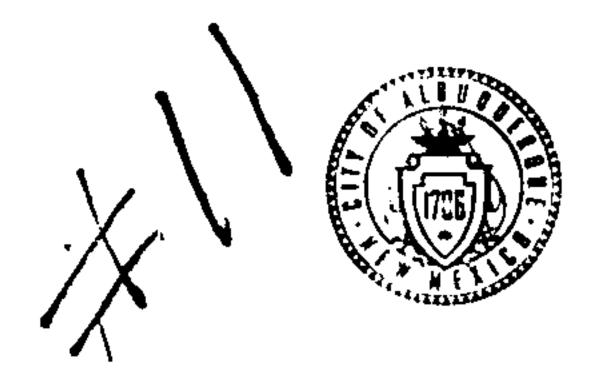


# COMPLETED 08/28/06 SHT DRB CASE ACTION LOG (PREL & FINAL)

**REVISED 9/28/05** 

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

	1 1	on No.: 06DRB-01012 (P&F)
	<del></del>	RINCONADA TRAILS
Agent:	Ross F	loward Co. Phone No.: 220-2791
approv	ed on _	or (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was 7 24 0 6 by the DRB with delegation of signature(s) to the following departments. IG SIGNATURES COMMENTS TO BE ADDRESSED
	TRAN	SPORTATION:
	UTILIT	TES:
	CITY	ENGINEER / AMAFCA:
	PARK	S / CIP:
	PLAN	NING (Last to sign): Pecord the Plat.
A	Pla	-The original plat and a mylar copy for the County ClerkTax certificate from the County TreasurerRecording fee (checks payable to the County Clerk). RECORDED DATE: -Tax printout from the County Assessor.  3 copies of the approved site plan. Include all pages. 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.



# DRB CASE ACTION LOG (PREL & FINAL)

**REVISED 9/28/05** 

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

DRB Ap	plication No.: 06DRB-01012 (P&F)	Project # 1003112		
	Name RINCONADA TRAILS	Phone No.: 220-2791		
Agent: Ross Howard Co.				
annrove	quest for (SDP for SUB), (SDP for BP), (FINed on 7/26/06 by the DRB with delegant and SIGNATURES COMMENTS TO BI	IAL PLATS), (MASTER DEVELOP. PLAN), was pation of signature(s) to the following departments.  E-ADDRESSED		
	TRANSPORTATION:			
	UTILITIES:			
	CITY ENGINEER / AMAFCA:			
	PARKS / CIP:			
	PLANNING (Last to sign): Pecord	the Plat.		
Á	-Tax printout from the County Associate of the approved site plate of the approved site plate of the County Treasurer's signature moved with the County Clerk.	reasurer. the County Clerk). RECORDED DATE: essor. In. Include all pages. ust be obtained prior to the recording of the plat re must be obtained prior to Planning Department's		

3112

## DXF Electronic Approval Form

DRB Project Case #:	1003112	
Subdivision Name:	RINCONADA TRAILS LOT	S 20A, 25A & 26A
Surveyor:	DAVID R KRAEMER	
Contact Person:	ROSS HOWARD	
Contact Information:	897-0291	
DXF Received:	8/23/2006	Hard Copy Received: 8/4/2006
Coordinate System:	Ground rotated to NMSP G	Grid
1 Jan-		
	Approved	Date
* The DXF file cannot	t be accepted (at this time) f	or the following reason(s):

## AGIS Use Only

Copied fc 3112

to agiscov on 8/23/2006

Contact person notified on 8/23/2006



# DEVELOPMENT REVIEW BOARD ACTION SHEET

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

July 26, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development Kristal Metro & Brad Bingham, Alter City Engineer Bill Balch, 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: 11:50 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 # 1004909 06DRB-00930 Major- SiteDev Plan BldPermit HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for SOUTHWEST GASTROENTEROLOGY ASSOCIATES, request(s) the above action(s) for Tract(s) 2A-2A-2B-2, Block(s) 0000, JOURNAL CENTER (to be known as **SOUTHWEST GASTROENTEROLOGY**) zoned IP, located on the northeast corner of JEFFERSON NE between JOURNAL CENTER BLVD NE ANSD HEADLINE AVE NE containing approximately 2.5 acre(s). [REF: DRB-97-442, ZA-96-44, 06DRB-00717] (D-17) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITES DEVELOPMENT FOR FIRE FLOW CALCULATIONS AND REVISED UTILITY

PLAN AND TRANSPORTATION DEVELOPMENT FOR BUILD NOTES, SIDEWALK EASEMENT, JOURNAL CENTER APPROVAL LETTER, 3 COPIES OF THE SITE PLAN AND THE 15-DAY APPEAL PERIOD.

2. Project # 1004228
06DRB-00937Major-Vacation of Pub
Right-of-Way

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tahoe Place right-of-way (SUNRISE HEIGHTS ADDITION) ) zoned M-1 light manufacturing zone, located on MONTANO RD NE AND RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01765] (F-15) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

3. Project # 1004091 06DRB-00942 Major-Preliminary Plat approval 06DRB-00943 Minor- Temp Deferral of Sidewalk RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). [Deferred from 7/26/06] (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.** 

4. Project # 1004076
06DRB-00880 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, request(s) the above action(s) for a portion of HILTON AVE NE adjacent to Lot(s) 6 (to be known as HILTON AVENUE LOFTS) zoned RLT, located on HILTON AVE NE, between PARSIFAL ST NE and HENDRIX RD NE. [REF: 05DRB-01403, 05DRB00526] [Deferred from 7/19/06] (G-20) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

5. Project # 1004240
06DRB-00890 Major-Preliminary Plat
Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private
Easements

ENGINEERING & CONSULTING agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS be known as VILLAS LAS MANANITAS SUBDIVISION, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] [Deferred from 7/12/06] (H-13) WITH THE SIGNING OF THE INFRASTRUCTURE 7/26/06 AND APPROVAL OF THE LIST DATED **GRADING PLAN ENGINEER STAMP DATED 6/6/06 THE** PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: 1) LANDSCAPING MUST BE SHOWN ON A REVISED WALL DESIGN PRIOR TO FINAL PLAT 2) ALL LOTS MUST MEET THE MINIMUM 5000 SQUARE FOOT LOT SIZE. 3) IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). 4) ALL LOTS SHALL HAVE P-2 DESIGNATIONS. 5) A SUBDIVISION DESIGN VARIANCE NEEDS TO BE APPLIED FOR BEFORE OR CONCURRENT WITH THE FINAL PLAT APPLICATION. 6) NEED EASEMENTS OR DEDICATION ALONG RIO GRANDE BOULEVARD NORTH OF THE EXISTING HISTORIC BUILDING. 7) THE EASEMENTS ALONG MANANITAS LANE NW MUST BE WIDER. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN EXHIBIT B IN THE PLANNING FILE.

06DRB-01042 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for GARCIA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, VILLAS LAS MANANITAS SUBDIVISION, zoned SU-1 FOR PERMISSIVE C-1 W/RESTRICTIONS, located on the northeast corner of INDIAN SCHOOL RD NW and RIO GRANDE BLVD NW and containing approximately 2 acre(s). [REF: 06DRB-00890, 06DRB-00891, 06DRB-00892, 06DRB-00893] [David Stallworth, EPC Case Planner] (H-13) THE SITE

PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS, 3 COPIES OF THE SITE PLAN AND A REVISED WALL DESIGN WITH LANDSCAPING.

6. Project # 1003612
06DRB-00737 Major-Preliminary Plat
Approval
06DRB-00738 Major-Vacation of Pub
Right-of-Way
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98<sup>TH</sup> ST NW and 94<sup>TH</sup> ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] [Deferred from 6/21/06 & 6/28/06 & 7/12/06 & 7/26/06] (J-9) **DEFERRED AT THE BOARD'S REQUEST TO 8/2/06.** 

# 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 # 1003087 06DRB-01034 Minor-SiteDev Plan Subd

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) 1-39, Tract(s) A-L, WATERSHED SUBDIVISION, zoned SU-2 FOR PDA RR, located on TIERRA PINTADA ST NW, between 98<sup>TH</sup> ST NW and ARROYO VISTA BLVD NW containing approximately 47 acre(s). [REF: 05DRB-00788] (H-9) THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNNG FOR LANDSCAPE PLAN ATTACHED TO COPIES OF THE SITE PLAN, NO UNIFORM FRONT YARD SETBACK, PLACEMENT AND ORIENTATION OF GARAGES AND INFRASTRUCTURE LIST LANGUAGE ON THE SIGNATURE BLOCK.

8. Project # 1005025 06DRB-01031 Minor-SiteDev Plan BldPermit M & M REAL ESTATE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 217, SANTA BARBARA- MARTINEZTOWN (to be known as 523 LOMAS OFFICE BUILDING) zoned C-3, located on LOMAS BLVD NE, between HIGH ST NE and EDITH BLVD NE containing approximately 1 acre(s). (J-15) WITHDRAWN AT THE AGENT'S REQUEST.

9. Project # 1003272 06DRB-00941 Minor-SiteDev Plan Subd/EPC CONSENSUS PLANNING agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2, 3-A and 4-A-1, ALBUQUERQUE WEST, UNIT 2, zoned SU-1 PDA to include C-3 uses, located on PASEO DEL NORTE NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 10 acre(s). [REF: 06EPC-00283] [Stephanie Shumsky, EPC Case Planner] [Deferred from 7/12/06] (C-13) THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.

05DRB-01354 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for HIGH ASSETS LAND CO LTD request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2 and 3A (to be known as **ALBUQUERQUE WEST, UNIT 2**, Lot(s) 3-A-1, 3-A-2, 2-A-1-B-2-A and 2-A-1-B-2-B), zoned SU-1 PDA TO INCLUDE C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS RD NW containing approximately 8 acre(s). [REF: DRB-96-14, DRB-90-252] [Indef Deferred from 9/7/05 & 11/2/05] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.** 

10. Project # 1003993 06DRB-01006 Minor-SiteDev Plan BldPermit/EPC 06DRB-01005 Minor-Prelim&Final Plat Approval 06DRB-01003 Minor-Vacation of Private Easements

RHOMBUS PA INC agent(s) for GLOBAL STORAGE request(s) the above action(s) for all or a portion of Lot(s) A-37-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1-O-1, located on COORS BLVD NW, between SEQUOIA NW and ST JOSEPHS DR NW containing approximately 4 acre(s). [REF: 05EPC-00369, 05EPC-00370] [David

Stallworth, EPC Case Planner] [Deferred from 7/19/06 & 7/26/06] (G-11) DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.

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

11. Project # 1003112 ·
06DRB-01012 Minor-Prelim&Final Plat
Approval

ROSS HOWARD CO agent(s) for ARLAN COLLATZ INC request(s) the above action(s) for all or a portion of Lot(s) 20, 25 & 26, RINCONADA TRAILS, zoned RD, located on HUYANA DR NW, between UNSER BLVD NW and WESTERN TRAIL NW. (F-11) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.

12. Project # 1004858 06DRB-01037 Minor-Prelim&Final Plat Approval SURVEYS SOUTHWEST LTD agent(s) for JEFF & EVANGELINE ROMERO request(s) the above action(s) for all or a portion of Lot(s) 7-9 & PORTION OF Lot(s) 10, Block(s) N, MANDELL BUSINESS & RESIDENCE ADDITION, zoned SU-3 special center zone, located on SLATE AVE NW, between 5<sup>th</sup> ST NW and LOMAS BLVD NW containing approximately 1 acre(s). [REF: 06DRB-00573] (J-14) PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 10-FOOT RADIUS AT ALLEY.

13. Project # 1004774
06DRB-01036 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JESUS SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) H-1-A, Block(s) 2, MONTOYA'S SECOND REPLAT, zoned SU-2 MR special neighborhood zone, located on ABAJO RD SE, between TOPEKA ST SE and JOHN ST SE containing approximately 1 acre(s). [REF: 06DRB-01036] (M-14) THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.

14. Project # 1003057 06DRB-00877 Minor-Prelim&Final Plat Approval SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Tract(s) A-2-C-1, Block(s) 1, CLIFFORD WEST BUSINESS PARK, UNIT 3, zoned IP, located on LOS VOLCANES RD NW, between SAUL BELL RD NW and UNSER BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00893] [Indef Deferred from 6/28/06] (K-9/K-10) PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.

15. Project # 1004782 06DRB-00928 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS INC agent(s) for THOMAS P GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, SLOAN'S ACRES, zoned R-1, located on ESTANCIA NW, between LADERA DR NW and WESTERN TRAILS NW containing approximately 1 acre(s). [Deferred from 7/12/06] (G-11) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/26/06 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

16. Project # 1004785 06DRB-00403 Minor- Final Plat Approval TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). (Indef Deferred from 4/5/06 for SIA) (C-20) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.

