRO NE, between SIGNAL AVE NE and ALAMEDA NE containing approximately 3 acre(s). [REF: 04DRB-00881] *[Deferred from 8/4/04]* (C-18) **DEFERRED TO 8/25/04.**

13. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS,** zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] *[Deferred from 7/14/04,7/21/04 & 8/4/04]* (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/11/04.**

14. **Project # 1003567**
04DRB-01130 Minor-Prelim&Final Plat Approval

RHOMBUS, P. A. INC agent(s) for JOANNE NEALEY request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, **MC DONALD ACRES, UNIT 3,** zoned R-1 residential zone, located on PHOENIX AVE NW, between 11TH ST NW and 10TH ST NW containing approximately 1 acre(s). *(Deferred from 7/28/04)*(H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO OPEN A NEW CUSTOMER SERVICE ACCOUNT FOR NEW SERVICES, NEED WATER AND SEWER TAPS FOR LOT 30-B (SEPARATION OF SERVICES FROM LOT 30-A)**

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

15. **Project # 1003585**
04DRB-01168 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Block(s) 4, **GRANADA HEIGHTS ADDITION**, (zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for July 21, 2004. **THE JULY 21, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 10:50 A.M.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 + 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003112 **AGENDA ITEM NO: 13**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

8-11-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 4, 2004

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

CITY OF ALBUQUERQUE

Defer 8/11/04

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003112 **AGENDA ITEM NO: 13**

SUBJECT:

(01) Sketch Plat/Plan	**(05)** Site Plan for Subd	**(10)** Sector Dev Plan
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(03a) Sidewalk Deferral	**(08)** Final Plat	**(13)** Master Dev. Plan
(04) Preliminary Plat	**(09)** Infrastructure List	**(14)** Cost Allocation Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

8-11-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 4, 2004

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

3112

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003112

Subdivision Name: Rinconada Trails

Surveyor: Thomas Patrick

Company/Agent: Community Sciences Corporation

Contact Person: _____ E-mail: _____

Phone: _____ Fax: _____

☒ DXF Received Date: 6/22/2004

☒ Hard-Copy Date: 6/22/2004

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

Approved

6/22/04
Date

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

_____

_____

_____

_____

_____

AGIS Use Only

Copied cov3112 to agiscov on 6/22/2004. Contact person notified on 6/22/2004

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 21, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 9:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1.	**Project # 1001182** 04DRB-00982 Major-Two Year SIA	CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) C, **WESTRIDGE MOBILE HOME PARK, PHASE 2,** zoned SU-1 special use zone, MH & IP, located on BLUEWATER RD NW, between 94TH ST NW and 98TH ST. NW containing approximately 8 acre(s). [REF: 02DRB-00956] (K-9) **A TWO-YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1000419**
04DRB-00997 Major-Vacation of Public Easements
04DRB-00998 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for FIRST FAMILY CHURCH request(s) the above action(s) for all or a portion of Tract(s) 1B-1-E, 1B-1-D & 1A-2, **RENAISSANCE CENTER,** zoned SU-1 FOR R-3 & C-1 USES, located on UNION WAY DR NE, between RENAISSANCE BLVD NE and MONTANO RD NE containing approximately 13 acre(s).[REF:04EPC00684,00685,03EPC00838,03DRB00590, 04DRB01419, 04DRB00207] (F-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

CONSENSUS PLANNING INC. 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] [Final Plat heard and approved on 4/21/04] (L-22) The applicant is requesting to void (vacate) these DRB actions. **THE PLAT APPROVAL AS WELL AS THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS VOIDED.**

4. **Project # 1003187**
04DRB-00910 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] *[Deferred from 7/14/04]* (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/28/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: VACATION OF 20-FOOT ROADWAY EASEMENT ON LOT 1, APPLY FOR A SIDEWALK VARIANCE AND FEE SIMPLE LANGUAGE SHALL BE PLACED ON THE PLAT.**

5. **Project # 1002176**
04DRB-00960Major-PreliminaryPlat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] *[Deferred from 7/14/04 & 7/21/04]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

04DRB-01071 Minor-SiteDev Plan BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] **[Debbie Stover, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

6. **Project # 1003226**
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04]* (K-10) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

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

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] *[Deferred from 6/30/04 & 7/14/04]* (K-11) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

04DRB-01000 Minor-SiteDev Plan Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 7/14/04]* (K-11) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

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

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 7/14/04]* (B-12) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

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.

9.	**Project # 1003548** 04DRB-01090 Minor-SiteDev Plan BldPermit	JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE,** zoned R-D, located on LADERA DR NW, between 72nd ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] *[Deferred from 7/21/04]* (H-10) **DEFERRED AT THE BOARD'S REQUEST TO 7/28/04.**
10.	**Project # 1000635** 04DRB-01092 Minor-SiteDev Plan Subd/EPC 04DRB-01093 Minor-SiteDev Plan BldPermit	GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for DEBARTALO DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 33-1A, 38-2-A, 38-3-A, & 27B-B-1-1, **TAYLOR RANCH,** zoned SU-1 FOR C-1 PERMISSIVE & CON USE & FULL SVC LIQUOR, located on COORS BLVD NW, between COORS BLVD NW and MONTANO NW containing approximately 5 acre(s). [REF: Z-80-2, Z-80-5, Z-85-138-48, Z-96-124, DRB-98-106] **[Debbie Stover, EPC Case Planner]** *[Indef deferred 7/21/04]* (E-12) **INDEFINITELY DEFERRED ON A NO SHOW.**
11.	**Project # 1003550** 04DRB-01094 Minor-SiteDev Plan BldPermit	DORMAN / BREEN ARCHITECTS agent(s) for ALBUQUERQUE SIGN PRINT CO. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). *[Indef deferred 7/21/04]* (C-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

12. **Project # 1002584**
04DRB-01068 Minor-SiteDev Plan BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, **ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS,** zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (A-12) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

13. **Project # 1002337**
04DRB-01089 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for HUNT UPTOWN II, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HUNT-SPECTRUM DEVELOPMENT SITE, WINROCK ADDITION,** zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and I-40 NE containing approximately 12 acre(s). [REF: 02DRB-01708] (J-19) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CURRENT ZONING AND AGIS DXF FILE.**

14. **Project # 1003549**
04DRB-01091 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DANIEL PUCCETTI request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 1, **ROSEMONT PARK ADDITION,** zoned S-MRN (SAWMILL R-C), located on MOUNTAIN RD NW, between 12TH ST NW and 11TH ST NW containing approximately 1 acre(s). [REF: ZA-81-350, ZA-84-445, V-76-42] (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project # 1003260**
04DRB-00213 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for STEVEN KANIG request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LANDS OF ALBUQUERQUE BOARD OF REALTORS,** zoned C-3, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and INDIAN SCHOOL BLVD NE containing approximately 3 acre(s). [Was Indefinitely Deferred on 2/25/04] (H-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS,** zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] *[Deferred from 7/14/04 & 7/21/04]* (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

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

17. **Project # 1003039**
04DRB-01077 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) 1, 2 & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **WILSHIRE ESTATES)** zoned R-D residential and related uses zone, developing area, 5 DU/AC, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 3 acre(s). [REF: 03DRB-01771, DRB-93-337] (C-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

18. **Project # 1003543**
04DRB-01083 Minor-Sketch Plat or Plan

OLIVER TRUJILLO agent(s) for DESI BACA & MARY MARCO request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 66 and Easterly portion of playground, Lot(s) 14, **UNIVERSITY HEIGHTS, FIRST UNIT, VICTORY ADDITION,** zoned R-3 residential zone, located on PRINCETON AVE SE, between MC EARL SE and PRINCETON AVE SE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003551**
04DRB-01095 Minor-Sketch Plat or Plan

BRASHER & LORENZ agent(s) for NAYLOR REALTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 19, 20 & 21, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned RD, located on GLENDALE AVE NE, between BARSTOW AVE NE and WYOMING NE containing **approximately 5 acre(s).** (B-19) **INDEFINITELY DEFERRED ON A NO SHOW.**

20. Approval of the Development Review Board Minutes for June 30, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 30, 2004 WERE APPROVED.**

ADJOURNED: 9:50 A.M.

CITY OF ALBUQUERQUE

Defer 8/4/04

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003112 **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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is required 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: July 21, 2004

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003112 **AGENDA ITEM NO: 16**

SUBJECT:

(01) Sketch Plat/Plan	**(05)** Site Plan for Subd	**(10)** Sector Dev Plan
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(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:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

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

RESOLUTION: 8-4-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 21, 2004

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 14, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

Adjourned: 2:25 P.M.

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

1. **Project # 1000614**
04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4,** zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000399**
04DRB-00957 Major-Vacation of Public Easements
04DRB-00952 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER,** zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

3. **Project # 1002176**
04DRB-00960 Major-PreliminaryPlat Appr
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] *[Deferred from 7/14/04]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

04DRB-01071 Minor-SiteDev Plan BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] **[Debbie Stover, EPC Case Planner]** *[Deferred from 7/14/04]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

4. **Project # 1003187**
04DRB-00910 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] *[Deferred from 7/14/04]* (C-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

5. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION,** zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] *[Deferred from 7/14/04]* (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

04DRB-01061 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON CORPORATION REPLAT OF TRACT H,** zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] **[Juanita Vigil, EPC Case Planner]** *[Deferred from 7/14/04]* (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

6. **Project # 1003226**
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

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

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 7/14/04]* (B-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

8. **Project # 1003503**
04DRB-00950 Major-Vacation of Pub Right-of-Way
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

9. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04 & 7/14/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

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

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

04DRB-01000 Minor-SiteDev Plan Subd/EPC

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

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

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH,** zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] *[Deferred from 5/19 & 6/9/04 & 6/23/04 & 6/30/04]* (C-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/22/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT THE DEDICATION ALONG COORS BLVD BE REVISITED. 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.

12. **Project # 1002798**
04DRB-01008 Minor-SiteDev Plan Subd/EPC
04DRB-01009 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) A, RIMA ADDITION and Tract(s) A-1, LANDS OF CONRADO GARCIA, (to be known as **RANCHO DE CANDELARIA SUBDIVISION,** zoned SU-1 FOR PRD, located on CANDELARIA RD NW, between 12th ST NW and RIO GRANDE NW containing approximately 3 acre(s). [REF: 04DRB-00572, 04DRB-00777, 03DRB-01122, 03EPC-01673, 03EPC-01674, 04DRB-00777] **[Russell Brito, EPC Case Planner for Simon Shima]** (G-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1003126**
04DRB-01020 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SCOTT HAUQUITZ request(s) the above action(s) for all or a portion of Tract(s) 45-B, **M.R.G.C.D. MAP 29,** zoned SU-1 for IP, located on EDITH BLVD NE, between OSUNA RD NE and SIN NOMBRE CT NE containing approximately 7 acre(s). [REF: Z-99-7, AX-99-1, 03EPC-02055, 03EPC-02057] **[Debbie Stover, EPC Case Planner]** (E-15) **THE INFRASTRUCTURE LIST DATED 7/14/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR PUBLIC ROADWAY EASEMENT.**

14. **Project # 1000390**
04DRB-01011 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AMERICAN SOUTHWEST DEVELOPMENT COMPANY request(s) the above action(s) for all or a portion of Tract(s) H1 ,H2, H3, AND H-4, **VENTANA SQUARE @ VENTANA RANCH,** zoned SU-1 FOR RESTRICTED C-2 USES, located on PARADISE BLVD NW, between PARADISE BLVD NW and PASEO DEL NORTE BLVD NW containing approximately 5 acre(s). [REF: Z-00128-00409, Z-00128-00410] **[Debbie Stover, EPC Case Planner]** (B-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE REMOVAL OF CROSSWALK ON PARADISE, CROSS ACCESS AGREEMENT AMONG LOTS AND SIDEWALK EASEMENTS AND TO PLANNING FOR DEBBIE STOVER'S INITIALS.**

15. **Project # 1003524**
04DRB-01012 Minor-SiteDev Plan
BldPermit

RICK BENNETT ARCHITECTS agent(s) for WASHINGTON STREET INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 17, Tract(s) B-1-A-1, ALAMEDA BUSINESS PARK, **LANDS OF SPRINGER BUILDING MATERIALS CORP.,** zoned SU-2, IP - EP, located on VISTA ALAMEDA NW, between PASEO ALAMEDA NW and ALAMEDA PARK DR NW containing approximately 1 acre(s). *[Deferred from 7/14/04]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

16. **Project # 1002584**
04DRB-01068 Minor-SiteDev Plan
BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, **ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS,** zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 7/14/04]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

17. **Project # 1002455**
04DRB-00984 Minor-SiteDev Plan
BldPermit/EPC`

TIMOTHY M. OTT request(s) the above action(s) for all or a portion of Lot(s) 1, **JJ SUBDIVISION,** zoned SU-1 FOR C-1, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 3 acre(s). [REF: 03EPC00147, 00148, 03DRB01899, 03DRB00893, 03DRB1654, 1655] **[Debbie Stover, EPC Case Planner]** *[Deferred from 6/30/04]* (E-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT AND MINOR COMMENTS AND PLANNING FOR DEBBIE STOVER'S INITIALS.**

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

18. **Project # 1000908**
04DRB-01064 Minor-Extension of Preliminary Plat

WILSON & COMPANY agent(s) for LONGFORD @ SUNRISE RANCH SOUTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 439, **TOWN OF ATRISCO GRANT, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on 94th ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 02DRB-00721, 02DRB-00722, 02DRB-00723, 02DRB-00724] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO 7/17/05.**

A LUNCH BREAK WAS TAKEN FROM NOON TO 1 P.M.

19. **Project # 1003538**
04DRB-01069 Minor-Prelim&Final Plat Approval

DOUG SMITH agent(s) for THEODORE CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 218, **TOWN OF ATRISCO GRANT AIRPORT UNIT,** zoned C-2 and R-2, located on HANOVER RD NW, between 64th ST NW and 68th ST NW containing approximately 5 acre(s). (J-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

20. **Project # 1001717**
04DRB-01066 Major-Final Plat Approval

ABQ ENGINEERING INC, agent(s) for WESTLAND DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Tract(s) A, PARK & DRAINAGE MANAGEMENT AREA, **EL RANCHO ATRISCO SUBDIVISION, PHASE 2,** TOWN OF ATRISCO GRANT, zoned R-D residential and related uses zone, developing area, located on 72ND ST NW, between HANOVER RD NW and PARKWOOD DR NW containing approximately 8 acre(s). [REF: 02DRB01391, DRB 95-348, DRB 97-268, 03DRB00207, 02EPC00133, 04DRB-00595] (H-10/J-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

21. **Project # 1001984**
03DRB-01379 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION,** and **Tract(s) A, LANDS OF ROBERT L. JOHNSON** and **NMSHTD AIRSPACE PARCEL B-13-5,** zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (*Was Indefinitely Deferred on 8/27/03*) (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT WILL DEDICATE PUBLIC WATERLINE EASEMENTS FOR THE EXISTING LINES TO THE SATISFACTION OF UTILITIES DEVELOPMENT. THE FINAL PLAT SHALL INCLUDE THE RIGHT-OF-WAY DEDICATION REQUIRED FOR THE DECEL LANES INCLUDING THE ADA PATH. NOTE 2 SHALL BE REMOVED FROM THE PLAT.**

22. **Project # 1002731**
04DRB-01004 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, **ALBRIGHT-MOORE ADDITION,** zoned S-R, located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: 03DRB-00966, 00967] (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

23. **Project # 1002960**
04DRB-01006 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A, WESTLAND NORTH, **SUNDORO SOUTH SUBDIVISION, UNIT 1**, zoned SU-2, RLT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 33 acre(s). [REF: 03DRB-01964, 03DRB-01447, 03DRB-01449, 03DRB-01450, 03DRB-01451, 03DRB-01452, 03DRB-01453] [Listed under Project #1002935 in error] (J-8/J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR MAINTENANCE NOTE FOR TRACTS K, J AND L AND PARK DEDICATION AGREEMENT AND TO CITY ENGINEER FOR AMAFCA SIGNATURE AND REAL PROPERTY SIGNATURE.**

04DRB-01007 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) J, **SUNDORO SOUTH SUBDIVISION, UNIT 3,** zoned SU-2, RLT, located on ENDEE RD NW, between 98th ST NW and 94th ST NW containing approximately 5 acre(s). [REF: 03DRB-01447, 03DRB-01449, 03DRB-01450, 01451, 01452, 03DRB-01453, 03DRB-01964] (J-8/J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PARKS FOR PARK DEDICATION AGREEMENT AND CITY ENGINEER FOR AMAFCA SIGNATURE.**

24. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS,** zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] *[Deferred from 7/14/04]* (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

25. **Project # 1003487**
04DRB-01070 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORPORATION agent(s) for PETERSON PROPERTIES REAL ESTATE SERVICES INC request(s) the above action(s) for all or a portion of Lot(s) 8-15, **BELMONT ADDITION** and Lot(s) 10, **HARWOOD ADDITION,** zoned C-2/P community commercial zone, located on 4th ST NW, between SAN CLEMENTE AVE. NW and FREEMAN AVE. NW containing approximately 1 acre(s). [REF: 04DRB-00901] (G-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

26. **Project # 1003507**
04DRB-00968 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC. agent(s) for JOSEPH P. MCGEE request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 8, **FAIRGROUNDS ADDITION,** zoned C-3 heavy commercial zone, located on SAN PEDRO DR SE, between COCHITI RD SE and ACOMA RD SE containing approximately 1 acre(s). *(Deferred from 6/30/04)* (K-18) **WITHDRAWN AT THE AGENT'S REQUEST.**

27. **Project # 1003509**
04DRB-00983 Minor-Prelim&Final Plat Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPT., REAL PROPERTY request(s) the above action(s) for all or a portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA,** zoned C-3 heavy commercial zone, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 4 acre(s). [REF: Z-92-19] *(Deferred from 6/30/04 & 7/14/04)* (H-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

28. **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 HEIGHTS SUBDIVISION)** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] *(Deferred from 6/16/04 & 6/23/04 & 6/30/04)* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/7/04 THE PRELIMINARY PLAT WAS APPROVED. 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.**

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

29. **Project # 1002328**
04DRB-01062 Minor-Sketch Plat or Plan

GARCIA/KRAEMER & ASSOCIATES agent(s) for DENNIS ROMERO request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 3, ROW 1, **TOWN OF ATRISCO GRANT, UNIT B,** zoned SU-2, IP, located on CENTRAL AVE SW, between 106TH ST SW and 110TH ST SW containing approximately 5 acre(s). [REF: 02EPC-01679 & 01680, 03ZHE-00650] (L-8) **COMMENTS WERE RECEIVED BY THE AGENT.**

30. **Project # 1002017**
04DRB-01073 Minor-Sketch Plat or Plan

DAVID MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A AND 5B, **M.T. INVESTMENTS, LANDS OF THE SISTERS OF ST. DOMINIC,** zoned IP - EP, located on ALAMEDA NE, between 2ND ST NE and HORIZON NE containing approximately 10 acre(s). (C-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. **Project # 1003520**
04DRB-00999 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOC. agent(s) for WASHINGTON STREET INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, **BENJAMIN PLACE,** zoned R-D residential and related uses zone, developing area, 3 DU/AC, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). (B-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. **Project # 1003522**
04DRB-01002 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ASHWATER HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, Tract(s) B-2 & 89 LANDS OF JANE BATTEN, M.R.G.C.D. MAP 34, LANDS OF EMILIO GUTIERREZ, **INDIAN FARMS,** zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between INDIAN FARMS LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: ZA-1768] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

33. **Project # 1003537**
04DRB-01067 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP. agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) 104, 105 & 106, **PINON POINTE SUBDIVISION, UNIT 5,** zoned R-LT residential zone, located on WEYMOUTH ST NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 1 acre(s). [REF: 03DRB-01160, 04DRB-00354] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

34. Approval of the Development Review Board Minutes for June 23, 2004. **THE DRB MINUTES FOR JUNE 23, 2004 WERE APPROVED.**

Other Matters: Project # 1002632 – Amended Plat – Sundance Estates. **NO ACTION TAKEN.**

ADJOURNED: 2:25 P.M.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003112 **AGENDA ITEM NO: 24**

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:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

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

New Mexico 87103

www.cabq.gov

RESOLUTION: 7-21-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 14, 2004

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

Development Review Board Comments

Project Number: 1003112
Application Number: 04DRB-01005

DRB Date: 7/14/04
Item Number: 24

Subdivision: Rinconada Trails
Tract A, Lands of Collatz inc

Request for:
- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [x] 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:

Zone Page: F-11

New Lots (or units) : 55

Parks and Recreation Comments:

What is the zoning, if RD I need and open space table.

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 55 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.

Signed: CS

Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
July 14, 2004 Comments

ITEM # 24

PROJECT # 1003112 APPLICATION # 04-01005

Re: Rinconada Trails/final plat

AGIS dxf is approved.

Property Management's signature is required before Planning signs the final plat.

Planning must record the plat as it is a major subdivision & it vacates public right of way.

Are there any changes between this plat & the approved preliminary plat?

Agent was called & asked to update the signature block on the final plat mylar prior to DRB signing it.

No objection to the requested action.

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003112 AGENDA#: 7 DATE: 6-9-04

1. Name: Ron Hensley and Cliff A. Spirock Address: Community Services Civil PO 1328, Cowles Zip: 87048

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 9, 2004

7. Project # 1003112
04DRB-00259 Major-Vacation of Pub Right-of-Way
04DRB-00258 Major-Preliminary Plat Approval
04DRB-00260 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47 FEET; THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET);THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.;THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE;THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY; THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-0199. [*Deferred from 3/24/04&4/14/04]* (F-10 & F-11)

At the June 9, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

2. 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.

3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

With the signing of the infrastructure list dated 6/9/04 and approval of the grading plan engineer stamp dated 2/25/04 the preliminary plat was approved.

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

Project # 1003112
04DRB-00839 Minor-SiteDev Plan Subd/EPC
04DRB-00840 Minor-Subd Design (DPM) Variance

COMMUNITY SCIENCES CORPORATION agent(s) for COLLATZ INC/JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) D, LAVA LANDS, LAVA TRAILS, LANDS OF SLOAN, (to be known as **RINCONADA TRAILS SUBDIVISION** zoned R-D, located on UNSER BLVD NW, between UNSER BLVD NW and COORS NW containing approximately 10 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] **[Elvira Lopez, EPC Case Planner]** (F-10)

At the June 9, 2004, Development Review Board meeting, the site plan for subdivision was approved with final sign off delegated to Planning for signature block language.

A sidewalk variance from design standards was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by June 24, 2004 in the manner described below.

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

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

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

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

Sheran Matson, AICP, DRB Chair

cc: Community Sciences Corp., P.O. Box 1328, Corrales, NM 87048
Collatz Inc., c/o Jack Clifford, P.O. Box 2010, Corrales, NM 87048
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

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: 1003112 **AGENDA ITEM NO: 7**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 2-25-04 is on file for Preliminary Plat approval.
Comments on infrastructure list.
No adverse comments on site plan.

RESOLUTION: signed I.L

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 9, 2004

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

2

Completed 6/2/04 CS.

DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: **04DRB-00166 (P&F)**	Project # **1003112**
Project Name: **RINCONADA TRAILS SUBD**	
Agent: Community Sciences Corp.	Phone No.: 897-0000

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 3/3/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign): 15 day Appeal period
- ☐ **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.** TA
  - ☒ **Copy of recorded plat for Planning.**

Project Number 1003112

FILE
#10003112

community sciences corporation

April 22, 2004

Ms. Elvira Lopez
Associate Planner
City of Albuquerque Planning Department
Development Review Division
600 Second Street NW
Albuquerque, NM 87102

Subject: 1) Address of staff comments, 2) advisory on wall material, 3) additional justification per Resolution 270-1980 and 4) requested interpretation of Zoning Code Sec. 14-16-4-1 (Amendment Procedure) Para. (C)(10).

Reference: Proposed "Rinconada Trails" City Project #10003112
04EPC 00496 / 479
Zone Change to RT and Sector Plan Amendment (Lava Shadows)

Dear Ms. Lopez:

1) Address of staff comments: Pursuant to the advance staff and agency comments (4/21/04) there appear to be no issues. Be advised that PNM comments have been relayed to the client, Collatz Inc. We are in contact with PNM for the relocation of one power pole and for street light placement. We trust this will be resolved prior to the scheduled Preliminary Plat final hearing (DRB scheduled 7/9/04) on the application submitted and now deferred until EPC action. We will contact NMDOT regarding their comment.

2) Advisory on wall material: We met with the Taylor Ranch Association on 4/21/04. Their request on wall coloration and material was considered by Mr. Collatz. After the meeting I have been instructed to change the Wall and Landscaping Plan to show the perimeter wall as Dark Grey integral color masonry units, split faced (facing Unser and adjacent streets) with cap block.

This is consistent with their request and will match other walls north of this project. The only stucco, earth tones will be at project entrances as an additional entry feature (signage and identity).

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

3) Additional justification per Resolution 270-1980: The additional justification must be placed in context with the dates of the initial Sector Plan and subsequent City adopted policy:

1975: Initial City Comprehensive Plan (1975 Plan)
1980: Lava Shadows SDP submitted (SD-80-5, Z-80-156 and AX-80-33)
1983: City Ordinance R463, Ranking of Plans (Comp. Plan, Rank 1, Sector Plans, Rank 3)
1984: Lava Shadows SDP and Zoning Adopted by Council (R-193, Nov. 15, 1984)
1988: City / County Comprehensive Plan Adopted (1988 Plan)
1997: Westside Strategic Plan Adopted (R-51)
2001: Revisions to 1988 Comprehensive Plan (Added Corridors and Activity Centers).

Section 1:A, (R270-1980) ...zone change ...applicant must demonstrate reasonable adherence to the policies ... demonstrate why the proposed zone change contributes to ... welfare of the neighborhood, community and city. ... (and) will not have adverse impact ... (environment, roads, schools, etc.);

Section 1:C:, (R270-1980) Demonstrate how the proposed zone change would be in accordance with ... Comprehensive Plan, area plan or sector plan... and,

Section 1:E:, (R270-1980) Demonstrate how the permissive uses in the requested zone change will not be harmful to the adjacent property, neighborhood or community.

Since the Lava Shadows SDP was adopted prior to the 1988 Comprehensive Plan and the Westside Strategic Plans (higher rank, conformance required) we offer:

Sec. B.5, Developing and Established Urban Areas, Policy a: (The Developing Urban and Established Urban Areas) ... shall allow a full range of urban land uses, resulting in an overall gross density of up to 5 dwelling units per acre.

Response: The proposed zone change to RT is less than the Lava Shadows SDP designation of 12 – 14 DU/Ac. The introduction and narrative of the 1988 Plan explains the overall density of the 1975 Plan, in effect at the time of SDP adoption, was "unrealistically high" assuming an overall density of up to 9 DU / Ac.

The proposed amendment and zone change will result in a net project density of 6 DU/Ac., bringing the proposed project in line with the overall city density objectives of the 1988 Plan (5 DU / Ac.).

Sec. B.5, Developing and Established Urban Areas, Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural recreational concerns:

Response: The policy's techniques include "Shape and Manage development by: -low density zoning districts, ... -subdivision and re-subdivision ...

The applicant has assembled seven land ownerships and proceeded with DRB actions on vacations, rights of way dedications and land assembly in

accordance with the Policy. From advertised public hearings (DRB, subdivision actions) no negative neighborhood comments were tendered that were contrary to a low to mid-density, single family detached residential project in this location.

The testimony was based on an assumption that all or portions were zoned RD, which refers to the RT zone in the Zoning Ordinance for heights, setback, on-lot open space.

Accordingly, we are applying for RT zoning to conform to that design and testimony.

Sec. B.5, Developing and Established Urban Areas, Policy h: Higher density housing is appropriate in the following situations ... In areas now predominantly zoned single-family, only where it completes a block face and faces onto similar or higher density development up to 10 dwelling units per net acre:

Response: The SDP and existing zone is SU1 for residential, 12 – 14 DU/Ac. (Map 1). Note the subsequent (1988) Comprehensive Plan Policy in a similar setting of "up to 10 DU/Ac." If developed in accordance with the SDP range, the development would be contrary to the Policy.

Sec. B.5, Developing and Established Urban Areas, Policy n: Areas prematurely subdivided and having problems with multiple ownership, platting, inadequate right of way, or drainage should be reassembled ...:

Response: While this specific policy applies to pre-annexation issues, it demonstrates the Comprehensive Plan (1988) objective for land assembly and replatting. The applicant has done this by assembling seven ownerships, one of which was platted, and preceded to a bulk plat, vacation and rights of way dedication (DRP Project 1003112).

Should the zone change and SDP amendment become too onerous, this land assembly may fail and the bulk plat for consolidation could be in jeopardy.

Section 1:d, (R270-1980) Demonstrate at least one of the following three elements: i. An error existed when the zone map was created ... ii. A change in the neighborhood or community conditions ... and, iii. A change in zone is more advantageous to the community as articulated in any ranked plan...:

Since the Lava Shadows SDP was adopted we offer:

There exists an "error":

Response: If not a mistake, a "confusion" existed between 1984 (the SDP adoption) by mapping the subject land on the City's Zone Atlas (subsequently AGIS) as RD. In 2003 a zoning interpretation was obtained on only one of the seven ownerships in the same area, same SDP designation.

Either all of the properties in this category and area (and in other Sector Plans) should have been mapped on the official zone map or the 2003 interpretation should have been clearer. The official notification on a portion (Tracts A and D, Lava Trails, Mr. Russell Brito, July, 2003) says, essentially, that by the act of subdividing on only one of the seven ownerships, the zoning "allows" for SU1 Residential on the portion purchased by the applicant.

The applicant's basis for this argument is further contained in the application.

A change in zone is more advantageous to the community as articulated in any ranked plan:

Sec. D.5, Housing, Policy e: Encourage efficiencies in the public development review process and reduce unnecessary construction costs, but balance short term benefits of delivering less costly housing with long term benefits ...

Possible Technique, 3) Eliminate unnecessary costs or time delays caused by governmental organization or administrative process.

Response: The SDP (1984) was developed when intense concern for the visual backdrop and proximity to the escarpment was paramount. The applicant believes that the portions east of Unser Boulevard NW were included as an SU1 land use to protect higher density development from low density neighborhood concerns.

By creating a low density, 6 DU/Ac. project, an EPC Site Plan would contain the same material prepared for the DRB for subdivision review, with the new inclusion of "typical" housing elevations and plan specific lot area, setback and height minimums. The submitted and reviewed DRB documents included a Bulk Land Plat with Dedications, Grading and Drainage Plan, Subdivision Preliminary Plat, Infrastructure List, requested waivers and street design, traffic circulation calculations, open space area calculations, infrastructure plans and a Wall and Landscaping Plan conforming to a new ordinance.

We respectfully request that the SDP amendment and change to the RT zone will accomplish the same review, with the same conclusions, by the same review bodies (EPC and DRB). If we were to prepare a Site Plan under SU-1, we would also have to include minimum heights, setbacks and lot area standards identical to the requested RT zone. This would also increase time and costs for City Building Permit reviews.

Sec. III, A, 1988 Comp. Plan: Key ordinance and policy modifications:

While not a policy, the Implementation of the 1988 Comprehensive Plan suggests Key Ordinance and Policy Modifications, including "City Zoning Code – review to include ***a) site plan requirements and development standards to reduce the need for SU-1 zoning****. (emphasis added). The rationale is exemplified by the applicant's request.*

4) Requested interpretation of Zoning Code Sec. 14-16-4-1: The applicant has suggested that certain text of the 1984 SDP also be amended to reflect current conditions. If these recommendations trigger an automatic review by the City Council, the applicant hereby withdraws those recommendations.

However, we respectfully request that the staff review the Comprehensive City Zoning Code, Section 14-16-4-1, subsections C.10. This language, for Sector Plan Amendments, suggests that the sole authority for Sector Plan Amendments (other than City Council specifically reserved Plans) rests with the EPC. I believe this would include text.

Thank you for your assistance in this matter.

Respectfully submitted,

Cliff A. Spirock AICP
CEO Community Sciences Corporation
Agent for Collatz Inc and Clifford Capital Trust

Attachment: Revised Wall and Landscaping Plan

Cc: Taylor Ranch Neighborhood Association
Story Rock Neighborhood Association, Ms. Kaleetha Clarke
Ms. Virginia Kinney, adjacent owner, Quaker Heights
Mr. Arlan Collatz, Tiffany Homes
Mr. Jack Clifford
Ms. Sheran Matson. DRB Chair
Mr. Richard Dineen
CSC files N494-06-060

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

April 14, 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. Adjourned: 11:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 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) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

2. **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) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/19/04 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK WAIVER WAS WITHDRAWN AT THE AGENT'S REQUEST. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003112**
04DRB-00259 Major-Vacation of Pub Right-of-Way
04DRB-00258 Major-Preliminary Plat Approval
04DRB-00260 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47 FEET; THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET);THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.;THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE;THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY; THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-0199. [*Deferred from 3/24/04&4/14/04]* (F-10 & F-11) **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.

5. **Project # 1002123**
04DRB-00532 Minor-SiteDev Plan Subd/EPC
04DRB-00533 Minor-SiteDev Plan BldPermit/EPC
04DRB-00538 Minor-Prelim&Final Plat Approval

QUIKDRAW ENGINEERING LLC agent(s) for PAM & PHIL SHEETS request(s) the above action(s) for all or a portion of Tract(s) 22-A-1 and 22-A-2, **DEL'S HIDE-AWAY-PARK,** zoned C-2 & SU-1 FOR RT, located on SAN CLEMENTE & 4TH STREET NW, between GRIEGOS NW and CANDELARIA NW containing approximately 4 acre(s). [REF: 03EPC-01087, 03EPC-01088, 02EPC-01149] **[Russell Brito, EPC Case Planner]** *[Deferred from 4/14/04]* (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

6. **Project # 1003012**
04DRB-00523 Minor-SiteDev Plan BldPermit/EPC

WILLIAM MCCONNELL ARCHITECT agent(s) for TOWER ROAD BAPTIST CHURCH, BILL PADILLA request(s) the above action(s) for all or a portion of Lot(s) 430, TOWER ROAD BAPTIST CHURCH, **TOWN OF ATRISCO GRANT, UNIT 3,** zoned SU-1 special use zone Church Facility, located on 86th STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). [REF: 03EPC-01675, 03EPC-01796] **[Mary Piscitelli, EPC Case Planner]** *[Deferred from 4/14/04]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/21/04.**

7. **Project # 1003370**
04DRB-00527 Minor-SiteDev Plan BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for ANNODAM INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 28, **ALAMEDA BUSINESS PARK,** zoned SU-2, IP - EP, located on ALAMEDA PARK DR NE, between ALAMEDA BLVD and PASEO ALAMEDA containing approximately 2 acre(s). (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED TO EXPAND CROSS ACCESS EASEMENT ON NORTH DRIVE ENTRANCE TO COVER RADIUS.**

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

8. **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]* (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/21/04.**

9. **Project # 1001400**
03DRB-01961 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC agent(s) for SORIDA GRIEGO REVOCABLE TRUST, ELSIE CLARK, TTEE, request(s) the above action(s) for all or a portion of Lot(s) 5, Tract(s) 197-b-1-a and 197-b-1-b, MRGCD MAP #35, **SORIDA ADDITION,** zoned RA-2 residential and agricultural zone, located on FLORAL RD NW, between DURANES RD NW and PACHECO LN NW containing approximately 1 acre(s). [REF: 01DRB-01140] *[Preliminary & Final Plat were Indefinitely Deferred from 11/26/03]* (H-12). **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ACCEPTANCE OF WATER TAP PERMIT, SET METER, AGIS DXF APPROVAL AND TRANSPORTATION DEVELOPMENT, NEED 5-FOOT DEDICATION ALONG FLORAL ROAD.**

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

10. **Project # 1002176**
04DRB-00526 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, BILL WADE request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned C-1 (SC), located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: Z-98-54, 02DRB-01306] (L-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. **Project # 1003172**
04DRB-00529 Minor- Sketch Plat or Plan

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1D, **SEVILLE, UNIT 9,** zoned R-1, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 1 acre(s). (A-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1003371**
04DRB-00531 Minor-Sketch Plat or Plan

STEPHEN C. DAY, ARCHITECT agent(s) for DRIVE TIME INC - DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2-M-1, located on SAN MATEO NE and ALAMEDA NE containing approximately 2 acre(s).(C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1003372**
04DRB-00535 Minor-Sketch Plat or Plan

DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Unit(s) B, **NORTH ALBUQUERQUE ACRES,** zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB-00092, DRB-96-352, S-96-44] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1003373**
04DRB-00536 Minor-Sketch Plat or Plan

MARYELLEN HENNESSY agent(s) for ROBERT PALMER, M.D. request(s) the above action(s) for all or a portion of Lot(s) 8, **ALVARADO GARDENS ADDITION UNIT 1,** zoned RA-2, located on RIO GRANDE BLVD NW between CANDELARIA NW and CAMPBELL RD NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1003355**
04DRB-00466 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING, INC. agent(s) for JOSEPH GREVEY request(s) the above action(s) for all or a portion of Lot(s) 162, 163, 164 & 165, **TOWN OF ATRISCO GRANT, AIRPORT UNIT,** zoned C-1 (SC) & C-2, located on COORS BLVD NW, between GLENRIO RD NW and FORTUNA RD NW containing approximately 14 acre(s). *[Was Indefinitely deferred on a no show 4/7/04]*(J-10/J-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for March 31, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES DATED MARCH 31, 2004 WERE APPROVED.**

ADJOURNED: 11:00 A.M.

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1003112 Subdivision Name Lands of Collatz Inc.

Surveyor Thomas Patrick Company Communit. Sciences

Contact person_____ Phone #_____ email_____

Barbara A. Romero _____ 2-5-04

Approved *Not Approved Date

Y DXF RECEIVED 2-5-04 DATE
Y HARD-COPY RECEIVED 2-5-04 DATE
Y DISCLOSURE STATEMENT

***Not Approved for one or more of the following reasons:**

File Format and naming

1) ____ Format is not DXF file in ASCII format
2) ____ No hard copy of the final plat submitted
3) ____<DRB Project #>.dxf not used as a standard naming convention

Coordinate System

4) ____Submittal does not include a disclosure of the datum (NAD27 or NAD83)
5) ____Submittal does not specify if coordinates are based on ground or grid distances
6) ____Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
7) ____Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

8) ____ Submittal is not single drawing in model space showing only parcel and easement lines
9) ____ Digital submittal does not match final plat
10) ____ Parcel lines are not in one separate layer
11) ____ Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
12) ____ All other easement lines are not in a third separate layer

Comments:

AGIS Use Only: Copied cov 3112 to agiscov on 2-5-04 Client Notified IN Person

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003112 AGENDA#: 4 DATE: 4.14.04

1. Name: Sue Geiwitz Address: 6016 Storyteller Rd NW Zip: 87120

2. Name: Community Sciences Corp Cliff Spirock Address: PO. 1328, Cerrillos ~~87125~~ Zip: 87048

3. Name: KAHLEETAH CARE INCOME PROGRAM SERVICES Address: PO. 27099 Zip: 87125

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003112 **AGENDA ITEM NO: 4**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(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.
The Hydrology Section has no objection to the vacation request.

