

#8
Call for plat 2/8/05
OS



Completed
2/8/05
OS

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: <u>05DRB-00050 (FP)</u>	Project # <u>1003186</u>
Project Name: <u>TORRETTA OESTE SUBD.</u>	
Agent: <u>Rio Grande Engineering</u>	Phone No.: <u>872-0999</u> <i>Call Rene</i>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/19/05 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: *Sparks dedication - check in when OK OS*

PLANNING (Last to sign) *Prop Mgmt's sig. Jan 25/05*

- 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.

OKAY

Project Number 1003186

3186

DXF Electronic Approval Form

DRB Project Case #: 1003186

Subdivision Name: TORRETTA OESTE

Surveyor: LEONARD G MARTINEZ

Contact Person: LEONARD G MARTINEZ

Contact Information:

DXF Received: 2/2/2005

Hard Copy Received: 2/2/2005

Coordinate System: Ground rotated to NMSP Grid


Approved

2/2/05
Date

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

AGIS Use Only
Copied cov3186 to agiscov on 2/8/2005 Contact person notified on 2/8/2005

#8



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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DRB Application No.: 05DRB-00050 (FP)

Project # 1003186

Project Name: TORRETTA OESTE SUBD.

Agent: Rio Grande Engineering

Phone No.: 872-0999

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: Sparks dedication - cash
in lieu

PLANNING (Last to sign) Prop Mgmt's sig.

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

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- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
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Copy of recorded plat for Planning.

OK

Project Number

1003186

3186

DXF Electronic Approval Form

DRB Project Case #: 1003186

Subdivision Name: TORRETTA OESTE

Surveyor: LEONARD G MARTINEZ

Contact Person: LEONARD G MARTINEZ

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Coordinate System: Ground rotated to NMSP Grid


Approved

2/2/05
Date

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AGIS Use Only
Copied cov3186 to agiscov on 2/3/2005 Contact person notified on 2/3/2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 19, 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.

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- A. Call to Order: 9:00 a.m. Adjourned: 10:50 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1000045**
04DRB-01978 Major-SiteDev Plan
BldPermit
TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, 3B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2 AND SU-1 FOR IP, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 15 acre(s). [REF: Z-98-22, Z-99-3, Z-84-13-1, S-99-16] [Deferred from 1/19/05] (F-16)
DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.

2. **Project # 1003004**
04DRB-01974 Major-Preliminary Plat
Approval
04DRB-01975 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for ALBUQUERQUE EXCAVATORS request(s) the above action(s) for all or a portion of Tract(s) 414, 415B, 415C, 415D & 416, LANDS OF ATRISCO GRANT UNIT 3, (to be known as **STINSON PARK**), zoned RD, located on STINSON ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 15 acre(s). [REF: DRB-98-320, 03EPC01644, 04EPC00132] [*Deferred from 1/19/05*] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

3. **Project # 1001763**
05DRB-00053 Minor-SiteDev Plan
Subd/EPC
05DRB-00054 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for AUTO ZONE INC request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST SUBDIVISION**, zoned SU-1 PRD AND C-1, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF: 04EPC01716, 04EPC01717, Z-74-118, AX-74-22, Z-95-18] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 1/19/05*] (L-10) (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

- 04DRB-01136 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF:DRB-96-279, 02DRB00308, 309, 02DRB00856] (*Indef. Deferred from 7/28/04 & 1/19/05*) (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

4. **Project # 1000816**
05DRB-00005 Minor-SiteDev Plan
Bld/Permit/EPC

TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] **[Chris Hyer, EPC Case Planner]** *[Deferred from 1/12/05 & 1/19/05]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

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

5. **Project # 1002176**
05DRB-00051 Minor-Sidewalk Waiver

BILL WADE request(s) the above action(s) for all or a portion of Block(s) 90C, Tract(s) E-1, NORTH FOUR HILLS, AND Tract(s) C, VARAN (to be known as **COVERED WAGON SUBDIVISION, UNIT 78**, zoned SU-1 special use zone, located on CENTRAL AVE SE, between FOUR HILLS RD SE and WATER FALL SE containing approximately 7 acre(s). [REF: 04DRB01071, 04DRB01072] (L-23) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003881**
05DRB-00047 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for MACK & CHERYL ETHRIDGE request(s) the above action(s) for all or a portion of Tract(s) A, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on EAGLE RANCH RD NW, between IRVING BLVD NW and WESTSIDE DR NW containing approximately 3 acre(s). (B-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

7. **Project # 1000980**
05DRB-00058 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for ITPA GROUP request(s) the above action(s) for all or a portion of Tract(s) A3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: DRB-93-332, Z-93-83, 01EPC00731, 00AA00773, 01DRB01131, 04AA01022] (G-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 9-FOOT DEDICATION ALONG EUBANK.**

8. **Project # 1003186**
05DRB-00050 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 442, LAND OF ATRISCO GRANT, UNIT 3 (to be known as **TORRETTA OESTE SUBDIVISION**) zoned RD, located on 97TH ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB00035, 04DRB00256, 04DRB00508, 04DRB00668 (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

9. **Project # 1003592**
05DRB-00055 Minor-Prelim&Final Plat
Approval

FORSTBAUER SURVEYING INC agent(s) for GOLDEN SLUMBERS INC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **SCHMIDER PARCEL**, zoned M-2 heavy manufacturing zone, located on CANDELARIA RD NE, between EDITH NE and I-25 containing approximately 6 acre(s). [REF: 04DRB01197, 04DRB01368] (G-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003752**
05DRB-00027 Minor-Prelim&Final Plat
Approval

SURV-TEK, INC agent(s) for DISMAS CHARITIES INC request(s) the above action(s) for all or a portion of Tract(s) F, **MENAU DEVELOPMENT AREA**, zoned C-3, located on MENAU NE, between PRINCETON NE and VASSAR NE containing approximately 3 acre(s). [REF: 04DRB01679] (H-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

11. **Project # 1003102**
05DRB-00039 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for CLASSIC EMPORIUM 1, LLC request(s) the above action(s) for all or a portion of Lot(s) 12 & 14, **FERRARI-ESQUIBEL-PALMER**, zoned SU-1 PRD, located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and LAGRIMA DE ORO RD NE containing approximately 2 acre(s). [REF: 03EPC01925, 03EPC01929, 04AA01762, 04DRB00236] (F-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1003883**
05DRB-00052 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 9A-1A-1, **JOURNAL CENTER, PHASE 2, UNIT 1**, zoned IP industrial park zone, located on MASTHEAD ST NE, between TIBURON ST NE and JEFFERSON ST NE containing approximately 10 acre(s). [REF: 1000633] (D-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1003871**
05DRB-00019 Minor-Prelim&Final Plat
Approval

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36] *[Was Indef. Deferred on a no show 1/19/05]* (K-22) **DEFERRED AT AGENT'S REQUEST TO 1/26/05.**

14. **Project # 1003884**
05DRB-00056 Minor-Prelim&Final Plat
Approval

DOUG SMITH SURVEYING agent(s) for MAXWELL & BETTY SEVER request(s) the above action(s) for all or a portion of Lot(s) 29-32, Block(s) 37, **MESA VERDE ADDITION**, zoned R-2, located on VERMONT ST NE, between MARQUETTE AVE NE and COPPER AVE NE containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

15. **Project # 1003885**
05DRB-00057 Minor-Sketch Plat or
Plan

ISAACSON & ARFMAN AND 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) 4-7, 9-12 AND 21-24, Block(s) 13, PEREA ADDITION (to be known as **BELL TRADING POST HOMES**) zoned SU-2 TH, located on ROMA AVE NW, between 15TH ST NW and 16TH ST NW containing approximately 1 acre(s). [REF: ZA-88-50, Z-68-134, Z-85-8, Z-68-134, Z-85-8] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1003749**
05DRB-00059 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, ELENA GALLEGOS GRANT, UNIT 2 (to be known as **ANCALA VILLAGE TOWNHOMES**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1003886**
05DRB-00060 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, **MESA VILLAGE SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY DR NE containing approximately 5.2 acre(s). [REF: ZA-73-44, Z-77-53] (J-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for Month January 5, 2005. **THE DRB MINUTES FOR JANUARY 5, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 19,2005
DRB Comments**

