

#5



DRB CASE ACTION LOG (SITE PLAN SUBD)

REVISED 9/28/05

5/3

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.: **06DRB-00558 (SPS)**
Project Name **CANYON GROVE SUBDIVISION**
Agent: Isaacson & Arfman PA

Project # **1003116**
Phone No.: **268-8828**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3-5-06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies
(Case Planners initial - David Stillworth)

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 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.**

Project Number

1003116

#5



5/3

DRB CASE ACTION LOG (SITE PLAN B.P.)

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 Application No.: 06DRB-00559 (SBP)

Project # 1003116

Project Name: CANYON GROVE SUBDIVISION

Agent: Isaacson & Arfman PA

Phone No: 268-8828

Your request for (~~SDP~~ for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3-5-06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

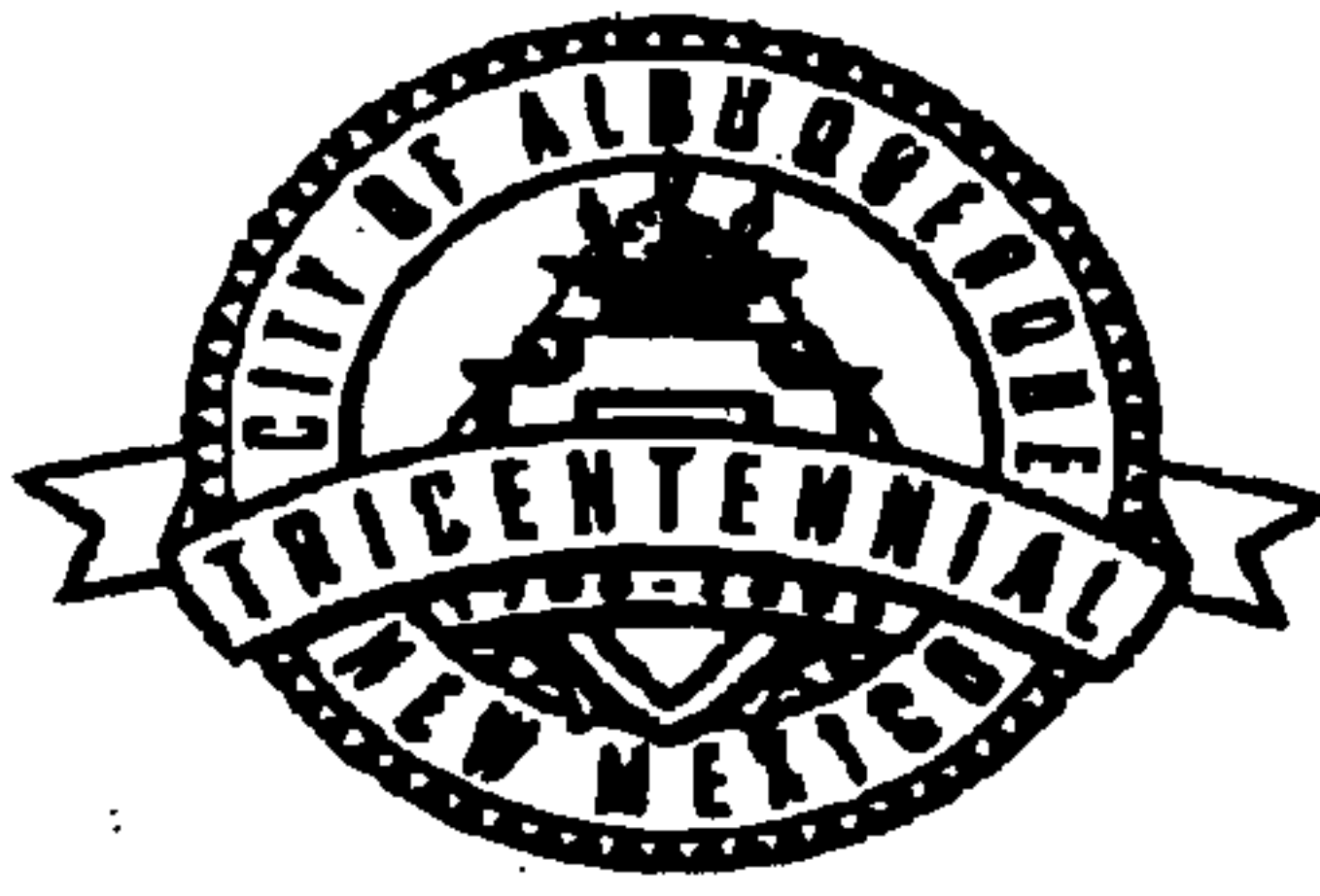
CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies
Case planners initials: David Stillworth
Revised Landscape Plan - identify shrubs, 3" gravel

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 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.**

Project Number 1003116



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

Date: March 18, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003116**
05EPC-00020 EPC Site Development Plan-
Subdivision
05EPC-00021 EPC Site Development Plan-
Building Permit

Stillbrook Homes
8901 Adams NE, Suite A
Albuq. NM 87113

LEGAL DESCRIPTION: for an unplatted portion of the W 1/2 of the SW 1/4 of the SE 1/4 of S27, T10N, R4E within Four Hills Ranch, zoned SU-1 PRD, and located at the western terminus of HIDDEN VALLEY ROAD, SE, west of HACKBERRY TRAIL, SE, containing approximately 10.1 acres (M-22). David Stallworth, Staff

On March 17, 2005 the Environmental Planning Commission voted to approve Project 1003116/ 05EPC 00020, a site development plan for subdivision, for an unplatted portion of the W 1/2 of the SW 1/4 of the SE 1/4 of S27, T10N, R4E within Four Hills Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for consideration and approval of a site development plan for subdivision of an unplatted portion of the W 1/2 of the SW 1/4 of the SE 1/4 of S27, T10N, R4E within Four Hills Ranch, zoned SU-1 for PRD, to accommodate the development of a fifty-lot, single-family residential subdivision.
2. The proposed development will be in concert with the expressed desires of the surrounding neighborhoods and result in an overall gross density of five (5) dwelling units per acre, and natural amenities will be preserved and integrated into the proposed development, as articulated in Policies II.B.5.a and II.B.5.d of the City/County Comprehensive Plan.

**OFFICIAL NOTICE OF DECISION
MARCH 17, 2005
PROJECT #1003116
PAGE 2 OF 5**

3. The developer shall be responsible for any necessary utility extensions and public improvements, the development will have access to public open space, and appropriate measures shall be put in place to safeguard the interests of surrounding neighbors, as articulated in *Policy II.B.5.e* of the *City/County Comprehensive Plan*.
4. The developer should design the project to minimize the detracting or obstruction of existing view sheds, and the proposed development should make full use of any existing surrounding natural amenities, as articulated under *Policies II.B.5.k* and *II.B.5.m* of the *City/County Comprehensive Plan*.
5. Given that sole access to the proposed development is dependent upon an approximate 1500-foot private roadway, Canyon Grove Road, with limited navigability due to predetermined widths and topographical constraints, emergency access from a secondary location is highly desirable as it ensures the effectiveness of emergency response in the event the primary access is seriously curtailed. Through the installation of traffic calming devices along Canyon Grove Road, however, the likelihood of any impediments on this roadway should be greatly reduced, thus meeting the intent of *Policies II.D.4.j* and *II.D.9.b* of the *City/County Comprehensive Plan* that concentrate on street design in relation to emergency response.
6. As approximately forty percent (40%) of the project area is currently situated within the 100-year flood plain, the developer will presumably reclaim developable land through channeling, diversion or embankment. By applying suitable drainage lining and slope stabilization methods, materials or vegetation that is aesthetically sensitive to the surrounding Arroyo environment, the development should meet the intent of both *Policy Four (4)* of the design guidelines for development adjacent to Major Open Space Arroyos and *Policy Two (2)* of the specific policies for Major Open Space Arroyos, as dictated in the *1986 Facility Plan for Arroyos*.
7. The applicant is authorized to submit a request for consideration and approval of a site development plan for subdivision on the subject property.
8. There is noted public opposition and concerns regarding the proposed development, but all interested parties and stakeholders involved declined to participate in the facilitation process.
9. The matter of the roadway and the wall shall be resolved as a private matter between the developer and the adjacent homeowners association.

OFFICIAL NOTICE OF DECISION
MARCH 17, 2005
PROJECT #1003116
PAGE 3 OF 5

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.
2. 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 that is 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).
3. All streets within the proposed development shall be labeled as private.
4. The final site plan shall comply and be designed per DPM and City Standards.
5. A site-specific availability statement must be requested.
6. Platting must be a concurrent DRB action.
7. The developer shall employ suitable drainage lining and slope stabilization methods, materials or vegetation along the portion of the Tijeras Arroyo abutting the proposed development that is aesthetically sensitive to the surrounding environment.
8. The developer shall create a separate, non-residential lot encompassing a majority of the existing grove of trees located along the northeastern project boundary and encumber the entire lot with a private conservation or green space easement.
9. The developer shall provide for a cul-de-sac at the terminus of the proposed Arcola Drive and reduce the length of the proposed stub street that is perpendicular to Arcola Drive to 125 feet or less, subject to Transportation approval.
10. In lieu of providing secondary access, the developer shall provide speed humps at 300-foot intervals along the proposed Canyon Grove Road. The developer shall also utilize stand-up raised curb along the north side of the proposed roadway and rolled curb along the south side of said roadway to accommodate pullover traffic, subject to both Transportation and Drainage approval.

OFFICIAL NOTICE OF DECISION
MARCH 17, 2005
PROJECT #1003116
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11. The developer shall provide for advanced warning signage pertaining to geometry and turnouts to be placed south of the intersection of Calle Coronado and Calle Amor in addition to any required traffic control signage, subject to Transportation approval.
-

On March 17, 2005 the Environmental Planning Commission voted to approve Project 1003116/ 05EPC 00021, a site development plan for building permit, for an unplatted portion of the W ½ of the SW ¼ of the SE ¼ of S27, T10N, R4E within Four Hills Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for consideration and approval of a site development plan for building permit for an unplatted portion of the W ½ of the SW ¼ of the SE ¼ of S27, T10N, R4E within Four Hills Ranch, zoned SU-1 for PRD, to accommodate the development of a fifty-lot, single-family residential subdivision.
2. The proposed development will be in concert with the expressed desires of the surrounding neighborhoods and result in an overall gross density of five (5) dwelling units per acre, and natural amenities will be preserved and integrated into the proposed development, as articulated in *Policies II.B.5.a and II.B.5.d of the City/County Comprehensive Plan.*
3. Through the implementation of appropriate measures to safeguard the interests of surrounding neighbors, such as thoughtful buffer wall design, the installation of downward-focused site lighting and the functional integration of natural amenities, the proposed development should meet the intent of *Policy II.B.5.e of the City/County Comprehensive Plan.*
4. Through a lesser reliance upon garage-prominent housing design in conjunction with strategic implementation of staggered front setbacks, the proposed development should reflect a higher developmental standard and promote a close sense of community, as articulated in *Policy II.B.5.l of the City/County Comprehensive Plan.*
5. Thoughtful lot design and overall site layout that minimizes obstruction of, or detracts from existing view sheds and provides for the most optimum use of identified existing natural amenities should promote *Policy II.B.5.m of the City/County Comprehensive Plan.*
6. Regarding the perimeter walls abutting the Tijeras Arroyo, thoughtful design that provides reasonable security, unrestricted visual access to the arroyo and aesthetic sensitivity with respect to the surrounding Arroyo environment should meet the intent of *Policy Four (4) of the design guidelines for development adjacent to Major Open Space Arroyos, as dictated in the 1986 Facility Plan for Arroyos.*

OFFICIAL NOTICE OF DECISION**MARCH 17, 2005****PROJECT #1003116****PAGE 5 OF 5**

7. The applicant is authorized to submit a request for consideration and approval of a site development plan for building permit on the subject property.
8. There is noted public opposition and concerns regarding the proposed development, but all interested parties and stakeholders involved declined to participate in the facilitation process.
9. The matter of the roadway and the wall shall be resolved as a private matter between the developer and the adjacent homeowners association.