RESOLUTION:

6-9-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 14, 2004

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

March 24, 2004 9:00 a.m.
MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:20 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000147**
04DRB-00257 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Unit(s) 1-4, Tract(s) 57-60, TOWN OF ATRISCO GRANT, (to be known as **WHISPERING POINT SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on SUNSET GARDENS SW, between 82nd ST SW and UNSER BLVD SW containing approximately 24 acre(s). [REF: DRB-97-497, 02DRB-00067, 03DRB-00058, 02DRB-01961] (L-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003112**
04DRB-00259 Major-Vacation of Pub Right-of-Way
04DRB-00258 Major-Preliminary Plat Approval
04DRB-00260 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47 FEET; THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET);THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.;THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE;THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY; THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-0199. [*Deferred from 3/24/04]* (F-10 & F-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/14/04.**

3. **Project # 1003232**
04DRB-00254 Major-Vacation of Pub Right-of-Way
04DRB-00255Major-Vacation of Public Easements
04DRB-00253 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) the above action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION** AND Tract(s) A, **LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] *[Deferred from 3/24/04]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

4. **Project # 1003186**
04DRB-00256 Major-Vacation of Pub Right-of-Way

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT,** zoned R-D residential and related uses zone, developing area, 9DU/AC, located EAST OF 97TH ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 1 acre(s). [REF: 04DRB-00035] (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat Approval
04DRB-00263 Minor-Temp Defer SDWK
04DRB-00262 Minor-Subd Design (DPM) Variance

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, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION)** 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 3/24/04]* (N-9) **THE SUBDIVISION DESIGN VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST. A LETTER TO FOLLOW. DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

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

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

6. **Project # 1003296**
04DRB-00341 Minor-SiteDev Plan BldPermit

DAVID PACHECO, agent(s) for VERNON DORRIS, request(s) the above action(s) for all or a portion of Tract(s) 11, **ALAMEDA BUSINESS PARK,** zoned SU-2, IP-EP, located on ALAMEDA BLVD NE between EDITH NE and JEFFERSON NE containing approximately 1 acre(s). [REF: DRB-98-223, V-99-9, 10001321, 1003114] *[Deferred from 3/24/04]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

7. **Project # 1003299**
04DRB-00346 Minor-SiteDev Plan BldPermit

STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 16A, Block(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 special neighborhood zone, M-1, located on SAN PEDRO DR NE, between PASEO DEL NORTE NE and HOLLY AVE. NE containing approximately 2 acre(s). [REF: DRB-96-67] *[Deferred from 3/24/04]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

8. **Project # 1000650**
04DRB-00277 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **LANDS OF LAMONICA & WENK,** zoned SU-1, C-1 PERMANENT USES, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: AX-88-7, Z-99-78, 03EPC-00905, 00907, 03DRB-01906] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 3/10/04 & 3/24/04]* (P-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

9. **Project # 1001926**
04DRB-00329 Minor-Amnd Prelim Plat Approval

JEFF DORWART agent(s) for BEN PLATANIA request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT, AIRPORT UNIT,** zoned R-2 residential zone, located on GLEN RIO RD NW, between 72ND ST NW and 78TH ST NW containing approximately 5 acre(s). [REF: 1000069, 02DRB-00568, 02DDRB-00673, 03DRB-01224, 01225, 01475] (J-10) **WITH THE SIGNING OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 3/24/04 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

10. **Project # 1001209**
03DRB-02063 Minor- Final Plat Approval

MARK GOODWIN & ASSOC. 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] [*Final Plat was indefinitely deferred with condition: the perimeter wall design submittal must be approved before final plat approval]* (F-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002565**
04DRB-00339 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 161A,161B1 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP # 31, (to be known as **VILLA DE LA CAPILLA,** zoned SU-1 special use zone, FOR PRD, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and GRIEGOS DRAIN NW containing approximately 5 acre(s). [REF: 03EPC-00506, 03EPC-00505, 03EPC-00509] (F-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION CASH-IN-LIEU PAYMENT.**

12. **Project # 1003217**
04DRB-00357 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29E , **COUNTRY MEADOWS SUBDIVISION, UNIT 4,** zoned R-LT residential zone, located on UNIVERSE BLVD NW, between IRVING BLVD NW and COUNTRY COVE PL NW containing approximately 12 acre(s). [REF: 04DRB-00097] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001413**
04DRB-00354 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for PULTE HOMES OF NM, INC. request(s) the above action(s) for all or a portion of Tract(s) Y-1A-1A-4 & Y-1A-1A-5, VENTANA RANCH, (to be known as **PINON POINT, UNIT 6,** zoned R-LT residential zone, located on IRVING BLVD NW, WEST OF RAINBOW NW containing approximately 16 acre(s). [REF: 02DRB-00517] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1002640**
04DRB-00350 Major-Final Plat Approval

ISAACSON & ARFMAN, P.A. agent(s) for TWO JOES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, UNIT 3, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **VISTA DEL AGUILA SUBDIVISION, UNIT 3**) zoned R-D (7 DU/AC) located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). [REF: 03DRB-00723, AP-03EPC-01242, 03-00724(SPS), 03DRB-01574, 03DRB-00724, 03DRB-00725, 03DRB-00726, 03DRB-00728] (C-19) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1002511**
04DRB-00358 Minor-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) A, **SUNDANCE SUBDIVISION,** zoned R-LT, located on HATTERAS PL NW between BLUEWATER RD NW and WEST OF LUMINOSO DR NW. [REF: 03DRB-00858, 03DRB-00859,03DRB-00860-61,03EPC-00316,03DRB-01578, 03DRB-01580] (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-00359 Minor-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 4-5, Block(s) A, **SUNDANCE SUBDIVISION,** zoned R-LT, located on SAWGRASS PL NW, between BLUEWATER RD NW and WEST OF LUMINOSO DR NW. [REF: 03DRB-00858-59-60-61, 03EPC-00316, 03DRB-0158 & 80] (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002506**
04DRB-00360 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 12A & 12B, **BLACK RANCH,** zoned RA-1, located on CORRALES MAIN CANAL, between COORS BLVD NW and RIVERFRONTE DR NW containing approximately 43 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217] *[Deferred from 3/24/04]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

17. **Project # 1003123**
04DRB-00348 Minor-Vacation of Private Easements
04DRB-00347 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX & STEFAN WATSON request(s) the above action(s) for all or a portion of Tract(s) 77B1, **MRGCD MAP 36,** zoned S-M1, located on 5TH ST NW, between HAINES AVE NW and 6TH ST NW containing approximately 2 acre(s). [REF: 03DRB-02044] (H-14) **THE VACATION OF THE PRIVATE EASEMENT WAS WITHDRAWN AT THE AGENT'S REQUEST. A LETTER WILL FOLLOW. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/24/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

18. **Project # 1003258**
04DRB-00205 Minor-Prelim&Final Plat Approval

PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8,** zoned R-T residential zone, located on 55TH ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] *[Deferred from 2/25/04, 3/10/04 & 3/24/04.]* (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

19. **Project # 1003300**
04DRB-00349 Minor-Sketch Plat or Plan

DEBBIE HUDSON, agent(s) for JOANNE NEALEY, request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Tract(s) E 1/2, **MCDONALD ACRES THIRD UNIT,** zoned R-1, located on the southeast CORNER OF PHOENIX NW, between 10th ST NW and 11th ST NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for March 10, 2004. **THE MARCH 10, 2004 MINUTES WERE APPROVED.**

ADJOURNED: 11:20 A.M.

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: 1003112 **AGENDA ITEM NO: 2**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Cannot approve plat until AMAFCA board approves vacation.

Defer to 4-14-04

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: March 24, 2004

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003112 AGENDA#: 2 DATE: 3.24.04

1. Name: Cliff Spry Address: 1001 Western Trail, NW Zip:
2. Name: [illegible] Address: [illegible] Zip: 87120
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:
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14. Name: Address: Zip:

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 24, 2004

Project # 1003112
04DRB-00259 Major-Vacation of Pub Right-of-Way
04DRB-00258 Major-Preliminary Plat Approval
04DRB-00260 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000;
PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72 FEET;
THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47 FEET;
THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET);THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.;THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID NORTHERLY

RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE;THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY; THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-01994] (F-10 & F-11)

AMAFCA The AMAFCA Board did not approve the quitclaim/partial release of a portion of the Floodway Easement. AMAFCA does not approve Preliminary Plat until the Board approves this action.

COG

No adverse comment. The pedestrian connection from the development to Unser is noted. This is the type of improvement that will enhance walking and bicycling in the urban area. For information, a bicycle/pedestrian trail and bicycle lane are required by the Long Range Bikeway System map for these portions of Unser Boulevard and Atrisco, while a bicycle lane is required for this portion of Western Trail.

Transit No comments received.

Zoning Enforcement No comments received.

Neighborhood Coord.

Letters sent to Quaker Heights (R), Taylor Ranch (R) and Ladera Heights Neighborhood Associations.

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 — Approves.

Comcast — No comments received

QWEST — No comments received

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

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval. Will decide on vacations at the DRB hearing.

Transportation Development

1) No objection to sidewalk deferral

2) What is original purpose of R-O-W being vacated?

3) Huyana should be a 46' right-of-way unless lots are labels P2

4) Atrisco requires 6' sidewalk also ½ street improvements should be financially guaranteed. DRC may look at geotech information and allow an overlay.

5) Stub street at Zaltana requires a cul-de-sac turnaround (Max. length = 150')

Transportation Development

6) Sidewalks should be listed on infrastructure list with streets. Use asterisk to denote deferred items that match with sidewalk deferral exhibit.

7) Sidewalk deferral exhibit should also show areas where sidewalk is being waived (stub streets).

8) Minimum right-of-way for stub streets should be 42' with sidewalks both sides or 38' with sidewalk on one side.

9) Are all improvements in place on Western Trail? (Median?)

10) Provide Traffic Distribution Map.

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 55 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

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

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1). Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Parks & Recreation

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3).

**Note: This option is only applicable to land covered by a Sector Development Plan.*

The Trails & Bikeways Facility Plan proposes a Primary Trail along Western Trail and Atrisco in this location. In this case, we will require construction of a 10' asphalt trail in-lieu of sidewalk on Western Trail. The trail on Atrisco is on the other side of the street so no infrastructure is required.

Utilities Development

No objection to Vacation request. Water line items must be revised on Infrastructure List. Special language should be added to plat for 10' sanitary sewer easement being granted, regarding wall construction. Perimeter wall can not be built within the sewer easement. Wall must be constructed along the easement boundary. Landscaping Plan must be revised to remove street trees from within the area of the existing sanitary sewer interceptor in Western Trails. No objection to Sidewalk Deferral.

Planning Department

The wall submittal does not follow the size nor all the identification requirements. Please re-submit 3 copies at 11"X 17" size at least 2 days before the scheduled DRB hearing date. The junipers should be removed from the Landscape Plan as they are a high allergen plant. There are almost 50 high water use trees on the Landscape Plan. In the interest of water conservation, one of the Mayor's priorities, please substitute at least half with lower water use trees. Identify on Sections B-B & C-C which side of the wall is visible from the street.

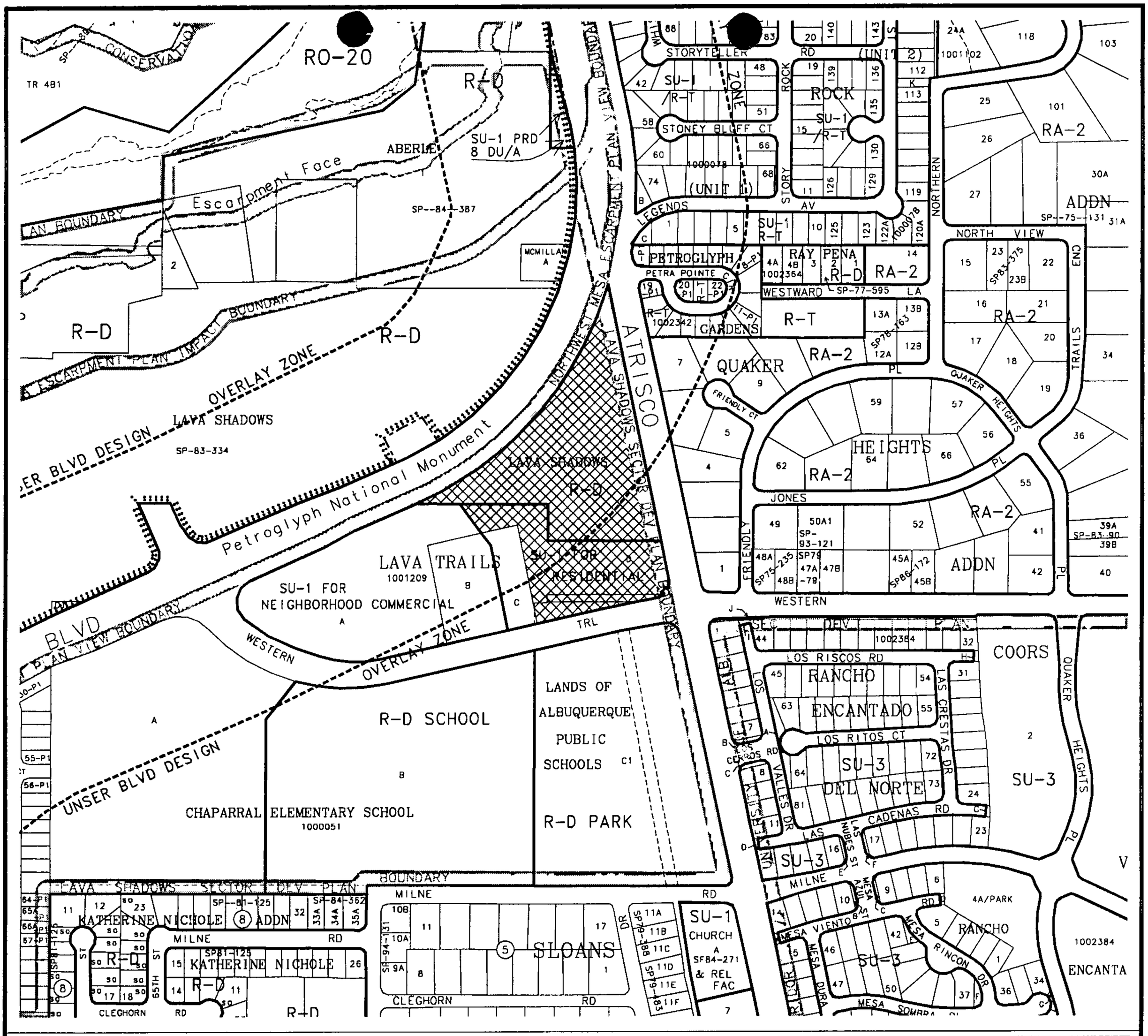
A portion of the area included in this preliminary plat still shows as SU1 for Residential in AGIS. If the zoning was changed to RD for the entire area, applicant must provide a copy of the EPC Notice of Decision which approved this zone change. If the zoning was not changed, applicant must go to EPC for a zone change prior to this re-plat.

* Explain the purpose of the wall & landscape encroachments on the plat.

* What is the status of the triangular portion of an existing AMAFCA easement shown on Sheet 2 of the preliminary plat?

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

cc: Collatz Inc., Attn: Jack Clifford, P.O. Box 2010, Corrales, NM 87048
Community Sciences Corp., P.O. Box 1328, Corrales, NM 87048



Note: Shaded area indicates County Not to Scale

ZONING MAP

AGIS

Scale 1" = 484 '

PROJECT NO.
1003112

HEARING DATE
3-24-04

MAP NO.
F-10

ADDITIONAL CASE NUMBER(S)
04DRB-00258
04DRB-00259
04DRB-00260

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, March 24, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000147
04DRB-00257 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Unit(s) 1-4, Tract(s) 57-60, TOWN OF ATRISCO GRANT, (to be known as **WHISPERING POINT SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on SUNSET GARDENS SW, between 82nd ST SW and UNSER BLVD SW containing approximately 24 acre(s). [REF: DRB-97-497, 02DRB-00067, 03DRB-00058, 02DRB-01961] (L-10)

Project # 1003112
04DRB-00259 Major-Vacation of Pub Right-of-Way
04DRB-00258 Major-Preliminary Plat Approval
04DRB-00260 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000;
PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47 FEET;

THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET);THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.;THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE;THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY; THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-01994] (F-10 & F-11)

Project # 1003232
04DRB-00254 Major-Vacation of Pub Right-of-Way
04DRB-00255 Major-Vacation of Public Easements
04DRB-00253 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) the above action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION** AND Tract(s) A, **LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] (G-13)

Project # 1003186
04DRB-00256 Major-Vacation of Pub Right-of-Way

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT,** zoned R-D residential and related uses zone, developing area, 9DU/AC, located EAST OF 97TH ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 1 acre(s). [REF: 04DRB-00035] (L-9)

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1003231
04DRB-00261 Major-Preliminary Plat Approval
04DRB-00263 Minor-Temp Defer SDWK
04DRB-00262 Minor-Subd Design (DPM) Variance

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, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION)** 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] (N-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 8, 2004.

DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: **04DRB-00166 (P&F)**	Project # **1003112**
Project Name: **RINCONADA TRAILS SUBD**	
Agent: Community Sciences Corp.	Phone No.: 897-0000

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 8/13/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION:
- ❑
- ❑
- ❑
- ❑

- ❑ UTILITIES:
- ❑
- ❑
- ❑

- ❑ CITY ENGINEER / AMAFCA:
- ❑
- ❑
- ❑

- ❑ PARKS / CIP:
- ❑
- ❑
- ❑

- ❑ PLANNING (Last to sign): 15 day Appeal period
- ❑
- ❑
- ❑

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

Project Number

1003112

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: 1003112 **AGENDA ITEM NO: 2**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the BLV.
Vacation of AMAFCA easement must be by their board first.

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: March 3, 2004

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

MARCH 3, 2004

2. Project # 1003112
04DRB-00167 Major-Bulk Land Variance
04DRB-00168-Major-Vacation of Public Easements
04DRB-00166 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000;PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47 FEET;THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET);THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.;THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET;S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY; THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-01994](F-10 & F-11)

At the March 3, 2004, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.

2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.

3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.

4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The Vacations were 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.

The preliminary and final plat were approved with final sign off delegated to Planning for the 15-day appeal period.

If you wish to appeal this decision, you must do so by March 18, 2004 in the manner described below.

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

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

Please note that 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

Sheran Matson, AICP, DRB Chair

cc: Collatz Inc., Clifford Capital Fund Inc., P.O. Box 2010, Corrales, NM 87048
Community Sciences Corp., P.O. Box 1328, 4481 Corrales Rd, Corrales, NM 87048
Virginia Kinney, 6001 Western Trails NW, 87120
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

Virginia Kinney: Says represents some of residents along Alaska Street

(1) Detention Pond
- stinks + runs under Friendly Place (outfall)

(2) Pagan Trail
- wants it to remain + maintained
- excess R/W of Atrisco

Parkway Estates

Bicycle trail

(3) ~~No public park~~ open in development for kids, etc.

Parkway along trail between Coors + Atrisco

(4) Wall along west side of Atrisco
Residents maintain property between wall + street
- Homes face onto Atrisco?

Received 3/3/04

City of Albuquerque, Development Review Board.(DRB) February 27, 2004
Plaza Del Sol Hearing Room, Basement
600 2nd St. NW
Albuquerque, NM 87102

Re: Project # 1003112 Community Sciences Crop (CSC) agents for Collatz Inc./Clifford Capital Fund.
04DRB-00167 Major-Bulk Land Variance; 04DRB-00166 Minor-Prelim&Final Plat Approval
04DRB-00168 Major-Vacation of Public Easements

Mr. Chairman and members:

Representatives of Community Sciences Crop. met with us today to address our questions and concerns. This is a great bulk land plan, but there are issues which needs to be resolved by DRB.

1. Vacate existing Paquin Trail Easement (01-14-1955, Bk. D302, Pg. 303):

The City is asked to vacate the public trail easement and give the land to this developer. City's forefathers created this easement for a public recreational trail from the Petroglyphs to the Rio Grande bosque. The Paquin Trail presently continues to the west from this parcel towards the Petroglyph.

The City is working to establish a network of bike/pedestrian trailway. The City approved a trail along the east side of Atrisco Blvd., which would require trail users to cross speeding traffic in the middle of-the-block without traffic-light protection, to connect with the Unser Blvd. bike trail.

We are requesting that the Paquin Trail easement be <u>moved</u> from crossing the parcel east to west, to become a north-south trail running along the west side of Artisco thereby giving trail users the benefit of the traffic light at Atrisco and Western Trail, and resulting in a safe connection with the Unser Blvd. trail.

2. Vacating existing Floodway and Storm Drainage Easement on Western Trail NW (06-15-83, Bk Misc. 23A, Pg 96.)

D.R. Horton's Huge development to the south of Western Trail dumps its storm drainage into the above ground ponding area adjacent to Chaparral Elementary School and located at the south-west corner of Atrisco and Western Trail. To accommodate the expected volume of water coming from the Horton development, the pond has been dug considerably deeper but smaller in area then originally platted.

This pond has a history of "**Foul Odor**," which was pointed out during Horton's review process and was to be corrected, but the odor still persists today. The source of the Odor may be from the culverts which carries drainage under Western Trail at Atrisco. This bulk parcel will also drain into this pond.

We request that the "Foul Odor" become a major issue and be corrected/eliminated before any additional water is directed to this pond, which means to keep the pond along Western Trail.

3. Park Requirements:

This bulk land parcel created after variances are vacated will total approximately 10 acres for the construction of about 60 homes. Presently local children and adults play in the adjacent ponding area. A public neighborhood park is needed in this area. Petroglyph National Monument has an entrance fee.

We request that the park requirement be met with development of a neighborhood park.

4. Walled Community which turns its back on adjacent residential homes:

We are concerned about all the development in the area turning their back on existing homes. This development faces new homes inward behind high walls, and in this case, result in no guaranteed maintained landscaping along Atrisco Blvd. Because it will be difficult for the new home owners to access the area to the east of their lot (6' wall), this area will become generally dirty with graffitied walls.

We request that this bulk parcel be required to integrate with the neighborhood by having homes front on Atrisco Blvd..

Sincerely,

Virginia Kinney, 6001 Western Trail NW (NW corner of Atrisco & Western Trail)
255-0414 Messages

Copy to CSC.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003112 AGENDA#: 2 DATE: 3.3.04

1. Name: Cliff A. Spirado Address: P.O. Box 1328 Zip: 87048.
   Community Services Corp. Corrales
2. Name: Virginia Kinney Address: 6001 Western Tr. NW Zip: 87120
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

March 3, 2004

Project # 1003112
04DRB-00167 Major-Bulk Land Variance
04DRB-00168-Major-Vacation of Public Easements
04DRB-00166 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72 FEET;
THENCE S77°36'56"W, 127.43 FEET;
THENCE N35°50'27"W, 123.47 FEET;
THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.;
THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET);
THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.;
THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE;

THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET);
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S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE;
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THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-01994](F-10 & F-11)

AMAFCA — AMAFCA does not approve vacation of a portion of the Floodway Easement, as granted to AMAFCA by Document No. 8338900. The vacation action must be approved by the Board of Directors.

COG — No adverse comment. For information, the Long Range Bikeway System map provides for a bicycle lane on all three of the affected facilities, as well as a bicycle trail/path on these portions of Unser Boulevard and Atrisco.

Transit — No comments received.

Zoning Enforcement — Reviewed, no comment.

Neighborhood Coord.

Letters sent to Ladera Heights, Quaker Heights (R) and Taylor Ranch (R) Neighborhood Assns.

APS — No comments received.

Police Department — No comments at this time.

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

PNM Gas — Approves.

PNM Electric — Approves.

Comcast — No comments received

QWEST No comments received

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

M.R.G.C.D. No comments received

Open Space Division No adverse comments.

City Engineer The Hydrology section has no objection to the BLV. No objection to the vacation requests – AMAFCA board must vacate prior to DRB or quitclaim easement to City.

Transportation Development No adverse comments.

Parks & Recreation

Defer to the affected agencies regarding the vacation requests. No objection to the bulk land variance or platting action.

Utilities Development

No objection to Bulk Land Variance. Sanitary Sewer Line easement cannot be Vacated until the existing sewer line has been relocated. No objection to other Vacation requests. There is a discrepancy with the proposed plat and previously recorded plat at the west end. Plat cannot be approved with a sanitary sewer line easement vacation until the existing sewer line has been relocated.

Planning Department

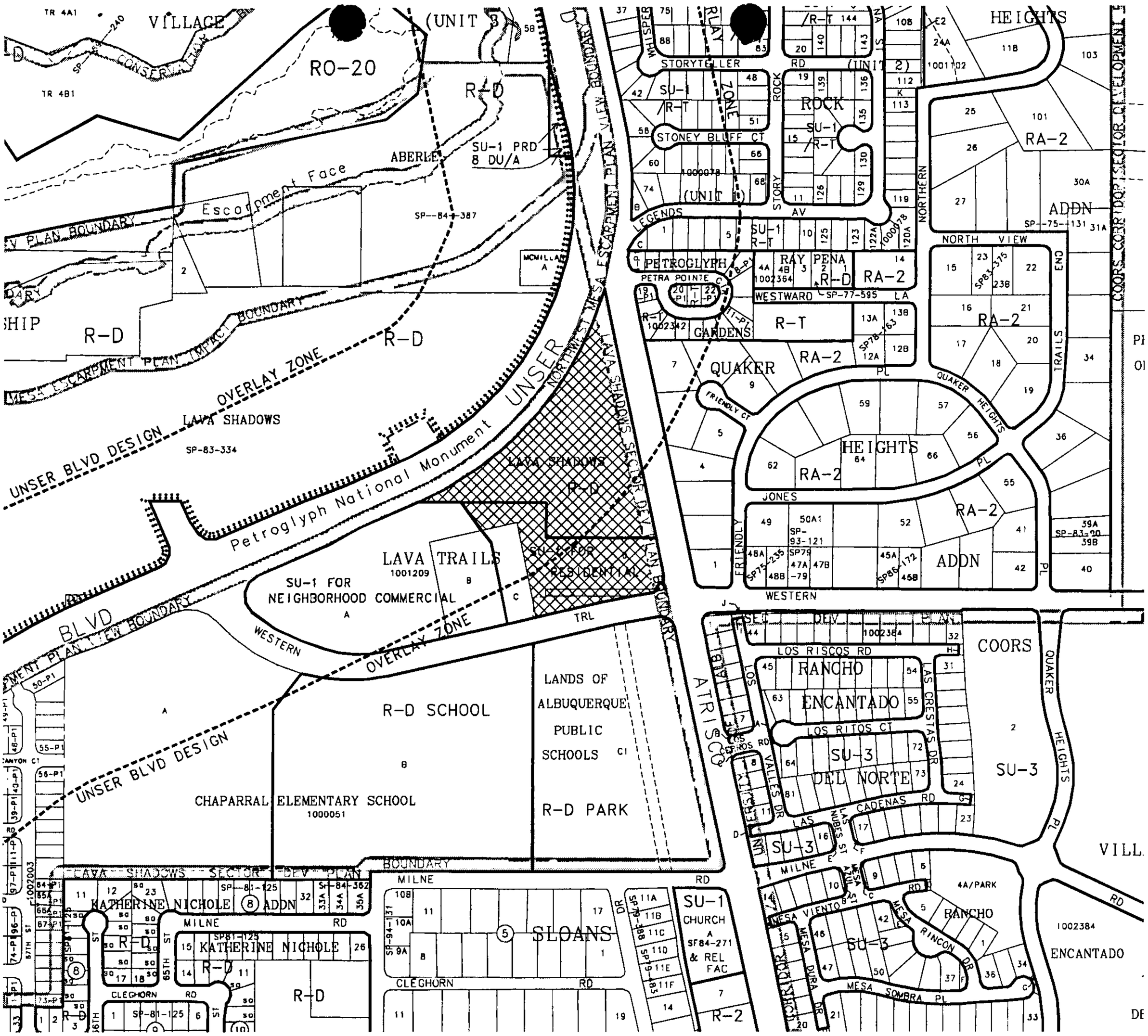
Actually, the approved preliminary plat for Lava Trails, Tracts A-1 & A-2 under Project # 1001209 should have been included in this packet instead of the bulk plat for Tracts, A, B, C and D Lava Trails. Project #10012098 was not even listed on the application as a related project.

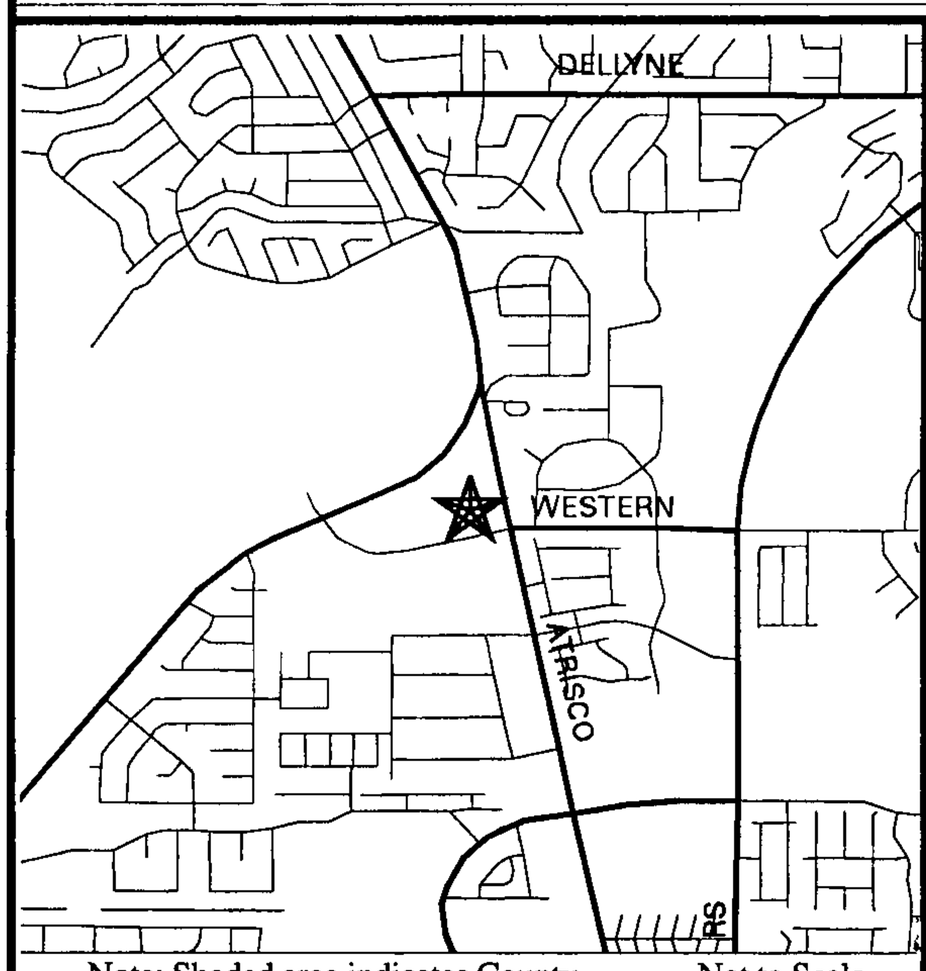
In the future, please completely fill out the application cover sheet instead of saying "see attached" with the exception of a long legal description or many UPCs.

No objection to any of the requested actions. A preliminary wall design submittal is required when the preliminary plat for RD development is requested.

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

cc:Collatz Inc., Clifford Capital Fund Inc., P.O. Box 2010, Corrales, NM 87048
Community Sciences Corp., P.O. Box 1328, 4481 Corrales Rd, Corrales, NM 87048





ZONING MAP

Scale 1"= 514 '

PROJECT NO.
1003112

HEARING DATE
3-3-04

MAP NO.
F-10

ADDITIONAL CASE NUMBER(S)
04DRB-00166
04DRB-00167
04DRB-00168

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MARCH 24, 2004
Zone Atlas Page: F-10-Z & F-11-Z
Notification Radius: 100 Ft.

Project# 1003112
App# 04DRB-00258
App# 04DRB-00259
App# 04DRB-00260

Cross Reference and Location: N/A

Applicant: COLLATZ INC.
ATTN: JACK CLIFFORD
Address: PO BOX 2010
CORRALES NM 87048

Agent: COMMUNITY SCIENCES CORPORATION
Address: PO BOX 1328
CORRALES NM 87048

Special Instructions:

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

Date Mailed: MARCH 5, 2004

Signature: KYLE TSETHLIKAI

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101006148729210105   LEGAL: TRAC T 1  ABERLE SUBD A SUBDIVISION OF "LDS OF SOPHI  LAND USE:
                     PROPERTY ADDR: 00000   ATRISCO
                        OWNER NAME: UNITED STATES OF AMERICA
                        OWNER ADDR: 06001   UNSER                    BL NW ALBUQUERQUE NM      87120

101106103127721601   LEGAL: TRAC T B  PLAT OF STORY ROCK UNIT 1 CONT .0951 AC     LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: STORY ROCK HOMEOWNERS ASSOC
                        OWNER ADDR: 04400   ALAMEDA                  BL NE ALBUQUERQUE NM      87113

101106103826622210   LEGAL: LOT  1 PL AT OF STORY ROCK UNIT 1 CONT .2124 AC       LAND USE:
                     PROPERTY ADDR: 00000   LEGENDS
                        OWNER NAME: SANCHEZ GILBERT A & RITA A
                        OWNER ADDR: 06024   LEGENDS                  AV NW ALBUQUERQUE NM      87120

101106103226422211   LEGAL: TRAC T C  PLAT OF STORY ROCK UNIT 1 CONT .0475 AC     LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: STORY ROCK HOMEOWNERS ASSOCIAT
                        OWNER ADDR: 04400   ALAMEDA                  BL NE ALBUQUERQUE NM      87113

101006152225910104   LEGAL: THE  WLY  0.45 AC PAR OF TR A SUMMARY PLAT SHOWING M  LAND USE:
                     PROPERTY ADDR: 00000   UNSER
                        OWNER NAME: UNITED STATES OF AMERICA
                        OWNER ADDR: 06001   UNSER                    BL NW ALBUQUERQUE NM      87120

101106104526230820   LEGAL: 0001  CLY DE LELAND SUBD CONT 1.00 ACRES BEING AND C  LAND USE:
                     PROPERTY ADDR: 00000   ATRISCO
                        OWNER NAME: MEL FAMIE LLC
                        OWNER ADDR: 00000                                CORRALES    NM      87048

101006146025040287   LEGAL: TR O F LA ND WITHIN SLY N/2 N/2 NE/4 SE/4 PORT OF LT  LAND USE:
                     PROPERTY ADDR: 00000   ATRISCO
                        OWNER NAME: UNITES STATES OF AMERICA
                        OWNER ADDR: 06001   UNSER                    BL NW ALBUQUERQUE NM      87120

101106101724530710   LEGAL: TR O F LA ND WITHIN THE SE/4 NW/4 NW/4 NW/4 SW/4 T11  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87103

101106104524630819   LEGAL: 0002  CLY DE LELAND SUBD CONT 1.00 ACRES BEING AND C  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: MEL FAMIE LLC
                        OWNER ADDR: 00000                                CORRALES    NM      87048

101106104223130807   LEGAL: 007  QUAK ER HEIGHTS ADDN                           LAND USE:
                     PROPERTY ADDR: 00000   FRIENDLY
                        OWNER NAME: ZAMORA DAVID & DORRIE
                        OWNER ADDR: 05812   JONES                    NW ALBUQUERQUE NM      87120

101006151922140285   LEGAL: PORT  OF  GOVT LT 1 (EXC THAT PORT IN SEC 35) SEC 34  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: UNITED STATES OF AMERICA
                        OWNER ADDR: 06001   UNSER                    BL NW ALBUQUERQUE NM      87120
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101006145522040283   LEGAL: TR 1 03-2 6 PETROGLYPH NATIONAL MONUMENT EXC A SELY   LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: UNITED STATES OF AMERICA
                        OWNER ADDR: 06001   UNSER                    BL NW ALBUQUERQUE NM      87120

101106101422030715   LEGAL: PORT  OF  LT (EXC THAT PORT IN SEC 34) SEC 35 T11N R  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: GURULE ALBERT ETUX
                        OWNER ADDR: 00624   PALISADES                DR NW ALBUQUERQUE NM      87105

101106104521330806   LEGAL: 006  QUAK ER HEIGHTS ADDN                           LAND USE:
                     PROPERTY ADDR: 00000   FRIENDLY
                        OWNER NAME: LEEDER DAVID R & ROSEMARY H
                        OWNER ADDR: 01311   AMADO                    ST NW ALBUQUERQUE NM      87104

101106105820630805   LEGAL: 005  QUAK ER HEIGHTS ADDN                           LAND USE:
                     PROPERTY ADDR: 00000   FRIENDLY
                        OWNER NAME: GARCIA MICHAEL G & RITA
                        OWNER ADDR: 04705   FRIENDLY                 NW ALBUQUERQUE NM      87120

101006148820740281   LEGAL: TR 1 03-5 6 PETROGLYPH NATIONAL MONUMENT (AKA TRACT   LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87103

101106101219230405   LEGAL: TR W ITHI N THE NW/4 SW/4 SEC 35 T11N R2E BEING A PO  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: KIRK DUNCAN E
                        OWNER ADDR: 07726   CURTICE                  CI    LITTLETON   CO      80120

101106102627530403   LEGAL: PORL OT1S EC34XPORLOT4SEC35 2ACMO                    LAND USE:
                     PROPERTY ADDR: 00000   ATRISCO
                        OWNER NAME: CARRICO BOB E ETUX
                        OWNER ADDR: 01330   GOFF                     BL SW ALBUQUERQUE NM      87105

101106105219530804   LEGAL: 004  QUAK ER HEIGHTS ADDN                           LAND USE:
                     PROPERTY ADDR: 00000   FRIENDLY
                        OWNER NAME: GURULE ALBERT ETUX
                        OWNER ADDR: 00624   PALISADES                DR NW ALBUQUERQUE NM      87105

101006145619740275   LEGAL: PORT  OF  GOVT LT 1 WITHIN THE N/2 NE/4 SE/4 SEC 34   LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: UNITED STATES OF AMERICA
                        OWNER ADDR: 06001   UNSER                    BL NW ALBUQUERQUE NM      87120

101106102319130404   LEGAL: TR C ONT  0.2996 AC MORE OR LESS                     LAND USE:
                     PROPERTY ADDR: 00000   ATRISCO
                        OWNER NAME: SAAVEDRA JOE F ETUX
                        OWNER ADDR: 00319   56TH                     ST NW ALBUQUERQUE NM      87105