17. Project # 1005021
06DRB-01000 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for JC PETERSON LLC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5, 15, 16 and 17, Block(s) 5, ESPERANZA ADDITION, zoned C-1 & P, located on SAN MATEO BLVD SE, between TRUMBULL AVE SE and SOUTHERN AVE SE containing approximately 1 acre(s). [Deferred from 7/19/06] (L-18) PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PLACEMENT OF SIDEWALK AND PLANNING TO RECORD THE PLAT.

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

18. Project # 1005029 06DRB-01045 Minor-Sketch Plat or Plan ADVANCED ENGINEERING & CONSULTING LLC agent(s) for WESTLAND DEVELOPMENT COMPANY INC request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING, zoned R-D & SU-2 FOR R-LT, located on TIERRA PINTADA BLVD NW, between CALLE AZULEJO NW and CLARKS FORK NW containing approximately 55 acre(s). (H-9) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

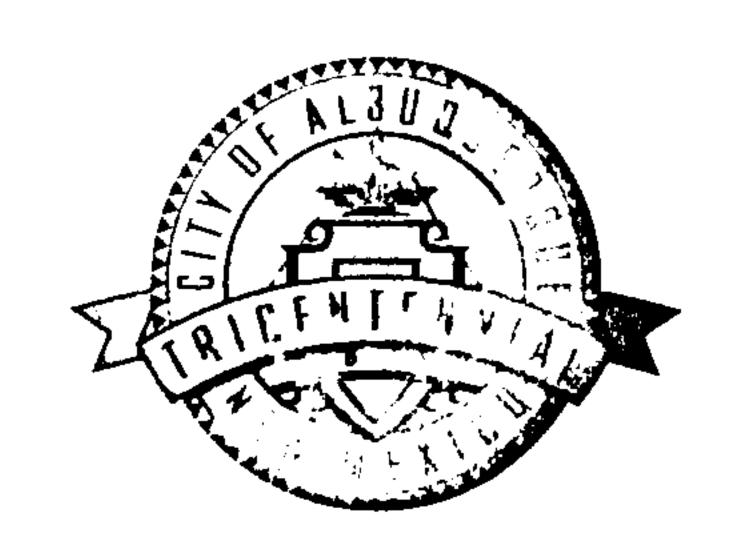
19. Project # 1003467
06DRB-01022 Minor-Sketch Plat or Plan

ALPHA PROFESSIONAL SURVEYING INC agent(s) for CHARLES MOSS, ASPEN HOMES NM request(s) the above action(s) for all or a portion of Tract(s) 11-A, 11-B & 11-C, RICE DURANES ADDITION, zoned R-2, located on RICE AVE NW, between RIO GRANDE NW and INDIAN SCHOOL NW containing approximately 1 acre(s). (H-13) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

20. Approval of the Development Review Board Minutes for July 12 & July 19, 2006. THE DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 12 AND JULY 19, 2006 WERE APPROVED BY THE BOARD.

ADJOURNED: 11:50 A.M.





# PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

	DRB CASE NO	)/PROJECT NO: 1	<u>003112</u> <u>A</u>	GENDA ITEM	NO: 11	
	SUBJECT:					
	Final Plat Preliminary Plat					
	ACTION REQUE	STED:				
	REV/CMT: ()	APPROVAL: (X)	SIGN-OFF: ()	EXTN: ()	AMEND: ()	
	ENGINEERING (	COMMENTS:				
	No adverse commen	nts.				
P.O. Box 1293						
Albuquerque						
New Mexico 87103						
vww.cabq.gov						
	RESOLUTION:					
		ENIED; DEFERREI				
	DELEGATED: (SE	C-PLN) (SP-SUB) (SI	P-BP) (FP) TO: (U	D) (CE) (TRANS)	(PRKS) (PLNG)	
	SIGNED: Bradley I City Eng	L. Bingham ineer / AMAFCA Design	ree	DATE: JULY	26, 2006	

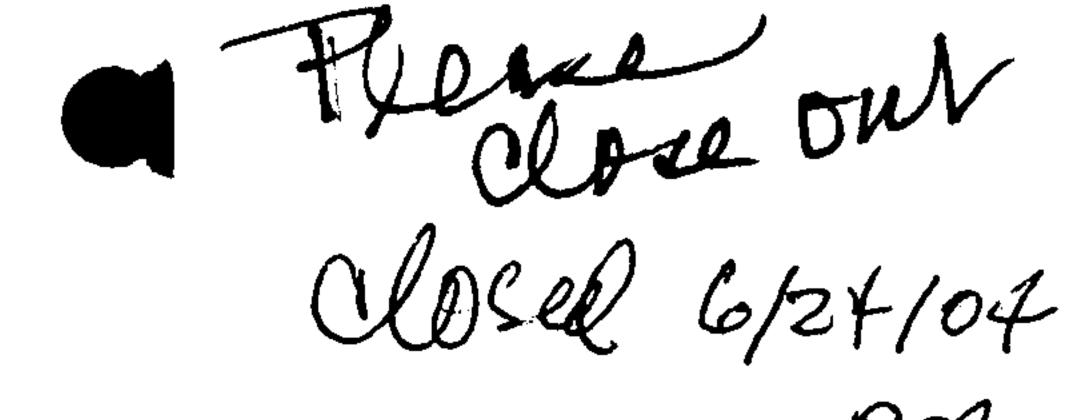




signature.

AGIS DXF File approval required.

□ Copy of recorded plat for Planning.



#### DRB CASE ACTION LOG (SITE DEV PLAN SUBD/EPC)

with Si	te plan/plat once comments are addresse	ed.
·	oplication No.: 04DRB-00839	Project # 1003112
	Name: LAVA LANDS/LAVA TRAILS	LANDS OF SLOAN
Agent:	Community Sciences Corporation	Phone No.: 505-897-000
approve	quest for SDP for SUB), (SDP for BP), (Filed on Application by the DRB with delegation and SIGNATURES COMMENTS TO E	NAL PLATS), (MASTER DEVELOP. PLAN), was egation of signature(s) to the following departments. BE ADDRESSED
	TRANSPORTATION:	
	UTILITIES:	
	CITY ENGINEER / AMAFCA:	
	PARKS / CIP:	
	PLANNING (Last to sign): Some Called over to	Plu mylar 6/24/04 Box.
	Planning must record this plat. Pleas  -The original plat and a mylar copy -Tax certificate from the County Tre -Recording fee (checks payable to -Tax printout from the County Asse Include 3 copies of the approved County Treasurer's signature mu with the County Clerk.	se submit the following items: An bear for the County Clerk. easurer. the County Clerk). RECORDED DATE:

3112

#### AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003112	
Subdivision Name: Rinconada Trails	
Surveyor: <u>Thomas Patrick</u>	
Company/Agent: Community Sciences C	<u>orporation</u>
Contact Person:	E-mail:
Phone:	Fax:
<ul> <li>✓ DXF Received Date: 6/22/2004</li> <li>✓ Hard-Copy Date: 6/22/2004</li> </ul>	
Coordinate   NMSP Grid   System: (NAD 83)	NMSP Grid Ground rotated Other (NAD 27)
Approved	<u>して</u> 204 Date
Approved	
*The dxf file cannot be accepted at this time	
	IS Use Only
Copied cov3112 to agiscov on 6/2	22/2004. Contact person notified on 6/22/2004







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-008		Project # 1003112
Project Name: LAVA LANDS/LA		LANDS OF SLOAN
Agent: Community Sciences Cor	poration	Phone No.: 505-897-000
Your request for SDP for SUB), approved on by OUTSTANDING SIGNATURES	the DRB with delegat	L PLATS), (MASTER DEVELOP. PLAN), was tion of signature(s) to the following departments.  ADDRESSED
TRANSPORTATION:		
UTILITIES:		
CITY ENGINEER / AMAR	-CA:	
D PARKS / CIP:		
PLANNING (Last to sign)	Sout	ne Och Langue
-The original plate -Tax certificate from -Recording fee (conty from Include 3 copies with the County Property Manage signature.  - AGIS DXF File approximation - Tax printout from Include 3 copies County Treasure - Tax printout from Include 3 copies - Tax printout from	and a mylar copy for om the County Treas checks payable to the n the County Assesso of the approved siter's signature must lark.	urer. County Clerk). RECORDED DATE:



#### 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 S11º45'40"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)



#### OFFICIAL NOTICE OF DECISION

#### PAGE 2

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.
- 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.
- 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)



#### OFFICIAL NOTICE OF DECISION

#### PAGE 3

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 Chai

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



# DEVELOPMENT REVIEW BOARD ACTION SHEET

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

June 9, 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: Noon

B. Changes and/or Additions to the Agenda

C. New or Old Business

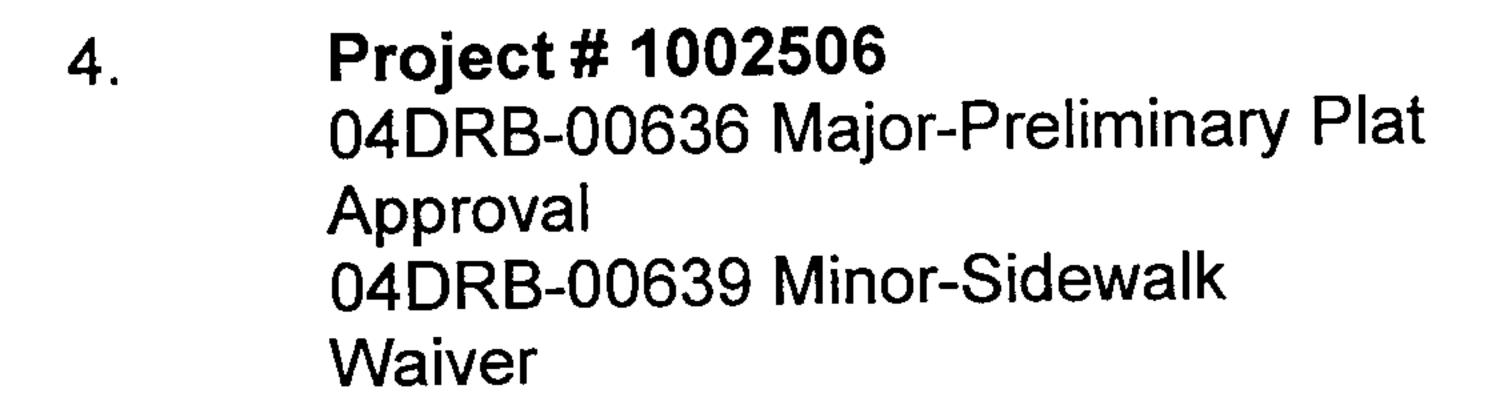
# CASES WHICH REQUIRE PUBLIC NOTIFICATION MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1001862 04DRB-00757 Major-Two Year SIA LLAVE CONSTRUCTION INC. agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1-6 INCLUDE LOTS 1 THRU 6, OAKLAND COURT SUBD, OAKLAND COURT SUBD, zoned R-D, located on OAKLAND CT NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). [REF: 02DRB-00663] (C-20) A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED

2. Project # 1001916 04DRB-00743 Major-One Year SIA BOHANNAN HOUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for, PINON POINTE @ VENTANA RANCH, UNIT 3, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 12 acre(s). [REF: 02DRB-01007] (B-9) A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.

3. 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] [REF: 02DRB-00963] (B-10) DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.



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] (C-13) DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.

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

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES, (to be known as SUNDANCE ESTATES) zoned R-D residential and related uses zone, developing area FOR R-LT, located on PARADISE BLVD. NW, between LYONS BLVD. NW and BLANDA COURT NW containing approximately 122 acre(s). [REF: 03EPC-00690, 03DRB-01306] [Deferred from 6/9/04] (B-11) DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.

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

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, RIVERVIEW ACRES, UNIT 2, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12) DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.

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) 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 N11º45'21"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-WITH THE SIGNING OF INFRASTRUCTURE LIST DATED 6/9/04 AND

APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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.

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, 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) THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED SIGNATURE FOR LANGUAGE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 5/19/04 & 6/9/04] (N-9) DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.

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] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.

10. Project # 1003445
04DRB-00750 Major-Bulk Land Variance
04DRB-00751 Major-Vacation of Pub
Right-of-Way
04DRB-00752 Major-Vacation of Public
Easements
04DRB-00753 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE/R.J. SCHAEFER REALTY & INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B,C & D, ALBUQUERQUE WEST UNIT 1, zoned SJ-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12) THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, 15-DAY APPEAL PERIOD AND NMU INC. SIGNATURE.

