



#13

Complete

Ag

# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00514 (P & F) Project # 1003128  
 Project Name: NORTH ALBUQUERQUE ACRES, UNIT A  
 Agent: JOSH SKARSGARD Phone No.: 998-9094

Project Number

1003128

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/9/07 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): AGIS dx f  
Zoning on Plat to su-2/c-1  
record

- 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.

**3128**

### DXF Electronic Approval Form

DRB Project Case #: 1003128

Subdivision Name: NORTH ALBUQUERQUE ACRES TRACT A UNIT A BLOCK 11 LOT 5A

Surveyor: PRESTON E HALL


Contact Person: PRESTON E HALL

Contact Information: 292-6727

DXF Received: 7/23/2007

Hard Copy Received: 7/23/2007

Coordinate System: DXF requirement waived

  
Approved

07-23-2007  
Date

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

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#### AGIS Use Only

Copied fc 3128 to agiscov on 7/23/2007 Contact person notified on 7/23/2007

**3128**

### DXF Electronic Approval Form

DRB Project Case #: 1003128

Subdivision Name: NORTH ALBUQUERQUE ACRES TRACT A UNIT A BLOCK 11 LOT 5A

Surveyor: PRESTON E HALL

Contact Person: PRESTON E HALL

Contact Information: 292-6727

DXF Received: 7/23/2007

Hard Copy Received: 7/23/2007

Coordinate System: DXF requirement waived

  
Approved

08.10.2007  
Date

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

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**AGIS Use Only**  
Copied fc 3128 to agiscov on 8/10/2007 Contact person notified on 8/10/2007



#13

# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00514 (P & F)	Project # 1003128
Project Name: NORTH ALBUQUERQUE ACRES, UNIT A	
Agent: JOSH SKARSGARD	Phone No.: 998-9094

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/9/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

UTILITIES: \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
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PLANNING (Last to sign): AGIS dx f  
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- 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 1003128



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

May 9, 2007

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:40 A.M.

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

- 1. **Project # 1002591**  
07DRB-00464 Major-One Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or any portion of Tract(s) C & G, **FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX**, zoned SU-1 PDA FOR RES & COMM located on CENTRAL AVE SE between TRAMWAY BLVD SE and DORADO PLACE SE containing approximately 6 acre(s). [REF: 06DRB00249] (L-22) **A ONE YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**



2. **Project # 1002642**  
07DRB-00503 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for AVALON TOWER LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A (to be known as **TRACTS B-1-A-2 & B-1-A-1, TOWER WEST SUBDIVISION**) zoned SU-1 for C-2 and R-1 Uses located on TOWER RD SW between 97<sup>TH</sup> ST SW and 98<sup>TH</sup> ST containing approximately 2 acre(s). (L-9) **THE VACATION(S) WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

07DRB-00556 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for AVALON TOWER LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A (to be known as **TRACTS B-1-A-2 & B-1-A-1, TOWER WEST SUBDIVISION**) zoned SU-1 for C-2 and R-1 Uses located on TOWER RD SW between 97<sup>TH</sup> ST SW and 98<sup>TH</sup> ST containing approximately 2 acre(s). (L-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS SECTIONS AT 98<sup>TH</sup> ST AND TOWER RD, CROSS ACCESS EASEMENTS AND TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

3. **Project # 1004361**  
07DRB-00493 Major-Vacation of Pub Right-of-Way

DON DUDLEY ARCHITECTS agent(s) for RIVER HORSE INVESTMENTS request(s) the above action(s) for Lot(s) 1-P-1 & 13-P-1, Block(s) 1, **TULANE TOWNHOUSES**, zoned R-3 located on TULANE NE between COMANCHE NE and CARLISLE NE containing approximately 1 acre(s). [REF: 05DRB01698] (G-16) **THE VACATION(S) WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1005354**  
07DRB-00499 Major-Vacation of Public Easements  
07DRB-00500 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned SU-2 SMI located on BELLAMAH AVE NW between 18<sup>TH</sup> ST NW and 19<sup>TH</sup> ST NW containing approximately 8 acre(s). [REF: 07EPC00107, 07EPC00109] (J-13/H-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE**

PLANNING FILE. THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B 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.**

- 5. Project # 1005437**  
07DRB-00559 Minor-SiteDev Plan  
BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for MARBLE BREWERY INC request(s) the above action(s) for all or any portion of Lot(s) 9-12, Block(s) 5, (to be known as **MARBLE BREWERY**) zoned SU-2 C, located on the northwest corner of 1<sup>ST</sup> ST NW and MARBLE AVE NW and containing approximately 1 acre(s). *[Deferred from 05/09/07]* (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**
  
- 6. Project # 1004997**  
07DRB-00557 Minor-SiteDev Plan  
BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for 98TH TOWER JACK LLC request(s) the above action(s) for all or any portion of Lot(s) B-1-A, **TOWER WEST SUBDIVISION**, zoned SU-1 for C-1 and R-2 uses, located on TOWER RD SW between 98<sup>TH</sup> ST SW and 97<sup>TH</sup> ST SW containing approximately 2 acre(s). [REF: 06EPC00952, 06EPC00953, 07EPC00105] [**Catalina Lehner, EPC Case Planner**] (L-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE CITY STANDARD WORK DRAWING NUMBERS, A WIDER CROSS ACCESS SIMILAR TO THE PLAT AND PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE PLAN.**

7. **Project # 1004772**  
07DRB-00560 Minor-SiteDev Plan  
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for HOLLY-SP LLC request(s) the above action(s) for all or any portion of Lot(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone M-1 located on PASEO DEL NORTE NE between SAN PEDRO NE and I-25 containing approximately 1 acre(s). *[Deferred from 05/09/07]* (C-18)  
**DEFERRED AT THE AGENT'S REQUEST TO 5/23/07.**

8. **Project # 1000504**  
07DRB-00378 Minor-SiteDev Plan  
BldPermit

NCA ARCHITECTS agent(s) for JEFFERSON PLAZA LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP, located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 6 acre(s). [REF: 07DRB-00364] *[Indef deferred from 4/4/07]* *[Deferred from 5/09/07]* (E-17)  
**DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**

07DRB-00364 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for CINCO BISCO LIMITED request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 9 acre(s). [REF: 00DRB-00608] *[Indef deferred from 4/4/07]* *[Deferred from 5/09/07]* (E-17)  
**DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**



9. **Project # 1004927**  
06DRB-01632 Minor-SiteDev Plan  
BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 6-10 & 16-21, Block(s) 1, **UNIVERSITY HEIGHTS ADDITION**, zoned SU-1 for UC & R3C, located on HARVARD DR SE between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777] [**Stephanie Shumsky, EPC Planner**] [*Def. 11/22/06, 1/24/07 & 2/7/07*] (K-15 & K-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/09/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, ADDITIONAL SANITARY SEWER EASEMENTS ALONG THE ALLEY (5-FEET) AND PLANNING FOR STEPHANIE SHUMSKY'S INITIALS AND 3 COPIES.**

07DRB-00555 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC. agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or any portion of Lot(s) 16-21, Block(s) 1, **UNIVERSITY HEIGHTS ADDITION**, zoned SU-2 for UC & R3C, located on HARVARD DR SE between CENTRAL AVE SE and SILVER AVE SE containing approximately 1 acre(s). [REF: 06DRB01632] (K-15 & K-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITIONAL WATER AND SEWER EASEMENT AND TO PLANNING FOR APS LANGUAGE, AGIS DXF FILE AND TO RECORD.**

10. **Project # 1002404**  
07DRB-00535 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for WALGREEN CO. request(s) the above action(s) for all or any portion of Lot(s) 1C, LADERA INDUSTRIAL CENTER (to be known as **WALGREENS @ VISTA ORIENTE AND UNSER**) zoned SU-1 FOR IP USES located on UNSER BLVD NW between VISTA ORIENTE NW and AUSTIN AVE NW containing approximately 2 acre(s). [REF: 07EPC-00104] [**Carol Toffaleti, EPC Case Planner**] [*Deferred from 05/02/07 & 5/09/07*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**

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

11. **Project # 1005349**  
07DRB-00511 Minor-Prelim&Final Plat  
Approval

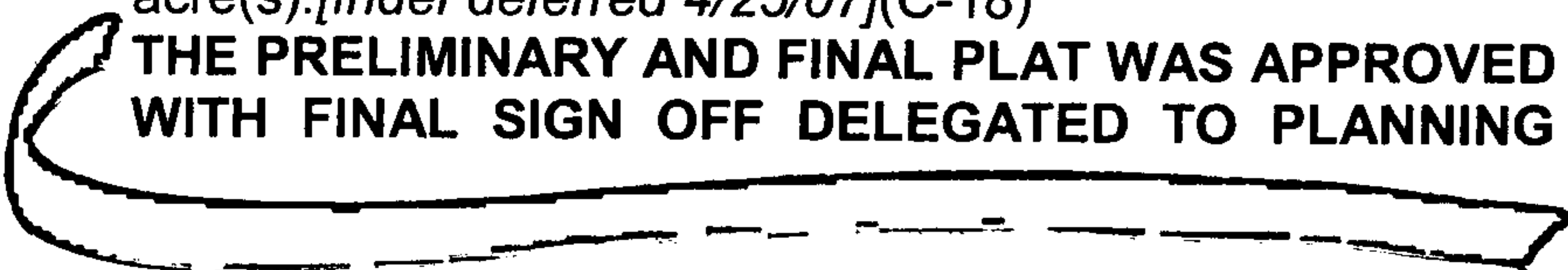
ROLANDO PEREZ request(s) the above action(s) for all or any portion of Lot(s) 9 & 10, Block(s) 8, **LOMA VERDE SUBDIVISION**, zoned R-2 located on SAN PABLO ST NE between DOMINGO NE and CHICO NE containing approximately 1 acre(s). [REF: 07DRB-00097] [*Indef deferred 4/25/07*] (K-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR OPENING NEW ACCOUNTS, TAPPING PERMITS AND SIDEWALK CONSTRUCTION AND TO PLANNING FOR AGIS DXF FILE, CROSS ACCESS EASEMENT AND TO RECORD.**

12. **Project # 1004617**  
07DRB-00542 Minor-Prelim&Final Plat  
Approval

JACKS HIGH COUNTRY agent(s) for TONY & MYRA GUTIERREZ request(s) the above action(s) for all or any portion of Lot(s) 100, Block(s) A, **LA VICTORIA**, zoned C-2 located on BLUEWATER NW between YUCCA NW and 56<sup>TH</sup> ST NW containing approximately 2 acre(s). [REF: 06DRB00721] [*Final plat indef deferred form 5/09/07*] (J-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/09/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/17/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: PROOF THAT THE CONDITIONAL USE WAS REINSTATED FOR THE PROPERTY. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1003128**  
07DRB-00514 Minor-Prelim&Final Plat  
Approval

JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1 - 5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2 for C-1 located on PASEO DEL NORTE NE between SAN PEDRO NE and PALOMAS NE containing approximately 3 acre(s). [*Indef deferred 4/25/07*](C-18)  
**THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**



FOR AGIS DXF FILE, ZONING DESIGNATION ON THE  
PLAT AND TO RECORD.

14. **Project # 1000365**  
07DRB-00073 Minor-Prelim&Final Plat  
Approval
- WAYJOHN SURVEYING INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 2-4 and 19-21, Block(s) 1, UNITY ADDITION (to be known as **UNITY TOWNHOMES**) zoned SU-1/C-1, located on RHODE ISLAND ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-95-296, ZA-97-2, ZA-97-4] [Deferred from 1/31/07 & 5/09/07] (K-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**
15. **Project # 1004228**  
07DRB-00538 Major-Final Plat Approval
- TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for Tract(s) A, **GUTHRIE COMMERCE PARK**, zoned M-1 light manufacturing zone located on MONTANO RD NE between EDITH BLVD NE and PAN AMERICAN FREEWAY containing approximately 4 acre(s). [REF: 07DRB00199] [Defer from 05/02/07] (F-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
- NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**
16. **Project # 1005536**  
07DRB-00553 Minor-Sketch Plat or Plan
- ISAACSON & ARFMAN PA agent(s) for BCR CONSTRUCTION request(s) the above action(s) for all or any portion of Lot(s) 57-58-59, ROSSITER ADDITION (to be known as **BACA TOWNHOMES SUBDIVISION**) zoned R-2 located on 12<sup>TH</sup> ST NW between GRIEGOS RD NW and CANDELARIA BLVD NW containing approximately 2 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1005537**  
07DRB-00554 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for the NE ¼, NW ¼, SEC 8, 11N 2E, (to be known as **VENTANA OESTE**) zoned A-1 located on DEL OESTE RD NW between CORN MOUNTAIN PLACE NW and COYOTE CANYON PLACE NW containing approximately 40 acre(s).(B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1005538**  
07DRB-00558 Minor-Sketch Plat or Plan

URS agent(s) for MESA DEL SOL LLC request(s) the above action(s) for Tract(s) 4-A-1 thru 4-A-4, **MESA DEL SOL**, zoned SU-2 Planned Community, located on UNIVERSITY BLVD SE between SOLAR MESA SE and MESA DEL SOL BLVD SE containing approximately 33 acre(s). [REF: 06DRB01612] (R-15/S-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005539**  
07DRB-00561 Minor-Sketch Plat or Plan

WILSON AND COMPANY agent(s) for MGMe DEVELOPMENT INC request(s) the above action(s) for all or any portion of Lot(s) 1, Block(s) 5, VOLCANO CLIFFS SUBDIVISION, UNIT 26 (to be known as **TIERRA BUENA ESTATES**) zoned SU-2 - SRLL located on ROSA PARKS RD NW between UNSER BLVD NW and CALLE NORTENA NW containing approximately 4 acre(s). (C-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



20. **Project # 1005540**  
07DRB-00562 Minor-Sketch Plat or Plan

WILSON AND COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT INC request(s) the above action(s) for all or any portion of Tract(s) D, **LA CUENTISTA SUBDIVISION, UNIT 3**, zoned SU-2 – SRLL, located on KIMMICK DR NW between ROSA PARKS RD NW and PETROGLYPH NATIONAL MONUMENT containing approximately 20 acre(s). [REF: 1000922] (C-11/D-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for May 2, 2007. **THE DRB MINUTES FOR MAY 2, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:40 A.M.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 25, 2007

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

Adjourned: 10:00 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1005185**  
07DRB-00262 Major-Preliminary Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] [Deferred from 3/28/07,4/11/07 & 4/25/07] (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 5/2/07.**

07DRB-00353 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] **[Carmen Marrone for Petra Morris, EPC Case Planner] [Deferred from 3/28/07, 4/11/07 & 4/25/07 ] (F-22) DEFERRED AT THE AGENT'S REQUEST TO 5/2/07.**

2. **Project # 1003973**  
07DRB-00365 Major-Preliminary Plat Approval  
07DRB-00366 Minor-Sidewalk Waiver  
07DRB-00367 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, THE TRAILS UNIT 2 (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 34 acre(s). *[Deferred from 4/18/07 & 4/25/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/2/07.**

3. **Project # 1005133**  
07DRB-00260 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s). *[Deferred from 3/28/07, 04/11/07 & 4/18/07]*(B-13) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

07DRB-00352 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH**, zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s).*[Deferred from 3/28/07, 04/11/07, 4/18/07]* (B-13) **WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/21/07 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD.**

07DRB-00486 Minor-SiteDev Plan  
Subd/EPC  
07DRB-00487 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AEM & ASSOCIATES request(s) the above action(s) for all or any portion of Tract(s) N1 & B2, **SEVEN BAR RANCH**, zoned SU-1 for C-2 permissive uses, located on COORS BYPASS NW between EAGLE RANCH RD NW and SEVEN BAR LOOP RD NW containing approximately 17 acre(s). **[Carmen Marrone for Makita Hill, EPC Case Planner]** *[Deferred from 4/18/07]* (B-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/25/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES.**



**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.**

**4. Project # 1005508**  
07DRB-00341 Minor-SiteDev Plan  
BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP for Lt Indust Uses located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 3/28,4/4/ & 04/11/07 [Heard under Proj #1001523 in error]*] (H-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVISED UTILITY PLAN AND PLANNING FOR 3 COPIES.**

07DRB-00207 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 2/28/07 [Indef deferred from 3/14/07] [Deferred from 3/28/07, 4/4/07 & 04/11/07]*] (H-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT ACROSS NORTH AND SOUTH LOTS AND PLANNING TO RECORD.**

5. **Project # 1004623**  
07DRB-00294 Major-SiteDev Plan  
BldPermit

BERENT GROTH ARCHITECT agent(s) for RAUL LOPEZ request(s) the above action(s) for all or any portion of Lot(s) 13-16, Block(s) 3, **ROMERO ADDITION**, zoned SU-2 FOR S-R, located on 5<sup>TH</sup> ST NW between SUMMER NW and MCKINLEY NW containing approximately 1 acre(s). [Deferred from 4/4/07] (J-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BETTER DEFINED VAN ACCESSIBLE SPACE AND PLANNING FOR 3 COPIES.**

07DRB-00507 Minor-Prelim&Final Plat  
Approval

FORSTBAUER SURVEYING LLC agent(s) for RAUL & SHANNON LOPEZ request(s) the above action(s) for portion of Lot(s) 13-16, **ROMERO ADDITION**, zoned SU-2 FOR S-R located on 5<sup>th</sup> ST NW, between SUMMER NW and MCKINLEY NW containing approximately 1 acre(s). [REF: 06EPC-00019, 06EPC-00022] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PAPER CROSS ACCESS EASEMENT AND PLANNING TO RECORD.**

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

6. **Project # 1004717**  
07DRB-00513 Minor-Extension of  
Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 30, Tract(s) A, Lot(s) 70-P2, 71-P2, 72-P2 & 73-P2, **SONORA SUBDIVISION, UNIT B**, zoned R-D located on WILSHIRE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 1 acre(s). [REF: 06DRB00478, 06DRB00481] (C-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

7. **Project # 1001934**  
07DRB-00509 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or any portion of Lot(s) 4-C & 4-D, **ALVARADO GARDENS, UNIT 1**, zoned RA-2 located on RIO GRANDE BLVD NW between MATTHEW AVE NW and CANDELARIA RD NW containing approximately 1 acre(s). [REF: 05DRB00292] (G-12 & G-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

8. ~~**Project # 1003128**~~  
07DRB-00514 Minor-Prelim&Final Plat  
Approval

JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1 - 5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D located on PASEO DEL NORTE NE between SAN PEDRO NE and PALOMAS NE containing approximately 3 acre(s). [*Indef deferred 4/25/07*] (C-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

9. **Project # 1005349**  
07DRB-00511 Minor-Prelim&Final Plat  
Approval

ROLANDO PEREZ request(s) the above action(s) for all or any portion of Lot(s) 9 & 10, Block(s) 8, **LOMA VERDE SUBDIVISION**, zoned R-2 located on SAN PABLO ST NE between DOMINGO NE and CHICO NE containing approximately 1 acre(s). [REF: 07DRB-00097] [*Indef deferred 4/25/07*] (K-19) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

10. **Project # 1005517**  
07DRB-00506 Minor-Sketch Plat or Plan
- FORSTBAUER SURVEYING LLC agent(s) for CENTURION JEFFERSON, LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A, Tract(s) B, **ENVIRO TRACT**, zoned M-1 located on JEFFERSON ST NE between OSUNA NE and ELLISON NE containing approximately 7 acre(s). *[Indef deferred 4/25/07]* (E-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
11. **Project # 1005519**  
07DRB-00510 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST LTD agent(s) for LORENZO RAMIREZ request(s) the above action(s) for all or any portion of Tract(s) 309A & 309B, M.R.G.C.D. Map #35 (to be known as **LANDS OF VENTURA M RAMIREZ**) zoned RA-2 located on MONTROYA NW between I-25 NW and MAXMILLIAN RD NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
12. **Project # 1005520**  
07DRB-00512 Minor-Sketch Plat or Plan
- MARGO GANSTER request(s) the above action(s) for all or any portion of Lot(s) 4 & 6, Block(s) 3, **RIDGECREST ADDITION**, zoned R-1 located on JEFFERSON SE between RIDGECREST SE and KATHRYN SE containing approximately 1 acre(s). (L-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
13. Approval of the Development Review Board Minutes for April 18, 2007. **THE DRB MINUTES FOR APRIL 18, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10 A.M.





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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003128**

**AGENDA ITEM NO: 13**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

**REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )**

**ENGINEERING COMMENTS:**

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

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

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

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

**DATE:** MAY 9, 2007

0

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
April 25, 2007  
DRB Comments**

**ITEM # 8**

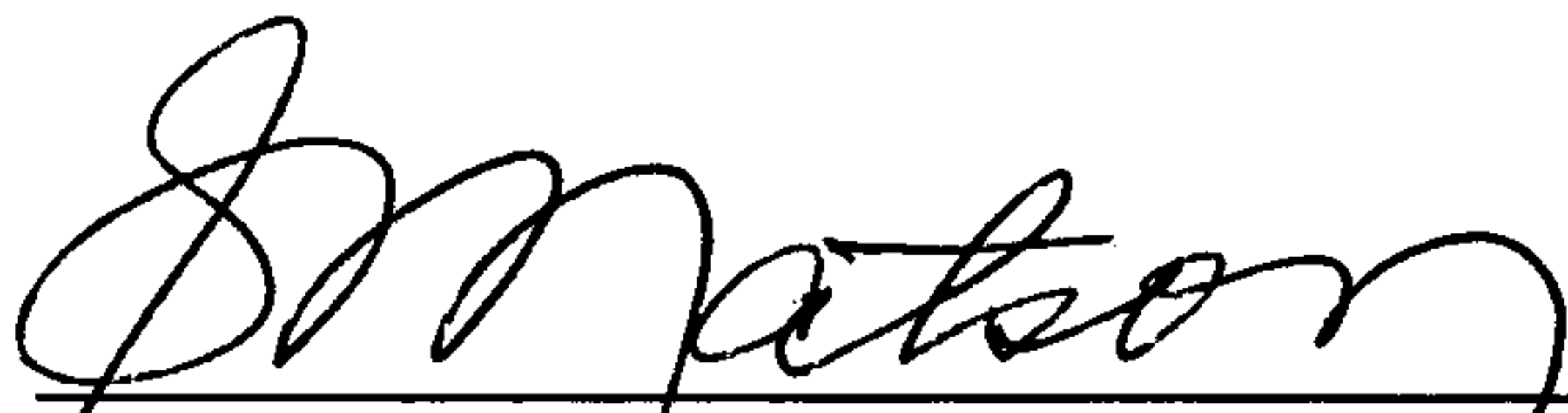
**PROJECT # 1003128          APPLICATION # 07-00514**

**RE: Lots 1-5, Block 11, N.A.A., Unit A/minor plat**

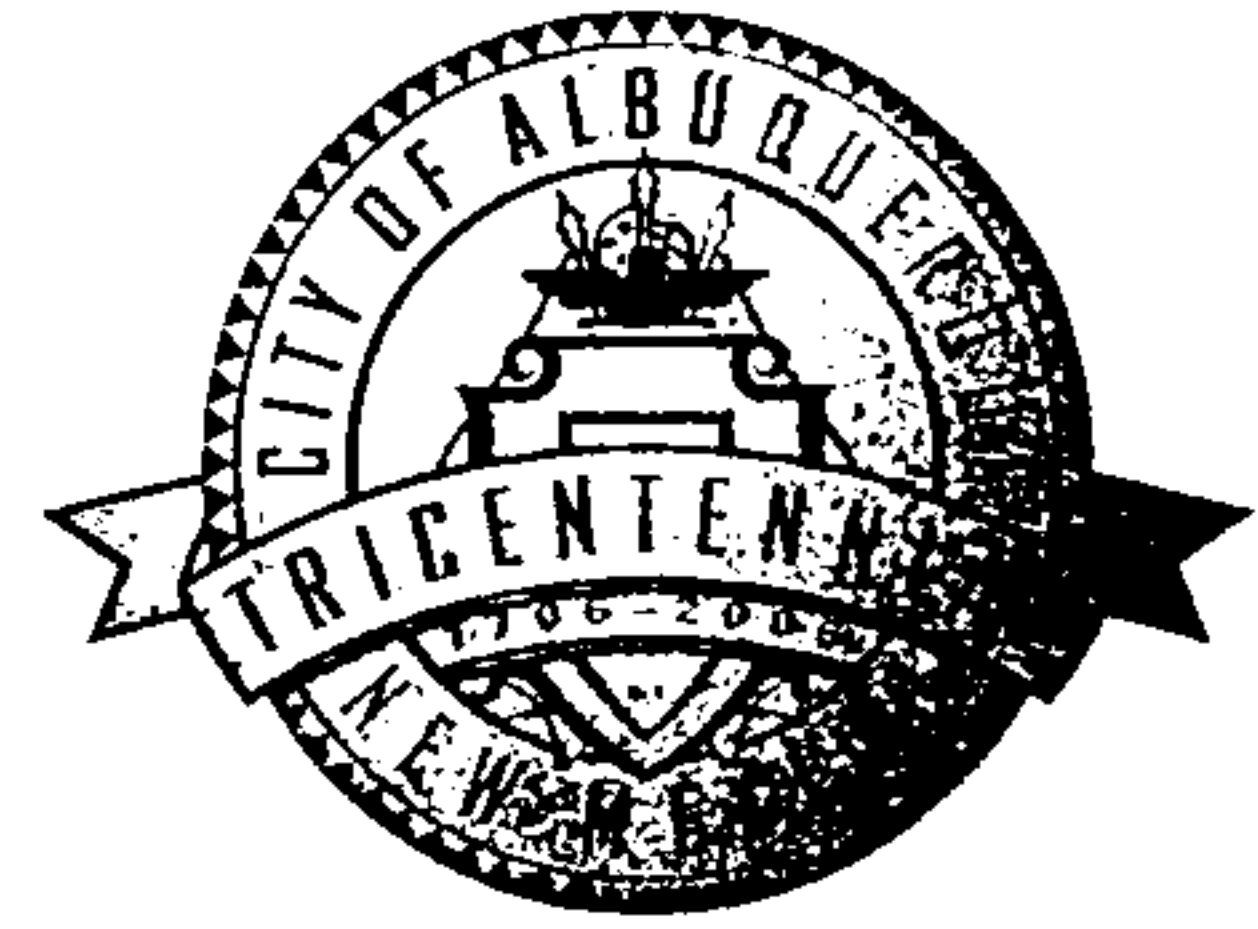
The zoning is missing on the plat.

There is no APS requirement as the zoning will change to SU2-C1 when the plat is filed per EPC condition of approval of the zone change request.

Planning will record the plat.