101106105318330803   LEGAL: 003  QUAK ER HEIGHTS ADDN                           LAND USE:
                     PROPERTY ADDR: 00000   FRIENDLY
                        OWNER NAME: GARCIA SAMUEL F & JULIA
                        OWNER ADDR: 04611   FRIENDLY                 PL NW ALBUQUERQUE NM      87120
```

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101006149218340715   LEGAL: TR W ITHI N THE SE/4 NE/4 SE/4 SEC 34 T11N R2E BEING  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87103

101006146615940710   LEGAL: TR A  BUL K PLAT FOR TRACTS A, B, C & D LAVA TRAILS   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: C3D LLC & CLIFFORD CAPITAL FUN
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87176

101106101016630401   LEGAL: TR D  BUL K PLAT FOR TRACTS A, B, C & D LAVA TRAILS   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: C3D LLC & CLIFFORD CAPITAL FUN
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87176

101106105417330802   LEGAL: 002  QUAK ER HEIGHTS ADDN                           LAND USE:
                     PROPERTY ADDR: 00000   FRIENDLY
                        OWNER NAME: JOHNSON GEORGE D & LAURA C
                        OWNER ADDR: 04067   FRIENDLY                  PL NW ALBUQUERQUE NM      87120

101006150616140712   LEGAL: TR C  BUL K PLAT FOR TRACTS A, B, C & D LAVA TRAILS   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87103

101006149816040711   LEGAL: TR B  BUL K PLAT FOR TRACTS A, B, C & D LAVA TRAILS   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87103

101106105615930801   LEGAL: 001  QUAK ER HEIGHTS ADDN                           LAND USE:
                     PROPERTY ADDR: 00000   WESTERN
                        OWNER NAME: KINNEY JOHN W & VIRGINIA ROSE
                        OWNER ADDR: 07110   CONSTITUTION                 NE ALBUQUERQUE NM      87110

101106102315030402   LEGAL: REMA ININ G PORT OF TR SE/4 SE/4 SW/4 NW/4 SW/4 SEC   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: TRAUB BEN T
                        OWNER ADDR: 03225   MADIERA                      NE ALBUQUERQUE NM      87110

101106112008931201   LEGAL: TRAC T 1  PLAT OF TRACTS 1 THRU 4 COORS VILLAGE BEIN  LAND USE:
                     PROPERTY ADDR: 00000   MILNE
                        OWNER NAME: D R HORTON INC
                        OWNER ADDR: 04400   ALAMEDA                   BL NE ALBUQUERQUE NM      87113

101106102510031106   LEGAL: TR C -1 L ANDS OF ALBUQUERQUE PUBLIC SCHOOLS TRS A-1  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: BOARD OF EDUCATION
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87125

101006147210040660   LEGAL: TRAC T B  PLAT OF TRACTS A AND B CHAPARRAL ELEMENTAR  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: BOARD OF EDUCATION
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87125
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Certified Fee	2.30	Postmark Here
Return Reciept Fee (Endorsement Required)	1.75	Clerk: KH3W6H
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$ 8.00	02/27/04

Sent To Ladera Heights Neighborhood Assoc.
Ms. Tena Prescott
Street, Apt. No.; or PO Box No. 3804 67th St., N.W.
City, State, ZIP+4 Albuquerque, New Mexico 87120

PS Form 3800, June 2002 See Reverse for Instructions

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Return Reciept Fee (Endorsement Required)	1.75	Clerk: KH3W6H
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$ 8.00	02/27/04

Sent To Taylor Ranch Neighborhood Assoc.
Jolene Wolfley
Street, Apt. No.; or PO Box No. 6804 Staghorn Dr. N.W.
City, State, ZIP+4 Albuquerque, New Mexico 87120

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0005 6161 1266

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Postage	$ 3.95	UNIT ID: 0048
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Return Reciept Fee (Endorsement Required)	1.75	Clerk: KH3W6H
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$ 8.00	02/27/04

Sent To Taylor Ranch Neighborhood Assoc.
Mr. Eddie Costello
Street, Apt. No.; or PO Box No. 1111 Alameda N.W., St. J
City, State, ZIP+4 Albuquerque, New Mexico 87114

PS Form 3800, June 2002 See Reverse for Instructions

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Postage	$ 3.95	UNIT ID: 0048
Certified Fee	2.30	Postmark Here
Return Reciept Fee (Endorsement Required)	1.75	Clerk: KH3W6H
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$ 8.00	02/27/04

Sent To Quaker Heights Neighborhood Association
Ms. Agapita Hopkins
Street, Apt. No.; or PO Box No. 5117 Northern Trail, N.W.
City, State, ZIP+4 Albuquerque, New Mexico 87120

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0005 6161 1228

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Postage	$ 3.95	UNIT ID: 0048
Certified Fee	2.30	Postmark Here
Return Reciept Fee (Endorsement Required)	1.75	Clerk: KH3W6H
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$ 8.00	02/27/04

Sent To Ladera Heights Neighborhood Association
Ms. Shari Lewis
Street, Apt. No.; or PO Box No. P. O. Box 66328
City, State, ZIP+4 Albuquerque, New Mexico 87193

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0005 6161 1242

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ALBUQUERQUE, NM 87120

Postage	$ 3.95	UNIT ID: 0048
Certified Fee	2.30	Postmark Here
Return Reciept Fee (Endorsement Required)	1.75	Clerk: KH3W6H
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$ 8.00	02/27/04

Sent To Quaker Heights Neighborhood Association
Mr. Matthew Baca
Street, Apt. No.; or PO Box No. 6125 Northern Trail NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

494
N 29-06-60

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.

February 2, 2004

Bernice Cuaderes
Community Sciences Corporation
P.O. Box 1328
Corrales, NM 87048
Phone: 897-0000/Fax: 898-5195

Dear Bernice:

Thank you for your inquiry of **February 2, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **A TRACT OF LAND SITUATE WITH THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34&35,T11N, R2E, NEW MEXICO PRINCIPAL MERIDIAN,** zone map **F-10-11.**

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.

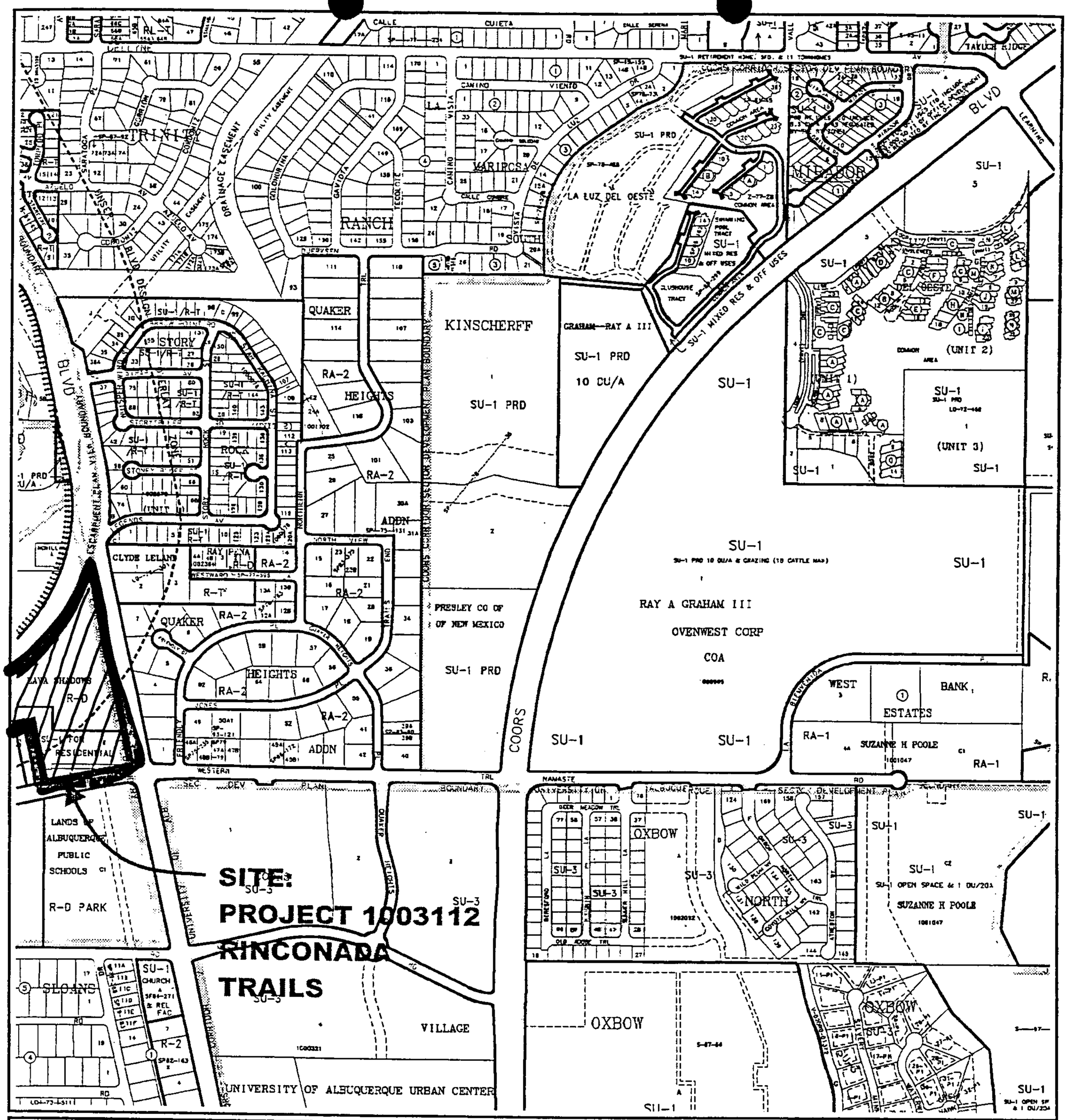
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred 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 or by fax at (505) 924-3913.

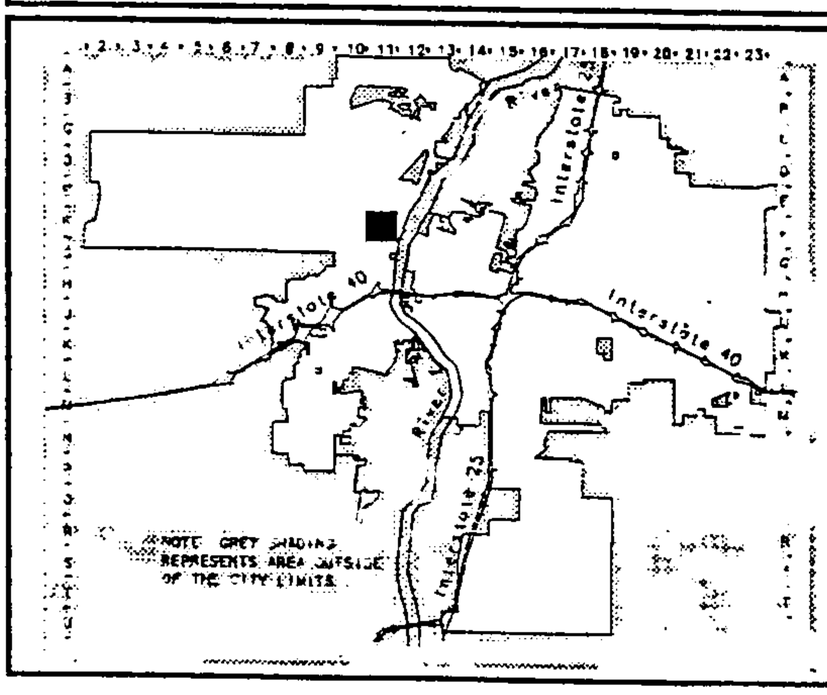
Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through October 01, 2003

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-3.**

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

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

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

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

CLIFF SPIROCK
Applicant name (print)

2/26/04
Applicant signature / date

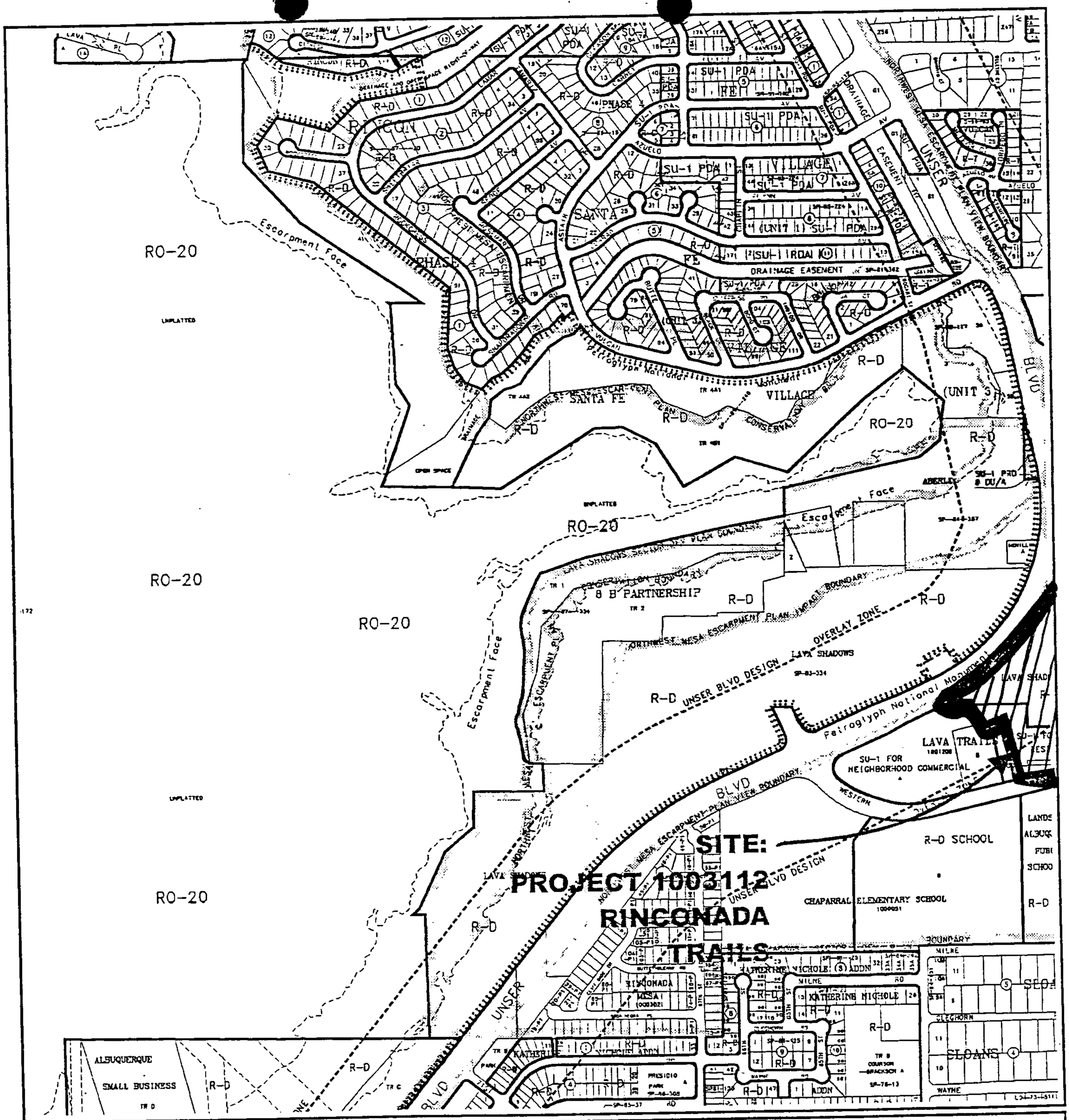
Form revised April 2003

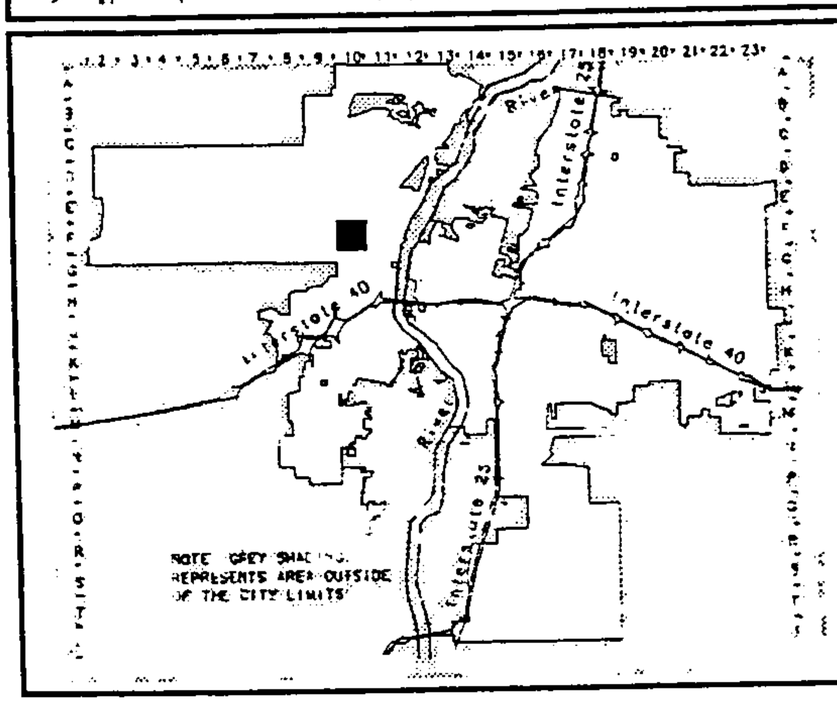
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
04DRB- 00258
- -
- -

2/27/04
Planner signature / date

Project # 1003112





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PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

F-10-Z

Map Amended through October 01, 2003

community sciences corporation

P. O. Box 1328
Corrales, NM 87048

February 23, 2004

City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Attention: Miss Sheran Matson (Development Processing)

SUBJECT: City of Albuquerque DRB Project #1003112, "Rinconada Trails", application for subdivision preliminary plat, Temporary Sidewalk Deferral, Infrastructure List, Right-of-Way Vacation and exterior wall design

RE: DRB sketch plat review 12/03/03, Lava Shadows Sector Development Plan (SD-80-5), July, 1984, Bulk Land Plat and Easement Vacations

Dear Miss Sheran Matson, Chair and Members of the DRB:

Enclosed please find the submittal for the proposed Rinconada Trail Subdivision north of Western Trail Drive. The property has been assembled from 7 individual ownerships and we have had a preliminary meeting (Sketch Plat) with the City's Development Review Board.

Our next step in the development process is the review of the enclosed Preliminary Plat, Infrastructure List, Right-of-Way Vacation and Temporary Sidewalk Deferral. The review action will include the Wall and Landscaping Plan. Provisions for the additional right-of-way on Western Trail Drive has been affected by the Bulk Land Plat (2/25/04).

Even though the approved Lava Shadows Sector Plan allows densities up to 14 dwelling unites per acre, our proposed subdivision and community design is approximately 5 dwelling units per acre. A Site Development Plan is not required (per City DRB 12/03/03).

If you have any questions please call us at 897-0000.

Respectfully submitted,

Cliff F. Spirock

CFS/bjc

Enclosure

cc: Neighborhood Association
Arlan Collatz

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

CSC# D:\CSC_WORD\LETTERS\02-04-08a.ltr.doc
RR# N494-06-60

DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, March 3, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000122
04DRB-00174 Major-Vacation of Public Easements
04DRB-00173 Minor-Extension of Preliminary Plat
04DRB-00175 Minor-Vacation of Private Easements

KIM KEMPER, agent(s) for HIGH LONESOME RANCH request(s) the above action(s) for all or a portion of Tract(s) 1A AND 1C, EDEN LANDS (to be known as **HIGH LONESOME RANCH SUBDIVISION,** zoned RA-1 AND SU-1 for O-1 located on GABALDON RD NW, between MOUNTAIN RD NW and I-40 NW containing approximately 21 acre(s). [REF: DRB-98-146, Z-98-70, AX-98-8, 03DRB-00184, 00185 and 00186] (H-12)

Project # 1002711
04DRB-00171 Major-Preliminary Plat Approval
04DRB-00172 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 AND 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). [REF: 03EPC-00907 & 00908, 03EPC-00915, 04DRB-00067, 1003099] (C-18)

Project # 1003112
04DRB-00167 Major-Bulk Land Variance
04DRB-00168-Major-Vacation of Public Easements
04DRB-00166 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000;

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303;
THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THERE FROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948;
ALL BEING DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND
RUNNING THENCE N11°45'21"W, 338.72 FEET;
THENCE S77°36'56"W, 127.43 FEET;
THENCE N35°50'27"W, 123.47 FEET;
THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.;
THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET);
THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.;
THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE;

THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET);
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
N56°53'08"W, 11.55 FEET;
S33°06'52"W, 21.60 FEET;
S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY;
THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-01994](F-10 & F-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, FEBRUARY 16, 2003.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MARCH 3, 2004
Zone Atlas Page: F-10-Z & F-11-Z
Notification Radius: 100 Ft.

Project# 1003112
App# 04DRB-00166
App# 04DRB-00167
App# 04DRB-00168

Cross Reference and Location: N/A

Applicant: COLLATZ INCORPORATED/CLIFFORD CAPITAL FUND INC
Address: PO BOX 2010
CORRALES NM 87048

Agent: COMMUNITY SCIENCES CORPORATION
Address: PO BOX 1328 / 4481 CORRALES RD
CORRALES NM 87048

Special Instructions:

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

Date Mailed: FEBRUARY 13, 2004

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App#_____
Proj#_____

Date:_____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
F-11	1011061	023-150	304-02	✓ 1011061	058-233	308	08 ✓
		026-275	03	✓	069-282		09 ✓
		023-191	04	✓	075-158	305	01 ✓
		012-192	05	✓	082-158		18 ✓
		014-220	307-15	✓ mf	076-123		15 ✓
		017-245	10	✓ COA	077-193	306	01 ✓
F-10	1010061	492-183	407-15	✓ COA	045-240	308	19 ✓ mf
		458-160	11	✓ COA	045-242		20 ✓ mf
		506-161	12	✓ COA	032-264	222	11 ✓
		472-100	406-00	✓ mf	038-266		10 ✓
F-11	1011061	025-100	311-06	✓ mf	047-266		09 ✓
		120-089	312-01	✓	058-266		07 ✓
		056-159	308-01	✓	031-277	216	01 ✓ mf
		054-123	02	✓	037-282		02 ✓
		053-183	03	✓	043-283		03 ✓
		052-195	04	✓ mf 1010061	487-292	101	05 ✓ mf
		058-204	05	✓	522-259		04 ✓ mf
		045-213	06	✓	455-220	402	83 ✓ mf
		042-231	07	✓	488-207		81 ✓ COA

<mainframe@coa1mp3.cabq.gov>
02/10/04 02:44 PM

To:
cc:
Subject:

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1          R E C O R D S   W I T H   L A B E L S                          PAGE
1
01011061                 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101106102315030402      LEGAL: REMA ININ G PORT OF TR SE/4 SE/4 SW/4 NW/4 SW/4
SEC   LAND USE:
                         PROPERTY ADDR: 00000
                            OWNER NAME: TRAUB BEN T
                            OWNER ADDR: 03225   MADIERA                      NE
ALBUQUERQUE NM          87110
0101106102627530403      LEGAL: PORL OT1S EC34XPORLOT4SEC35 2ACMO
LAND USE:
                         PROPERTY ADDR: 00000   ATRISCO
                            OWNER NAME: CARRICO BOB E ETUX
                            OWNER ADDR: 01330   GOFF                       BL SW
ALBUQUERQUE NM          87105
0101106102319130404      LEGAL: TR C ONT  0.2996 AC MORE OR LESS
LAND USE:
                         PROPERTY ADDR: 00000   ATRISCO
                            OWNER NAME: SAAVEDRA JOE F ETUX
                            OWNER ADDR: 00319   56TH                       ST NW
ALBUQUERQUE NM          87105
0101106101219230405      LEGAL: TR W ITHI N THE NW/4 SW/4 SEC 35 T11N R2E BEING A
PO  LAND USE:
                         PROPERTY ADDR: 00000   N/A
                            OWNER NAME: KIRK DUNCAN E
                            OWNER ADDR: 07726   CURTICE                    CI
LITTLETON   CO          80120
0101106101422030715      LEGAL: PORT  OF  LT (EXC THAT PORT IN SEC 34) SEC 35
T11N R  LAND USE:
                         PROPERTY ADDR: 00000   N/A
                            OWNER NAME: GURULE ALBERT ETUX
                            OWNER ADDR: 00624   PALISADES                  DR NW
ALBUQUERQUE NM          87105
0101106101724530710      LEGAL: TR O F LA ND WITHIN THE SE/4 NW/4 NW/4 NW/4 SW/4
T11  LAND USE:
                         PROPERTY ADDR: 00000   N/A
                            OWNER NAME: CITY OF ALBUQUERQUE
                            OWNER ADDR: 00000
ALBUQUERQUE NM          87103
0101006149218340715      LEGAL: TR W ITHI N THE SE/4 NE/4 SE/4 SEC 34 T11N R2E
BEING  LAND USE:
                         PROPERTY ADDR: 00000   N/A
                            OWNER NAME: CITY OF ALBUQUERQUE
                            OWNER ADDR: 00000
ALBUQUERQUE NM          87103
0101006149816040711      LEGAL: TR B  BUL K PLAT FOR TRACTS A, B, C & D LAVA
TRAILS   LAND USE:
                         PROPERTY ADDR: 00000
                            OWNER NAME: CITY OF ALBUQUERQUE
                            OWNER ADDR: 00000
ALBUQUERQUE NM          87103
0101006150616140712      LEGAL: TR C  BUL K PLAT FOR TRACTS A, B, C & D LAVA
```

TRAILS LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
01010061472100406 60 LEGAL: TRAC T B PLAT OF TRACTS A AND B CHAPARRAL
ELEMENTAR LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BOARD OF EDUCATION
OWNER ADDR: 00000
ALBUQUERQUE NM 87125
01011061025100311 06 LEGAL: TR C -1 L ANDS OF ALBUQUERQUE PUBLIC SCHOOLS TRS
A-1 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BOARD OF EDUCATION
OWNER ADDR: 00000
ALBUQUERQUE NM 87125
1 R E C O R D S W I T H L A B E L S PAGE
2
01011061120089312 01 LEGAL: TRAC T 1 PLAT OF TRACTS 1 THRU 4 COORS VILLAGE
BEIN LAND USE:
PROPERTY ADDR: 00000 MILNE
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA BL NE
ALBUQUERQUE NM 87113
01011061056159308 01 LEGAL: 001 QUAK ER HEIGHTS ADDN
LAND USE:
PROPERTY ADDR: 00000 WESTERN
OWNER NAME: KINNEY JOHN W & VIRGINIA ROSE
OWNER ADDR: 07110 CONSTITUTION NE
ALBUQUERQUE NM 87110
01011061054173308 02 LEGAL: 002 QUAK ER HEIGHTS ADDN
LAND USE:
PROPERTY ADDR: 00000 FRIENDLY
OWNER NAME: JOHNSON GEORGE D & LAURA C
OWNER ADDR: 04067 FRIENDLY PL NW
ALBUQUERQUE NM 87120
01011061053183308 03 LEGAL: 003 QUAK ER HEIGHTS ADDN
LAND USE:
PROPERTY ADDR: 00000 FRIENDLY
OWNER NAME: GARCIA SAMUEL F & JULIA
OWNER ADDR: 04611 FRIENDLY PL NW
ALBUQUERQUE NM 87120
01011061052195308 04 LEGAL: 004 QUAK ER HEIGHTS ADDN
LAND USE:
PROPERTY ADDR: 00000 FRIENDLY
OWNER NAME: GURULE ALBERT ETUX
OWNER ADDR: 00624 PALISADES DR NW
ALBUQUERQUE NM 87105
01011061058206308 05 LEGAL: 005 QUAK ER HEIGHTS ADDN
LAND USE:
PROPERTY ADDR: 00000 FRIENDLY
OWNER NAME: GARCIA MICHAEL G & RITA
OWNER ADDR: 04705 FRIENDLY NW
ALBUQUERQUE NM 87120
01011061045213308 06 LEGAL: 006 QUAK ER HEIGHTS ADDN
LAND USE:
PROPERTY ADDR: 00000 FRIENDLY
OWNER NAME: LEEDER DAVID R & ROSEMARY H
OWNER ADDR: 01311 AMADO ST NW
ALBUQUERQUE NM 87104

```
0101106104223130807   LEGAL: 007  QUAK ER HEIGHTS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   FRIENDLY
                         OWNER NAME: ZAMORA DAVID & DORRIE
                         OWNER ADDR: 05812   JONES                          NW
ALBUQUERQUE NM       87120
0101106105823330808   LEGAL: 008  QUAK ER HEIGHTS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   FRIENDLY
                         OWNER NAME: ZAMORA REBECCA A
                         OWNER ADDR: 05812   JONES                          NW
ALBUQUERQUE NM       87120
0101106106922230809   LEGAL: 009  QUAK ER HEIGHTS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   FRIENDLY
                         OWNER NAME: GRIEGO PRISCILLA
                         OWNER ADDR: 06212   WHISPER RIDGE              DR NW
ALBUQUERQUE NM       87120
0101106107515830501   LEGAL: 48A  REPL AT OF LOT 48 QUAKER HEIGHTS ADD CONT
0.258  LAND USE:
                      PROPERTY ADDR: 00000   WESTERN
                         OWNER NAME: KOZLOWSKI JENNIFER R
                         OWNER ADDR: 05921   WESTERN                     TR NW
ALBUQUERQUE NM       87120
1         R E C O R D S   W I T H  L A B E L S                          PAGE
3
0101106108215830518   LEGAL: 48-B  REP LAT OF LOT 48 QUAKER HEIGHTS ADD CONT
0.26  LAND USE:
                      PROPERTY ADDR: 00000   WESTERN
                         OWNER NAME: BROWN EDWARD E SR ETUX
                         OWNER ADDR: 00217   NATALIE                        NW
ALBUQUERQUE NM       87107
0101106107617330515   LEGAL: 049  QUAK ER HEIGHTS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   JONES
                         OWNER NAME: CRAWLEY LINDA
                         OWNER ADDR: 05916   JONES                       PL NW
ALBUQUERQUE NM       87120
0101106107719330601   LEGAL: 062  QUAK ER HEIGHTS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   FRIENDLY
                         OWNER NAME: MARQUEZ JAMES E & LORRAINE M
                         OWNER ADDR: 04700   FRIENDLY                    PL NW
ALBUQUERQUE NM       87120
0101106104524630819   LEGAL: 0002  CLY DE LELAND SUBD CONT 1.00 ACRES BEING
AND C  LAND USE:
                      PROPERTY ADDR: 00000   N/A
                         OWNER NAME: MEL FAMIE LLC
                         OWNER ADDR: 00000
CORRALES    NM       87048
0101106104526230820   LEGAL: 0001  CLY DE LELAND SUBD CONT 1.00 ACRES BEING
AND C  LAND USE:
                      PROPERTY ADDR: 00000   ATRISCO
                         OWNER NAME: MEL FAMIE LLC
                         OWNER ADDR: 00000
CORRALES    NM       87048
0101106103226422211   LEGAL: TRAC T C  PLAT OF STORY ROCK UNIT 1 CONT .0475 AC
LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: STORY ROCK HOMEOWNERS ASSOCIAT
                         OWNER ADDR: 04400   ALAMEDA                     BL NE
```

ALBUQUERQUE NM 87113
0101106103826622210 LEGAL: LOT 1 PL AT OF STORY ROCK UNIT 1 CONT .2124 AC
LAND USE:
PROPERTY ADDR: 00000 LEGENDS
OWNER NAME: SANCHEZ GILBERT A & RITA A
OWNER ADDR: 06024 LEGENDS AV NW
ALBUQUERQUE NM 87120
0101106104726622209 LEGAL: LOT 2 PL AT OF STORY ROCK UNIT 1 CONT .1467 AC
LAND USE:
PROPERTY ADDR: 00000 LEGENDS
OWNER NAME: WALTERS ERMINDA T
OWNER ADDR: 06020 LEGENDS AV NW
ALBUQUERQUE NM 87120
0101106105826622207 LEGAL: LOT 4 PL AT OF STORY ROCK UNIT 1 CONT .1483 AC
LAND USE:
PROPERTY ADDR: 00000 LEGENDS
OWNER NAME: GONZALES ANTHONY
OWNER ADDR: 06012 LEGENDS AV NW
ALBUQUERQUE NM 87121
0101106103127721601 LEGAL: TRAC T B PLAT OF STORY ROCK UNIT 1 CONT .0951 AC
LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: STORY ROCK HOMEOWNERS ASSOC
OWNER ADDR: 04400 ALAMEDA BL NE
ALBUQUERQUE NM 87113
0101106103728221602 LEGAL: LOT 74 P LAT OF STORY ROCK UNIT 1 CONT .2209 AC
LAND USE:
PROPERTY ADDR: 00000 LEGENDS
OWNER NAME: MCFADDEN ROBERT
OWNER ADDR: 06027 LEGENDS AV NW
ALBUQUERQUE NM 87120
1 R E C O R D S W I T H L A B E L S PAGE
4
0101106104328321603 LEGAL: LOT 73 P LAT OF STORY ROCK UNIT 1 CONT .1743 AC
LAND USE:
PROPERTY ADDR: 00000 LEGENDS
OWNER NAME: LISTY ANTHONY J & ANNA MARIE L
OWNER ADDR: 06023 LEGENDS AV NW
ALBUQUERQUE NM 87120
0101006148729210105 LEGAL: TRAC T 1 ABERLE SUBD A SUBDIVISION OF "LDS OF
SOPHI LAND USE:
PROPERTY ADDR: 00000 ATRISCO
OWNER NAME: UNITED STATES OF AMERICA
OWNER ADDR: 06001 UNSER BL NW
ALBUQUERQUE NM 87120
0101006152225910104 LEGAL: THE WLY 0.45 AC PAR OF TR A SUMMARY PLAT
SHOWING M LAND USE:
PROPERTY ADDR: 00000 UNSER
OWNER NAME: UNITED STATES OF AMERICA
OWNER ADDR: 06001 UNSER BL NW
ALBUQUERQUE NM 87120
0101006145522040283 LEGAL: TR 1 03-2 6 PETROGLYPH NATIONAL MONUMENT EXC A
SELY LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: UNITED STATES OF AMERICA
OWNER ADDR: 06001 UNSER BL NW
ALBUQUERQUE NM 87120
0101006148820740281 LEGAL: TR 1 03-5 6 PETROGLYPH NATIONAL MONUMENT (AKA
TRACT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE

OWNER ADDR: 00000

ALBUQUERQUE NM 87103

.

QUIT

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Ms. Agapita Hopkins
Street, Apt. No.; or PO Box No. 5117 Northern Trail, N.W.
City, State, ZIP+4 Albuquerque, New Mexico 87120

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Sent To
Ladera Heights Neighborhood Association
Ms. Tena Prescott
Street, Apt. No.; or PO Box No. 3804 67th St., N.W.
City, State, ZIP+4 Albuquerque, New Mexico 87120

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Sent To
Taylor Ranch Neighborhood Association
Jolene Wolfley
Street, Apt. No.; or PO Box No. 6804 Staghorn Dr. N.W.
City, State, ZIP+4 Albuquerque, New Mexico 87120

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Sent To
Taylor Ranch Neighborhood Association
Mr. Eddie Costello
Street, Apt. No.; or PO Box No. 1111 Alameda N.W., St. J
City, State, ZIP+4 Albuquerque, New Mexico 87114

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Quaker Heights Neighborhood Association
Mr. Matthew Baca
Street, Apt. No.; or PO Box No. 5125 Northern Trail NW
City, State, ZIP+4 Albuquerque, NM 87120

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Ladera Heights Neighborhood Association
Ms. Shari Lewis
Street, Apt. No.; or PO Box No. P. O. Box 66328
City, State, ZIP+4 Albuquerque, New Mexico 87193

PS Form 3800, June 2002

community sciences corporation

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

P. O. Box 1328
Corrales, NM 87048

February 5, 2004

Ladera Heights Neighborhood Association
Ms. Tena Prescott
3804 67th St., N.W.
Albuquerque, New Mexico 87120

SUBJECT: City of Albuquerque DRB Project #1003112, "Rinconada Trails", application for subdivision plat (with bulk land variance) for land consolidation, vacation of public easements, private easements and dedication of rights-of-way (F-10 / F 11)

RE: DRB sketch plat review, 12/03/03 and Lava Shadows Sector Development Plan (SD-80-5), July, 1984.

Dear Ms. Tena Prescott and Members of the Association:

The proposed subdivision of Rinconada Trails is comprised of seven individual premises and one property identified as "Paquin Trail". These properties are bounded by Western Trail NW, to the South, Atrisco Drive NW, to the East and Unser Boulevatd NW, to the North.

When consolidated and assembled, the entire property consisting of 9.05 acres (City Zone Atlas F-10 and F-11) will be developed as "Rinconada Trails" by Collatz Inc. (Tiffany Homes) as an approximate 51 lot detached residential subdivision (RD zoning).

The proposed plat of land consolidation and vacations proposes to create one subdivided lot (Tract A) that will represent the purchase of the properties (when recorded) for the real estate transactions and, for title insurance purposes, identify the elimination (vacation) of the Paquin Trail easement.

The plat will also accommodate the City's requests for additional rights-of-way for Western Trail Road and private and public easements as identified on the attached exhibits.

A bulk land waiver of infrastructure is requested for this intermediate plat.

Please find the enclosed City submittal to the Development Review Board.

Please call us at 897-000 Ex. 104 if you have any questions or request a presentation.

Respectfully submitted,

Bernice Cuadores for

Cliff F. Spirock
Community Sciences Corporation
Agents for Clifford Capital Group and Collatz Inc.

cc: Mr. Jack Clifford
Mr. Arlan Collatz
City of Albuquerque

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RR# N494-06-60

DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

Project# 1003112

Collatz Incorp./Clifford Capital Fund Inc.
PO Box 2010
Corrales NM 87048

COMMUNITY SCIENCES CORP.
PO BOX 1328
CORRALES NM 87048

AGAPITA HOPKINS
Quaker Heights Neigh. Assoc.
5117 NORTHERN TRAIL NW
ALBUQUERQUE NM 87120

MATTHEW BACA
Quaker Heights Neigh. Assoc.
5125 NORTHERN TRAIL NW
ALBUQUERQUE NM 87120

TENA PRESCOTT
Ladera Heights Neigh. Assoc.
3804 67TH ST. NW
ALBUQUERQUE NM 87120

SHARI LEWIS
Ladera Heights Neigh. Assoc.
PO BOX 66328
ALBUQUERQUE NM 87193

JOLENE WOLFLEY
Taylor Ranch Neigh. Assoc.
6804 STAGEHORN DR. NW
ALBUQUERQUE NM 87120

EDDIE COSTELLO
Taylor Ranch Neigh. Assoc.
1111 ALAMEDA NW, ST. J
ALBUQUERQUE NM 87114

101106102315030402

TRAUB BEN T
3225 MADIERA NE
ALBUQUERQUE NM 87110

101106102627530403

101106102319130404

101106101219230405

CARRICO BOB E ETUX
1330 GOFF BL SW
ALBUQUERQUE NM 87105

SAAVEDRA JOE F ETUX
319 56TH ST NW
ALBUQUERQUE NM 87105

KIRK DUNCAN E
7726 CURTICE CI
LITTLETON CO 80120

101106101422030715

101106102510031106

101106112008931201

GURULE ALBERT ETUX
624 PALISADES DR NW
ALBUQUERQUE NM 87105

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125

D R HORTON INC
4400 ALAMEDA BL NE
ALBUQUERQUE NM 87113

101106105615930801

101106105417330802

101106105318330803

KINNEY JOHN W & VIRGINIA ROSE
7110 CONSTITUTION NE
ALBUQUERQUE NM 87110

JOHNSON GEORGE D & LAURA C
4067 FRIENDLY PL NW
ALBUQUERQUE NM 87120

GARCIA SAMUEL F & JULIA
4611 FRIENDLY PL NW
ALBUQUERQUE NM 87120

101106105820630805

101106104521330806

101106104223130807

GARCIA MICHAEL G & RITA
4705 FRIENDLY NW
ALBUQUERQUE NM 87120

LEEDER DAVID R & ROSEMARY H
1311 AMADO ST NW
ALBUQUERQUE NM 87104

ZAMORA DAVID & DORRIE
5812 JONES NW
ALBUQUERQUE NM 87120

101106105823330808

101106106922230809

101106107515830501

ZAMORA REBECCA A
5812 JONES NW
ALBUQUERQUE NM 87120

GRIEGO PRISCILLA
6212 WHISPER RIDGE DR NW
ALBUQUERQUE NM 87120

KOZLOWSKI JENNIFER R
5921 WESTERN TR NW
ALBUQUERQUE NM 87120

101106108215830518

101106107617330515

101106107719330601

BROWN EDWARD E SR ETUX
217 NATALIE NW
ALBUQUERQUE NM 87107

CRAWLEY LINDA
5916 JONES PL NW
ALBUQUERQUE NM 87120

MARQUEZ JAMES E & LORRAINE M
4700 FRIENDLY PL NW
ALBUQUERQUE NM 87120

101106104524630819

101106103226422211

101106103826622210

MEL FAMIE LLC
GENERAL DELIVERY
CORRALES NM 87048

STORY ROCK HOMEOWNERS ASSOC
4400 ALAMEDA BL NE
ALBUQUERQUE NM 87113

SANCHEZ GILBERT A & RITA A
6024 LEGENDS AV NW
ALBUQUERQUE NM 87120

101106104726622209

WALTERS ERMINDA T
6020 LEGENDS AV NW
ALBUQUERQUE NM 87120

101106104328321603

LISTY ANTHONY J & ANNA MARIE
6023 LEGENDS AV NW
ALBUQUERQUE NM 87120

101106105826622207

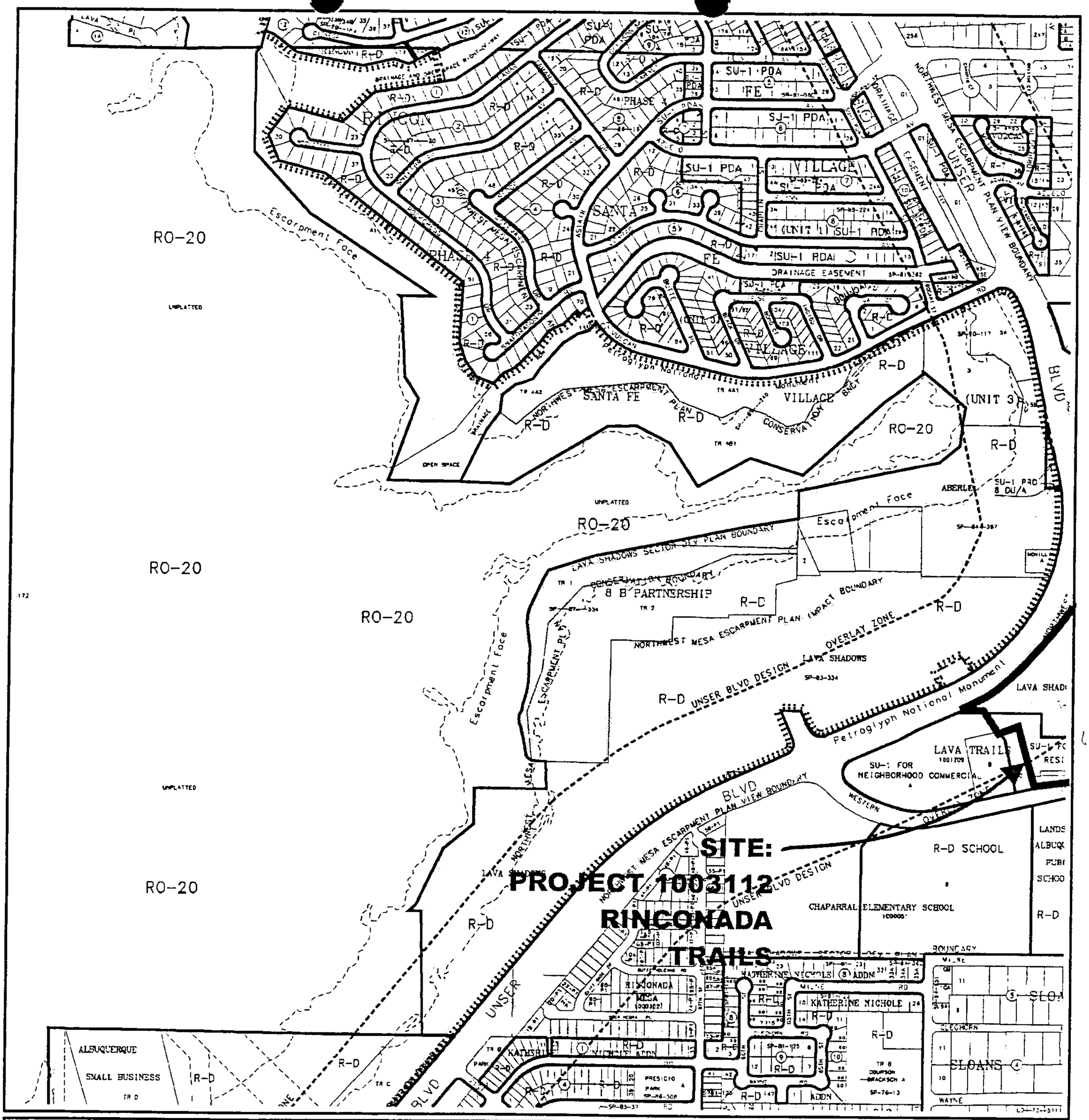
GONZALES ANTHONY
6012 LEGENDS AV NW
ALBUQUERQUE NM 87121

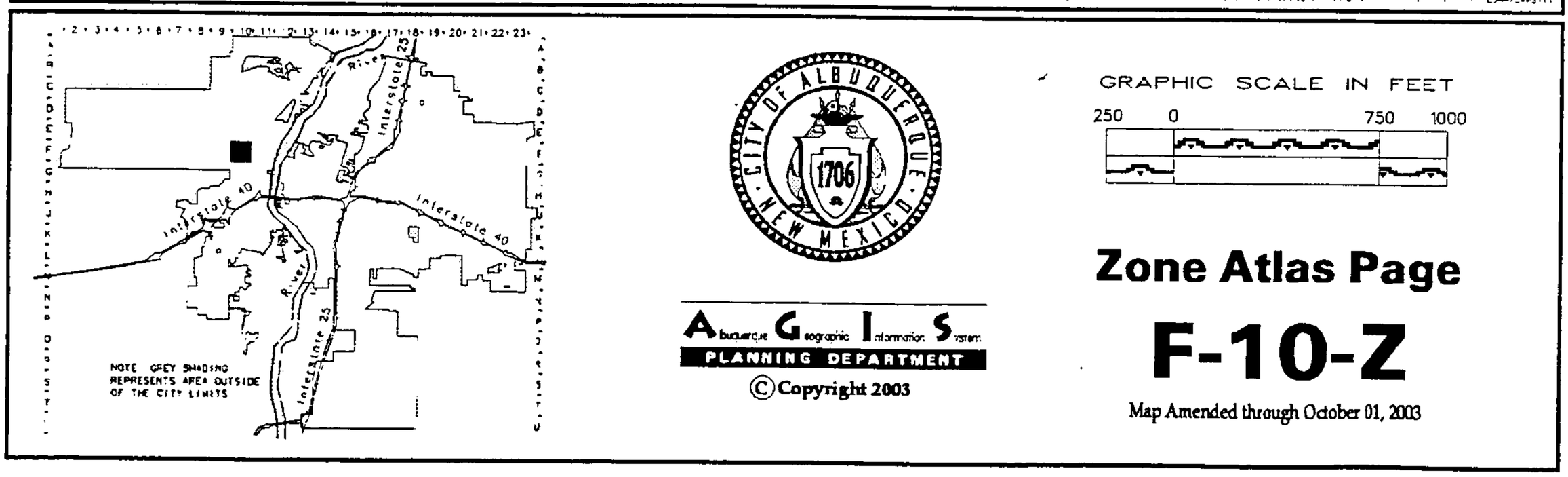
101006148729210105

UNITED STATES OF AMERICA
6001 UNSER BL NW
ALBUQUERQUE NM 87120

101106103728221602

MCFADDEN ROBERT
6027 LEGENDS AV NW
ALBUQUERQUE NM 87120





Zone Atlas Page

F-10-Z

Map Amended through October 01, 2003

community sciences corporation

P. O. Box 1328
Corrales, NM 87048

February 5, 2004

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

SUBJECT: City of Albuquerque DRB Project #1003112, "Rinconada Trails", application for subdivision plat (with bulk land variance) for land consolidation, vacation of public easements, private easements and dedication of rights-of-way (F-10 / F 11)

RE: DRB sketch plat review, 12/03/03 and Lava Shadows Sector Development Plan (SD-80-5), July, 1984.