ITEM # 8

PROJECT # 1003186

APPLICATION # 05-00050

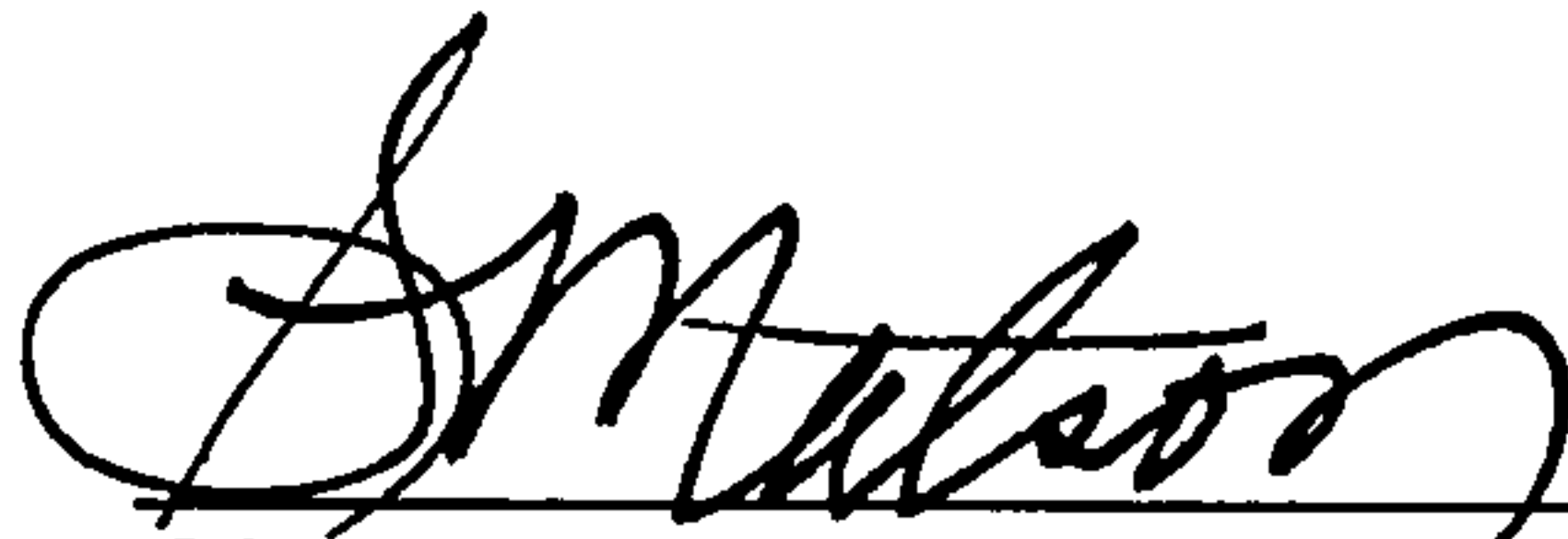
RE: Torretta Oeste/final plat

Are there any changes between the preliminary plat and the final plat?

The perimeter wall design is approved.

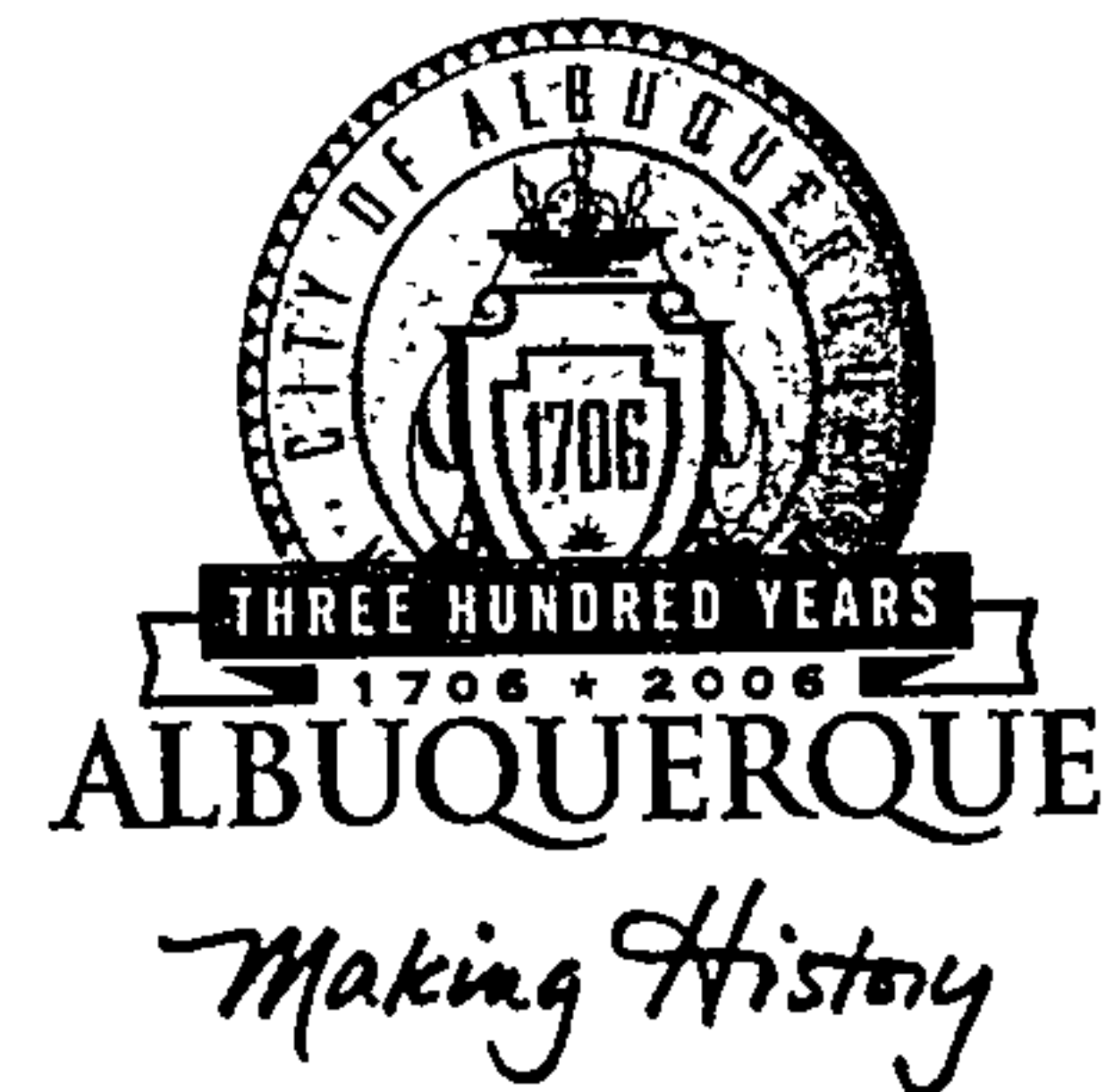
AGIS dxf approval is required before Planning signs the plat.

Planning must record the plat.



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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003186

AGENDA ITEM NO: 8

SUBJECT:

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

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

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 19, 2005



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 12, 2004

11. Project # 1003186
04DRB-00668 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 442, Unit(s) 3, **LAND OF ATRISCO**, zoned RD-9DU / AC, located on 97th ST SW, between SAN YGNACIO RD SW and TOWER RD SW containing approximately 6 acre(s). (L-9)

At the May 12, 2004, Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior street was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by May 27, 2004 in the manner described below.