  
\_\_\_\_\_  
Sheran Matson, AICP DRB Chair  
[smatson@cabq.gov](mailto:smatson@cabq.gov) 924-3880

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003128**

**AGENDA ITEM NO: 8**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

*Final  
no-show*

**RESOLUTION:**

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

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

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

**DATE:** APRIL 25, 2007

0





**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
March 21, 2007  
DRB Comments**

**ITEM # 9**

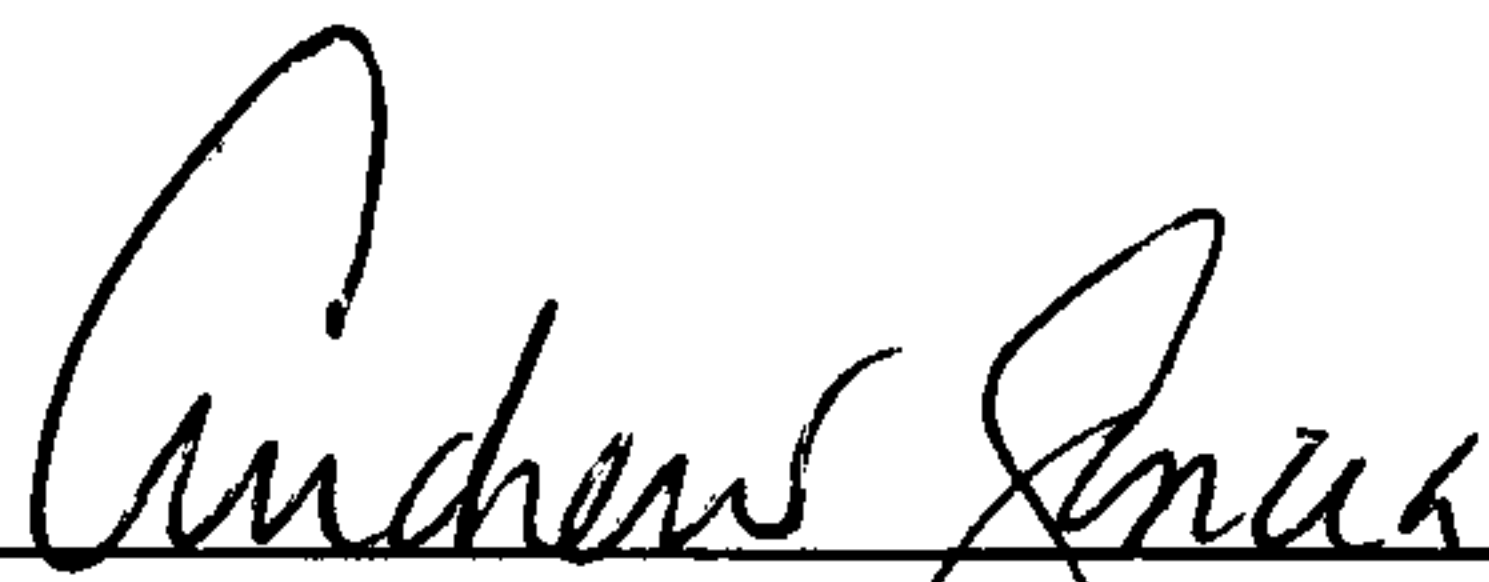
**PROJECT # 1003128**

**APPLICATION # 07-00278**

**RE: Lots 1-5, Block 11, N.A.A. Unit A**

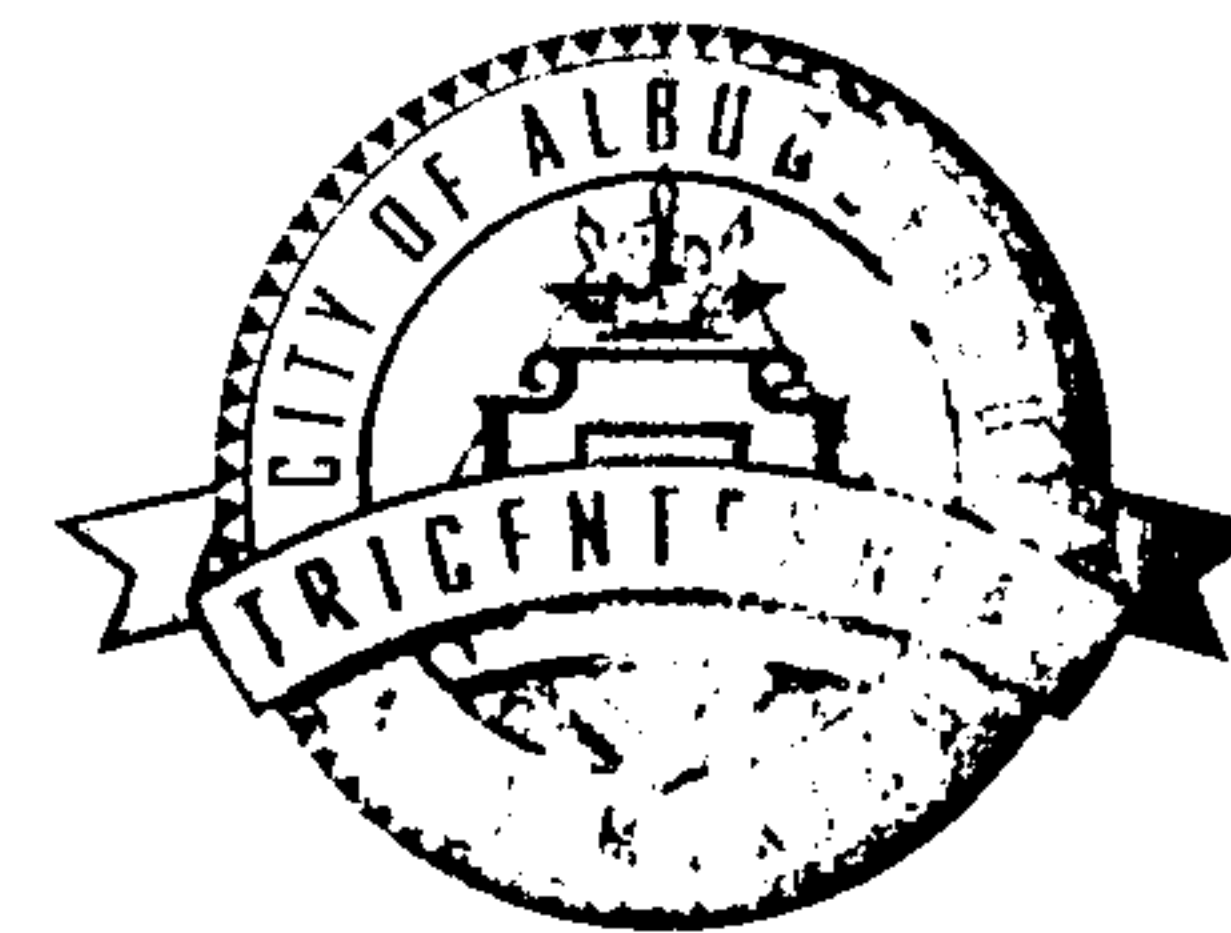
The EPC notice of decision states that you can re-plat the subject site into one consolidated lot. You are proposing to sub-divide the property into four lots. This request would require EPC approval, therefore you must re-apply to the EPC in order to complete this request.

Also, the plat has expired.



---

Andrew Garcia, Planning Alternate  
924-3858 Fax 924-3864 agarcia@cabq.gov



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003128**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

REV/CMT: (X)    APPROVAL: ( )    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

P.O. Box 1293

A one-lot plat should be submitted to DRB (see the EPC requirements).

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED *discussal* X; WITHDRAWN \_\_

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

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

**DATE:** MARCH 21, 2007

# PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
3/14/07	No Albany Aves Proj 1003128	Sketch	Comments given





# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003128**

**AGENDA ITEM NO: 19**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

**REV/CMT: (X)    APPROVAL: ( )    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )**

**ENGINEERING COMMENTS:**

A one-lot plat should be submitted to DRB (see the EPC requirements).

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

*no-show  
Ludaf*

**RESOLUTION:**

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

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

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

**DATE:** MARCH 14, 2007



## **IMPACT FEES**

**Development Review Board 3/14/07**

**Project Number: 1003128**

**Agenda Item number: 19**

**Site: North Albuquerque Acres**

**Tracts: Lots 1-5, Block 11, Unit A**

**Zoned: R-D changing to SU-2 for C-1**

Payments of impact fees are not required at this time of platting. However, impact fees will be required at the time of issue of building permits. These fees will be assessed according to the size, use and impervious acreage for each building.

**JACK CLOUD  
IMPACT FEE ADMINISTRATOR**



#24

# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 05DRB-01424 (P&F)

Project # 1003128

Project Name: NO. ALBUQ ACRES, UNIT A

Agent: Consensus Planning

Phone No.: 764-9801

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/12/05 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: X Tie <sup>FORM</sup> SDP esmt to property corner
- X UTILITY X-SECTION of SAN PEDRO
- IN VIOLET R/W DEDICATION.
- 
- 

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

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

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

- PLANNING (Last to sign): AGIS DXF
- 
- 
- 

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

Project Number 1003128

↓  
Prel 2 Serial  
Plat tipped 10/12/06





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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 12, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 11:57 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1002201**  
05DRB-01471 Major-Two Year SIA

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 14-A & 21-A Block(s) 10, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 IP WITH CONDITIONAL USES, located on PAN AMERICAN FREEWAY NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 02DRB-01367, 03DRB-01382] (C-18) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003573**  
05DRB-01379 Major-Amended Grading  
Plan Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **OAKLAND NORTH**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF:04DRB01138, 04DRB01417,05DRB00481][*Deferred from 9/28/05 & 10/5/05*] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

3. **Project # 1004428**  
05DRB-01460 Major-Bulk Land Variance  
05DRB-01461 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, **WESTLAND SOUTH**, zoned SF RLT, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 118<sup>TH</sup> ST SW containing approximately 99 acre(s). [REF: 1003530, 04EPC01029, 04EPC01030, 04EPC01274] (P-9) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR NOTICE OF SUBDIVISION PLAT CONDITIONS, THE 15-DAY APPEAL PERIOD AND AGIS DXF FILE.**

4. **Project # 1004272**  
05DRB-01447 Major-Vacation of Public  
Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16D, A PORTION OF TRACT 16D OF BULK LAND TRACT FOR EL RANCHO GRANDE and Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE UNIT 17**) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB-01033, 05DRB-01038, 05DRB-01039, 05DRB-01084](N-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1001788**  
05DRB-01455 Major-Vacation of Public Easements  
05DRB-01456 Minor-Prelim&Final Plat Approval

DAVID OR EVELYN MARTINEZ agent(s) for DR LAURA NATHANSON request(s) the above action(s) for Lot(s) 6-A & 6-B, **QUARTER HORSE ACRES SUBDIVISION**, zoned R-1, located on SPUR CT NW, between GABALDON NW and MONTOYA NW containing approximately 1 acre(s). [REF: 02DRB00384, 02DRB00875] (H-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT WITH MAINTENANCE AND BENEFICIARIES BETWEEN LOTS 5A & 6A1 AND PLANNING FOR THE 15-DAY APPEAL PERIOD, AGIS DXF FILE AND TO RECORD THE PLAT.**

6. **Project # 1001081**  
05DRB-01173 Major-Vacation of Pub Right-of-Way

TIERRA WEST agent(s) for HOME DEPOT U.S.A. INC request(s) the above action(s) for all or a portion of Lot(s) 23, **SNOW HEIGHTS ADDITION**, zoned C-2 (SC) community commercial zone, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and SNOW HEIGHTS BLVD NE. [Deferred from 8/10/05 & 8/24/05 & 9/14/05 & 10/5/05] (H-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITIONS: THE EXISTING 14-INCH WATER LINE BE RELOCATED OR A PUBLIC WATERLINE EASEMENT MUST BE RETAINED. TURN BAYS SHALL BE PROVIDED PER THE TIS AND ALL ADJACENT OWNERS AGREE ON ACCESS.**

7. **Project #1002535**  
05DRB-01269 Major-Vacation of Public Easements  
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, **HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT**, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65<sup>TH</sup> ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF:1003709, Z-1211] [Deferred from 8/31/05 &



9/21/05] (K-10) THE VACATION ACTION WAS WITHDRAWN ON 9/29/05. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: DEDICATION ON THE EXTERIOR STREETS MATCH THE SITE PLAN AND CROSS ACCESS SHALL BE PER THE EPC CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

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

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

8. **Project # 1000551**  
05DRB-01544 Minor-SiteDev Plan  
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [**Carmen Marrone, EPC Case Planner**] [*Defered from 10/12/05*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

9. **Project # 1003709**  
05DRB-01546 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01547 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES. agent(s) for TASSO, ANNA & CHRISTOPHER CHRONIS request(s) the above action(s) for all or a portion of Tract(s) 64, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned O-1, located on COORS BLVD SW, between 65<sup>TH</sup> ST SW and BATAAN DR SW containing approximately 5 acre(s). [REF: 04EPC-01545, 04EPC-01546, 04EPC-01547, 04EPC01785] [**Makita Hill, EPC Case Planner**] (K-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**



**WITH CONDITION: A COPY OF THE CITY COUNCIL APPROVAL AMENDING THE WESTSIDE STRATEGIC PLAN BE PROVIDED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING WITH CONDITION: A COPY OF THE CITY COUNCIL APPROVAL AMENDING THE WESTSIDE STRATEGIC PLAN BE PROVIDED.**

- 10. Project # 1003530**  
05DRB-01552 Minor-SiteDev Plan  
Subd/EPC

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, CEJA VISTA COMMERCIAL CENTER (also known as **ANDERSON HILLS SOUTH**) TOWN OF ATRISCO GRANT SECTION 9 NORTH 2E, zoned SU-2 FOR C-1, located on DENNIS CHAVIS BLVD SW, between 98<sup>TH</sup> ST SW and UNSER BLVD SW containing approximately 7 acre(s). [REF: 04EPC01029, 04EPC01030, 04EPC01274] [Russell Brito for Enira Lopez, EPC Case Planner] (P-9) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RUSSELL BRITO'S INITIALS AND EPC LANGUAGE.**

- 11. Project # 1003747**  
05DRB-01550 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01551 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] [Carmen Marrone, EPC Case Planner] [Deferred from 10/12/05] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

12. **Project # 1003983**  
05DRB-01482 Minor-SiteDev Plan  
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING**) zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] *[Deferref from 9/28/05 & 10/5/05]* (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NMDOT APPROVAL FOR ALAMEDA ACCESS AND CROSS LOT ACCESS WITH NORTH PARCEL FOR ENTRANCE ON WASHINGTON AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE AND 3 COPIES OF THE SITE PLAN.**

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

13. **Project # 1000195**  
05DRB-01545 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for DAWN MATSON, ASSOCIATE BUILDERS & CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) L & M, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 special use zone, located on BROADWAY BLVD NE, between CLAREMONT AVE NE and MENAUL BLVD NE containing approximately 3 acre(s). [05DRB01356, 013A57, 01358 & 01359] (H-15) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AN AA TO THE SITE PLAN FOR SUBDIVISION.**

14. **Project # 1004461**  
05DRB-01519 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for PAUL LUCERO request(s) the above action(s) for all or a portion of Tract(s) 21-A-2 & 22-A-2, M.R.G.C.D. MAP 35 (to be known as **LANDS OF PAUL LUCERO**, zoned RA-2 residential and agricultural zone, located on LOS ANAYAS RD NW, between BEACH RD NW and LOS LUCEROS RD NW containing approximately 0.6703 acres. [REF: ZA-88-75] (H-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ESTATE CURBS AND WIDTH OF PAVEMENT.**

15. **Project # 1004468**  
05DRB-01553 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, TOGETHER WITH EAST 0.5 OF Lot(s) 76, **PERFECTO ARMIJO & BROTHERS ADDITION**, zoned SU-2, located on ROMA AVE NW, between 8<sup>TH</sup> ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] [Deferred from 10/12/05] (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

16. **Project # 1003591**  
05DRB-01548 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for **SUN GATE ESTATES, UNIT 2**, zoned R-2 FOR R-T & RLT, located on MESA ARENOSO DR SW, between 98<sup>TH</sup> ST SW and OPEN RANGE AVE SW containing approximately 17 acre(s). [REF: 04DRB01185] (N-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING TO RECORD.**

17. **Project # 1002321**  
05DRB-01549 Minor-Prelim&Final Plat  
Approval
- BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between MASTHEAD ST NE and WASHINGTON ST NE containing approximately 11 acre(s). [*Deferred from 10/12/05*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**
18. **Project # 1002584**  
05DRB-01554 Minor-Prelim&Final Plat  
Approval
- WILSON & CO agent(s) for LOVELACE SANDIA DBA WEST MESA MEDICAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A1 & 1A3 PARADISE HEIGHTS, UNIT 1, **ST JOSEPH WEST MESA HOSPITAL**, zoned SU-1 special use zone, located on GOLF COURSE RD NW between GOLF COURSE RD NW AND MCMAHON BLVD NW containing approximately 6 acre(s). [REF: 05DRB00168] [*Deferred from 10/12/05*] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**
19. **Project # 1002885**  
05DRB-01522 Minor-Prelim&Final Plat  
Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for LA SIERRA CONSTRUCTION CO & AMAFCA request(s) the above action(s) for all or a portion of Tract(s) 35A, 35B & Parcel D, **OCOTILLO SUBDIVISION**, zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s). [REF: 05-DRB-00631, 05DRB-00633] (C-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR DEDICATION OF PARCEL TO AMAFCA AND PLANNING FOR AGIS DXF APPROVAL AND PROPERTY MANAGEMENT'S SIGNATURE.**



20. **Project # 1002819**  
05DRB-01506 Minor-Prelim&Final Plat  
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98<sup>TH</sup> STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 06DRB-01180] [*Deferred from 10/5/05 & 10/12/05*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

21. **Project # 1003713**  
05DRB-00148 Minor- Final Plat Approval

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] [*Final Plat Indef Deferred from 2/23/05 for SIA*] (J-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

22. **Project # 1000965**  
05DRB-01382 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ**, zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] [*Deferred from 9/7/05 & 9/14/05 & 9/21/05 & 9/28/05*] (F-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT WITH CONDITIONS: FOR REVIEW OF 60-FOOT EASEMENTS AND CONDITIONS OF KEVIN CURRAN AND TO PLANNING TO RECORD THE PLAT.**



23. **Project # 1003859**  
05DRB-01010 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: [REF: 04EPC00855, 02EPC01770 & 01771, 04EPC01845] [*Indef deferred on 6/22/05 for SIA*] (E-12/F-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FINALIZING OF WATER LINE EASEMENT AND PLANNING FOR AGIS DXF FILE AND ADJOINING DRAINAGE EASEMENT.**

24. **Project # 1003128**  
05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). [*Deferred from 9/21/05 & 9/28/05 & 10/5/05*] (D-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO TIE STORM DRAIN EASEMENT TO PROPERTY, ULTIMATE CROSS SECTION OF SAN PEDRO TO VERIFY RIGHT-OF-WAY DEDICATION AND TO PLANNING FOR AGIS DXF FILE.**

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

25. **Project # 1001235**  
05DRB-01539 Minor-Sketch Plat or Plan

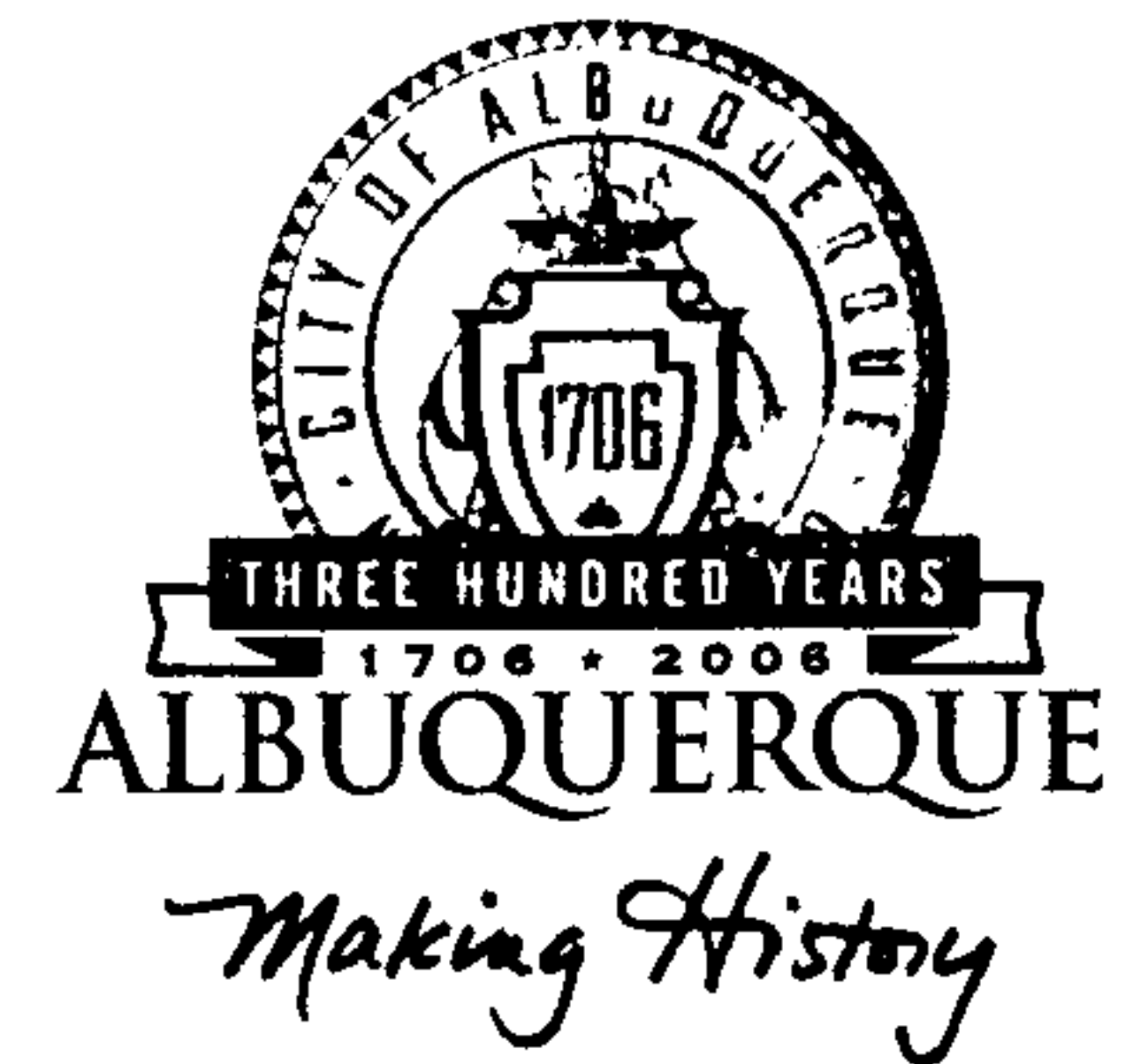
SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH & MARGARET MOSES request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, EDWARD KROGH ADDITION (to be known as **LANDS OF BRANCH**) zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between KROGH CT NW and containing approximately 2 acre(s). [REF: 01EPC00639, 01EPC00640] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1004465**  
05DRB-01541 Minor-Sketch Plat or Plan

GARCIA/KRAEMER & ASSOCIATES agent(s) for AMY HENKEL request(s) the above action(s) for all or a portion of Lot(s) 9, **MAJOR ACRES**, zoned R-1, located on MAJOR AVE NW, between 12<sup>TH</sup> ST NW and 10<sup>TH</sup> ST NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for September 28, 2005. **THE DRB MINUTES FOR SEPTEMBER 28, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:57 A.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003128**

**AGENDA ITEM NO: 24**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Need to see quitclaim deed. Easement should have tie to some property corner.

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:** October 12, 2005



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 5, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 11:20 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1003573**  
05DRB-01379 Major-Amended  
Grading Plan Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as OAKLAND NORTH) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF:04DRB01138, 04DRB01417, 05DRB00481] [Deferred from 9/28/05 & 10/5/05] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.