Dear Ms. Matson and Members of the Development Review Board:

Rinconada Trails (previously called Western Trails Estates) is comprised of seven individual premises and one property identified as "Paquin Trail". These ownerships are mostly described by metes and bounds descriptions and are under purchase contract with power of attorney to the Clifford Capital Fund, Mr. Jack Clifford and to Collatz Inc.. When consolidated and assembled, the entire property consisting of 9.05 acres (City Zone Atlas F-10 and F-11) will be developed as "Rinconada Trails" by Collatz Inc.

At the sketch plat review hearing (12/03/03), it was determined that these properties, while zoned R-D, do not require a "site development plan" for zoning purposes as the property is within the Lava Shadows Sector Plan. However, a site plan for walls and landscaping purposes is now required by the City to accompany subdivision plat applications. The name has been changed from Western Trail Estates to Rinconada Trails. Also, additional rights-of-way for Western Trail Road N.W. (for bicycling purposes) and potential vacation of portions of Atrisco Drive N.W. was indicated by the DRB comments.

Subsequent to the DRB sketch review, the City Attorney, Mr. Kevin Curran and the City Transportation Department (Mr. John Hartman) were contacted regarding the status of the easement known as "Paquin Trail". It was determined that the vacation and reversion of this property to the adjacent owners would not be in conflict with the adopted Lava Shadows Sector Plan.

<u>This Application:</u>

The proposed plat of land consolidation and vacations proposes to create one subdivided lot (Tract A) that will represent the purchase of the properties (when recorded) for the real estate transactions and, for title insurance purposes, identify the elimination (vacation) of the Paquin Trail easement.

The plat will also accommodate the City's requests for additional rights-of-way for Western Trail Road and private and public easements as identified on the attached exhibits.

A bulk land waiver of infrastructure is requested for this intermediate plat.

E:\CSC_WORD\LETTERS\02-04-03.ltr.doc
RR# N494-06-60

DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, March 3, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000122
04DRB-00174 Major-Vacation of Public Easements
04DRB-00173 Minor-Extension of Preliminary Plat
04DRB-00175 Minor-Vacation of Private Easements

KIM KEMPER, agent(s) for HIGH LONESOME RANCH request(s) the above action(s) for all or a portion of Tract(s) 1A AND 1C, EDEN LANDS (to be known as **HIGH LONESOME RANCH SUBDIVISION,** zoned RA-1 AND SU-1 for O-1 located on GABALDON RD NW, between MOUNTAIN RD NW and I-40 NW containing approximately 21 acre(s). [REF: DRB-98-146, Z-98-70, AX-98-8, 03DRB-00184, 00185 and 00186] (H-12)

Project # 1002711
04DRB-00171 Major-Preliminary Plat Approval
04DRB-00172 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 AND 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). [REF: 03EPC-00907 & 00908, 03EPC-00915, 04DRB-00067, 1003099] (C-18)

Project # 1003112
04DRB-00167 Major-Bulk Land Variance
04DRB-00168-Major-Vacation of Public Easements
04DRB-00166 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000;

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303;
THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THERE FROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948;
ALL BEING DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND
RUNNING THENCE N11°45'21"W, 338.72 FEET;
THENCE S77°36'56"W, 127.43 FEET;
THENCE N35°50'27"W, 123.47 FEET;
THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.;
THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET);
THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.;
THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE;

THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET);
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
N56°53'08"W, 11.55 FEET;
S33°06'52"W, 21.60 FEET;
S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY;
THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-01994](F-10 & F-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, FEBRUARY 16, 2003.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

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MEL FAMILY LLC
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CORRALES NM 87048

3-5-04

[redacted]

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, March 24, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000147
04DRB-00257 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Unit(s) 1-4, Tract(s) 57-60, TOWN OF ATRISCO GRANT, (to be known as **WHISPERING POINT SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on SUNSET GARDENS SW, between 82nd ST SW and UNSER BLVD SW containing approximately 24 acre(s). [REF: DRB-97-497, 02DRB-00067, 03DRB-00058, 02DRB-01961] (L-10)

Project # 1003112
04DRB-00259 Major-Vacation of Pub Right-of-Way
04DRB-00258 Major-Preliminary Plat Approval
04DRB-00260 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000;
PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47 FEET;

THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET);THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.;THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET;. S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE;THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY; THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-01994] (F-10 & F-11)

Project # 1003232
04DRB-00254 Major-Vacation of Pub Right-of-Way
04DRB-00255 Major-Vacation of Public Easements
04DRB-00253 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) the above action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION** AND Tract(s) A, **LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] (G-13)

Project # 1003186
04DRB-00256 Major-Vacation of Pub Right-of-Way

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT,** zoned R-D residential and related uses zone, developing area, 9DU/AC, located EAST OF 97TH ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 1 acre(s). [REF: 04DRB-00035] (L-9)

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1003231
04DRB-00261 Major-Preliminary Plat Approval
04DRB-00263 Minor-Temp Defer SDWK
04DRB-00262 Minor-Subd Design (DPM) Variance

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, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION)** 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] (N-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 8, 2004.

CITY OF ALBUQUERQUE

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- ☐ Forwarding Order Expired
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- ☐ Moved, Left No Address
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- ☐ No Such Street
- ☐ No Such Number
- ☐ No Receptacle
- ☐ Deceased
- ☐ Vacant

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MEL FAMIE LLC
GENERAL DELIVERY
CORRALES NM 87048

4-5

[redacted]

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Community Sciences Corp

ADDRESS PO Box 1328

PROJECT & APP # 1003112

PROJECT NAME Rincondo Trails

$ _____ 441032/3424000 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.

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, N.M. 87048
(505) 897-0000

31152

COMPASS BANK
ALBUQUERQUE, NEW MEXICO
95-78-1070

Exactly Fifty and no / 100 Dollars

DUPLICATE

DATE 10/5/2004 City of Albuquerque Treasury Division AMOUNT $50.00

PAY TO THE ORDER OF CITY OF ALBUQUERQUE

10/6/2004 8:53AM LOC: ANNX
RECEIPT# 00030277 WS# 006 TRANS# 0007
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $50.00
124 Misc $50.00
$50.00 MP
$0.00

N494-06-001-80 FINAL PLAT

⑈031152⑈ ⑆107000783⑆ 250416746⑈

Thank You

Security Features Included. Details on back.

#15

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Community Sciences Corp

ADDRESS PO Box 1328

PROJECT & APP # 1003112

PROJECT NAME Rinconado Trails

$ _____ 441032/3424000 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.*

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, N.M. 87048
(505) 897-0000

31152

COMPASS BANK
ALBUQUERQUE, NEW MEXICO
95-78-1070

Exactly Fifty and no / 100 Dollars

City Of Albuquerque
Treasury Division

DATE 10/5/2004

AMOUNT $50.00

PAY TO THE ORDER OF CITY OF ALBUQUERQUE

10/6/2004 8:53AM LOC: ANNX
RECEIPT# 00030277 WS# 006 TRANS# 0007
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $50.00
J24 Misc $50.00
CK $50.00
CHANGE $0.00

N494-06-001-80 FINAL PLAT

Thank You

⑈031152⑈ ⑆107000783⑆ 2504147455⑈

Details on back. Security Features Included.

community sciences corporation

P. O. Box 1328
Corrales, NM 87048

September 1, 2004

City of Albuquerque
Development and Building Services
ATTN: Claire Senova
Plaza del Sol
PO Box 1293
Albuquerque, New Mexico 87103

RE: Rinconada Trail, Project #1003112- Indefinite deferral

Dear Ms. Senova:

Community Sciences Corporation hereby asks for an indefinite deferral as requested by City Staff of the Final Plat of Rinconada Trail, project #1003112, DRB Application # 04-RB-010005. Upon completion of the Subdivision Improvement Agreement, CSC will be requesting a scheduled meeting for Final Plat on this project.

If you have any questions regarding this matter, please do not hesitate to call me.

Respectfully,

Cliff F. Spirock
Vice President of Operations

cc: Arlan Collatz, Collatz, Inc.

CFS/bjc

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 896-5005

3900 East Camelback Road, Suite 6-1
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7155

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RR#N494-06-060

DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

community sciences corporation

PO Box 1328, Corrales, New Mexico 87048
Phone - (505) 897-0000, Fax - (505) 898-5195

Facsimile Cover Sheet

Number of pages: 2 including cover page

Date: 9/2/04

To: Claire Senova Company: City of Albuquerque Department:

Fax number: 924-3864

From: Bernice Cuadres Job Name / Number: Lincoln Project

for Cliff F. Spirock

Confidentiality:
The information in this facsimile message may be privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this transmittal is strictly prohibited. If you have received this transmittal in error, please immediately notify us by telephone and return the original message to us at the address above via mail.

Initials of sender: _____ Time: _____

Faxed Copy May Not Be To Scale

Current DRC
Project Number: 10003112

FIGURE 12

Claire (ORIG)

REVISED. 4/14/04

Date Submitted: FEB. 2004
Date Site Plan Approved: 6/9/04
Date Preliminary Plat Approved: 6/9/04
Date Preliminary Plat Expires: 6/9/05
DRB Project No.: 1003112
DRB Application No.: 04-00258

ORIGINAL

INFRASTRUCTURE LIST

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

RINCONADA TRAILS
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LANDS OF COLLATZ, INC. TRACT "A"
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Paving Items:						
		28' F. F. In	COA Residential Paving w/ Standard C&G	Alona Drive	Western Trails Rd.	Chenoa Rd.	/	/	/
		28' F.F.	COA Residential Paving w/ Standard C&G	Chenoa Rd.	Huyana Dr.	Eyota Dr.	/	/	/
		28' F.F.	COA Residential Paving w/ Standard C&G	Eyota Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
		28' F.F.	COA Residential Paving w/ Standard C&G	Zaltana Rd.	Atrisco Dr.	Huyana Dr.	/	/	/
		24' F.F.	COA Residential Paving w/ Standard C&G	Chenoa Rd.	Eyota Dr.	Dead End	/	/	/
		24' F.F.	COA Residential Paving w/ Standard C&G	Chenoa Rd.	Huyana Dr.	Dead End	/	/	/
		24' F.F.	COA Residential Paving w/ Standard C&G	Zaltana Rd.	Huyana Dr.	Dead End	/	/	/
		18' C/L to F/L	COA Res. Paving Overlay 1/2 Section w/ Standard C&G	Atrisco Dr.	N.E prop. Corner	Western Trails Rd.	/	/	/
		28' F.F.	COA Residential Paving w/ Standard C&G	Huyana Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
							/	/	/
							/	/	/
							/	/	/

revised 07/01/01

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		Per DPM	Street Lights	As Required			/	/	/
		24" RCP	Storm Sewer Manholes & Appurtenances	Atrisco Dr.	East Chenoa Stub	Western Trails Rd.	/	/	/
		24" RCP	Storm Sewer Manholes & Appurtenances	~~Zaltana Rd. stub~~ Easement on Lot 44	Zaltana Rd. stub	Existing 60" RCP west of property	/	/	/
		4'	Sidewalk Both Sides	Alona Drive	Western Trails Rd.	Chenoa Rd.	/	/	/
		~~4'~~	~~Sidewalk North Side~~	~~East Chenoa Stub~~	~~Eyota Dr.~~	~~Dead End~~	/	/	/
		4'	Sidewalk West Side along Lot 22 Only	Eyota Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
		4'	Sidewalk South Side along Lots 14 & 15 only	Zaltana Rd.	Atrisco Dr.	Dead End	/	/	/
		4'	Sidewalk Both Sides along Lots 24, 28 & 46 only	Huyana Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
		6'	Sidewalk West Side	Atrisco Dr.	Western Trail	Full length of east P/L	/	/	/
			Deferred Items						
		4'	Sidewalk Both Sides	Chenoa Rd.	Huyana Dr.	Eyota Dr.	/	/	/
		4'	Sidewalk South Side	East Chenoa Stub	Eyota Dr.	Dead End	/	/	/
		4'	Sidewalk South Side	West Chenoa Stub	Huyana Dr.	Dead End	/	/	/
		4'	Sidewalk Both Sides excluding Lot 22	Eyota Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
		4'	Sidewalk Both Sides excluding Lots 14 & 15	Zaltana Rd.	Atrisco Dr.	Dead End	/	/	/
		4'	Sidewalk Both Sides excluding Lots 24, 28 & 46	Huyana Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

CAS 6/9/04

EFH 8/18/04

revised 07/01/01

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Utility Items						
		8"	PVC Sanitary Sewer (1)	Alona Drive	Western Trails Rd.	Chenoa Rd.	/	/	/
		~~Conn./EX~~ MH	Manholes & Services (1)						
		8"	PVC Sanitary Sewer (1)	Chenoa Rd.	E. & W. Chenoa Stub	Alona Drive	/	/	/
		5 @ 4'	Manholes & Services (1)						
		8"	PVC Sanitary Sewer (1)	Eyota Dr.	Zaltana Rd.	Chenoa Rd.	/	/	/
		1 @ 4'	Manholes & Services (1)						
		8"	PVC Sanitary Sewer (1)	Zaltana Rd. (east end)	Atrisco Dr.	Eyota Dr.	/	/	/
		2 @ 4'	Manholes & Services (1)						
		8"	PVC Sanitary Sewer (1)	Huyana Dr.	Zaltana Rd.(west end)	Chenoa Rd.	/	/	/
		8"	PVC Sanitary Sewer (1)	Zaltana Rd.(west end)	Zaltana Rd.	Huyana Dr.	/	/	/
		3 @ 4'	Manholes & Services (1)						
		11	Manholes				/	/	/
		6"	PVC Waterline	Alona Drive	Western Trails Rd.	Chenoa Rd.	/	/	/
			Hydrants, Valves & Services						
		6" & 8"	PVC Waterline	Chenoa Rd.	~~E. &~~ W. Chenoa Stub	~~Alona Drive~~ Atrisco FH Stub	/	/	/
			Hydrants, Valves & Services						
		6"	PVC Waterline	Eyota Dr.	Zaltana Rd.	Chenoa Rd.	/	/	/
			Hydrants, Valves & Services						
		6"	PVC Waterline	Zaltana Rd.	Atrisco Dr.	Dead End	/	/	/
			Hydrants, Valves & Services						
		6"	PVC Waterline	Huyana Dr.	Zaltana Rd.	Chenoa Rd.	/	/	/
			Hydrants, Valves & Services						
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

CAS 6/09/04

CAS 6/09/04

revised 07/01/01

ORIGINAL

NOTES

1. Pipe sizes are estimated and may change based on final design calculations.
2. All improvements will include necessary appurtenances to service all lots.
3. Engineering certification of grading and drainage plan required for release of SIA and Financial Guarantee

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
CLIFF A. SPIRECK (AGENT)	6/9/04	Christina Sandoval 6/9/04
NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
COMMUNITY SCIENCES CORP	6-9-04	
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Rev 4/19/04	6/9/04	
SIGNATURE - date	UTILITY DEVELOPMENT - date	N.M.U.I. - date
6/09/04	6/9/04	
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB	CITY ENGINEER - date	_____ - date
EXTENSION: _____		

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	8/18/04			

community sciences corporation

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

#11

P. O. Box 1328
Corrales, NM 87048

August 17, 2004

City of Albuquerque
Development and Building Services
ATTN: Claire Senova
Plaza del Sol
PO Box 1293
Albuquerque, New Mexico 87103

RE: Two-week deferral

Dear Ms. Senova:

Community Sciences Corporation hereby asks for a two-week deferral (September 1st DRB hearing) of the Final Plat of Rinconada Trail, project #1003112, DRB Application # 04-RB-010005 from the August 18th agenda. The purpose for the request is for the subdivision improvement agreement to be finalized and accepted before the newly requested hearing date of September 1st, 2004.

I have attached a $50.00 check to pay for the requested deferral.

Respectfully,

Cliff F. Spirock
Vice President of Operations

cc: Arlan Collatz, Collatz, Inc.

CFS/bjc

Enclosure: $50.00 check

E:\CSC_WORD\LETTERS\07-04-06.ltr.doc
RR#N494-06-060

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

PAID RECEIPT

APPLICANT NAME Arlan Collatz.

AGENT C.S.C.

ADDRESS PO Box 1328 Corrales NM 87048

PROJECT & APP # 100 3112

PROJECT NAME Rinconada Tr...

$ _____ 441032/3424000 Conflict Management Fee

$ 50.00 441006/4983000 DRB Actions Deferral

$ _____ 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.*

COLLATZ, INCORPORATED
661 QUANTUM LOOP
RIO RANCHO, NM 87124
898-6338

CHARTER BANK FOR SAVINGS, FSB 95-7242/3070
Albuquerque, NM 87048

016053

DATE Aug. 02, 2004 AMOUNT *********$50.00

PAY Fifty Dollars and 00 Cents.

TO THE ORDER OF
CITY OF ALBUQUERQUE
TREASURY DIVISION
P.O. BOX 17
ALBUQUERQUE, NM 87103-0017

CITY OF ALBUQUERQUE
TREASURY DIVISION
8/10/2004
RECEIPT # 00127
Account
Amt

324 CHECKS OVER $10,000.00 REQUIRE TWO SIGNATURES

LN 50.00
CHANGE $0.00

⑈016053⑈ ⑆307072427⑆ 0050017176⑈

Thank You

community sciences corporation

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

#19

P. O. Box 1328
Corrales, NM 87048

August 09, 2004

City of Albuquerque
Development and Building Services
ATTN: Claire Senova
Plaza del Sol
PO Box 1293
Albuquerque, New Mexico 87103

RE: One-week deferral

Dear Ms. Senova:

Community Sciences Corporation hereby asks for a one-week deferral (August 18th DRB hearing) of the Final Plat of Rinconada Trail, project #1003112, DRB Application # 04-RB-010005 from the August 11th agenda. The purpose for the request is for the subdivision improvement agreement to be finalized and accepted before the newly requested hearing date of August 18th, 2004.

I have attached a $50.00 check to pay for the requested deferral.

Respectfully,

Cliff F. Spirock
Vice President of Operations

CC: Arlan Collatz, Collatz, Inc.

CFS/eam

Enclosure: $50.00 check

RECEIVED
AUG 1 0 2004
HYDROLOGY SECTION

E:\CSC_WORD\LETTERS\07-04-06.ltr.doc
RR#N494-06-060

DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

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

PAID RECEIPT

APPLICANT NAME Arlan Collatz.

AGENT C.S.C.

ADDRESS PO Box 1328 Corrales NM 87048

PROJECT & APP # 100 3112

PROJECT NAME Rinconada Tr...

$ _____ 441032/3424000 Conflict Management Fee

$ 50.00 441006/4983000 DRB Actions Deferral

$ _____ 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.*

COLLATZ, INCORPORATED
661 QUANTUM LOOP
RIO RANCHO, NM 87124
898-6338

CHARTER BANK FOR SAVINGS, FSB
Albuquerque, NM 87048
95-7242/3070

016053

DATE Aug. 02, 2004 AMOUNT *********$50.00

PAY Fifty Dollars and 00 Cents.

TO THE ORDER OF
CITY OF ALBUQUERQUE
TREASURY DIVISION
P.O. BOX 17
ALBUQUERQUE, NM 87103-0017

CHECKS OVER $10,000.00 REQUIRE TWO SIGNATURES

⑈016053⑈ ⑆307072427⑆ 00500171 76⑈

50.00
$0.00

Thank You

community sciences corporation

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

#13

P. O. Box 1328
Corrales, NM 87048

July 30, 2004

City of Albuquerque
Development and Building Services
ATTN: Claire Senova
Plaza del Sol
PO Box 1293
Albuquerque, New Mexico 87103

RE: One-week deferral

Dear Ms. Senova:

Community Sciences Corporation hereby asks for a one-week deferral (August 11th DRB hearing) of the Final Plat of Rinconada Trail, project #1003112, DRB Application # 04-RB-010005 from the August 4th agenda. The purpose for the request is for the subdivision improvement agreement to be finalized and accepted before the newly requested hearing date of August 11th, 2004.

I have attached a $50.00 check to pay for the requested deferral.

Respectfully,

Cliff F. Spirock
Vice President of Operations

CC: Arlan Colltz, Collatz, Inc.

CFS/eam

Enclosure: $50.00 check

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RR#N494-06-060

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

PAID RECEIPT

APPLICANT NAME ARlen Collaty

AGENT Community Sciences

ADDRESS PO Box 1528 Corrales

PROJECT & APP # 1003112/04DRB01005

PROJECT NAME Rinconada Trails

$ _____ 441032/3424000 Conflict Management Fee

$ 50.00 441006/4983000 DRB Actions ← Deferral

$ _____ 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.*

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

7/30/2004 3:53PM LOC: ANNX
RECEIPT# 00027078 WS# 008 TRANS# 0054
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $50.00
J24 Misc $50.00
CK $50.00
CHANGE $0.00

Thank You

community sciences corporation

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

#16

P. O. Box 1328
Corrales, NM 87048

July 20, 2004

City of Albuquerque
Development and Building Services
ATTN: Claire Senova
Plaza del Sol
PO Box 1293
Albuquerque, New Mexico 87103

RE: Two-week deferral

Dear Ms. Senova:

Community Sciences Corporation hereby asks for a two-week deferral (August 4th DRB hearing) of the Final Plat of Rinconada Trail, project #1003112, DRB Application # 04-RB-010005 from the July 21st agenda. The purpose for the request is for the subdivision improvement agreement to be finalized and accepted before the newly requested hearing date of August 4th, 2004.

I have attached a $100.00 check to pay for the previous deferral from July 14th and the current Requested deferral.

Respectfully,

Cliff F. Spirock
Vice President of Operations

CC: Arlan Colltz, Collatz, Inc.

CFS/eam

Enclosure: $100.00 check

E:\CSC_WORD\LETTERS\07-04-06.ltr.doc
RR#N494-06-060

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

PAID RECEIPT

APPLICANT NAME Collatz Corp

AGENT Community Sci. Corp

ADDRESS PO Box 1328 Corrales 87048

PROJECT & APP # 1003112/04DRB01005

PROJECT NAME Rincon a der Trails

$ _____ 441032/3424000 Conflict Management Fee

$ 100.00 441006/4983000 DRB Actions Deferral Fee (x2)

$ _____ 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

$ 100.00 TOTAL AMOUNT DUE

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

COLLATZ, INCORPORATED
P.O. BOX 2010
CORRALES, NM 87048

CHARTER BANK FOR SAVINGS, FSB 95-7242/3070
Albuquerque, NM 87048

015882

DATE 7.20.04

AMOUNT $ 100.00

PAY One hundred dollars - no/100

TO THE ORDER OF City of Albuquerque

DUPLICATE
City Of Albuquerque
Treasury Division

7/20/2004 3:26PM LOC: ANNX
RECEIPT# 00028851 WS# 007 TRANS# 0033
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $100.00
JZ: misc $100.00
CK: $100.00
CHANGE $0.00

⑈015882⑈ ⑆307072427⑆ 005001 7176⑈

Thank You

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☒ Major Subdivision action		☐ Annexation & Zone Establishment	
☐ Minor Subdivision action		☐ Sector Plan (Phase I, II, III)	
☐ Vacation	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Variance (Non-Zoning)		☐ Zone Change	
		☐ Text Amendment	
SITE DEVELOPMENT PLAN	**P**		
☐ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

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

APPLICANT INFORMATION:

NAME: Collatz Inc. / Jack Clifford — PHONE: (505) 898-6338
ADDRESS: P.O. Box 2010 — FAX:
CITY: Corrales STATE NM ZIP87048 — E-MAIL:
Proprietary interest in site: Contract purchaser / Owner
AGENT (if any): Community Sciences Corporation — PHONE: 505/897-0000
ADDRESS: P.O. Box 1328 / 4481 Corrales Road — FAX: 505/898-5195
CITY: Corrales STATE NM ZIP 87048 — E-MAIL: sciencenm@aol.com

DESCRIPTION OF REQUEST: Final Plat submittal
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 — Block: ____ — Unit: ____

Subdiv. / Addn. Lands of Collatz inc.

Current Zoning: SU-1 Residential — Proposed zoning: ____

Zone Atlas page(s): F-11/F12 — No. of **existing** lots: 1 — No. of **proposed** lots: 55

Total area of site (acres): 9.00 — Density if applicable: dwellings per gross acre: 6.11 — dwellings per net acre: 11.16

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

UPC No. 101106101016630401/2315030402/2627530403/2319130404/1219230405/1422030715 MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd.
Between: Unser Blvd. and Western TRAILS N.W.

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003112
03DRB-01994 SK, 04DRB-00166 P&F, 04DRB-00167 BLV, 04DRB-00168 VPE

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 12/03/2001

SIGNATURE _____ DATE 06/21/2004
(Print) Cliff Spirock ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

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

Application case numbers	Action	S.F.	Fees
04DRB - ____ - 01005	FP	S(3)	$ -0-
____ - ____ - ____	CMF	____	$ 20.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 20.00

Hearing date 7-14-04

6-29-04
Planner signature / date

Project # 1003112

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDENCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

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

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year.

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

CSC / Ron Horsley
Applicant name (print)

6/29/04
Applicant signature / date

Form revised February 2003

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

Application case numbers
04DRB - - 01005
- -
- -

6-29-04
Planner signature / date

Project # 1003112

community sciences corporation

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

P. O. Box 1328
Corrales, NM 87048

June 28, 2004

City of Albuquerque
Attn: Ms. Sheran Matson
Chairperson - Development Review Board
PO Box 1293
Albuquerque, New Mexico 87102

RE: Final Plat Submittal for Rinconada Trails (A 55 Lot subdivision)

Dear Ms. Matson:

Please find enclosed Community Sciences Corporation's (CSC's) application for Final Plat on Rinconada Trails (A 55 Lot subdivision). As requested CSC has increased the right-of-way along Alona Drive N.W. from 46' (feet) to 50' (feet) and the right-of way width on the westerly end of Zaltana Road N.W. from 40' (feet) to 42' (feet).

All other conditions of Environmental Planning Commission hearing and Development Review Board Preliminary Plat hearing are reflected on this plat.

Thank you for your consideration,

Cliff F. Spirock
VP of Operations

CFS/eam

Enclosure: As Stated

CSC# E:\CSC_WORD\LETTERS\06-04-16.ltr.doc
RR# 494-06-60

DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

FINANCIAL GUARANTY AMOUNT

06/29/2004

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

Project Description:

Project ID #: 737481, Rinconada Trails Subdivision, Phase/Unit #: 1

Requested By: **Ron Hensley w/ CSC**

Approved estimate amount:		$477,377.25
Contingency Amount:	1.00%	$4,773.77
Subtotal:		$482,151.02
NMGRT	5.8125%	$28,025.03
Subtotal:		$510,176.05
Engineering Fee	6.60%	$33,671.62
Testing Fee	2.00%	$10,203.52
Subotal:		$554,051.20
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$692,564.00**

APPROVAL: DATE:

6-29-2004

Notes: 10% contingency, plans not approved. Certification for grading & drainage required prior to release of financial guaranty.

FINANCIAL GUARANTY AMOUNT

06/29/2004

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 737481, Rinconada Trails Subdivision, Phase/Unit #: 1

Requested By: **Ron Hensley w/ CSC**

Approved estimate amount:		$24,326.80
NMGRT	5.8125%	$1,414.00
Subtotal:		$25,740.80
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$32,176.00**

APPROVAL: DATE:

6-29-2004

Notes:

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

PAID RECEIPT

APPLICANT NAME Collatz INC / Jack Clifford

AGENT ~~Contract~~ Community Sciences

ADDRESS PO Box 1328 CORRales 87048

PROJECT & APP # 1003112 / 04DRB 01005

PROJECT NAME Lands of Collatz

$ 20.00 **441032/3424000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

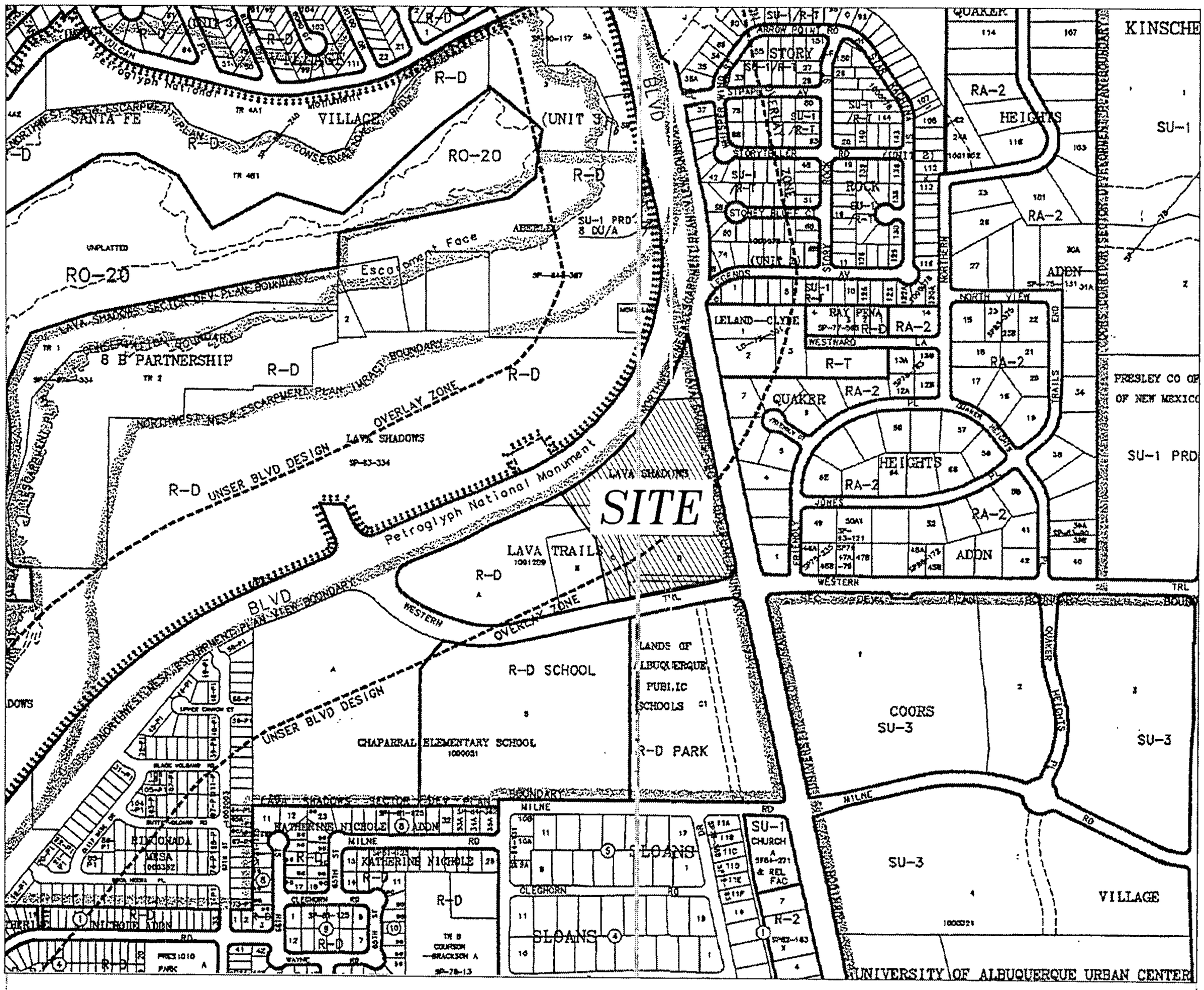
$ 20.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

06/29/2004 10:12AM LCC: ANN
X
RECEIPT# 00025227 WS# 006 TRANS# 0017
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $20.00
J24 Misc $20.00
CK $20.00
CHANGE $0.00


SITE
UNSER BLVD
UNSER BLVD DESIGN
LAVA SHADOWS
LAVA TRAILS
SANTA FE VILLAGE
RO-20
R-D
R-D SCHOOL
CHAPARRAL ELEMENTARY SCHOOL
R-D PARK
LANDS OF ALBUQUERQUE PUBLIC SCHOOLS
COORS SU-3
SU-3
VILLAGE
UNIVERSITY OF ALBUQUERQUE URBAN CENTER
KINSCHE
PRESLEY CO OF OF NEW MEXICO
SU-1 PRD
RA-2
HEIGHTS
ADDN
QUAKER
STORY
ROCK
RAY PENA
LELAND—CLYDE
WESTNARD
R-T
SU-1
SU-3
R-2
MILNE RD
CLEGHORN RD
SLOANS
KATHERINE NICHOLE
RIMROCK MESA
NICHOLE ADDN
WESTERN
OVERLAY ZONE
Petroglyph National Monument

F-10-Z F-11-Z

#7

Current DRC
Project Number: 10003112

FIGURE 12

INFRASTRUCTURE LIST

ORIGINAL

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

(ORIG) REVISED. 4/14/04 6/9/04

Date Submitted: FEB. 2004
Date Site Plan Approved: 6/9/04
Date Preliminary Plat Approved: 6/9/04
Date Preliminary Plat Expires: 6/9/05
DRB Project No.: 1003112
DRB Application No.: 04-00258

RINCONADA TRAILS
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LANDS OF COLLATZ, INC. TRACT "A"
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Paving Items:						
		28' F. F. In	COA Residential Paving w/ Standard C&G	Alona Drive	Western Trails Rd.	Chenoa Rd.	/	/	/
		28' F.F.	COA Residential Paving w/ Standard C&G	Chenoa Rd.	Huyana Dr.	Eyota Dr.	/	/	/
		28' F.F.	COA Residential Paving w/ Standard C&G	Eyota Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
		28' F.F.	COA Residential Paving w/ Standard C&G	Zaltana Rd.	Atrisco Dr.	Huyana Dr.	/	/	/
		24' F.F.	COA Residential Paving w/ Standard C&G	Chenoa Rd.	Eyota Dr.	Dead End	/	/	/
		24' F.F.	COA Residential Paving w/ Standard C&G	Chenoa Rd.	Huyana Dr.	Dead End	/	/	/
		24' F.F.	COA Residential Paving w/ Standard C&G	Zaltana Rd.	Huyana Dr.	Dead End	/	/	/
		18' C/L to F/L	COA Res. Paving Overlay 1/2 Section w/ Standard C&G	Atrisco Dr.	N.E prop. Corner	Western Trails Rd.	/	/	/
		28' F.F.	COA Residential Paving w/ Standard C&G	Huyana Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		Per DPM	Street Lights	As Required			/	/	/
		24" RCP	Storm Sewer Manholes & Appurtenances	Atrisco Dr.	East Chenoa Stub	Western Trails Rd.	/	/	/
		24" RCP	Storm Sewer Manholes & Appurtenances	~~Zaltana Rd. stub~~ Easement on Lot 44	Zaltana Rd. stub	Existing 60" RCP west of property	/	/	/
		4'	Sidewalk Both Sides	Alona Drive	Western Trails Rd.	Chenoa Rd.	/	/	/
		4'	Sidewalk North Side	East Chenoa Stub	Eyota Dr.	Dead End	/	/	/
		4'	Sidewalk West Side along Lot 22 Only	Eyota Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
		4'	Sidewalk South Side along Lots 14 & 15 only	Zaltana Rd.	Atrisco Dr.	Dead End	/	/	/
		4'	Sidewalk Both Sides along Lots 24, 28 & 46 only	Huyana Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
		6'	Sidewalk West Side	Atrisco Dr.	Western Trail	Full length of east P/L	/	/	/
			<u>Deferred Items</u>						
		4'	Sidewalk Both Sides	Chenoa Rd.	Huyana Dr.	Eyota Dr.	/	/	/
		4'	Sidewalk South Side	East Chenoa Stub	Eyota Dr.	Dead End	/	/	/
		4'	Sidewalk South Side	West Chenoa Stub	Huyana Dr.	Dead End	/	/	/
		4'	Sidewalk Both Sides excluding Lot 22	Eyota Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
		4'	Sidewalk Both Sides excluding Lots 14 & 15	Zaltana Rd.	Atrisco Dr.	Dead End	/	/	/
		4'	Sidewalk Both Sides excluding Lots 24, 28 & 46	Huyana Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

CAS 6/9/04

revised 07/01/01

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Utility Items						
		8"	PVC Sanitary Sewer (1)	Alona Drive	Western Trails Rd.	Chenoa Rd.	/	/	/
		~~Conn./EX MH~~	Manholes & Services (1)						
		8"	PVC Sanitary Sewer (1)	Chenoa Rd.	E. & W. Chenoa Stub	Alona Drive	/	/	/
		5 @ 4'	Manholes & Services (1)						
		8"	PVC Sanitary Sewer (1)	Eyota Dr.	Zaltana Rd.	Chenoa Rd.	/	/	/
		1 @ 4'	Manholes & Services (1)						
		8"	PVC Sanitary Sewer (1)	Zaltana Rd. (east end)	Atrisco Dr.	Eyota Dr.	/	/	/
		2 @ 4'	Manholes & Services (1)						
		8"	PVC Sanitary Sewer (1)	Huyana Dr.	Zaltana Rd.(west end)	Chenoa Rd.	/	/	/
		8"	PVC Sanitary Sewer (1)	Zaltana Rd.(west end)	Zaltana Rd.	Huyana Dr.	/	/	/
		3 @ 4'	Manholes & Services (1)						
		11	Manholes				/	/	/
		6"	PVC Waterline	Alona Drive	Western Trails Rd.	Chenoa Rd.	/	/	/
			Hydrants, Valves & Services						
		6" & 8"	PVC Waterline	Chenoa Rd.	~~E.~~ & W. Chenoa Stub	~~Alona Drive~~ Atrisco FH Stub	/	/	/
			Hydrants, Valves & Services						
		6"	PVC Waterline	Eyota Dr.	Zaltana Rd.	Chenoa Rd.	/	/	/
			Hydrants, Valves & Services						
		6"	PVC Waterline	Zaltana Rd.	Atrisco Dr.	Dead End	/	/	/
			Hydrants, Valves & Services						
		6"	PVC Waterline	Huyana Dr.	Zaltana Rd.	Chenoa Rd.	/	/	/
			Hydrants, Valves & Services						
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

OAS 6/09/04

OAS 6/09/04

revised 07/01/01

ORIGINAL

NOTES

1. Pipe sizes are estimated and may change based on final design calculations.
2. All improvements will include necessary appurtenances to service all lots.
3. Engineering certification of grading and drainage plan required for release of SIA and Financial Guarantee.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
CLIFF A. SPAROCK (AGENT) NAME (print)	6/9/04 DRB CHAIR - date	Christina Sandoval 6/9/04 PARKS & GENERAL SERVICES - date
COMMUNITY SCIENCES CORP FIRM	6-9-04 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
6/09/04 REV 4/14/04 SIGNATURE - date	6/9/04 UTILITY DEVELOPMENT - date	N.M.U.I. - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:	6/9/04 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

For Claire (Closeout Bulk Plat, #1000312)

NOTICE OF SUBDIVISION PLAT CONDITIONS

Tract A of Lands of Collatz, Inc.