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#### 11. Project # 1002739

04DRB-00641 Major-Preliminary Plat Approval 04DRB-00642 Major-Vacation of Pub Right-of-Way 04DRB-00645 Major-Vacation of Public Easements 04DRB-00646 Minor-Sidewalk Waiver 04DRB-00647 Minor-Subd Design (DPM) Variance 04DRB-00648 Minor-Temp Defer SDWK 04DRB-00818 Minor-Subd Design (DPM) Variance MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, ANDERSON HEIGHTS, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [Deferred from 5-19-04 & 6-2-04] [REF: 03DRB-00983, 04DRB-00179] (P-8) DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.

#### 12. Project # 1003403

04DRB-00633 Major-Vacation of Public Easements 04DRB-00632 Major-Preliminary Plat Approval 04DRB-00635 Minor-Temp Defer SDWK

THE SIDEWALK WAIVER LISTED BELOW REQUESTED ON 5/19/04 WILL BE HEARD UNDER OTHER MATTERS ON 6/16/04.

04DRB-00634 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as THE RESERVE AT THE TRAILS, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04 & 6/2/04) (C-9) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/9/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/22/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION THAT THERE WILL BE A DISCLAIMER AS PER MUTUAL AGREEMENT WITH THE DEVELOPER THAT THIS WILL BE THE LAS PLAT APPROVED BEFORE THE SECTOR PLAN FOR THE TRAILS AREA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

THE SIDEWALK WAIVER WILL BE HEARD UNDER OTHER MATTERS ON 6/16/04.

# 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.

13. Project # 1003447
04DRB-00756 Major-SiteDev Plan
BldPermit

DORMAN & BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 11A, JOURNAL CENTER 2, UNIT 1, zoned IP industrial park zone, located on WASHINGTON ST NE, between WOLCOTT AVE. NE and MASTHEAD ST. NE containing approximately 1 acre(s). [REF: 1000633] (D-17) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL DESIGN AND ZHE QUESTION ON WALL HEIGHT VARIANCE.

14. Project # 1003468
04DRB-00816 Minor-SiteDev Plan
BldPermit
04DRB-00817 Minor-Prelim&Final Plat
Approval

ARCHITECTS, MC BMM agent(s) INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 3, Tract(s) 25, 26, A, NORTH ALBUQUERQUE ACRES, UNIT B, zoned IP industrial park zone, located on VENICE AVE NE, between SAN MATEO BLVD NE and 1-25 NE containing approximately 2 acre(s). [Deferred from 6-2-04] (B-18) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.

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

15. Project # 1003473
04DRB-00836 Minor-Prelim&Final Plat
Approval

CARTESIAN SURVEYS, INC agent(s) for PULTE HOMES OF NEW MEXICO, INC request(s) the above action(s) for all or a portion of Lot(s) 12,13 & 14, Block(s) 2, RESERVE AT FOUR HILLS, zoned R-1 residential zone, located on RUFFIAN CT SE, between CANNONADE SE and WHIRL AWAY SE containing approximately 1 acre(s). (M-22) THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.

16. Project # 1003411
04DRB-00841 Minor-Prelim&Final Plat
Approval

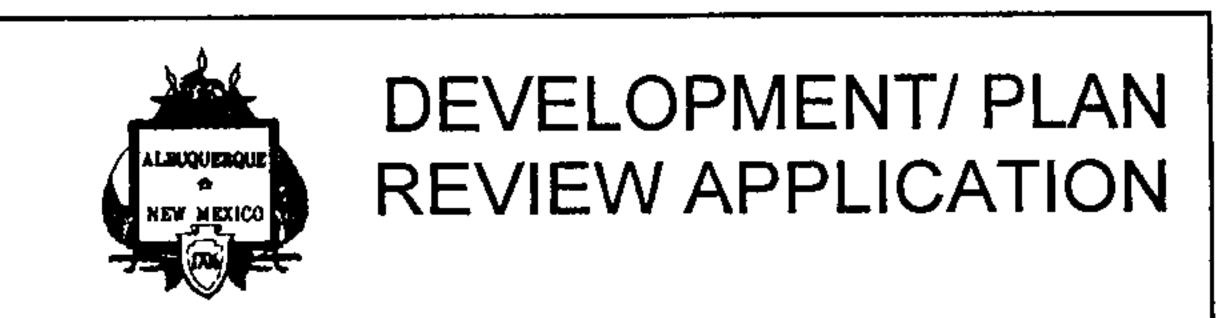
SURVEYS SOUTHWEST, LTD agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 12,13, & INCLUDE LOTS 14 & 15, GRANT TRACT, zoned SU-2 M/R/O, located on GRANITE AVE NW, between 6TH STREET NW and 5TH STREET NW containing approximately 1 acre(s). [REF: 04DRB00654] (J-14) THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A GRADING PLAN.

17. Project # 1002857
04DRB-00809 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) ARROWOOD RANCH DEVELOPMENT, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 03DRB01200, 03DRB01202, 03DRB-01203, 04DRB-232, 04DRB-0023, 03EPC-01204, 03EPC-01205] [Deferred from 6-2-04] (P-9) FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.

18. ADJOURNED: Noon

# Acity of Albuquerque



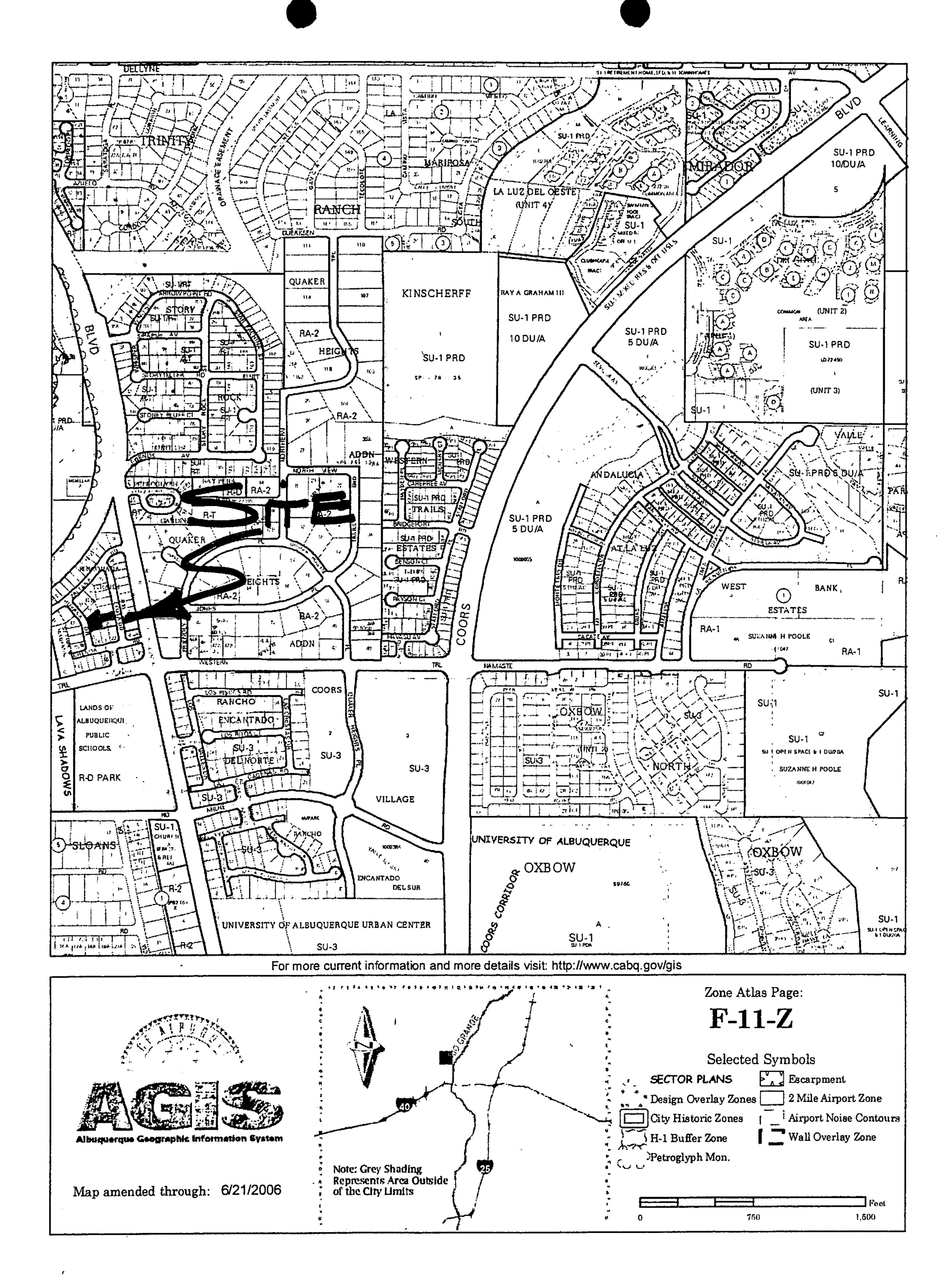
			S	upplementa	al form			
	SUBDI	VISION	•	s z	ZONING & P			
		<ul> <li>Major Subdivision action</li> </ul>			Anne	exation	1 *44 1	
	<b>X</b>	Minor Subdivision action	ነ -		<del></del>	County St		
	. ———	Vacation		V	<del></del>	EPC Subr		hongo
		Variance (Non-Zoning)			Zone Zoning	•	nent (Establish or C	nange
	. SITE D	EVELOPMENT PLAN		P		or Plan ( <b>Phas</b> e	e I. II. III)	
	, SILL D	for Subdivision Purpose	S	•		•	tor, Area, Facility or	•
			•		Compre	ehensive Plan		
	<del></del>	for Building Permit			<del></del>	•	Zoning Code/Sub R	_ ,
	<del></del>	IP Master Development	Plan			`	ge (Local & Collecto	or)
		Cert. of Appropriateness	s (LUCC)	L A	APPEAL / P			
	STOR	M DRAINAGE		D	·	•	, LUCC, Planning Direc	tor or Staff,
		Storm Drainage Cost Allocati	ion Plan		ZHE, ZO	oning Board of Ap	ppeais	
<b>E</b>	Department De	PE IN BLACK INK ONLY evelopment Services C efer to supplemental for	enter, 600 2 <sup>nd</sup> Stree	et NW, Alb	uquerque, NM 8	pleted applications of the second sec	ation in person to the must be paid at	he Planning the time of
Δ	APPLICANT INFO	ORMATION:	OLLA	t 2,	INC.			- ~ ~
•	A A	DIAL A	$\sim 11$	ナブ		DUONE.	8986	338
	NAME:			<u> </u>	<u> </u>	PHONE: _	000	2//
	ADDRESS:	10 BOX	20 0	)		FAX:	5 6	0
	OIT)/.	AUB	STATE	AIM >	10 K - 104	E-MAIL:		
	CITY:	70 - 11		4 <u>07</u> , 2				
	Proprietary in	nterest in site: 2 WM		_ List all ow	ners:			
	AGENT (if an	w.Dosa Ho	IN TARD	(00		PHONE.	22027	41
	AGENT (II al.	19).	00		<u> </u>		<del></del>	
	ADDRESS:_	10 20 X	<u> </u>			FAX:		<del>"</del> "
	CITY: EX	PRALE	STATI	NM z	IP87048	E-MAIL:		
		DIO	1 1 1 6				5 10	
	DESCRIPTION O	F REQUEST:	CA 11/7C	<del>ا</del>	<u> </u>	<u> </u>		
	FOI	LOW WA	LL ( b	<u> </u>	INCE	OPRE	CTLY	<u></u>
	l = 4la = ====li = =		ant to the Family Housi	a Dovolopm	ont Program?	Vec X No		
	is the applica	ant seeking incentives pursu						
5	SITE INFORMATI	ION: ACCURACY OF THE	LEGAL DESCRIPTION	IS CRUCIAL	.! ATTACH A SEP	ARATE SHEET	IF NECESSARY.	
	Lot or Tract I	vo LotS	20.25	5 av	26 Blo	ock:	Unit:	
Ý		17		-t-D	<u> </u>			
7	Subdiv. / Add	dn. FINCE	NADA	1 1	-41 L 3			
<b>N</b> .	Current Zoni	ng: K-D		Propo	sed zoning:	<u> </u>	<u> </u>	·
3			1 (	—— . No of	existing lots:	3	o. of <b>proposed</b> lots:	3
>>>	Zone Atlas p	age(s):	1 1	190. 01	existing lots.			- <u></u> -
<u> </u>	Total area of	site (acres):	Density if applicable:	dwellings p	er gross acre:	d <sup>,</sup>	wellings per net acre:	
0	Within city lin	nits?Yes. No, but s	ite is within 5 miles of th	e city limits \		Within 100	0FT of a landfill?	NO
<u>Q</u>	<b>.</b> .	- 1 1 - C 1 - C	192304					
<b>.</b>	OF CIVO.			$\frac{\upsilon}{\upsilon}$		MRGCD I	Map No.	<u> </u>
بر د	LOCATION	OF PROPERTY BY STREE	TS: On of Near:	-16	HUY	ANA	DR NI	
2			B/ / D	. 1	1.11557	ERN	TRA11	NV
	Between:	UN DEF		≠ and	WEST	2 100		
٠ (	CASE HISTORY:							
	List any curr	ent or prior case number tha	at may be relevant to yo	ur application	າ (Proj., App., DRB-	, AX_,Z_, V_, S	_, etc.):	<u></u>
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				2 -		2 D-4-	-f	··· <del>············</del>
		project was previously review	wed by Sketch Plat/Plan	or Pre-a , '	pplication Review I	eam ? . Date	of review:	///
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	(Print)		1055 1.	NOU	UARD	<del></del>	Applicant	Agent
	, ,							
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	OR OFFICIAL	USE ONLY					FOITH FVISCU 4	/ U- <del>1</del>
スト	INTERNAL RO	UTING	Application case no	ımbers		Action	S.F. Fees	~ 0.00
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•	F.H.D.P. densi			<b>~</b> .	_ \		Total	- EO
NAE	F.H.D.P. fee re	epate	Hearing date	-2b-	90		\$ <u>37</u>	<u></u>
	V	7 //->\.		•	•			
	Y , -				Project# 10	03112		