2. **Project # 1003747**  
05DRB-01410 Major-Vacation of  
Public Easements
- TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1 & 5, **WYOMING MALL**, zoned C-2 community commercial zone (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE. [REF: ZA-99-017, ZA-79-214, ZA-78-143, ZA-84-226, DRB-97-319, 05EPC00024, 05EPC00025] (H-20) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3. **Project # 1004404**  
05DRB-01364 Major-Bulk Land  
Variance  
05DRB-01365 Major-Vacation of  
Public Easements  
05DRB-01367 Minor-Prelim&Final Plat  
Approval
- SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). [*Deferred from 9/21/05 & 10/5/05*] (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**
4. **Project # 1004387**  
05DRB-01332 Major-Vacation of Pub  
Right-of-Way
- MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION**, located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). [*Deferred from 9/14/05 & 10/5/05*] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**



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

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

- 5. Project # 1002962**  
05DRB-01507 Minor- Sector  
Development Plan, Phase 1

CONSENSUS PLANNING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) 5, BLACK RANCH, T11N R2E SEC 16 W 1/2 NW 1/4, Tract(s) 4, SANTA FE AT THE TRAILS CO., Tract(s) 1, THE TRAILS, UNIT 2, Tract(s) G & J and Tract(s) 6, THE TRAILS, UNIT 2 (to be known as **LONGFORD TRAILS**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE R-O-W NW, between COUNTY LAND and STATE LAND. [REF: 1004353, 02DRB01530] (B-8, B-9, B-10, C-8, C-9 and C-10) **THE DRB RECOMMENDS THAT THE BOUNDARIES SHOWN ON THE TRAILS PROPOSED SECTOR PLAN BOUNDARIES MAP INCLUDED WITH THE APPLICATION ARE APPROVED AS THE BOUNDARIES FOR THE TRAILS SECTOR PLAN.**

- 6. Project # 1000081**  
05DRB-01512 Minor- Amended  
SiteDev Plan Subd  
05DRB-01514 Minor- Amended  
SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for KOHL'S CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A & H, COTTONWOOD CORNERS, (to be known as **KOHL'S COTTONWOOD CORNERS**) zoned SU-1 FOR IP USES, located on ELLISON DR NW, between COTTONWOOD DR NW and ALAMEDA RD NW containing approximately 9 acre(s). [REF: Z-95-26, Z-84-110, AX-84-22, DRB-94-582, DRB-95-487] (**Russell Brito, EPC Case Planner**) (A-14) **WITHDRAWN AT THE AGENT'S REQUEST.**

7. **Project # 1000579**  
05DRB-01513 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for KOHL'S DEPARTMENT STORES INC request(s) the above action(s) for all or a portion of Tract(s) A, PASEO DE LOUISIANA (to be known as **KOHL'S DEPARTMENT STORES**) zoned SU-2 C-1, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 8 acre(s). [REF: Z-98-81, DRB-96-66] [Stephanie Shumsky, EPC Case Planner] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/5/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR STEPHANIE SHUMSKY'S INITIALS, REMOVAL OF THE JUNIPER TREES, FEWER HIGH WATER USE TREES ON THE SITE PLAN AND APPROVAL BY CITY COUNCIL OF THE REQUEST TO WITHDRAW THE PENDING APPEAL.**

8. **Project # 1003983**  
05DRB-01482 Minor-SiteDev Plan  
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING**) zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] [Deferref from 9/28/05 & 10/5/05] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

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

9. **Project # 1003591**  
05DRB-01508 Minor-Extension of  
Preliminary Plat Approval

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of **SUNGATE ESTATES, UNIT 2**, zoned R-2 FOR R-T AND RLT, located on MESA ARENOSO DR SW, between 98<sup>TH</sup> ST SW and OPEN RANGE AVE SW, containing approximately 17 acre(s). [REF: 04DRB-01185] (N-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

**10. Project # 1002461**  
05DRB-01505 Minor-Prelim&Final Plat  
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 8A, **EL RANCHO GRANDE 1, UNIT 1**, zoned R-LT residential zone, located on VERMEJO PARK DR SW at the east end of AMOLE MESA AVE SW and containing approximately 16 acre(s). [REF: 03DRB00163, 03DRB00164] (N-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCAS SIGNATURE, ADD BENEFICIARY TO NOTES 6 AND 7, THE ZONING SHOULD BE LISTED UNDER SUBDIVISION DATA AND TO TRANSPORTATION DEVELOPMENT FOR NEW AGIS DXF APPROVAL AND RIGHT-OF-WAY DEDICATION ALONG VERMIJO PARK DRIVE.**

**11. Project # 1002819**  
05DRB-01506 Minor-Prelim&Final Plat  
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98<sup>TH</sup> STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 06DRB-01180] [*Deferred from 10/5/05*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

**12. Project # 1004453**  
05DRB-01498 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for DAMION CHIMENTI request(s) the above action(s) for all or a portion of Lot(s) 19-23, Block(s) E, **BACA & ARMIJO ADDITION**, zoned SU2/RG, located on 3<sup>RD</sup> ST SW, between CROMWELL AVE SW and 2<sup>ND</sup> ST SW containing approximately 1 acre(s). [REF: DRB-95-57] (K-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR P1 LOT DESIGNATIONS.**

13. **Project # 1002858**  
05DRB-01487 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) I-1 PARCEL A-1, MESA @ ANDERSON HILLS, UNIT 1 (to be known as **MESA @ ANDERSON HILLS, UNIT 2**) zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 21 acre(s). [REF: 04DRB00234, 04DRB00235,, 05DRB00488] (P-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK IF AGIS DXF WAS APPROVED AND TO RECORD.**

14. **Project # 1003470**  
05DRB-01493 Major-Final Plat Approval

WILSON & COMPANY agent(s) for VISTA VIEJA INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **VISTA VIEJA SUBDIVISION, UNIT 1**, zoned R-1, located on 81<sup>ST</sup> STREET NW, between ALBERICOQUE PL NW and SCENIC ROAD NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524] (D-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1003641**  
05DRB-01502 Minor-Final Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1 through 24, BACA ADDITION (to be known as **ATLANTIC & SANTA FE SUBDIVISION**) zoned R-G residential garden apartment zone, located on 1<sup>ST</sup> ST SW, between ATLANTIC AVE SW and SANTA FE AVE SW containing approximately 2 acre(s). [REF: 04DRB01311] (K-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PRIVATE SEWER EASEMENTS AND SKETCH SHOWING SIDEWALKS AND TO PLANNING FOR LOT SIZE REQUIREMENTS AND TO RECORD THE PLAT.**



16. **Project # 1003801**  
05DRB-01179 Minor- Final Plat Approval

SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 28-31, Block(s) A, **ALTURA ADDITION**, zoned SU-1 for C-1, located on CARLISLE NE, between INDIAN SCHOOL NE and CONSTITUTION NE containing approximately 1 acre(s). [REF: 04EPC01821] [David Stallworth, EPC Case Planner] [The Final Plat was Indef Deferred from 7/27/05 for the SIA] (J-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS AND PLANNING TO RECORD.**

17. **Project # 1003685**  
05DRB-01477 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) 14A, Tract(s) O-1, (to be known as **WESTERN SHADOWS@ VENTANA RANCH WEST**) zoned R-LT residential zone, located on RAYNER DR NW, between VENTANA RIDGE RD NW and [REF: 04DRB01448] [Deferred from 9/28/05] (B-8) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003128**  
05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). [Deferred from 9/21/05 & 9/28/05 & 10/5/05] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

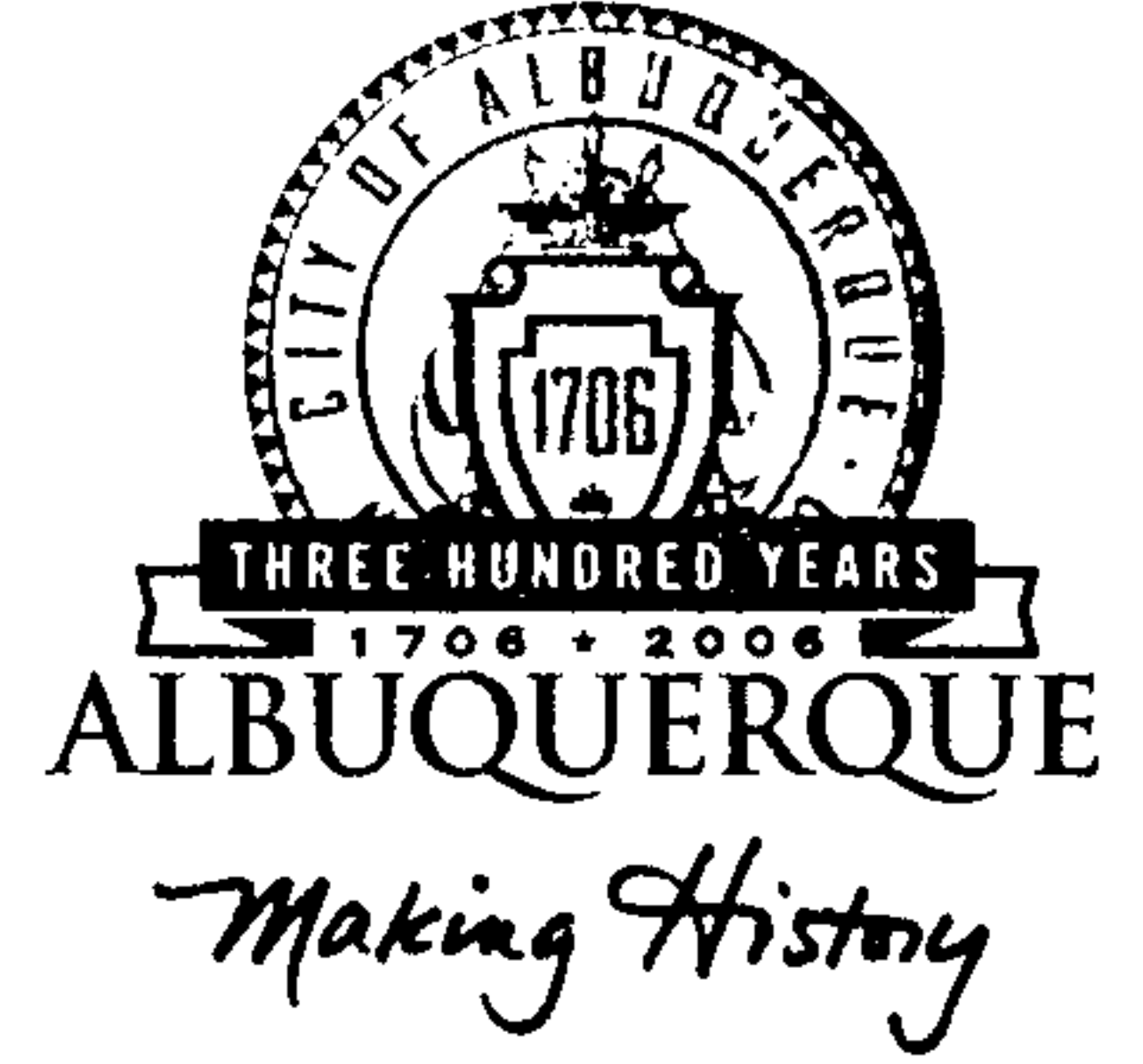


**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

19. **Project # 1004456**  
05DRB-01509 Minor-Sketch Plat or Plan
- BRASHER & LORENZ agent(s) for BARON'S RUN LLC request(s) the above action(s) for all or a portion of Lot(s) 14-18, Block(s) 11, Tract(s) 1 NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BARON'S RUN**) zoned R-D residential and related uses zone, developing area, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. **Project # 1004458**  
05DRB-01515 Minor-Sketch Plat or Plan
- JUSTIN SIMMONS request(s) the above action(s) for all or a portion of Lot(s) 4, **C J M MOORE REALTY CO ADDITION**, zoned R-1, located on RIO GRANDE BLVD NW, between MOUNTAIN RD NW and PUEBLO BONITO NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. Approval of the Development Review Board Minutes for September 21, 2005. **THE DRB MINUTES FOR SEPTEMBER 21, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:20 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003128**

**AGENDA ITEM NO: 18**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

An approved infrastructure list is required for Preliminary Plat approval.  
See DRB minutes/speed memo dated 9-28-05.

Albuquerque

New Mexico 87103

**RESOLUTION:**

10-12-05

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:** October 5, 2005



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 28, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 11:45 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. **Project # 1004228**  
05DRB-01394 Major-Vacation of  
Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1 light manufacturing zone, located near Alameda Lateral south of Montano Rd NE. [REF:05DRB00888] (F-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: PNM SHALL SIGN THE PLAT PRIOR TO DRB APPROVAL.**

2. **Project # 1003573**  
05DRB-01379 Major-Amended  
Grading Plan Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01138, 04DRB01417, 05DRB00481] *[Deferred from 9/28/05]* (C-20) **DEFERRED AT THE BOARD'S REQUEST TO 10/5/05.**

3. **Project # 1003523**  
05DRB-01369 Major-Preliminary Plat  
Approval  
05DRB-01368 Major-SiteDev Plan  
Subd  
05DRB-01370 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98<sup>TH</sup> ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s). [REF: 04EPC-01003, 04EPC-01352, 04EPC-01489] *[Deferred from 9/28/05]* (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/2/05.**

4. **Project # 1002715**  
05DRB-01398 Major-Bulk Land  
Variance  
05DRB-01396 Major-Vacation of Pub  
Right-of-Way  
05DRB-01397 Major-Vacation of  
Public Easements  
05DRB-01399 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Tract(s) H, LANDS OF HORIZON CORPORATION, (to be known as **BOULEVARD LTD**) zoned SU-1 FOR C-1, located on UNSER BLVD NE, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC00918, 03EPC00919, 04DRB00964, 04DRB00965, 04DRB00965, 04DRB00967] (B-11) **THE BULK LAND VARIANCE WAS APPROVED.**



THE VACATION OF THE PUBLIC EASEMENT WAS WITHDRAWN AT THE AGENT'S REQUEST. THE VACATION OF RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT ON EAST SIDE OF LOTS 3, 4 AND 6 AND PLANNING FOR 15-DAY APPEAL PERIOD, CORRECT ZONING ON PLAT, AA FOR SITE PLAN FOR SUBDIVISION, NMU INC SIGNATURE, PNM SIGNATURE, RECORDING OF THE PLAT AND THE AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.

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

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

5. **Project # 1004250**  
05DRB-01432 Minor-SiteDev Plan  
BldPermit

PLANNERS & ENGINEERS COLLABORATIVE agent(s) for TROY MOORE request(s) the above action(s) for all or a portion of Tract(s) B-1-B, **MCBARK SUBDIVISION**, zoned C-2 community commercial zone, located on QUAIL ROAD NW, between COORS BLVD NW and CORONA DR NW containing approximately 1 acre(s). [REF: Z-97-128, 05EPC-00949][Stephanie Shumsky, EPC Case Planner] (H-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WTH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA RAMPS, 3 COPIES OF THE SITE PLAN AND 8-FOOT SIDEWALK OR 20-FOOT PARKING STALLS WITH BUMPERS AND UTILITIES DEVELOPMENT FOR EXECUTION AND RECORDING OF A NEW SANITARY SEWER EASEMENT THAT HAS BEEN SUBMITTED TO THE CITY FOR REVIEW AND COMMENT.**



6. **Project # 1000089**  
05DRB-01478 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01479 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECT agent(s) for RIVERSIDE PLAZA LTD., CO request(s) the above action(s) for Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between MONTANO PLAZA DR NW and STONE BRIDGE NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC05-01107] [**Stephanie Shumsky, EPC Case Planner**] [*Indef Deferred from 9/28/05*] (E-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

- 05DRB-01480 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for RIVERSIDE PLAZA LTD CO request(s) the above action(s) for all or a portion of Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between STONE BRIDGE NW and MONTANO PLAZA DR NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC-01107] [*Indef Deferred from 9/28/05*] (E-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1003983**  
05DRB-01482 Minor-SiteDev Plan  
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING**) zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] [*Deferref from 9/28/05*] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

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

8. **Project # 1002051**  
05DRB-01474 Major-Final Plat  
Approval
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for **CHAMISA RIDGE, UNIT 2**, zoned R-LT residential zone, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF:02DRB00963, 03DRB02008,05DRB00091] (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, NMU INC. SIGNATURE, TO CALL OUT PRIVATE EASEMENT MAINTENANCE AND BENEFICIARIES, PUB DEDICATION TO CITY OF ALBUQUERQUE AND TO PLANNING TO RECORD.**
9. **Project # 1002473**  
05DRB-01472 Minor-Prelim&Final Plat  
Approval
- TIERRA WEST LLC agent(s) for D. R. HORTON INC request(s) the above action(s) for all or a portion of Tract(s) O, **DESERT VISTA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on MENDOCINO DR NE, between HAMPTON AVE NE and SIGNAL AVE NE containing approximately 1 acre(s). [REF: Z-98-74, DRB-92-290, DRB-98-123, 05DRB00092] (C-20) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
10. **Project # 1003264**  
05DRB-01481 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Tract(s) 72-A & 73, **BREEZE @MOUNTAIN GATE**, zoned SU-1, located on SHAFFER CT SE, between KEESHA JO AVE SE and LANIER DR SE containing approximately 1 acre(s). [REF: DRB-98-45, 04DRB00224] (L-23) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1004433**  
05DRB-01469 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for BILL HENTHORN request(s) the above action(s) for all or a portion of Lot(s) A & B, Block (s) 1 and Lot(s) 7 & 8, Block(s) 5, MAYO & ROSS ADDITION (to be known as **JESUS ROMERO ADDITION**) zoned SU-2 NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and BROADWAY NE containing approximately 1 acre(s). [REF: ZA-97-157] (J-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001945**  
05DRB-01415 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298 (to be known as **LAND OF DUNN**) zoned R-LT residential zone, located on CARSON RD NW, between RIO GRANDE BLVD NW and ZEARING AVE NW containing approximately 1 acre(s). [REF: 02DRB00731, 05DRB00733] [*Deferred from 9/21/05*] (J-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/28/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1003685**  
05DRB-01477 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) 14A, Tract(s) O-1, (to be known as **WESTERN SHADOWS@ VENTANA RANCH WEST**) zoned R-LT residential zone, located on RAYNER DR NW, between VENTANA RIDGE RD NW and [REF: 04DRB01448] [*Deferred from 9/28/05*] (B-8) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

14. **Project # 1000965**  
05DRB-01382 Minor-Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ**, zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] [*Deferred from 9/7/05 & 9/14/05 & 9/21/05 & 9/28/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

15. **Project # 1004415**  
05DRB-01420 Minor-Prelim&Final Plat  
Approval  
05DRB-01419 Minor-Vacation of  
Private Easements

ROSS HOWARD COMPANY agent(s) for STEVE & EILEEN WHITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) 15-P1, **PALOMA DEL SOL SUBDIVISION**, zoned R-1 residential zone, located on AVENTURA CT NW, between MCMAHON BLVD NW and SAN TIMOTEO AVE NW containing approximately 1 acre(s). [REF: DRB-95-63, V-95-61, SV-95-25, S-95-15] [*Deferred from 9/21/05*] (A-12) **THE PRELIMINARY AND FINAL PLAT AND THE VACATION OF THE 30-FOOT PUBLIC SLOPE EASEMENT WAS DENIED WITH FINDINGS.**

16. **Project # 1003128**  
05DRB-01424 Minor-Prelim&Final Plat  
Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). [*Deferred from 9/21/05 & 9/28/05*] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**



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

17. **Project # 1004434**  
05DRB-01475 Minor-Sketch Plat or  
Plan

ISAACSON & ARFMAN PA agent(s) for MS DEV ONE LLC request(s) the above action(s) for Tract(s) 42B, LANDS OF PABLO ROMERO and Tract(s) A, LANDS OF JACK F CULLY (to be known as **EL POTRERO PROPERTIES**) zoned RA-2 residential and agricultural zone, located on MONTANO RD NW, between EL POTRERO RD NW and TIERRA VIIVA TR NW containing approximately 2 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for September 14, 2005. **THE DRB MINUTES FOR SEPTEMBER 14, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:45 A.M.





Def 1/10/5

**DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT  
Standard Comment Sheet**

DRB- 1003128                      Item No. 16                      Zone Atlas    D-18

DATE ON AGENDA    9-28-05

INFRASTRUCTURE REQUIRED (X) YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

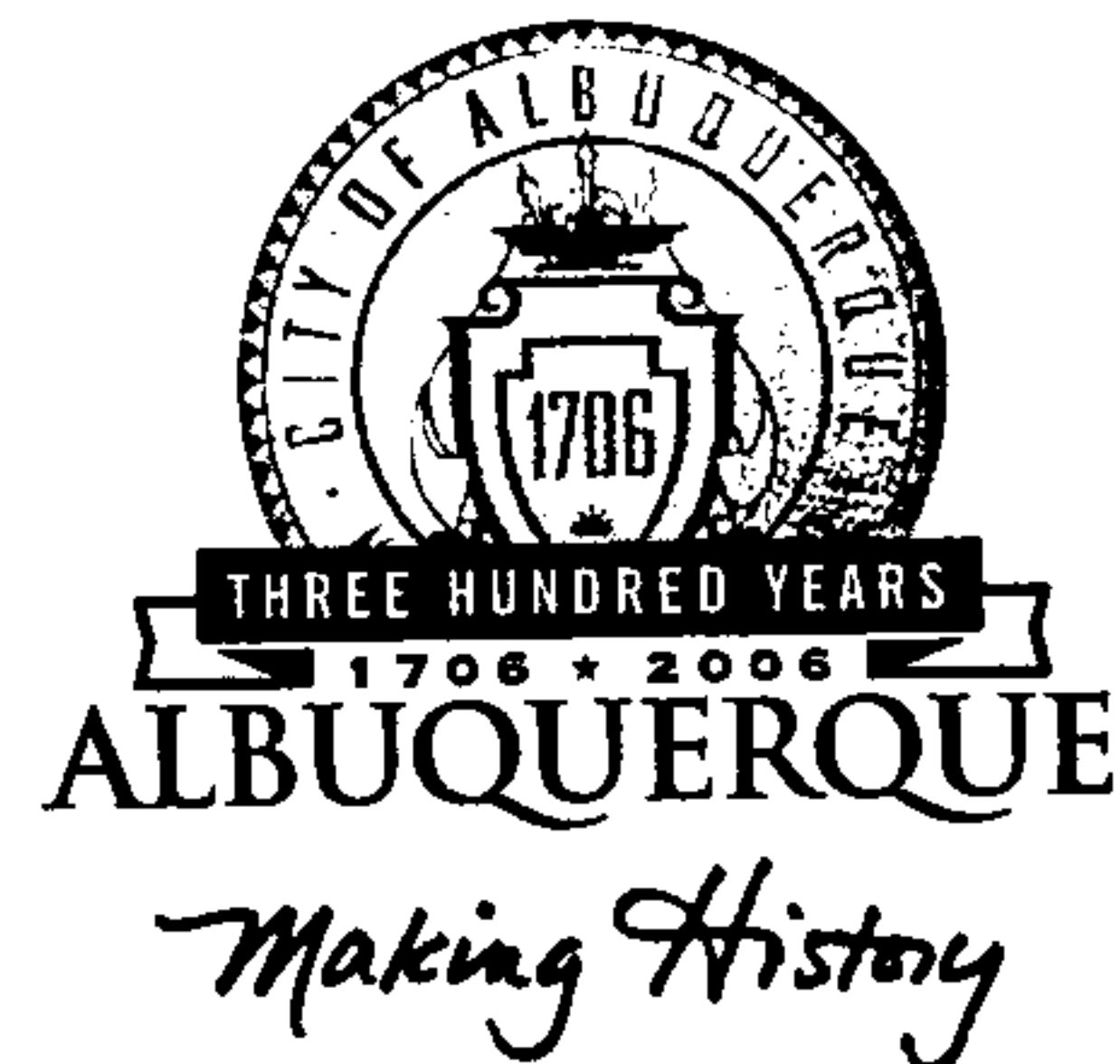
- ( ) SKETCH PLAT (X) PRELIMINARY PLAT (X) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION
- ( ) SITE PLAN FOR BUILDING PERMIT

<u>No.</u>	<u>Comment</u>
------------	----------------

- 1) An infrastructure list is needed.
- 2) A cross section of the ultimate build out of San Pedro is needed to verify right-of-way dedications.
- 3) When will the access easement be defined.
- 4) Is this site subject to impact fees.

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

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003128**

**AGENDA ITEM NO: 16**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

This submittal does not follow the DPM plat requirements; because of this deficiency we cannot provide any additional substantive comments.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

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

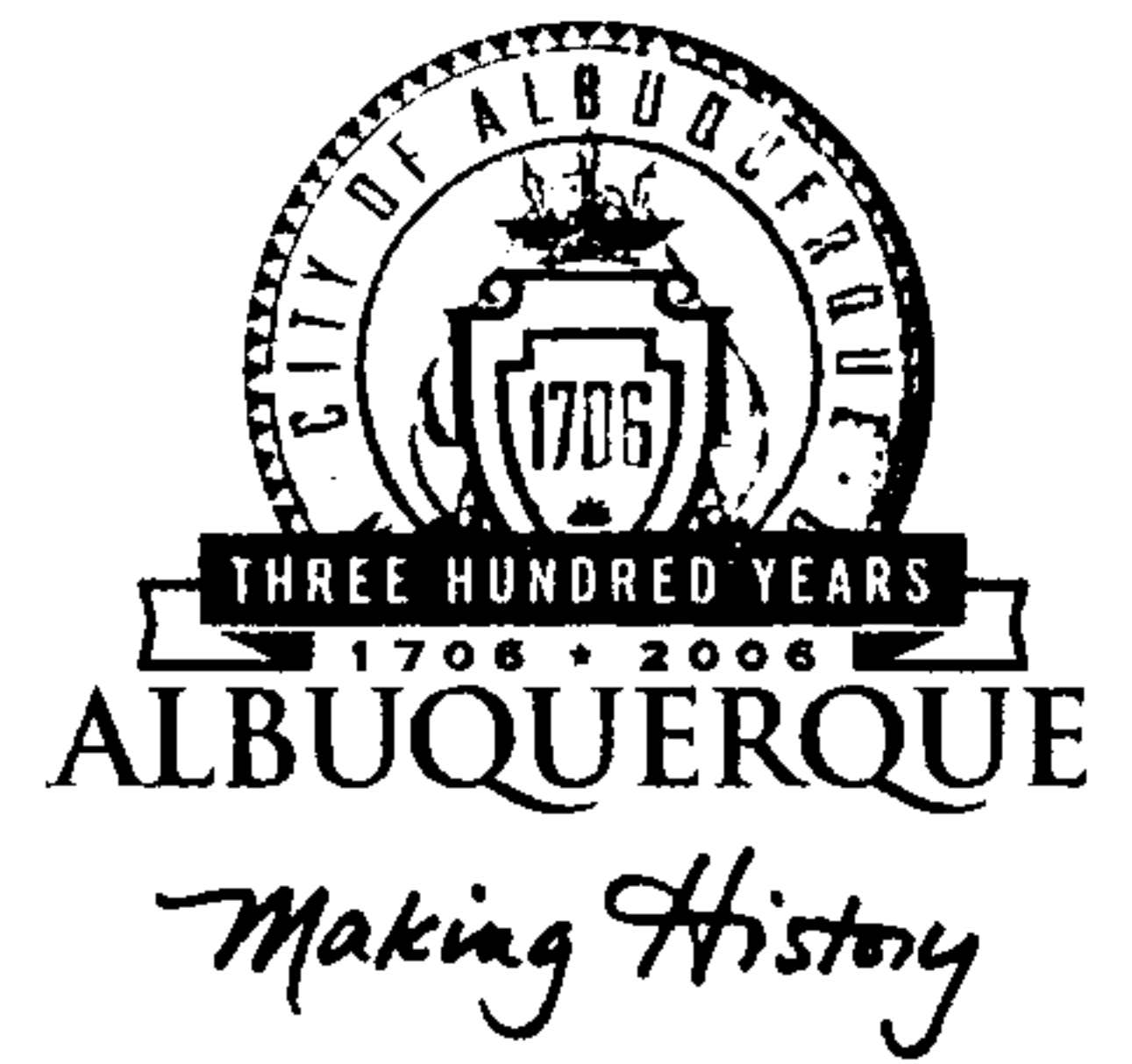
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

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

**DATE:** September 28, 2005

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003128**

**AGENDA ITEM NO: 16**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

This submittal does not follow the DPM plat requirements; because of this deficiency we cannot provide any additional substantive comments.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>10-5-05</sup> X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** September 28, 2005





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 21, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:15 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 # 1000511**  
05DRB-01342 Major-Vacation of Public Easements

MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A-1 through A-3, **HERITAGE EAST, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on DE VARGAS NE and FREEDOM WAY NE containing approximately 1 acre(s). [REF: DRB-94-851, 05-DRB-01101, 05-DRB01102] (D-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

05DRB-01102 Minor-Vacation of Private Easements (withdrawn)  
05DRB-01101 Minor-Prelim&Final Plat Approval

MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **HERITAGE EAST, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on DE VARGAS LOOP NE, between VENTURA ST NE and GREENWOOD ST NE containing approximately 1 acre(s). [REF: DRB-94-551] *[Deferred from 7/27/05 & 8/24/05]* (D-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

2. **Project # 1002478**  
05DRB-01344 Major-Vacation of Public Easements  
05DRB-01343 Major-Preliminary Plat Approval

CDS INC agent(s) for PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, VISTA DEL NORTE (to be known as **BLUE SKY BUSINESS PARK**) zoned M-2 heavy manufacturing zone, located on EL PUEBLO ST NE, between JEFFERSON ST NE and EDITH BLVD NE containing approximately 23 acre(s). (D-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/18/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE CURRENT ZONING SHALL APPEAR UNDER THE SUBDIVISION DATA ON THE FINAL PLAT. WILL JACS PLACE BE A PUBLIC OR PRIVATE ROAD?**

3. **Project # 1004404**  
05DRB-01364 Major-Bulk Land Variance  
05DRB-01365 Major-Vacation of Public Easements  
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). *[Deferred from 9/21/05]* (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

4. **Project #1002535**  
05DRB-01269 Major-Vacation of Public Easements  
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65<sup>TH</sup> ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF:1003709, Z-1211] [Deferred from 8/31/05 & 9/21/05] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

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

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

5. **Project # 1003926**  
05DRB-01407 Minor-SiteDev Plan  
Subd/EPC

PATRICK JOSEPH HOFFMAN AND WILLIAM R. DAVIS request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) 15, **PEREA ADDITION**, zoned SU-1, located on LOMAS BLVD NW, between FRUIT NW and 16<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 05EPC-00200, 05EPC01100] [**Stephanie Shumsky, EPC Case Planner**] (J-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DEELGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