The plat of Tract A of Lands of Collatz, Inc. has been granted a variance or waiver from certain subdivision requirements pursuant to Section 14-14-6-1 of the City of Albuquerque Subdivision Ordinances.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to the availability of utilities, or final approval of all requirements including, but not limited to the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

ACKNOWLEDGED:

Land Owner
Arlan Collatz

Chairperson
Development Review Board

STATE OF NEW MEXICO)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on February 26th, 2004, by Arlan Collatz.

Notary Public

My Commission Expires:

6/21/2007

OFFICIAL SEAL
Cliff F. Spirock
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/21/07

ACKNOWLEDGED:

Land Owner
Jack Clifford

Chairperson
Development Review Board

STATE OF NEW MEXICO)
) SS
COUNTY OF Bernalillo)

This instrument was acknowledged before me on February 24, 2004, by Jack Clifford.

Notary Public

My Commission Expires:

10/04/06

OFFICIAL SEAL
KENT R. HOLLAND
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/04/06

Mary Herrera Bern. Co. NOT R 9.00

2004079785
6093276
Page: 1 of 1
06/08/2004 04:06P
Bk-A78 Pg-9572

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

PAID RECEIPT

APPLICANT NAME Collatz Inc.

AGENT Community Sciences

ADDRESS

PROJECT & APP # 1003112 / 04DRB-00258 04DRB-00259 04DRB-00260

PROJECT NAME Rincon del Trails Subdivision

$ _____ 469099/4916000 Conflict Management Fee

$ 110.00 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

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

$ 110.00 TOTAL AMOUNT DUE

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

Deferral fee.

Counterreceipt.doc 12/29/03

City Of Albuquerque
Treasury Division

05/03/2004 9:28AM LOC: ANNX
RECEIPT# 00021971 WS# 006 TRANS# 0008
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $110.00
J24 Misc $110.00
CK $110.00
CHANGE $0.00

Thank You

COLLATZ INCORPORATED

ALBUQUERQUE NM 87101
23 PR
2004

GREETINGS FROM
USA

NOT AT Treasury

City of Albuquerque
c/o Design Review Board
attn: Clair Senova
PO Box 17
Albuquerque, NM 87103-0017

PO Box 2010
Corrales, New Mexico 87048

87103/0017

community sciences corporation
Post Office Box 1528 / 4481 Corrales Road
Corrales New Mexico 87048
(505) 897-0000 (505) 898-5195 fax

❖ Surveying
❖ Civil Engineering
❖ Land Development
www.communitysciences.com

FACSIMILE COVER SHEET

Date: 04-14-04

Pages: 5

To: Sheran Matson
924-3864

From: Mark V. Howard
Phone: (505) 897-0000 Extension 115
Fax: (505) 898-5195

Subject: Revised Infrastructure List for Rinconada Trails Subdivision, Project #1003112

Per Cliff Spirock Sr., attached is a revised copy of the infrastructure list for this project. Sheet three (utility improvements) is the only one to have changed, all others remain the same. Please substitute for the copy submitted this morning.

Thanks
Mark V Howard

Confidentiality:
The information in this facsimile message may be privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this transmittal is strictly prohibited. If you have received this transmittal in error, please immediately notify us by telephone and return the original message to us at the address above via United States Postal mail.

FAXED COPY MAY NOT BE TO SCALE

Revised 4/14/04

Current DRC Project Number: 100 3112

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: February, 2004
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 100 3112
DRB Application No.: _____

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

RINCONADA TRAILS
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LANDS OF COLLATZ, INC. TRACT "A"
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 Cost Engineer
			Paving Items:						
		28' F. F. In	COA Residential Paving w/ Standard C&G	Alona Drive	Western Trails Rd.	Chenoa Rd.	/	/	/
		28' F.F	COA Residential Paving w/ Standard C&G	Chenoa Rd.	Huyana Dr.	Eyota Dr.	/	/	/
		28' F.F	COA Residential Paving w/ Standard C&G	Eyota Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
		28' F.F.	COA Residential Paving w/ Standard C&G	Zaltana Rd.	Atrisco Dr.	Huyana Dr.	/	/	/
		24' F.F.	COA Residential Paving w/ Standard C&G	Chenoa Rd.	Eyota Dr.	Dead End	/	/	/
		24' F.F.	COA Residential Paving w/ Standard C&G	Chenoa Rd.	Huyana Dr.	Dead End	/	/	/
		24' F.F.	COA Residential Paving w/ Standard C&G	Zaltana Rd.	Huyana Dr.	Dead End	/	/	/
		18' C/L to F/L	COA Res. Paving Overlay 1/2 Section w/ Standard C&G	Atrisco Dr.	N.E prop. Corner	Western Trails Rd.	/	/	/
		28' F.F	COA Residential Paving w/ Standard C&G	Huyana Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
							/	/	/
							/	/	/
							/	/	/

revised 07/01/01

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		Per DPM	Street Lights	As Required			/	/	/
		24" RCP	Storm Sewer Manholes & Appurtenances	Atrisco Dr.	East Chenoa Stub	Western Trails Rd.	/	/	/
		24" RCP	Storm Sewer Manholes & Appurtenances	Zaltana Rd. stub	Zaltana Rd. stub	Existing 60" RCP west of property	/	/	/
		4'	Sidewalk Both Sides	Afona Drive	Western Trails Rd.	Chenoa Rd.	/	/	/
		4'	Sidewalk North Side	East Chenoa Stub	Eyota Dr.	Dead End	/	/	/
		4'	Sidewalk West Side along Lot 22 Only	Eyota Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
		4'	Sidewalk South Side along Lots 14 & 15 only	Zaltana Rd.	Atrisco Dr.	Dead End	/	/	/
		4'	Sidewalk Both Sides along Lots 24, 28 & 46 only	Huyana Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
		6'	Sidewalk West Side	Atrisco Dr.	Western Trail	Full length of east P/L	/	/	/
			<u>Deferred Items</u>						
		4'	Sidewalk Both Sides	Chenoa Rd.	Huyana Dr.	Eyota Dr.	/	/	/
		4'	Sidewalk South Side	East Chenoa Stub	Eyota Dr.	Dead End	/	/	/
		4'	Sidewalk South Side	West Chenoa Stub	Huyana Dr.	Dead End	/	/	/
		4'	Sidewalk Both Sides excluding Lot 22	Eyota Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
		4'	Sidewalk Both Sides excluding Lots 14 & 15	Zaltana Rd.	Atrisco Dr.	Dead End	/	/	/
		4'	Sidewalk Both Sides excluding Lots 24, 28 & 46	Huyana Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Chief Engineer
			Utility Items						
		8"	PVC Sanitary Sewer (1)	Alona Drive	Western Trails Rd.	Chenoa Rd.	/	/	/
		Conn./Ex MH	Manholes & Services (1)						
		8"	PVC Sanitary Sewer (1)	Chenoa Rd.	E. & W. Chenoa Stub	Alona Drive	/	/	/
		5 @ 4'	Manholes & Services (1)						
		8"	PVC Sanitary Sewer (1)	Eyota Dr.	Zaltana Rd.	Chenoa Rd.	/	/	/
		1 @ 4'	Manholes & Services (1)						
		8"	PVC Sanitary Sewer (1)	Zaltana Rd. (east end)	Alrisco Dr.	Eyota Dr.	/	/	/
		2 @ 4'	Manholes & Services (1)						
		8'	PVC Sanitary Sewer (1)	Huyana Dr.	Zaltana Rd.(west end)	Chenoa Rd.	/	/	/
		8"	PVC Sanitary Sewer (1)	Zaltana Rd.(west end)	Zaltana Rd.	Huyana Dr.	/	/	/
		3 @ 4'	Manholes & Services (1)						
		11	Manholes				/	/	/
		8"	PVC Waterline	Alona Drive	Western Trails Rd.	Chenoa Rd.	/	/	/
			Hydrants, Valves & Services						
		8"	PVC Waterline	Chenoa Rd.	E. & W. Chenoa Stub	Alona Drive	/	/	/
			Hydrants, Valves & Services						
		8"	PVC Waterline	Eyota Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
			Hydrants, Valves & Services						
		8"	PVC Waterline	Zaltana Rd.	Alrisco Dr.	Huyana Dr.	/	/	/
			Hydrants, Valves & Services						
		8"	PVC Waterline	Huyana Dr.	Zaltana Rd.	Chenoa Rd.	/	/	/
			Hydrants, Valves & Services						
		8"	PVC Waterline	Zaltana Rd.	Huyana Dr.	West Stubout	/	/	/
			Hydrants, Valves & Services						
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1. Pipe sizes are estimated and may change based on final design calculations.
2. All improvements will include necessary appurtenances to service all lots.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Cliff A. Sowell (agent) NAME (print)	ORB CHAIR - date	PARKS & GENERAL SERVICES - date
Community Sciences Corp. FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
4/14/04 SIGNATURE - date	UTILITY DEVELOPMENT - date	N.M.U.I. - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A ORB EXTENSION: _____	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

#2

Sheran A. Matson

03/24/04 01:45 PM

To: sciencenm@aol.com
cc: Kevin J. Curran/LEGAL/CABQ@COA, Richard H. Dourte/PWD/CABQ@COA, (bcc: Sheran A. Matson/PLN/CABQ)
Subject: Collatz Project

Cliff

I think you may have misunderstood my position regarding research on the zoning for the Collatz property that was before DRB this morning. As I told you this morning, it is your responsibility to get written proof that the entire property is zoned RD as you maintained this morning. I asked you to prove to me that the property has only one zoning and what that zoning is.

When you & Kevin came in my office, I reiterated my position to you. After you left, Kevin was saying he & I need to meet with Ellen, Russell, etc. I told him that was your job to nail the zoning down because your client is the one who is affected.

So, Cliff, the ball is back in your court. Sorry, but complete & accurate applications are the responsibility of the applicants or agents.

#2

LAVA SHADOWS

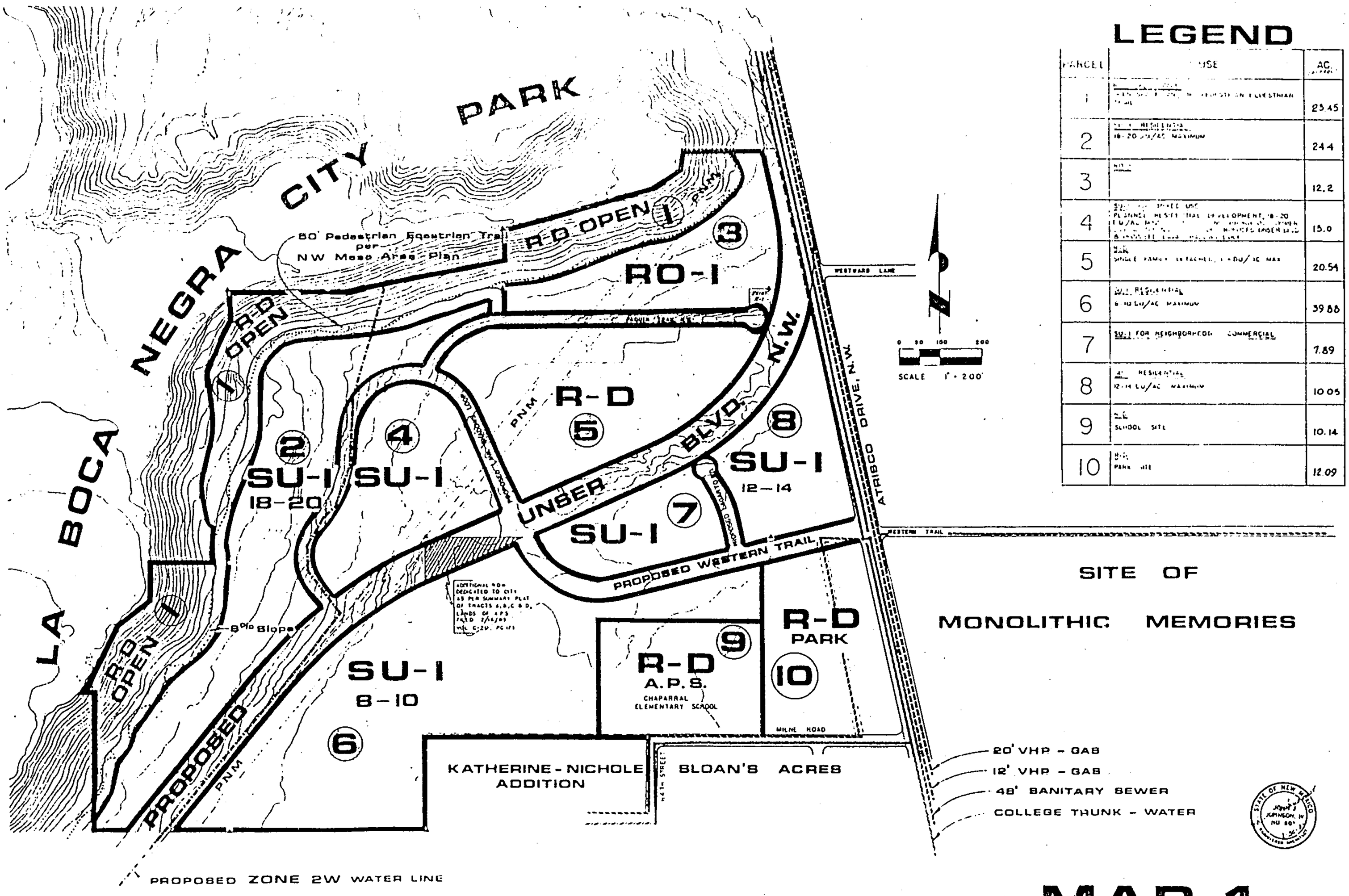
SECTOR DEVELOPMENT PLAN
SD-80-5

Submitted: July 1, 1984

Prepared for:

Lava Shadows, Ltd.
P.O. Box 26564
Albuquerque, New Mexico 87102

By: John J. Johnson, IV, Architect PH. 821-3202
80 Calle San Blas, N.E.
Albuquerque, New Mexico 87109



LEGEND

PARCEL	USE	AC.
1	[illegible]	23.45
2	[illegible] RESIDENTIAL 18-20 DU/AC MAXIMUM	24.4
3	[illegible]	12.2
4	[illegible] PLANNED RESIDENTIAL DEVELOPMENT, 18-20 DU/AC [illegible]	15.0
5	[illegible] SINGLE FAMILY DETACHED, 1-4 DU/AC MAX	20.54
6	[illegible] RESIDENTIAL 8-10 DU/AC MAXIMUM	39.88
7	SU-1 FOR NEIGHBORHOOD COMMERCIAL	7.89
8	[illegible] RESIDENTIAL 12-14 DU/AC MAXIMUM	10.05
9	[illegible] SCHOOL SITE	10.14
10	[illegible] PARK SITE	12.09

LAVA SHADOWS

SECTOR DEVELOPMENT PLAN

AUGUST 30, 1984

JOHN J. JOHNSON, IV
80 Calle San Blas, N.E.
Albuquerque, N.M. 87109

MAP 1

Ruling from Ellen Congini
on Zoning & Street Tree
Ord. exemption

City of Albuquerque, Development Review Board.(DRB) February 27, 2004
Plaza Del Sol Hearing Room, Basement
600 2nd St. NW
Albuquerque, NM 87102
Re: Project # 1003112 Community Sciences Crop'(CSC) agents for Collatz Inc./Clifford Capital Fund.
04DRB-00167 Major-Bulk Land Variance; 04DRB-00166 Minor-Prelim&Final Plat Approval
04DRB-00168 Major-Vacation of Public Easements

Mr. Chairman and members:

Representatives of Community Sciences Crop. met with us today to address our questions and concerns. This is a great bulk land plan, but there are issues which needs to be resolved by DRB.

1. Vacate existing Paquin Trail Easement (01-14-1955, Bk. D302, Pg. 303):

The City is asked to vacate the public trail easement and give the land to this developer. City's forefathers created this easement for a public recreational trail from the Petroglyphs to the Rio Grande bosque. The Paquin Trail presently continues to the west from this parcel towards the Petroglyph.

The City is working to establish a network of bike/pedestrian trailway. The City approved a trail along the east side of Atrisco Blvd., which would require trail users to cross speeding traffic in the middle of-the-block without traffic-light protection, to connect with the Unser Blvd. bike trail.

We are requesting that the Paquin Trail easement be <u>moved</u> from crossing the parcel east to west, to become a north-south trail running along the west side of Artisco thereby giving trail users the benefit of the traffic light at Atrisco and Western Trail, and resulting in a safe connection with the Unser Blvd. trail.

2. Vacating existing Floodway and Storm Drainage Easement on Western Trail NW (06-15-83, Bk Misc. 23A, Pg 96.)

D.R. Horton's Huge development to the south of Western Trail dumps its storm drainage into the above ground ponding area adjacent to Chaparral Elementary School and located at the south-west corner of Atrisco and Western Trail. To accommodate the expected volume of water coming from the Horton development, the pond has been dug considerably deeper but smaller in area then originally platted.

This pond has a history of "**Foul Odor**," which was pointed out during Horton's review process and was to be corrected, but the odor still persists today. The source of the Odor may be from the culverts which carries drainage under Western Trail at Atrisco. This bulk parcel will also drain into this pond.

We request that the "Foul Odor" become a major issue and be corrected/eliminated before any additional water is directed to this pond, which means to keep the pond along Western Trail.

3. Park Requirements:

This bulk land parcel created after variances are vacated will total approximately 10 acres for the construction of about 60 homes. Presently local children and adults play in the adjacent ponding area. A public neighborhood park is needed in this area. Petroglyph National Monument has an entrance fee.

We request that the park requirement be met with development of a neighborhood park.

4. Walled Community which turns its back on adjacent residential homes:

We are concerned about all the development in the area turning their back on existing homes. This development faces new homes inward behind high walls, and in this case, result in no guaranteed maintained landscaping along Atrisco Blvd. Because it will be difficult for the new home owners to access the area to the east of their lot (6' wall), this area will become generally dirty with graffitied walls.

We request that this bulk parcel be required to integrate with the neighborhood by having homes front on Atrisco Blvd..

Sincerely,

Virginia Kinney

Virginia Kinney, 6001 Western Trail NW (NW corner of Atrisco & Western Trail)
255-0414 Messages

Copy to CSC

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

TRANSMISSION OK

TX/RX NO	1043
CONNECTION TEL	9 8985195
SUBADDRESS	
CONNECTION ID	COMMUNITY SCIENC
ST. TIME	03/15 14:55
USAGE T	01'55
PGS.	4
RESULT	OK

FRONT COUNTER ROUTING
FAX FORM

TO: Cliff Sperock

FAX NUMBER: 924.3880

SENT BY: Sherry Watson **DATE:** 3.15.04
Initial

PROJECT NO: _____ **APPLICATION NO:** _____

****

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, March 24, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000147
04DRB-00257 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Unit(s) 1-4, Tract(s) 57-60, TOWN OF ATRISCO GRANT, (to be known as **WHISPERING POINT SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on SUNSET GARDENS SW, between 82nd ST SW and UNSER BLVD SW containing approximately 24 acre(s). [REF: DRB-97-497, 02DRB-00067, 03DRB-00058, 02DRB-01961] (L-10)

No objection to the requested one year extensions of the 3 SIAs.

See next Cases

Project # 1003112
04DRB-00259 Major-Vacation of Pub Right-of-Way
04DRB-00258 Major-Preliminary Plat Approval
04DRB-00260 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000;
PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47 FEET;

THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET);THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.;THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE;THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY; THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-01994] (F-10 & F-11)

The wall submittal does not follow the size nor all the identification requirements. Please re-submit 3 copies at 11"X 17" size at least 2 days before the scheduled DRB hearing date. The junipers should be removed from the Landscape Plan as they are a high allergen plant. There are almost 50 high water use trees on the Landscape Plan. In the interest of water conservation, one of the Mayor's priorities, please substitute at least half with lower water use trees. Identify on Sections B-B & C-C which side of the wall is visible from the street.

A portion of the area included in this preliminary plat still shows as SU1 for Residential in AGIS. If the zoning was changed to RD for the entire area, applicant must provide a copy of the EPC Notice of Decision which approved this zone change. If the zoning was not changed, applicant must go to EPC for a zone change prior to this re-plat.

Explain the purpose of the wall & landscape encroachments on the plat.

What is the status of the triangular portion of an existing AMAFCA easement shown on Sheet 2 of the preliminary plat?

Zoning on plat

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1003112
DRB Application No.:_____

ORIGINAL

INFRASTRUCTURE LIST

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

RINCONADA TRAILS
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LANDS OF COLLATZ, INC. TRACT "A"
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Paving Items:						
		28' F. F. In	COA Residential Paving w/ Standard C&G	Alona Drive	Western Trails Rd.	Chenoa Rd.	/	/	/
		28' F.F.	COA Residential Paving w/ Standard C&G	Chenoa Rd.	Huyana Dr.	Eyota Dr.	/	/	/
		28' F.F.	COA Residential Paving w/ Standard C&G	Eyota Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
		28' F.F.	COA Residential Paving w/ Standard C&G	Zaltana Rd.	Atrisco Dr.	Huyana Dr.	/	/	/
		24' F.F.	COA Residential Paving w/ Standard C&G	Chenoa Rd.	Eyota Dr.	Dead End	/	/	/
		24' F.F.	COA Residential Paving w/ Standard C&G	Chenoa Rd.	Huyana Dr.	Dead End	/	/	/
		24' F.F.	COA Residential Paving w/ Standard C&G	Zaltana Rd.	Huyana Dr.	Dead End	/	/	/
		18' C/L to F/L	COA Res. Paving Overlay 1/2 Section w/ Standard C&G	Atrisco Dr.	N.E prop. Corner	Western Trails Rd.	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

revised 07/01/01

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		Per DPM	Street Lights	As Required			/	/	/
		24" RCP	Storm Sewer Manholes & Appurtenances	Atrisco Dr.	East Chenoa Stub	Western Trails Rd.	/	/	/
		24" RCP	Storm Sewer Manholes & Appurtenances	Zaltana Rd. stub	Zaltana Rd. stub	Existing 60" RCP west of property	/	/	/
		4'	Sidewalk Both Sides	Alona Drive	Western Trails Rd.	Chenoa Rd.	/	/	/
		4'	Sidewalk North Side	East Chenoa Stub	Eyota Dr.	Dead End	/	/	/
		4'	Sidewalk West Side along Lot 22 Only	Eyota Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
		4'	Sidewalk South Side along Lots 14 & 15 only	Zaltana Rd.	Atrisco Dr.	Dead End	/	/	/
		4'	Sidewalk Both Sides along Lots 24, 28 & 46 only	Huyana Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
		4'	Sidewalk West Side	Atrisco Dr.	Western Trail	Full length of east P/L	/	/	/
			<u>Deferred Items</u>						
		4'	Sidewalk Both Sides	Chenoa Rd.	Huyana Dr.	Eyota Dr.	/	/	/
		4'	Sidewalk South Side	East Chenoa Stub	Eyota Dr.	Dead End	/	/	/
		4'	Sidewalk South Side	West Chenoa Stub	Huyana Dr.	Dead End	/	/	/
		4'	Sidewalk Both Sides excluding Lot 22	Eyota Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
		4'	Sidewalk Both Sides excluding Lots 14 & 15	Zaltana Rd.	Atrisco Dr.	Dead End	/	/	/
		4'	Sidewalk Both Sides excluding Lots 24, 28 & 46	Huyana Dr.	Chenoa Rd.	Zaltana Rd.	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

revised 07/01/01

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Utility Items						
		8"	PVC Sanitary Sewer (1)	Alona Drive	Western Trails Rd.	Chenoa Rd.	/	/	/
		Conn./Ex MH	Manholes & Services (1)						
		8"	PVC Sanitary Sewer (1)	Chenoa Rd.	E. & W. Chenoa Stub	Alona Drive	/	/	/
		5 @ 4'	Manholes & Services (1)						
		8"	PVC Sanitary Sewer (1)	Eyota Dr.	Zaltana Rd.	Chenoa Rd.	/	/	/
		1 @ 4'	Manholes & Services (1)						
		8"	PVC Sanitary Sewer (1)	Zaltana Rd. (east end)	Atrisco Dr.	Eyota Dr.	/	/	/
		2 @ 4'	Manholes & Services (1)						
		8"	PVC Sanitary Sewer (1)	Huyana Dr.	Zaltana Rd.(west end)	Chenoa Rd.	/	/	/
		8"	PVC Sanitary Sewer (1)	Zaltana Rd.(west end)	Zaltana Rd.	Huyana Dr.	/	/	/
		3 @ 4'	Manholes & Services (1)						
		11	Manholes				/	/	/
		6"	PVC Waterline	Alona Drive	Western Trails Rd.	Chenoa Rd.	/	/	/
			Hydrants, Valves & Services						
		6"	PVC Waterline	Chenoa Rd.	E. & W. Chenoa Stub	Alona Drive	/	/	/
			Hydrants, Valves & Services						
		6"	PVC Waterline	Eyota Dr.	Zaltana Rd.	Chenoa Rd.	/	/	/
			Hydrants, Valves & Services						
		6"	PVC Waterline	Zaltana Rd.	Atrisco Dr.	Dead End	/	/	/
			Hydrants, Valves & Services						
		6"	PVC Waterline	Huyana Dr.	Zaltana Rd.	Chenoa Rd.	/	/	/
			Hydrants, Valves & Services						
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

revised 07/01/01

NOTES

1. Pipe sizes are estimated and may change based on final design calculations.
2. All improvements will include necessary appurtenances to service all lots.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
RON HENSLEY NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
CSC FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Ron E. Hensley SIGNATURE - date 2/24/04	UTILITY DEVELOPMENT - date	N.M.U.I. - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☒ Major Subdivision action		☐ Annexation & Zone Establishment	
☐ Minor Subdivision action		☐ Sector Plan (Phase I, II, III)	
☒ Vacation	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Variance (Non-Zoning)		☐ Zone Change	
		☐ Text Amendment	
SITE DEVELOPMENT PLAN	**P**		
☐ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

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

APPLICANT INFORMATION:

NAME: Collatz Inc. / Jack Clifford — PHONE: (505) 898-6338
ADDRESS: P.O. Box 2010 — FAX: ____
CITY: Corrales STATE NM ZIP87048 — E-MAIL: ____
Proprietary interest in site: Contract purchaser / Owner
AGENT (if any): Community Sciences Corporation — PHONE: 505/897-0000
ADDRESS: P.O. Box 1328 / 4481 Corrales Road — FAX: 505/898-5195
CITY: Corrales STATE NM ZIP 87048 — E-MAIL: sciencenm@aol.com

DESCRIPTION OF REQUEST: Preliminary Plat, VACATION OF RIGHT-OF-WAY, TEMP. SIDEWALK DEFERRAL.
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 D and others — Block: ____ — Unit: ____
Subdiv. / Addn. Lava Shadows Subd./Lava Trails Subd/Lands of Sloan (to be known as Rincorrada Trails Subd)
Current Zoning: R-D — Proposed zoning: NA
Zone Atlas page(s): F-11/~~E-12~~ F-10 — No. of **existing** lots: 37 — No. of **proposed** lots: 55
Total area of site (acres): 9.~~48~~0512 — Density if applicable: dwellings per gross acre: 6.013 — dwellings per net acre: 6.0
Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? n/a NO
UPC No. 101106101016630401, 101106102627530403, 101106101219230405, 101106102315030402, 101106101724530710, 101106101422030715 — MRGCD Map No. n/a
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd.
Between: Unser Blvd. and Atrisco

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003112, 03DRB-01994 SK, 04DRB-00166 P&F, 04DRB-00167 BLV, 04DRB-00168 VPE

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 12/03/2001

SIGNATURE _____ DATE 02/~~20~~ 26/2004
(Print) Cliff Spirock ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

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

Application case numbers	Action	S.F.	Fees
04DRB - - 00258	PP	(2)	$ 1960
04DRB - - 00259	VRW	V	$ 45
04DRB - - 00260 (ID 3)		V	$ 0
- -	Adfee	-	$ 20
- -	CMF	-	$ 75
			Total $ 2100

Hearing date 3/24/04

2/27/04
Planner signature / date

Project # 1003112

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-3**.

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

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

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

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

CLIFF SPIROCK
Applicant name (print)

2/26/04
Applicant signature / date

Form revised April 2003

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

Application case numbers
04DRB-00258
____-____-____
____-____-____

2/27/04
Planner signature / date

Project # 1003112

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

☒ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

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

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

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

CLIFF SPIROCK
Applicant name (print)

2/26/04
Applicant signature / date

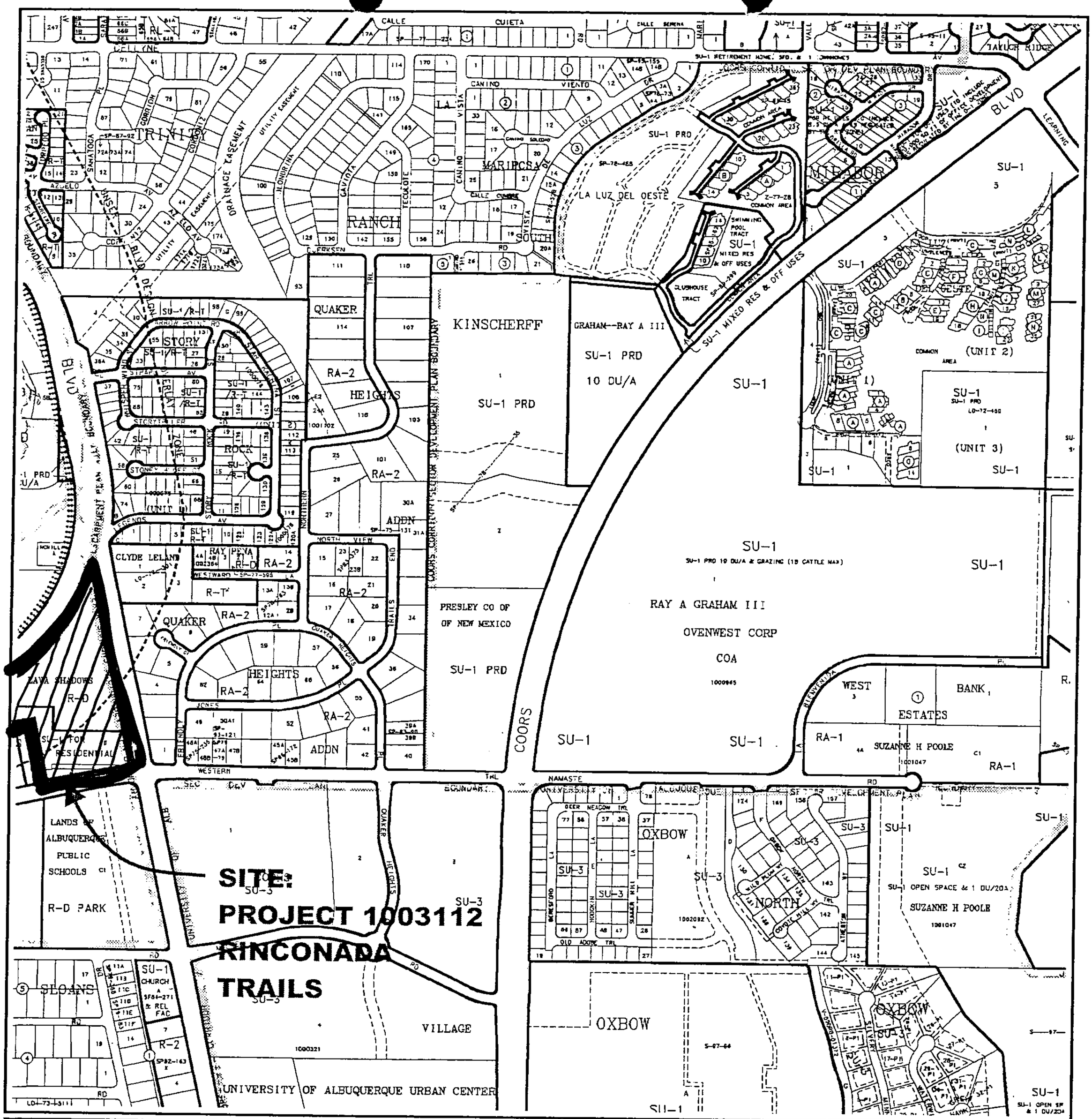
Form revised April 2003

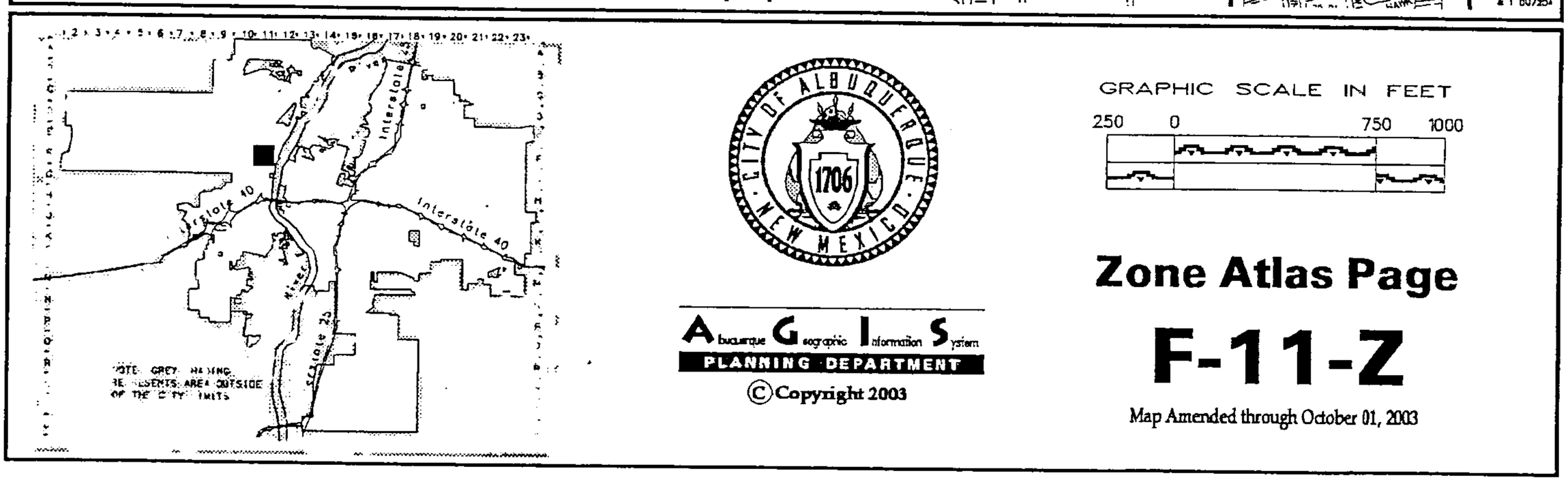
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
04DRB-____-00259
04DRB-____-00260
____-____-____

2/27/04
Planner signature / date

Project # 1003112





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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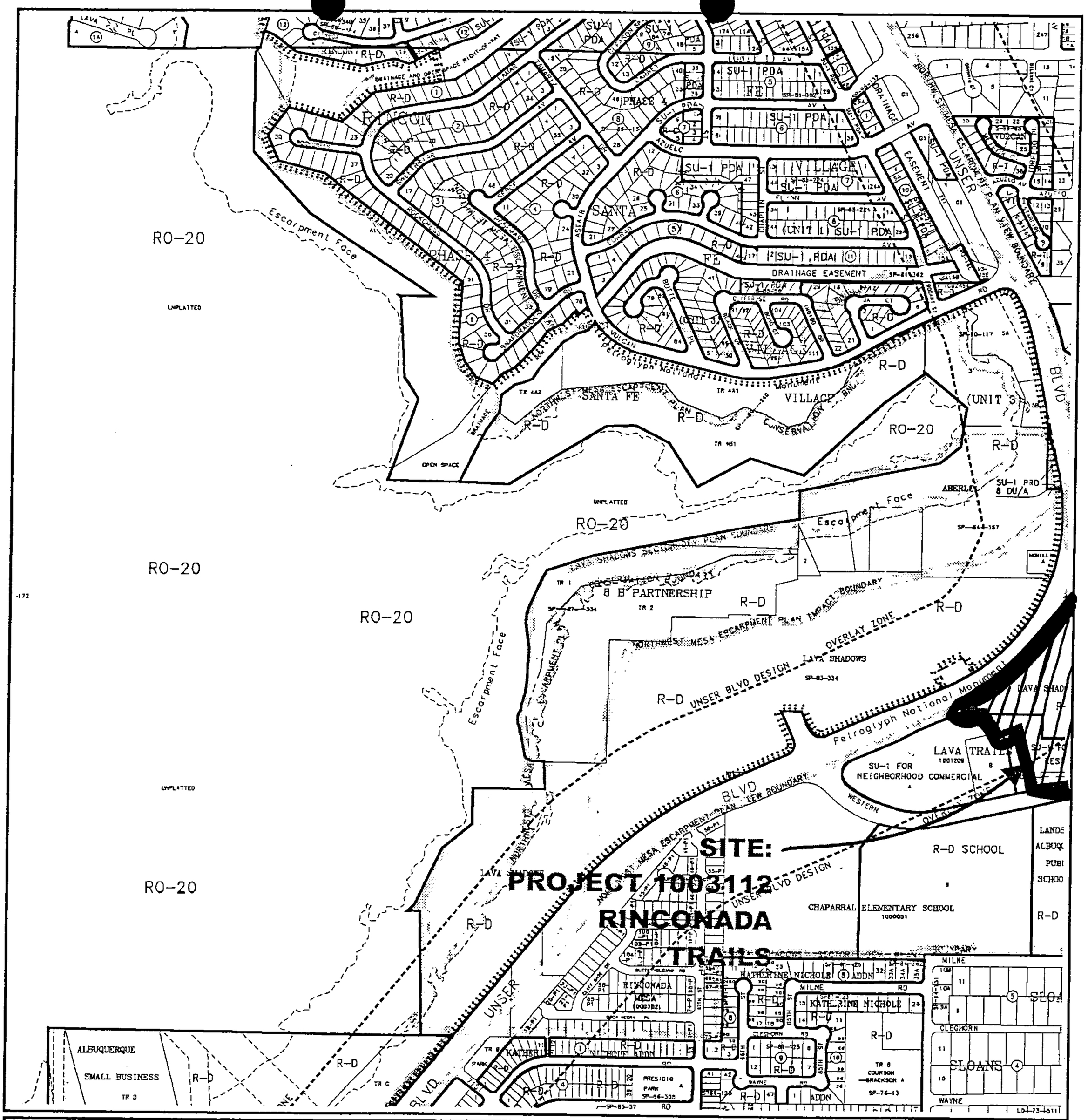
GRAPHIC SCALE IN FEET

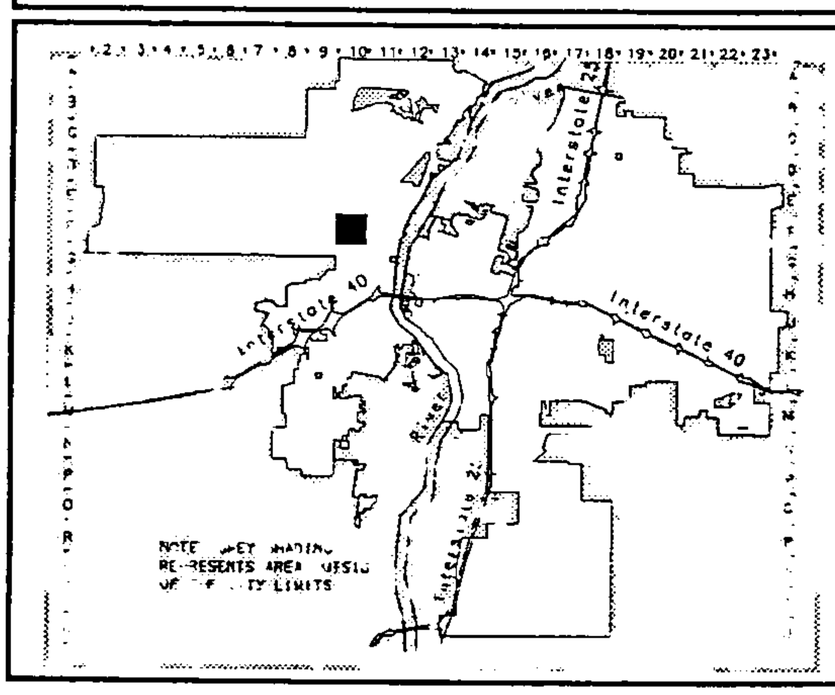
250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through October 01, 2003





GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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Zone Atlas Page

F-10-Z

Map Amended through October 01, 2003

community sciences corporation

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

P. O. Box 1328
Corrales, NM 87048

February 23, 2004

City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Attention: Miss Sheran Matson (Development Processing)

SUBJECT: City of Albuquerque DRB Project #1003112, "Rinconada Trails", application for subdivision preliminary plat, Temporary Sidewalk Deferral, Infrastructure List, Right-of-Way Vacation and exterior wall design

RE: DRB sketch plat review 12/03/03, Lava Shadows Sector Development Plan (SD-80-5), July, 1984, Bulk Land Plat and Easement Vacations

Dear Miss Sheran Matson, Chair and Members of the DRB:

Enclosed please find the submittal for the proposed Rinconada Trail Subdivision north of Western Trail Drive. The property has been assembled from 7 individual ownerships and we have had a preliminary meeting (Sketch Plat) with the City's Development Review Board.