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

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

Sheran Matson, AICP, DRB Chair

cc: STV Investments LLC, 1015 Tijeras NW, Suite 210, 87107
Rio Grande Engineering, 3500 Comanche NE, Suite E-5, 87107
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 12, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

Adjourned: 12:05 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1000332**
04DRB-00576 Major-Two Year SIA

SMITH ENGINEERING, INC. agent(s) for PRAXAIR, INC. request(s) this action(s) for all or a portion of Lot(s) 28A, Tract(s) A, Block(s) B, Unit(s) B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on SAN DIEGO ST NE, between SAN MATEO BLVD NE and I-25 containing approximately 3 acre(s). [REF: DRB-96-526, DRB-96-528, 02DRB-00340] (B-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION GRANTED.**

2. **Project # 1000128**
04DRB-00581 Major-Vacation of
Public Easements
04DRB-00580 Minor-Extension of
Preliminary Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) these action(s) for **STONEBROOKE ESTATES**, zoned RD (7DU/Ac), located on EAGLE ROCK AVE NE, between SUNNYBROOK ST NE and JASPER DR NE containing approximately 1 acre(s). [REF: 03DRB-00640, 03DRB-00659] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

3. **Project # 1001717**
04DRB-00594 Major-Preliminary Plat
Approval
04DRB-00595 Major-Vacation of Pub
Right-of-Way
04DRB-00597 Minor-Sidewalk Waiver
04DRB-00600 Minor-Temp Defer
SDWK

ABQ ENGINEERING INC agent(s) for WESTLAND DEVELOPMENT CORPORATION request(s) these action(s) for all or a portion of Tract(s) A, PARK & DRAINAGE MANAGEMENT AREA, TOWN OF ATRISCO GRANT, **LAURELWOOD SOUTH SUBDIVISION**, zoned RD, located on 72ND ST NW AND ALLEY H, between HANOVER RD NW and PARKWOOD DR NW containing approximately 8 acre(s). [REF: 02DRB-01391, DRB-95-348, DRB-97-268, 02DRB-00207, 02EPC-00133] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-12-04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-17-02 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: PERIMETER WALL DESIGN MUST BE APPROVED PRIOR TO CONSTRUCTION. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

MARQUEZ SURVEYING agent(s) for WILLIAM HOLLER request(s) these action(s) for all or a portion of Tract(s) A, **RIMA ADDITION** and Tract(s) A, **CONRADO GARCIA ADDITION**, zoned SU-1, PRD located on CANDELARIA NW, between SAN ISIDRO NW and AVENIDA ENTRADA NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] [Deferred from 5-12-04] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 5-19-04.**

5. **Project # 1003366**
04DRB-00596 Major-Vacation of
Public Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) this action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: PRIOR TO FINAL PLAT APPROVAL FOR THE VACATION, THE SANITARY SEWER LINE HAS BEEN RELOCATED AND ACCEPTED FOR SERVICE BY NMUI.**

6. **Project # 1003369**
04DRB-00510 Major-Preliminary Plat Approval
04DRB-00511 Major-Vacation of Pub Right-of-Way
04DRB-00513 Minor-Temp Defer SDWK
04DRB-00519 Minor-Vacation of Private Easements

04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

04DRB-00659 Minor-Sidewalk Waiver

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 4/28/04]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-12-04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4-20-04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: A PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 8, BLOCK 16, TRACT 3, UNIT 3 ACROSS LOT 2. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. APPLICATION #04DRB-00514 WAS DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned R-D residential and related uses zone, developing area, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB-00510, 04DRB-0511, 04DRB-00513, 04DRB-00519, 04DRB-00514] (C-20) **THE SIDEWALK VARIANCE FOR THE WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) these action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION** AND Tract(s) A, **LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] *[Deferred from 3/24/04, 4/7/04 & 4/28/04]* (G-13) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO CITY ENGINEER FOR M.R.G.C.D. SIGNATURE AND THE REPLAT OF LOT 26 INCORPORATING THE VACATION.**

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

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

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

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

9. **Project # 1002404**
04DRB-00672 Minor-SiteDev Plan
Subd/EPC
04DRB-00673 Minor-Prelim&Final Plat
Approval

TIERRA WEST, LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) 1, **LADERA INDUSTRIAL CENTER**, zoned SU-1 special use zone, for IP, located on UNSER BLVD NW, between OLD OURAY RD NW and VISTA ORIENTE ST NW containing approximately 10 acre(s). [REF: 03EPC-001211, 03EPC-01116, 03EPC-01092, 02EPC-01948, DRB-99-102] [Russell Brito, for Simon Shima, EPC Case Planner] (H-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR APPROVED UTILITY PLAN AND FIRE MARSHALL'S APPROVAL FOR FIRE FLOW CALCULATIONS. THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: THE LOT ACREAGE ON THE FINAL PLAT MATCH THOSE ON THE SITE PLAN FOR SUBDIVISION. NEEDS CROSS LOT ACCESS AND DRAINAGE EASEMENTS. LOOK AT UTILITY EASEMENTS AND DEDICATION ALONG UNSER. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

10. **Project # 1002984**
04DRB-00660 Minor-Prelim&Final Plat
Approval
- WILSON & CO. INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) 7, **VOLCANO CLIFFS SUBDIVISION, UNIT 2** and Lots 9, 10, 17, 18, Block(s) 7, **VOLCANO CLIFFS SUBDIVISION, UNIT 5**, zoned R-1 residential zone, located on SHIPROCK CT NW, between KIBO DR. NW and RIMROCK DR NW containing approximately 2 acre(s). [REF: 03DRB-01610] (E-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-12-04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**
11. **Project # 1003186**
04DRB-00668 Minor-Temp Defer
SDWK
- RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 442, Unit(s) 3, **LAND OF ATRISCO**, zoned RD-9DU / AC, located on 97th ST SW, between SAN YGNACIO RD SW and TOWER RD SW containing approximately 6 acre(s). (L-9) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREET WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project # 1003123**
04DRB-00347 Minor-Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX & STEFAN WATSON request(s) this action for all or a portion of Tract(s) 77B1, **M.R.G.C.D MAP 36**, zoned S-M1, located on 5TH ST NW, between HAINES AVE NW and 6TH ST NW containing approximately 2 acre(s). [REF: 03DRB-02044] *[Final Plat was indefinitely deferred for SIA, deferred from 5/5/04]* (H-14) **THE FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

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

13. **Project # 1000976**
04DRB-00674 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS INC., agent(s) for GMR, LLC request(s) the above action(s) for all or a portion of **UNPLATTED LANDS OF MESA ENTERPRISES, UNPLATTED LANDS OF JACK HOFFMAN**, zoned MH residential zone, located WEST OF COORS BLVD SW, between ERVIEN LANE SW and ARENAL RD. SW containing approximately 27 acre(s). [REF: DRB-98-175, 00EPC-01763 & 64, 01DRB-00504] (M-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1003238**
04DRB-00661 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, AND 315-A-1-A-1, **M.R.G.C.D MAP #35 & LANDS OF ALBERT PEREZ**, zoned R-1 residential zone, located on I-40 WEST between RIO GRANDE BLVD NW and MONTOYA ST NW. [REF: 04EPC-00156 & 00157] (H-12/13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1003393**
04DRB-00601 Minor-Sketch Plat or
Plan

EQUITY REALTY agent(s) for VINCE J. AIELLO request(s) this action(s) for all or a portion of Lot(s) 12, 13, 14, 15 and 16, Block(s) 8, **ENCHANTED MESA**, zoned C-1 neighborhood commercial zone, located on CHELWOOD PARK BLVD NE, between MENAUL BLVD NE and CANDELARIA RD NE containing approximately 1 acre(s). (Was Indefinitely deferred on a no show 4/28/04) (H-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1003415**
04DRB-00664 Minor-Sketch Plat or Plan

DAVID M. SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 6 REPLAT OF LOTS 206, 207, 212, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned R-1, located on OLD COORS RD SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 1 acre(s). (L-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1003416**
04DRB-00670 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for MICHAEL GOMEZ request(s) the above action(s) for all or a portion of Tract(s) 317A, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-1 residential zone, located on BRIDGE ST SW, between EUCARIZ AVE SW and BRIDGE BLVD SW containing approximately 3 acre(s). (L-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1003417**
04DRB-00671 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, P.A. agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, 3 DU/AC, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 8 acre(s). (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for April 28, 2004. **THE MINUTES FOR APRIL 28, 2004 WERE APPROVED.**

ADJOURNED: 12:05 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
May 12, 2004 Comments**

ITEM # 11

PROJECT # 1003166

APPLICATION # 04-00668

RE: Torretta Oeste Subdivision/sidewalk deferral

No objection to sidewalk deferral. For future submittals please provide your sidewalk & vacation exhibits on an 8.5"x 11" sheet whenever possible.