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.
2. The final site plan shall comply and be designed per DPM and City Standards.
3. On-site lighting shall be shielded to provide downward light emission and prevent both light trespass and upward light pollution, to include street lighting within the private roadway system.
4. Any proposed walls along the project boundary abutting the Tijeras Arroyo shall be constructed at a low profile, include materials that are aesthetically sensitive to the surrounding environment and provide for an unrestricted view of the arroyo.
5. Staggered setbacks at a 3:1 ratio (three-tiered setback on one individual aggregate set of three adjoining lots) shall be required for all homes along the entire length of the proposed Arcola Drive. At least one-third of the proposed residences shall be garage-recessed in design; only garage-recessed homes can be placed at a minimum front setback of ten feet (10').
6. A pedestrian path and benches shall be provided within the private green space area.

OFFICIAL NOTICE OF DECISION
MARCH 17, 2005
PROJECT #1003116
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IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY APRIL 1, 2005 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. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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,


for Richard Dineen
Planning Director

RD/DS/ac

cc: Mark Goodwin & Assoc., PA, P.O. Box 90606, Albuquerque, NM 87199
Rose Sena, 12620 Piru SE, Albuquerque, NM 87123
Diane Davidson, 12800 Piru SE, Albuquerque, NM 87123
Jay Rodecap, 816 Hackberry Tr. SE, Albuquerque, NM 87123
Melinda Abraham, 843 Calle Coronado SE, Albuquerque, NM 87123
Paul Kinahan, 801 Calle Coronado SE, Albuquerque, NM 87123
Allan Knighton, 709 Sagewood Ct. SE, Albuquerque, NM 87123
Shane Turpin, Fire Department
Michael Hill, 606 Meadow Green Ct. SE, Albuquerque, NM 87123



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 3, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 11:05 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 # 1000788

06DRB-00482 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for all or a portion of Tract(s) AAAA-1A, **PARADISE SKIES, UNIT 8 & 9**, zoned SU-1 RT, located on MILKY WAY ST NW, between SAGITTARIUS AVE NW and MCMAHON BLVD NW containing approximately 20 acre(s). [REF: S-99-150] (A-10/A-11) **A TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1003778**
06DRB-00330 Major-Vacation of Pub
Right-of-Way
06DRB-00328 Major-Preliminary Plat
Approval
06DRB-00332 Minor-Sidewalk
Variance
06DRB-00333 Minor-Temp Defer
SDWK

LARRY READ & ASSOCIATES INC agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01750, 04DRB-01751, 04DRB-01752, 04DRB-01753] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/3/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/1/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003857**
06DRB-00442 Major-Vacation of Pub
Right-of-Way

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4-6 and 10-12, Block(s) E, SIMPIER ADDITION (to be known as **BARELAS TOWNHOMES**) zoned SU-2/RT, located on SIMPIER LN SW, between 4TH ST SW and 8TH ST SW [REF: 04DRB-01973] (L-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT: REPLAT LOTS TO CONSOLIDATE OR PROVIDE ACCESS.**

4. **Project # 1004717**
06DRB-00478 Major-Preliminary Plat
Approval
06DRB-00481 Minor-Temp Defer
SDWK

TERRAMETRICS OF NEW MEXICO agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D, located on TESORO PL NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 06DRB-00253] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/3/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/30/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: ENVIRONMENTAL HEALTH WILL NEED TO SIGN THE FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003800**
05DRB-01906 Major-Vacation of Pub
Right-of-Way
05DRB-01908 Minor-Prelim&Final Plat
Approval
05DRB-01907 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] [*Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06 & 3/15/06 & 3/29/06 & 4/12/06*] (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/3/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/20/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1004354**
06DRB-00392 Major-Vacation of Pub
Right-of-Way

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Tract(s) O, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 FOR C-2, IP, located on 98TH ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308, 05DRB-01229, 05EPC-01234] [*Deferred from 4/19/06 & 5/3/06*] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/24/06.**

7. **Project # 1003684**
06DRB-00325 Major-Preliminary Plat
Approval
06DRB-00326 Major-Vacation of Pub
Right-of-Way
06DRB-00327 Major-Vacation of
Public Easements
06DRB-00329 Minor-Sidewalk Waiver
06DRB-00331 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, CALABACILLAS ARROYO, Tract(s) B2B1, PARADISE HEIGHTS, UNIT 5 AND SEVILLE UNIT 7, Block(s) 7-14 (to be known as **ANASAZI RIDGE**) zoned R-1 residential zone, located on WESTSIDE BLVD NW, between UNIVERSE AVE NW and DUNN AVE NW containing approximately 73 acre(s). [REF: 04DRB01443, 05DRB00118, 05DRB00119, 05DRB00120, 05DRB00121] [*Deferred from 4/26/06*] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/3/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297 EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

8. ~~Project # 10031-16~~
06DRB-00558 Minor-SiteDev Plan
Subd/EPC
06DRB-00559 Minor-SiteDev Plan
BldPermit/EPC

ISAACSON & ARFMAN PA agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, T10N, R4E, **CANYON GROVE SUBDIVISION**, zoned SU-1 PRD, located on CALLE CORONADO SE SE, between HIDDEN VALLEY RD SE and TIJERAS ARROYO SE containing approximately 10 acre(s). [REF: 05EPC00020, 05EPC00021] [*Deferred from 4/26/6*] [David Stallworth, EPC Case Planner] (L-22/M-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN WITH THE FOLLOWING CONDITION: APPROVAL OF THIS SITE PLAN IS DEPENDENT ON THE CONDITION THAT A FUTURE REVISED SITE DEVELOPMENT PLAN AND PLAT ARE APPROVED BY DRB BASED ON A REVISED LOT LAYOUT THAT WILL BE ADMINISTRATIVELY APPROVED BY EPC. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN AND TWO CHANGES TO THE LANDSCAPE PLAN WITH THE FOLLOWING CONDITION: APPROVAL OF THIS SITE PLAN IS DEPENDENT ON THE CONDITION THAT A FUTURE REVISED SITE DEVELOPMENT PLAN AND PLAT ARE APPROVED BY DRB BASED ON A REVISED LOT LAYOUT THAT WILL BE ADMINISTRATIVELY APPROVED BY EPC.**

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

9. **Project # 1003369**
06DRB-00588 Minor-Extension of Preliminary Plat
- ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, **UNIT 3 VINTNER COURT SUBDIVISION**, zoned R-D 5 DU/ACRE, located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF:04DRB00510, 04DRB00511, 04DRB00513, 04DRB00519, 04DRB00514] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
10. **Project # 1002632**
06DRB-00585 Minor-Final Plat Approval
- TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4-6, **SUNDANCE ESTATES, UNIT 1**, zoned R-LT residential zone, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT, containing approximately 36 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] [Deferred from 5/3/06] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 5/24/06.**
11. **Project # 1002110**
06DRB-00587 Minor-Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for BEAZER HOME SALES INC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2 CACTUS/SHALIT PARCE (to be known as **UNIVERSITY CROSSING**) zoned O-1/C-1, located on KATHRYN AVE SE, between YALE BLVD SE and CORNELL AVE SE containing approximately 3 acre(s). (L-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIGNAL ANALYSIS AT KATHRYN & YALE SE AND PLANING FOR AGIS DXF FILE AND TO RECORD.**

12. **Project # 1003687**
06DRB-00584 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO, INC request(s) the above action(s) for all or a portion of Lot(s) 195-A, 196-A, 197-A, 212-A & 213-A, **WESTERN RIDGE, UNIT 2 @ VENTANA RANCH WEST**, zoned R-LT, located on TUSCARORA RD NW, between SIERRA ALTOS PL NW and THUNDERBOLT DR NW containing approximately 1 acre(s). [REF: 06DRB-00054] (B-8) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1004863**
06DRB-00586 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for MARILYN RICHIE request(s) the above action(s) for Lot(s) 30, Block(s) 4, **PALISADES**, zoned R-1, located on PALISADES DR NW, between LOMA ALTA CT NW and ViSTA GRANDE RD NW containing approximately 1 acre(s). [Indef deferred from 5/3/06] (J-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1004864**
06DRB-00589 Minor-Prelim&Final Plat
Approval