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVE	RTISED) ER INTERNAL ROUTING
<ul> <li>SKETCH PLAT REVIEW AND COMMENT</li> <li>Scale drawing of the proposed subdivision plat (folded to fit into meetings. Sketches are not reviewed through internal routin Site sketch with measurements showing structures, parking, Bld improvements, etcetera, if there is any existing land use (for Zone Atlas map with the entire property(ies) precisely and clearly Letter briefly describing, explaining, and justifying the request Any original and/or related file numbers are listed on the cover and the cove</li></ul>	g.  lg. setbacks, adjacent rights-of-way and street  lded to fit into an 8.5" by 14" pocket) 6 copies.  y outlined and crosshatched (to be photocopied)
☐ MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLA  Preliminary Plat reduced to 8.5" x 11"	T Your attendance is required.
Zone Atlas map with the entire property(ies) precisely and clearly Letter briefly describing, explaining, and justifying the request Copy of previous D.R.B. approved infrastructure list	y outlined and crosshatched (to be photocopied)
Copy of the LATEST Official D.R.B. Notice of approval for Preling Any original and/or related file numbers are listed on the cover a <b>Extensions are not reviewed through internal routing.</b> Extension of preliminary plat approval expires after one year.	·
<ul> <li>MAJOR SUBDIVISION FINAL PLAT APPROVAL</li> <li>Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 compositions are consistent of perimeter walls 3 copies</li> </ul>	es
Zone Atlas map with the entire property(ies) precisely and clearly Original Mylar drawing of the proposed plat for internal routing or Property owner's and City Surveyor's signatures on the Mylar draws of seconds of CIA	nly. Otherwise, bring Mylar to meeting.
<ul> <li>Copy of recorded SIA</li> <li>Landfill disclosure and EHD signature line on the Mylar drawing in Any original and/or related file numbers are listed on the cover and any original and/or related file numbers are listed on the cover any original and/or related file numbers are listed on the cover any original and/or related file numbers are listed on the cover any original and/or related file numbers are listed on the cover any original and/or related file numbers are listed on the cover any original and/or related file numbers are listed on the cover any original and/or related file numbers are listed on the cover any original and/or related file numbers are listed on the cover any original and/or related file numbers.</li> </ul>	•
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR	
MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPRO Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" 4 copies for internal routing.	VAL Your attendance is required. pocket) 6 copies for unadvertised meetings,
Site sketch with measurements showing structures, parking, Bldging improvements, etcetera, if there is any existing land use (fol Zone Atlas map with the entire property(ies) precisely and clearly Letter briefly describing, explaining, and justifying the request Original Mylar drawing of the proposed plat for internal routing or	ded to fit into an 8.5" by 14" pocket) 6 copies.  outlined and crosshatched (to be photocopied)
Property owner's and City Surveyor's signatures on the Mylar dra Landfill disclosure and EHD signature line on the Mylar drawing i Fee (see schedule)	awing f property is within a landfill buffer
Any original and/or related file numbers are listed on the cover ap Infrastructure list if required (verify with DRB Engineer)  Quantum DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR	NO INTERNAL ROUTING
☐ AMENDMENT TO PRELIMINARY PLAT (with minor change	es) 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 a	
amendments. Significant changes are those deemed by the DRB to  Proposed Amended Preliminary Plat, Infrastructure List, and/or Copies for unadvertised meetings.	require public notice and public hearing.
Original Preliminary Plat, Infrastructure List, and/or Grading Plan for unadvertised meetings	
Zone Atlas map with the entire property(ies) precisely and clearly Letter briefly describing, explaining, and justifying the request Original Mylar drawing of the proposed amended plat for internal	
Property owner's and City Surveyor's signatures on the Mylar dra Any original and/or related file numbers are listed on the cover ap Amended preliminary plat approval expires after one year	- r
1 LENORE A	Femily FOR KOSS HOWARD
I, the applicant, acknowledge that	20 /or Q 7/11/06
any information required but not submitted with this application will	Applicant name (print)
likely result in deferral of actions.	Applicant signature / date
Checklists complete Application case numbers Fees collected $2000 - 01012$	Form revised 8/04, 1/05 & 10/05  \[ \int \int \frac{5}{5} \frac{7}{11} \frac{5}{5} \frac{4}{5} \]
Case #s assigned	Planner signature / date Project # 1003112
	•

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#### ROSS HOWARD SURVEY COMPANY

LAND SURVEYING

P.O. BOX 887 CORRALES, NEW MEXICO 87048 PHONE (505) 897-0291 / FAX (505) 897-7111 / E-MAIL: resurvey@comcast.net

July 06, 2006

Sharon Matson, AICP c/o City of Albuquerque Planning Department 600 Second Street, N.W. Albuquerque, NM 87102

Subject: Replat of Lots 20, 25 & 26, Rinconada Trails Subdivision, City of Albuquerque, NM:

Dear Sharon:

The developer (Collatz, Inc.) constructed the existing block walls in the wrong position. This replat will follow the centerline of said block walls for the new property lines.

Call if you have addition questions.

Thank you,

Yours truly,

Ross L. Howard

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

#### PAID RECEIPT

| APPLICANT N                   | AME "ARLANA COLLATZ"                                                                                                                                                                                                           |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AGENT                         | Ross Howard                                                                                                                                                                                                                    |
| ADDRESS                       | POBOX 887 ".                                                                                                                                                                                                                   |
| PROJECT & A                   | PP# 1003112 / 66 DRB - 81012                                                                                                                                                                                                   |
| PROJECT NAN                   | ME RINCONADA TRAILS                                                                                                                                                                                                            |
| \$ 20.                        | 441032/3424000 Conflict Management Fee                                                                                                                                                                                         |
| s. 355. se                    | 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 |
| \$ 375.00                     | TOTAL AMOUNT DUE                                                                                                                                                                                                               |
| *** NOTE: If a sadditional ch | subsequent submittal is required, bring a copy of this paid receipt with you to avoid an arge.                                                                                                                                 |

| ROSS HOWARD COMPANY 07/68  P.O. BOX 887  CORRALES, NM 87048  (505) 897-0291 | BANK OF AMERICA, NA<br>ALBUQUERQUE, NM 87102<br>95-32/1070 | 12470                                         |
|-----------------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------|
|                                                                             |                                                            | 7/6/2006                                      |
| PAY TO THE City of Albuquerque ORDER OF                                     | \$                                                         | **375.00                                      |
| Three Hundred Seventy-Five and 00/100*********************************      | *************                                              | *****                                         |
| City of Albuquerque                                                         |                                                            | DOLLARS A Security Features. Details on back. |
| Planning Department                                                         |                                                            |                                               |
| 600 2nd Street NW                                                           |                                                            |                                               |
| Albuquerque, NM 87103                                                       |                                                            |                                               |
| MEMO<br>Job # 9018, Replat Lots 20,25 & 26, Rinconada Trails                | Land Ha                                                    | West of the second                            |

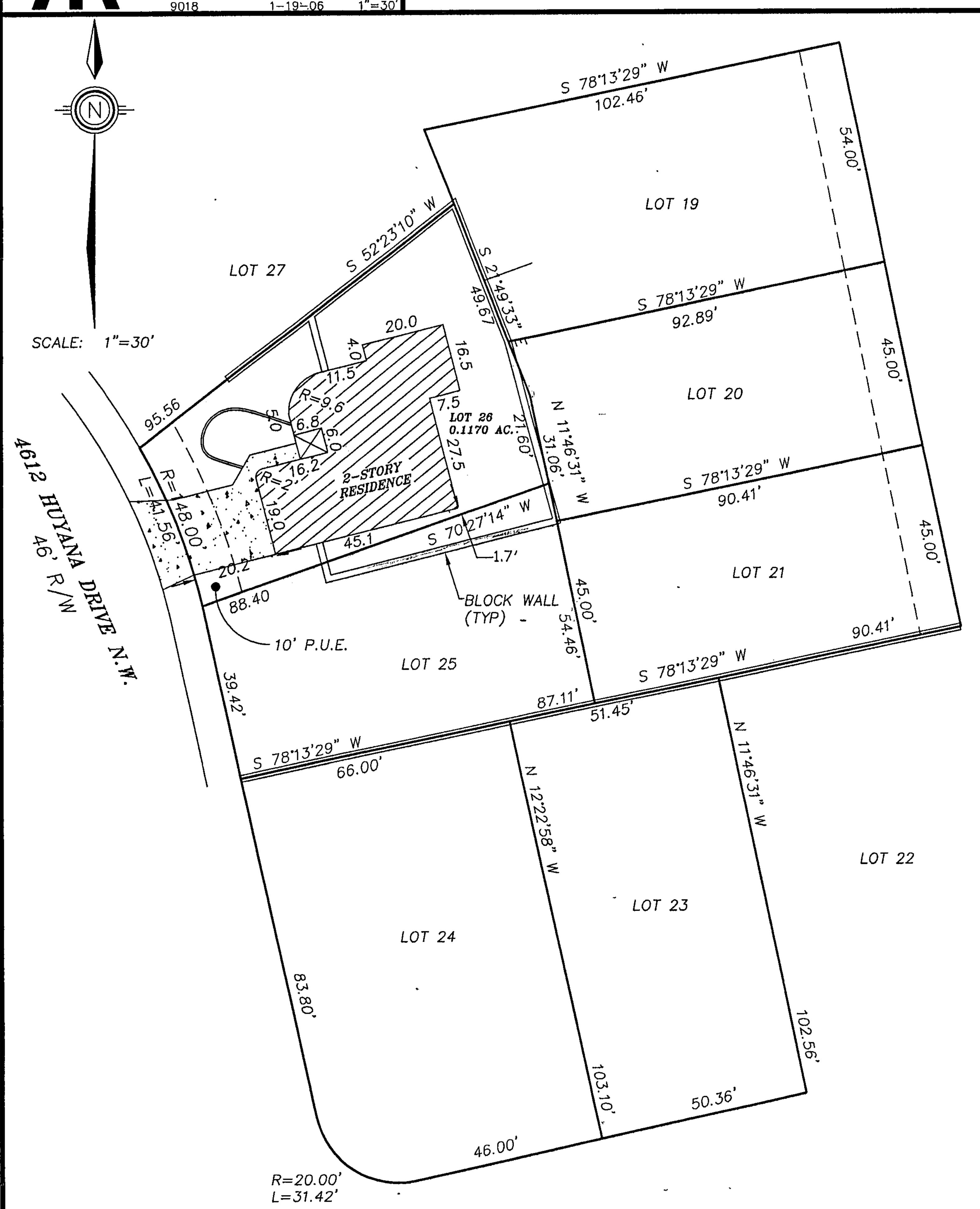
"Olek 70" \*: 1070003271: 0001035-75619"