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



City of Albuquerque
CITY OF ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003186

AGENDA ITEM NO: 11

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 12, 2004



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

APRIL 28, 2004

3. Project # 1003186
04DRB-00508 Major-Preliminary Plat Approval

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS request(s) this action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned RD (9DU/AC), located on 97th ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB-00035 & 04DRB-00256] (L-9)

At the April 28, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 4/28/04 and approval of the grading plan engineer stamp dated 3/9/04 the preliminary plat was approved with this condition of final plat:

Lots 43 and 44 shall be included in a tract with public drainage easements until the property to the west develops.

If you wish to appeal this decision, you must do so by May 13, 2004 in the manner described below.

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

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

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



Sheran Matson, AICP, DRB Chair

cc: Rio Grande Engineering, 3500 Comanche Blvd NE, 87107
STV Investments LLC, 1015 Tijeras NW, Suite 210, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003186 AGENDA#: 3 DATE: 4.28.04

1. Name: Dan Saule Address: Rio Grande Zip: 87001

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

Development Review Board Comments

Project Number: 1003186
Application Number: 04DRB-00508

DRB Date: 4/28/04
Item Number: 3

Subdivision: Torretta Oeste
 Tract 442, Land of Atrisco Grant, Unit 3

Zoning: RD-9

Zone Page: L-09

New Lots (or units) : 45

Request for:

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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 45 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

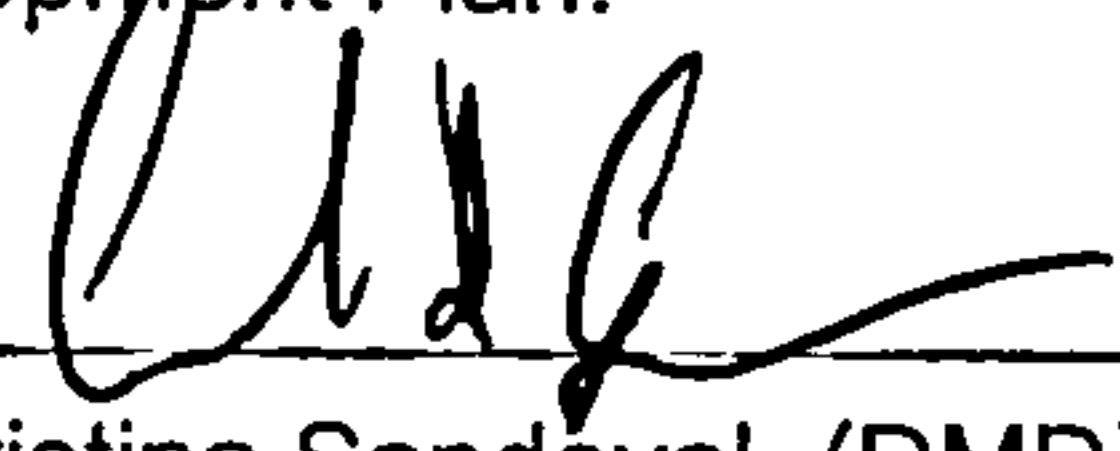
The R-D zone requires 2,400 square feet of open space for each dwelling unit. Please provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, and remaining open space requirement. (This table can be separate from the plat itself.) Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway. (This should be on the Site Development Plan rather than the plat). If cash-in-lieu is required, that payment must be received prior to sign-off on the final plat. Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

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

Total remaining open space requirements are met via the provision of detached open space per the

provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed:  _____

for

Christina Sandoval, (DMD)

Phone: 768-3808



City of Albuquerque
 CITY OF ALBUQUERQUE, NEW MEXICO 87103
 PUBLIC WORKS DEPARTMENT
 DEVELOPMENT SERVICE
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003186

AGENDA ITEM NO: 3

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 3-9-04 is on file for Preliminary Plat approval.
 Comments on infrastructure list and preliminary plat.

RESOLUTION:

APPROVED X ^{signal}; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: April 28, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 28, 2004

Project # 1003186
04DRB-00508 Major-Preliminary Plat Approval

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned RD (9DU/AC), located on 97th ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB-00035 & 04DRB-00256] (L-9)

AMAFCA No adverse comments.

COG No adverse comment. For information, this portion of Tower Road is identified on the Long Range Roadway System map as a minor arterial with a minimum right-of-way width of 100 feet. In addition, the Long Range Bikeway System map provides for a bicycle lane on this portion of Tower.

Transit No comments received.

Zoning Enforcement No comments received.

Neighborhood Coord.

Letter sent to Westgate Heights (R) Neighborhood Association.

APS No comments received.

Police Department No comments received.

Fire Department

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

PNM Gas Approves.

PNM Electric Approves.

Comcast No comments received

QWEST

No comments received

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval.
SAD roll readjustment is required prior to Final Plat signoff

Transportation Development

Provide traffic distribution map to qualify for 44' of right-of-way. Where is Vista del Valle on infrastructure list? Is the entire portion of Tower Road being incorporated into the site?

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 45 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

The R-D zone requires 2,400 square feet of open space for each dwelling unit. Please provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, and remaining open space requirement. (This table can be separate from the plat itself.) Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway. (This should be on the Site Development Plan rather than the plat). If cash-in-lieu is required, that payment must be received prior to sign-off on the final plat. Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Parks & Recreation

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

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

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

Utilities Development

Minor comments on infrastructure list, must construct a water line in Vista del Valle. No objection to Preliminary Plat approval.

Planning Department

The perimeter wall design: The cap must project at least 2" . The design submitted does not clearly show this. Also, Planning needs 3 copies of the wall design. After you make this correction, please submit 3 copies.

The current zoning should be listed on the plat under "General Data". This is a Subdivision Ordinance requirement.

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

cc:STV Investments LLC, 1015 Tijeras NW, Suite #210, 87102

Rio Grande Engineering, 3500 Comanche Blvd NE, 87107



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, April 28, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002224

04DRB-00506 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 6-B-1 and 8-A-1-A-2-A, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned SU-1 Major Public Open Space, located on ADOBE RD NW, between ANDERSON FIELDS TRACTS NW NORTH OF MONTANO RD NW containing approximately 1 acre(s). [REF: 03DRB-01172, 03EPC-00695, 04DRB-00335, 02EPC-01482, 02DRB-01425] (F-13)

Project # 1003127

04DRB-00509 Major-SiteDev Plan Bld
Permit

WALLACE L BINGHAM agent(s) for GILBERT ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 3A4, **EAGLE RANCH SUBDIVISION**, zoned SU-1, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 2 acre(s). [REF: DRB-94-480] (B-12)

Project # ~~1003186~~

04DRB-00508 Major-Preliminary Plat
Approval

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned RD (9DU/AC), located on 97th ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB-00035 & 04DRB-00256] (L-9)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1003369

04DRB-00510 Major-Preliminary Plat
Approval

04DRB-00511 Major-Vacation of Pub
Right-of-Way

04DRB-00513 Minor-Temp Defer SDWK

04DRB-00519 Minor-Vacation of Private
Easements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION
INC request(s) the above action(s) for all or a portion of
Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH
ALBUQUERQUE ACRES, VINTNER COURT
SUBDIVISION, zoned DETENTION POND, located on
VINTNER NE, between VENTURA NE and CORONA
NE containing approximately 2 acre(s). (C-20)

04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 12, 2004.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

MARCH 24, 2004

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

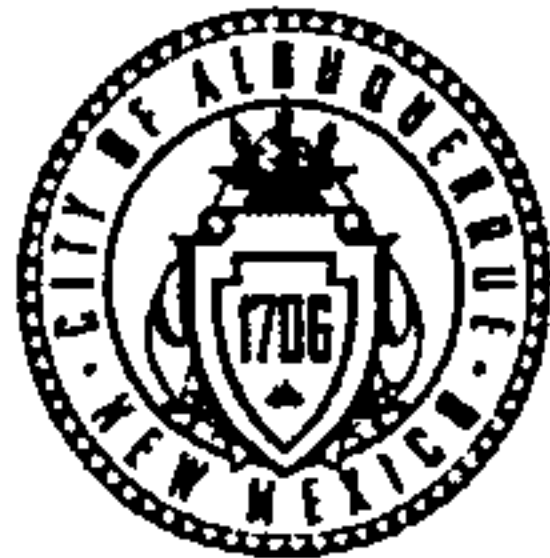
RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned R-D residential and related uses zone, developing area, 9DU/AC, located EAST OF 97TH ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD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

At the March 24, 2004, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

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

If you wish to appeal this decision, you must do so by April 8, 2004 in the manner described below.