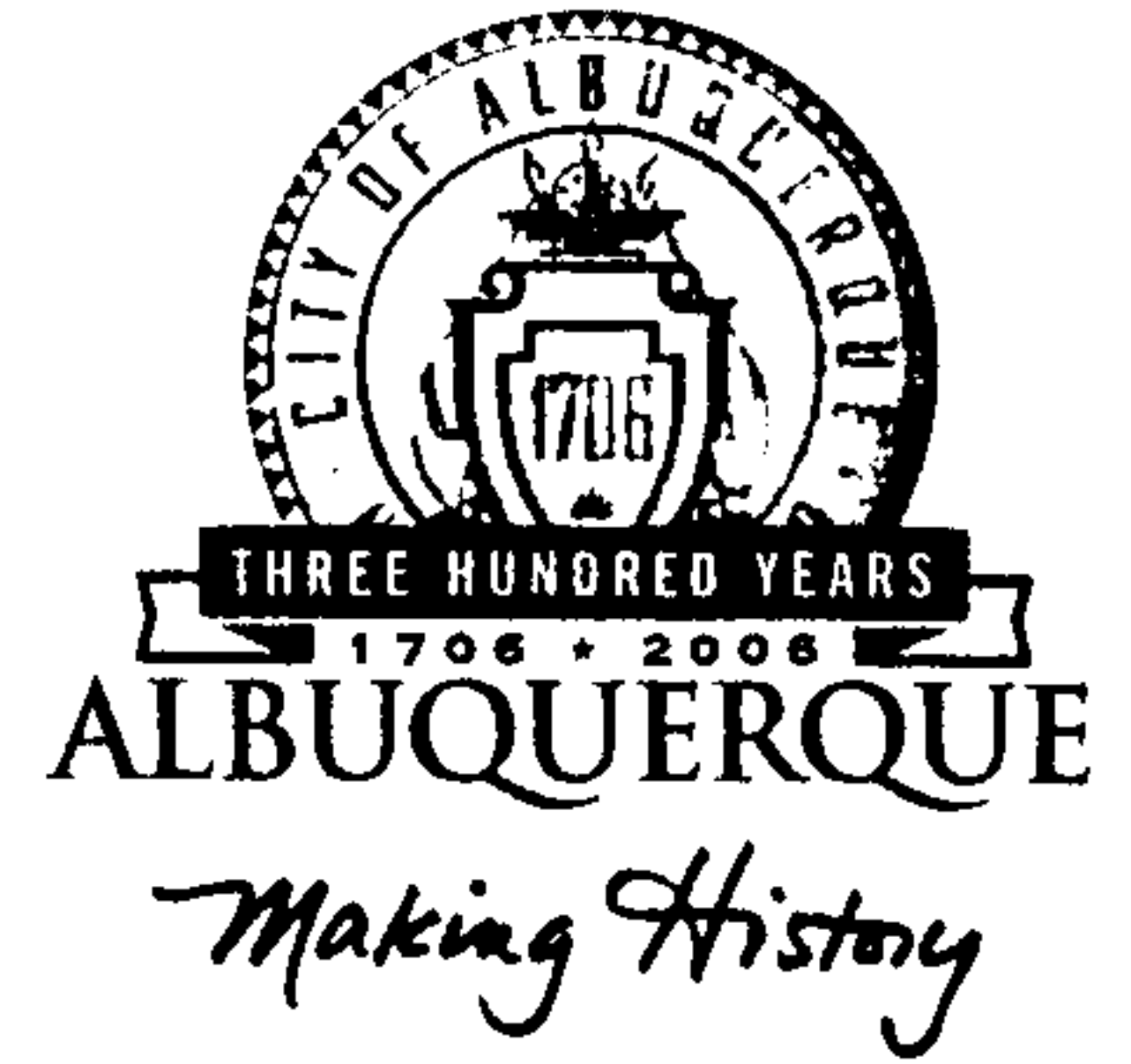
SOL LLC request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 21, **SKYLINE HEIGHTS**, zoned C-3, located on ACOMA SE, between CONCHAS SE and ALTEZ SE containing approximately 1 acre(s). (L-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

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

15. **Project # 1001235**
06DRB-00583 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH & MARGARET MOSES request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, LANDS OF BRANCH (to be known as **EDWARD KROGH ADDITION**) zoned R-1 residential zone, located on RIO GRANDE BLVD NW and KROGH CT NW, containing approximately 2 acre(s). [REF: 05DRB01539] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. **Project # 1004858**
06DRB-00573 Minor-Sketch Plat or Plan
- STEVE APPOLLONI agent(s) for JEFF ROMERO request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) H, **MANDELL BUSINESS & RESIDENCE ADDITION**, zoned SU-3 special center zone, located on 5TH ST NW NW, between SLATE NW and MARBLE NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. Approval of the Development Review Board Minutes for April 26, 2006. **THE DRB MINUTES FOR APRIL 26, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:05 A.M.

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003116

AGENDA ITEM NO: 5

SUBJECT:

Site Plan for Subd
Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

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

New Mexico 87103

RESOLUTION:

5-3-06

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 26, 2006

#8

175

PROJECT NUMBER: 1003116

APPLICATION NUMBER: 06 DRB 00558 & 00559

This plan is consistent with the specific Site Development Plan Approved by the Environmental Planning Commission (EPC), dated 3/05 and the Finding and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No
If yes, than a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

Approval of this Site Development Plan is dependent on the condition that a future, revised Site Development Plan and plat are approved by DRB based on a revised lot layout that will be administratively approved by EPC.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

[Signature]
Traffic Engineer, Transportation Division

5-3-06
Date

[Signature]
Utilities Development

5-3-06
Date

[Signature]
Parks & Rec



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003116

AGENDA ITEM NO: 8

SUBJECT:

Site Plan for Subd
Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 3, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 26, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000332**
06DRB-00419 Major-Two Year SIA

SMITH ENGINEERING COMPANY agent(s) for PRAXAIR INC request(s) the above action(s) for all or a portion of Lot(s) 28A, Block(s) B, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP, located on SAN DIEGO NE, between SAN MATEO BLVD NE and I-25 NE containing approximately 3 acre(s). [REF: 00DRB-00318, 04DRB-00576, 02DRB-00340, DRB-96-526, DRB-96-528] (B-18) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003684**
06DRB-00325 Major-Preliminary Plat Approval
06DRB-00326 Major-Vacation of Pub Right-of-Way
06DRB-00327 Major-Vacation of Public Easements
06DRB-00329 Minor-Sidewalk Waiver
06DRB-00331 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, CALABACILLAS ARROYO, Tract(s) B2B1, PARADISE HEIGHTS, UNIT 5 AND SEVILLE UNIT 7, Block(s) 7-14 (to be known as **ANASAZI RIDGE**) zoned R-1 residential zone, located on WESTSIDE BLVD NW, between UNIVERSE AVE NW and DUNN AVE NW containing approximately 73 acre(s). [REF: 04DRB01443, 05DRB00118, 05DRB00119, 05DRB00120, 05DRB00121] (A-10) **DEFERRED TO 5/3/6.**

3. **Project # 1004793**
06DRB-00416 Major-Preliminary Plat Approval
06DRB-00417 Major-Vacation of Public Easements
06DRB-00418 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for T S MCNANEY AND ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 174-P1, Tract(s) B1 & B2, MIRAVISTA SUBDIVISION (to be known as **EMBUDITO CANYON SUBDIVISION**) zoned R-T, located on ELIZABETH ST SE and SOUTHERN AVE SE and containing approximately 2 acre(s). (L-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/26/06, AND THE GRADING AND DRAINAGE PLAN DATED MAY 3/16/06, THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO THE PROVISIONS OF THE SUBDIVISION REGULATIONS. THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN IN EXHIBIT B. THE TEMPORARY DEFERRAL OF SIDEWALK WAS APPROVED AS SHOWN IN EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1004779**
06DRB-00393 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for 207 ALISO DRIVE LLC, SHEFFIELD PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **ALISO LOFTS, PHASE II**) zoned R-2 residential

zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTE AVE SE. [REF: V-77-8, ZA-76-152] [Deferred from 4/19/06] (K-17) THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN IN EXHIBIT B IN THE PLANNING FILE AND WITH THE FOLLOWING CONDITION(S): (1) EASEMENTS SHALL BE RETAINED FOR EXISTING PUBLIC WATER/SEWER LINES AS DETERMINED PRIOR TO FINAL PLAT APPROVAL.

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

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

5. ~~Project # 1003116~~
06DRB-00558 Minor-SiteDev Plan
Subd/EPC
06DRB-00559 Minor-SiteDev Plan
BldPermit/EPC
- ISAACSON & ARFMAN PA agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, T10N, R4E, **CANYON GROVE SUBDIVISION**, zoned SU-1 PRD, located on CALLE CORONADO SE SE, between HIDDEN VALLEY RD SE and TIJERAS ARROYO SE containing approximately 10 acre(s). [REF: 05EPC00020, 05EPC00021] [David Stallworth, EPC Case Planner] (L-22/M-22) DEFERRED TO 5/3/6.
6. **Project # 1004725**
06DRB-00429 Minor-SiteDev Plan
BldPermit
- RICK BENNETT ARCHITECTS agent(s) for JOHN BATTAGLIA request(s) the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, **ATRISCO BUSINESS PARK, UNIT 4**, zoned SU-1 for IP special use zone, located on COORS BLVD NW, between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 1 acre(s). [REF: 06EPC-

00278] [Was Indef deferred on a no show 4/12/06](J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS PLANNING COMMENTS AND 3 COPIES OF THE SITE PLAN, AND TO TRANSPORTATION DEVELOPMENT FOR CURB OPENINGS ON COORS, AND 24' ACCESS EASEMENT.**

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

- 7. Project # 1000922**
06DRB-00555 Minor-Extension of Preliminary Plat

WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-01829] (C-10/10 & D-10 & 11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

- 8. Project # 1004851**
06DRB-00556 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for CHARLES & JO ANN MCCLAIN request(s) the above action(s) for **M.R.G.C.D. TRACT 340A2A1A1**, zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19TH ST NW containing approximately 3 acre(s)[REF:DRB-92-177](H-13/J-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, AND TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK ENCROACHMENTS.**

9. **Project # 1004849**
06DRB-00552 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for SOUTHWEST CAPITAL PROJECTS LLC request(s) the above action(s) for all or a portion of Tract(s) A, **GLOBE**, zoned C-2, SC, located on LOMAS BLVD NE, between LOUISIANA BLVD NE and CHAMA ST NE containing approximately 10 acre(s). [REF: Z-1364, S-1306, ZA-81-33, ZA-77-272] (K-19) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR STATEMENT FROM GEORGE RAINHART STATING THAT THERE IS ADEQUATE PARKING FOR EACH LOT AND TO TRANSPORTATION DEVELOPMENT FOR EVALUATION OF RIGHT-OF-WAY DEDICATION.**

10. **Project # 1004707**
06DRB-00210 Minor-Prelim&Final Plat
Approval
06DRB-00211 Minor-Vacation of
Private Easements

SURVEYS SOUTHWEST agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270, **TOWN OF ATRISCO GRANT TOGETHER WITH 68TH STREET TRACT**, zoned C-2, located on INTERSTATE 40 NW, between HANOVER RD NW and 68TH ST NW containing approximately 5 acre(s). [*Indef deferred on 2/22/06*] (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/26/06 AND THE GRADING AND DRAINAGE PLAN DATED 4/17/06, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT APPROVAL WAS DEFERRED INDEFINITELY. VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

11. **Project # 1004852**
06DRB-00560 Minor-Prelim&Final Plat
Approval

ABQ ENGINEERING INC agent(s) for INTERSTATE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 13-24, Block(s) 6, **ROMEO ADDITION**, zoned C-2, S-R, located on 4TH ST NW, between ROSEMONT AVE NW and MOUNTAIN RD

NW containing approximately 1 acre(s). (J-14)
**PRELIMINARY PLAT WAS APPROVED WITH
FINAL PLAT SIGN OFF DELEGATED TO
PLANNING FOR LETTER FROM JACK BASYE –
ZONING APPROVAL AND RECORDING OF PLAT.**

- 12. Project # 1003285**
06DRB-00426 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for
WESTLAND DEVELOPMENT CO request(s) the
above action(s) for all or a portion of Lot(s) 1, 2 & 4,
Tract(s) S, Block(s) 13, **SUNDORO SOUTH, UNIT 6**,
zoned SU-2/R-LT, located on SILICA AVE NW,
between 94TH ST NW and TUMULUS NW containing
approximately 2 acre(s). [REF: 05DRB-01296,
05DRB-00106, 05DRB-00107] [Listed as Project
#1004797 in error] [*Deferred from 4/12/06*] (J-9)
DEFERRED TO 5/10/06.