6. **Project # 1000997**  
05DRB-01408 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-14, **RIVERVIEW ACRES, UNIT 1**, zoned RA-1, located on CALLE FACIO NW, between RIVERSIDE DRAIN and GABALDON ROAD NW containing approximately 10 acre(s). [REF: 04DRB00758, 04DRB00759] (H-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1001945**  
05DRB-01415 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298 (to be known as **LAND OF DUNN**) zoned R-LT residential zone, located on CARSON RD NW, between RIO GRANDE BLVD NW and ZEARING AVE NW containing approximately 1 acre(s). [REF: 02DRB00731, 05DRB00733] [*Deferred from 9/21/05*] (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

8. **Project # 1003874**  
05DRB-01412 Major-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for CURB, INC, request(s) the above action(s) for TRACTS 16-D,16-E, AND 16-F OF THE BULK LAND PLAT FOR TRACTS 16-A,16-B,16-C,16-D,16-E, AND 16-F, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located on GIBSON BLVD NW, between MESSINA DR SW and DELGADO DR SW containing approximately 51 acre(s).[REF:05DRB00032, 05DRB00033, 05DRB00034, 05DRB00035, 05DRB00342, 05DRB00894, 05DRB00126, 05DRB00199, 04DRB00717, 04DRB01892, 05AA00978] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EASEMENT LANGUAGE, AMAFCA SIGNATURE, DETACHED OPEN SPACE PAYMENT AND RECORDING OF PLAT.**

9. **Project # 1000029**  
05DRB-01428 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE (JAMES LEWIS) request(s) the above action(s) for all or a portion of Tract(s) 2 & 15, **ARBOLERA DE VIDA, UNIT 2**, zoned S-M1, S-I, located on BELLAMAH AVE NW, between 19<sup>TH</sup> ST NW and 18<sup>TH</sup> ST NW containing approximately 24 acre(s). [REF: 03DRB-01785,03DRB-01786,04DRB-01650, 04DRB-01651](H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PALNNING FOR AGIS DXF FILE AND RECORDING.**



10. **Project # 1003685**  
05DRB-01421 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 Tract(s) 81A and 82A, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT residential zone, located on JAMESTOWN RD NW, between CHANCE CT NW and SANDY DR NW containing approximately 1 acre(s). [REF: 04DRB01448] (B-8) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1003687**  
05DRB-01418 Minor-Extension of  
Preliminary Plat

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 9, **WESTERN RIDGE, UNIT 2**, zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB01512, 05DRB00697] (B-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1001568**  
05DRB-01422 Minor-Prelim&Final Plat  
Approval

BORDENAVE DESIGNS agent(s) for ED HADDAWAY request(s) the above action(s) for all or a portion of Tract(s) 90 and 91A-1, A1-B1-A1-B2, **MRGCD MAP NO 35**, zoned RA-2 & R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and LOS ANAYAS NW containing approximately 3 acre(s). (A-2) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/27/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: CROSS-LOT DRAINAGE EASEMENTS WILL BE NEEDED.**

13. **Project # 1004415**  
05DRB-01420 Minor-Prelim&Final Plat  
Approval  
05DRB-01419 Minor-Vacation of Private  
Easements

ROSS HOWARD COMPANY agent(s) for STEVE & EILEEN WHITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) 15-P1, **PALOMA DEL SOL SUBDIVISION**, zoned R-1 residential zone, located on AVENTURA CT NW, between MCMAHON BLVD NW and SAN TIMOTEO AVE NW containing approximately 1 acre(s). [REF: DRB-95-63, V-95-61, SV-95-25, S-95-15] *[Deferred from 9/21/05]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

14. **Project # 1000351**  
05DRB-01303 Minor-Prelim&Final Plat  
Approval

CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA BLVD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] *(Deferred from 8/24/05 & 8/31/05 FOR SUBMITTAL OF VACATION OF PRIVATE EASEMENT) [Indef deferred from 9/7/05]* (E-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SKETCH SHOWING 10-FEET FROM CURB FACE TO PROPERTY LINES AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

05DRB-01416 Minor-Vacation of Private  
Easements

CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP special use zone, located on OSUNA RD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] (E-15) **THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1003128**  
05DRB-01424 Minor-Prelim&Final Plat  
Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). [Deferred from 9/21/05] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

16. **Project # 1000965**  
05DRB-01382 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ**, zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] [Deferred from 9/7/05 & 9/14/05 & 9/21/05] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

17. **Project # 1000116**  
05DRB-01385 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for WISZNIA ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) F-2A1-D, **BROADBENT BUSINESS PARK**, (to be known as Tract(s) F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2A1-D-4 and F-2A1-D-5) zoned M-1 light manufacturing zone, located on MENAUL BLVD NE, between LAMBERTON PL NE and BROADBENT PKWY NE containing approximately 8 acre(s). [REF: Z-73-138, Z-73-138-4] [Deferred from 9/7/05 & 9/14/05 Indef Deferred on a no show] (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/21/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

18. **Project # 1004412**  
05DRB-01413 Minor-Sketch Plat or Plan
- ABEL ARAGON request(s) the above action(s) for all or a portion of Tract(s) 361, 362 and 363, **RIO GRANDE HEIGHTS**, zoned R-2 residential zone, located on 55<sup>TH</sup> ST SW, between DOLORES ST SW and GONZALES SW containing approximately 1 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project # 1004413**  
05DRB-01414 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST agent(s) for TURNER & MARGARET BRANCH request(s) the above action(s) for all or a portion of Lot(s) 43, **ALVARADO GARDENS, UNIT 2**, zoned RA-2, located on RIO GRANDE BLVD NW, between KESTREL CT NW and ORO VISTA RD NW containing approximately 2 acre(s). [REF: ZA-68-76, Z-80-37] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. **Project # 1004414**  
05DRB-01417 Minor-Sketch Plat or Plan
- PHILIP D SHEETS agent(s) for MEGA III LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1-8, and Gibson Tract A, **GIBSON SUBDIVISION**, zoned R-2 residential zone, located on SAN CLEMENTE AVE NW, between 4<sup>TH</sup> ST NW and 2<sup>ND</sup> ST NW containing approximately 3 acre(s). [REF:05DRB00981,Project #1002123] (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

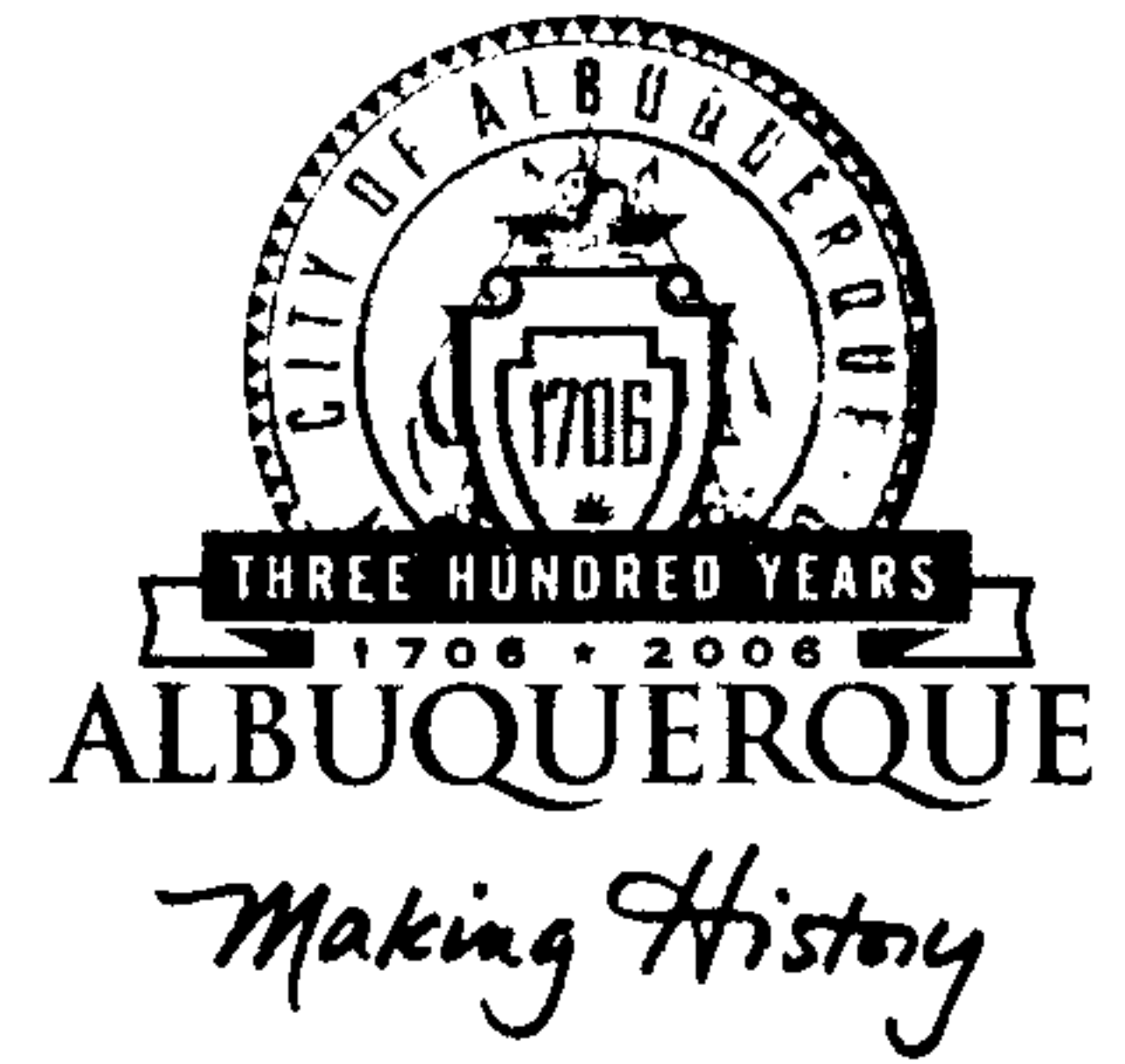


21. **Project # 1004416**  
05DRB-01425 Minor-Sketch Plat or Plan

BRUCE C. LEVIN request(s) the above action(s) for all or a portion of Tract(s) H & I, **LA CUESTA SUBDIVISION**, zoned SU-1, located on ZIA RD NE, between PAISANO NE and ZENA LONA NE containing approximately 3 acre(s). (K-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for September 7, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR SEPTEMBER 7, 2005 WERE APPROVED.**

ADJOURNED: 11:15 A.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003128**

**AGENDA ITEM NO: 15**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

This submittal does not follow the DPM sketch plat requirements; because of this deficiency we cannot provide any additional substantive comments.

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>9-28-05</sup> X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

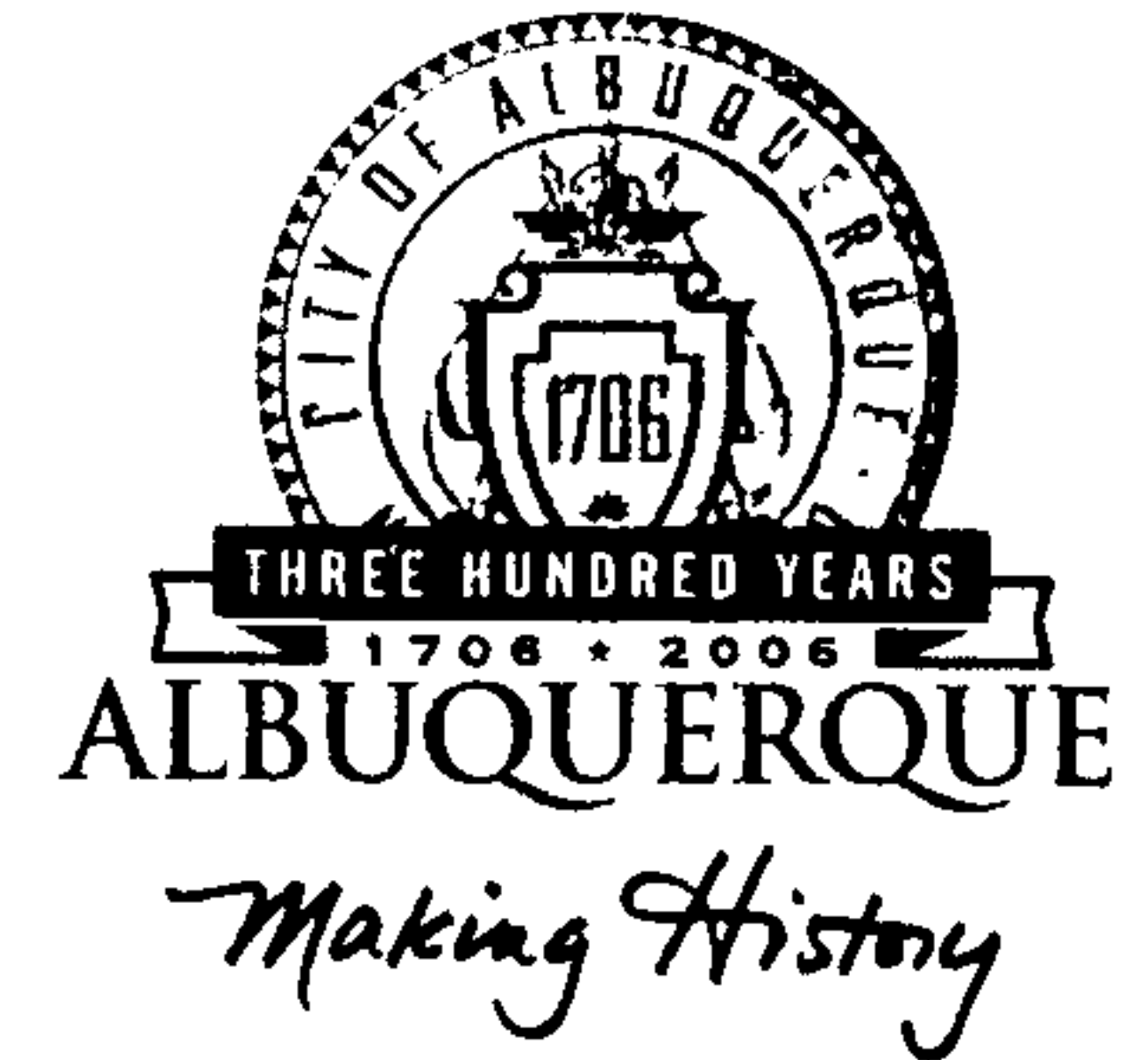
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Fred J. Aguirre  
City Engineer/AMAFCA Designee

**DATE:** September 21, 2005

# CITY OF ALBUQUERQUE



*out*

*Aggr 9/28/05*

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003128**

**AGENDA ITEM NO: 15**

**SUBJECT:**

- |                         |                          |                           |
|-------------------------|--------------------------|---------------------------|
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| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Dev. Plan     |
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**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

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New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

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

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

FOR:

**SIGNED:** Fred J. Aguirre  
City Engineer/AMAFCA Designee

**DATE:** September 21, 2005

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
September 21, 2005  
DRB Comments**

**Item # 15**

**Project # 1003128 Application # 05-01424**

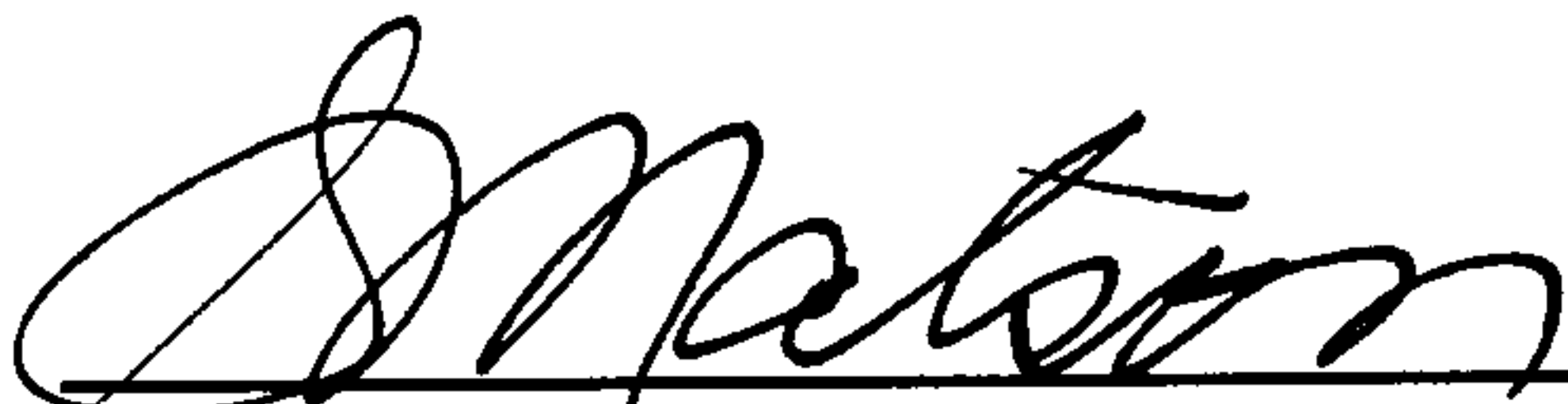
**RE: Lots 1-5k, Block 11, Tract 5, N.A.A., Unit A/minor plat**

OK Planning will need a copy of the EPC notice of decision approving the zone change prior to approving the replat.

OK This site is within 1,000 feet of a landfill. Please have Marci Pincus provide Planning with an e-mail or letter stating the City can approve the replat.

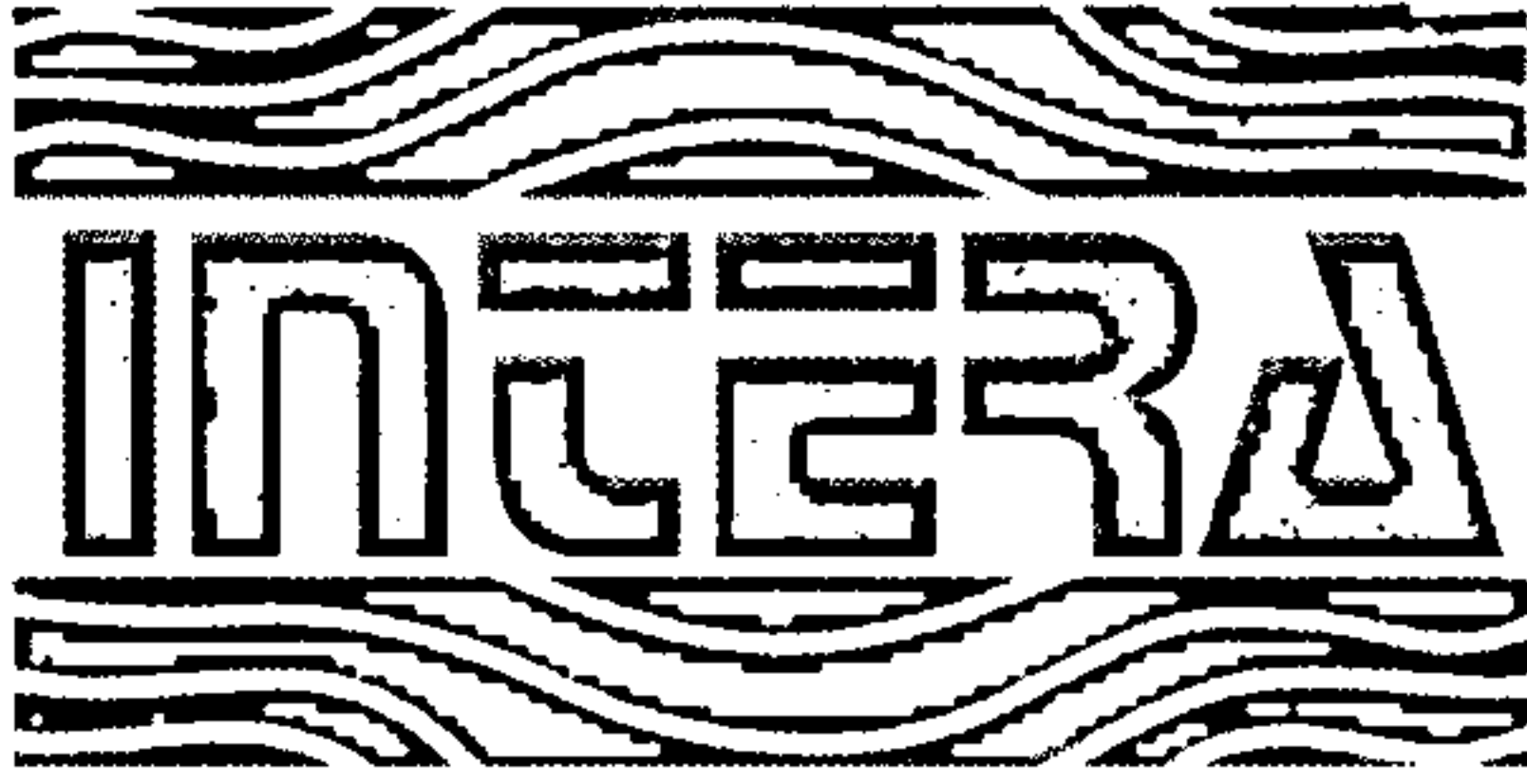
Agent may record the plat provided Planning receives a recorded copy of the plat to close the file.

AGIS dxf approval is required before Planning signs the plat.



---

Sheran Matson, AICP DRB Chair  
924-3880 fax 924.3864 smatson@cabq.gov




**Intera Incorporated**  
6000 Uptown Boulevard NE  
Suite 100  
Albuquerque, NM 87110  
Telephone: 505 246 1600  
Fax: 505 246 2600

## MEMORANDUM

DATE: May 9, 2007

TO: Sheran Matson, Chairperson, Design Review Board, Planning Department

COPY: Rhonda Methvin, Environmental Health Department  
Kevin Curran, Legal Department  
Josh Skarsgard

FROM: Jim Joseph, P.E., INTERA Inc. 

SUBJECT: Project # 1003128, 07DRB-00514, Minor – Preliminary & Final Plat Approval  
Lots 1-5, Block 11, North Albuquerque Acres, Unit A, Paseo Del Norte NE,  
between San Pedro Dr. NE and Palomas NE.

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The above-referenced project is within the former buffer zone of a former City owned/operated landfill (Holly Avenue Landfill). The landfill was removed during March 2005 and no longer provides a source for potential landfill gas impacts. Therefore, the Albuquerque Environmental Health Department has exempted the project from following the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." The project may proceed through the development process provided all other City requirements are met.



# 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

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
- D Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

### APPLICANT INFORMATION:

NAME: BANDELIER EQUITIES, LTD. CO. PHONE: 889-8863  
 ADDRESS: 7000 CARRIAGE RD. NE FAX: —  
 CITY: ALBUQ. STATE NM ZIP 87109 E-MAIL: —  
 Proprietary interest in site: OWNER List all owners: ACHEN, ACHEN, SKARSGARD etc.  
 AGENT (if any): JOSH SKARSGARD / ESQ. PHONE: 998-9094  
 ADDRESS: 4101 INDIAN SCHOOL RD. NE #400 FAX: 998-9099  
 CITY: ALBUQ. STATE NM ZIP 87110 E-MAIL: josh@usnlaw.com

DESCRIPTION OF REQUEST: RE-PLAT INTO ONE LOT OF LOTS 1-5, BIK II, UNIT A, NO. ABA ACRES

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. LOTS 1-5 Block: 11 Unit: A  
 Subdiv. / Adn. NORTH ALBUQ. ACRES  
 Current Zoning: R-0 Proposed zoning: SU-2/C-1  
 Zone Atlas page(s): C-18-2 No. of existing lots: 5 No. of proposed lots: 1  
 Total area of site (acres): 2.66 A. Density if applicable: dwellings per gross acre: — dwellings per net acre: —  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101806332250910530 MRGCD Map No. —  
 LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE NE  
 Between: SAN PEDRO NE and PALOMAS NE

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z, V, S, etc.): #1003128-03 EPC-02061 (ZONE MAP AMENDMENT)

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: March 21, 07  
 SIGNATURE Joshua Skarsgard DATE March 27, 07  
 (Print) JOSHUA J. SKARSGARD Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input type="checkbox"/> All checklists are complete	<u>07DRB-00514</u>	<u>PTF</u>	<u>53</u>	<u>\$ 215.00</u>
<input type="checkbox"/> All fees have been collected				<u>\$</u>
<input type="checkbox"/> All case #s are assigned				<u>\$</u>
<input type="checkbox"/> AGIS copy has been sent		<u>0</u>		<u>\$</u>
<input type="checkbox"/> Case history #s are listed		<u>CMA</u>		<u>\$ 20.00</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
	Hearing date <u>04-25-07</u>			Total <u>\$ 235.00</u>

Joshua Skarsgard 4-17-07  
 Planner signature / date

Project # 1003128



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

- \_\_\_ Preliminary Plat reduced to 8.5" x 11"
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Copy of previous D.R.B. approved infrastructure list
- \_\_\_ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- \_\_\_ Any original and/or related file numbers are listed on the cover application

**Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- \_\_\_ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- \_\_\_ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- \_\_\_ Design elevations & cross sections of perimeter walls **3 copies**
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing
- \_\_\_ Copy of recorded SIA
- \_\_\_ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- \_\_\_ Any original and/or related file numbers are listed on the cover application
- \_\_\_ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

**Your attendance is required.**

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

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

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

- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
  - \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

JOSH SKARSGARD

*[Signature]*

Applicant name (print)