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



OFFICIAL NOTICE OF DECISION
PAGE 2

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

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

A handwritten signature in cursive script that reads "Sheran Matson".

Sheran Matson, AICP, DRB Chair

cc: STV Investments LLC, 1015 Tijeras NW, Suite 210, 87102
Rio Grande Engineering, 3500 Comanche Blvd NE, 87107
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003186 AGENDA#: 4 DATE: 3.24.04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: David Solt Address: 3500 Comanche^{NE} Zip: 87107

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003186

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 24, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 24, 2004

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

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

AMAFCA

No comment.

COG

No adverse comment. For information, this portion of Tower Road is shown as a Minor Arterial on the Long Range Roadway System map and consequently a minimum of 86 feet of right-of-way is required. In addition, the Long Range Bikeway System map provides for a bicycle lane on this portion of Tower Road.

Transit

No comments received.

Zoning Enforcement

No comments received.

Neighborhood Coord. Letter sent to Westgate Heights (R) Neighborhood Assn.

APS

No comments received.

Police Department

No comments received.

Fire Department

No adverse comments.

PNM Gas

Approves.

PNM Electric

PNM approves the Tower Road vacation **with the stipulation** that the developer grant easements for existing overhead electric poles and guy wires at the NE corner of the portion being vacated if those poles & guys are within the portion being vacated

Comcast

No comments received

QWEST

No comments received

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer The Hydrology section has no objection to the vacation request

Transportation Development

Provide copies of vacation actions that have occurred to the west.

Previous comments from sketch plat to be addressed with platting action.

Parks & Recreation

Defer to Transportation.

Utilities Development

No objection to Vacation request. Upon development of property, a public water line easement will be required somewhere within this vacated ROW to provide looping between Tower and San Ygnacio.

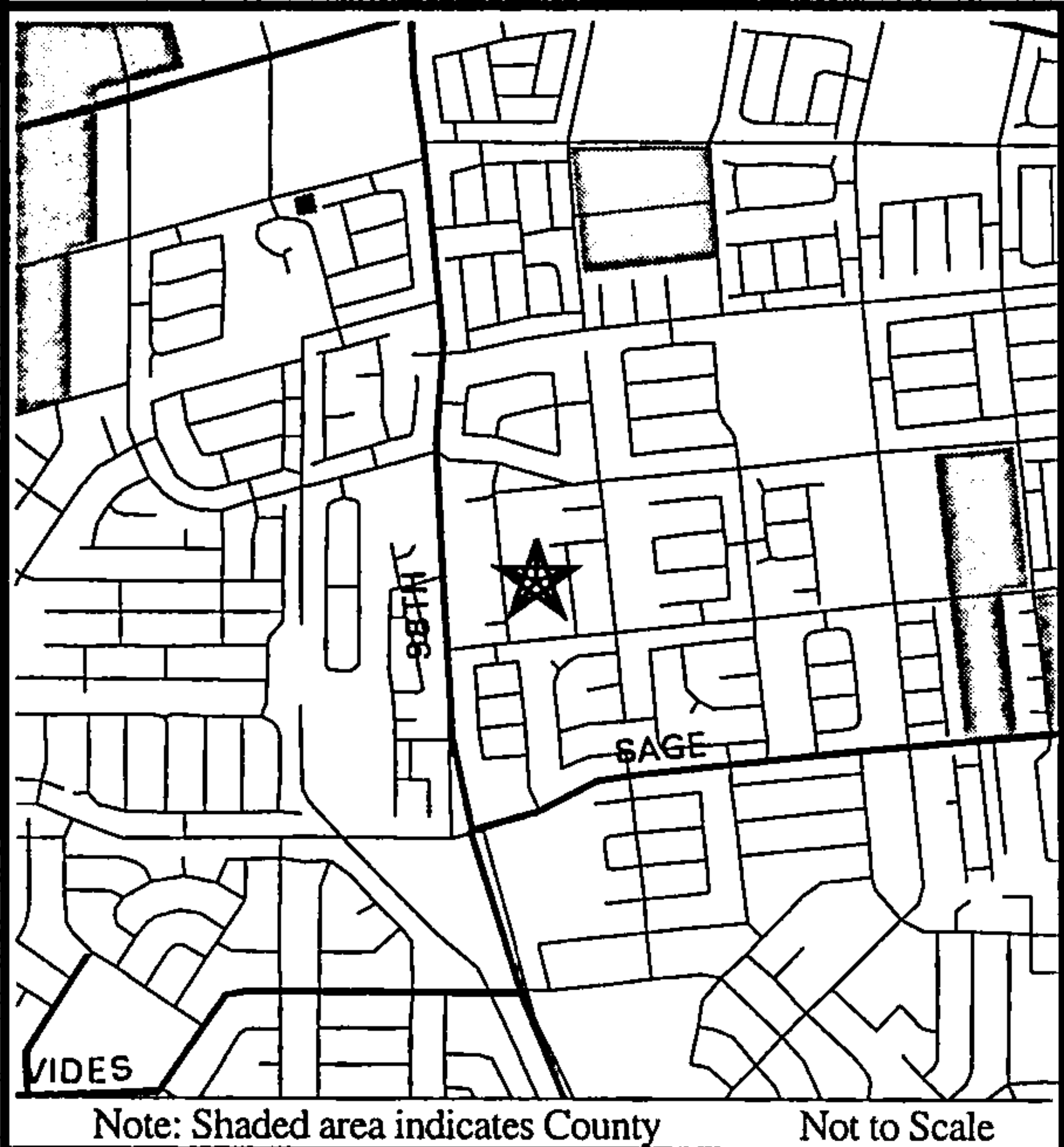
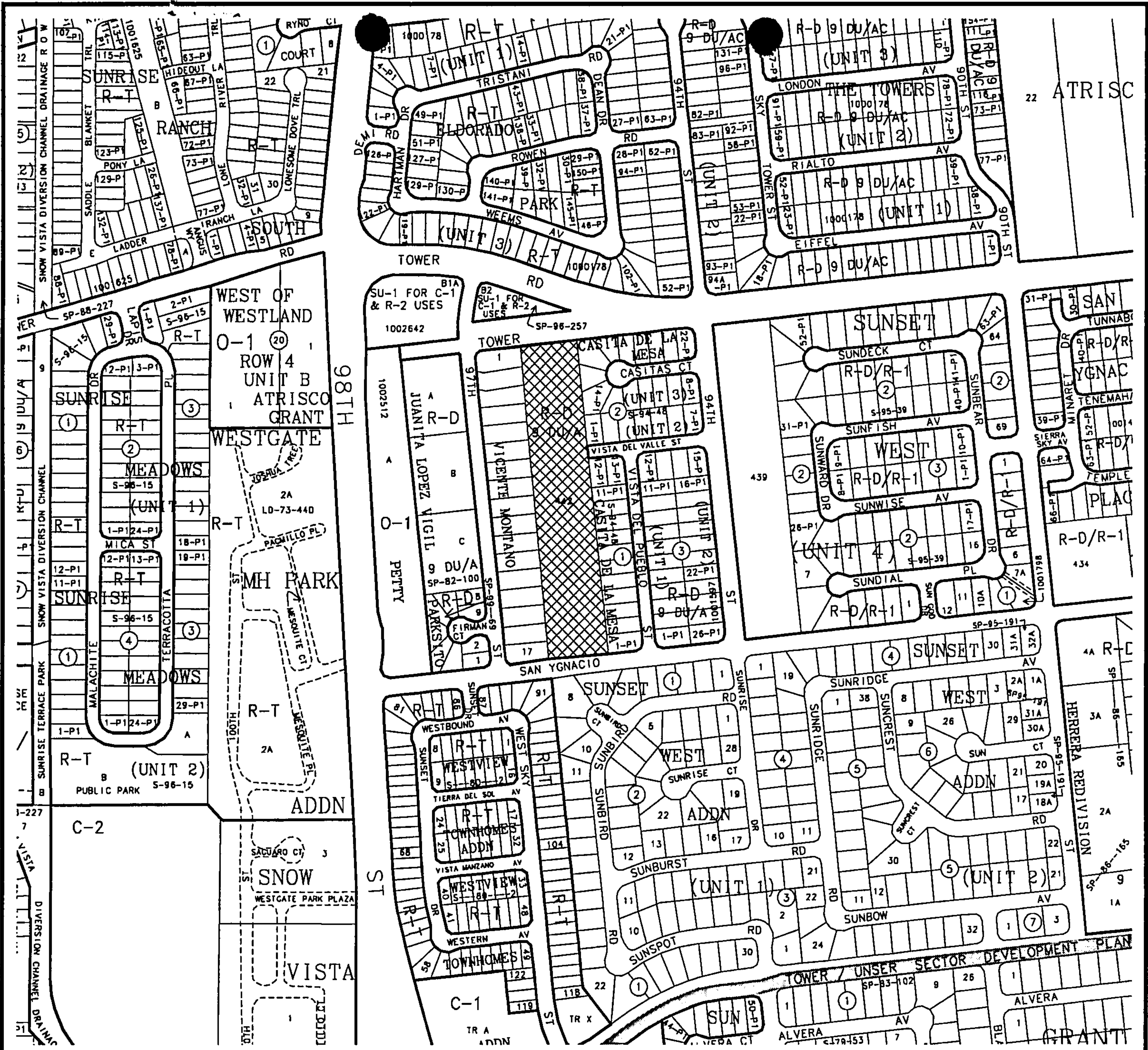
Planning Department