- 13. Project # 1003655**
05DRB-01833 Minor-Final Plat
Approval

ADIL RIZVI request(s) the above action(s) for all or a
portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2,
NORTH ALBUQUERQUE ACRES, UNIT 3, (to be
known as **LA VISTA AT DESERT RIDGE TRAILS**)
zoned RD, located on WYOMING BLVD NE, between
EAGLE ROCK AVE NE and MODESTO AVE NE
containing approximately 3 acre(s). [REF:
04DRB01373] [*Deferred from 12/14/05 & 1/11/06 &
2/22/06*] (C-19) **DEFERRED TO 6/21/06.**

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

14. **Project # 1004850**
06DRB-00554 Minor-Sketch Plat or
Plan

EVERETT NARANJO request(s) the above action(s) for all or a portion of Lot(s) 65, **ROSSITER**, zoned R-1, located on 12TH ST NW, between BELLROSE NW and GRIEGOS NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

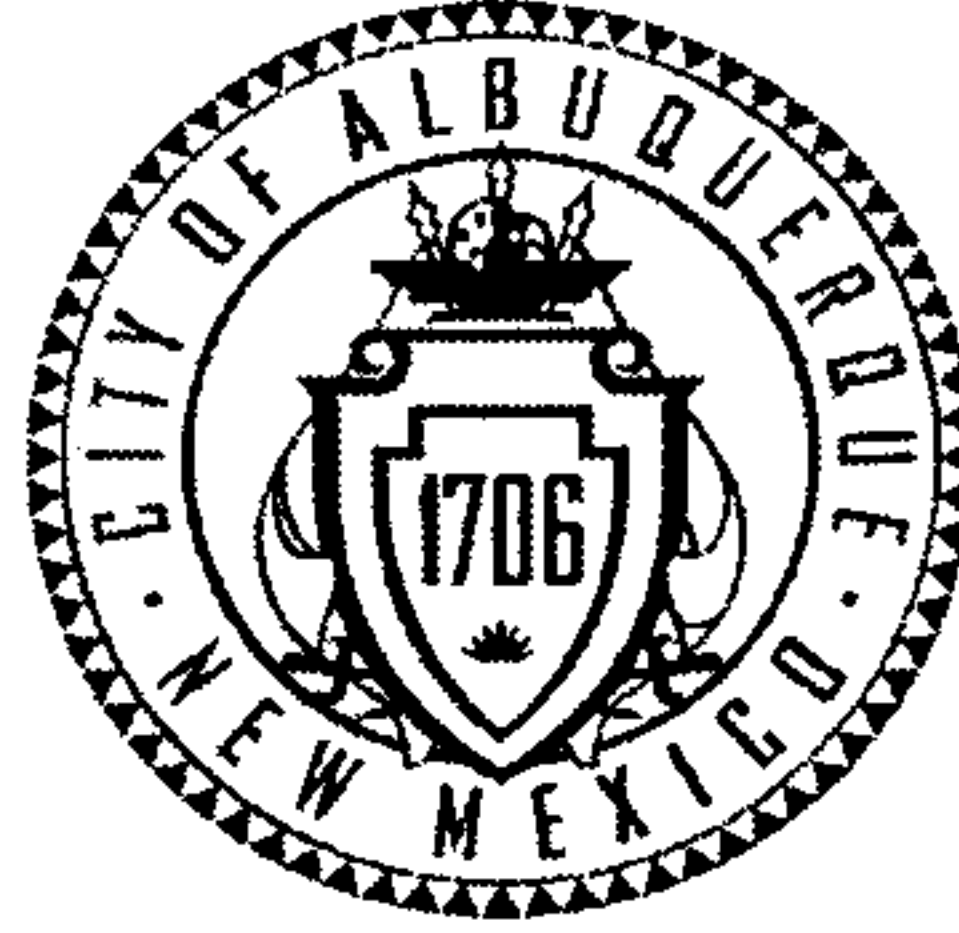
15. **Project # 1004854**
06DRB-00562 Minor-Sketch Plat or
Plan

SON BROADCASTING NETWORK request(s) the above action(s) for all or a portion of Lot(s) A, Tract(s) 145-A, **LANDS OF HUBERT R TEAGUE**, zoned O-1, located on 4TH ST NW, between SAN ANDRES NW and SHANGRI LA NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Development Review Board Minutes for April 19, 2006 were approved.

Other Matters:

ADJOURNED @ 11:34 a.m.



#5

**CITY OF ALBUQUERQUE, PLANNING DEPARTMENT
INTERNAL MEMORANDUM**

TO: Sheran Matson, Chairperson – Development Review Board

FROM: David Stallworth, Planner

COPIES TO: Claire Senova, Development Review
Andrew Garcia, Development Review

DATE: April 25, 2006

RE: **PROJECT NO. 1003116, Case Number 06DRB – 00558 and 000559,**
Canyon Grove Subdivision.

+3" min gravel & specify shrubs on L Plan (No Jumpers!)

The above-mentioned DRB submittals are cross-referenced with EPC Cases **05EPC – 00020** and **05EPC – 00021**, which was approved by the Environmental Planning Commission on March 17, 2005. All conditions of approval have been satisfactorily met with the following exceptions:

1. **05EPC – 00020**, Condition 9 – There is no proposed name for the stub street running east from Arcola Drive.
2. **05EPC – 00021**, Condition 5 – There are sixteen (16) proposed house designs, but none of them reflect garage-recessed design; a minimum of five (5) designs is required to meet this condition. Plans “G” and “H” are among the best possible candidates for possible modification to meet this end.
3. **05EPC – 00021**, Condition 5 – Although there is Note 5 on the site plan reiterating the staggered setback requirement, speculative building footprints on the site plan for subdivision suggest otherwise. This should be clarified or reexamined.
4. Proposed “Washington Hawthorne” trees for front yard landscaping may not be suitable, given the current drought conditions (non-native with medium water usage). Overall, it is suggested that there be an emphasis on hardier, native trees that provide sufficient shade in addition to decoration within the front yard.

5. The landscape plan should de-emphasize the use of gravel as a major ground cover component and rely more upon native revegetation, particularly along the entrance road and those front yards along Arcola Drive.
6. It is understandable why streetscape could not be installed along the west side of Arcola Drive (6-inch water line), but what about along its east side, particularly in light of your proposed site plan amendment and the possibility of single-loaded pedestrian paths along Arcola? Pedestrian paths should be sufficiently shaded, and adequate decoration should be provided, given that Arcola functions as a gateway of sorts to the development.
7. Shouldn't there be a separate tract for the pedestrian path from Arcola to the arroyo, between lots 18P1 and 19P1?
8. It appears that there may be a possible building encroachment within a utility easement on lot 18P1.

Thank you.

A handwritten signature in cursive script, appearing to read "Stallworth". The signature is written in black ink and is positioned below the "Thank you." text.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003116 AGENDA#: 5 DATE: 4/26/16

1. Name: ^{→ opposed} Paul KINATHAN ^{Assignment of road} Address: 801 GALLE CORONA Zip: 87123

2. Name: Jay Rodecap Address: 816 Hackberry Tr. Zip: 87123

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

Matson, Sheran A.

From: JDContracting [jdcontracting@qwest.net]
Sent: Thursday, May 24, 2007 9:49 AM
To: Dourte, Richard H.
Cc: Harris, Don; Hart, Jay ; jhevans@prodigy.net; Schmader, Matthew F.; dzebbie@hotmail.com; 'mail.aquilagroup.com'; jdow10@comcast.net; Matson, Sheran A.
Subject: Open Space Nomination for the Tijeras Arroyo

Mr. Dourte,

My name is Jerry Dow I am the vice president of the Tijeras Arroyo Neighborhood Association. We at TANA have nominated 10 acres to become open space in the floor of the Tijeras Arroyo. This property is currently pending final approval in EPC and is C.O.A. Project #1003116.

We met with the Open Space Advisory Board last Tuesday May 22, 2007. During the meeting it was discovered the proposed site grading and drainage plan has a scour wall and rip rap to be constructed in open space property within the arroyo. In addition the proposed sanitary sewer system and water system will cross the open space as well. Open space was not aware of this nor was our community. A couple of our concerns are the impact to the wildlife within the arroyo and city maintenance of these improvements.

Another issue that has to be addressed is item 9 of the findings in the official notification of decision dated March 18, 2005. The hidden valley home owners are very concerned about this roadway and its structural integrity. Preliminary engineer estimated quantities of import fill are approximately 65,000 cubic yards to raise this property out of the flood plain. That is a lot of trucks traveling above existing homes.

We are requesting an opportunity to meet with you and discuss these issues prior to final EPC approval.

I can be reached at 797-9891 office or 239-9445 cell

Jerry Dow
V.P. Tijeras Arroyo Neighborhood Association

5/24/2007

Matson, Sheran A.

From: Dourte, Richard H.
Sent: Thursday, May 24, 2007 2:31 PM
To: 'JDContracting'
Cc: Harris, Don; Hart, Jay ; jhevans@prodigy.net; Schmader, Matthew F.; dzebbie@hotmail.com; 'mail.aquilagroup.com'; jdow10@comcast.net; Matson, Sheran A.; Gallegos, Wilfred A.; Dineen, Richard W.; Garcia, Margaret D.
Subject: RE: Open Space Nomination for the Tijeras Arroyo

Mr. Dow,

Thank you for your email below. The EPC approved the Site plan last year, and the DRB approval ensuring that the EPC conditions were met also took place last year. An application for platting approval for this site has not been submitted to date. I have reminded the City Traffic Engineer regarding the stability of the roadway. The City may not have jurisdiction over the existing private street that leads to this site, with respect to the pavement section. We will look into this in more detail. The stability issue should have been addressed in an agreement between the developer and the present owner(s) of the street. I would suggest that you or a representative attend the DRB meeting that will hear this replat request, if the application is made. I believe that this replat will require public notification because it is a major subdivision. Please keep a look out for this item on the DRB agendas that are posted on the City's web page.

Sincerely,

Richard Dourte

From: JDContracting [mailto:jdcontracting@qwest.net]
Sent: Thursday, May 24, 2007 9:49 AM
To: Dourte, Richard H.
Cc: Harris, Don; Hart, Jay ; jhevans@prodigy.net; Schmader, Matthew F.; dzebbie@hotmail.com; 'mail.aquilagroup.com'; jdow10@comcast.net; Matson, Sheran A.
Subject: Open Space Nomination for the Tijeras Arroyo

Mr. Dourte,

My name is Jerry Dow I am the vice president of the Tijeras Arroyo Neighborhood Association. We at TANA have nominated 10 acres to become open space in the floor of the Tijeras Arroyo. This property is currently pending final approval in EPC and is C.O.A. Project #1003116.