Our next step in the development process is the review of the enclosed Preliminary Plat, Infrastructure List, Right-of-Way Vacation and Temporary Sidewalk Deferral. The review action will include the Wall and Landscaping Plan. Provisions for the additional right-of-way on Western Trail Drive has been affected by the Bulk Land Plat (2/25/04).

Even though the approved Lava Shadows Sector Plan allows densities up to 14 dwelling unites per acre, our proposed subdivision and community design is approximately 5 dwelling units per acre. A Site Development Plan is not required (per City DRB 12/03/03).

If you have any questions please call us at 897-0000.

Respectfully submitted,

Cliff F. Spirock

CFS/bjc

Enclosure

cc: Neighborhood Association
Arlan Collatz

CSC# D:\CSC_WORD\LETTERS\02-04-08a.ltr.doc
RR# N494-06-60

DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

community sciences corporation

P. O. Box 1328
Corrales, NM 87048

February 26, 2004

Ladera Heights Neighborhood Association
Ms. Shari Lewis
P. O. Box 66328
Albuquerque, New Mexico 87193

SUBJECT: City of Albuquerque DRB Project #1003112, "Rinconada Trails", application for subdivision preliminary plat, Temporary Sidewalk Deferral, Infrastructure List, Right-of-Way Vacation and exterior wall design

RE: DRB sketch plat review 12/03/03, Lava Shadows Sector Development Plan (SD-80-5), July, 1984, Bulk Land Plat and Easement Vacations

Dear Neighborhood Association Representative:

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If you have any questions please call us at 897-0000.

Respectfully submitted,

Cliff F. Spirock

CFS/bjc

Enclosure

cc: Neighborhood Association
Arlan Collatz

Attachments: Preliminary Plat
Vacation Exhibit
Over all Grading and Drainage Plan
Wall and Landscaping plan

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RR# N494-06-60

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community sciences corporation

P. O. Box 1328
Corrales, NM 87048

February 26, 2004

Ladera Heights Neighborhood Association
Ms. Tena Prescott
3804 67th St., N.W.
Albuquerque, New Mexico 87120

SUBJECT: City of Albuquerque DRB Project #1003112, "Rinconada Trails", application for subdivision preliminary plat, Temporary Sidewalk Deferral, Infrastructure List, Right-of-Way Vacation and exterior wall design

RE: DRB sketch plat review 12/03/03, Lava Shadows Sector Development Plan (SD-80-5), July, 1984, Bulk Land Plat and Easement Vacations

Dear Neighborhood Association Representative:

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Even though the approved Lava Shadows Sector Plan allows densities up to 14 dwelling unites per acre, our proposed subdivision and community design is approximately 5 dwelling units per acre. A Site Development Plan is not required (per City DRB 12/03/03).

If you have any questions please call us at 897-0000.

Respectfully submitted,

Cliff F. Spirock

CFS/bjc

Enclosure

cc: Neighborhood Association
Arlan Collatz

Attachments: Preliminary Plat
Vacation Exhibit
Over all Grading and Drainage Plan
Wall and Landscaping plan

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community sciences corporation

P. O. Box 1328
Corrales, NM 87048

February 26, 2004

Quaker Heights Neighborhood Association
Mr. Matthew Baca
5125 Northern Trail NW
Albuquerque, NM 87120

SUBJECT: City of Albuquerque DRB Project #1003112, "Rinconada Trails", application for subdivision preliminary plat, Temporary Sidewalk Deferral, Infrastructure List, Right-of-Way Vacation and exterior wall design

RE: DRB sketch plat review 12/03/03, Lava Shadows Sector Development Plan (SD-80-5), July, 1984, Bulk Land Plat and Easement Vacations

Dear Neighborhood Association Representative:

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If you have any questions please call us at 897-0000.

Respectfully submitted,

Cliff F. Spirock

CFS/bjc

Enclosure

cc: Neighborhood Association
Arlan Collatz

Attachments: Preliminary Plat
Vacation Exhibit
Over all Grading and Drainage Plan
Wall and Landscaping plan

P.O. Box 1328
Corrales, New Mexico 87048
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P. O. Box 1328
Corrales, NM 87048

February 26, 2004

Quaker Heights Neighborhood Association
Ms. Agapita Hopkins
5117 Northern Trail, N.W.
Albuquerque, New Mexico 87120

SUBJECT: City of Albuquerque DRB Project #1003112, "Rinconada Trails", application for subdivision preliminary plat, Temporary Sidewalk Deferral, Infrastructure List, Right-of-Way Vacation and exterior wall design

RE: DRB sketch plat review 12/03/03, Lava Shadows Sector Development Plan (SD-80-5), July, 1984, Bulk Land Plat and Easement Vacations

Dear Neighborhood Association Representative:

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If you have any questions please call us at 897-0000.

Respectfully submitted,

Cliff F. Spirock

CFS/bjc

Enclosure

cc: Neighborhood Association
Arlan Collatz

Attachments: Preliminary Plat
Vacation Exhibit
Over all Grading and Drainage Plan
Wall and Landscaping plan

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community sciences corporation

P. O. Box 1328
Corrales, NM 87048

February 26, 2004

Taylor Ranch Neighborhood Association
Mr. Eddie Costello
1111 Alameda N.W., St. J
Albuquerque, New Mexico 87114

SUBJECT: City of Albuquerque DRB Project #1003112, "Rinconada Trails", application for subdivision preliminary plat, Temporary Sidewalk Deferral, Infrastructure List, Right-of-Way Vacation and exterior wall design

RE: DRB sketch plat review 12/03/03, Lava Shadows Sector Development Plan (SD-80-5), July, 1984, Bulk Land Plat and Easement Vacations

Dear Neighborhood Association Representative:

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If you have any questions please call us at 897-0000.

Respectfully submitted,

Cliff F. Spirock

CFS/bjc

Enclosure

cc: Neighborhood Association
Arlan Collatz

Attachments: Preliminary Plat
Vacation Exhibit
Over all Grading and Drainage Plan
Wall and Landscaping plan

P.O. Box 1328
Corrales, New Mexico 87048
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RR# N494-06-60

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COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

community sciences corporation

P. O. Box 1328
Corrales, NM 87048

February 26, 2004

Taylor Ranch Neighborhood Association
Jolene Wolfley
6804 Staghorn Dr. N.W.
Albuquerque, New Mexico 87120

SUBJECT: City of Albuquerque DRB Project #1003112, "Rinconada Trails", application for subdivision preliminary plat, Temporary Sidewalk Deferral, Infrastructure List, Right-of-Way Vacation and exterior wall design

RE: DRB sketch plat review 12/03/03, Lava Shadows Sector Development Plan (SD-80-5), July, 1984, Bulk Land Plat and Easement Vacations

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If you have any questions please call us at 897-0000.

Respectfully submitted,

Cliff F. Spirock

CFS/bjc

Enclosure

cc: Neighborhood Association
Arlan Collatz

Attachments: Preliminary Plat
Vacation Exhibit
Over all Grading and Drainage Plan
Wall and Landscaping plan

CSC# D:\CSC_WORD\LETTERS\02-04-08.ltr.doc
RR# N494-06-60

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DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

February 24, 2004

Community Sciences Corporation
P. O. Box 1328
Corrales, New Mexico 87048

Collatz Inc., Arlan Collatz hereby authorizes Community Sciences Corporation to serve and act as planning and platting agent in reference to project:

Tract A, Lands of Collatz, Inc.

Signed:

Arlan Collatz

February 24, 2004

Community Sciences Corporation
P. O. Box 1328
Corrales, New Mexico 87048

I, Jack Clifford hereby authorize Community Sciences Corporation to serve and act as planning and platting agent in reference to project:

Tract A, Lands of Collatz, Inc.

Signed:

Jack Clifford

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Tiffany Homes **Date of request:** 2/26/04 **Zone atlas page(s):** F-10, F-11

CURRENT:

Zoning R-D

Parcel Size (acres / sq.ft.) 10.6 Acres

Legal Description - TRACT A

Lot or Tract # LANDS OF COLATE Block #

Subdivision Name RUCONADA TRAILS

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:		Building Permit	[X]
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 [X]

Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]

of ~~units~~ lots - 55

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 _____ Date _____

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

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

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

Notes:

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

Tony Loyd 2-26-04

TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

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

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

TIS - **SUBMITTED** ___/___/___ _____ _____

- **FINALIZED** ___/___/___ TRAFFIC ENGINEER DATE

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME Rincon Ada Trail

AGIS MAP # F10, 11

LEGAL DESCRIPTION Tract A Lands of Collatz

____ **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 2/24/04 [date].

Applicant / Agent — Date 2/27/04

Hydrology Division Representative — Date 2/27/04

____ **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 1/27/04 [date].

Applicant / Agent — Date 2/26/04

Utilities Division Representative — Date 2-27-04

AVAILABILITY # 40120

DRB# ____ - 1003112

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.

February 2, 2004

Bernice Cuaderes
Community Sciences Corporation
P.O. Box 1328
Corrales, NM 87048
Phone: 897-0000/Fax: 898-5195

Dear Bernice:

Thank you for your inquiry of **February 2, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **A TRACT OF LAND SITUATE WITH THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34&35,T11N, R2E, NEW MEXICO PRINCIPAL MERIDIAN,** zone map **F-10-11.**

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 or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

"Attachment A"

Bernice Cuaderes, Community Sciences Corporation
Zone Map: F-10-11

QUAKER HEIGHTS N.A. (R)
***Matthew Baca**
5125 Northern Trail NW/87120 352-9428 (h)
Agapita Hopkins
5117 Northern Trail NW/87120 839-4316 (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)

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

LADERA HEIGHTS N.A.
***Shari Lewis**
P.O. Box 66328/87193 301-5995 (cell)
Tena Prescott
3804 67th St. NW/87120 839-5072 (h)

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

7002 3150 0005 6161 1242

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE
ALBUQUERQUE, NM 87120

Postage	$ 3.95
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 8.00

UNIT ID: 0048
Postmark Here
Clerk: KH3W6H
02/27/04

Sent To Ladera Heights Neighborhood Assoc.
Ms. Tena Prescott
Street, Apt. No.; or PO Box No. 3804 67th St, N.W.
City, State, ZIP+4 Albuquerque, New Mexico 87120

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0005 6161 1235

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com
OFFICIAL USE
ALBUQUERQUE, NM 87120

Postage	$ 3.95
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 8.00

UNIT ID: 0048
Postmark Here
Clerk: KH3W6H
02/27/04

Sent To Taylor Ranch Neighborhood Assoc.
Jolene Wolfley
Street, Apt. No.; or PO Box No. 6804 Staghorn Dr. N.W.
City, State, ZIP+4 Albuquerque, New Mexico 87120

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0005 6161 1259

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OFFICIAL USE
ALBUQUERQUE, NM 87114

Postage	$ 3.95
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 8.00

UNIT ID: 0048
Postmark Here
Clerk: KH3W6H
02/27/04

Sent To Taylor Ranch Neighborhood Assoc.
Mr. Eddie Costello
Street, Apt. No.; or PO Box No. 1111 Alameda N.W., St. J
City, State, ZIP+4 Albuquerque, New Mexico 87114

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0005 6161 1249

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OFFICIAL USE
ALBUQUERQUE, NM 87120

Postage	$ 3.95
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 8.00

UNIT ID: 0048
Postmark Here
Clerk: KH3W6H
02/27/04

Sent To Quaker Heights Neighborhood Association
Ms. Agapita Hopkins
Street, Apt. No.; or PO Box No. 5117 Northern Trail, N.W.
City, State, ZIP+4 Albuquerque, New Mexico 87120

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0005 6161 1211

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE
ALBUQUERQUE, NM 87193

Postage	$ 3.95
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 8.00

UNIT ID: 0048
Postmark Here
Clerk: KH3W6H
02/27/04

Sent To Ladera Heights Neighborhood Association
Ms. Shari Lewis
Street, Apt. No.; or PO Box No. P. O. Box 66328
City, State, ZIP+4 Albuquerque, New Mexico 87193

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0005 6161 1228

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE
ALBUQUERQUE, NM 87120

Postage	$ 3.95
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 8.00

UNIT ID: 0048
Postmark Here
Clerk: KH3W6H
02/27/04

Sent To Quaker Heights Neighborhood Association
Mr. Matthew Baca
Street, Apt. No.; or PO Box No. 5125 Northern Trail NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

494
N 29-06-60

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

PAID RECEIPT

APPLICANT NAME Collatz/JACK Clifford

AGENT Community Sciences Corp

ADDRESS PO. Box 1328

PROJECT & APP # 1003112 / 04DRB-00258/00259/00260

PROJECT NAME Lava Shadows

$ 20 469099/4916000 Conflict Management Fee

$ 2005 441006/4983000 DRB Actions

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

$ 75 441018/4971000 Public Notification

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

$ 2100 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
02/27/2004 11:11AM LOC: ANN
X
RECEIPT# 00021108 WS# 007 TRANS# 0028
Account 469099 Fund 0110
Activity 4916000 TRSLJS
Trans Amt $2,100.00
J24 Misc $20.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division
02/27/2004 11:11AM LOC: ANN
X
RECEIPT# 00021109 WS# 007 TRANS# 0028
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $2,100.00
J24 Misc $2,005.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division
02/27/2004 11:12AM LOC: ANN
X
RECEIPT# 00021110 WS# 007 TRANS# 0028
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $2,100.00
J24 Misc $75.00
CK $95.00
CK $1,960.00

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 3/9/04 To 3/24/04

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.

Ron E. Henly 2/26/04
(Applicant or Agent) (Date)

I issued 3 signs for this application, 2/27/04, [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003112

Rev. 5/9/03

QUITCLAIM DEED / PARTIAL RELEASE OF EASEMENT

The Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico ("AMAFCA"), hereby quitclaims and releases and discharges of record the northerly portion of that certain Grant Of Easement For Floodway and Storm Drainage Works located north of the southerly right-of-way line of Western Trail that encumbered the Western Trail right-of-way and Tract C-2, Lands of Albuquerque Public Schools, currently platted as Tract C and Tract D, Bulk Land Plat For Tracts A, B, C & D, Lava Trails Subdivision, Plat 2002C-172, as the same easement was granted to AMAFCA by Document # 83 38900, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 15, 1983 in Book Misc. 23-A, Page 96-97.

Said northerly portion of the Easement is no longer needed and is being released as a result of ponding improvements that were constructed south of Western Trail which confined the floodplain to the area south of Western Trail.

This Quitclaim Deed / Partial Release of Easement does not affect in any way the southerly remaining portion of the easement that was granted to AMAFCA by Document # 83 38900, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 15, 1983 in Book Misc. 23-A, Page 96-97 that is located south of the southerly right-of-way line of Western Trail that encumbers Tract C-1, Lands of Albuquerque Public Schools, Plat 95C-67. That southerly portion of Easement is still in full force and effect.

ALBUQUERQUE METROPOLITAN ARROYO
FLOOD CONTROL AUTHORITY

By: _____ COPY
Tim Eichenberg, Chairman
(As authorized at the April 8, 2004 Board Meeting)

COPY

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

This instrument was acknowledged before me on April 8th, 2004 by Tim Eichenberg as Chairman of the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico, on behalf of said political subdivision.

July 8, 2004
My commission expires

OFFICIAL SEAL
Martin Eckert, Jr.
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires July 8, 2004

_____
Notary Public

Income Property Services

April 13, 2004

VIA FACSIMILE: 924-3864

Sheran Matson, Chairperson
Development Review Board
City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, NM 87102

RE: Story Rock Homeowners Association, Inc..
Project# 1003112 - Rinconada Trails Subdivision

Dear Ms. Matson,

The Board of Directors of the Story Rock Homeowners Association, located north of the proposed Rinconada Trails Subdivision, has some concerns about the proposed development. Cliff Spirock of Community Sciences Corporation has met with the Board and has provided information to them about the proposed community. The concerns of the Board are as follows:

1. The Association is concerned about the maintenance of the landscaping along Atrisco and Western Trails around Rinconada as the responsibility falls to the adjacent Rinconada Trails Subdivision property owners. The Association would like some kind of private mechanism, such as a homeowners Association for Rinconada Estates that would assure that these areas are properly maintained.

2. There is concern about additional load on the City sewer which a Board Member has been told by the City is insufficient. The Board understands that the interceptor at Atrisco and Western trails is too small for the existing load and needs to be upgraded. During the summer months, there are areas within Story Rock where strong sewer gases can be smelled.

3. There is also concern about increased traffic on Atrisco NW onto Legends NW, which is in Story Rock. The Association would like the new subdivision to have it's own exit/entrance off of Unser to discourage Rinconada Trails drivers from driving through Story Rock to Unser.

We would appreciate the DRB's consideration of these matters which making decisions about Rinconada Trails.

Sincerely,

INCOME PROPERTY SERVICES, Agent for
Story Rock Homeowners Association, Inc.

Kahleetah Clarke
Property Manager

Cc: Cliff Spirock, Community Sciences Corporation (via facsimile: 898-5195)

P.O. BOX 27099 ▪ Albuquerque, New Mexico 87125-7099 ▪ (505) 266-2000 ▪ Fax (505) 266-0300
www.incomepropertyservices.com

"Jolene Wolfley" <jostler_wolfley@hotmail.com>

03/27/04 09:58 AM

To: smatson@cabq.gov, csenova@cabq.gov
cc:
Subject: DRB Project #1003112 Rinconada Trails

Ms. Matson and the DRB,

I spoke with Cliff Spirock last week. He said they would be deferring their project. I wanted to provide a couple of comments for the time when the DRB reviews this project.

Subdivision wall along Unser: The design treatment for subdivision walls along Unser has been for black-grey split face block. Almost all projects have used it and the consistent wall treatment is an asset to the escarpment. The developer agreed that they could use this color and type of block along Unser.

House front elevations: TRNA has consistently asked that the front of homes not be dominated by garage doors. With the narrow lots proposed, this is particularly problematic. I would ask that you do whatever you can to make sure the home front elevations are not garage-dominant and the elevations vary from one home to another.

Thanks,

Jolene Wolfley, Director of Land Use
Taylor Ranch Neighborhood Association

MSN Toolbar provides one-click access to Hotmail from any Web page - FREE download! http://toolbar.msn.com/go/onm00200413ave/direct/01/

Sheran A. Matson
03/25/04 04:17 PM

To: "Cliff A. Spirock" <caspirock@communitysciences.com>@PUBCABQ
cc:
cc: SMatson@cabq.gov, "Arlan Collatz" <acollatz@Tiffanyhomes-sw.com>
Subject: RE: Collatz Project

As far as I am aware, it is the Zoning Enforcement Manager who makes the call on what the correct zoning is on a property when there is a question. Kevin Curran does not make this call. As you & I discussed, the zoning appears either a SU1 Residential or RD or both, depending on the source document.

The next deadline for EPC is April 1st, a week from today if you need to submit to EPC.

I am not sure this is a City mistake, but, regardless, the correct zoning needs to be established so you can proceed. As the Agent for Arlan Collatz, I assume you are most interested in this decision and,therefore, will proceed with getting a ruling from the ZEO.

.

"Cliff A. Spirock" <caspirock@communitysciences.com>
03/25/04 01:52 PM

To: SMatson@cabq.gov
cc: "Arlan Collatz" <acollatz@Tiffanyhomes-sw.com>
Subject: RE: Collatz Project

When you first raised the issue, I checked at the planning desk. Either RJ selected the wrong site or the changes occurred on the cusp.

This was after three submittals on the same pre-process (application check at front desk), Wednesday AM, prior to the DRB, I checked again and found (concurred) with the staff comments.

After the DRB I went directly to Ellen's office. She is on vacation for weeks. Jack Bayse is also out until next week. Only one to ask was Matthew.
After explaining the problem, he said he's not going to make the call - Check with Kevin.
Went to AGIS. Discovered the Brito letter, and presumed a mistake.

Contacted Kevin. Waited 1.5 Hrs to see and then met with you.

It was Kevin's comment to check with Ellen and Russell, not mine.

With all that, what would I suggest I do? It is reasonable to ask the City Attorney what the zoning is in light of Zoning Enforcement's absences.

Do I need to state a case to Brito?? I concur with his letter and Kevin's initial conclusions, but it is Kevin's call as I see it.

I've got until Friday to determine if I have to make an EPC application based on a City mistake.

Cliff A. Spirock AICP
CEO Community Sciences Corporation
Voice: (505) 897-0000 Ex: 107

Mobile: (505) 250-1227
Fax: (505) 898-5195
caspirock@communitysciences.com

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-----Original Message-----
From: SMatson@cabq.gov [mailto:SMatson@cabq.gov]
Sent: Wednesday, March 24, 2004 1:45 PM
To: sciencenm@aol.com
Cc: kcurran@cabq.gov; RDourte@cabq.gov
Subject: Collatz Project

Cliff

I think you may have misunderstood my position regarding research on the zoning for the Collatz property that was before DRB this morning. As I told you this morning, it is your responsibility to get written proof that the entire property is zoned RD as you maintained this morning. I asked you to prove to me that the property has only one zoning and what that zoning is.

When you & Kevin came in my office, I reiterated my position to you. After you left, Kevin was saying he & I need to meet with Ellen, Russell, etc. I told him that was your job to nail the zoning down because your client is the one who is affected.

So, Cliff, the ball is back in your court. Sorry, but complete & accurate applications are the responsibility of the applicants or agents.

EXHIBIT ~~"A"~~ B

164 S.F. PUBLIC RIGHT OF WAY VACATION

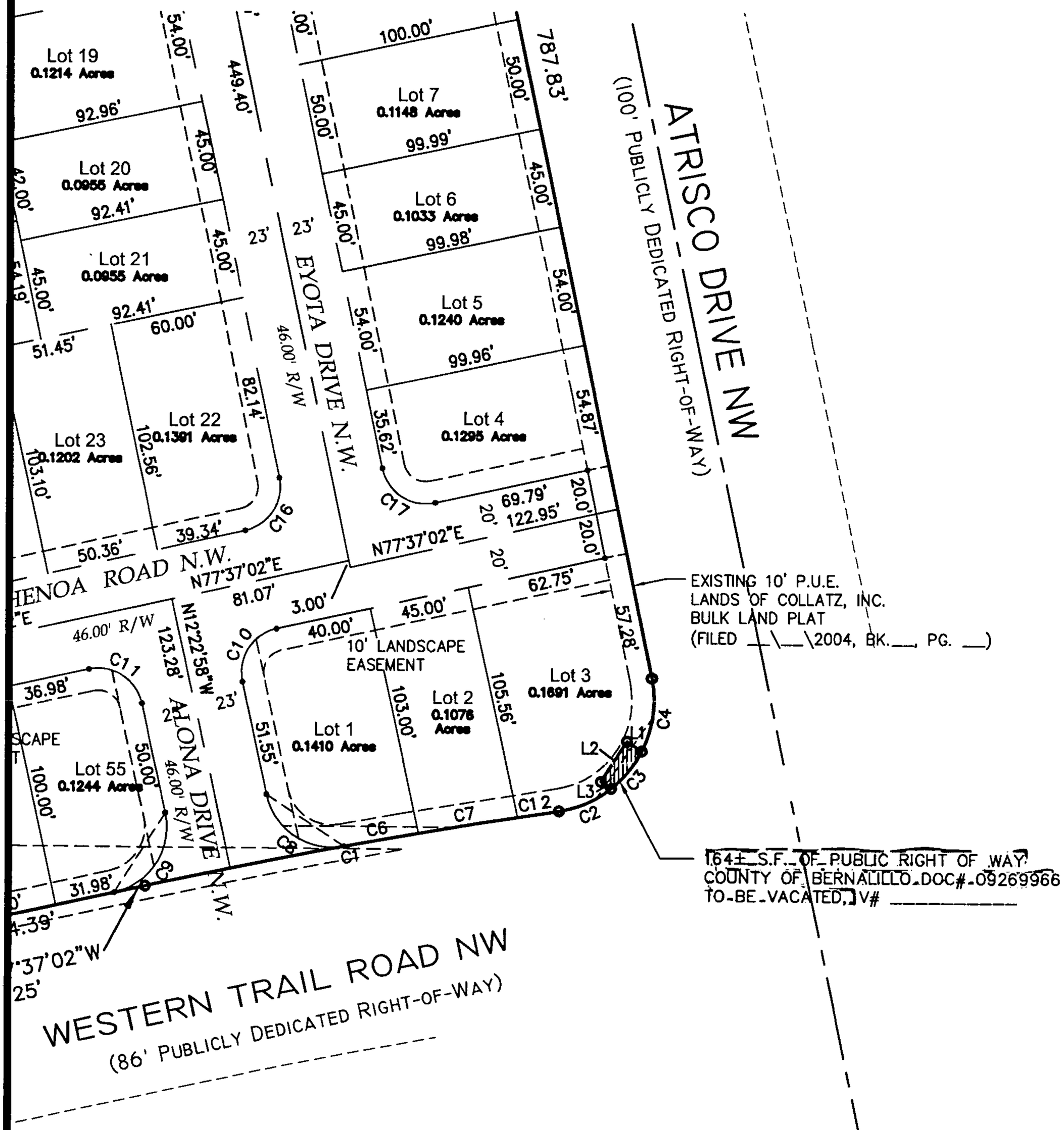
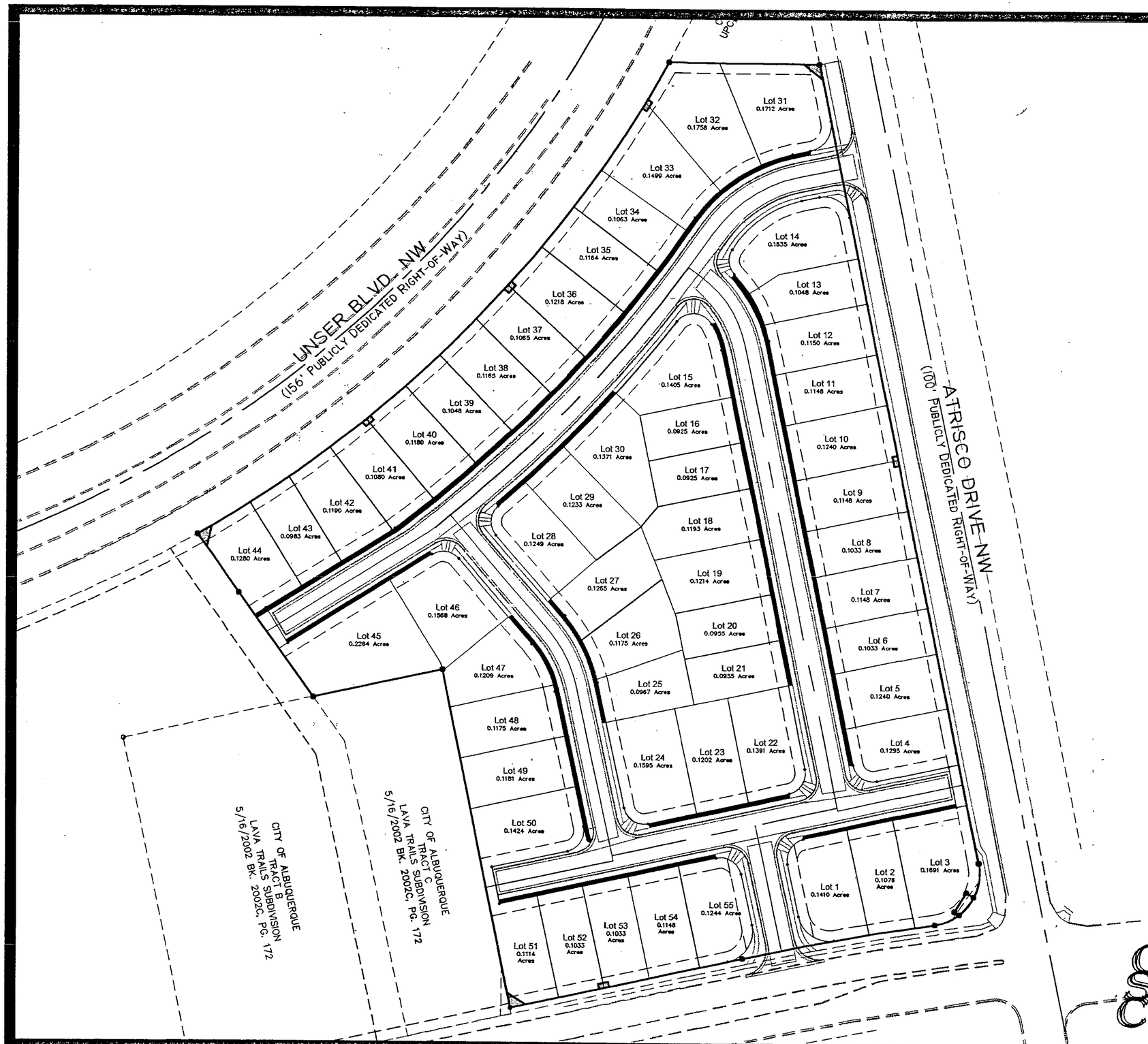


EXHIBIT B
Date 3/24/04

RINCONADA TRAILS SUBDIVISION
DEFERRED SIDEWALK EXHIBIT

LEGEND

DEFERRED SIDEWALK



GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

EXHIBIT C
Date 3/24/04

community sciences corporation

P.O. BOX 1398 4481 CORRALES ROAD
CORRALES, NEW MEXICO 87048-1398
VOICE: (505) 897-9006 FAX: (505) 898-9186

LAND PLANNING ◇
CIVIL ENGINEERING ◇
SURVEYING ◇
DEVELOPMENT CONSULTING ◇

Please return to First American Title Company RE GF#57,150Lc/kd

SF-1 SHORT FORM WARRANTY DEED—Rev. 6-11—New Mexico Statutory Form — THE VALLIANT CO. ALBUQUERQUE, N. M.

09269966 WARRANTY DEED

0004544

Alice B. Traub, a Widow, as to an undivided 5/6th Interest; and Alice B. Traub, Trustee of the Ben T. Traub Testamentary Exemption Equivalent Trust, as to an undivided 1/6th Interest, for consideration paid, grant

to City of Albuquerque, A Municipal Corporation

whose address is

the following described real estate in Bernalillo County, New Mexico:

SEE ATTACHED EXHIBIT "A" "B" & "C"

SUBJECT TO: Patent reservations, restrictions and easements of record and to taxes for the year 1992 and subsequent years

with warranty covenants.

WITNESS my hand s and seal this 7th day of July, 19 92.

Alice B. Traub (Seal) Alice B. Traub, Trustee (Seal)

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me this 7th day of July, 19 92

by Alice B. Traub, individually and as Trustee of the Ben T. Traub Testamentary Exemption Equivalent Trust, as to an undivided 1/6th Interest.
(Name of Person or Persons Acknowledging)

My commission expires:
(Seal)
5-23-96

Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED:
92 JUL 14 AM 10: 35
92-16 4544-4547

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this day of , 19

by (Name of Officer)

(Title of Officer) of (Name of Corporation Acknowledging)

a (State of Incorporation) corporation, on behalf of said corporation.

My commission expires:
(Seal)

Notary Public

LF SF-1

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Exhibit "A"

LEGAL DESCRIPTION

0004545

A certain tract of land situate within Section 34, T 11 N, R 2 E, N.M.P.M., and being within the City of Albuquerque, County of Bernalillo, State of New Mexico, being a portion of the Alice B. Traub Parcel, as the same is shown and designated on the Special Warranty Deed filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on December 11, 1987, in Bk. 0321-A, Pg. 182-183 (Doc. No. 87125509) and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, being a point at the southwest corner of the above mentioned Parcel, said point also being a point on the North line of the Town of Albuquerque Grant, whence the City of Albuquerque Survey Monument "[illegible]-F10" (having New Mexico State Plane coordinates X=362,216.44, Y=1,506,551.87) bears N25°00'46"E a distance of 2122.54 feet; thence northerly along the westerly boundary line of said Parcel, N00°29'57"E a distance of 330.16 feet to the northwest corner of said Parcel, also being the northwest corner of the tract herein described; thence easterly along the northerly boundary line of said Parcel, S89°43'29"E a distance of 33.42 feet to a point on the proposed Lava Shadows Loop right-of-way line; thence southeasterly along said right-of-way line, S23°39'06"E a distance of 60.20 feet to a point of curvature; thence continuing along the above mentioned right-of-way line, on a curve (radius = 240.00 feet, chord = S32°21'06"E a distance of 72.61 feet) through an arc of 17°24'00" to the left a distance of 72.89 feet to a point of compound curvature; thence southeasterly on a curve (radius = 60.00 feet, chord = S77°21'06"E a distance of 71.04 feet) through an arc of 72°36'00" to the left a distance of 76.03 feet to a point of tangency, said point also being a point on N.M.P. SP-(M)-408-1(204) northwesterly right-of-way line; thence northeasterly along the northwesterly right-of-way line of N.M.P. SP-(M)-408-1(204), N66°20'54"E a distance of 281.76 feet to a point; thence continuing along the above mentioned right-of-way line, N69°10'16"E a distance of 47.51 feet to a point on the northerly boundary line of the said Parcel; thence easterly along the northerly boundary line of said Parcel, S89°42'42"E a distance of 403.31 feet to a point on the southeasterly right-of-way line of N.M.P. SP-(M)-408-1(204), said point also being the northeast corner of the tract herein described; thence southwesterly along the southeasterly right-of-way line of N.M.P. SP-(M)-408-1(204), on curve (radius = 1178.00 feet, chord = S66°16'12"W a distance of 3.22 feet) through an arc of 00°09'24" to the right a distance of 3.22 feet to a point of tangency; thence southwesterly continuing along the above mentioned right-of-way line, S66°20'54" W a distance of 223.52 feet to a point; thence southwesterly continuing along the above mentioned right-of-way line, S61°34'17"W a distance of 120.08 feet to a point; thence southwesterly continuing along the above mentioned right-of-way line, S66°20'54"W a distance of 275.65 feet to a point of curvature; thence leaving the N.M.P. SP-(M)-408-1(204)'s southeasterly right-of-way line, on a curve (radius = 75.00 feet, chord = S33°17'15"W a distance of 81.03 feet) through an arc of 66°07'17" to the left a distance of 86.55 feet to a point on the southerly boundary line of the above mentioned Parcel, said point also being a point on the North line of the Town of Albuquerque Grant and the southeast corner of the tract herein described; thence along the southerly boundary line of said Parcel and the North line of the Town of Albuquerque Grant, N89°43'31"W a distance of 263.79 feet to the southwest corner of said Parcel and the point and place of beginning.

Exhibit "B"

LEGAL DESCRIPTION

0004546

A certain tract of land situate within Section 35, T 11 N, R 2 E, N.M.P.M., and being within the City of Albuquerque, County of Bernalillo, State of New Mexico, being a portion of the Alice B. Traub Parcel, as the same is shown and designated on the Special Warranty Deed filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on December 11, 1987, in Bk. D321-A, Pg. 182-183 (Doc. No. 87125509) and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, being a point on the south line of the above mentioned Parcel, being a point on the proposed northerly right-of-way line of Western Trail, N.W., whence the City of Albuquerque Survey Monument "3-F10" (having New Mexico State Plane coordinates X = 362,216.44, Y = 1,506,551.87) bears N23°28'57"W a distance of 2078.82 feet; thence along said proposed right-of-way line, northeasterly on a curve (radius = 50.00 feet, chord = N17°22'46"E a distance of 48.72 feet) through an arc of 58°18'33" to the left a distance of 50.88 feet to the northerly most corner of the tract herein described, being a point on the westerly right-of-way line of Atrisco Drive, N.W.; thence along said right-of-way line, S11°46'31"E a distance of 47.60 feet to the southeast corner of the tract herein described; thence leaving said right-of-way line, N89°44'35"W a distance of 24.27 feet to the point and place of beginning.

Exhibit "C"

0004547

A certain tract of land situate within Section 35, T 11 N, R 2 E, N.M.P.M., and being within the City of Albuquerque, County of Bernalillo, State of New Mexico, being a portion of the Alice B. Traub Parcel, as the same is shown and designated on the Special Warranty Deed filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on December 11, 1987, in Bk. D321-A, Pg. 102-103 (Doc. No. 87125509) and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the southerly most corner of the tract herein described, being a point on the southerly line of the above mentioned Parcel, said point also being a point on the proposed northwesterly right-of-way line of Western Trail, N.W., whence the City of Albuquerque Survey Monument "3-F10" (having New Mexico State Plane coordinates X=362,216.44, Y=1,506,551.87) bears N23°28'50"W a distance of 2078.82 feet; thence leaving said lines, N56°52'56"W a distance of 11.00 feet to the westerly most corner of the tract herein described; thence N33°07'04"E a distance of 21.60 feet to the northerly most corner of the tract herein described; thence S56°52'56"E a distance of 11.43 feet to the easterly most corner of the tract herein described, being a point of curvature, and also being a point on the proposed northwesterly right-of-way line of Western Trail, N.W.; thence along said proposed right-of-way line, southwesterly on a curve (radius = 50.00 feet, chord = S34°03'27"W a distance of 21.60 feet) through an arc of 24°57'11" to the right a distance of 21.70 feet to the point and place of beginning.

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☐ Major Subdivision action		☐ Annexation & Zone Establishment	
☒ Minor Subdivision action		☐ Sector Plan (Phase I, II, III)	
☒ Vacation	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☒ Variance (Non-Zoning)		☐ Zone Change	
		☐ Text Amendment	
SITE DEVELOPMENT PLAN	**P**		
☐ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

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

APPLICANT INFORMATION:

NAME: Collatz Incorporated/Clifford Capital Fund Inc — PHONE: 892-2409
ADDRESS: P.O. Box 2010 — FAX:
CITY: Corrales STATE NM ZIP87048 — E-MAIL:
Proprietary interest in site: _____
AGENT (if any): Community Sciences Corporation — PHONE: 505/897-0000
ADDRESS: P.O. Box 1328 / 4481 Corrales Road — FAX: 505/898-5195
CITY: Corrales STATE NM ZIP 87048 — E-MAIL: sciencenm@aol.com

DESCRIPTION OF REQUEST: ~~Bulk Land Plat,~~ Bulk Land Plat Variance, Vacation of existing easements (5) Prel/Final
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. See Attached Sheet — Block: _____ — Unit: _____
Subdiv. / Addn. _____
Current Zoning: _____ — Proposed zoning: n/a
Zone Atlas page(s): F-10-Z/F-11-Z — No. of **existing** lots: 6 — No. of **proposed** lots: 1
Total area of site (acres): 9.0512 — Density if applicable: dwellings per gross acre: n/a — dwellings per net acre: n/a
Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? n/a
UPC No. See Attached Sheet — MRGCD Map No. n/a
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd NW
Between: Atrisco Drive NW and Unser Blvd 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.): PROJ# 1003112
SP-80-5

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 12/3/03

SIGNATURE _____ DATE 2/5/04
(Print) CLIFF A. SPIROCK — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

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

Application case numbers	Action	S.F.	Fees
04DRB - - 00166	P&F	S(3)	$145
04DRB - - 00167	BLV	✓	$145
04DRB - - 00168	VPE	✓	$135
- -	CMF	–	$20
- -	Ad fee	–	$75
		Total	$520

Hearing date 3/3/04

2/5/04
Planner signature / date

Project # 1003112

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☒ **VACATION OF PUBLIC EASEMENT**

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

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

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☒ **VACATION OF PRIVATE EASEMENT**

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

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

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

CLIFF A. SPITROCK, AGENT
Applicant name (print)

2/5/04
Applicant signature / date

Form revised April 2003

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

Application case numbers
04DRB - - 001166
04DRB - - 001167
04DRB - - 001168

2/5/04
Planner signature / date

Project # 1003112

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDENCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

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

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

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

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

- ☒ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☒ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- N/A ☐ 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
- N/A ☐ 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
- N/A ☐ infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
- ☐ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**

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

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

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

Amended preliminary plat approval expires after one year.

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

CLIFF A. SPYCOCK, AGENT
Applicant name (print)

2/05/04
Applicant signature / date

Form revised February 2003

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

Application case numbers
04DRB - - 00166
04DRB - - 00167
04DRB - - 00168

2/5/04
Planner signature / date

Project # 1003112

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS 1) TO CREATE 1 TRACT FROM SEVEN PARCELS; 2) DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE; 3) VACATE AND GRANT EASEMENTS AS SHOWN HEREON.