Defer to Transportation Development. If vacation s approved, applicant has one year from date of DRB approval to file the plat completing the vacation.

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

cc:STV Investment LLC, 1015 Tijeras Ave NW, Suite #210, 87102

Rio Grande Engineering, 3500 Comanche NE, 87107



ZONING MAP



Scale 1" = 494'

PROJECT NO.

1003186

HEARING DATE

3-24-04

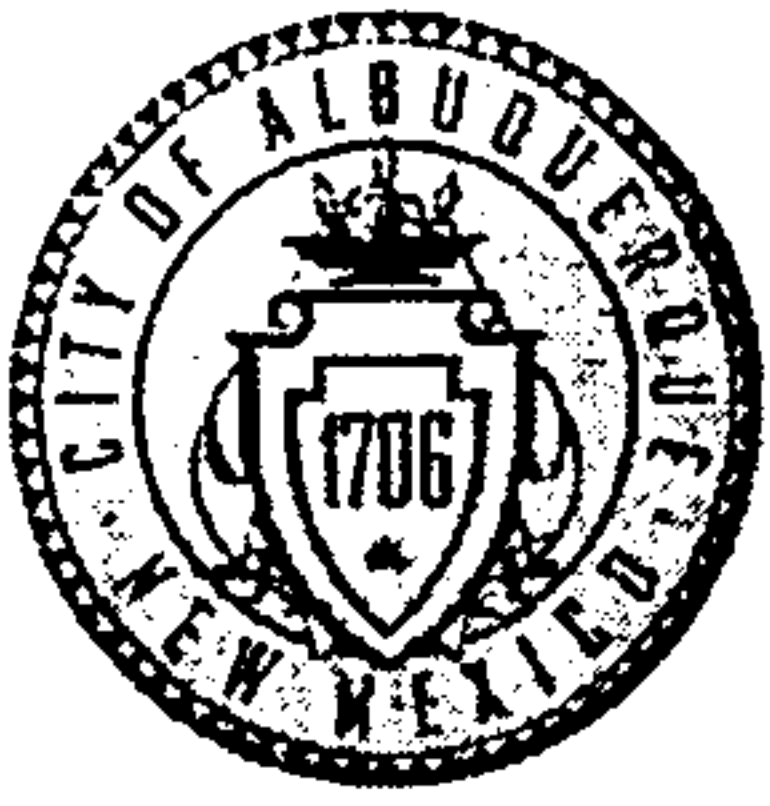
MAP NO.

L-9

ADDITIONAL CASE NUMBER(S)

04DRB-00256

Note: Shaded area indicates County Not to Scale



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

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

Project # 1000147

04DRB-00257 Major-Two Year SIA

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

Project # 1003112

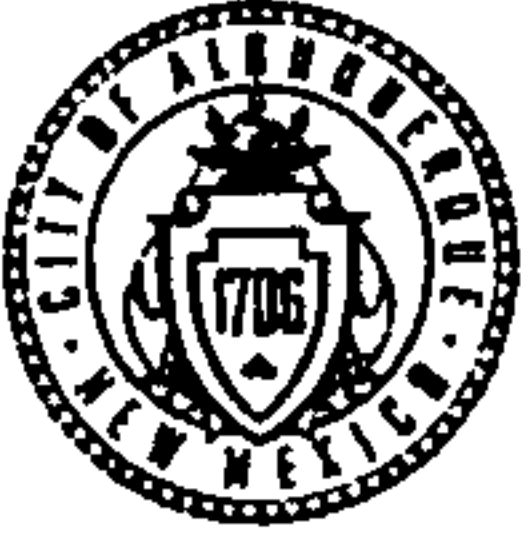
04DRB-00259 Major-Vacation of Pub Right-of-Way

04DRB-00258 Major-Preliminary Plat Approval

04DRB-00260 Minor-Temp Defer SDWK

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

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



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

PAGE 2

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

Project # 1003232

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

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

Project # 1003186

04DRB-00256 Major-Vacation of Pub Right-of-Way

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



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

PAGE 3

Project # 1003231

04DRB-00261 Major-Preliminary Plat Approval

04DRB-00263 Minor-Temp Defer SDWK

04DRB-00262 Minor-Subd Design (DPM) Variance

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] (N-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

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

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

Meeting Date: MARCH 24, 2004
Zone Atlas Page: L-9-Z
Notification Radius: 100 Ft.

Project# 1003186
App# 04DRB-00256

Cross Reference and Location: N/A

Applicant: STV INVESTMENT, LLC
Address: 1015 TIJERAS AVE NW, STE# 210
ALBUQUERQUE NM 87102

Agent: RIO GRANDE ENGINEERING
Address: 3500 COMANCHE NE
ALBUQUERQUE NM 87107

Special Instructions:

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

Date Mailed: MARCH 5, 2004

Signature: KYLE TSEHLIKAI

RECORDS WITH LABELS

PAGE 1

100905616418432332	LEGAL: LOT 111- P1 PLAT OF ELDORADO PARK UNIT 3 PROPERTY ADDR: 00000 WEEMS OWNER NAME: TEN WEST LLC OWNER ADDR: 00333 LOMAS	LAND USE: BL NE ALBUQUERQUE NM	87102
100905616918232331	LEGAL: LOT 112- P1 PLAT OF ELDORADO PARK UNIT 3 PROPERTY ADDR: 00000 WEEMS OWNER NAME: CANFIELD STEPHANIE M & DANIEL OWNER ADDR: 09620 WEEMS	LAND USE: AV SW ALBUQUERQUE NM	87121
100905617318132330	LEGAL: LOT 111- P1 PLAT OF ELDORADO PARK UNIT 3 PROPERTY ADDR: 00000 WEEMS OWNER NAME: NARVAEZ PABLO L OWNER ADDR: 09616 WEEMS	LAND USE: AV SW ALBUQUERQUE NM	87121
100905617817932329	LEGAL: LOT 110- P1 PLAT OF ELDORADO PARK UNIT 3 PROPERTY ADDR: 00000 WEEMS OWNER NAME: OSBORNE GLORIA & LARRY D OWNER ADDR: 09612 WEEMS	LAND USE: AV SW ALBUQUERQUE NM	87121
100905618217832328	LEGAL: LOT 109- P1 PLAT OF ELDORADO PARK UNIT 3 PROPERTY ADDR: 00000 WEEMS OWNER NAME: QUINTERO CARLOS M & CYNTHIA R OWNER ADDR: 09608 WEEMS	LAND USE: AV SW ALBUQUERQUE NM	87121
100905618617632327	LEGAL: LOT 108- P1 PLAT OF ELDORADO PARK UNIT 3 PROPERTY ADDR: 00000 WEEMS OWNER NAME: CADENAS ROSA J & LIGIA ALEJAND OWNER ADDR: 09604 WEEMS	LAND USE: AV SW ALBUQUERQUE NM	87111
100905619117532326	LEGAL: LOT 107- P1 PLAT OF ELDORADO PARK UNIT 3 PROPERTY ADDR: 00000 WEEMS OWNER NAME: KUYKENDALL TERAH OWNER ADDR: 09600 WEEMS	LAND USE: AV SW ALBUQUERQUE NM	87121
100905619517332325	LEGAL: LOT 106- P1 PLAT OF ELDORADO PARK UNIT 3 PROPERTY ADDR: 00000 WEEMS OWNER NAME: RHOADES GREG A OWNER ADDR: 09516 WEEMS	LAND USE: AV SW ALBUQUERQUE NM	87121
100905619917232324	LEGAL: LOT 105- P1 PLAT OF ELDORADO PARK UNIT 3 PROPERTY ADDR: 00000 WEEMS OWNER NAME: VALENTINE CHRISTOPHER & HEATHE OWNER ADDR: 09512 WEEMS	LAND USE: AV SW ALBUQUERQUE NM	87121
100905620417132323	LEGAL: LOT 104- P1 PLAT OF ELDORADO PARK UNIT 3 PROPERTY ADDR: 00000 WEEMS OWNER NAME: CARREJO JORGE OWNER ADDR: 09508 WEEMS	LAND USE: AV SW ALBUQUERQUE NM	87121
100905620916832322	LEGAL: LOT 103- P1 PLAT OF ELDORADO PARK UNIT 3 PROPERTY ADDR: 00000 WEEMS OWNER NAME: FULLER HOMES INC OWNER ADDR: 09504 WEEMS	LAND USE: AV SW ALBUQUERQUE NM	87121

RECORDS WITH LABELS

PAGE 2

100905615119030503	LEGAL: TR B -2 P LAT OF TRS A-1, B-1 & B-2 PARCELS 4-3AM, 4 PROPERTY ADDR: 00000 N/A OWNER NAME: VALENCIA & BERNALILLO PTNS LTD OWNER ADDR: 10433 MONTGOMERY PARKWAY	LAND USE: LP NE ALBUQUERQUE NM	87111
100905620914431717	LEGAL: LT 1 7-P1 BLK 2 CASITA DE LA MESA UNIT II & UNIT II PROPERTY ADDR: 00000 CASITAS OWNER NAME: ALDERETE SHERI OWNER ADDR: 09505 CASITAS	LAND USE: CT SW ALBUQUERQUE NM	87121
100905620214231716	LEGAL: LT 1 6-P1 BLK 2 CASITA DE LA MESA UNIT II & UNIT II PROPERTY ADDR: 00000 CASITAS OWNER NAME: TORREZ MICHAEL L OWNER ADDR: 09509 CASITAS	LAND USE: CT SW ALBUQUERQUE NM	87121
100905617611030403	LEGAL: TRAC T 44 2 UNIT 3 ATRISCO GRANT CONT 5.00 AC PROPERTY ADDR: 00000 N/A OWNER NAME: ABEYTA BENJAMIN AND MARY AGNES OWNER ADDR: 01443 CRESCENT	LAND USE: DR NW ALBUQUERQUE NM	87105
100905615315630406	LEGAL: 001 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: MONTANO JR VINCENT OWNER ADDR: 00000	LAND USE: BERNALILLO NM	87004
100905620213531715	LEGAL: LT 1 5-P1 BLK 2 CASITA DE LA MESA UNIT II & UNIT II PROPERTY ADDR: 00000 CASITAS OWNER NAME: SANCHEZ BARBARA J OWNER ADDR: 09515 CASITAS	LAND USE: CT SW ALBUQUERQUE NM	87121
100905615515030407	LEGAL: 002 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: MONTANO VINCENT F JR OWNER ADDR: 00000	LAND USE: BERNALILLO NM	87004
100905620412831714	LEGAL: LT 1 4-P1 BLK 2 CASITA DE LA MESA UNIT II & UNIT II PROPERTY ADDR: 00000 CASITAS OWNER NAME: HERRERA DANIEL C OWNER ADDR: 09508 CASITAS	LAND USE: CT SW ALBUQUERQUE NM	87105
100905615614430408	LEGAL: 003 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: GARCIA FREDERICK G & MARES K OWNER ADDR: 03100 BRIAN MEADOWS	LAND USE: PL NW ALBUQUERQUE NM	87120
100905621012731713	LEGAL: LT 1 3-P1 BLK 2 CASITA DE LA MESA UNIT II & UNIT II PROPERTY ADDR: 00000 CASITAS OWNER NAME: HERNANDEZ JUAN & JOSE E DERAS OWNER ADDR: 09504 CASITAS	LAND USE: CT SW ALBUQUERQUE NM	87121
100905615713830409	LEGAL: 004 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: MONTANO STELLA J OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87191

RECORDS WITH LABELS

PAGE 3

100905620911831702	LEGAL: LOT 2-P1 BLK 2 CASITA DE LA MESA UNIT II & UNIT II PROPERTY ADDR: 00000 VISTA DEL VALLE OWNER NAME: SANDOVAL SHIRLEY A OWNER ADDR: 00000	LAND USE: LAGUNA NM	87026
100905620311731701	LEGAL: LOT 1-P1 BLK 2 CASITA DE LA MESA UNIT II & UNIT II PROPERTY ADDR: 00000 VISTA DEL VALLE OWNER NAME: CHAVEZ BENNY G & ROSEMARY M OWNER ADDR: 09505 VISTA DEL VALLE	LAND USE: ST SW ALBUQUERQUE NM	87102
100905615713230410	LEGAL: 005 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: MONTANO GARCIA APRIL VICTORIA OWNER ADDR: 00000	LAND USE: CORRALES NM	87048
100905615812630411	LEGAL: 006 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: MONTANO VINCENT JR ETUX OWNER ADDR: 00000	LAND USE: BERNALILLO NM	87004
100905619512030435	LEGAL: LT 1 3-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA SU PROPERTY ADDR: 00000 VISTA DEL PUEBLO OWNER NAME: MILLIGAN RICHARD E & MARY L OWNER ADDR: 00701 VISTA DEL PUEBLO	LAND USE: SW ALBUQUERQUE NM	87121
100905618911930434	LEGAL: LT 1 2-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA SU PROPERTY ADDR: 00000 VISTA DEL VALLE OWNER NAME: COUFFER WILLIAM L & TINA M OWNER ADDR: 09504 VISTA DEL VALLE	LAND USE: SW ALBUQUERQUE NM	87121
100905615811930412	LEGAL: 007 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: MONTANO VINCENT JR ETUX OWNER ADDR: 00000	LAND USE: BERNALILLO NM	87004
100905615911330413	LEGAL: 008 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: MONTANO VINCENT F JR ETUX OWNER ADDR: 00000	LAND USE: BERNALILLO NM	87004
100905619211230433	LEGAL: LT 1 1-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA SU PROPERTY ADDR: 00000 VISTA DEL PUEBLO OWNER NAME: RUIZ BRIDGET A OWNER ADDR: 00701 VISTA DEL PUEBLO	LAND USE: ST SW ALBUQUERQUE NM	87121
100905615910730414	LEGAL: 009 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: TIXIER LOIS OWNER ADDR: 04900 LAVELLE WAY	LAND USE: SACRAMENTO CA	95841
100905619310730432	LEGAL: LT 1 0-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA SU PROPERTY ADDR: 00000 VISTA DEL PUEBLO OWNER NAME: WHORTON TIMOTHY WAYNE SR OWNER ADDR: 00705 VISTA DEL PUEBLO	LAND USE: ST SW ALBUQUERQUE NM	87121