#### ROSS HOWARD COMPANY

P.O. Box 887 Corrales N.M., 87048 fax (505) 897-7111 phone (505) 897-0291

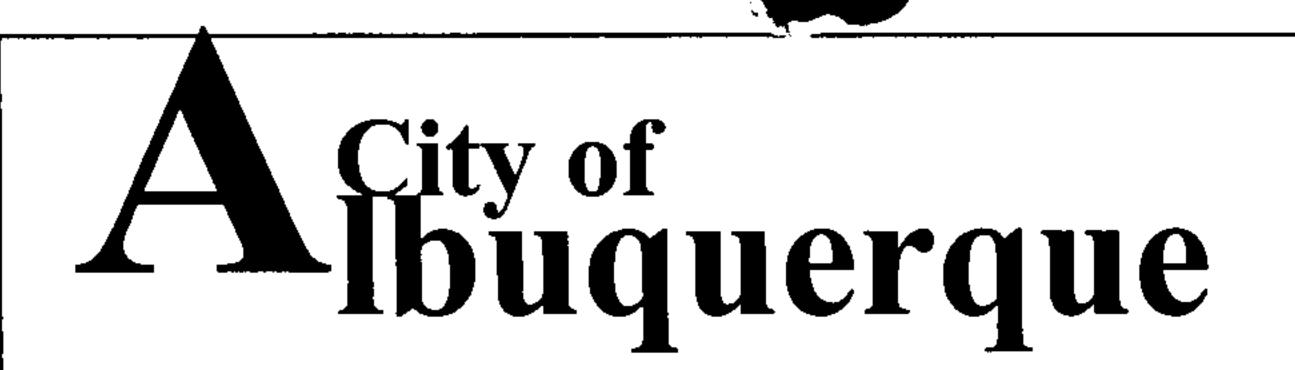
JOB NO: 9018 DATE: SCALE: 1-19-06 1"=30"

AS-BUILT SURVEY
LOT 26, CORRECTION PLAT
RINCONADA TRAILS
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



#### SURVEYOR'S CERTIFICATION

I, DAVID R. KRAEMER \_\_\_\_\_\_, a New Mexico Professional Surveyor Number 4577, hereby certify that this Result of Survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveying in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors on June 30, 1994; That the bearings are based on the plat of record unless otherwise indicated hereon; that it shows all easements shown on the plat of record; that it shows all public and private right of ways or easements which are of record which are adjoining or crossing the land surveyed as the same are shown on that certain commitment for Title Insurance No.\_\_\_\_\_\_\_, dated \_\_\_\_\_\_\_\_, furnished by \_\_\_\_\_\_\_\_, that it shows all visible encroachments onto or from adjoining property or abutting streets with the extent of such encroachments; that it shows the location or permanent improvements pertinent to the survey, with reference to the boundaries; and that it is true and correct to the best of my knowledge and belief.





# DEVELOPMENT PLAN REVIEW APPLICATION

| SUBDIVISION  Major Subdivision action  Minor Subdivision action  Vacation  Variance (Non-Zoning)  SITE DEVELOPMENT PLAN                                                                                                                              | Supplemental form S  V                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Sector Plan (P                        | Sector, Area, Facility or ve Plan                                                                      |               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------------------------------------------------------------|---------------|
| <ul> <li></li></ul>                                                                                                                                                                                                                                  | an                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <del></del>                           | RB, EPC, LUCC, Planning ZHE, Zoning Board of                                                           |               |
| PRINT OR TYPE IN BLACK INK ONLY Planning Department Development Servitime of application. Refer to supplement                                                                                                                                        | rices Center, 600 2 <sup>nd</sup> Stre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | eet NW, Albuquerque,                  |                                                                                                        |               |
| APPLICANT INFORMATION:  NAME: Collatz Inc. / Jack Clifford  ADDRESS: P.O. Box 2010  CITY: Corrales  Proprietary interest in site: Contract purchas  AGENT (if any): Community Sciences Corpo  ADDRESS: P.O. Box 1328 / 4481 Corrales  CITY: Corrales | oration<br>Road<br>STATE <u>NM</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ZIP <u>87048</u>                      | PHONE: (505) 898-6338  FAX: E-MAIL:  PHONE: 505/897-0000  FAX: 505/898-5195  E-MAIL: sciencenm@aol.com |               |
| DESCRIPTION OF REQUEST: Preliminary Plants Is the applicant seeking incentives pursuant                                                                                                                                                              | to the Family Housing Devel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Opment Program? To                    | Subdin Dosign VAR Stub<br>es. No.                                                                      | STREETLON     |
| SITE INFORMATION: ACCURACY OF THE LE Lot or Tract No. <u>Tract D and others</u>                                                                                                                                                                      | GAL DESCRIPTION IS CRU                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | CIAL! ATTACH A SEPA<br>Block:         | RATE SHEET IF NECESSARY. Unit:                                                                         |               |
| Subdiv. / Addn. <u>Lava Shadows Subd./Lava</u>                                                                                                                                                                                                       | Trails Subd/Lands of Sloan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | AKA Western                           | , trails Estates                                                                                       | TBKA          |
| Current Zoning: R-D                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | posed zoning:                         | K/N'                                                                                                   | conda         |
| Zone Atlas page(s): F-11/F12                                                                                                                                                                                                                         | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | of existing lots: 3                   | No. of <b>proposed</b> lots: <u>55</u>                                                                 |               |
| Total area of site (acres): 9.48                                                                                                                                                                                                                     | ensity if applicable: dwelling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | s per gross acre: 6.013               | dwellings per net acre:                                                                                |               |
| Within city limits? X Yes. No, but site                                                                                                                                                                                                              | is within 5 miles of the city lin                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | nits (DRB jurisdiction.)              | Within 1000FT of a landfill? n/a                                                                       |               |
| UPC No. <u>101106101016630401</u> , <u>10110610</u>                                                                                                                                                                                                  | <u>)2627530403, 101106101219</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <u>3230405,</u>                       | MRGCD Map No. <u>n/a</u>                                                                               |               |
| LOCATION OF PROPERTY BY STREETS:<br>Between: <u>Unser Blvd.</u>                                                                                                                                                                                      | On or Near: <u>Unser Blvd.</u><br>and <u>A</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <u>trisco</u>                         |                                                                                                        |               |
| CASE HISTORY: List any current or prior case number that m 03DRB-01994 SK, 04DRB-00166 P&F, 04D                                                                                                                                                      | 4 DR1300260                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | •                                     |                                                                                                        | r4EPC005      |
| Check-off if project was previously reviewed                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Pre-application Review Tea            | am Date of review: <u>12/03/2001</u>                                                                   |               |
| SIGNATURE ////////////////////////////////////                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | , , , , , , , , , , , , , , , , , , , | DATE <u>06/01/2004</u>                                                                                 |               |
| (Print) Ron Hensley                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                       | ☐ Applicant ☒ Agent                                                                                    |               |
| OR OFFICIAL USE ONLY  INTERNAL ROUTING  All checklists are complete  All fees have been collected                                                                                                                                                    | Application case number of the control of the contr | oers A<br>- 00839                     | Form revised 9/0 S.F. Fees $P(3)$ \$ $V$                                                               | 1, 3/03<br>5- |
| All case #s are assigned AGIS copy has been sent                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                       | mF <u>20.</u>                                                                                          | 00            |
| Case history #s are listed                                                                                                                                                                                                                           | <del></del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <del>-</del>                          | \$                                                                                                     | <del></del>   |
| Site is within 1000ft of a landfill                                                                                                                                                                                                                  | <del></del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                       |                                                                                                        |               |
| F.H.D.P. density bonus  F.H.D.P. fee rebate                                                                                                                                                                                                          | Hearing date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <u>-9-04</u>                          | \$ <u>20</u> .                                                                                         | <u>DO</u>     |
| Saline ful Blance                                                                                                                                                                                                                                    | / -04<br>er signature / date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Project #/BC                          | 23/12                                                                                                  |               |

Planner signature / date

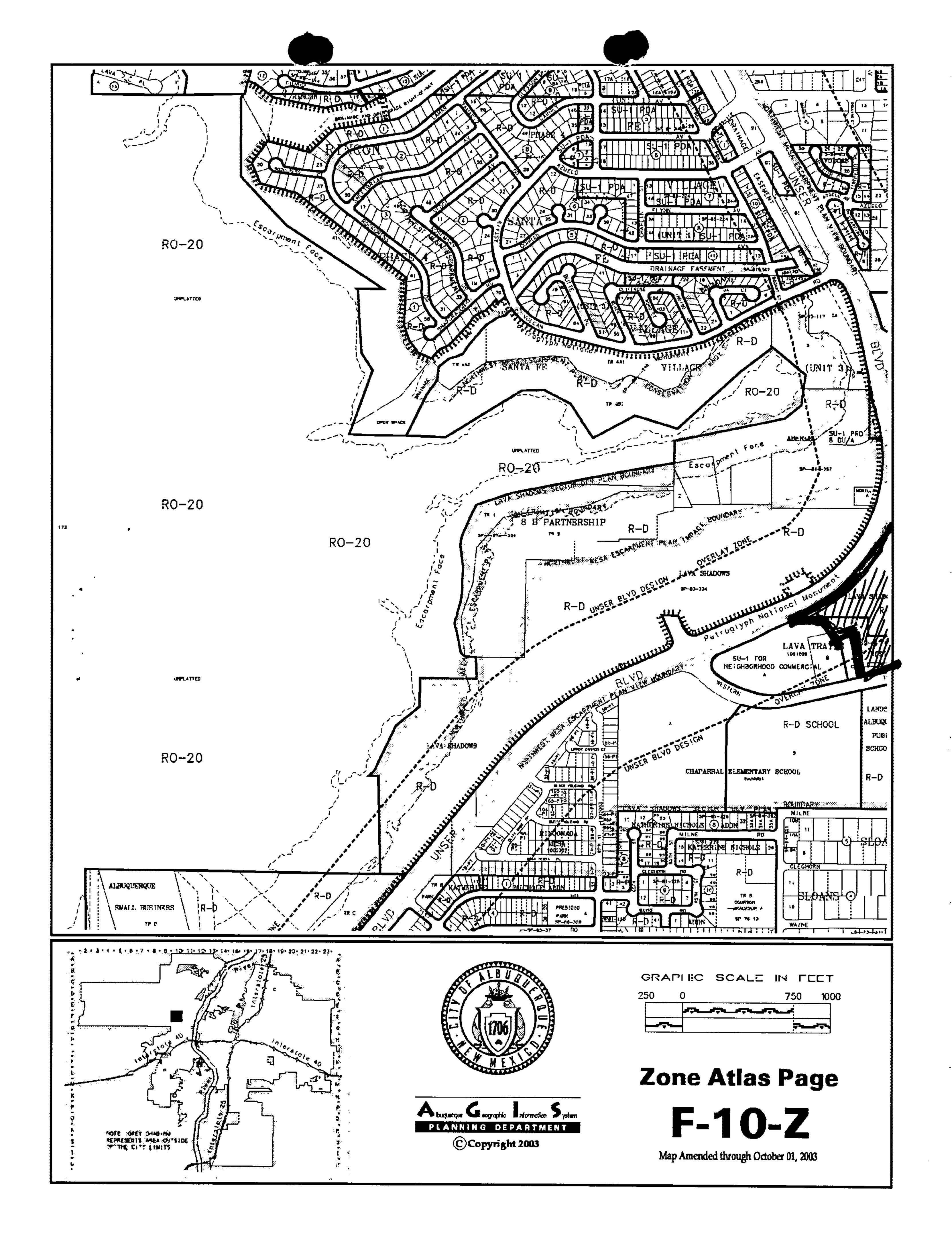
| FORM P(3): SITE PLAN REV D.R.B. MEETING (UNADVER D.D.D)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SKETCH PLAN REVIEW AND COMMENT  Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.  Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)  Letter briefly describing, explaining, and justifying the request  Any original and/or related file numbers are listed on the cover application  Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.  SITE DEVELOPMENT PLAN FOR SUBDIVISION  Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.  Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)  Letter briefly describing, explaining, and justifying the request  Letter of authorization from the property owner if application is submitted by an agent  Copy of the document delegating approval authority to the DRB  Infrastructure List, if relevant to the site plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <ul> <li>2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)</li> <li>Fee (see schedule)</li> <li>Any original and/or related file numbers are listed on the cover application</li> <li>Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original Mylar to the meeting for sign-off. Your attendance is required.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.  Site plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.  Solid Waste Management Department signature on Site Plan  Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)  Letter briefly describing, explaining, and justifying the request  Letter of authorization from the property owner if application is submitted by an agent  Copy of the document delegating approval authority to the DRB  Infrastructure List, if relevant to the site plan  Completed Site Plan for Building Permit Checklist  2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)  Blue-line copy of Site Plan with Fire Marshal's stamp  Fee (see schedule)  Any original and/or related file numbers are listed on the cover application  Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original Mylar to the meeting for sign-off. Your attendance is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION  AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.  DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above  Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)  Letter briefly describing, explaining, and justifying the request  Letter of authorization from the property owner if application is submitted by an agent  Infrastructure List, if relevant to the site plan  Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)  Fee (see schedule)  Any original and/or related file numbers are listed on the cover application  Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original Mylar to the meeting for sign-off. Your attendance is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION    D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT   Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.   Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.   Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)   Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)   Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision   Infrastructure List, if relevant to the site plan   2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)   Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)   Any original and/or related file numbers are listed on the cover application   Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original Mylar to the meeting for sign-off. Your attendance is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.  LSC Row Hows Low Applicant name (print)  Applicant signature / date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| ☐ Checklists complete ☐ Fees collected ☐ Case #s assigned ☐ Related #s listed  Application case numbers ○ 4 0 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 8 3 9 ○ 10 |