We met with the Open Space Advisory Board last Tuesday May 22, 2007. During the meeting it was discovered the proposed site grading and drainage plan has a scour wall and rip rap to be constructed in open space property within the arroyo. In addition the proposed sanitary sewer system and water system will cross the open space as well. Open space was not aware of this nor was our community. A couple of our concerns are the impact to the wildlife within the arroyo and city maintenance of these improvements.

Another issue that has to be addressed is item 9 of the findings in the official notification of decision dated March 18, 2005. The hidden valley home owners are very concerned about this roadway and its structural integrity. Preliminary engineer estimated quantities of import fill are approximately 65,000 cubic yards to raise this property out of the flood plain. That is a lot of trucks traveling above existing homes.

We are requesting an opportunity to meet with you and discuss these issues prior to final EPC approval.

5/24/2007

I can be reached at 797-9891 office or 239-9445 cell

Jerry Dow
V.P. Tijeras Arroyo Neighborhood Association

5/24/2007

Matson, Sheran A.

From: Harris, Don
Sent: Thursday, May 24, 2007 1:45 PM
To: JDContracting; Dourte, Richard H.
Cc: Hart, Jay ; jhevans@prodigy.net; Schmader, Matthew F.; dzebbie@hotmail.com; 'mail.aquilagroup.com'; jdow10@comcast.net; Matson, Sheran A.
Subject: RE: Open Space Nomination for the Tijeras Arroyo

Please call Isaac Padilla, my current staff assistant, 768-3123. Let's get together.

Floor substitute of the budget passed by the Council includes another \$500,000 to purchase open space in the Tijeras Arroyo and \$100,000 for Jay Hart's department to do a study of a Tijeras Arroyo plan.

Jerry, call me.

Don

From: JDContracting [mailto:jdcontracting@qwest.net]
Sent: Thu 5/24/2007 9:48 AM
To: Dourte, Richard H.
Cc: Harris, Don; Hart, Jay ; jhevans@prodigy.net; Schmader, Matthew F.; dzebbie@hotmail.com; 'mail.aquilagroup.com'; jdow10@comcast.net; Matson, Sheran A.
Subject: Open Space Nomination for the Tijeras Arroyo

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Jerry Dow
V.P. Tijeras Arroyo Neighborhood Association

5/24/2007

#8

1003116

~~1003116~~

Canyon Grove - Hidden Valley - ^{SPT} ~~GRD~~

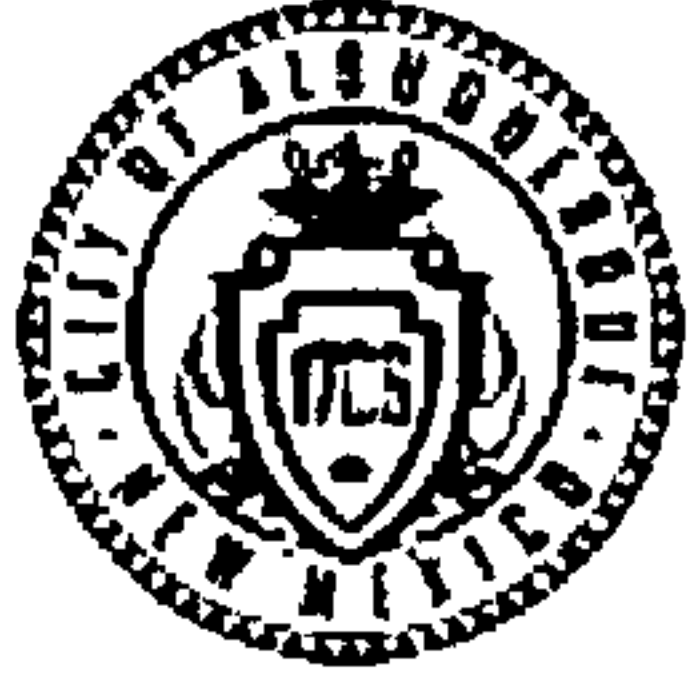
- EPC approved AS4BP 3/05
- Tim McNamara / Stillbrooks
- Wants to change layout
- Nagers wanted higher - now have one in new plan. (v25 to v35)
- Private streets, navigated
- RDinner - said if abutting lots okay w/ changes, EPC approval not necessary?
- No plat app. yet
- same # lots 150
- Ranch Road now Canyon Grove Dr. Issues w/ Fire Marshal Speed bumps - EPC condition
- Open Space tract (3 Parcels) on NE + around to other side of Canyon Grove Dr. (not annexed)

2/03/05
K. [unclear]
[unclear]

9. Origo - Sit down w/ Jeff
Is it okay to go to BFB
w/ AS4BP when final
sign off occurs. [unclear]

2/03
Sammy
to call
+ meet w/ [unclear]

File
#54/26/06



"Genny Donart"
<gennyd@iacivil.com>
04/21/2006 02:01 PM

To SMatson@cabq.gov, MMcCan@cabq.gov,
mdgarcia@cabq.gov, RDourte@cabq.gov,
tanyash2000@yahoo.com, "Jay Rodecap"
cc "A. J. Yarbrough" <AJYarbrough@Stillbrooke.com>, "Tim
McNaney" <Tim@TSMcNaney.com>, "Karl Smith"
<Karl@TSMcNaney.com>, "Fred Arfman"

bcc

Subject FW: CANYON GROVE

To all concerned:

While I understand that the neighbors are concerned with how this project will effect their properties, we are doing our best to ensure that our design provides a safe entry into the Canyon Grove subdivision that minimizes the impact on the Hidden Valley neighborhood.

We have been in contact with Mr. Rodecap of the Hidden Valley neighborhood association in recent weeks, informing them of the upcoming DRB action and our intentions, even though it isn't truly a public hearing. This action is to get the Site Plan that was approved at EPC approved at DRB so that we can work on revising the layout to one which provides the Hidden Valley Neighborhood a 25' buffer between the houses on their property and the houses in Canyon Grove. The buffer is something which Hidden Valley had previously requested. Once this has been accomplished there is still a DRB preliminary plat hearing that will provide the neighbors a chance to voice their concerns.

We provided Mr. Rodecap with a copy of our submittal, and added the following note on the plan:

#16. The final configuration of the entry road (Canyon Grove Dr.) is still to be determined. The Hidden Valley Neighborhood Association will be provided the opportunity to review and comment on the final entry road design prior to preliminary plat.

There had been discussions of complete replacement of the existing railroad tie retaining wall below the road, but the cost was very high, and the wall is so close to some of the existing houses that the wall contractor we spoke with on the issue said that it would be a lot less risky to the existing properties if we could design the road so that those walls don't need to be rebuilt.

We are trying to obtain easements on the properties to the south so that we can realign our road design and move the road far enough away that it won't be a hazard to the existing wall. If we are unsuccessful at getting those easements, we will need to look again at how to shore up or replace the existing walls without causing problems for the neighbors.

We certainly aren't trying to gain final approval of the subdivision without working with the neighbors. We are just trying to proceed with the few items that can be done until we know what it's possible to do with the entry road design. There is still a public hearing left available to the neighbors in the preliminary plat, and we'll make sure that the issue of the wall design has been resolved by that time.

I've attached .pdf files of the site development plan so that you can see what has been submitted at this time.

Genny Donart, P.E.

Design Engineer

Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632
Email: gennyd@iacivil.com

-----Original Message-----

From: SMatson@cabq.gov [mailto:SMatson@cabq.gov]
Sent: Friday, April 21, 2006 9:54 AM
To: MMcCan@cabq.gov
Cc: mdgarcia@cabq.gov; RDourte@cabq.gov
Subject: Re: Fw: Contact Your City Councilor

Mike

The Environmental Planning Commission, when it approved the site plans for the Canyon Grove Subdivision, included in its Official Notice of Decision, Finding #9 "The matter of the roadway and the [retaining] wall shall be resolved as a private matter between the developer and the adjacent homeowners association."

DRB has the two site plans for Canyon Grove on its agenda for this Wednesday's meeting. The DRB Hydrology & Transportation Engineers have not yet looked at this project. I will check with them early next week. Sometimes they will have additional requirements per the DPM, Drainage Ordinance, etc.
I will get back with you then.

Sheran

Michael L. McCan/CITY COUNCIL/CABQ

04/20/2006 08:49 AM

To: Sheran A. Matson/PLN/CABQ@COA

cc

Subject: Fw: Contact Your City Councilor

Sheran,

Below find an e-mail Councilor Harris received concerning business practices of Stillbrooke Homes, a developer for the Canyon Grove project. Councilor Harris is receiving a number of e-mails from his southeastern constituents regarding various land development issues. Are you the appropriate office to address these concerns?

Thanks.

Mike McCan
Council Services
768.3106

----- Forwarded by Michael L. McCan/CITY COUNCIL/CABQ on 04/20/2006 08:45 AM -----

tanyash2000@yahoo.com

04/13/2006 02:05 PM

To dharris@cabq.gov

cc

Subject Contact Your City Councilor

Below is the result of your feedback form. It was submitted by (tanyash2000@yahoo.com) on Thursday, April 13, 2006 at 14:05:56

email: tanyash2000@yahoo.com

Contact: Harris

First_Name: Tania

Last_Name: Shkindel

Address_Line_1: 617 Meadow Green Ct SE

City: Albuquerque

State: NM

Zip: 87123

Subject: issues with developers on private property

Message: Dear councilor Harris,

I live in the Hidden Valley neighborhood, which recently became a

part of Tijeras Arroyo Neighborhood Association. I am a member of the Architectural Review Board of the association. We are having issues with the developer of the proposed Canyon Grove project, StillBroke Homes, A.J. Yarborough is our contact person.

When they bought the property to develop, they automatically gained an easement to access it thru Ranch Road, South of Hidden Valley. Because this road is not built to support any kind of traffic but maybe an occasional vehicle and a horse, we reached an agreement with them to properly reinforce it such that traffic does not cause the road to collapse and damage our property.

While the road design has not yet been submitted to us for approval, we learned that they are trying to get the City Of Albuquerque to approve the design for the development before submitting it to us. Their argument is that they can not afford to build a proper reinforcement structure. The argument has gone so far as so offer us a "pie sweetener".

I am writing to you to alert the City Of Albuquerque of the unacceptable business practices of StillBroke Homes and an attempt to get the City's approval without the City's full knowledge of the situation. As you represent our neighborhood, I trust that you will take an appropriate action to help us resolve this matter in a more or less peaceful way.

If you think this letter is better addressed to another City Authority, please advise me as to where it belongs.

Thank you very much, councilor, for your support. I will be glad to answer any questions you might have at any time.