March 23 07

Applicant signature / date



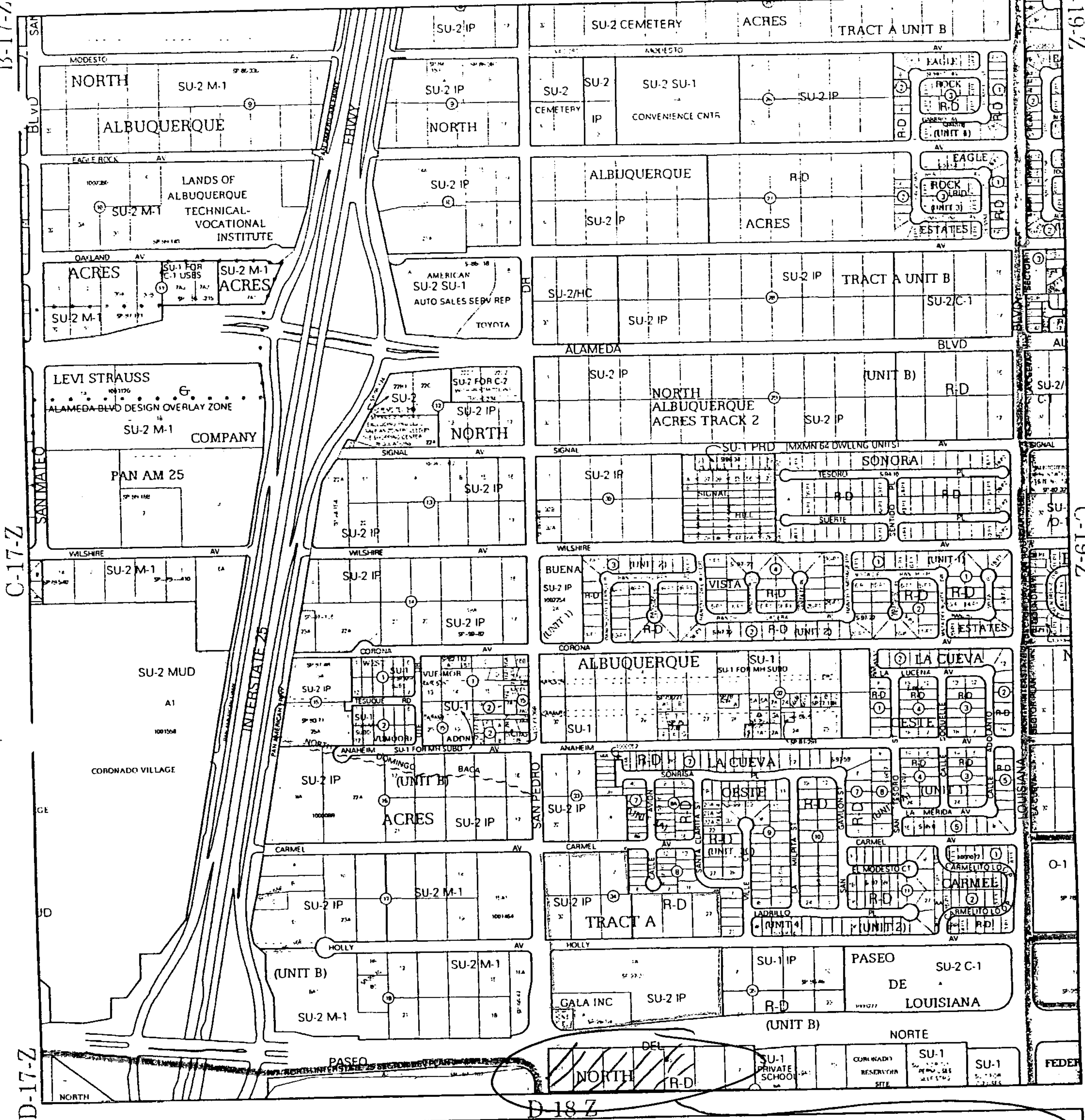
Form revised 8/04, 1/05, 10/05 & NOV 06

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

Application case numbers  
07PRD - - 00514

*[Signature]* 4-17-07  
Planner signature / date  
**Project # 1003128**



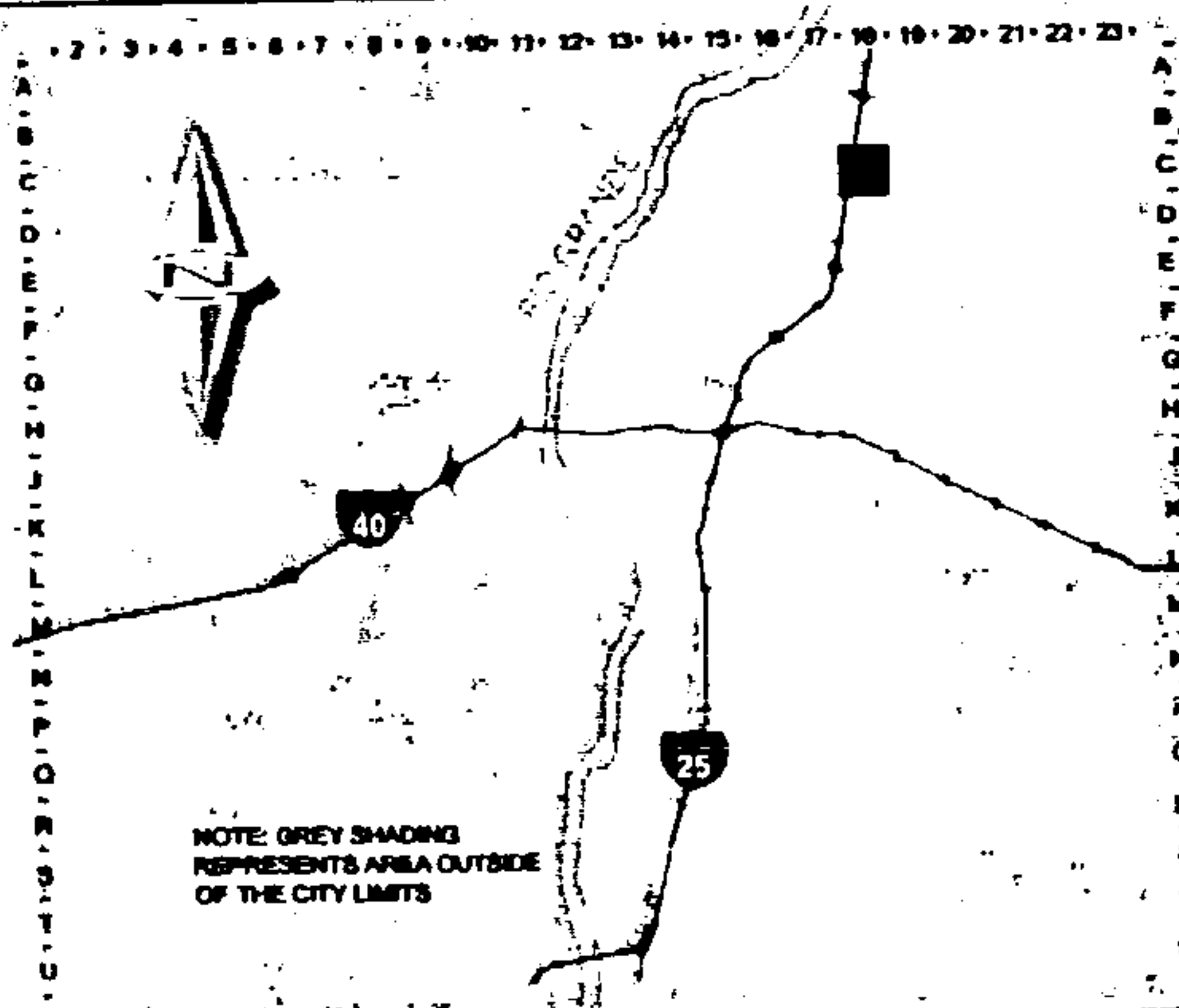
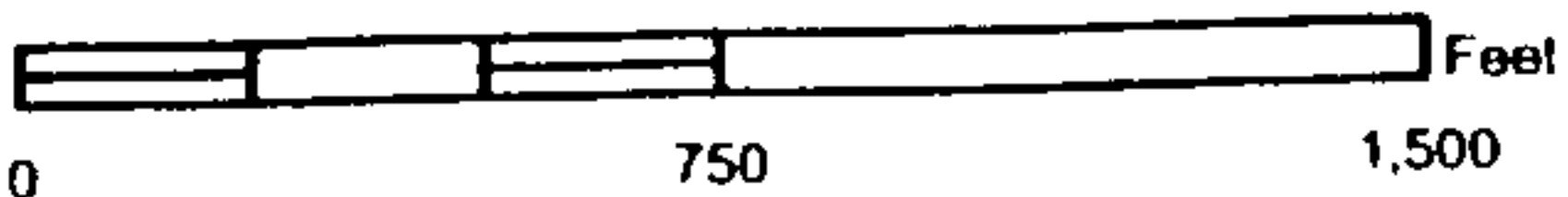


Zone Atlas Page: **C-18-Z**

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

Selected Symbols

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



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



THREE HUNDRED YEARS  
1706 - 2006  
**ALBUQUERQUE**

*Haciendo Historia*

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

© Copyright 2004

site

212 258.000

March 23, 2007

Sheran Matson, AICP, Chair, DRB  
City of Albuquerque Planning Department  
Plaza Del Sol Office Building  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87103

**Re: Bandelier Equities, Ltd. Co. Letter describing the Sketch Plat Review of the Southeast corner of Paseo Del Norte and San Pedro**

Dear Chair Matson:

This letter is written on behalf of the applicant, Bandelier Equities, as it pertains to their application for a sketch plat review of their proposed site plan for the southeast corner of San Pedro and Paseo Del Norte. The applicant, Bandelier Equities Ltd. Co. is comprised of a number of different owners.

The entire subject property is roughly **2.66 acres**. That includes five parcels (Lots 1-5, Unit A, Block 11, North Albuquerque Acres) that front onto Paseo Del Norte to the north and abut San Pedro to the west.

**Prior Zone Map Amendment on Subject Property**

The five parcels (Lots 1-5, Block 11, North Albuquerque Acres) that front onto Paseo Del Norte were the subject of a successful zone map amendment request in September of 2004 (project # 1003128 – 03 EPC – 02061 Zone Map Amendment). The condition for approval attached to that zone map amendment stated:

CONDITION: “Prior to approval of this request for zone map amendment from R-D to SU-2/C-1, the applicant will be required to perform replat of the subject property from 5 lots to 1 lot in order to create one cohesive lot that corresponds to the zone boundary lines.”

The objective of this re-plat is to plat the five lots into one cohesive lot and meet the condition of approval and secure the zone map amendment from R-d to SU-2/C-1. In reliance on this EPC Condition of Approval the property owners are seeking to replat the property into one cohesive lot.

**Infrastructure List:**

The purpose of the replat into one cohesive lot is essentially to give the DRB the opportunity to levy an infrastructure list on the property owners and seek an SIA and Financial Guaranty. We asked the DRB to delay this request for SIA and financial guaranty until after the EPC delegates the Site Plan for subdivision down to the DRB. **The DRB agreed to delay this infrastructure list and financial guaranty based on the testimony of the DRB members at the Sketch Plat Review hearing on this matter held at Wednesday March 21<sup>st</sup>, 2007.** The DRB will have ample opportunity to address




the curb cuts on San Pedro and the sidewalk improvements to Palomas, Paseo Del Norte and San Pedro at such time as the property owners seek site plan for subdivision approval at the DRB.

**The Future and Site Plan for the Site**

The property owners would prefer to treat this fractured area as one cohesive development. We are hopeful that the EPC will delegate to DRB after we provide evidence that all these property owners want to come in together as one cohesive, modern, and upscale commercial development. The Site Plan was drafted by Mr. George Rainhart and it reflects what the property owners envision as the correct layout of shops for this commercial area. There has been substantial changes to the community with the construction of office, Kohl's, restaurants, and retail. We feel that this site plan is an attractive and useful response to the change neighborhood landscape.

Thanks and if there are any questions please don't hesitate to call me at the below contact information.

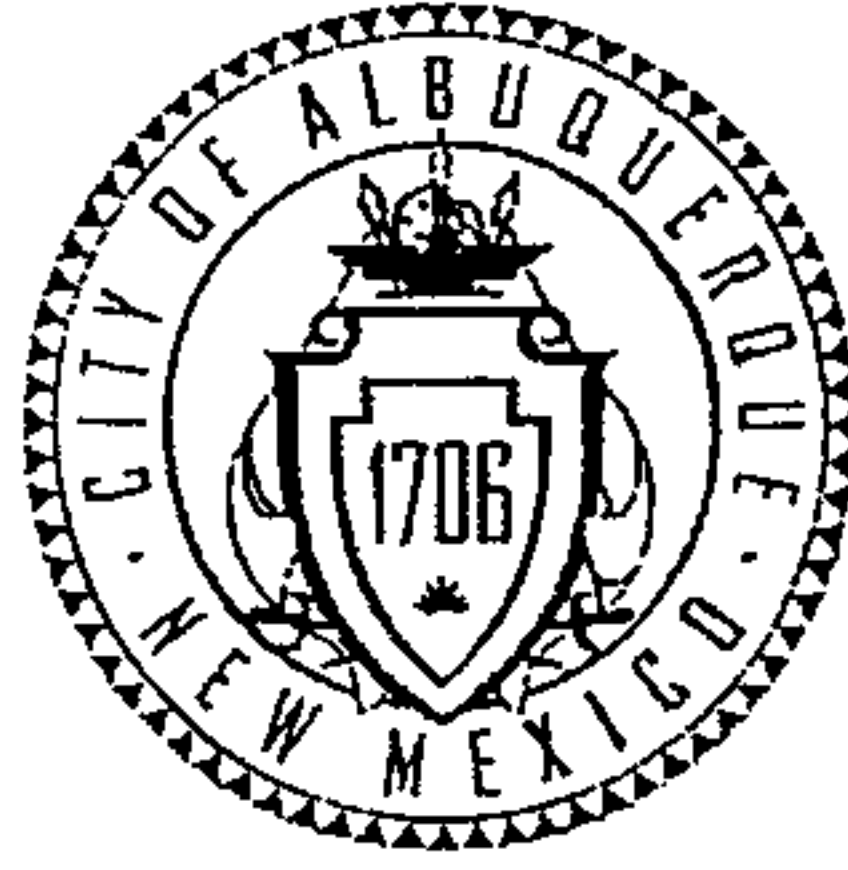
Sincerely,



Joshua J. Skarsgard, Esq. CPA  
Land Use Attorney at Law  
4101 Indian School Rd. NE Suite 400  
Albuquerque, NM 87110  
Wk: 505 998 9094  
Email: [josh@vsnlaw.com](mailto:josh@vsnlaw.com)



Stor 235-6803, 764-0001



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

Date: September 17, 2004

### OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003128**  
03EPC-02061 Zone Map Amendment  
03EPC-02062 EPC Sector Development Plan

Bandelier Properties  
7000 Carriage Rd. NE  
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of Lots 1-5, Tract 5, Unit A, Block 11, **North Albuquerque Acres**, a zone map amendment from RD to C-1, located on PASEO DEL NORTE NE, between LOUISIANA BLVD. NE and SAN PEDRO BLVD. NE, containing approximately 4 acres. (D-18) Elvira Lopez, Staff Planner

On September 16, 2004 the Environmental Planning Commission voted to approve Project 1003128/ 03EPC 02062, a Sector Plan Amendment to the North I-25 Sector Development Plan from R-D to SU-2/C-1 for Lot 1-5, Tract A, Block 11, North Albuquerque Acres, based on the following Findings and subject to the following Conditions:

#### FINDINGS:

1. This is a request for approval of a sector plan amendment for the North I-25 Sector Development Plan from R-D to SU-2/C-1 for an approximately 4 acre site known as Lots 1-5, Tract A, Unit A, Block 11, North Albuquerque Acres located on the southeast corner of Paseo del Norte and San Pedro Drive NE.
2. This request could further applicable land use policies for Developing Urban Areas of the *Comprehensive Plan*. The proposed zoning is more respectful of neighborhood values than the existing RD zoning because the latter is too restrictive and encourages placement of R-1 residential homes next to Paseo del Norte, a Limited Access Principal Arterial (Policy 5.d). Also, this request could allow employment and services to be located within walking distance of a mobile home park located to the south of the subject property (Policy 5.i). Furthermore, this request could encourage the development of vacant parcels of land that are contiguous to existing and programmed urban facilities and services (Policy 5.e).

4. The SU-2/C-1 zoning in the North I-25 Sector Development Plan requires approval of a Landscaping Plan (Zoning, page 40) by the Planning Director. The planning director can delegate this authority to the Development Review Board. At this stage, the DRB could also require the Transportation Impact Study.
5. The applicant has adequately demonstrated that the existing zoning is inappropriate because of changed community conditions that include the expansion of Paseo del Norte, the location of the Lowe's Home Improvement Store and retail pads to the west, and the significant number of zone map amendments from RD to C-1 on surrounding properties (R-270-1980 Section 1.D, Projects# 1000366, 1000544, Z-98-65, and Z-97-99).
6. The applicant has not completed a Transportation Impact Study. Transportation staff believes submittal of a Transportation Impact Study (TIS) is particularly important on this site for the following reasons:
  - a. There is no access to the site from Paseo del Norte or from San Pedro Drive. Access to the site can only occur from Palomas Drive via an easement.
  - b. There are operational problems at the intersection of Paseo del Norte and San Pedro Dr., which may require expansion of the intersection.
  - c. San Pedro is planned to contain bicycle lanes, which may require dedication of an additional 6-foot of right-of-way by the property owner of the subject site.
  - d. Development of the site will require public infrastructure.
7. Given Transportation issues at the corner of Paseo del Norte and San Pedro, staff feels that requiring the applicant to replat the subject site prior to certification of a zone map amendment is appropriate in order to ensure that this site undergoes a Traffic Impact Study (TIS). Since the Development Review Board (DRB) examines replats and has the authority to require a TIS, such a condition would address the concerns of Transportation Staff regarding the necessity for a TIS on this site. A replat of the property would also create one cohesive lot that corresponds to the zone boundary lines.
8. This site is located within 1000 feet of the Holly Avenue Landfill that is located north of Paseo del Norte. The applicant should meet with Environmental Services Division staff to review the *Interim Guidelines for Development Within 1000 Feet of a Landfill*. A review of the Site Plan, the proposed construction, design drawings, and certificate of construction will be required by the AEHD, Environmental Services Division, Groundwater and Landfill Section

**CONDITION:**

1. Prior to approval of this request for zone map amendment from R-D to SU-2/C-1, the applicant will be required to perform replat of the subject property from 5 lots to 1 lot in order to create one cohesive lot that corresponds to the zone boundary lines.

March 27, 2007

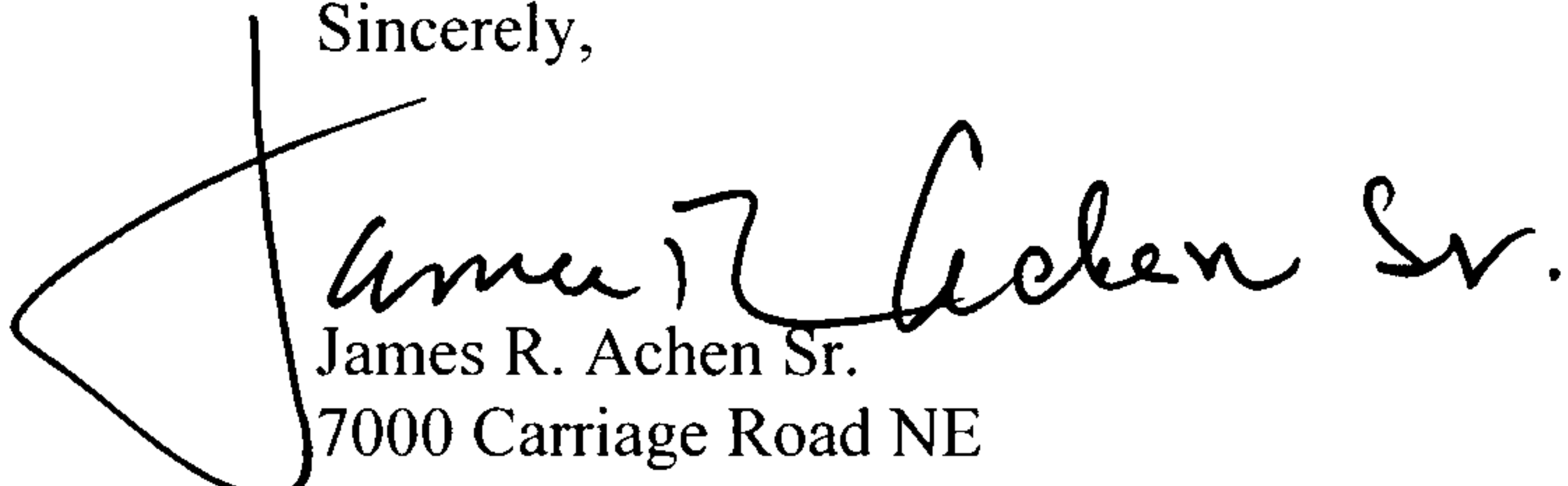
Sheran Matson, AICP, Chair, DRB  
City of Albuquerque Planning Department  
Plaza Del Sol Office Building  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87103

**Re: Bandelier Equities, Ltd. Co. Letter of Agency Authorization**

Dear Chair Matson:

This letter is written on behalf of the applicant, Bandelier Equities, as it pertains to their application for a replat of their proposed site plan for the southeast corner of San Pedro and Paseo Del Norte. The applicant, Bandelier Equities Ltd. Co. is hereby agreeing to let Josh Skarsgard act as my agent for the DRB hearing regarding this replat.

Sincerely,



James R. Achen Sr.  
7000 Carriage Road NE  
Albuquerque, NM 87109  
Wk: 505 889 8863  
Email: jimachen@comcast.net



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

PAID RECEIPT

APPLICANT NAME Bandelier Equities  
AGENT Josh Stargard  
ADDRESS 4101 Indian School  
PROJECT & APP # 1003128/07DRB-00514  
PROJECT NAME \_\_\_\_\_

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 215.00 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 235.00 TOTAL AMOUNT DUE

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

BANDELIER EQUITIES LTD. CO  
7000 CARRIAGE RD. NE  
ALBUQUERQUE, NM 87109

95-660/1070  
7827826119

1012

DATE 03/27/07

PAY TO THE ORDER OF City of Albuquerque

\$ 235.00

Two hundred and thirty five <sup>00</sup>/<sub>100</sub>

BANK OF ALBUQUERQUE  
Albuquerque, New Mexico  
www.bankofalbuquerque.com

MEMO DRB HEARING REPLAT

1070066061 7827826119 101

Account 441006 Fund 0000  
Activity 4983000

Trans Amt \$235.00

J24 Misc \$215.00  
CK \$235.00  
CHANGE \$0.00

Counterrec

Thank You



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**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

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D**  Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: BANDELLER EQUITIES, LTD. CO. PHONE: 989-8863  
 ADDRESS: 4101 INDIAN SCHOOL RD. NE #400 FAX: -  
 CITY: ALBUQ. STATE NM ZIP 87110 E-MAIL: -  
 Proprietary interest in site: OWNER List all owners: Jim Achen, Gordon Skarsgard, etc.  
 AGENT (if any): JOSH SKARSGARD PHONE: 998-9094  
 ADDRESS: 4101 INDIAN SCHOOL RD. NE (400) FAX: 998-9099  
 CITY: ALBUQ. STATE NM ZIP 87110 E-MAIL: josh@USNLAW.COM

DESCRIPTION OF REQUEST: REPLAT - SKETCH PLAT

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

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

Lot or Tract No. LOTS 1-5 Block: 11 Unit: A  
 Subdiv. / Addn. No. ABQ, ACRES  
 Current Zoning: R-D Proposed zoning: SU-2/C-1  
 Zone Atlas page(s): D18 No. of existing lots: 5 No. of proposed lots: 1-3  
 Total area of site (acres): 5.7 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. \_\_\_\_\_ MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN PEDRO NE  
 Between: PASEO DEL NORTE NE and PALOMAS AVE, NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 05 DRB 01424

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

SIGNATURE Josh Skarsgard DATE MARCH 6, 07  
 (Print) JOSH SKARSGARD Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
<u>07DRB-00278</u>	<u>SK</u>	<u>5(3)</u>	<u>\$0.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>03/14/07</u>			Total <u>\$0.00</u>

Sandy Handley 03/06/07  
 Planner-signature / date

Project # 1003128



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

**YOUR ATTENDANCE IS REQUIRED.**

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**Your attendance is required.**

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

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

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

JOSH SKARSGARD 3/5/07  
Applicant name (print)

[Signature]  
Applicant signature / date



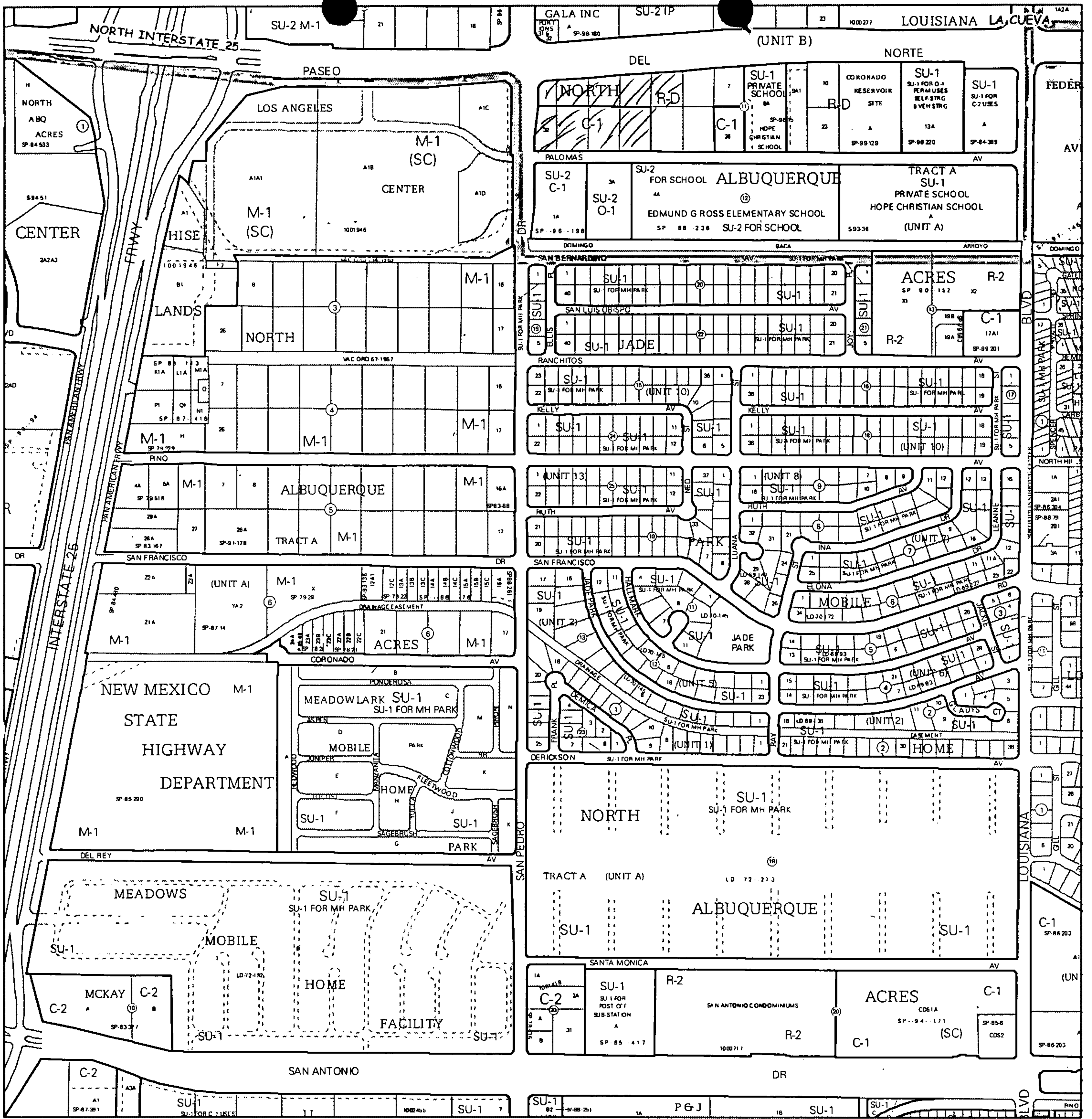
Form revised 8/04, 1/05, 10/05 & NOV 06

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

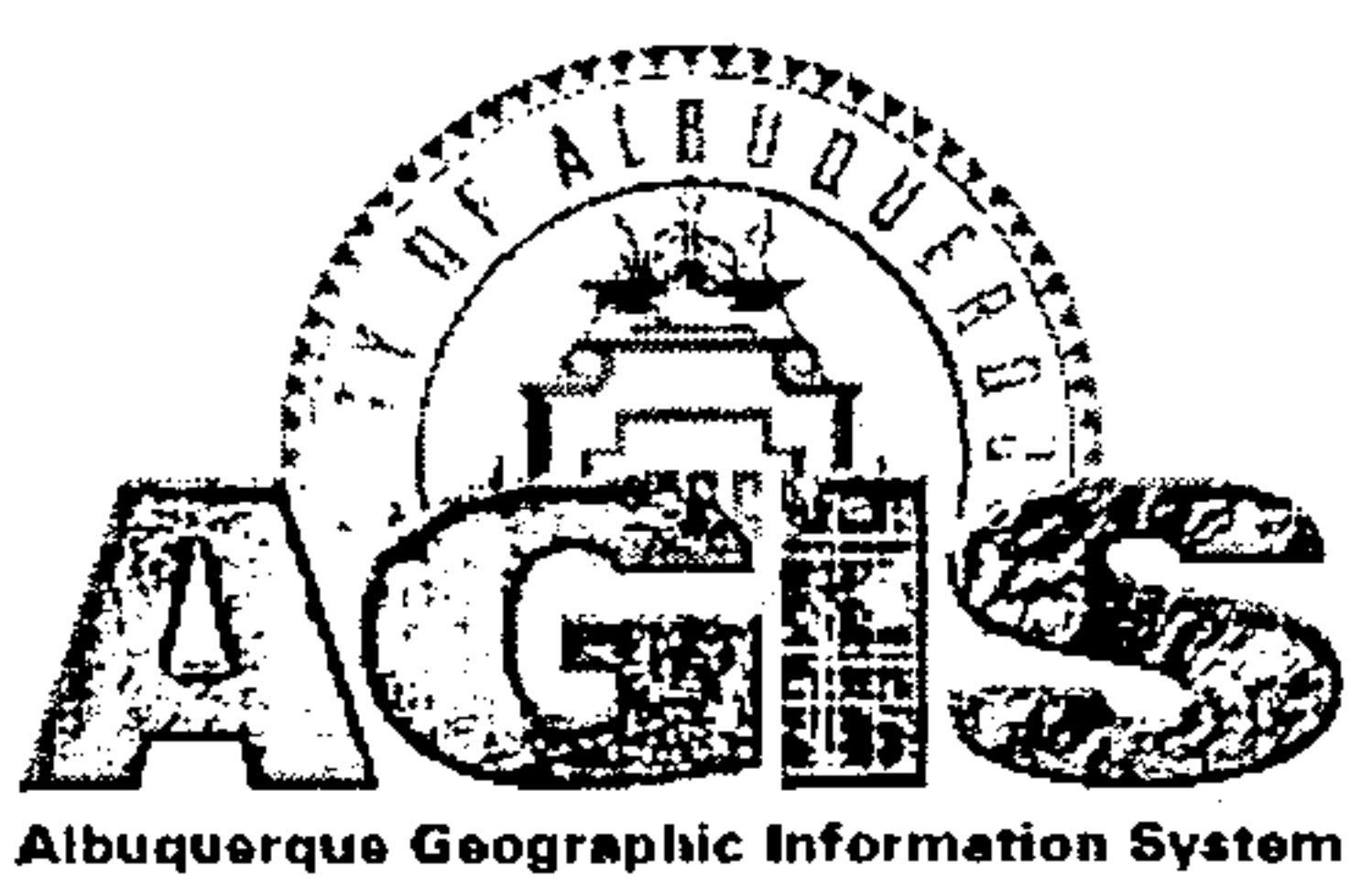
Application case numbers  
07DRB - 00278  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