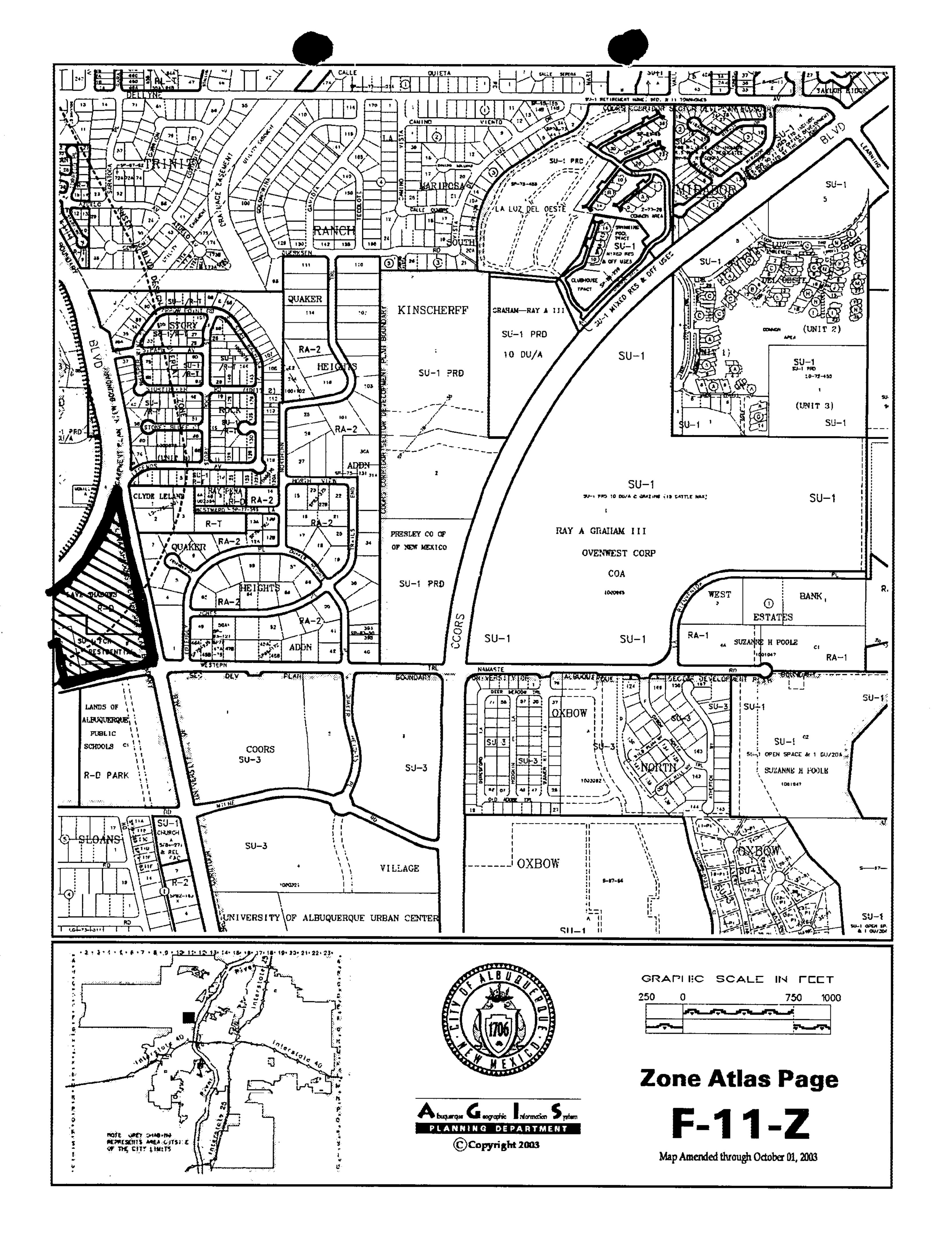
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# FORM V: SUBDIVISION VARIANCES & VACATIONS

| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <ul> <li>Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.</li> <li>Any original and/or related file numbers are listed on the cover application</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| TARRATION OF BURLIC DICUT OF MAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| ■ 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) <b>24</b> 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) <b>24</b> 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <ul><li>☐ Sign Posting Agreement</li><li>☐ Fee (see schedule)</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <ul> <li>☐ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION</li> <li>☐ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION</li> <li>☐ 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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <ul> <li>■ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION</li> <li>■ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION</li> <li>□ 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.</li> <li>□ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)</li> <li>□ Letter briefly describing, explaining, and justifying the deferral or extension</li> <li>□ Any original and/or related file numbers are listed on the cover application</li> <li>DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| 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.  |
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MAY 2 0 2004 RR#494.06.001.60 CAS

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

Date: May 21, 2004

### OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1003112\*

04EPC 00666 Site Plan for Subdivision

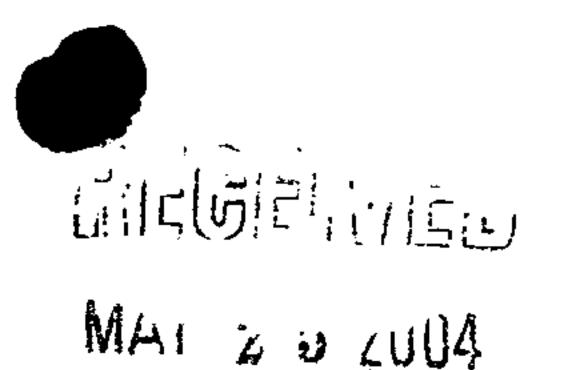
Collatz Incorpated and Clifford Capital Fund Inc. P.O. Box 2010 Corrales, NM 87048

LEGAL DESCRIPTION: for an approximately 6.4 acres unplatted portion of Lava Shadows Subdivision, and approximately 0.21 acres of an unplatted portion of Lands of Sloan, and Lot D, Lava Trails Subdivision, zoned SU-1 Residential (12-14 DU/AC Maximum), and located on WESTERN TRAIL NW, between ATRISCO DR. NW and UNSER BLVD. NW, containing approximately 9.9 acres. (F-10) (Contact the City Planning Department for the exact property legal description). Elvira Lopez, Staff Planner

On May 20, 2004 the Environmental Planning Commission voted to approve Project 1003112/04EPC 00666, a site plan for subdivision for an approximately 6.4 acre unplatted portion of Lava Shadows Subdivision, and approximately 0.21 acres of an unplatted portion of Lands of Sloan, and Lot D, Lava Trails Subdivision, zoned SU-1 Residential, based on the following Findings and subject to the following Conditions:

#### **FINDINGS:**

- 1. This is a request for a site plan for subdivision for an approximately 6.4 acre unplatted portion of Lava Shadows Subdivision, and approximately 0.21 acres of an unplatted portion of Lands of Sloan, and Lot D, Lava Trails Subdivision, zoned SU-1 Residential, located on Western Trail NW, between Atrisco Dr. NW and Unser Blvd. NW, and containing approximately 9.9 acres. The site is currently undeveloped and the applicant proposes to develop single-family houses at a density of 6 dwelling units per acre.
- 2. The applicant requests that approval authority for the site plan for building permit be delegated to the Building and Safety Permit Counter as per the review procedures of the SU-1 for PRD zone.



OFFICIAL NOTICE OF DECISION MAY 20, 2004 PROJECT #1003112 PAGE OF 4

- Approval authority for site plans for building permit is delegated to the Building and Safety Permit Counter with compliance to the approved design parameters/requirements.
- 3. All site lighting shall be built to COA standards for public right-of-way.
- 4. All walls shall meet the *draft* design standards for walls that are being prepared by the Planning Department, as mandated by the City Council on March 1, 2004. The applicant shall indicate on the site plan that the perimeter wall will be split faced with the cap block, be grey color and include an integral color masonry unit.
- 5. The site plan shall clearly state that maintenance of landscaping in the public right of way, between the sidewalk and the wall, shall be the responsibility of each individual property owner adjacent to that landscaping.
- 6. Garages shall have a minimum front yard setback of 20 feet and shall have a minimum side and rear yard setback of 5 ft.
- 7. Accessory buildings shall be limited to one per lot, have a maximum height of 10 ft. and shall be a maximum of 100 square feet in size. Accessory buildings shall have a minimum 5ft. rear and side yard setback.
- 8. Utility Development comments indicates that final site plan must bring the utility plan into compliance with the most recent availability statement (March 3, 2004). Furthermore, the site is not within the jurisdiction of New Mexico Utilities. References to that entity shall be removed from this site plan in their entirety.
- 9. PNM comments indicate that an electric power pole located at the main entry to the subdivision will have to be moved at the developer's expense.
- 10. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - b. Site plan shall comply and be designed per DPM Standards.
  - c. Platting must be a concurrent DRB action.

P.O. Box 1328 Corrales, NM 87048 May 28, 2004

Development Review Board City of Albuquerque Plaza Del Sol - 3<sup>rd</sup> Floor 600 2<sup>nd</sup> Street NW Albuquerque, NM 87102

> RE: Design Variance – Rinconada Trails

Dear Chair and Board Members

The Applicant of the above referenced property requests a variance of the 150' maximum length of a stub street. This variance allows for manholes for the required infrastructure to be placed in the roadway. The additional length would be approx. 30'. The need for the variance has been discussed with and recommended by Transportation and Drainage.

Should you have any questions, please contact Ron Hensley at 897-0000, ext 111. We thank you for your review.

Sincerely,

Ron Hensley

P.O. Box 1328 Corrales, NM 87048 June 1, 2004

Development Review Board City of Albuquerque Plaza Del Sol - 3<sup>rd</sup> Floor 600 2<sup>nd</sup> Street NW Albuquerque, NM 87102

RE: Rinconada Trails" City Project #10003112, 04EPC 00496 / 479 - Site Plan Approval

Dear Chair and Board Members

The Applicant of the above referenced project requests approval of the Site Plan delegated by EPC. The Applicant has addressed the comments and conditions of the EPC in this submission.

The following are the changes and notations:

The site lighting is shown and will be constructed in accordance with COA standards.

The perimeter walls are shown in accordance with the draft design standards.

The Site Plan clearly states landscaping maintenance responsibilities as the responsibility of the adjacent property owner.

All building heights and setbacks are shown and noted in accordance with the conditions of the EPC.

All references to NMUI have been removed from the documents.

PNM has been contracted for the relocation of the power pole as required.

The developer has prepared an infrastructure list for approval and will be submitting a SIA to guarantee the construction of necessary public improvements.

A plat has been prepared, and is being submitted concurrently with the Site Plan.

Should you have any questions, please contact Ron Hensley at 897-0000, ext 111. We thank you for your review.