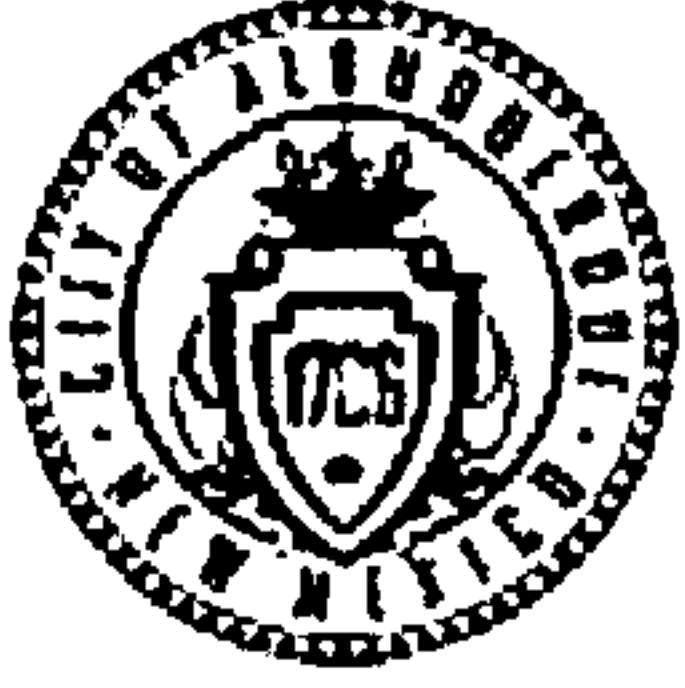
Tania Shkindel for the Hidden Valley Homeowners Association and the Architectural Review Board

HTTP_USER_AGENT: Mozilla/5.0 (Windows; U; Windows NT 5.1; en-US;

 rv:1.8) Gecko/20051111 Firefox/1.5 1492SITEPLAN-original-2.pdf

 1492SITEPLAN-original-1.pdf

FILE
#5 4/26
DRB Agenda



Jayrodecap@aol.com

04/19/2006 08:02 AM

To aulvieyarbrough@hotmail.com, tim@tsmcnaney.com

cc Jayrodecap@aol.com, mhill@VHGARCHITECT.com,
LMccorry@aol.com, mzmonta@sandia.gov,

tanyash2000@yahoo.com, fbannowsky@iaia.edu,

bcc

Subject DRB Submittal for Canyon Grove

Hi A.J.,

A.J. . Hidden Valley would have preferred that the language in note 16 of your Blueprints reflected HVARB sign off.

" The Hidden Valley Architectural Review Board will be provided two sets of plans for review, and approval in accordance with the By-laws and Restrictive Covenants of Hidden Valley's Home Owner's Association"

There is also the issue of the structural integrity of the wooden retaining wall, which Hidden Valley feels needs to be addressed. We have serious concerns that any road that is built adjacent to this existing wooden structure will be a problem. The retaining wall is over 30 years old, and was not designed to hold back the weight of traffic which is proposed for the Canyon Grove Project.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|--------------------------|--------------------------|---|
| S | Z | ZONING & PLANNING |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| <input type="checkbox"/> | <input type="checkbox"/> | County Submittal |
| V | <input type="checkbox"/> | EPC Submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning) |
| P | <input type="checkbox"/> | Sector Plan (Phase I, II, III) |
| <input type="checkbox"/> | <input type="checkbox"/> | Amendment to Sector, Area, Facility or Comprehensive Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment (Zoning Code/Sub Regs) |
| <input type="checkbox"/> | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| L | A | APPEAL / PROTEST of... |
| D | <input type="checkbox"/> | Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals |

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

APPLICANT INFORMATION:

NAME: CLEARBROOK INVESTMENTS, INC. PHONE: 858-1800
 ADDRESS: 8801 JEFFERSON ST NE FAX: 858-1811
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: AJYarbrough@SHillbrook.com
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828
 ADDRESS: 128 MONROE NE FAX: 268-2632
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: GennyD@IACivil.com

DESCRIPTION OF REQUEST: APPROVAL OF SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT (fbka Canyon Grove Subdivision)

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

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

Lot or Tract No. A portion of the SW 1/4 & the SE 1/4 of Sect. 27, T10N, R4E Block: _____ Unit: _____
 Subdiv. / Adn. CANYON GROVE SUBDIVISION
 Current Zoning: SU-1/PRD Proposed zoning: same
 Zone Atlas page(s): L/M-22 No. of existing lots: 1 No. of proposed lots: 50
 Total area of site (acres): 10.1 Ac Density if applicable: dwellings per gross acre: 4.97 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 102205634903940123 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: CALLE CORONADO SE
 Between: HIDDEN VALLEY RD SE and TIJERAS ARROYO SE

CASE HISTORY: David Stallworth EPC Case (Planner)
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): #1003116
05EPC-00020, 05EPC-00021

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

SIGNATURE Genevieve Donart DATE 4/5/06
 (Print) GENEVIEVE DONART Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-00558</u>	<u>SPS</u>	<u>7(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>06DRB-00559</u>	<u>SBP</u>	<u>7(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>4-26-06</u>			Total \$ <u>20.00</u>

Kim S. 4/18/06

Project # 1003116

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

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- 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. *PER BRAD BINGHAM*
- 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
- N/A* Infrastructure List, if relevant to the site plan
- 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.

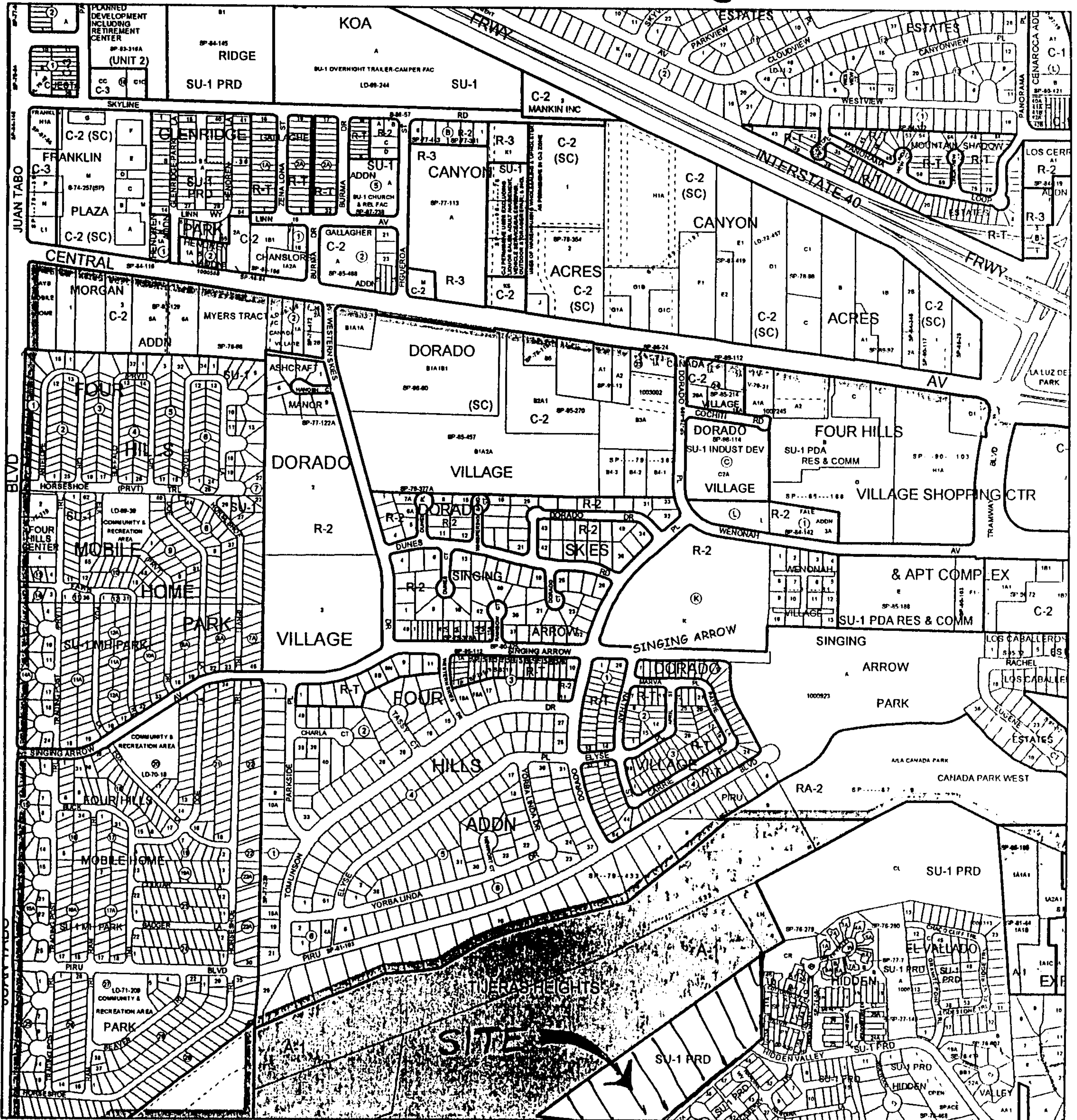
GENEVIEVE DONART
Applicant name (print)
Genevieve Donart 4/17/06
Applicant signature / date



Form revised JUNE 2005

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|--------------------|
| Application case numbers | |
| <u>06DRB -</u> | <u>- 00558</u> |
| <u>06DRB -</u> | <u>- 00559</u> |
| <u> -</u> | <u> -</u> |