Sandy Handley 03/06/07  
 Planner signature / date  
**Project # 1003128**

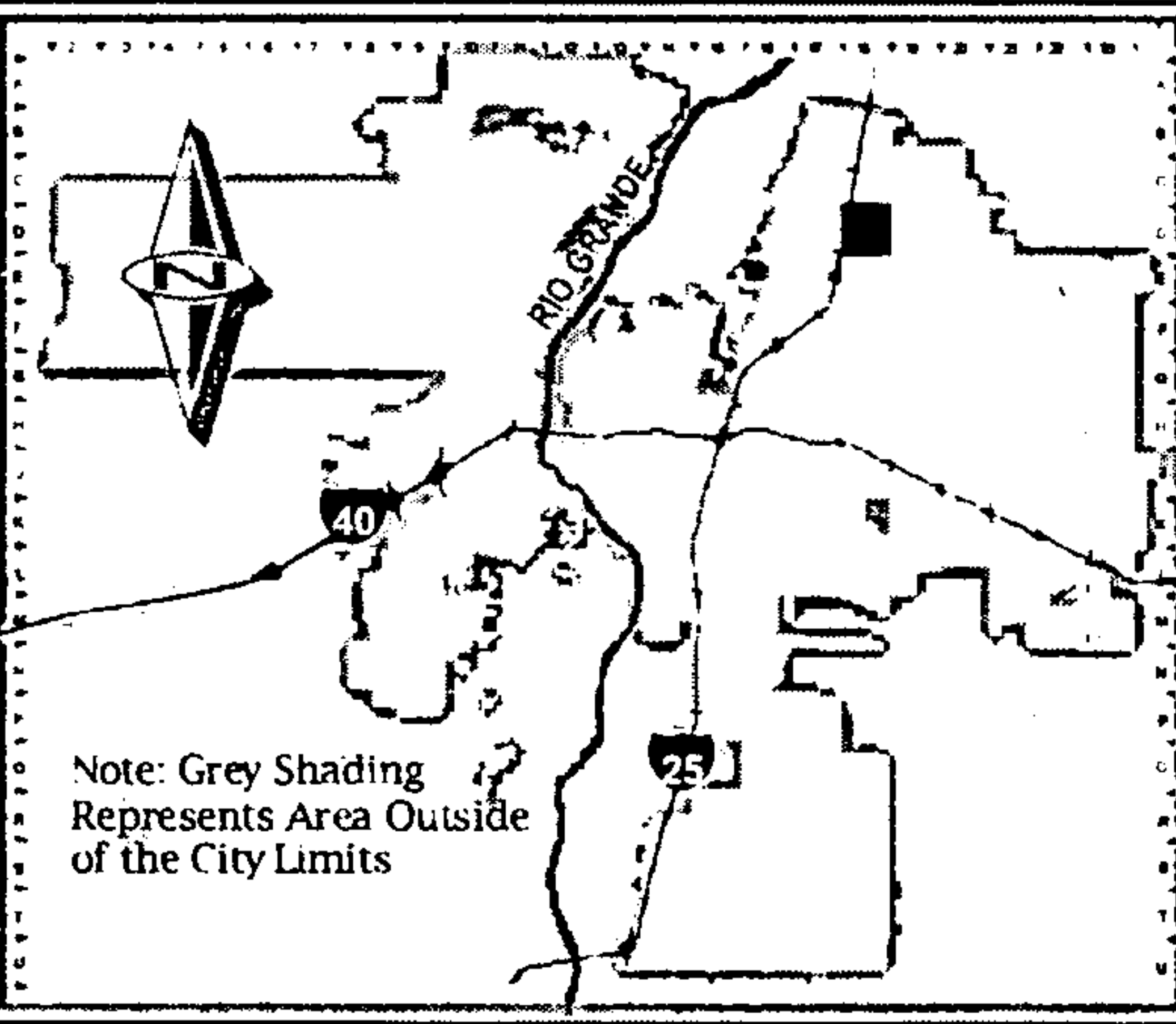




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 2/18/2007

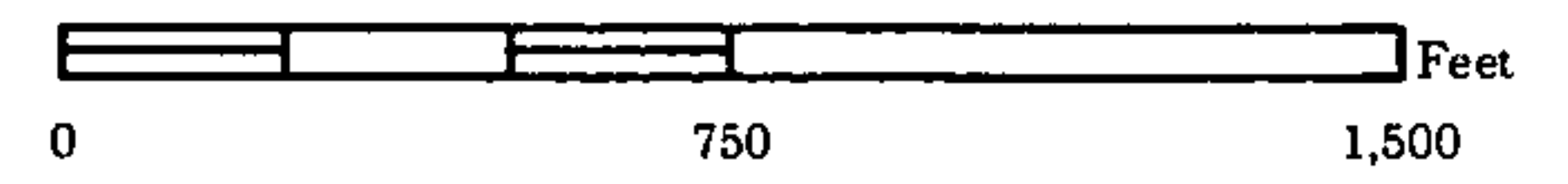


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**D-18-Z**

Selected Symbols

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



October 1, 2006

Sheran Matson, AICP, Chair, DRB  
City of Albuquerque Planning Department  
Plaza Del Sol Office Building  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87103

**Re: Bandelier Equities, Ltd. Co. Letter describing the Sketch Plat Review of the Southeast corner of Paseo Del Norte and San Pedro**

Dear Chair Matson:

This letter is written on behalf of the applicant, Bandelier Equities, as it pertains to their application for a sketch plat review of their proposed site plan for the southeast corner of San Pedro and Paseo Del Norte. The applicant, Bandelier Equities Ltd. Co. is comprised of a number of different owners.

The entire subject property is roughly **5.7 acres**. That includes five parcels (Lots 1-5, Unit A, Block 11, North Albuquerque Acres) that front onto Paseo Del Norte and another four lots to the south which abut San Pedro to the west and Palomas Avenue to the South. There is a church on the southeast corner of this parcel that is the subject of ongoing acquisition efforts from Bandelier Equities, yet is separately owned at the present time.

**Prior Zone Map Amendment on Subject Property**

The five parcels (Lots 1-5, Block 11, North Albuquerque Acres) that front onto Paseo Del Norte were the subject of a successful zone map amendment request in September of 2004 (project # 1003128 – 03 EPC – 02061 Zone Map Amendment). The condition for approval attached to that zone map amendment stated:

CONDITION: “Prior to approval of this request for zone map amendment from R-D to SU-2/C-1, the applicant will be required to perform replat of the subject property from 5 lots to 1 lot in order to create one cohesive lot that corresponds to the zone boundary lines.”

There are a few objectives that the property owners are seeking to achieve by filing this sketch plat. Below are the enumerated objectives:

1. In reliance on this EPC Condition of Approval the property owners are seeking to replat the property into one cohesive lot. However, it would be more efficient if the applicants could achieve this replat in accordance with the real demand that is needed for the build out of the ENTIRE 5.7 ACRES subject site as a commercial center. Therefore, we are asking that the DRB grant the zone change based on a replat NOT into one lot, but into the separate lots required to construct and lease pad sites on the subject property.



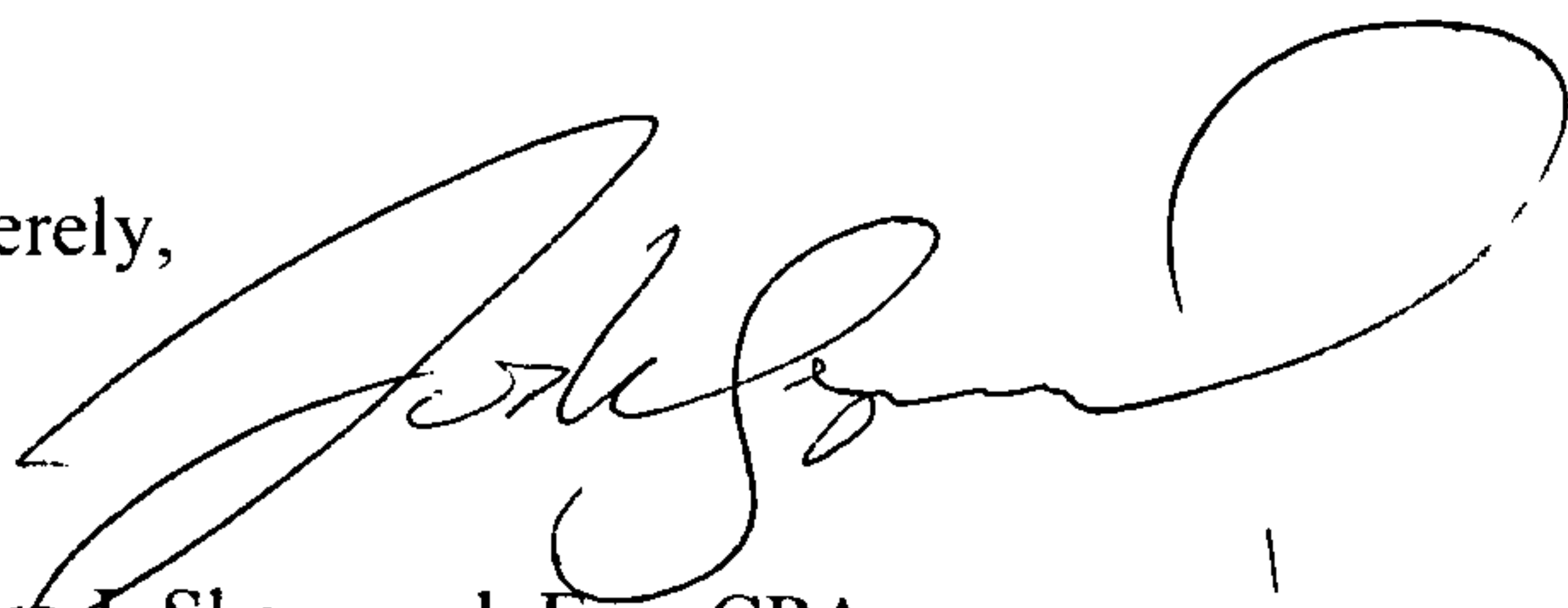
2. The purpose of the replat into one cohesive lot is essentially to give the DRB the opportunity to levy an infrastructure list on the property owners and seek an SIA and Financial Guaranty. We are asking the DRB to delay this request for SIA and financial guaranty until after the EPC delegates the Site Plan for subdivision down to the DRB. We believe that the DRB will have ample opportunity to address the curb cuts on San Pedro and the sidewalk improvements to Palomas, Paseo Del Norte and San Pedro at such time as the property owners seek site plan for subdivision approval at the DRB.
3. The property owners would also like to have the latitude to account for the right hand turn lane off north bound San Pedro in the replat BUT NOT HAVE TO engineer for it.
4. The property owners have reason to believe that a Traffic Impact Analysis was completed by Bohanon Huston (or Terry Brown) for this intersection in a previous application. We would like to cite to this study as a means to meet the TIS requirement.
5. The property owners would like to go to the EPC in May and ask for Site Plan for Subdivision and Site Plan for Building Permit for the two south abutting "shops" on Palomas Avenue.

#### **The Future and Site Plan for the Site**

The property owners would prefer to treat this fractured area as one cohesive development. We are hopeful that the EPC will delegate to DRB after we provide evidence that all these property owners want to come in together as one cohesive, modern, and upscale commercial development. The Site Plan was drafted by Mr. George Rainhart and it reflects what the property owners envision as the correct layout of shops for this commercial area. There has been substantial changes to the community with the construction of office, Kohl's, restaurants, and retail. We feel that this site plan is an attractive and useful response to the change neighborhood landscape.

Thanks and if there are any questions please don't hesitate to call me at the below contact information.

Sincerely,

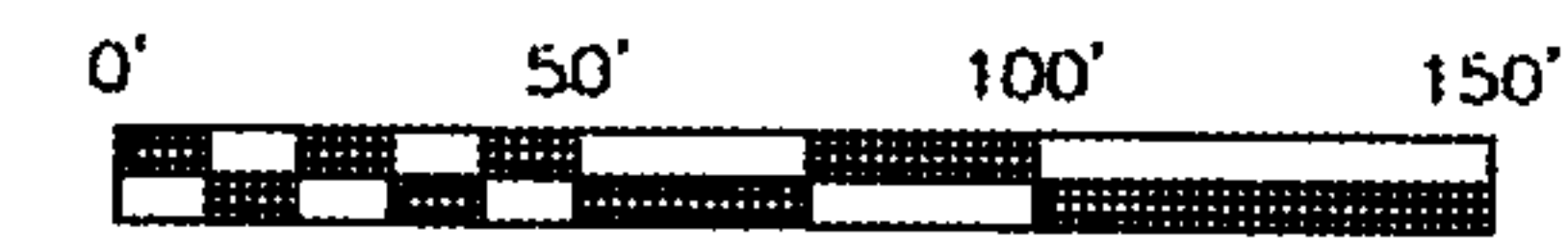


Joshua J. Skarsgard, Esq. CPA  
Land Use Attorney at Law  
4101 Indian School Rd. NE Suite 400  
Albuquerque, NM 87110  
Wk: 505 998 9094  
Email: josh@vsnlaw.com

PLAT OF  
 PARCEL 2  
 (BEING A REPLAT OF LOTS 1-5, BLOCK 11)  
 NORTH ALBUQUERQUE ACRES  
 TRACT A UNIT A  
 WITHIN THE ELENA GALLEGOS GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2007

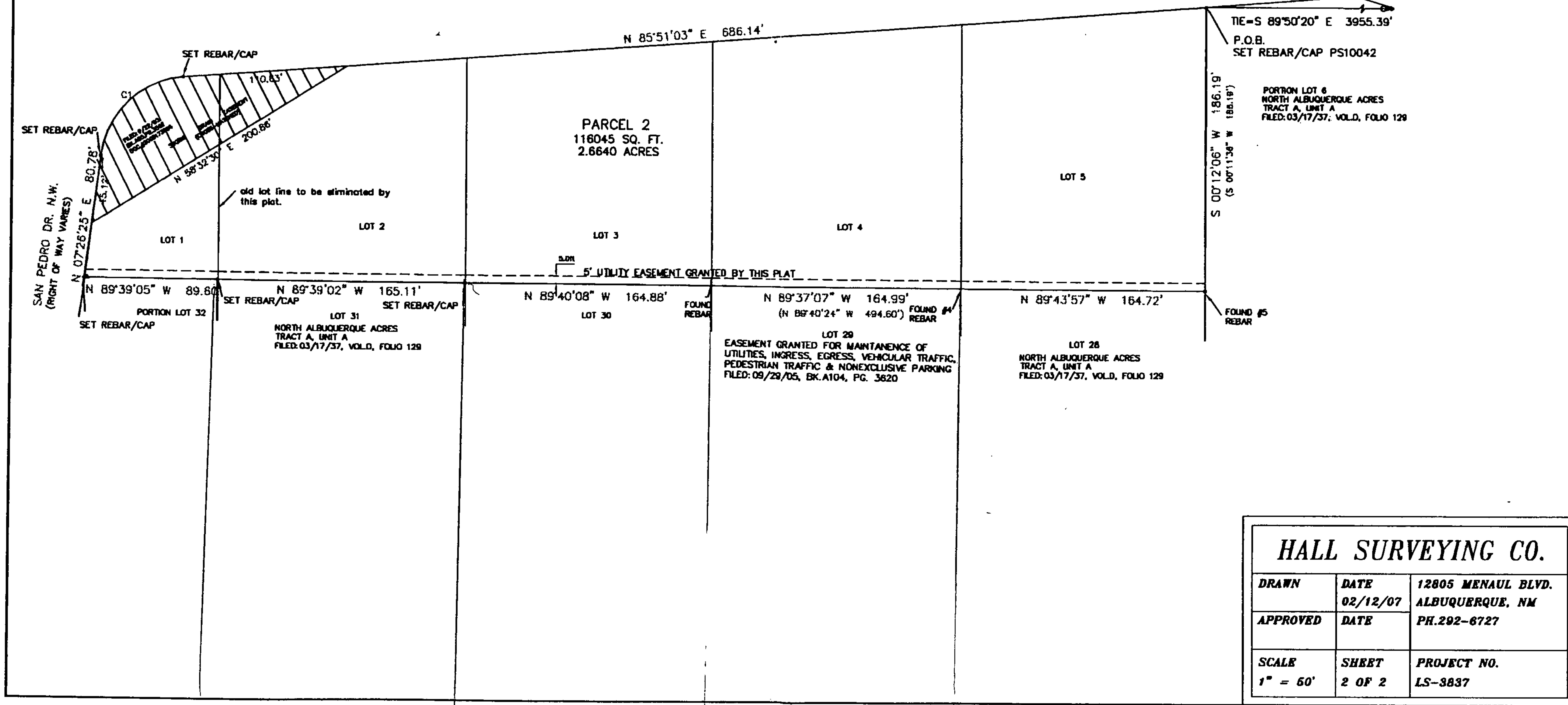
7.6 AC = 331,056 ±  
 ( 38 610 > less church  
 6.71 292,446

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	82.11'	75.85'	N 46°38'44" E	78°24'38"



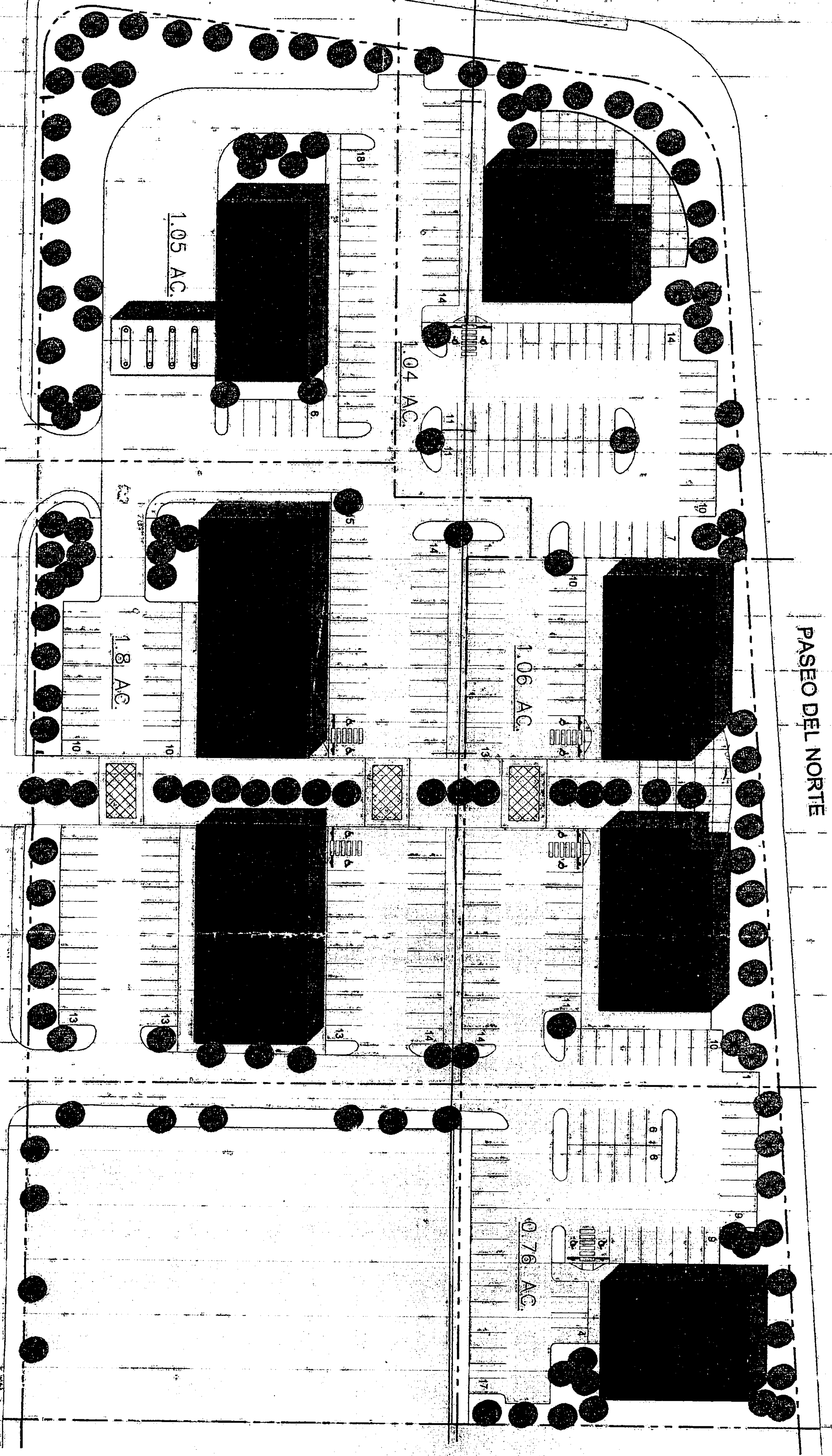
ACS MONUMENT  
 "HEAVEN 1969"  
 X=407051.31  
 Y=1518737.03  
 ELEV.=5378.28  
 (NAVD88)  
 NEW MEXICO STATE PLANE  
 COORDINATES (CENTRAL ZONE)  
 ΔX = -0°10'45"  
 GROUND-TO-GRID FACTOR=0.99965263

PASEO DEL NORTE  
 (RIGHT OF WAY VARIES)



<b>HALL SURVEYING CO.</b>		
<b>DRAWN</b>	<b>DATE</b>	<b>12805 MENAUL BLVD.</b>
	<b>02/12/07</b>	<b>ALBUQUERQUE, NM</b>
<b>APPROVED</b>	<b>DATE</b>	<b>PH. 202-8727</b>
<b>SCALE</b>	<b>SHEET</b>	<b>PROJECT NO.</b>
<b>1" = 60'</b>	<b>2 OF 2</b>	<b>LS-3837</b>





PALOMAS AVENUE N.E.