SURVEY NOTES:

1. THE BASIS OF BEARINGS FOR THIS PLAT IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, (NAD 27), CENTRAL ZONE, GRID BEARINGS REFERENCED FROM AND ROTATED TO THE LINE BETWEEN ACS MONUMENT "NM 448-N4A" AND ACS MONUMENT "3-E10" WHICH BEARS SOUTH 27°36'58" EAST.
2. BEARINGS AND DISTANCES IN PARENTHESIS ( ) ARE TAKEN FROM THE RECORD DOCUMENTS DESCRIBING THE PARCELS ELIMINATED BY THIS PLAT.

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

LAVA SHADOWS TRACT "D", UPC# 101106101016630401
PROPERTY OWNER OF RECORD: C3D LLC

LANDS OF C3D LLC, UPC# 101106102315030402
PROPERTY OWNER OF RECORD: C3D LLC

LANDS OF BOB CARRICO, UPC# 101106102627530403
PROPERTY OWNER OF RECORD: BOB CARRICO

LANDS OF JOE SAAVEDRA, UPC# 101106102319130404
PROPERTY OWNER OF RECORD: JOE SAAVEDRA

LANDS OF DUNCAN KIRK/DEBORAH TARPLEY, UPC# 101106101219230405
PROPERTY OWNER OF RECORD: DUNCAN KIRK/DEBORAH TARPLEY

LANDS OF ALBERT GURULE, UPC# 101106101422030715
PROPERTY OWNER OF RECORD: ALBERT GURULE

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

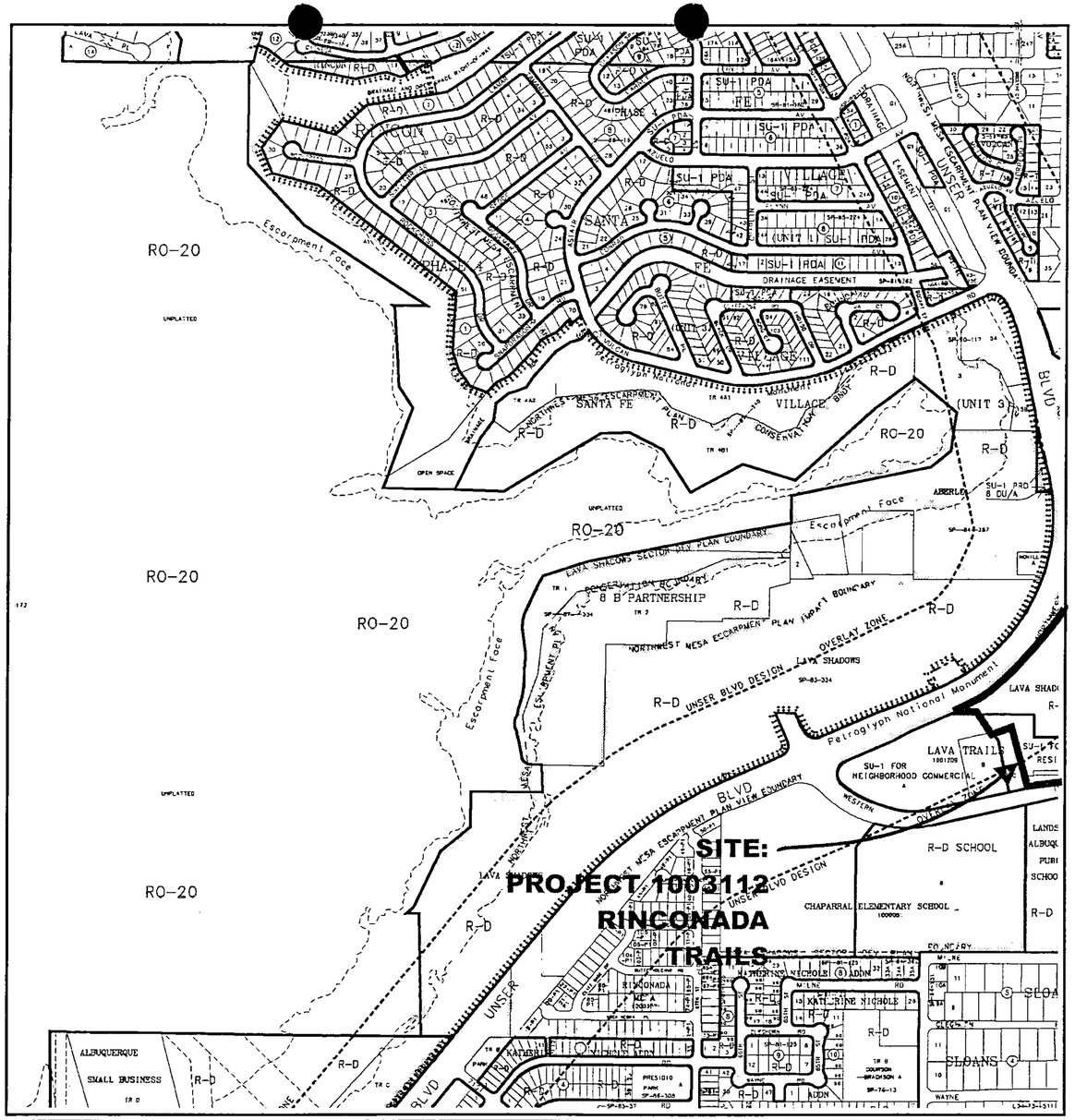
Any person intending development of lands within this subdi

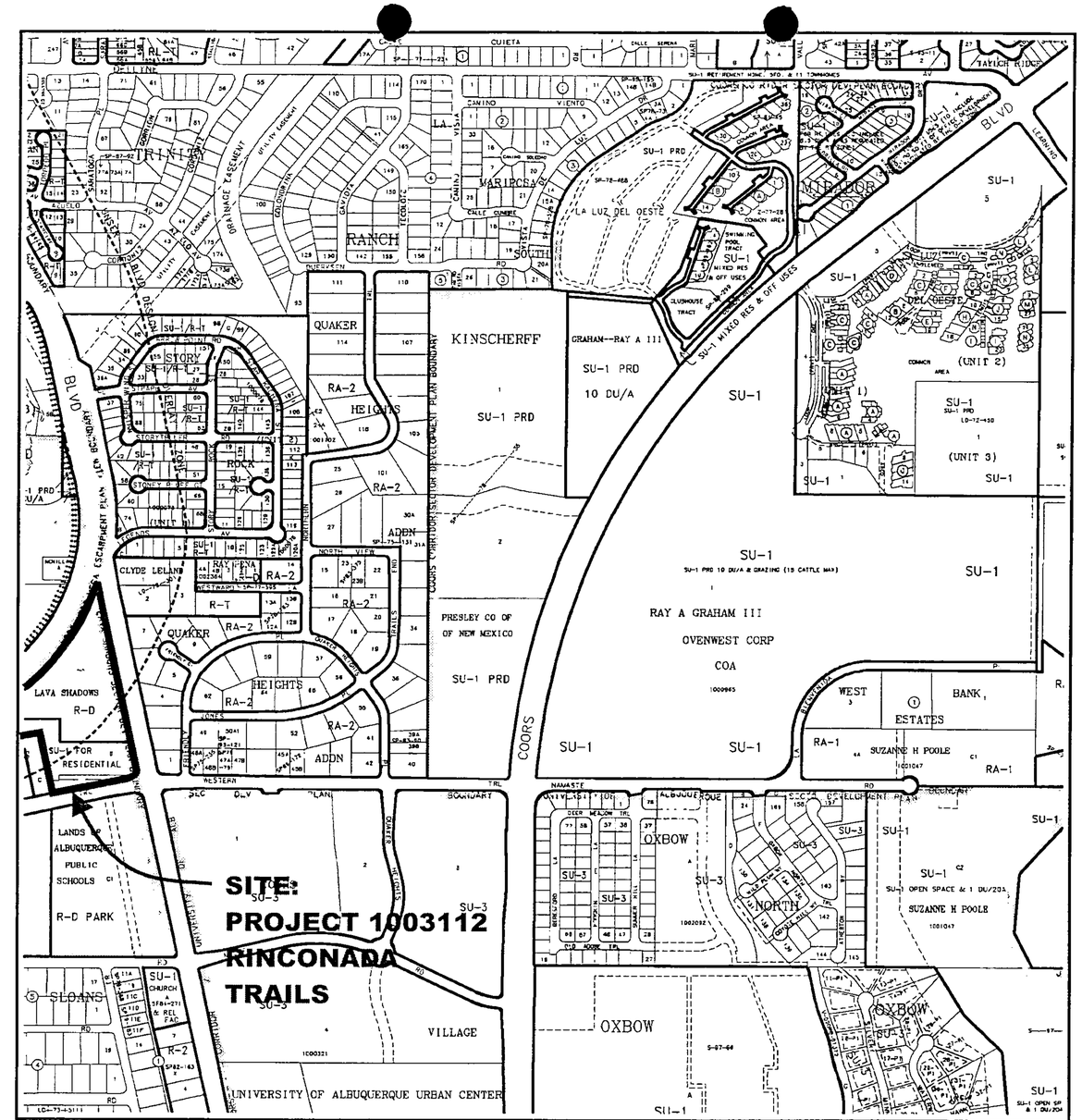
A separate notice of these conditions is to be recorded with

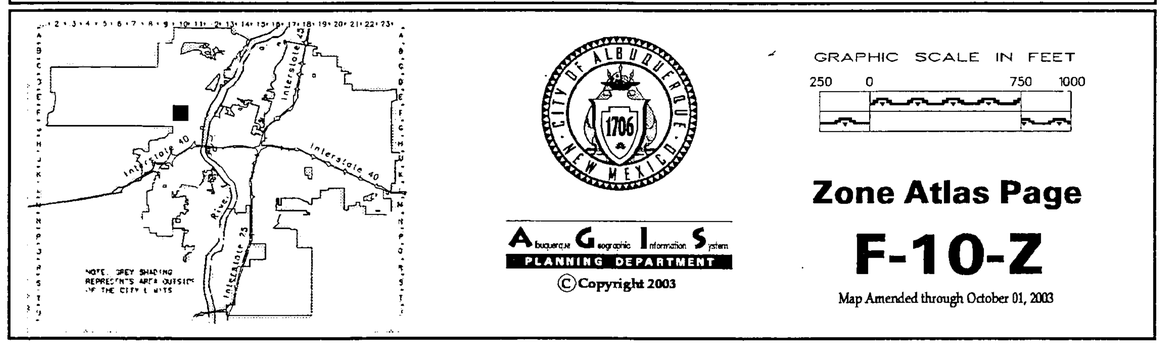
LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE (
MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILL
THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RE
ON 05/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS
DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALI
BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE
COUNTY, NEW MEXICO ON 05/15/1972, IN BOOK D918, PAGE 551; TH
WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLE
ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON
BERNALILLO COUNTY, NEW MEXICO ON 02/17/1997, IN BOOK 97-4, P
DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE
D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY
THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUN EW M
THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUER
9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA
WESTERN TRAIL N.W. AND
RUNNING THENCE N11°45'21"W, 338.72 FEET;
THENCE S77°36'56"W, 127.43 FEET;
THENCE N35°50'27"W, 123.47 FEET;
THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EA
THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET A
CHORD BEARS N44°22'41" E 644.35 FEET);
THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E,
N.W.;
THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 7
THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE R
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLO
N56°53'08"W, 11.55 FEET;
S33°06'52"W, 21.60 FEET;
S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERL HT-O
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT O LIN
34°49'19"; CHORD BEARS S64°14'04" W, 29.92 FEET TO A POINT OF R
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LIN
= 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET TO A POINT OF
THENCE S77°37'02"W, 228.57 FEET TO THE POINT OF BEGINNING, A







GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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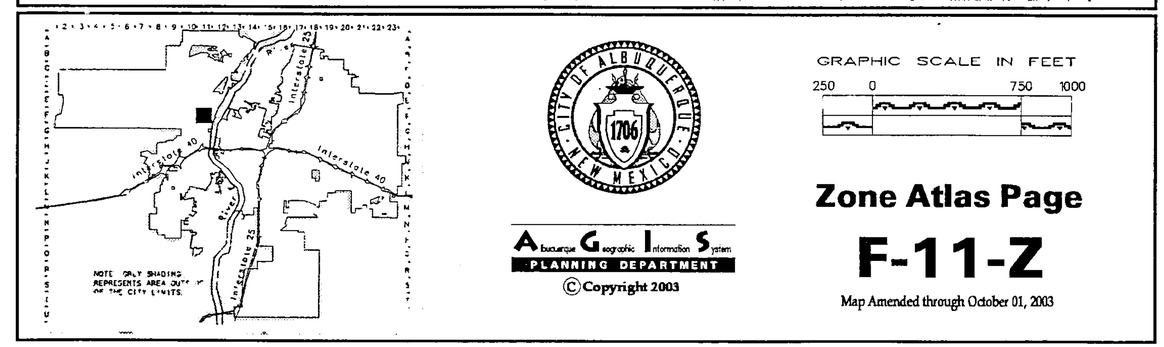
Zone Atlas Page

F-10-Z

Map Amended through October 01, 2003



GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

F-11-Z

Map Amended through October 01, 2003

community sciences corporation

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

P. O. Box 1328
Corrales, NM 87048

February 5, 2004

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

SUBJECT: City of Albuquerque DRB Project #1003112, "Rinconada Trails", application for subdivision plat (with bulk land variance) for land consolidation, vacation of public easements, private easements and dedication of rights-of-way (F-10 / F 11)

RE: DRB sketch plat review, 12/03/03 and Lava Shadows Sector Development Plan (SD-80-5), July, 1984.

Dear Ms. Matson and Members of the Development Review Board:

Rinconada Trails (previously called Western Trails Estates) is comprised of seven individual premises and one property identified as "Paquin Trail". These ownerships are mostly described by metes and bounds descriptions and are under purchase contract with power of attorney to the Clifford Capital Fund, Mr. Jack Clifford and to Collatz Inc.. When consolidated and assembled, the entire property consisting of 9.05 acres (City Zone Atlas F-10 and F-11) will be developed as "Rinconada Trails" by Collatz Inc.

At the sketch plat review hearing (12/03/03), it was determined that these properties, while zoned R-D, do not require a "site development plan" for zoning purposes as the property is within the Lava Shadows Sector Plan. However, a site plan for walls and landscaping purposes is now required by the City to accompany subdivision plat applications. The name has been changed from Western Trail Estates to Rinconada Trails. Also, additional rights-of-way for Western Trail Road N.W. (for bicycling purposes) and potential vacation of portions of Atrisco Drive N.W. was indicated by the DRB comments.

Subsequent to the DRB sketch review, the City Attorney, Mr. Kevin Curran and the City Transportation Department (Mr. John Hartman) were contacted regarding the status of the easement known as "Paquin Trail". It was determined that the vacation and reversion of this property to the adjacent owners would not be in conflict with the adopted Lava Shadows Sector Plan.

<u>This Application:</u>

The proposed plat of land consolidation and vacations proposes to create one subdivided lot (Tract A) that will represent the purchase of the properties (when recorded) for the real estate transactions and, for title insurance purposes, identify the elimination (vacation) of the Paquin Trail easement.

The plat will also accommodate the City's requests for additional rights-of-way for Western Trail Road and private and public easements as identified on the attached exhibits.

A bulk land waiver of infrastructure is requested for this intermediate plat.

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RR# N494-06-60

Next Application:

Under the same City project number and now endorsed by the Clifford Capital Fund and Collatz Inc., a major subdivision of the then created " Tract A" will be processed immediately behind the land consolidation plat. That subdivision will be accompanied by the conventional and customary infrastructure list and financial guarantees associated with the proposed development of Rinconada Trails and will be accompanied by the City's requirement for a wall and landscaping plan, also reciting minimum setbacks and zoning code allowances (RT Zone criteria).

Atrisco Drive NW Vacation:

Even though appropriately indicated at the Sketch Plat Review, it is not requested that portions of Atrisco Drive NW be vacated at this time, there exists public right-of-way, which is surplus for the road classification. However, there are water line improvements adjacent to the westerly right-of-way that would not be cost effective for relocation.

These actions are requested in two steps to facilitate both the real estate conveyances, to comply with the request from a title insurer and to provide an appropriate sequence in the public record for the land consolidation and requested vacations and dedications.

Respectfully submitted,

Cliff A. Spirock, AICP
CEO Community Sciences Corporation
Agents for Clifford Capital Group and Collatz Inc.

Attachments:
Preliminary and Final Submittal, Tract A, Rinconada Trails (Bulk Land Variance Requested)
Exhibit A, Vacation of existing 10 foot and 7 foot PUE adjacent to Western Trail Road NW
Exhibit B, Vacation of floodway easement adjacent to Western Trail Road NW
Exhibit C, Vacation of a portion of an existing sanitary sewer easement, adjacent to Western Trail Road NW
Exhibit D, Vacation of an existing 5 foot PNM and MSTNT easement adjacent to Atrisco Drive NW + EXHIBIT E
Letters of Agency for CSC representation

Cc: Mr. Jack Clifford
Mr. Arlan Collatz
Quaker Heights Assn: Matthew Baca and Agapita Hopkins
Taylor Ranch Assn: Eddie Costello and Jolene Wolfley
Ladera Heights Assn: Shari Lewis and Tena Prtescott

Grayland Corporation

December 17, 2003

Community Sciences Corporation
PO Box 1328
Corrales, NM 87048

Dear Sir or Madam:

The Grayland Corporation hereby authorizes Community Sciences Corporation to serve and act as planning and platting agent in reference to project number 1003112.

Signed:

The Grayland Corporation

By: Jack J. Clifford, President

2403 San Mateo NE W-24 PO Box 35640 Albuquerque, NM 87176 (505) 881-0900 Fax (505) 881-1075

December 4, 2003

Community Sciences Corporation
P. O. Box 1328
Corrales, New Mexico 87048

Collatz Inc., Arlan Collatz hereby authorizes Community Sciences Corporation to serve and act as planning and platting agent in reference to project number 1003112.

Signed:

Arlan Collatz

community sciences corporation

P. O. Box 1328
Corrales, NM 87048

February 5, 2004

Quaker Heights Neighborhood Association
Ms. Agapita Hopkins
5117 Northern Trail, N.W.
Albuquerque, New Mexico 87120

SUBJECT: City of Albuquerque DRB Project #1003112, "Rinconada Trails", application for subdivision plat (with bulk land variance) for land consolidation, vacation of public easements, private easements and dedication of rights-of-way (F-10 / F 11)

RE: DRB sketch plat review, 12/03/03 and Lava Shadows Sector Development Plan (SD-80-5), July, 1984.

Dear Ms. Hopkins and Members of the Association:

The proposed subdivision of Rinconada Trails is comprised of seven individual premises and one property identified as "Paquin Trail". These properties are bounded by Western Trail NW, to the South, Atrisco Drive NW, to the East and Unser Boulevatd NW, to the North.

When consolidated and assembled, the entire property consisting of 9.05 acres (City Zone Atlas F-10 and F-11) will be developed as "Rinconada Trails" by Collatz Inc. (Tiffany Homes) as an approximate 51 lot detached residential subdivision (RD zoning).

The proposed plat of land consolidation and vacations proposes to create one subdivided lot (Tract A) that will represent the purchase of the properties (when recorded) for the real estate transactions and, for title insurance purposes, identify the elimination (vacation) of the Paquin Trail easement.

The plat will also accommodate the City's requests for additional rights-of-way for Western Trail Road and private and public easements as identified on the attached exhibits.

A bulk land waiver of infrastructure is requested for this intermediate plat.

Please find the enclosed City submittal to the Development Review Board.

Please call us at 897-000 Ex. 104 if you have any questions or request a presentation.

Respectfully submitted,

Bernice Cuadres for

Cliff F. Spirock
Community Sciences Corporation
Agents for Clifford Capital Group and Collatz Inc.

cc: Mr. Jack Clifford
Mr. Arlan Collatz
City of Albuquerque

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DEVELOPMENT CONSULTING
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COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

community sciences corporation

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P. O. Box 1328
Corrales, NM 87048

February 5, 2004

Quaker Heights Neighborhood Association
Mr. Matthew Baca
5125 Northern Trail NW
Albuquerque, NM 87120

SUBJECT: City of Albuquerque DRB Project #1003112, "Rinconada Trails", application for subdivision plat (with bulk land variance) for land consolidation, vacation of public easements, private easements and dedication of rights-of-way (F-10 / F 11)

RE: DRB sketch plat review, 12/03/03 and Lava Shadows Sector Development Plan (SD-80-5), July, 1984.

Dear Mr. Baca and Members of the Association:

The proposed subdivision of Rinconada Trails is comprised of seven individual premises and one property identified as "Paquin Trail". These properties are bounded by Western Trail NW, to the South, Atrisco Drive NW, to the East and Unser Boulevatd NW, to the North.

When consolidated and assembled, the entire property consisting of 9.05 acres (City Zone Atlas F-10 and F-11) will be developed as "Rinconada Trails" by Collatz Inc. (Tiffany Homes) as an approximate 51 lot detached residential subdivision (RD zoning).

The proposed plat of land consolidation and vacations proposes to create one subdivided lot (Tract A) that will represent the purchase of the properties (when recorded) for the real estate transactions and, for title insurance purposes, identify the elimination (vacation) of the Paquin Trail easement.

The plat will also accommodate the City's requests for additional rights-of-way for Western Trail Road and private and public easements as identified on the attached exhibits.

A bulk land waiver of infrastructure is requested for this intermediate plat.

Please find the enclosed City submittal to the Development Review Board.

Please call us at 897-000 Ex. 104 if you have any questions or request a presentation.

Respectfully submitted,

Bernice Cuadres for

Cliff F. Spirock
Community Sciences Corporation
Agents for Clifford Capital Group and Collatz Inc.

cc: Mr. Jack Clifford
Mr. Arlan Collatz
City of Albuquerque

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P. O. Box 1328
Corrales, NM 87048

February 5, 2004

Taylor Ranch Neighborhood Association
Ms. Jolene Wolfley
6804 Staghorn Dr. N.W.
Albuquerque, New Mexico 87120

SUBJECT: City of Albuquerque DRB Project #1003112, "Rinconada Trails", application for subdivision plat (with bulk land variance) for land consolidation, vacation of public easements, private easements and dedication of rights-of-way (F-10 / F 11)

RE: DRB sketch plat review, 12/03/03 and Lava Shadows Sector Development Plan (SD-80-5), July, 1984.

Dear Ms. Jolene Wolfley and Members of the Association:

The proposed subdivision of Rinconada Trails is comprised of seven individual premises and one property identified as "Paquin Trail". These properties are bounded by Western Trail NW, to the South, Atrisco Drive NW, to the East and Unser Boulevatd NW, to the North.

When consolidated and assembled, the entire property consisting of 9.05 acres (City Zone Atlas F-10 and F-11) will be developed as "Rinconada Trails" by Collatz Inc. (Tiffany Homes) as an approximate 51 lot detached residential subdivision (RD zoning).

The proposed plat of land consolidation and vacations proposes to create one subdivided lot (Tract A) that will represent the purchase of the properties (when recorded) for the real estate transactions and, for title insurance purposes, identify the elimination (vacation) of the Paquin Trail easement.

The plat will also accommodate the City's requests for additional rights-of-way for Western Trail Road and private and public easements as identified on the attached exhibits.

A bulk land waiver of infrastructure is requested for this intermediate plat.

Please find the enclosed City submittal to the Development Review Board.

Please call us at 897-000 Ex. 104 if you have any questions or request a presentation.

Respectfully submitted,

Bernice Cuadres for

Cliff F. Spirock
Community Sciences Corporation
Agents for Clifford Capital Group and Collatz Inc.

cc: Mr. Jack Clifford
Mr. Arlan Collatz
City of Albuquerque

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P. O. Box 1328
Corrales, NM 87048

February 5, 2004

Taylor Ranch Neighborhood Association
Mr. Eddie Costello
1111 Alameda N.W., St. J
Albuquerque, New Mexico 87114

SUBJECT: City of Albuquerque DRB Project #1003112, "Rinconada Trails", application for subdivision plat (with bulk land variance) for land consolidation, vacation of public easements, private easements and dedication of rights-of-way (F-10 / F 11)

RE: DRB sketch plat review, 12/03/03 and Lava Shadows Sector Development Plan (SD-80-5), July, 1984.

Dear Mr. Eddie Costello and Members of the Association:

The proposed subdivision of Rinconada Trails is comprised of seven individual premises and one property identified as "Paquin Trail". These properties are bounded by Western Trail NW, to the South, Atrisco Drive NW, to the East and Unser Boulevatd NW, to the North.

When consolidated and assembled, the entire property consisting of 9.05 acres (City Zone Atlas F-10 and F-11) will be developed as "Rinconada Trails" by Collatz Inc. (Tiffany Homes) as an approximate 51 lot detached residential subdivision (RD zoning).

The proposed plat of land consolidation and vacations proposes to create one subdivided lot (Tract A) that will represent the purchase of the properties (when recorded) for the real estate transactions and, for title insurance purposes, identify the elimination (vacation) of the Paquin Trail easement.

The plat will also accommodate the City's requests for additional rights-of-way for Western Trail Road and private and public easements as identified on the attached exhibits.

A bulk land waiver of infrastructure is requested for this intermediate plat.

Please find the enclosed City submittal to the Development Review Board.

Please call us at 897-000 Ex. 104 if you have any questions or request a presentation.

Respectfully submitted,

Bernie Cuadres for

Cliff F. Spirock
Community Sciences Corporation
Agents for Clifford Capital Group and Collatz Inc.

cc: Mr. Jack Clifford
Mr. Arlan Collatz
City of Albuquerque

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community sciences corporation

P. O. Box 1328
Corrales, NM 87048

February 5, 2004

Ladera Heights Neighborhood Association
Ms. Shari Lewis
P. O. Box 66328
Albuquerque, New Mexico 87193

SUBJECT: City of Albuquerque DRB Project #1003112, "Rinconada Trails", application for subdivision plat (with bulk land variance) for land consolidation, vacation of public easements, private easements and dedication of rights-of-way (F-10 / F 11)

RE: DRB sketch plat review, 12/03/03 and Lava Shadows Sector Development Plan (SD-80-5), July, 1984.

Dear Ms. Shari Lewis and Members of the Association:

The proposed subdivision of Rinconada Trails is comprised of seven individual premises and one property identified as "Paquin Trail". These properties are bounded by Western Trail NW, to the South, Atrisco Drive NW, to the East and Unser Boulevatd NW, to the North.

When consolidated and assembled, the entire property consisting of 9.05 acres (City Zone Atlas F-10 and F-11) will be developed as "Rinconada Trails" by Collatz Inc. (Tiffany Homes) as an approximate 51 lot detached residential subdivision (RD zoning).

The proposed plat of land consolidation and vacations proposes to create one subdivided lot (Tract A) that will represent the purchase of the properties (when recorded) for the real estate transactions and, for title insurance purposes, identify the elimination (vacation) of the Paquin Trail easement.

The plat will also accommodate the City's requests for additional rights-of-way for Western Trail Road and private and public easements as identified on the attached exhibits.

A bulk land waiver of infrastructure is requested for this intermediate plat.

Please find the enclosed City submittal to the Development Review Board.

Please call us at 897-000 Ex. 104 if you have any questions or request a presentation.

Respectfully submitted,

Bernice Cuadres for

Cliff F. Spirock
Community Sciences Corporation
Agents for Clifford Capital Group and Collatz Inc.

cc: Mr. Jack Clifford
Mr. Arlan Collatz
City of Albuquerque

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P. O. Box 1328
Corrales, NM 87048

February 5, 2004

Ladera Heights Neighborhood Association
Ms. Tena Prescott
3804 67th St., N.W.
Albuquerque, New Mexico 87120

SUBJECT: City of Albuquerque DRB Project #1003112, "Rinconada Trails", application for subdivision plat (with bulk land variance) for land consolidation, vacation of public easements, private easements and dedication of rights-of-way (F-10 / F 11)

RE: DRB sketch plat review, 12/03/03 and Lava Shadows Sector Development Plan (SD-80-5), July, 1984.

Dear Ms. Tena Prescott and Members of the Association:

The proposed subdivision of Rinconada Trails is comprised of seven individual premises and one property identified as "Paquin Trail". These properties are bounded by Western Trail NW, to the South, Atrisco Drive NW, to the East and Unser Boulevatd NW, to the North.

When consolidated and assembled, the entire property consisting of 9.05 acres (City Zone Atlas F-10 and F-11) will be developed as "Rinconada Trails" by Collatz Inc. (Tiffany Homes) as an approximate 51 lot detached residential subdivision (RD zoning).

The proposed plat of land consolidation and vacations proposes to create one subdivided lot (Tract A) that will represent the purchase of the properties (when recorded) for the real estate transactions and, for title insurance purposes, identify the elimination (vacation) of the Paquin Trail easement.

The plat will also accommodate the City's requests for additional rights-of-way for Western Trail Road and private and public easements as identified on the attached exhibits.

A bulk land waiver of infrastructure is requested for this intermediate plat.

Please find the enclosed City submittal to the Development Review Board.

Please call us at 897-000 Ex. 104 if you have any questions or request a presentation.

Respectfully submitted,

Bernice Cuadores for

Cliff F. Spirock
Community Sciences Corporation
Agents for Clifford Capital Group and Collatz Inc.

cc: Mr. Jack Clifford
Mr. Arlan Collatz
City of Albuquerque

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Ms. Agapita Hopkins
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City, State, ZIP+4 Albuquerque, New Mexico 87120

PS Form 3800, June 2002 See Reverse for Instructions

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Ms. Tena Prescott
Street, Apt. No.; or PO Box No. 3804 67th St., N.W.
City, State, ZIP+4 Albuquerque, New Mexico 87120

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Jolene Wolfley
Street, Apt. No.; or PO Box No. 6804 Staghorn Dr. N.W.
City, State, ZIP+4 Albuquerque, New Mexico 87120

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Taylor Ranch Neighborhood Association
Mr. Eddie Costello
Street, Apt. No.; or PO Box No. 1111 Alameda N.W., St. J
City, State, ZIP+4 Albuquerque, New Mexico 87114

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Sent To
Quaker Heights Neighborhood Association
Mr. Matthew Baca
Street, Apt. No.; or PO Box No. 5125 Northern Trail NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

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Total Postage & Fees	$ 5.34

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Sent To
Ladera Heights Neighborhood Association
Ms. Shari Lewis
Street, Apt. No.; or PO Box No. P. O. Box 66328
City, State, ZIP+4 Albuquerque, New Mexico 87193

PS Form 3800, June 2002 See Reverse for Instructions

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND
RUNNING THENCE N11°45'21"W, 338.72 FEET;
THENCE S77°36'56"W, 127.43 FEET;
THENCE N35°50'27"W, 123.47 FEET;
THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.;
THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET);
THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.;
THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE;
THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET);
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
N56°53'08"W, 11.55 FEET;
S33°06'52"W, 21.60 FEET;
S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY;
THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS.

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

PAID RECEIPT

APPLICANT NAME Collatz Inc / Clifford Capital Land LLC

AGENT Community Sciences Corp

ADDRESS P.O Box 1328 4481 Carrale S Rd

PROJECT & APP # 1003112 04DRB-00168 / 00168

PROJECT NAME Lands of Collatz, Rincon and Tr

$ 20 469099/4916000 Conflict Management Fee

$ 425 441006/4983000 DRB Actions

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

$ 75 441018/4971000 Public Notification

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

$ 520 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
02/05/2004 2:48PM LOC: ANNX
RECEIPT# 00019899 WS# 007 TRANS# 0026
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt $520.00
J24 Misc $75.00
CK $365.00
MC $155.00
CHANGE $0.00

DUPLICATE
City Of Albuquerque
Treasury Division
02/05/2004 2:47PM LOC: ANNX
RECEIPT# 00019897 WS# 007 TRANS# 0026
Account 469099 Fund 0110
Activity 4916000 TRSDMM
Trans Amt $520.00
J24 Misc $20.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division
02/05/2004 2:47PM LOC: ANNX
RECEIPT# 00019898 WS# 007 TRANS# 0026
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $520.00
J24 Misc $425.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 2/17/04 To 3/3/04

5. REMOVAL

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

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

(Applicant or Agent) 2/5/04 (Date)

I issued 3 signs for this application, 2/5/04 (Date), (Staff Member)