Xin Sun 4/18/06
Planner signature / date
Project # 1003116



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: 11/2/2005

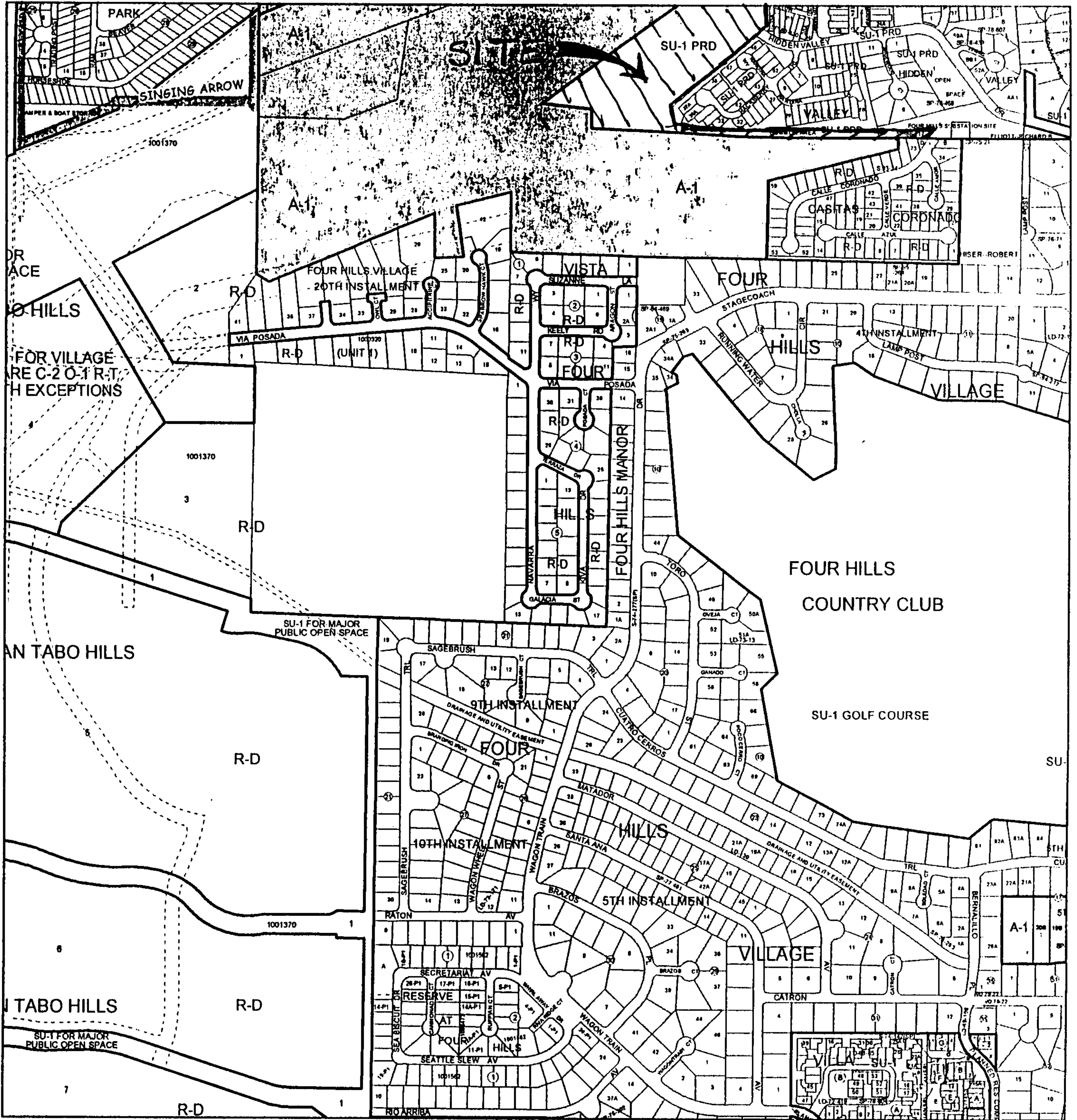
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-22-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
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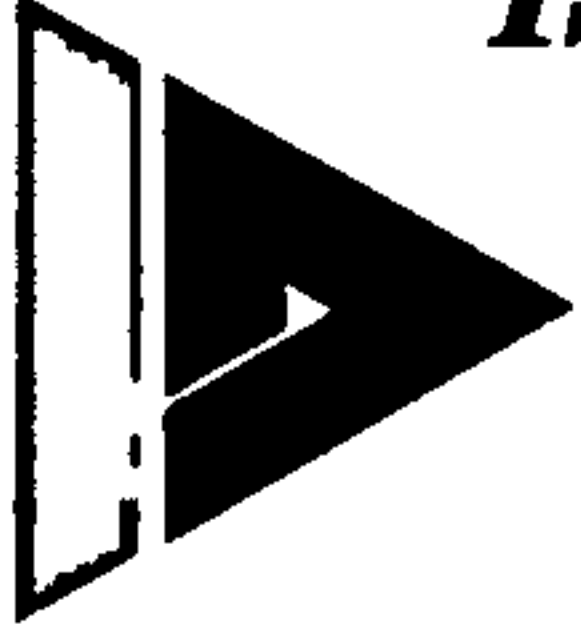
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Zone Atlas Page:
M-22-Z

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	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

April 17, 2006

Ms. Sheran Matson
DRB Chair
City of Albuquerque
600 2nd Street NE
Albuquerque, NM 87103

**RE: Canyon Grove Subdivision (EPC #1003116)
Submittal for Site Development Plan for Subdivision &
Building Permit**

Dear Ms. Matson:

Isaacson & Arfman, as agents for Clearbrook Investments LLC, is submitting the attached Site Development Plan for Subdivision & Building Permit for the Canyon Grove Subdivision. Canyon Grove is a 10-acre, 50-lot, single-family subdivision in the Four Hills area, adjacent to the Tijeras Arroyo and the Hidden Valley neighborhood. The existing property has an abandoned horse stable that was on the edge of the Tijeras Arroyo.

This project was previously reviewed at EPC about a year ago. It was approved for site development plan, annexation, and a zoning amendment (to SU-1/PRD). This submittal uses the layout that was approved for the site development plan at the time, with some modifications to address EPC's conditions. Once this plan is approved at DRB it is our intention to submit a somewhat revised layout to EPC for an administrative amendment, which will then come back before DRB for an amended Site Development Plan.

We have addressed the EPC's conditions in the following manner:

Site Development Plan for Subdivision

1. The Site Development Plan is being submitted to the DRB at this time
2. The proposed roads, sidewalks, etc. meet City Standards.
3. All streets within the subdivision have been labeled private.

4. The final site plan is designed per City Standards.
5. A water and sewer availability statement has been obtained.
6. Because this is not the final layout, we ask that the EPC condition requiring the final plat to be approved concurrently be deferred until we submit for the amended plan.
7. A note has been added to the Site Plan about re-vegetation in the Tijeras Arroyo.
8. Tract A is designated as a Private Green Space where existing trees will remain in place, and storm water from the Hidden Valley subdivision will be detained to provide irrigation water for the trees.
9. The stub on Arcola Drive has been converted to a hammerhead.
10. Speed humps are shown on Canyon Grove Drive at 300' o.c. and mountable curb on the south side of the road.
11. Sheet 3A is a Sign Plan that shows signage on Calle Coronado and Calle Amor, as well as along Canyon Grove Drive.

Site Development Plan for Building Permit

1. The Site Development Plan is being submitted to the DRB at this time.
2. The proposed roads, sidewalks, etc. meet City Standards.
3. A shielded street lighting design is provided in the Landscape Plan.
4. A design for a partial wrought-iron fence along the Tijeras Arroyo has been provided on Sheet 2 of the Site Plan.
5. A note requiring staggered setbacks has been added to Sheet 1 of the Site Plan.
6. A gravel pedestrian path and bench are shown in Tract A.

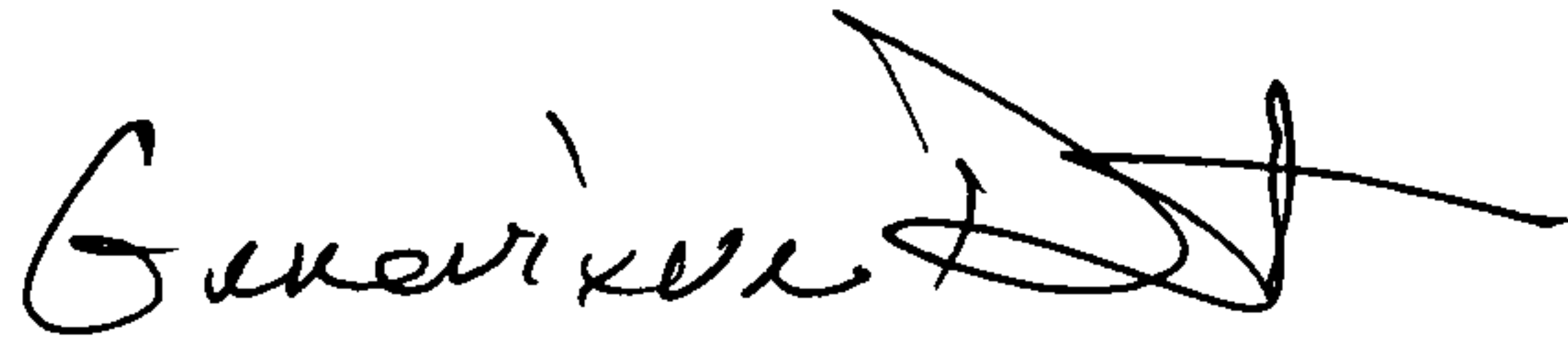
In 2004, the developers granted a 30 acres parcel to west and south of Canyon Grove to the City of Albuquerque Open Space. This property includes part of the Tijeras Arroyo. Granting this property should more than cover any requirement for additional Open Space based on a minimum of 2400 square feet per lot.

The existing roads within Hidden Valley that provide access to this area are private, so all the proposed roads in Canyon Grove will also be privately maintained by a homeowner's association. The community will not, however, be gated. There is a long entrance road across the Hidden Valley property that connects the site to Calle Coronado. There is an existing roadway easement on the Hidden Valley property granting

access to the project. This project will build an access road through the easement.

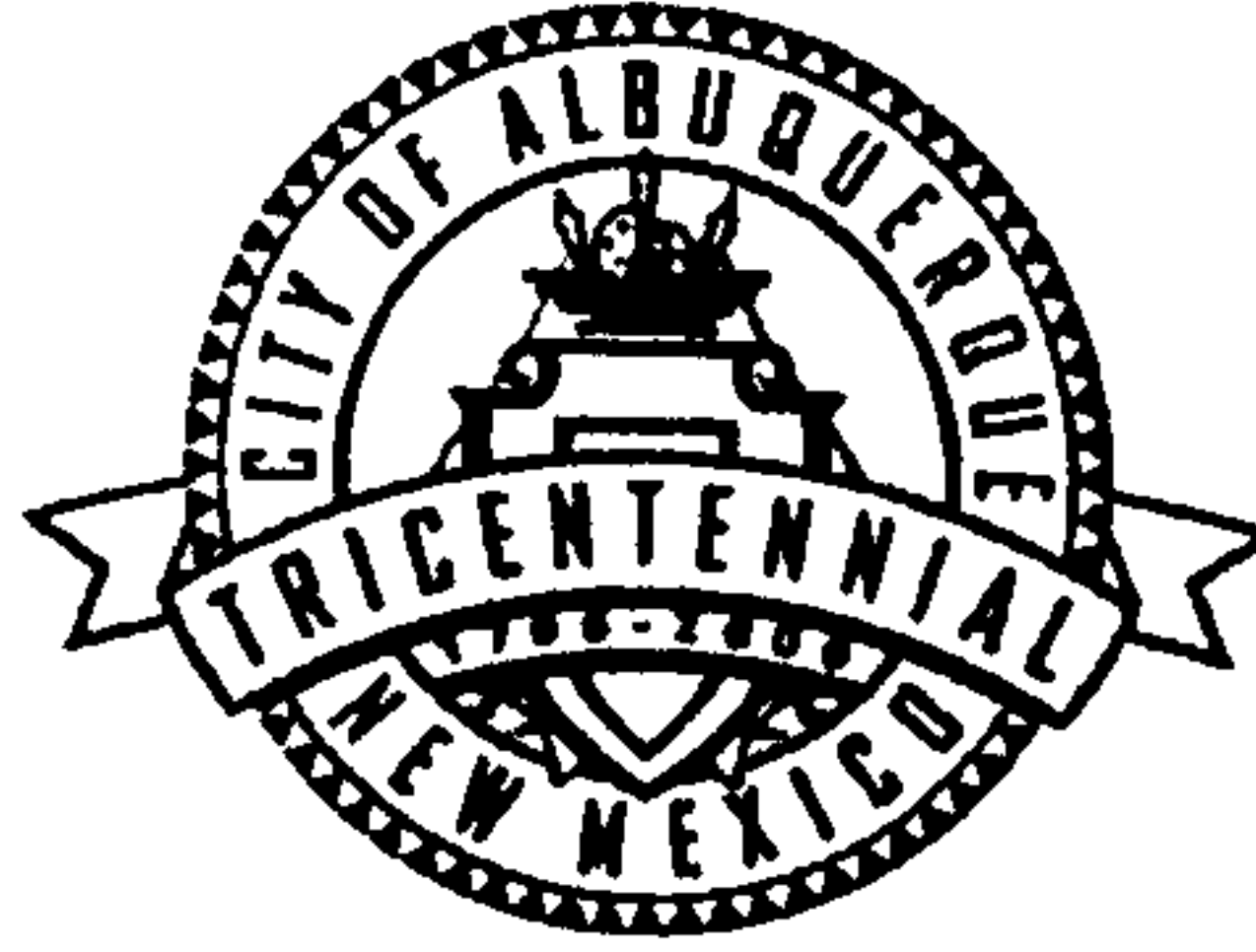
Please contact me at 268-8828 or gennyd@iacivil.com if you have any questions regarding this submittal.