PASEO DEL NORTE

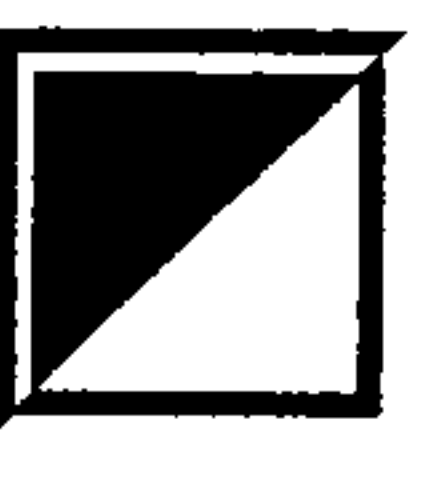
1 SITE PLAN



PROPERTIES	LAND AREA	BUILDING AREA	PARKING PROVIDED
RESTAURANT	0.78 AC	4,500 sq ft	87 SPACES
RESTAURANT	1.08 AC	6,000 sq ft	88 SPACES
SHOPPING	1.8 AC	7,500 sq ft	103 SPACES
SHOPPING	1.04 AC	6,500 sq ft	87 SPACES
RESTAURANT	1.05 AC	5,000 sq ft	54 SPACES

DEL NORTE & SAN PEDRO

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.  
 2325 SAN PEDRO NE., SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9877



REV	DATE	BY	REVISION
△			
△			
△			
△			
△	06/07	NAH	TENANT CHANGES

JOB NO. 000  
 DRAWN BY: NHA



#16

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

PAID RECEIPT

APPLICANT NAME \_\_\_\_\_  
AGENT CONSENSUS PLANNING  
ADDRESS \_\_\_\_\_  
PROJECT & APP # NORTH ALBUQ. ACRES UNIT A  
PROJECT NAME 10031281 01424

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
\$ 50.<sup>00</sup> 441006/4983000 DRB Actions DEFERRAL  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 50.<sup>00</sup> TOTAL AMOUNT DUE

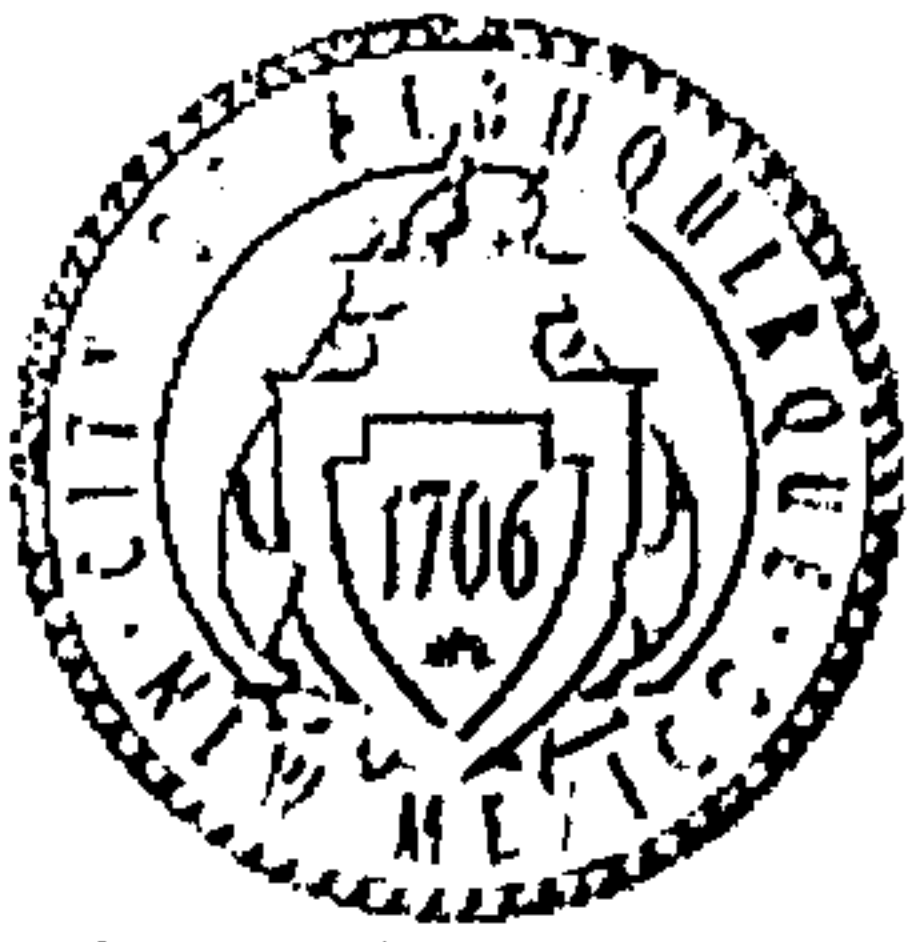
\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

NAME \_\_\_\_\_  
ACCOUNT NO. \_\_\_\_\_  
DATE 9/28/05 95-660/1070  
PAY TO THE ORDER OF City of Albuquerque  
Fifty dollars & no/100  
BANK OF ALBUQUERQUE  
Albuquerque, New Mexico  
www.bankofalbuquerque.com  
RECEIPT# 00046689 WSH# 008 TRANS# 0014  
Account 441006 FUND 0110  
Act Amador Reh  
ITEMS AMT \$50.00  
Misc \_\_\_\_\_

Counterreceipt.doc

OK  
CHANGE \$0.00





City of Albuquerque  
Environmental Health Department



Martin J. Chávez, Mayor

Alfredo R. Santistevan, Director

September 13, 2005

**To:** Sheran Matson, DRB Chairperson, Planning Department  
**From:** Marcia A. Pincus, Environmental Health Department  
**Subject:** Lots 1-5 Block 11 Unit A Tract 5 NAA; EPC # 1003128

The above site was within 1000 feet of the former Holly Avenue Landfill; however, the former landfill was excavated in the Spring of this year. Since this landfill no longer exists, the above referenced site is **exempt** from having to follow the Interim Guidelines for Development Within City Designated Landfill Buffer Zones.

The project may proceed through the Planning Department process assuming all other Planning Department requirements have been met.

cc: Kevin Curran, Legal Department  
Gordon Skarsgard, Owner  
Jim Joseph, INTERA  
File

**16. Project # 1003128**

05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER

EQUITIES LTD CO request(s) the above action(s) for

all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5,

**NORTH ALBUQUERQUE ACRES, UNIT A**, zoned

R-D residential and related uses zone, developing

area, located on PASEO DEL NORTE NE, between

SAN PEDRO DR NE and LOUISIANA BLVD NE

containing approximately 4 acre(s). *[Deferred from*

*9/21/05]* (D-18)

Jim Joseph

INTERA Inc.

One Park Square

6501 Americas Parkway NE

Suite 820

Albuquerque, NM 87110

505.246.1600 x209

This email may contain confidential information or material protected by the attorney-client privilege. If you are not the intended recipient, please inform the sender by calling the above telephone number.



Dwight's G&G 1003983.pdf

#15

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

PAID RECEIPT

APPLICANT NAME BANDALIER EQUITIES  
AGENT CONSENSUS  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1003128 / 05DRB - 0142A  
PROJECT NAME North Albuq. ACRES Unit A

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
\$ 50.00 441006/4983000 DRB Actions ~~50.00~~ DEFERRIAL  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 50.00 TOTAL AMOUNT DUE

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

NAME \_\_\_\_\_ DATE 9-21-05 95-660/1070  
ACCOUNT NO. \_\_\_\_\_  
PAY TO THE ORDER OF City of Albuquerque \$ 50.00  
Fifty & no/100  
BANK OF ALBUQUERQUE, N.M.  
Albuquerque, New Mexico  
www.bankofalbuquerque.com  
MEMO DIZB deferral  
City of Albuquerque Treasury Division  
9/21/2005  
Account 441006 Fund 0110  
Activity 4983000  
Trans AMT \$50.00  
J24 Misc  
CHARGE

Counterreceipt.doc

**Jim Achen**

---

**From:** <SMatson@cabq.gov>  
**To:** <jimachen@comcast.net>  
**Sent:** Friday, September 16, 2005 4:05 PM  
**Subject:** DRB Project # 1003128/Bandalier Equities

924-3880

Jim

Please provide me with a copy of the EPC Notice of Decision approving the re-zoning before or at Wednesday's meeting.

The paper plat provided with the application is missing Glen Haiken's signature, the owners signature and a DRB signature block. I assume these will be on the mylar you bring to the meeting. Some of the notes are also incomplete.

Thanks, Sheran

9/16/2005



# Villella, Skarsgard & Noya. Ltd. Co.

A PROFESSIONAL LIMITED LIABILITY COMPANY  
ATTORNEYS AT LAW

PATRICK VILLELLA  
GORDON L. SKARSGARD  
CHARLES J. NOYA

Date:

To: *SHERAN MATSON*

Fax: *924-3864*  
*924-3440*

From: Gordon Skarsgard

Fax: (505) 998-9099

Total pages, including cover: *8*

Original ~~will~~  will not follow by mail

RE: *DRB Project #1003128 / Bandelier Equities.*

MESSAGE:

*Pursuant to your e-mail request, I am attaching the EPC Official Notification of Decision dated Sept 17, 2004.*

**IF YOU HAVE ANY PROBLEM RECEIVING THIS TELECOPY TRANSMISSION, PLEASE CALL VONNA AT(505) 262-2323.**

**THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW.** If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the address above via the United States Postal Service. Thank you.

4101 INDIAN SCHOOL RD. SUITE 400 • ALBUQUERQUE, NM 87110 •  
TEL: (505) 262-2323 • FAX: (505) 998-9099 • E-MAIL: VSN@VSNLAW.COM



Sheran A.  
Matson/PLN/CABQ  
09/16/2005 04:05 PM

To jimachen@comcast.net  
cc  
bcc  
Subject DRB Project # 1003128/Bandalier Equities

Jim

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The paper plat provided with the application is missing Glen Haiken's signature, the owners signature and a DRB signature block. I assume these will be on the mylar you bring to the meeting. Some of the notes are also incomplete.

Thanks, Sheran







**Villella, Skarsgard & Noya. Ltd. Co.**A PROFESSIONAL LIMITED LIABILITY COMPANY  
ATTORNEYS AT LAWPATRICK VILLELLA  
GORDON L. SKARSGARD  
CHARLES J. NOYA**Date:****To:** SHERAN MATSON**Fax:** 924-3864  
924-3440**From:** Gordon Skarsgard**Fax:** (505) 998-9099**Total pages, including cover:** 8**Original ~~will~~ (X) will not follow by mail****RE:** DRB Project # 1003128 / Banderlin Equities.**MESSAGE:**

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**Jim Achen**

---

**From:** <SMatson@cabq.gov>  
**To:** <jimachen@comcast.net>  
**Sent:** Friday, September 16, 2005 4:05 PM  
**Subject:** DRB Project # 1003128/Bandalier Equities

924-3880

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The paper plat provided with the application is missing Glen Haiken's signature, the owners signature and a DRB signature block. I assume these will be on the mylar you bring to the meeting. Some of the notes are also incomplete.

Thanks, Sheran

9/16/2005



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

Date: September 17, 2004

## OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1003128  
 03EPC-02061 Zone Map Amendment  
 03EPC-02062 EPC Sector Development Plan

Bandelier Properties  
 7000 Carriage Rd. NE  
 Albuquerque, NM 87109

LEGAL DESCRIPTION: for all or a portion of Lots 1-5, Tract 5, Unit A, Block 11, North Albuquerque Acres, a zone map amendment from RD to C-1, located on PASEO DEL NORTE NE, between LOUISIANA BLVD. NE and SAN PEDRO BLVD. NE, containing approximately 4 acres. (D-18) Elvira Lopez, Staff Planner

On September 16, 2004 the Environmental Planning Commission voted to approve Project 1003128/03EPC 02062, a Sector Plan Amendment to the North I-25 Sector Development Plan from R-D to SU-2/C-1 for Lot 1-5, Tract A, Block 11, North Albuquerque Acres, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for approval of a sector plan amendment for the North I-25 Sector Development Plan from R-D to SU-2/C-1 for an approximately 4 acre site known as Lots 1-5, Tract A, Unit A, Block 11, North Albuquerque Acres located on the southeast corner of Paseo del Norte and San Pedro Drive NE.
2. This request could further applicable land use policies for Developing Urban Areas of the *Comprehensive Plan*. The proposed zoning is more respectful of neighborhood values than the existing RD zoning because the latter is too restrictive and encourages placement of R-1 residential homes next to Paseo del Norte, a Limited Access Principal Arterial (Policy 5.d). Also, this request could allow employment and services to be located within walking distance of a mobile home park located to the south of the subject property (Policy 5.i). Furthermore, this request could encourage the development of vacant parcels of land that are contiguous to existing and programmed urban facilities and services (Policy 5.e).

OFFICIAL NOTICE OF DECISION  
 SEPTEMBER 16, 2004  
 PROJECT #1003128  
 PAGE 2 OF 5

3. This request could further applicable policies of the *North I-25 Sector Development Plan*. Due to the subject site's location within 500 feet of the Paseo del Norte centerline, RD zoning on the site only allows houses and other permissive uses in R-1, and church or other place of worship (*North I-25 Sector Development Plan, Zoning A.2.B*). RD zoning on the site is too restrictive and would encourage development of R-1 residential homes along Paseo del Norte, a Limited Access Principal Arterial. The requested zoning could be appropriate given the requirements of RD zoning in this Plan.
4. The applicant has adequately demonstrated that the existing zoning is inappropriate because of changed community conditions that include the expansion of Paseo del Norte, the location of the Lowe's Home Improvement Store and retail pads to the west, and the significant number of zone map amendments from RD to C-1 on surrounding properties (R-270-1980 Section 1.D, Projects 1000366, 1000544, Z-98-65, and Z-97-99).
5. The applicant has not completed a Transportation Impact Study. Transportation staff believes submittal of a Transportation Impact Study (TIS) is critical on this site for the following reasons:
  - a. There is no access to the site from Paseo del Norte or from San Pedro Drive. Access to the site can only occur from Palomas Drive via an easement.
  - b. There are operational problems at the intersection of Paseo del Norte and San Pedro Dr., which may require expansion of the intersection.
  - c. San Pedro is planned to contain bicycle lanes, which may require dedication of an additional 6-foot of right-of-way by the property owner of the subject site.
  - d. Development of the site will require public infrastructure.
6. Given Transportation issues at the corner of Paseo del Norte and San Pedro, staff feels that requiring the applicant to replat the subject site prior to certification of a zone map amendment is appropriate in order to ensure that this site undergoes a Traffic Impact Study (TIS). Since the Development Review Board (DRB) examines replats and has the authority to require a TIS, such a condition would address the concerns of Transportation Staff regarding the necessity for a TIS on this site. A replat of the property would also create one cohesive lot that corresponds to the zone boundary lines.
7. The SU-2/C-1 zoning in the North I-25 Sector Development Plan requires approval of a Landscaping Plan (Zoning, page 46) by the Planning Director. The planning director can delegate this authority to the Development Review Board. At this stage, the DRB could also require the Transportation Impact Study.
8. This site is located within 1000 feet of the Holly Avenue Landfill that is located north of Paseo del Norte. The applicant is aware of this landfill and should meet with Environmental Services Division Staff to review the *Interim Guidelines for Development Within 1000 Feet of a Landfill*. A review of the Site Plan, the proposed construction, design drawings, and certificate of construction will be required by the AEHD, Environmental Services Division, Groundwater and Landfill Section.



OFFICIAL NOTICE OF DECISION  
 SEPTEMBER 16, 2004  
 PROJECT #1003128  
 PAGE 3 OF 5

9. There is no known neighborhood opposition with this request.

**CONDITION:**

1. Prior to approval of this request for zone map amendment from R-D to SU-2/C-1, the applicant will be required to perform replat of the subject property from 5 lots to 1 lot in order to create one cohesive lot that corresponds to the zone boundary line. A replat of the property would also provide the Development Review Board the opportunity to require a Transportation Impact Study for this site.

---

On September 16, 2004 the Environmental Planning Commission voted to approve Project 1003128/03EPC-02061, a request for zone map amendment from R-D to SU-2/C-1, for Lot 1-5, Tract A, Block 11, North Albuquerque Acres, based on the following Findings and subject to the following Condition:

**FINDINGS:**

1. This is a request for approval of a zone map amendment from R-D to SU-2/C-1 for an approximately 4 acre site known as Lots 1-5, Tract A, Unit A, Block 11, North Albuquerque Acres located on the southeast corner of Paseo del Norte and San Pedro Drive NE.
  2. This request furthers applicable land use policies for Developing Urban Areas of the *Comprehensive Plan*. The proposed zoning is more respectful of neighborhood values than the existing RD zoning because the latter is too restrictive and encourages placement of R-1 residential homes next to Paseo del Norte, a Limited Access Principal Arterial (Policy 5.d). Also, this request would allow employment and services to be located within walking distance of a mobile home park located to the south of the subject property (Policy 5.i). Furthermore, this request may encourage the development of vacant parcels of land that are contiguous to existing and programmed urban facilities and services (Policy 5.e).
  3. This request furthers applicable policies of the *North I-25 Sector Development Plan*. Due to the subject site's location within 500 feet of the Paseo del Norte centerline, RD zoning on the site only allows houses and other permissive uses in R-1, and church or other place of worship (*North I-25 Sector Development Plan, Zoning A.2.B*). RD zoning on the site is too restrictive and would encourage development of R-1 residential homes along Paseo del Norte, a Limited Access Principal Arterial. The requested zoning is appropriate given the stipulations of this plan.
-



**OFFICIAL NOTICE OF DECISION**  
**SEPTEMBER 16, 2004**  
**PROJECT #1003128**  
**PAGE 4 OF 5**

4. The SU-2/C-1 zoning in the North I-25 Sector Development Plan requires approval of a Landscaping Plan (Zoning, page 40) by the Planning Director. The planning director can delegate this authority to the Development Review Board. At this stage, the DRB could also require the Transportation Impact Study.
5. The applicant has adequately demonstrated that the existing zoning is inappropriate because of changed community conditions that include the expansion of Paseo del Norte, the location of the Lowe's Home Improvement Store and retail pads to the west, and the significant number of zone map amendments from RD to C-1 on surrounding properties (R-270-1980 Section 1.D, Projects# 1000366, 1000544, Z-98-65, and Z-97-99).
6. The applicant has not completed a Transportation Impact Study. Transportation staff believes submittal of a Transportation Impact Study (TIS) is particularly important on this site for the following reasons:
  - a. There is no access to the site from Paseo del Norte or from San Pedro Drive. Access to the site can only occur from Palomas Drive via an easement.
  - b. There are operational problems at the intersection of Paseo del Norte and San Pedro Dr., which may require expansion of the intersection.
  - c. San Pedro is planned to contain bicycle lanes, which may require dedication of an additional 6-foot of right-of-way by the property owner of the subject site.
  - d. Development of the site will require public infrastructure.
7. Given Transportation issues at the corner of Paseo del Norte and San Pedro, staff feels that requiring the applicant to replat the subject site prior to certification of a zone map amendment is appropriate in order to ensure that this site undergoes a Traffic Impact Study (TIS). Since the Development Review Board (DRB) examines replats and has the authority to require a TIS, such a condition would address the concerns of Transportation Staff regarding the necessity for a TIS on this site. A replat of the property would also create one cohesive lot that corresponds to the zone boundary lines.
8. This site is located within 1000 feet of the Holly Avenue Landfill that is located north of Paseo del Norte. The applicant should meet with Environmental Services Division staff to review the *Interim Guidelines for Development Within 1000 Feet of a Landfill*. A review of the Site Plan, the proposed construction, design drawings, and certificate of construction will be required by the AEHD, Environmental Services Division, Groundwater and Landfill Section

**CONDITION:**

1. Prior to approval of this request for zone map amendment from R-D to SU-2/C-1, the applicant will be required to perform replat of the subject property from 5 lots to 1 lot in order to create one cohesive lot that corresponds to the zone boundary lines.

**OFFICIAL NOTICE OF DECISION  
SEPTEMBER 16, 2004  
PROJECT #1003128  
PAGE 5 OF 5**

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY OCTOBER 1, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. 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,

  
Richard Dincen  
Planning Director

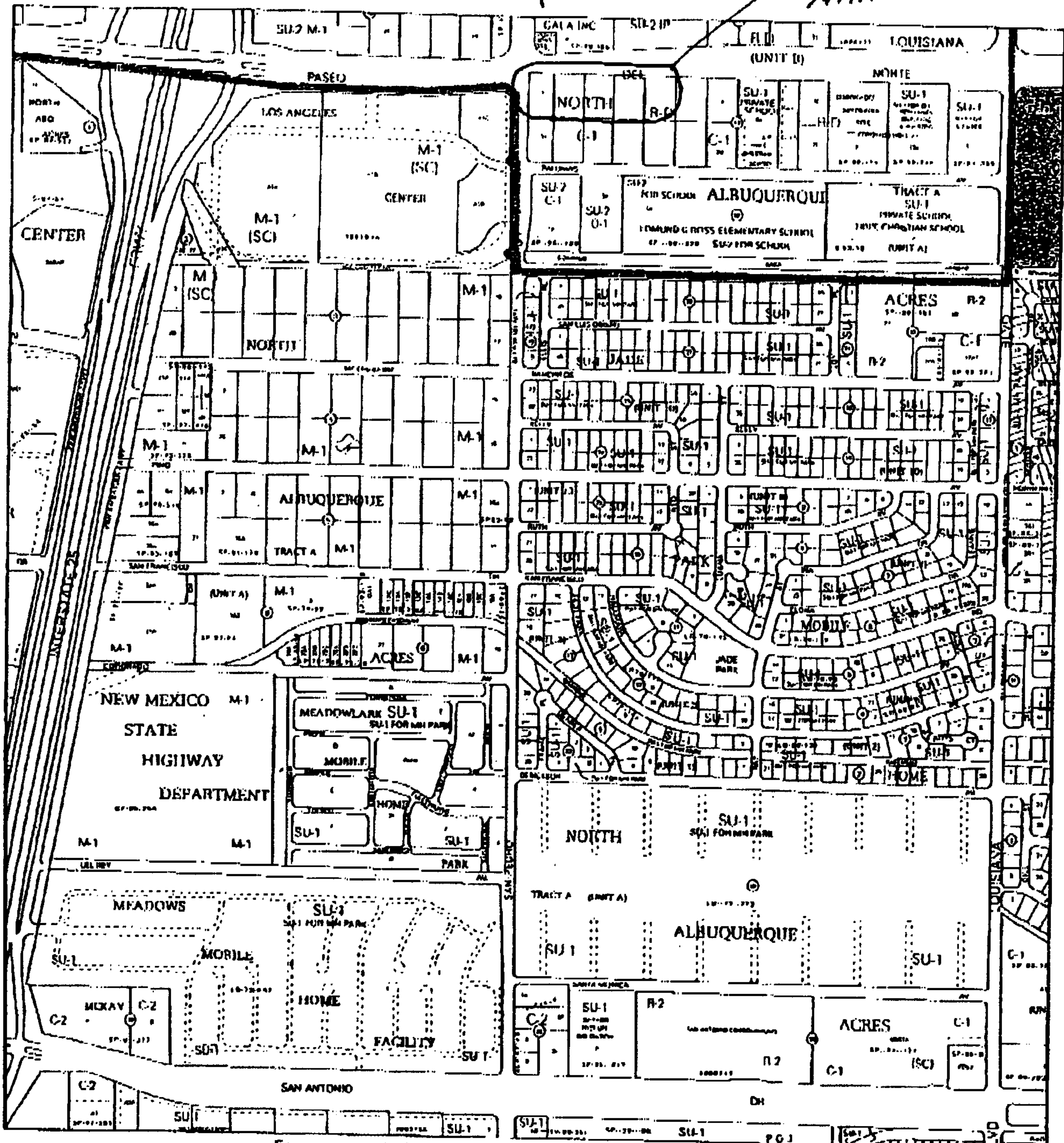
RD/EL/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102



Holly Ave  
Landfill

lots 1-5 B11 uA Tr 5  
NRA



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

**AGIS**  
Albuquerque Geographic Information System

Zone Atlas Page:  
**D-18-Z**

**Selected Symbols**

- Outside City Limits
- Section Prims
- Design Overlay Zones
- City Historic Zone
- H-1 Puffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