Sincerely,

Ron Hensley

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

| Current DRC     | •  |    | _  |
|-----------------|----|----|----|
| Project Number: | 00 | 31 | 12 |

#### FIGURE 12

| Kevised '        | 4114104         |                |
|------------------|-----------------|----------------|
| D                | ate Submitted:  | Fobrusy, Zing- |
|                  | Plan Approved:  |                |
| Date Preliminary | Plat Approved:  |                |
| Date Prelimina   | n. Diat Evairan |                |

DRB Project No.: 100 3/12

DRB Application No.:

| EXHIBIT | "A" |
|---------|-----|
|         |     |

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

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<br>Sequence # | COA DRC<br>Project# | Size           | Type of Improvement  Paving Items:                  | Location                              | From               | To                                           | Private<br>Inspector | City<br>Inspector | City Cnst<br>Engineer |
|-------------------|---------------------|----------------|-----------------------------------------------------|---------------------------------------|--------------------|----------------------------------------------|----------------------|-------------------|-----------------------|
|                   |                     | 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.         | Zaitana Rd,                                  |                      |                   |                       |
|                   |                     | 28' F.F.       | COA Residential Paving<br>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.                                  | 1                    |                   |                       |
|                   |                     |                |                                                     |                                       | <u> </u>           | <del></del>                                  |                      | /                 |                       |
|                   |                     |                |                                                     | · · · · · · · · · · · · · · · · · · · |                    | <u>.                                    </u> |                      |                   |                       |
|                   |                     |                |                                                     |                                       | <u>.</u>           | <del></del>                                  |                      |                   |                       |

RINCONADA TRAILS SUBDIVISION PAGE 1 OF 4

COA DRC SIA Size Type of Improvement Location From To Private City City Cnst Sequence # Project # Engineer Per DPM Street Lights As Required 24" RCP Storm Sewer Atrisco Dr. East Chenoa Stub Western Trails Rd. Manholes & Appurtenances 24" RCP Storm Sewer Zaltana Rd. stub Zaltana Rd. stub Existing 60" RCP Manholes & Appurtenances west of property Sidewalk Both Sides Alona Drive Western Trails Rd. Chenoa Rd. Sidewalk North Side East Chenoa Stub Eyota Dr. Dead End Sidewalk West Side Eyota Dr. Chenoa Rd. Zaltana Rd. along Lot 22 Only Sidewalk South Side Zaltana Rd. Atrisco Dr. Dead End along Lots 14 & 15 only Sidewalk Both Sides Huyana Dr. Chenoa Rd. Zaltana Rd. along Lots 24, 28 & 46 only Sidewalk West Side Atrisco Dr. Western Trail Full length of east P/L Deferred Items Sidewalk Both Sides Chenoa Rd. Huyana Dr. Eyota Dr. Sidewalk South Side East Chenoa Stub Eyota Dr. Dead End Sidewalk South Side West Chenoa Stub Huyana Dr. Dead End Sidewalk Both Sides Eyota Dr. Zaltana Rd. Chenoa Rd. excluding Lot 22 Sidewalk Both Sides Zaltana Rd. Atrisco Dr. Dead End excluding Lots 14 & 15 Sidewalk Both Sides Huyana Dr. Chenoa Rd. Zaltana Rd. excluding Lots 24, 28 & 46 RINCONADA TRAILS SUBDIVISION PAGE \_2\_ OF \_4\_

All March

|   | SIA<br>Sequence # | COA DRC Project #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Size                        | Type of Improvement                                                      | Location                               | From                                          | To            | Private<br>Inspector | City | City Cnst<br>Engineer |
|---|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------------------------------------------------------|----------------------------------------|-----------------------------------------------|---------------|----------------------|------|-----------------------|
| l |                   | · · _ · _ · _ · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · _ · · _ · · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · _ · | 8"<br>Coop /54 MU           | Utility Items  PVC Sanitary Sewer (1)                                    | Alona Drive                            | Western Trails Rd.                            | Chenoa Rd.    |                      |      |                       |
|   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Conn./Ex MH<br>8"<br>5 @ 4' | Manholes & Services (1)  PVC Sanitary Sewer (1)  Manholes & Services (1) | Chenoa Rd.                             | E. & W. Chenoa Stub                           | Alona Drive   |                      |      |                       |
|   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 8"<br>1 @ 4'                | PVC Sanitary Sewer (1)  Manholes & Services (1)                          | Eyota Dr.                              | Zaltana Rd.                                   | Chenoa Rd.    |                      |      |                       |
|   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 8"<br>2 @ 4'                | PVC Sanitary Sewer (1) Manholes & Services (1)                           | Zaitana Rd. (east end)                 | Atrisco Dr.                                   | Eyota Dr.     |                      | /    |                       |
|   | <u></u>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 8"                          | PVC Sanitary Sewer (1)                                                   | Huyana Dr.                             | Zaitana Rd.(west end)                         | Chenoa Rd.    |                      |      |                       |
|   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 8"<br>3 @ 4'                | PVC Sanitary Sewer (1)<br>Manholes & Services (1)                        | Zaitana Rd.(west end)                  | Zaltana Rd.                                   | Huyana Dr.    |                      |      |                       |
|   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 11                          | Manholes                                                                 | •                                      |                                               |               | /                    |      |                       |
|   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>8</b> "                  | PVC Waterline<br>Hydrants, Valves & Services                             | Alona Drive                            | Western Trails Rd.                            | Chenoa Rd.    |                      |      |                       |
|   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 8"                          | PVC Waterline<br>Hydrants, Valves & Services                             | Chenoa Rd.                             | E. & W. Chenoa Stub                           | Alona Drive   |                      |      |                       |
|   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                             | PVC Waterline<br>Hydrants, Valves & Services                             | Eyota Dr.                              | Chenoa Rd.                                    | Zaltana Rd.   | /                    |      |                       |
|   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                             | PVC Waterline<br>Hydrants, Valves & Services                             | Zaltana Rd.                            | Atrisco Dr.                                   | Huyana Dr.    | /                    |      |                       |
|   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                             | PVC Waterline<br>Hydrants, Valves & Services                             | Huyana Dr.                             | Zaltana Rd.                                   | Chenoa Rd.    |                      |      |                       |
|   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                             | PVC Waterline<br>Hydrants, Valves & Services                             | Zaltana Rd.                            | Huyana Dr.                                    | West Stubout  |                      |      |                       |
|   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <del></del> .               |                                                                          |                                        |                                               |               |                      |      |                       |
|   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | - <del></del>               |                                                                          |                                        | <u></u>                                       |               |                      |      |                       |
|   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <u></u>                     |                                                                          | <del> </del>                           | <del></del>                                   | <del></del>   | /                    |      |                       |
|   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <u> </u>                    |                                                                          | <del></del>                            | <u>, , , , , , , , , , , , , , , , , , , </u> | <u> </u>      |                      |      |                       |
|   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                             |                                                                          | ······································ |                                               |               |                      |      |                       |
|   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <del></del>                 |                                                                          | ·                                      | <u> </u>                                      | <del>-,</del> |                      |      |                       |
|   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                             |                                                                          |                                        |                                               |               | 1                    |      | Į                     |

| Pipe sizes are estimated and may chan-  | ge based on final design calculations.                                     |                            |                                        |               |  |  |  |  |
|-----------------------------------------|----------------------------------------------------------------------------|----------------------------|----------------------------------------|---------------|--|--|--|--|
| All improvements will include necessary | All improvements will include necessary appurtenances to service all lots. |                            |                                        |               |  |  |  |  |
| <del> </del>                            | · · · · · · · · · · · · · · · · · · ·                                      |                            |                                        |               |  |  |  |  |
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|                                         |                                                                            |                            | · · · · · · · · · · · · · · · · · · ·  | <u></u>       |  |  |  |  |
| AGENT / OWNER                           |                                                                            | DEVELOPMENT REVIEW BOA     | RD MEMBER APPROVALS                    | ···-··        |  |  |  |  |
| THE A. Spreade (accent)                 |                                                                            |                            |                                        |               |  |  |  |  |
| NAME (print)                            | DRB CH.                                                                    | AIR - date                 | PARKS & GENERAL SERVICES - date        |               |  |  |  |  |
| Community Sciences Corp                 | ),                                                                         |                            |                                        |               |  |  |  |  |
| FIRM                                    |                                                                            | DEVELOPMENT - date         | A \$4.4 F.O.4                          |               |  |  |  |  |
|                                         |                                                                            | DEAFFORME(AL - CASE        | AMAFCA - date                          |               |  |  |  |  |
| 11/1/04                                 |                                                                            |                            |                                        |               |  |  |  |  |
| SIGNATURE - date                        | UTILITY DEVEL                                                              | OPMENT - date              | N.M.U.I date                           |               |  |  |  |  |
| MAXIMUM TIME ALLOWED TO CONSTRUCT       |                                                                            |                            |                                        |               |  |  |  |  |
| THE IMPROVEMENTS WITHOUT A DRB          | CITY ENGI                                                                  | VEER - date                |                                        |               |  |  |  |  |
|                                         |                                                                            |                            | date                                   |               |  |  |  |  |
| EXTENSION:                              | DESIGNA                                                                    | SEVIEW COMMITTEE DEVICIONS |                                        | <del></del>   |  |  |  |  |
|                                         | DESIGN I                                                                   | REVIEW COMMITTEE REVISIONS | 7.7                                    |               |  |  |  |  |
| REVISION DATE                           | DRC CHAIR                                                                  | USER DEPARTMENT            | AGENT /OWNER                           |               |  |  |  |  |
|                                         |                                                                            |                            |                                        |               |  |  |  |  |
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RINCONADA TRAILS SUBDIVISION PAGE \_\_4\_ OF \_\_4\_

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

## PAID RECEIPT

| APPLICANT NAME                   | COLLATZ Me. JACK CLIFORD.                                                                                                                                                                 |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AGENT                            | asa Community Sci. Corp.                                                                                                                                                                  |
| ADDRESS                          | P.O.Box 1328 / 4481 Corroles Rd. NW.                                                                                                                                                      |
| PROJECT & APP#                   | 1003/12/040RD00839 \$840.                                                                                                                                                                 |
| PROJECT NAME                     | RINGNADA TRAILS SID                                                                                                                                                                       |
| \$20\frac{90}{                   | 916000 Conflict Management Fee                                                                                                                                                            |
| \$411006/49                      | 983000 DRB Actions                                                                                                                                                                        |
| \$441006/49                      | 71000 EPC/AA/LUCC Actions & All Appeals                                                                                                                                                   |
| \$441018/49                      | 71000 Public Notification                                                                                                                                                                 |
| ( )Majo<br>( ) Lette<br>( ) Traf | 83000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*** or/Minor Subdivision ()Site Development Plan ()Bldg Permit er of Map Revision ()Conditional Letter of Map Revision fic Impact Study |
| S                                | MOUNT DUE                                                                                                                                                                                 |

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

City Of Albuquerque
Treasury Division

\$0.00

06/01/2004 11:40AM LDC: 4NN X

RECEIPT# 00024164 WS# 008 TRANS# 0019
Account 469099 Fund 0110

Activity 4916000 TRSDMM

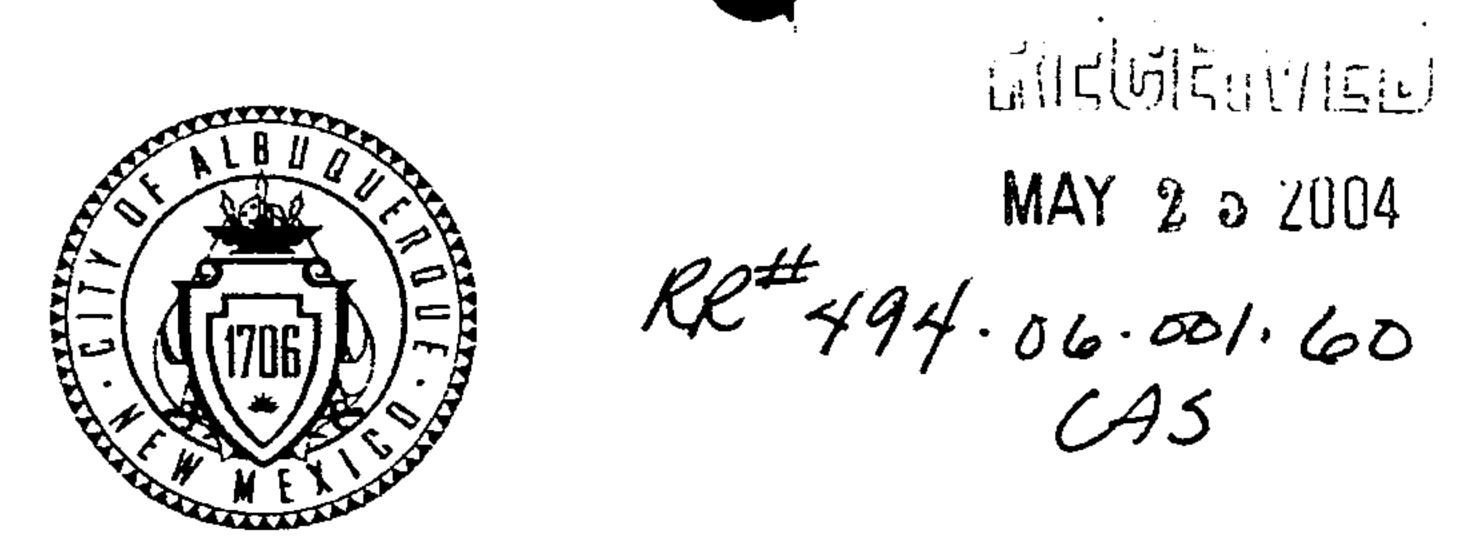
Trans Amt \$20.00

J24 Misc \$20.00

CHANGE

Counterreceipt doc 12/29/03

• •



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

Date: May 21, 2004

## OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1003112\*

04EPC 00666 Site Plan for Subdivision

Collatz Incorpated and Clifford Capital Fund Inc. P.O. Box 2010 Corrales, NM 87048

LEGAL DESCRIPTION: for an approximately 6.4 acres unplatted portion of Lava Shadows Subdivision, and approximately 0.21 acres of an unplatted portion of Lands of Sloan, and Lot D, Lava Trails Subdivision, zoned SU-1 Residential (12-14 DU/AC Maximum), and located on WESTERN TRAIL NW, between ATRISCO DR. NW and UNSER BLVD. NW, containing approximately 9.9 acres. (F-10) (Contact the City Planning Department for the exact property legal description). Elvira Lopez, Staff Planner

On May 20, 2004 the Environmental Planning Commission voted to approve Project 1003112/04EPC 00666, a site plan for subdivision for an approximately 6.4 acre unplatted portion of Lava Shadows Subdivision, and approximately 0.21 acres of an unplatted portion of Lands of Sloan, and Lot D, Lava Trails Subdivision, zoned SU-1 Residential, based on the following Findings and subject to the following Conditions:

#### **FINDINGS:**

- 1. This is a request for a site plan for subdivision for an approximately 6.4 acre unplatted portion of Lava Shadows Subdivision, and approximately 0.21 acres of an unplatted portion of Lands of Sloan, and Lot D, Lava Trails Subdivision, zoned SU-1 Residential, located on Western Trail NW, between Atrisco Dr. NW and Unser Blvd. NW, and containing approximately 9.9 acres. The site is currently undeveloped and the applicant proposes to develop single-family houses at a density of 6 dwelling units per acre.
- The applicant requests that approval authority for the site plan for building permit be delegated to the Building and Safety Permit Counter as per the review procedures of the SU-1 for PRD zone.