Sincerely,
Isaacson & Arfman, P.A.

A handwritten signature in black ink, appearing to read "Genevieve Donart", with a stylized flourish extending to the right.

Genevieve Donart, PE
Design Engineer

GD/gld



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

Date: March 18, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1003116
05EPC-00020 EPC Site Development Plan-
Subdivision
05EPC-00021 EPC Site Development Plan-
Building Permit

Stillbrook Homes
8901 Adams NE, Suite A
Albuq. NM 87113

LEGAL DESCRIPTION: for an unplatted portion of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of S27, T10N, R4E within Four Hills Ranch, zoned SU-1 PRD, and located at the western terminus of HIDDEN VALLEY ROAD, SE, west of HACKBERRY TRAIL, SE, containing approximately 10.1 acres (M-22). David Stallworth, Staff

On March 17, 2005 the Environmental Planning Commission voted to approve Project 1003116/ 05EPC 00020, a site development plan for subdivision, for an unplatted portion of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of S27, T10N, R4E within Four Hills Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for consideration and approval of a site development plan for subdivision of an unplatted portion of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of S27, T10N, R4E within **Four Hills Ranch**, zoned SU-1 for PRD, to accommodate the development of a fifty-lot, single-family residential subdivision.
2. The proposed development will be in concert with the expressed desires of the surrounding neighborhoods and result in an overall gross density of five (5) dwelling units per acre, and natural amenities will be preserved and integrated into the proposed development, as articulated in *Policies II.B.5.a and II.B.5.d* of the *City/County Comprehensive Plan*.

OFFICIAL NOTICE OF DECISION
MARCH 17, 2005
PROJECT #1003116
PAGE 2 OF 5

3. The developer shall be responsible for any necessary utility extensions and public improvements, the development will have access to public open space, and appropriate measures shall be put in place to safeguard the interests of surrounding neighbors, as articulated in *Policy II.B.5.e* of the *City/County Comprehensive Plan*.
4. The developer should design the project to minimize the detraction or obstruction of existing view sheds, and the proposed development should make full use of any existing surrounding natural amenities, as articulated under *Policies II.B.5.k* and *II.B.5.m* of the *City/County Comprehensive Plan*.
5. Given that sole access to the proposed development is dependent upon an approximate 1500-foot private roadway, Canyon Grove Road, with limited navigability due to predetermined widths and topographical constraints, emergency access from a secondary location is highly desirable as it ensures the effectiveness of emergency response in the event the primary access is seriously curtailed. Through the installation of traffic calming devices along Canyon Grove Road, however, the likelihood of any impediments on this roadway should be greatly reduced, thus meeting the intent of *Policies II.D.4.j* and *II.D.9.b* of the *City/County Comprehensive Plan* that concentrate on street design in relation to emergency response.
6. As approximately forty percent (40%) of the project area is currently situated within the 100-year flood plain, the developer will presumably reclaim developable land through channeling, diversion or embankment. By applying suitable drainage lining and slope stabilization methods, materials or vegetation that is aesthetically sensitive to the surrounding Arroyo environment, the development should meet the intent of both *Policy Four (4)* of the design guidelines for development adjacent to Major Open Space Arroyos and *Policy Two (2)* of the specific policies for Major Open Space Arroyos, as dictated in the *1986 Facility Plan for Arroyos*.
7. The applicant is authorized to submit a request for consideration and approval of a site development plan for subdivision on the subject property.
8. There is noted public opposition and concerns regarding the proposed development, but all interested parties and stakeholders involved declined to participate in the facilitation process.
9. The matter of the roadway and the wall shall be resolved as a private matter between the developer and the adjacent homeowners association.

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.
2. 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 that is 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).
3. All streets within the proposed development shall be labeled as private.
4. The final site plan shall comply and be designed per DPM and City Standards.
5. A site-specific availability statement must be requested.
6. Platting must be a concurrent DRB action.
7. The developer shall employ suitable drainage lining and slope stabilization methods, materials or vegetation along the portion of the Tijeras Arroyo abutting the proposed development that is aesthetically sensitive to the surrounding environment.
8. The developer shall create a separate, non-residential lot encompassing a majority of the existing grove of trees located along the northeastern project boundary and encumber the entire lot with a private conservation or green space easement.
9. The developer shall provide for a cul-de-sac at the terminus of the proposed Arcola Drive and reduce the length of the proposed stub street that is perpendicular to Arcola Drive to 125 feet or less, subject to Transportation approval.
10. In lieu of providing secondary access, the developer shall provide speed humps at 300-foot intervals along the proposed Canyon Grove Road. The developer shall also utilize stand-up raised curb along the north side of the proposed roadway and rolled curb along the south side of said roadway to accommodate pullover traffic, subject to both Transportation and Drainage approval.

11. The developer shall provide for advanced warning signage pertaining to geometry and turnouts to be placed south of the intersection of Calle Coronado and Calle Amor in addition to any required traffic control signage, subject to Transportation approval.
-

On March 17, 2005 the Environmental Planning Commission voted to approve Project 1003116/ 05EPC 00021, a site development plan for building permit, for an unplatted portion of the W ½ of the SW ¼ of the SE ¼ of S27, T10N, R4E within Four Hills Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for consideration and approval of a site development plan for building permit for an unplatted portion of the W ½ of the SW ¼ of the SE ¼ of S27, T10N, R4E within **Four Hills Ranch**, zoned SU-1 for PRD, to accommodate the development of a fifty-lot, single-family residential subdivision.
2. The proposed development will be in concert with the expressed desires of the surrounding neighborhoods and result in an overall gross density of five (5) dwelling units per acre, and natural amenities will be preserved and integrated into the proposed development, as articulated in *Policies II.B.5.a and II.B.5.d of the City/County Comprehensive Plan.*
3. Through the implementation of appropriate measures to safeguard the interests of surrounding neighbors, such as thoughtful buffer wall design, the installation of downward-focused site lighting and the functional integration of natural amenities, the proposed development should meet the intent of *Policy II.B.5.e of the City/County Comprehensive Plan.*
4. Through a lesser reliance upon garage-prominent housing design in conjunction with strategic implementation of staggered front setbacks, the proposed development should reflect a higher developmental standard and promote a close sense of community, as articulated in *Policy II.B.5.l of the City/County Comprehensive Plan.*
5. Thoughtful lot design and overall site layout that minimizes obstruction of, or detracts from existing view sheds and provides for the most optimum use of identified existing natural amenities should promote *Policy II.B.5.m of the City/County Comprehensive Plan.*
6. Regarding the perimeter walls abutting the Tijeras Arroyo, thoughtful design that provides reasonable security, unrestricted visual access to the arroyo and aesthetic sensitivity with respect to the surrounding Arroyo environment should meet the intent of *Policy Four (4) of the design guidelines for development adjacent to Major Open Space Arroyos, as dictated in the 1986 Facility Plan for Arroyos.*

OFFICIAL NOTICE OF DECISION
MARCH 17, 2005
PROJECT #1003116
PAGE 5 OF 5

7. The applicant is authorized to submit a request for consideration and approval of a site development plan for building permit on the subject property.
8. There is noted public opposition and concerns regarding the proposed development, but all interested parties and stakeholders involved declined to participate in the facilitation process.
9. The matter of the roadway and the wall shall be resolved as a private matter between the developer and the adjacent homeowners association.

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.
2. The final site plan shall comply and be designed per DPM and City Standards.
3. On-site lighting shall be shielded to provide downward light emission and prevent both light trespass and upward light pollution, to include street lighting within the private roadway system.
4. Any proposed walls along the project boundary abutting the Tijeras Arroyo shall be constructed at a low profile, include materials that are aesthetically sensitive to the surrounding environment and provide for an unrestricted view of the arroyo.
5. Staggered setbacks at a 3:1 ratio (three-tiered setback on one individual aggregate set of three adjoining lots) shall be required for all homes along the entire length of the proposed Arcola Drive. At least one-third of the proposed residences shall be garage-recessed in design; only garage-recessed homes can be placed at a minimum front setback of ten feet (10').
6. A pedestrian path and benches shall be provided within the private green space area.


OFFICIAL NOTICE OF DECISION
MARCH 17, 2005
PROJECT #1003116
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IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY APRIL 1, 2005 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. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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,

for Richard Dineen
Planning Director

RD/DS/ac

cc: Mark Goodwin & Assoc., PA, P.O. Box 90606, Albuquerque, NM 87199
Rose Sena, 12620 Piru SE, Albuquerque, NM 87123
Diane Davidson, 12800 Piru SE, Albuquerque, NM 87123
Jay Rodecap, 816 Hackberry Tr. SE, Albuquerque, NM 87123
Melinda Abraham, 843 Calle Coronado SE, Albuquerque, NM 87123
Paul Kinahan, 801 Calle Coronado SE, Albuquerque, NM 87123
Allan Knighton, 709 Sagewood Ct. SE, Albuquerque, NM 87123
Shane Turpin, Fire Department
Michael Hill, 606 Meadow Green Ct. SE, Albuquerque, NM 87123

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

PAID RECEIPT

APPLICANT NAME CLEAR BROOK INVEST. INC.
AGENT ISAACSON & ARFMAN
ADDRESS 100 3114 - 06 PRB - 00558 00559
PROJECT & APP # _____
PROJECT NAME CANYON GROVE SUBDIVISION

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20.⁰⁰ TOTAL AMOUNT DUE

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

new file

DUPLICATE
City Of Albuquerque
Treasury Division

4/18/2006 10:19AM LOC: ANNX
RECEIPT# 00056182 WSH 008 TRANS# 0020
Account 441032 Fund 0110
Activity 3424000 TRSCXG
Trans Amt \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00

Thank You