DRB PROJECT NUMBER: 1003112

Rev. 5/9/03

EXHIBIT "~~A~~" B-1

WESTERN TRAILS
10' PUBLIC UTILITY EASEMENT
VACATION

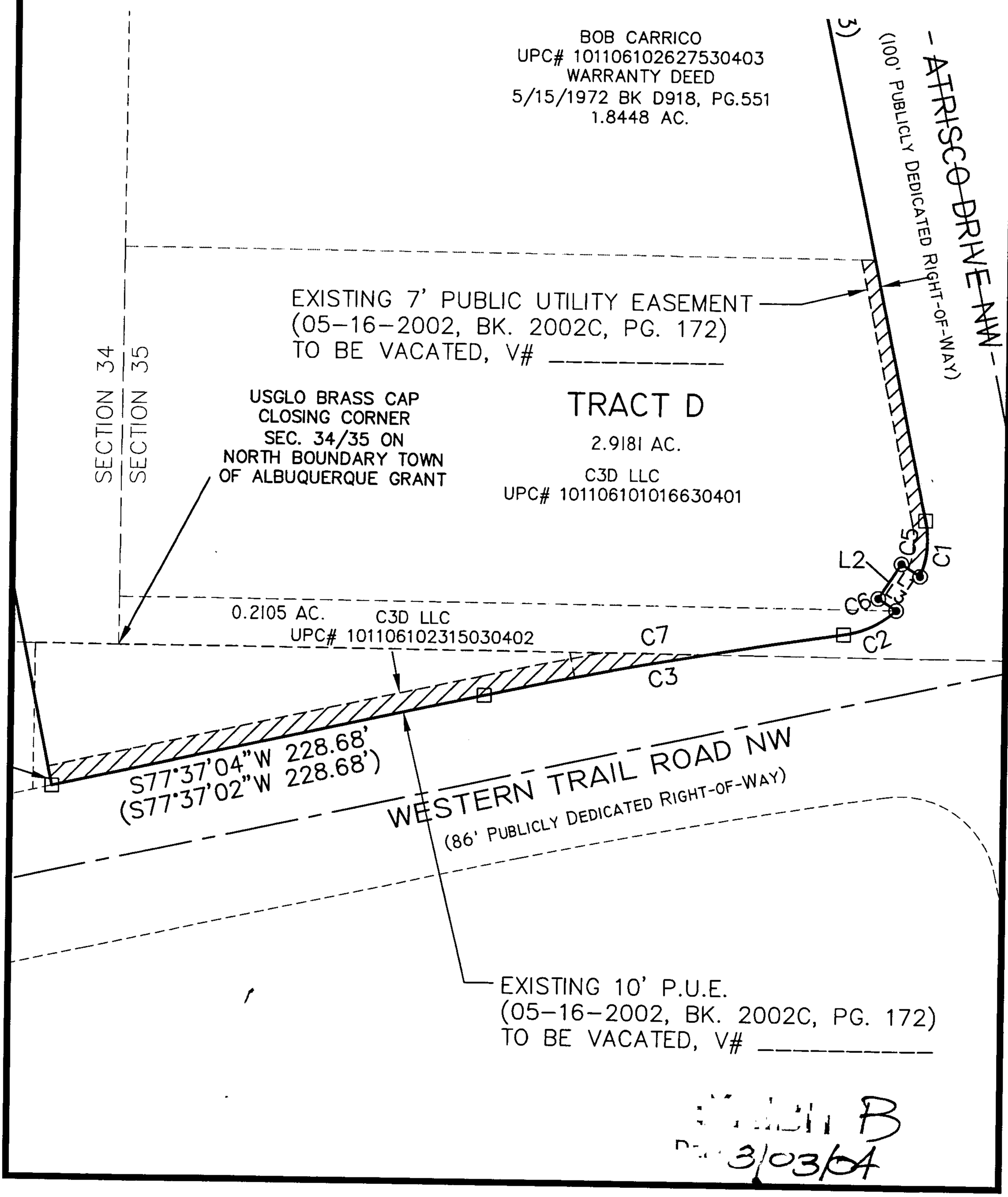


Exhibit B
3/03/04

EXHIBIT "B"-2
FLOODWAY EASEMENT VACATION

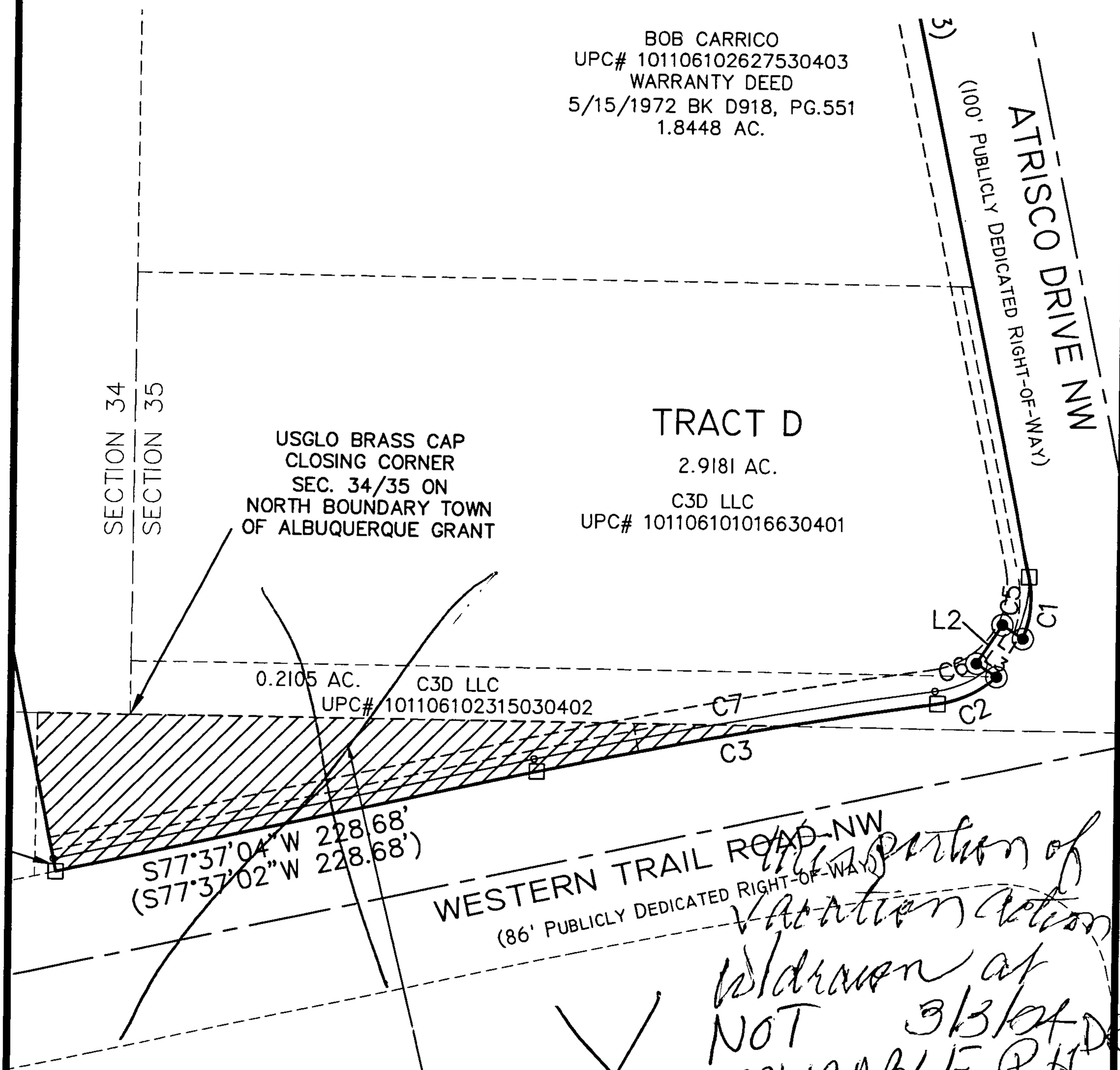


EXHIBIT "~~C~~" B-3

SANITARY SEWER EASEMENT

VACATION

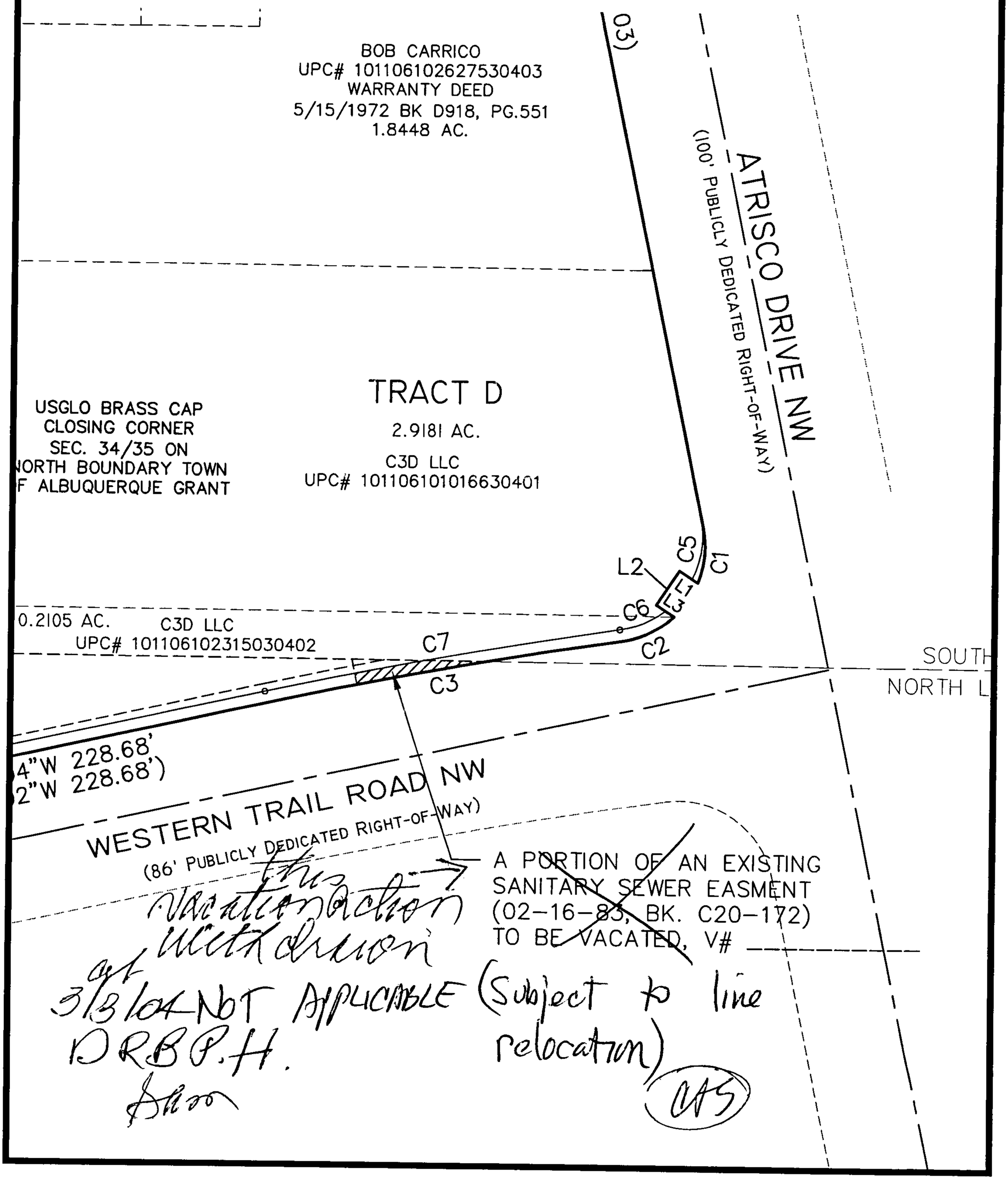


EXHIBIT ~~D~~ B-1
PNM EASEMENT VACATION

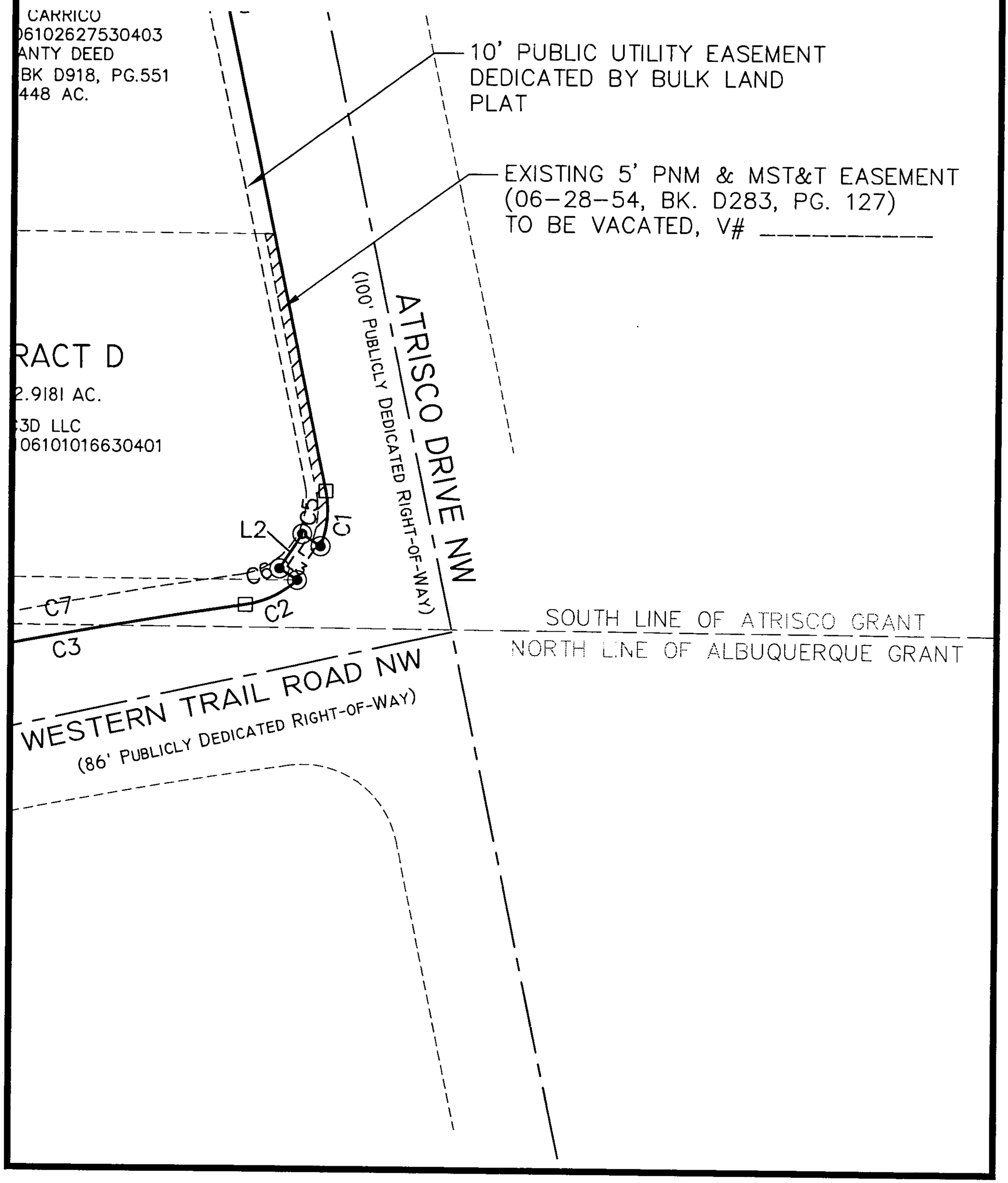
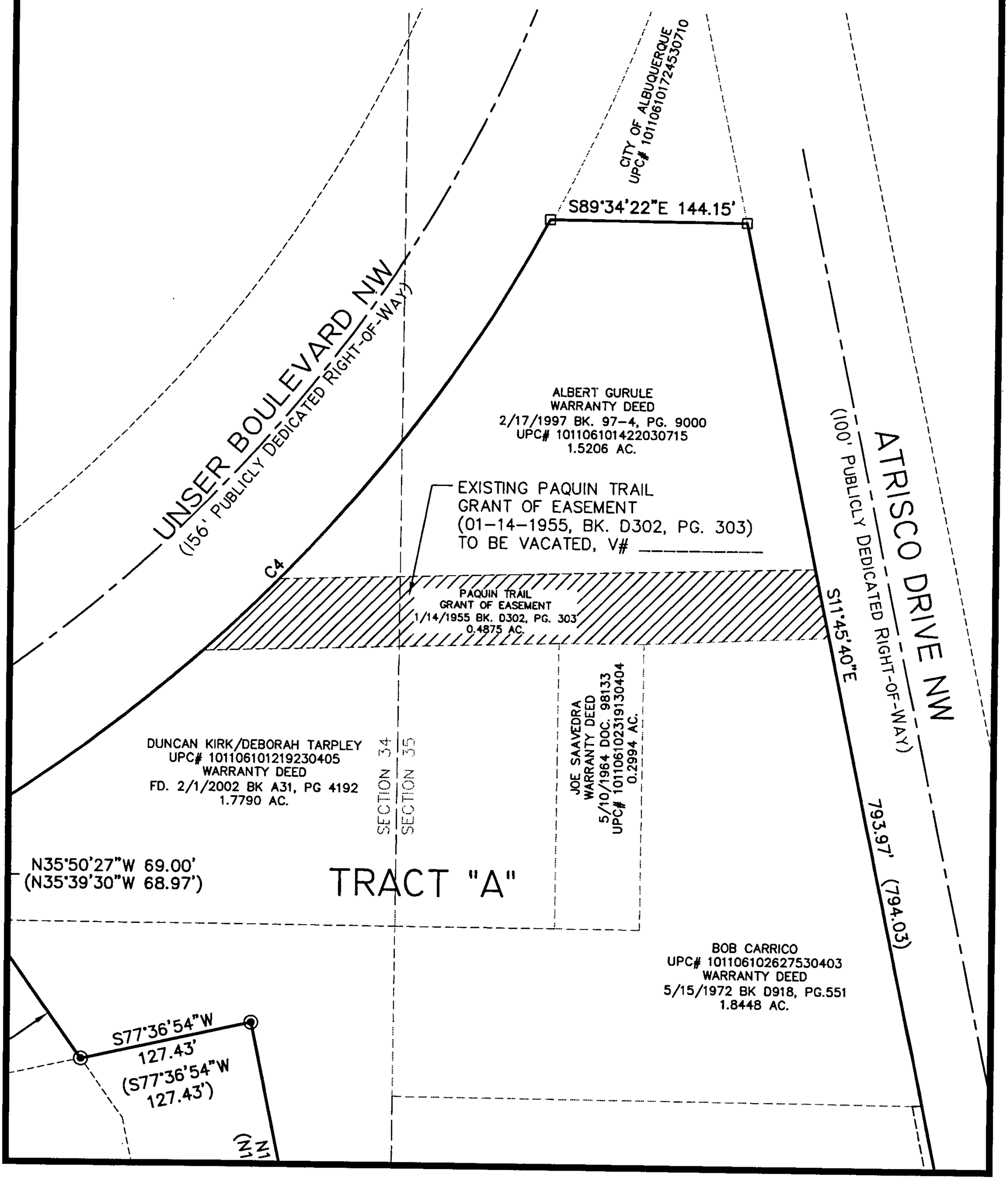


EXHIBIT "B-5"
PAQUIN TRAIL
EASEMENT VACATION



EASEMENT

THIS INDENTURE, made this 14 day of June, 1954, by and between

Arthur H. Winters and Gwendolyn Winters, his wife, parties of the first part, and PUBLIC SERVICE COMPANY OF NEW MEXICO, AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO., parties of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give and grant unto the said parties of the second part an absolute easement to build, construct, operate and maintain a power transmission line, over and across the lands hereinafter described, and to erect all necessary poles, guy wires and other equipment and fixtures necessary to maintain the said power line across said lands at or near the points hereinafter designated, as the course of said power line across said lands; together with rights and privileges of going upon, over and across said lands for the purpose of maintaining said line, and trimming any trees which interfere with the operation of said line; said lands being situate in the County of Bernalillo State of New Mexico, and more particularly described as follows:

An easement within a parcel of land described in Book D-156, Page 595 of the Bernalillo County Clerk's Records as Tract "A", being a part of Lot 4, Sec. 35, T.11N., R.2E., N.M.P.M., Bernalillo County, New Mexico.

Said power line to cross said lands at the points and in the manner hereinafter set forth, to-wit:

The West five(5) feet of the above described property.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written

Arthur H. Winters

Gwendolyn Winters

STATE OF NEW MEXICO
COUNTY OF Bernalillo }

On this 14 day of June, 1954, before me, a Notary Public within and for said County and State, personally appeared Arthur H. Winters and Gwendolyn Winters, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate written.

Olive P. Shannon
Notary Public.

My commission expires 5-2-57

25934

State of New Mexico }
County of Bernalillo } ss
This instrument was filed for record on
8:48 JUN 28 1954
At..o'clock..m. Recorded in Vol. 10-283
of records of said County Folio 127
May Oleghorn ....Clerk & Recorder
_____Deputy Clerk
6-28-54

83 38900

85

GRANT OF EASEMENT

FOR

FLOODWAY, AND STORM DRAINAGE WORKS

Board of Education, City of Albuquerque, New Mexico, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does grant, unto the Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico, Grantee, and its successors and assigns, the permanent right and easement to construct, reconstruct, operate and maintain inlet structures, and other storm drainage improvements on, in, under, over and across the following described real estate: Tract C, Lands of APS, as shown on the plat filed in the office of the Clerk of Bernalillo County, New Mexico, on February 16, 1983, Book C20, Page 173.

The land in which the foregoing rights and easements are granted is located in the County of Bernalillo and State of New Mexico and is more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto the Grantee, its successors and assigns, forever, except that any portion of the easement granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed.

THERE IS RESERVED to the Grantor, its successors and assigns, the right to use said lands for open space, landscaping and other purposes which will not interfere with the rights and easements hereby granted, provided that Grantor obtains Grantee's written approval for such use, not to be unreasonably withheld.

97

WITNESS its hand and seal this 6th day of April, 1983.

ATTEST:

Secretary

BOARD OF EDUCATION, CITY OF ALBUQUERQUE, NEW MEXICO

by

President

ACKNOWLEDGMENT FOR PUBLIC ENTITY

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

The foregoing instrument was acknowledged before me this 6th day of April, 1983, by Mark S. Sanchez, President, and David C. H. Hsi, Secretary (Title of Officer) of Board of Education, City of Albuquerque, New Mexico (Name of Public Entity Acknowledging), a public entity in the State of New Mexico, on behalf of said public entity.

My Commission Expires: July 1, 1985

(SEAL)

Notary Public

APPROVED
STATE BOARD OF FINANCE
MAY 18 1983
BY:

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

'83 JUN 15 P1:45

Misc 23-A 96-97

COUNTY CLERK

DEPUTY

[redacted] AGREEMENT

[redacted] this 15th day of November, 19[redacted] and OLIVE L. SHAMBAUGH, his wife, and [redacted] his wife, parties of the first part, and [redacted] his wife, parties of the second part,

WITNESSETH:

WHEREAS, the parties of the first part are the owners in fee simple of the following described real estate, situate in Bernalillo County, New Mexico, to-wit:

A parcel of land Bounded on the North by land of C. G. Shambaugh and C. B. Hayes,
On the South by land of C. G. Shambaugh and C. B. Hayes,
On the East by the Southern Union Gas Company's Right-of-way,
On the West by land of C. G. Shambaugh,
and more particularly described as follows:

Beginning at the Southeast corner, a point on the westerly line of the Southern Union Gas Company Right-of-way, whence the closing corner between sections 34 and 35 Township 11 North Range 2 East N.M.P.M. on the north boundary of the Town of Albuquerque Grant bears S. 38° 21' W. 720.26 feet distant;
Running from said beginning-point S. 87°56' W. 643.16 feet to the northwest corner;
Thence S. 0°02' W. 50 feet to the southwest corner;
Thence N. 87°56' E. to the Southern Union Gas Company Right-of-way;
Thence N. 12°02' W. along the westerly line of the Southern Union Gas Company right of way to the place of beginning.

and

WHEREAS, parties of the second part own certain property immediately west of and adjacent to the property hereinabove described; and

WHEREAS, parties of the second part have requested an easement from the parties of the first part over the property of said parties of the first part hereinabove described, and said parties of the first part are willing to grant said easement to be used as a roadway;

NOW, THEREFORE, in consideration of the sum of $1.00 in hand paid, and other good and valuable considerations paid by parties of the second part to parties of the first part, receipt of which is hereby acknowledged, the parties of the first part hereby grant unto parties of the second part, their heirs, executors, administrators, lessees, assigns and successors in title, the free and uninterrupted use, liberty and privilege of and passage in andalong the property hereinabove described, together with free ingress, egress and regress to and for the said parties of the second part, their heirs, successors in title, and assigns and their tenants at all times forever hereafter, into, along, upon, and out of said property hereinabove described, in common with the parties of the first part, their heirs and assigns, and their tenants and successors in title.

IT IS UNDERSTOOD AND AGREED that said easement shall attach to

EASEMENT AGREEMENT

THIS AGREEMENT, made and entered into this 19th day of November, 1954, by and between C. G. SHAMBAUGH and OLIVE L. SHAMBAUGH, his wife, and CECIL B. HAYES and ANNA H. HAYES, his wife, parties of the first part, and WALTER S. GRAY and ELSIE GRAY, his wife, parties of the second part,

WITNESSETH:

WHEREAS, the parties of the first part are the owners in fee simple of the following described real estate, situate in Bernalillo County, New Mexico, to-wit:

A parcel of land Bounded on the North by land of C. G. Shambaugh and C. B. Hayes,
On the South by land of C. G. Shambaugh and C. B. Hayes,
On the East by the Southern Union Gas Company's Right-of-way,
On the West by land of C. G. Shambaugh,
and more particularly described as follows:

Beginning at the Southeast corner, a point on the westerly line of the Southern Union Gas Company Right-of-way, whence the closing corner between sections 34 and 35 Township 11 North Range 2 East N.M.P.M. on the north boundary of the Town of Albuquerque Grant bears S. 38° 21' W. 720.24 feet distant;
Running from said beginning-point S. 87°56' W. 643.16 feet to the northwest corner;
Thence S. 0°02' W. 50 feet to the southwest corner;
Thence N. 87°56' E. to the Southern Union Gas Company Right-of-way;
Thence N. 12°02' W. along the westerly line of the Southern Union Gas Company right of way to the place of beginning.

and

WHEREAS, parties of the second part own certain property immediately west of and adjacent to the property hereinabove described; and

WHEREAS, parties of the second part have requested an easement from the parties of the first part over the property of said parties of the first part hereinabove described, and said parties of the first part are willing to grant said easement to be used as a roadway;

NOW, THEREFORE, in consideration of the sum of $1.00 in hand paid and other good and valuable considerations paid by parties of the second part to parties of the first part, receipt of which is [illegible] acknowledged, the parties of the first part hereby grant unto parties of the second part, their heirs, executors, administrators, lessees, assigns and successors in title, the free and uninterrupted use, liberty and privilege of and passage in and along the property hereinabove described, together with free ingress, egress and regress [illegible] for the said parties of the second part, their heirs, successors in title, and assigns and their tenants at all times forever hereafter, into, along, upon, and out of said property hereinabove described, in common with the parties of the first part, their heirs and assigns, and their tenants and successors in title.

IT IS UNDERSTOOD AND AGREED that said easement shall attach to

and run with the land and shall enure to the benefit of the parties hereto and their successors in title.

IT IS FURTHER UNDERSTOOD AND AGREED That parties of the first part reserve the right to dedicate the above described property to the County of Bernalillo, New Mexico, at any time hereafter for roadway purposes.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

C. G. Shambaugh

Olive L. Shambaugh

Walter S. Hayes

Anna M. Hayes

Parties of First Part.

Walter S. Gray

Elsie M. Gray.

Parties of Second Part.

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

On this 19th day of November, 1954, before me personally appeared C. G. SHAMBAUGH and OLIVE L. SHAMBAUGH, his wife, [redacted], and WALTER S. GRAY and ELSIE GRAY, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

Ida B. Wood
Notary Public

My commission expires:

March 6 - 1956

STATE OF CALIFORNIA,
County of Fresno } ss.

On this 19th day of November in the year one thousand nine hundred and Fifty Four before me, Ruby A. Berg a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Cecil D. Hayes Anna M. Hayes

known to me to be the person.s described in, whose name.s are subscribed to and who executed the within instrument, and acknowledged that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County, the day and year in this Certificate first above written.

Notary Public in and for said County and State
My commission expires April 12, 1958

GENERAL ACKNOWLEDGMENT—Shelburne's Stationery—1931 Mariposa, Fresno, Calif.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 3, 2003 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Richard Dourte, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

Adjourned: 10:23 A.M.

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

1. **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]* (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/17/03.**

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

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

2. **Project # 1003114**
03DRB-02000 Minor-SiteDev Plan BldPermit

G. DONALD DUDLEY ARCHITECT, AIA, agent(s) for GARRETT GROUP INC request(s) the above action(s) for all or a portion of Lot(s) 9, **ALAMEDA BUSINESS PARK,** zoned SU-2 IP-EP, located on PASEO ALAMEDA NE, between PASEO DEL NORTE NE and ALAMEDA BLVD NE containing approximately 1 acre(s). [REF: 1000624, DRB-98-223] [Deferred from 12/3/03] (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

3. **Project # 1001986**
03DRB-02001 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH,** zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB-01927] (E-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR.**

4. **Project # 1002856**
03DRB-01974 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) C-F and Tract(s) 1, 11, 12, 13 and 14 unplatted Town of Atrisco Grant, ARROWOOD RANCH, (to be known as **MEADOWS @ ANDERSON HILLS,** zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH ST SW containing approximately 107 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2, 03DRB-01892] (P-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL: 1) THE AMENDED GRADING PLAN TO BE APPROVED PRIOR TO FINAL PLAT. 2) THE PERIMETER WALL DESIGN MUST BE APPROVED PRIOR TO FINAL PLAT. 3) THE OWNERSHIP AND MAINTENANCE OF TRACT C MUST BE DESIGNATED EITHER TO THE HOME OWNERS ASSOCIATION OR THE ARCHEOLOGICAL ASSOCIATION. THE AMENDED INFRASTRUCTURE LIST DATED 12/3/03 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

5. **Project # 1002633**
03DRB-02003 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for JAYEFF CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9-22, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, **VENTURA PLACE,** zoned SU-1 Mixed Uses, located on HOLLY AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 03EPC-00693, 03EPC-00694, 03EPC-01323] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

6. **Project # 1002636**
03DRB-01959 Minor-Prelim&Final Plat Approval
03DRB-01960 Minor-Sidewalk Waiver

SURVEYS SOUTHWEST LTD agent(s) for ROBERT SIEGLITZ request(s) the above action(s) for all or a portion of Lot(s) 24, **RICE'S DURANES ADDITION NO. 1,** zoned R-2 residential zone, located on RICE AVE NW, between RIO GRANDE BLVD NW and DURANES NW containing approximately 1 acre(s). [REF: 03DRB-01084, 03DRB-00708] [Deferred from 11/26/03] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/3/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/25/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED. THE SIDEWALK VARIANCE WAS APPROVED FOR WAIVER OF SIDEWALKS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **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 3rd ST SE, between LEAD SE and SILVER SE containing approximately 3 acre(s). [REF: 03DRB-01886] [Deferred from 12/3/03] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/17/03.**

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

8. **Project # 1003112**
03DRB-01994 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) D and others, LAVA SHADOWS SUBDIVISION, LAVA TRAILS SUBDIVISION AND LANDS OF SLOAN, (to be known as **WESTERN TRAILS ESTATES**, zoned R-D, located on UNSER BLVD NW, between WESTERN TRAIL NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF: 1001209] (F-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

730281

9. Approval of the Development Review Board Minutes for November 19, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:23 A.M.

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

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1003112 Item No. 8 Zone Atlas F-11/12
DATE ON AGENDA 12-3-03
INFRASTRUCTURE REQUIRED ( )YES ( )NO
CROSS REFERENCE: _____
_____

TYPE OF APPROVAL REQUESTED:
(X) SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT
( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION
( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1	PROVIDE TRAFFIC DISTRIBUTION MAP TO CLARIFY FOR RESIDENTIAL ACCESS STREET W/O P1 DESIGNATION
2	STANDARD INFRASTRUCTURE REQ'D.
3	WESTERN TRAIL REQUIRES ADD'L 6' OF DEDICATION FOR BIKE LANE
4	ATRISCO REQUIRES BIKE LANES & TRAIL (POSSIBLE VACATION OF R-O-W ?)
5	ALL RADII PER DPM

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

THE CITY OF ALBUQUERQUE

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: 1003112 **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:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

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

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____✓; COMMENTS PROVIDED ____; 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 3, 2003

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
12/3/03 Comments

ITEM # 8

PROJECT # 1003112 **APPLICATION # 03DRB-01994**

RE: Western Trails Estates/sketch plat

There is already an approved Western Trails Estates at the corner of Coors & Western Trails. Unless this is another unit of that approved subdivision, another name is needed for this subdivision.

A perimeter wall submittal is required at preliminary plat application.

This project lies within the Unser Boulevard Design Overlay Zone.

Lava Shadows Sector Plan

shows this Parcel as SU-1.
AGIS shows R.D. Wenile
allow RD w/out sector plan amendment.
(up to 4 dus/ac only)

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

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003112	**DRB Date:** 12/3/03
Application Number: 03DRB-01994	**Item Number:** 8

Subdivision: Western Trails Estates
Tract D, Lava Shadows Subdivision and Lands of Sloan

Zoning: RD

Zone Page: F-11/F-12

New Lots (or units) : 57

Request for:

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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 57 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

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

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

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

Total remaining open space requirements are met via the provision of detached open space per the

provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

For informational purposes only: The Trails & Bikeways Facility Plan proposes a secondary trail in this location along Atrisco. The Trail alignment is on the other side of the street therefore, there are no requirements for the trail associated with this request.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form	
SUBDIVISION		**S**	**ZONING**	**Z**
☐ Major Subdivision action			☐ Annexation & Zone Establishment	
☒ Minor Subdivision action	SK		☐ Sector Plan (Phase I, II, III)	
☐ Vacation		**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Variance (Non-Zoning)			☐ Zone Change	
SITE DEVELOPMENT PLAN		**P**	☐ Text Amendment	
☐ ...for Subdivision Purposes			**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit			☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan				
☐ Cert. of Appropriateness (LUCC)		**L**		

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

APPLICANT INFORMATION:

NAME: Collatz Inc. / Jack Clifford — PHONE: (505) 898-6338
ADDRESS: P.O. Box 2010 — FAX:
CITY: Corrales — STATE NM — ZIP87048 — E-MAIL:
Proprietary interest in site: Contract purchaser / Owner
AGENT (if any): Community Sciences Corporation — PHONE: 505/897-0000
ADDRESS: P.O. Box 1328 / 4481 Corrales Road — FAX: 505/898-5195
CITY: Corrales — STATE NM — ZIP 87048 — E-MAIL: sciencenm@aol.com

DESCRIPTION OF REQUEST: Sketch plat
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 D and others — Block: ____ — Unit: ____
Subdiv. / Addn. Lava Shadows Subd./Lava Trails Subd/Lands of Sloan
Current Zoning: R-D — Proposed zoning: ____
Zone Atlas page(s): F-11/F12 — No. of **existing** lots: ~~1~~ 6 — No. of **proposed** lots: 57
Total area of site (acres): 9.48 — Density if applicable: dwellings per gross acre: 6.013 — dwellings per net acre: ____
Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? n/a
UPC No. 101106101016630401, 101106102627530403, 101106101219230405, 101106102315030402, 101106101724530710, 101106101422030715 — MRGCD Map No. n/a
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Unser
Between: Unser Blvd. and Atrisco

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1001209 / Ref only.

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ____ None

SIGNATURE _____ DATE 11/20/03
(Print) Cliff Spirock — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

☐ **INTERNAL ROUTING**
☑ All checklists are complete
☑ All fees have been collected
☐ All case #s are assigned
☑ AGIS copy has been sent
☑ Case history #s are listed
☑ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus NO
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
03DRB - ____ - 01994	SK	P	$ ~~0~~
____ - ____ - ____			$
____ - ____ - ____			$
____ - ____ - ____			$
____ - ____ - ____			$
			Total $ ~~0~~

Hearing date DEC 3, 2001

11/24/03
Planner signature / date

Project # 1003112

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

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

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

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

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year.

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

CLIFF A. SPIROCK 11/24/03
Applicant name (print)

Applicant signature / date

Form revised February 2003

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

Application case numbers
03DRB - - 01994
- -
- -

11/24/03
Planner signature / date

Project # 1003112

community sciences corporation

P. O. Box 1328
Corrales, NM 87048

November 24, 2003

City of Albuquerque
600 2nd Street, N.W.
Plaza del Sol Building
Albuquerque, New Mexico 87102
Attention: Sharon Matson

Re: Western Trails Estates (Sketch Plat)

Mrs. Matson:

Please find attached Community Sciences sketch plat for the proposed Western Trails Estates. Our client Collatz, Inc. is proposing to create a 57 lot subdivision comprised of 3 tracts on the corner of Unser Blvd. and Atrisco Drive. The current zoning on the property is R-D located in the Lava Shadows Sector Development Plan and the Unser Blvd. Design Overlay Zone.

We would appreciate any review and comments you may have.

Respectfully submitted,

Cliff F. Spirock

CFS/bjc

cc: Arlan Collatz (Collatz Inc.)

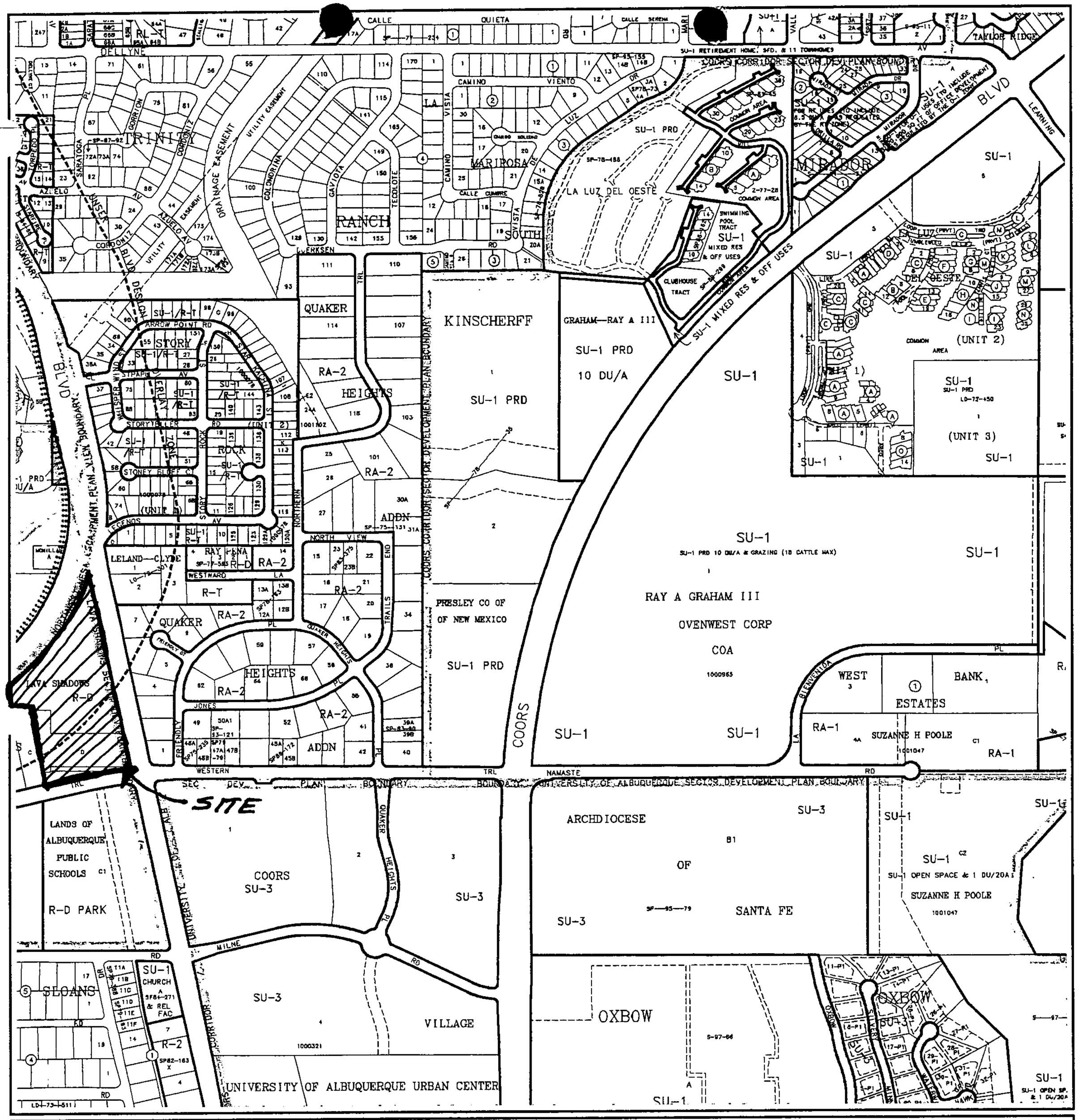
Attachments: Application
Sketch Plat

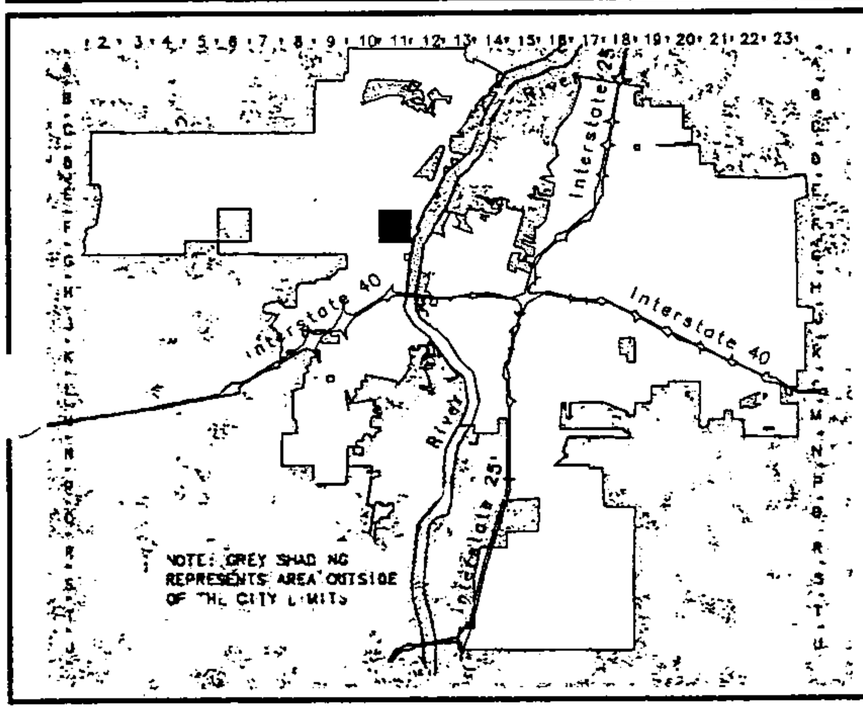
P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

CSC# E:\CSC_WORD\LETTERS\11-03-07.ltr.doc

DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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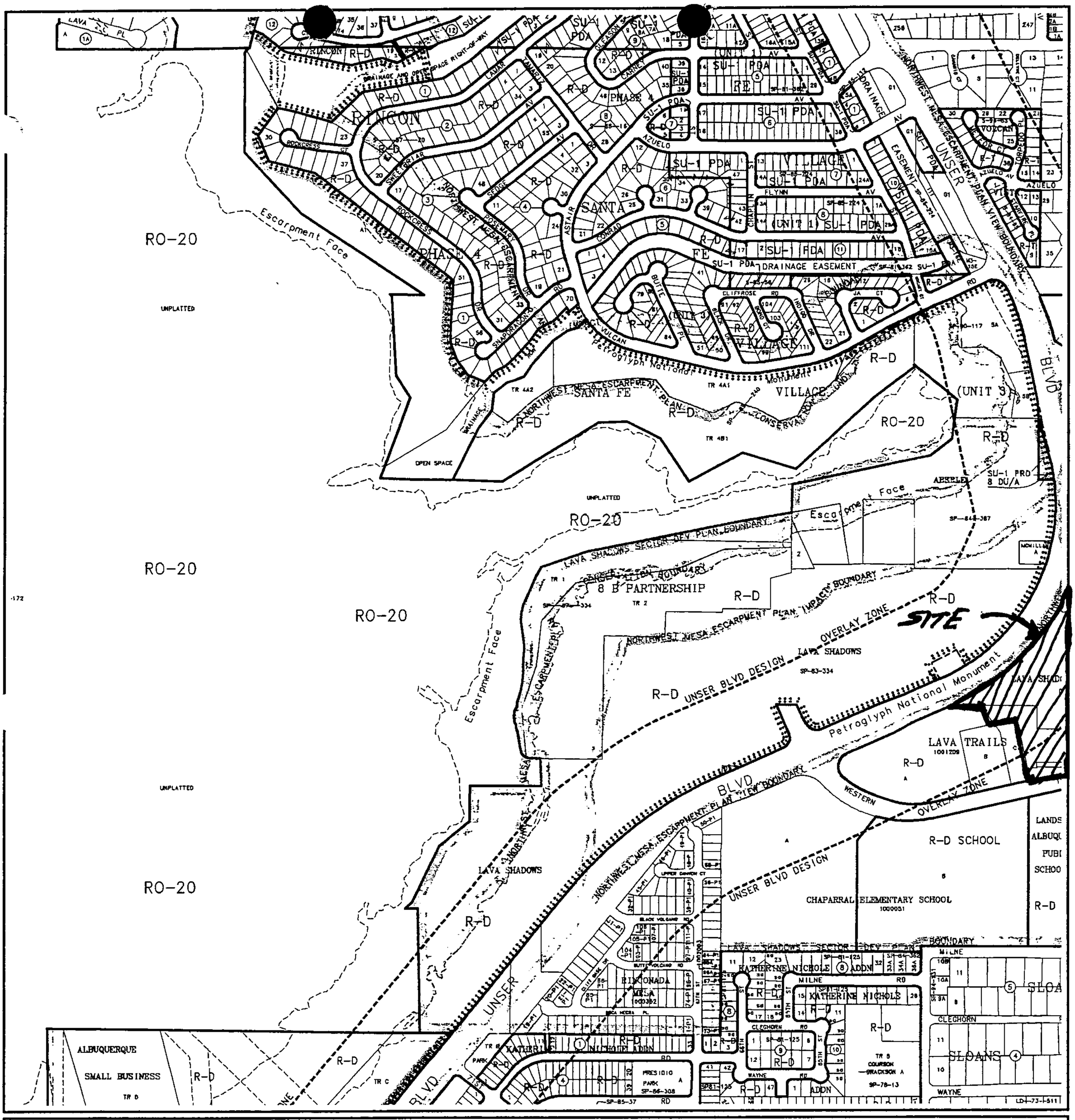
GRAPHIC SCALE IN FEET

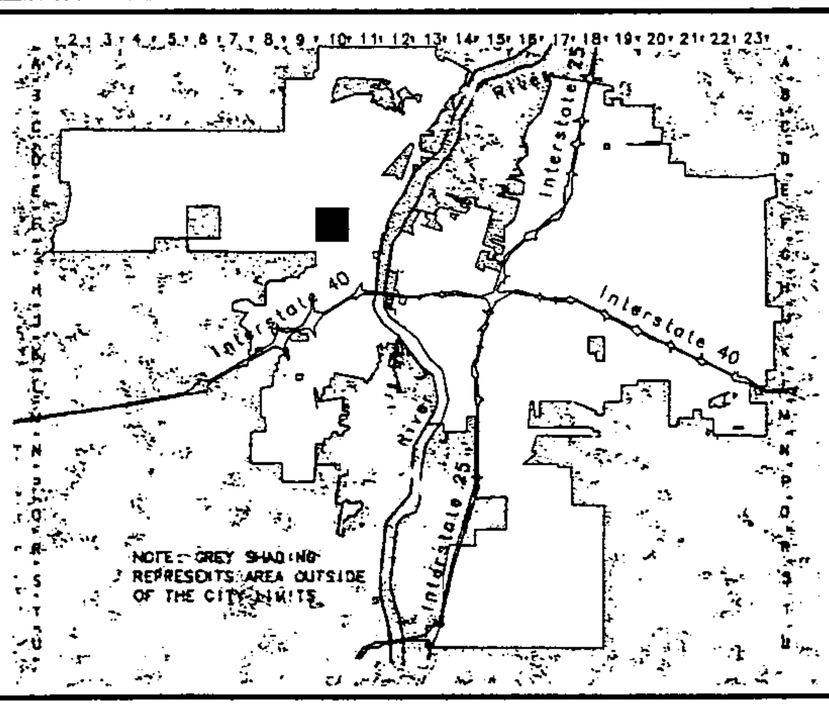
250 0 750 1000

Zone Atlas Page

F-11-Z

Map Amended through January 21, 2003





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

F-10-Z

Map Amended through January 21, 2003

NOTICE OF SUBDIVISION PLAT CONDITIONS

Tract A of Lands of Collatz, Inc.

The plat of Tract A of Lands of Collatz, Inc. has been granted a variance or waiver from certain subdivision requirements pursuant to Section 14-14-6-1 of the City of Albuquerque Subdivision Ordinances.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to the availability of utilities, or final approval of all requirements including, but not limited to the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

ACKNOWLEDGED:

Land Owner
Arlan Collatz

Chairperson
Development Review Board

STATE OF NEW MEXICO)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on February 26th, 2004, by Arlan Collatz.

Notary Public

My Commission Expires:

6/21/2007

OFFICIAL SEAL
Cliff F. Spirock
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/21/07

ACKNOWLEDGED:

Land Owner
Jack Clifford

Chairperson
Development Review Board

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on February 24, 2004, by Jack Clifford.

Notary Public

My Commission Expires:

10/04/06

OFFICIAL SEAL
KENT R. HOLLAND
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/04/06

Mary Herrera Bern. Co. NOT R 9.00

2004079785
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Page: 1 of 1
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