OFFICIAL NOTICE OF DECISION MAY 20, 2004 PROJECT #1003112 PAGE 2 OF 4

- This request furthers applicable policies for Developing Urban Areas of the Comprehensive Plan. The applicant proposes to develop single family homes at a density that is both significantly lower than the density recommended by the sector plan (12-14 du/acre), and at a density (6 du/acre) that is consistent to the surrounding land uses (Policy 5d). The subject site is vacant, contiguous to existing or programmed urban facilities and services, and will preserve the integrity of the existing neighborhoods (Policy 5e). This proposal is designed to conform to the topographical features and pedestrian walkways in the development where appropriate (Policy 5g). This site is adjacent to Unser Blvd., a Limited-Access Principal Arterial. As such, the there is no access from Unser onto the subdivision (Policy 5k). As noted below in the site plan analysis, the applicant incorporates design elements that reflect the surrounding area and existing structures (Policy 5l). The applicant limits the height of homes to 26 ft and this will maintain and enhance unique vistas (Policy 5m). This request has overcome the challenge of multiple ownerships of the subject site by reassembling the land for residential development, and this will benefit the community (Policy n).
- 4. This request furthers applicable policies of the *West Side Strategic Plan*. The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services (Policy 3.12). The applicant proposes to limit the height of homes to 26 ft. and this prevents degradation of the views to and from the Escarpment (Policy 3.15).
- This request furthers applicable policies of the Lava Shadows Sector Development Plan. This request follows the recommended zoning of the sector plan as shown on Map 1. The site plan for subdivision is consistent with the design regulations of the plan (pages 7-11).
- With some conditions reflecting comments from City Agencies, the site plan for subdivision provides sufficient detail for delegation of the site plan for building permit to the Building and Safety Permit Counter.
- Quaker Heights and Taylor Ranch are recognized neighborhood associations affected by this request. Ladera Heights is affected but is not a recognized neighborhood association. There is no known opposition to this request. The Taylor Ranch neighborhood association submitted a letter of support of this request dated May 10, 2004.

#### **CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.



OFFICIAL NOTICE OF DECISION MAY 20, 2004 PROJECT #1003112 PAGE OF 4

- Approval authority for site plans for building permit is delegated to the Building and Safety Permit Counter with compliance to the approved design parameters/requirements.
- 3. All site lighting shall be built to COA standards for public right-of-way.
- 4. All walls shall meet the *draft* design standards for walls that are being prepared by the Planning Department, as mandated by the City Council on March 1, 2004. The applicant shall indicate on the site plan that the perimeter wall will be split faced with the cap block, be grey color and include an integral color masonry unit.
- 5. The site plan shall clearly state that maintenance of landscaping in the public right of way, between the sidewalk and the wall, shall be the responsibility of each individual property owner adjacent to that landscaping.
- 6. Garages shall have a minimum front yard setback of 20 feet and shall have a minimum side and rear yard setback of 5 ft.
- 7. Accessory buildings shall be limited to one per lot, have a maximum height of 10 ft. and shall be a maximum of 100 square feet in size. Accessory buildings shall have a minimum 5ft. rear and side yard setback.
- 8. Utility Development comments indicates that final site plan must bring the utility plan into compliance with the most recent availability statement (March 3, 2004). Furthermore, the site is not within the jurisdiction of New Mexico Utilities. References to that entity shall be removed from this site plan in their entirety.
- 9. PNM comments indicate that an electric power pole located at the main entry to the subdivision will have to be moved at the developer's expense.
- 10. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - b. Site plan shall comply and be designed per DPM Standards.
  - c. Platting must be a concurrent DRB action.

OFFICIAL NOTICE OF DECISION MAY 20, 2004 PROJECT #1003112 PAGE 4 OF 4

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 4, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,

Richard Dineen

Planning Director

RD/EL/ac

Community Sciences Corporation, P.O. Box 1328, Corrales, NM 87048 Matthew Baca, Quaker Heights NA, 5125 Northern Trail NW, Albuq. NM 87120 Agapita Hopkins, Quaker Heights NA, 5117 Northern Trail NW, Albuq. NM 87120 Eddie Costello, Taylor Ranch NA, 1111 Alameda NW, St. J, Albuq. NM 87114 Jolene Wolfley, Taylor Ranch NA, 6804 Staghorn Dr. NW, Albuq. NM 87120 Shari Lewis, Ladera Heights NA, P.O. Box 66328, Albuq. NM 87193 Tena Prescott, Ladera Heights NA, 3804 67th St. NW, Albuq. NM 87120



## Martin Chavez, Mayor Interoffice Memorandum

June 8, 2004

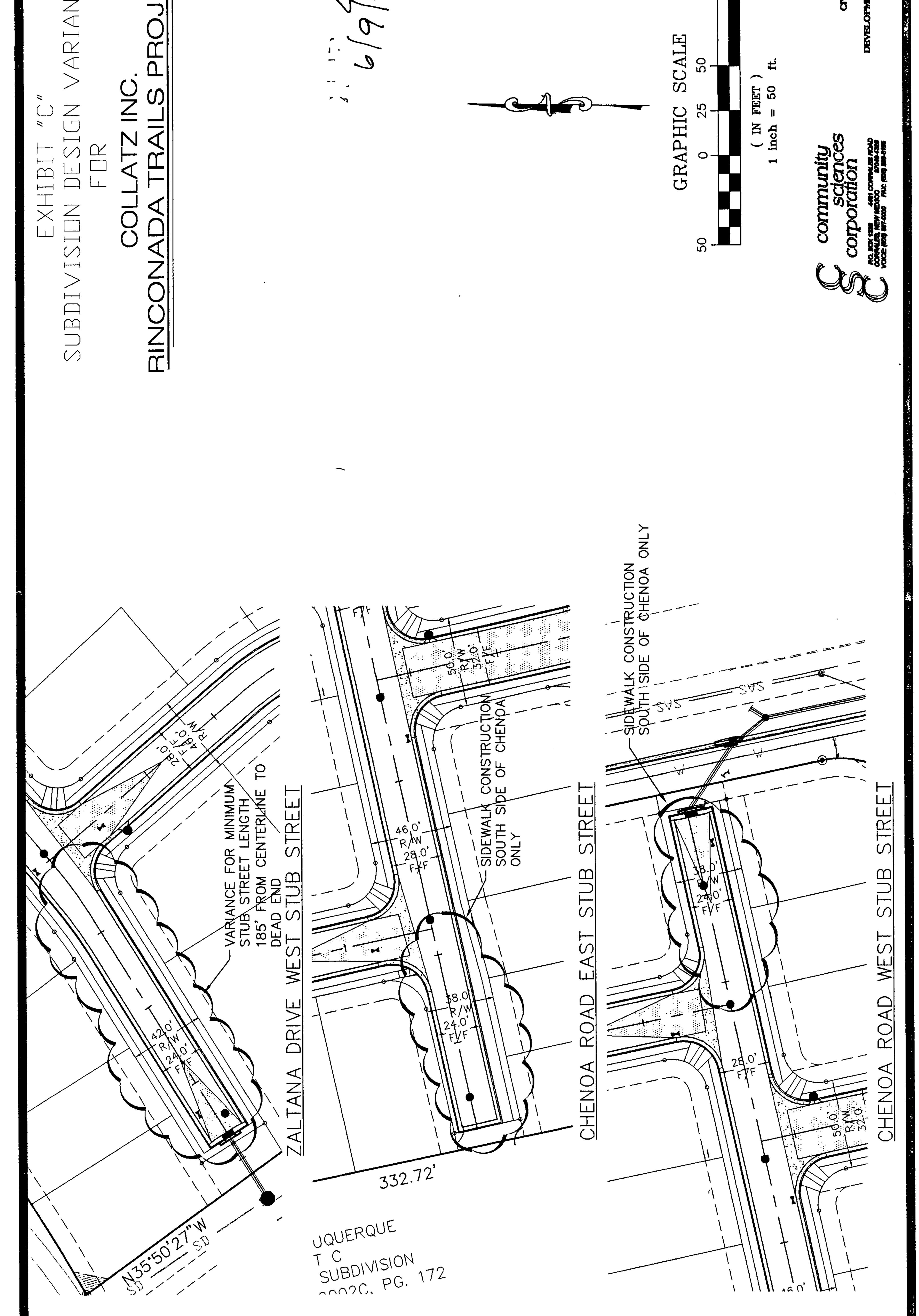
To: Sharan Matson, Development Review Board Chair

From: Elvira Lopez, Staff Planner

Subject: Project# 1003112, 04DRB 00839, 04DRB 00840

On May 20, 2004 the Environmental Planning Commission voted to approve Project 1003112/04EPC 00666, a site plan for subdivision for an approximately 6.4 acre unplatted portion of Lava Shadows Subdivision, and approximately .21 acres of an unplatted portion of Lands of Sloan, and Lot D, Lava Trails Subdivision, zoned SU-1 Residential (12-14 du/acre).

I have reviewed the latest DRB submittal for Site Plan for Building Permit and find that the applicant has met all of the conditions imposed by the EPC. If you have any questions regarding this case, please call me at 924-3910.



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--- 15'X 15' WALL ENCROACHMENT FULL ACCESS INTERSECTION EXISTING 10' WIDE -MEANDERING TRAIL 5'X 10' INDENTIONS Zone Atlas F-10,11 RINCONADA TRAILS BEING A REPLAT OF LANDS OF COLLATZ, INC. TRACT A SITUATE WITHIN THE TOWN OF ATRISCO GRANT RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNAULLO COUNTY, NEW MEXICO FEBRUARY, 2004 LEGEND SHEET INDEX Lot 29 0.1183 Acres WALL PLAN WALL DETAILS LANDSCAPE, PLAN LANDSCAPE DETAILS OF PERIMETER GARDEN WALL
WITH PILASTERS ON 20' MAX.
SPACING, INDENTIONS ON 3 LOT ×5110.89 \\
Eot 46
0.1522 Acres SURVEYOR/ENG.NEER COMMEMBY SEE ME LEO SE RATION ATTN RON 1 151 / - 15' X 15' WALL ENCROACHMENT
FASEMENT 4481 COTERALL STRUAL CONRAC (MA) 39746AA OWNER/DEVELOPER THEFANY I'M. , IN. Lot 5 0.1240 Acres All Approved SCREENED WALL OPENING AND PEDESTRIAN TRAIL CONNECTION TO UNSER BLVD. - WROUGHT IRON OR STEEL WALL PANEL WITH PEDESTRIAN OPENING 6' PERIMETER GARDEN WALL -WITH PILASTERS ON 20' MAX. SPACING. Lot 23 0.1202 Acres --- EXISTING SIGNALIZED INTERSECTION CommunitySciencesCorporation P.O. Box 1328 Corrales, New Mexico 87048 CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT - WALL ENCROACHMENT EASEMENT (TYP) ENGINEERING DEVELOPMENT GROUP 15' X 15' WALL ENCROACHMENT EASEMENT RINCONADA TRAILS SUBDIVISION WALL PLAN City Engineer Approval Mo./Day/Yr Mo./Day/Yr GRAPHIC SCALE WESTERN TRAIL ROAD NW WITH PLASTERS ON 20' MAX. SPACING. CORNER SIGNS (2) PER
RENDERING SHEET #2 ( IN FEET )
1 inch - 50 ft. City Project No.