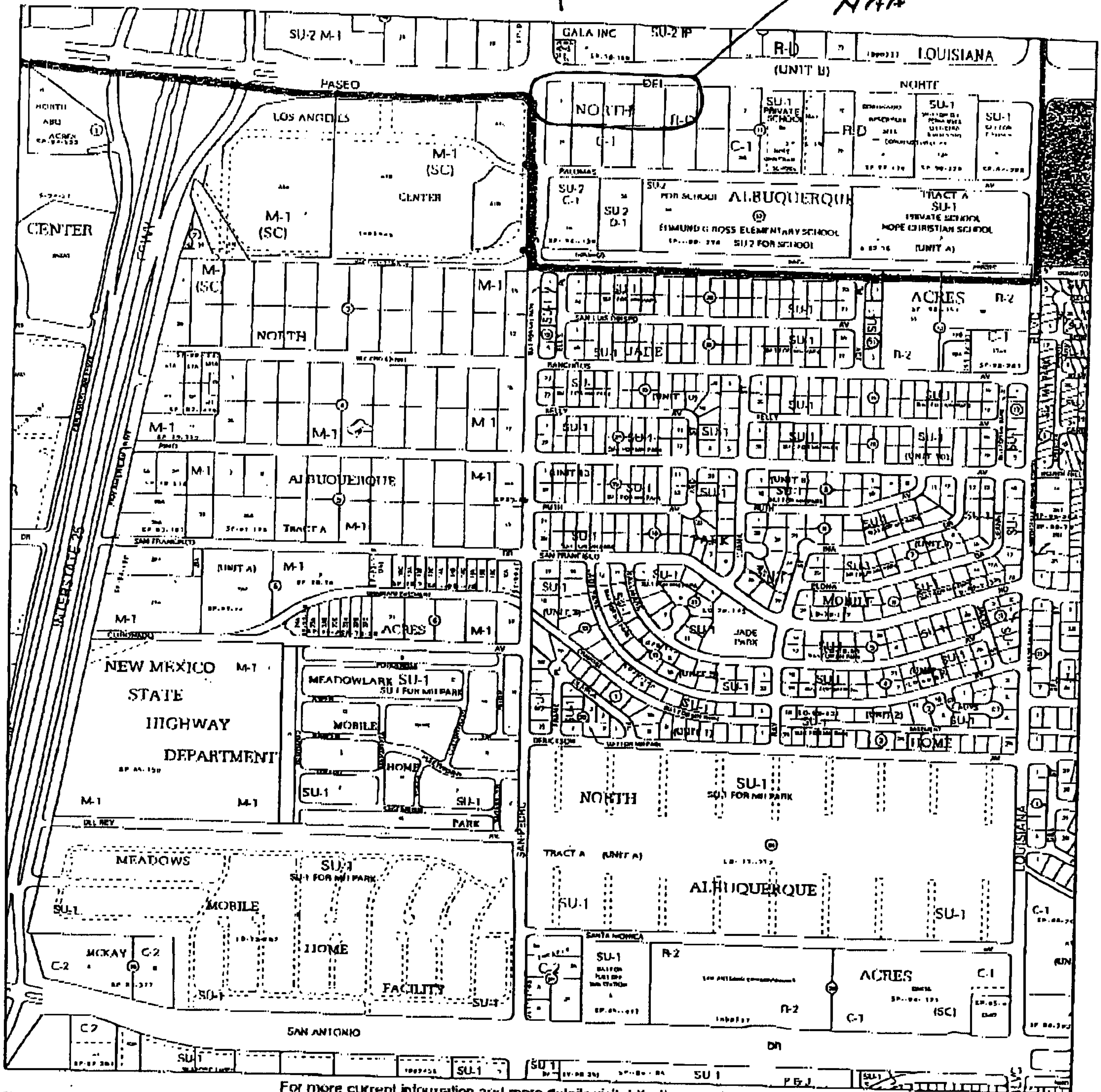
Map amended through: Apr 07, 2005

0 750 1,500 Feet

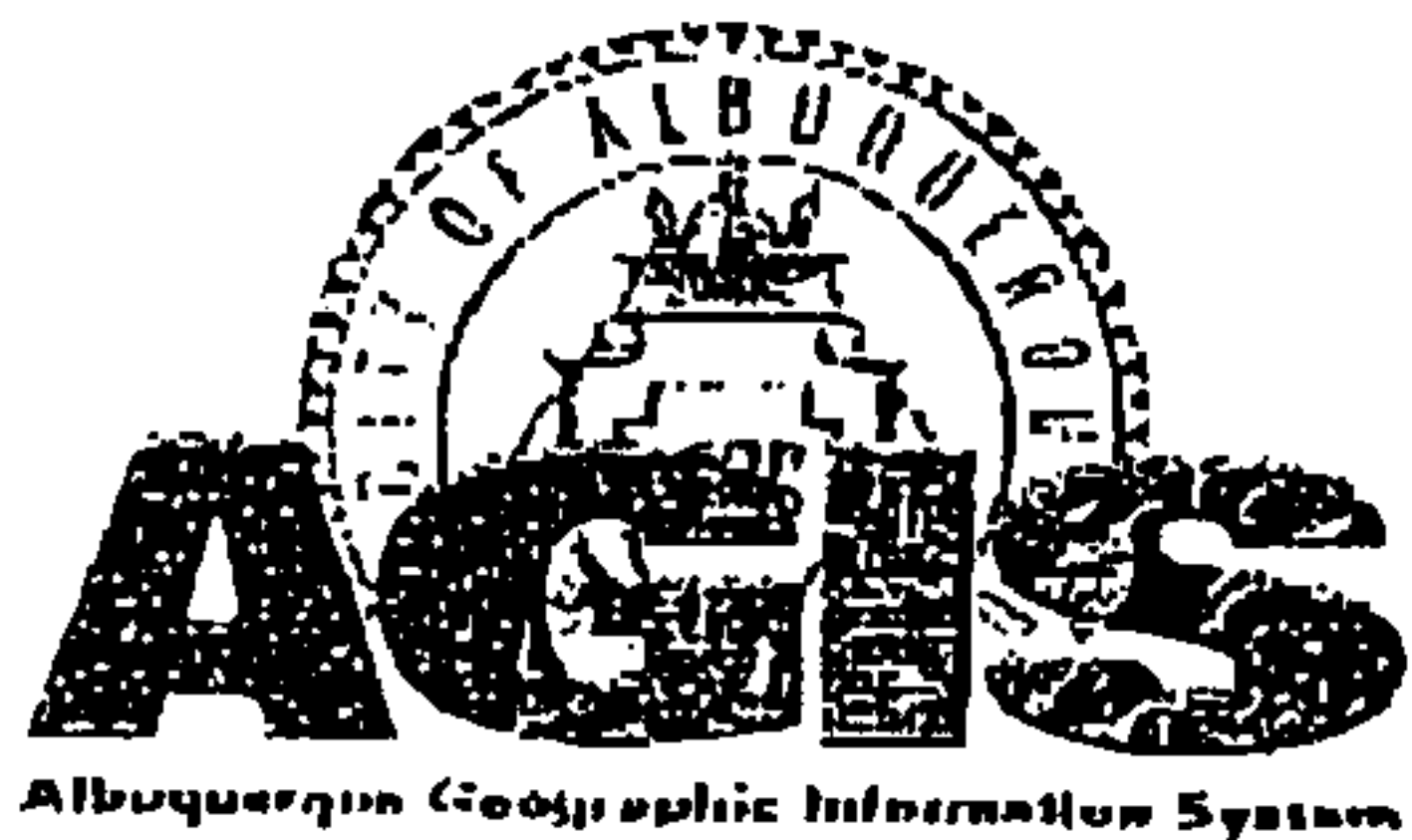


Holly Ave  
Land Fill

Lots 1-5 B11 u A Tr =  
NAA

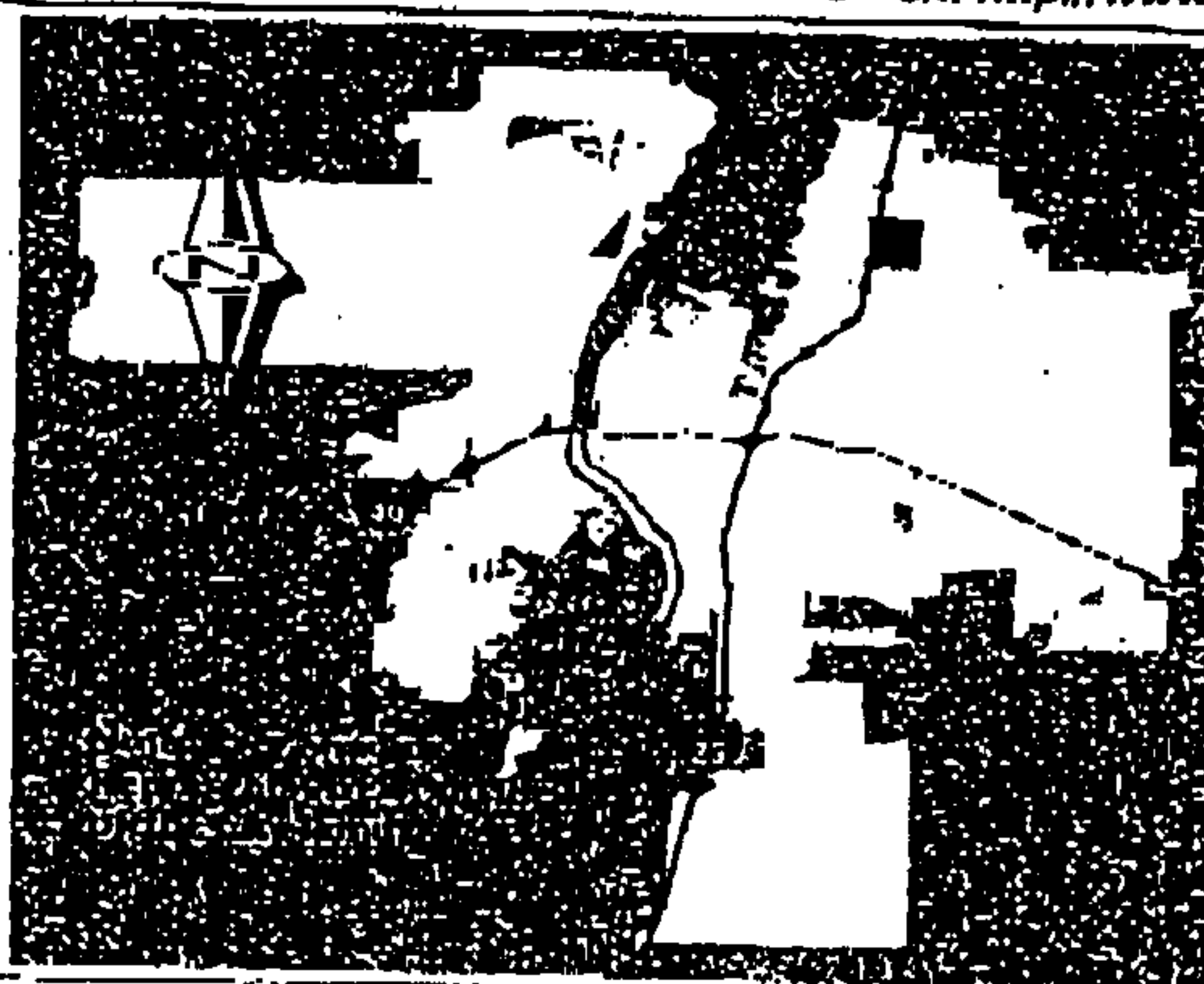


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: Apr 07, 2005



Zone Atlas Page:

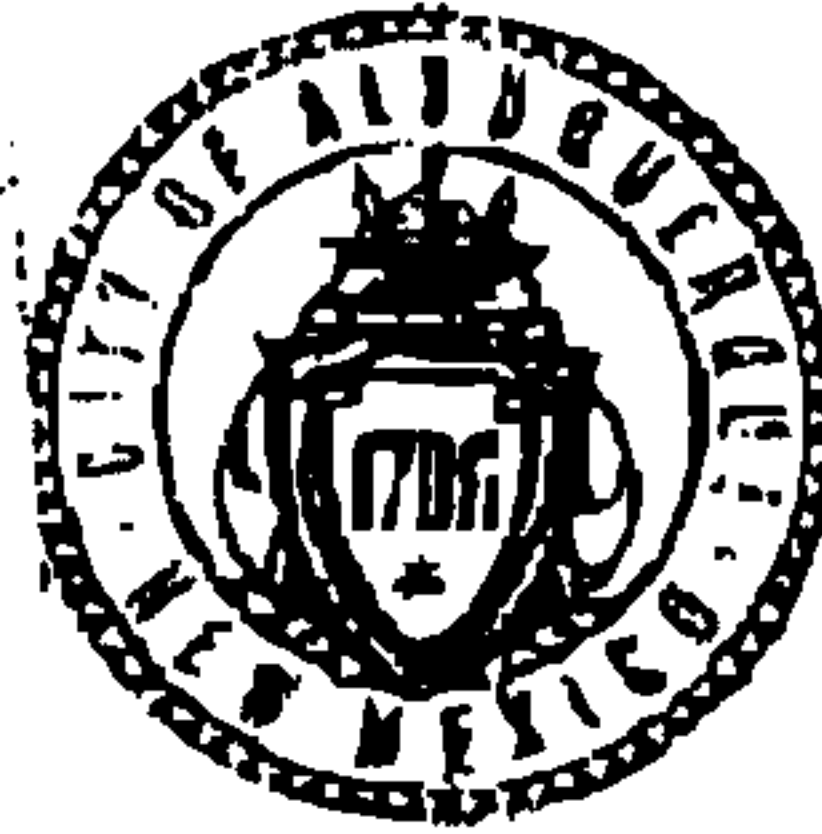
**D-18-Z**

Selected Symbols

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







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

Date: September 17, 2004

### OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1003128  
 03EPC-02061 Zone Map Amendment  
 03EPC-02062 EPC Sector Development Plan

Bandelier Properties  
 7000 Carriage Rd. NE  
 Albuquerque, NM 87109

LEGAL DESCRIPTION: for all or a portion of Lots 1-5, Tract 5, Unit A, Block 11, North Albuquerque Acres, a zone map amendment from RD to C-1, located on PASO DEL NORTE NE, between LOUISIANA BLVD. NE and SAN PEDRO BLVD. NE, containing approximately 4 acres. (D-18) Elvira Lopez, Staff Planner

On September 16, 2004 the Environmental Planning Commission voted to approve Project 1003128/03EPC 02062, a Sector Plan Amendment to the North I-25 Sector Development Plan from R-D to SU-2/C-1 for Lot 1-5, Tract A, Block 11, North Albuquerque Acres, based on the following Findings and subject to the following Conditions:

#### FINDINGS:

1. This is a request for approval of a sector plan amendment for the North I-25 Sector Development Plan from R-D to SU-2/C-1 for an approximately 4 acre site known as Lots 1-5, Tract A, Unit A, Block 11, North Albuquerque Acres located on the southeast corner of Paseo del Norte and San Pedro Drive NE.
2. This request could further applicable land use policies for Developing Urban Areas of the *Comprehensive Plan*. The proposed zoning is more respectful of neighborhood values than the existing RD zoning because the latter is too restrictive and encourages placement of R-1 residential homes next to Paseo del Norte, a Limited Access Principal Arterial (Policy 5.d). Also, this request could allow employment and services to be located within walking distance of a mobile home park located to the south of the subject property (Policy 5.i). Furthermore, this request could encourage the development of vacant parcels of land that are contiguous to existing and programmed urban facilities and services (Policy 5.e).

OFFICIAL NOTICE OF DECISION  
SEPTEMBER 16, 2004  
PROJECT #1003128  
PAGE 2 OF 5

3. This request could further applicable policies of the *North I-25 Sector Development Plan*. Due to the subject site's location within 500 feet of the Paseo del Norte centerline, RD zoning on the site only allows houses and other permissive uses in R-1, and church or other place of worship (*North I-25 Sector Development Plan, Zoning A.2.B*). RD zoning on the site is too restrictive and would encourage development of R-1 residential homes along Paseo del Norte, a Limited Access Principal Arterial. The requested zoning could be appropriate given the requirements of RD zoning in this Plan.
4. The applicant has adequately demonstrated that the existing zoning is inappropriate because of changed community conditions that include the expansion of Pasco del Norte, the location of the Lowe's Home Improvement Store and retail pads to the west, and the significant number of zone map amendments from RD to C-1 on surrounding properties (R-270-1980 Section 1.D, Projects 1000366, 1000544, Z-98-65, and Z-97-99).
5. The applicant has not completed a Transportation Impact Study. Transportation staff believes submittal of a Transportation Impact Study (TIS) is critical on this site for the following reasons:
  - a. There is no access to the site from Paseo del Norte or from San Pedro Drive. Access to the site can only occur from Palomas Drive via an easement.
  - b. There are operational problems at the intersection of Paseo del Norte and San Pedro Dr., which may require expansion of the intersection.
  - c. San Pedro is planned to contain bicycle lanes, which may require dedication of an additional 6-feet of right-of-way by the property owner of the subject site.
  - d. Development of the site will require public infrastructure.
6. Given Transportation issues at the corner of Pasco del Norte and San Pedro, staff feels that requiring the applicant to replat the subject site prior to certification of a zone map amendment is appropriate in order to ensure that this site undergoes a Traffic Impact Study (TIS). Since the Development Review Board (DRB) examines replats and has the authority to require a TIS, such a condition would address the concerns of Transportation Staff regarding the necessity for a TIS on this site. A replat of the property would also create one cohesive lot that corresponds to the zone boundary lines.
7. The SU-2/C-1 zoning in the North I-25 Sector Development Plan requires approval of a Landscaping Plan (Zoning, page 46) by the Planning Director. The planning director can delegate this authority to the Development Review Board. At this stage, the DRB could also require the Transportation Impact Study.
8. This site is located within 1000 feet of the Holly Avenue Landfill that is located north of Paseo del Norte. The applicant is aware of this landfill and should meet with Environmental Services Division Staff to review the Interim Guidelines for Development Within 1000 Feet of a Landfill. A review of the Site Plan, the proposed construction, design drawings, and certificate of construction will be required by the AEHD, Environmental Services Division, Groundwater and Landfill Section.



OFFICIAL NOTICE OF DECISION  
SEPTEMBER 16, 2004  
PROJECT #1003128  
PAGE 3 OF 5

9. There is no known neighborhood opposition with this request.

**CONDITION:**

1. Prior to approval of this request for zone map amendment from R-D to SU-2/C-1, the applicant will be required to perform replat of the subject property from 5 lots to 1 lot in order to create one cohesive lot that corresponds to the zone boundary line. A replat of the property would also provide the Development Review Board the opportunity to require a Transportation Impact Study for this site.

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On September 16, 2004 the Environmental Planning Commission voted to approve Project 1003128/03EPC-02061, a request for zone map amendment from R-D to SU-2/C-1, for Lot 1-5, Tract A, Block 11, North Albuquerque Acres, based on the following Findings and subject to the following Condition:

**FINDINGS:**

1. This is a request for approval of a zone map amendment from R-D to SU-2/C-1 for an approximately 4 acre site known as Lots 1-5, Tract A, Unit A, Block 11, North Albuquerque Acres located on the southeast corner of Paseo del Norte and San Pedro Drive NE.
2. This request furthers applicable land use policies for Developing Urban Areas of the *Comprehensive Plan*. The proposed zoning is more respectful of neighborhood values than the existing RD zoning because the latter is too restrictive and encourages placement of R-1 residential homes next to Paseo del Norte, a Limited Access Principal Arterial (Policy 5.d). Also, this request would allow employment and services to be located within walking distance of a mobile home park located to the south of the subject property (Policy 5.i). Furthermore, this request may encourage the development of vacant parcels of land that are contiguous to existing and programmed urban facilities and services (Policy 5.e).
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**OFFICIAL NOTICE OF DECISION**  
**SEPTEMBER 16, 2004**  
**PROJECT #1003128**  
**PAGE 4 OF 5**

4. The SU-2/C-1 zoning in the North I-25 Sector Development Plan requires approval of a Landscaping Plan (Zoning, page 40) by the Planning Director. The planning director can delegate this authority to the Development Review Board. At this stage, the DRB could also require the Transportation Impact Study.
5. The applicant has adequately demonstrated that the existing zoning is inappropriate because of changed community conditions that include the expansion of Paseo del Norte, the location of the Lowe's Home Improvement Store and retail pads to the west, and the significant number of zone map amendments from RD to C-1 on surrounding properties (R-270-1980 Section 1.D, Projects# 1000366, 1000544, Z-98-65, and Z-97-99).
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**CONDITION:**

1. Prior to approval of this request for zone map amendment from R-D to SU-2/C-1, the applicant will be required to perform replat of the subject property from 5 lots to 1 lot in order to create one cohesive lot that corresponds to the zone boundary lines.



OFFICIAL NOTICE OF DECISION  
 SEPTEMBER 16, 2004  
 PROJECT #1003128  
 PAGE 5 OF 5

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY OCTOBER 1, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. 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.

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

Sincerely,

  
 Richard Dineen  
 Planning Director

RD/EL/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102




**Intera Incorporated**  
One Park Square  
6501 Americas Parkway NE  
Suite 820  
Albuquerque, NM 87110  
Telephone: 505 246 1600  
Fax: 505 246 2600

### MEMORANDUM

DATE: September 16, 2005

TO: Sheran Matson, Chairperson, Design Review Board, Planning Department

COPY: Marcia A. Pincus, Environmental Health Department  
Kevin Curran, Legal Department  
John Valdez, Consensus Planning

FROM: Jim Joseph, P.E., INTERA Inc. 

SUBJECT: Project # 1003128, 05DRB-01424, Minor - Preliminary & Final Plat Approval  
Lots 1-5, Block 11, Tract 5, North Albuquerque Acres, Unit A, Pasco Del Norte  
NE, between Louisiana Boulevard NE and San Pedro Drive NE

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The above-referenced project is within the former buffer zone of a former City owned/operated landfill (Holly Avenue Landfill). The landfill was removed during March 2005 and no longer provides a source for potential landfill gas impacts. Therefore, the Albuquerque Environmental Health Department has exempted the project from following the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." The project may proceed through the development process provided all other City requirements are met.



One Park Square  
6501 Americas Parkway NE, Suite 820  
Albuquerque, NM 87110  
Phone: (505) 246-1600  
Fax: (505) 246-2600

**FACSIMILE COVER SHEET**

TO: <u>SHERAN APTI/OJ</u>	FROM: <u>J. Joseph</u>
COMPANY: _____	NO. OF PAGES: <u>2</u> (Including cover page)
FAX #: _____	DATE: <u>9/16/05</u>
PHONE #: _____	

PLEASE MAKE COPIES FOR:

\_\_\_\_\_

SUBJECT:

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

If there are any problems with this transmission, please call (505) 246-1600

Thank You



# 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

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

### L A APPEAL / PROTEST of...

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

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

### APPLICANT INFORMATION:

NAME: Bandalier Equities, Ltd.Co. PHONE: 505 998 9090  
 ADDRESS: 4101 Indian School Rd NE #400 FAX: 505 998 9099  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: jimachen@comcast.net  
 Proprietary interest in site: Fee Owner List all owners: JR Achen Sr, JR Achen Jr, Howard Achen and Eric Achen  
 AGENT (if any): Consensus Planning PHONE: 505 764 9801  
 ADDRESS: 302 8th Street NW FAX: 505 842 5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: valdez@consensusplanning.com

DESCRIPTION OF REQUEST: Combine five NAA lots into a single tract.

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. Lots 1-5, Tract 5 Block: 11 Unit: A  
 Subdiv. / Addn. North Albuquerque Acres  
 Current Zoning: RD Proposed zoning: SU2/C1  
 Zone Atlas page(s): D-18-Z No. of existing lots: 5 No. of proposed lots: 1  
 Total area of site (acres): 4ac (+) Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill?  yes  
 UPC No. 101806332250910530 MRGCD Map No. n/a  
 LOCATION OF PROPERTY BY STREETS: On ~~between~~ Paseo del Norte  
 Between: San Pedro and Louisiana

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):

EPC # 1003128

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

SIGNATURE James R. Achen, Sr. DATE \_\_\_\_\_

(Print) James R. Achen, Sr.  Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
<u>05DRB - 01424</u>	<u>P&amp;P</u>	<u>6(3)</u>	<u>\$ 215.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
Hearing date <u>09/21/05</u>			Total <u>\$ 235.00</u>

Sandy Handley 09/13/05  
Planner signature / date

Project # 1003128



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

*WILL HAVE EFFECT*

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

**Your attendance is required.**

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

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

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

BANDELIER EQUITIES, LTD.CO.

Applicant name (print)

By: *James R. Achen Sr*

James R. Achen, Sr.

Applicant signature / date



Form revised 8/04 & 1/05

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

Application case numbers  
 05DRB -                      - 0142A  
 - - - - -  
 - - - - -

*Sandy Handley* 09/13/05  
 Planner signature / date  
**Project # 1003128**







MEMORANDUM

TO: JIM ACHEN  
FROM: SKIP SKARSGARD  
DATE: September 12, 2005

Re: Lots 1-5, Blk 11, Unit A, Tract 5

The deadline for filing for a Minor Subdivision action with the Development Review Board is 12 Noon, Tuesday, Sept 13, 2005. The application must be delivered in person. I am enclosing the following documents for delivery by you to the Planning Department, Development Services Center, 600 2<sup>nd</sup> Street, NW, Albuquerque:

1. City of Albuquerque Development Plan Review Application.
2. Form S(3).
3. Letter of Request from Bandelier Equities to Sharon Matson, Chairperson of the Development Review Board.
4. Zone Atlas page: D-18-Z.
5. 10 copies of the proposed Plat (folded to fit 8.5"x14").
6. An easement for access over Lot 29, Blk 11, Unit A, Tract 5, NAA.
7. E-mail from Terry Brown concerning Traffic Impact Study on the property.
8. A check for filing Minor Subdivision Plat into One Lot (\$215.00).
9. A check for Conflict Management Program (\$20).

cc: Consensus Planning

Telephone #s for those involved with this project:

Terry Brown 883-8807  
Jim Jordan 280-2823  
Marcia Pincus – 768-2618  
Consensus Planning – 764-9801  
Sheran Matson – 924-3880

## EASEMENT

DOS BORRACHOS, a New Mexico General Partnership, hereby grants to BANDELIER EQUITIES, LTD.CO., a New Mexico limited liability company, an easement for ingress and egress, which easement shall be a floating easement which shall be located on the following described real estate in Bernalillo County, New Mexico, to-wit:

Lot Twenty-Nine (29) in Block Eleven (11), Tract A, Unit A, NORTH ALBUQUERQUE ACRES, as shown on the plat thereof dated March 17, 1937 and recorded in Volume D, folio 129, records of Bernalillo County, New Mexico.

The Easement granted herein shall be for the benefit of Lots 1-5, Block 11, Tract A, Unit A, NORTH ALBUQUERQUE ACRES, as shown on the plat thereof dated March 17, 1937 and recorded in Volume D, folio 129, records of Bernalillo County, New Mexico

The Easement granted herein shall be adjusted to coincide with the exact location shown on the plat to be filed which will establish the exact Easement.

WITNESS ITS hand this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

DOS BORRACHOS  
A New Mexico General Partnership

By \_\_\_\_\_  
Gordon L. Skarsgard  
General Partner

STATE OF NEW MEXICO        )  
  ) ss.  
COUNTY OF BERNALILLO     )

On this \_\_\_\_ day of \_\_\_\_\_, 2005, before me personally appeared Gordon L. Skarsgard, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

\_\_\_\_\_  
Notary Public

My commission expires:



## Skip Skarsgard

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**From:** Terry Brown [tobe@swcp.com]  
**Sent:** Monday, September 12, 2005 11:10 AM  
**To:** Wilfred A. Gallegos  
**Cc:** Tony J. Loyd (Tony J. Loyd); Skip Skarsgard; James R. Achen; Vonna Sawyer  
**Subject:** Achen Commercial Development (Paseo del Norte / San Pedro - SE Corner)

Wilfred,

I have completed the Traffic Analysis for the proposed commercial development for Jim Achen at the southeast corner of Paseo del Norte / San Pedro. I will deliver it to Tony Loyd either late this afternoon or first thing tomorrow morning.

Please call me if you have questions or need additional information.

Thanks,

Terry O. Brown  
P. O. Box 92051  
Albuquerque, NM 87199-2051  
(505) 883-8807 - Voice  
(505) 270-4192 - Cell  
e-mail: tobe@swcp.com <mailto:tobe@swcp.com>

**BANDELIER EQUITIES, LTD.CO.**

4101 Indian School Road, NE Suite 400  
Albuquerque, New Mexico 87110

September 12, 2005

Ms. Sheran Matson, Chairperson  
Development Review Board  
600 2<sup>nd</sup> Street  
Plaza Del Sol Building  
Albuquerque, NM 87102

Re: Minor Sub-division / Final Plat Approval  
Lots 1-5, Block II Unit A Tract 5 NAA

Dear Ms. Matson:

Bandelier Equities, Ltd.Co., as owner of Lots 1-5, Blk 11, Unit A, Tract 5, NAA, makes a request for the DRB approval of the five named lots into a single parcel of land, pursuant to EPC Condition of Approval of a Zone Change Request approved with this condition by the EPC on September 17, 2004 under EPC # 1003128. This Request for Final Plat seeks to complete condition # 1 on the EPC Notice of Decision dated September 17, 2004.

At the request of Bandelier Equities, Ltd.Co., Terry O. Brown, P.E., completed a Traffic Impact Study on the subject site and has submitted the study to Tony Lloyd for his comments. The Traffic Impact Study seeks to accommodate Findings 5 and 6 on the EPC Notice of Decision dated September 17, 2004.

We have discussed the requirement for a landscaping plan as required on page 46 of the North I25 Sector Plan. It is our agreement that Bandelier Equities will submit a landscaping plan for administrative approval by the chairperson of the DRB prior to Bandelier Equities submitting an Application for Site Plan Approval. This Agreement will satisfy Finding #7 of the EPC Notice of Decision dated September 17, 2004.

Marcia Pincus of the Environmental Health Department has informed Bandelier Equities that the Holly landfill has been cleaned up and remediated earlier this year. She will write a letter stating that this property is no longer subject to the landfill restrictions which are set forth in Finding #8 of the EPC Notice of Decision dated September 17, 2004.

Sincerely,

Bandelier Equities, Ltd.Co.

By   
James R. Achen, Sr.

cc: Concensus Planning  
Gordon L. Skarsgard, Esq.

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

PAID RECEIPT

APPLICANT NAME BANDALIER EQUITIES LTD CO  
AGENT CONSENSUS PLANNING  
ADDRESS 302 8th ST. NW  
PROJECT & APP # 1003128 / 05 DRB 01424  
PROJECT NAME TRACT A

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 215.00 441006/4983000 DRB Actions

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

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

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

\$ 235.00 TOTAL AMOUNT DUE

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

NAME \_\_\_\_\_ DATE 9/13/05 95-660/1070  
ACCOUNT NO. \_\_\_\_\_  
PAY TO THE ORDER OF City of Albuquerque \$ 235.00  
two hundred thirty five dollars & no/100 DOLLARS  
BANK OF ALBUQUERQUE  
Albuquerque, New Mexico  
www.bankofalbuquerque.com  
1003128 TRSCXG  
7827826119  
9/13/2005 10:44AM  
RECEIPT # 000441  
ACTIVITY 4983000  
Trans AMT \$215.00  
LOC: ANNEX  
TRANSH 0031  
TRSCXG

CK CHANGE \$215.00 \$235.00 \$0.00