RECORDS WITH LABELS

PAGE 4

100905616010130415	LEGAL: 010 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: MARTINEZ HELEN M OWNER ADDR: 01582 VIRGINIA	LAND USE: AV WEST SACRAMECA	95691
100905619310230431	LEGAL: LOT 9-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA SU PROPERTY ADDR: 00000 VISTA DEL PUEBLO OWNER NAME: CASTRO EDMUNDO OWNER ADDR: 00709 VISTA DEL PUEBLO	LAND USE: SW ALBUQUERQUE NM	87121
100905619309730430	LEGAL: LOT 8-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA SU PROPERTY ADDR: 00000 VISTA DEL PUEBLO OWNER NAME: TRUJILLO LEROY E & ROSARIO M OWNER ADDR: 00715 VISTA DEL PUEBLO	LAND USE: SW ALBUQUERQUE NM	87121
100905616009530416	LEGAL: 011 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: MARTINEZ HELEN M OWNER ADDR: 01582 VIRGINIA	LAND USE: AV WEST SACRAMECA	95691
100905619409230429	LEGAL: LOT 7-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA SU PROPERTY ADDR: 00000 VISTA DEL PUEBLO OWNER NAME: SMITH NORBERT L OWNER ADDR: 00719 VISTA DEL PUEBLO	LAND USE: SW ALBUQUERQUE NM	87121
100905616108930417	LEGAL: 012 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: GARCIA RENEE A & PAMELA J OWNER ADDR: 03100 BRIAN MEADOWS	LAND USE: PL NW ALBUQUERQUE NM	87120
100905619408730428	LEGAL: LOT 6-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA SU PROPERTY ADDR: 00000 VISTA DEL PUEBLO OWNER NAME: HUFFMAN HANK R & ANNETTE OWNER ADDR: 00723 VISTA DEL PUEBLO	LAND USE: ST SW ALBUQUERQUE NM	87105
100905616208330418	LEGAL: 013 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: MONTANO VINCENT F JR OWNER ADDR: 00000	LAND USE: BERNALILLO NM	87004
100905619408230427	LEGAL: LOT 5-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA SU PROPERTY ADDR: 00000 VISTA DEL PUEBLO OWNER NAME: RAE PATRICK R & CARMELA B OWNER ADDR: 00727 VISTA DEL PUEBLO	LAND USE: ST SW ALBUQUERQUE NM	87121
100905616307630419	LEGAL: 014 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: MONTANO JR VINCENT OWNER ADDR: 00000	LAND USE: BERNALILLO NM	87004
100905619507730426	LEGAL: LOT 4-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA SU PROPERTY ADDR: 00000 VISTA DEL PUEBLO OWNER NAME: BLANCO LUCAS C & CRUZ A OWNER ADDR: 00731 VISTA DEL PUEBLO	LAND USE: SW ALBUQUERQUE NM	87104

100905619507230425	LEGAL: LOT 3-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA SU PROPERTY ADDR: 00000 VISTA DEL PUEBLO OWNER NAME: SANCHEZ HECTOR & ISABEL OWNER ADDR: 00735 VISTA DEL PUEBLO	LAND USE: ST SW ALBUQUERQUE NM	87121
100905616407030420	LEGAL: 015 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: MONTANO JR VINCENT OWNER ADDR: 00000	LAND USE: BERNALILLO NM	87004
100905619606730424	LEGAL: LOT 2-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA SU PROPERTY ADDR: 00000 VISTA DEL PUEBLO OWNER NAME: IBARRA LUIS & JOSIE OWNER ADDR: 00739 VISTA DEL PUEBLO	LAND USE: SW ALBUQUERQUE NM	87121
100905616406430421	LEGAL: 016 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: GARCIA MARGARET M OWNER ADDR: 03100 BRIAN MEADOWS	LAND USE: PL NW ALBUQUERQUE NM	87120
100905619706130423	LEGAL: LOT 1-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA SU PROPERTY ADDR: 00000 VISTA DEL PUEBLO OWNER NAME: TABER ROGER W & TINA J OWNER ADDR: 00743 VISTA DEL PUEBLO	LAND USE: SW ALBUQUERQUE NM	87121
100905616405830422	LEGAL: 017 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: GARCIA MARGARET M OWNER ADDR: 03100 BRIAN MEADOWS	LAND USE: PL NW ALBUQUERQUE NM	87120
100905620704730213	LEGAL: 5 1 AMEN DED PLAT UNIT 1 SUNSET WEST ADD'N PROPERTY ADDR: 00000 SUNBIRD OWNER NAME: HERNANDEZ JAVIER OWNER ADDR: 00819 SUNBIRD	LAND USE: RD SW ALBUQUERQUE NM	87121
100905619904430212	LEGAL: 6 1 AMEN DED PLAT UNIT 1 SUNSET WEST ADD'N PROPERTY ADDR: 00000 SUNBIRD OWNER NAME: JARAMILLO GARY M & OWNER ADDR: 00823 SUNBIRD	LAND USE: CT SW ALBUQUERQUE NM	87121
100905618904630211	LEGAL: 7 1 AMEN DED PLAT UNIT 1 SUNSET WEST ADD'N PROPERTY ADDR: 00000 SUNBIRD OWNER NAME: WILLETO ALFRED & MARTHA OWNER ADDR: 00827 SUNBIRD	LAND USE: CT SW ALBUQUERQUE NM	87105
100905617904330210	LEGAL: 8 1 AMEN DED PLAT UNIT 1 SUNSET WEST ADD'N PROPERTY ADDR: 00000 SUNBIRD OWNER NAME: MENDEZ EVA M OWNER ADDR: 00831 SUNBIRD	LAND USE: CT SW ALBUQUERQUE NM	87121
100905616904230222	LEGAL: 91 W ESTV IEW TOWNHOMES ADD'N PROPERTY ADDR: 00000 WEST BOUND OWNER NAME: GARCIA SAMMY & ANITA P OWNER ADDR: 09701 WESTBOUND	LAND USE: AV SW ALBUQUERQUE NM	87121

100905616404430221	LEGAL: 90 W ESTV IEW TOWNHOMES ADD'N PROPERTY ADDR: 00000 WESTBOUND OWNER NAME: CONTRERAS LEONA A OWNER ADDR: 00007 BONITA VISTA	LAND USE: LOS LUNAS NM	87031
100905617003730223	LEGAL: 92 W ESTV IEW TOWNHOMES ADD'N PROPERTY ADDR: 00000 WEST SKY OWNER NAME: ROSE GLENN A OWNER ADDR: 00800 WEST SKY	LAND USE: SW ALBUQUERQUE NM	87105

"Attachment A"

David Soule, Rio Grande Engineering
Zone Map: L-10

WESTGATE HEIGHTS N.A. (R)

Matthew Archuleta

1628 Summerfield SW/87121 836-7251 (h)

Libby McIntosh

1316 Ladrones Ct. SW/87121 831-5189 (h)

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



**Rio Grande
Engineering**

February 25, 2004

Mathew Archuleta
1628 Summerfield SW
Albuquerque, NM 87121

Libby McIntosh
~~1316 Ladrones Ct SW~~
Albuquerque, NM 87121

**RE: Vacation of Tower Road
Tracts 442, Lands of Atrisco Grant Unit 3
Albuquerque, New Mexico**

Dear Sir and Madam:

Rio Grande Engineering, on behalf of STV Investments, LLC, requests approval by the Development Review Board for the vacation of a portion of Tower Street SW adjacent to Tract 442. Due to recent replating, the alignment of Tower Road has shifted north. The subject portion of Tower is no longer needed as Public Right of Way. The vacation and subsequent incorporation of the right of way into the proposed subdivision of Tract 442 is in the City of Albuquerque's interest. The proposed vacation does not negatively affect any of the surrounding properties. Should this vacation be approved, the vacated portion will be incorporated into the development of Tract 442 within one year.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,

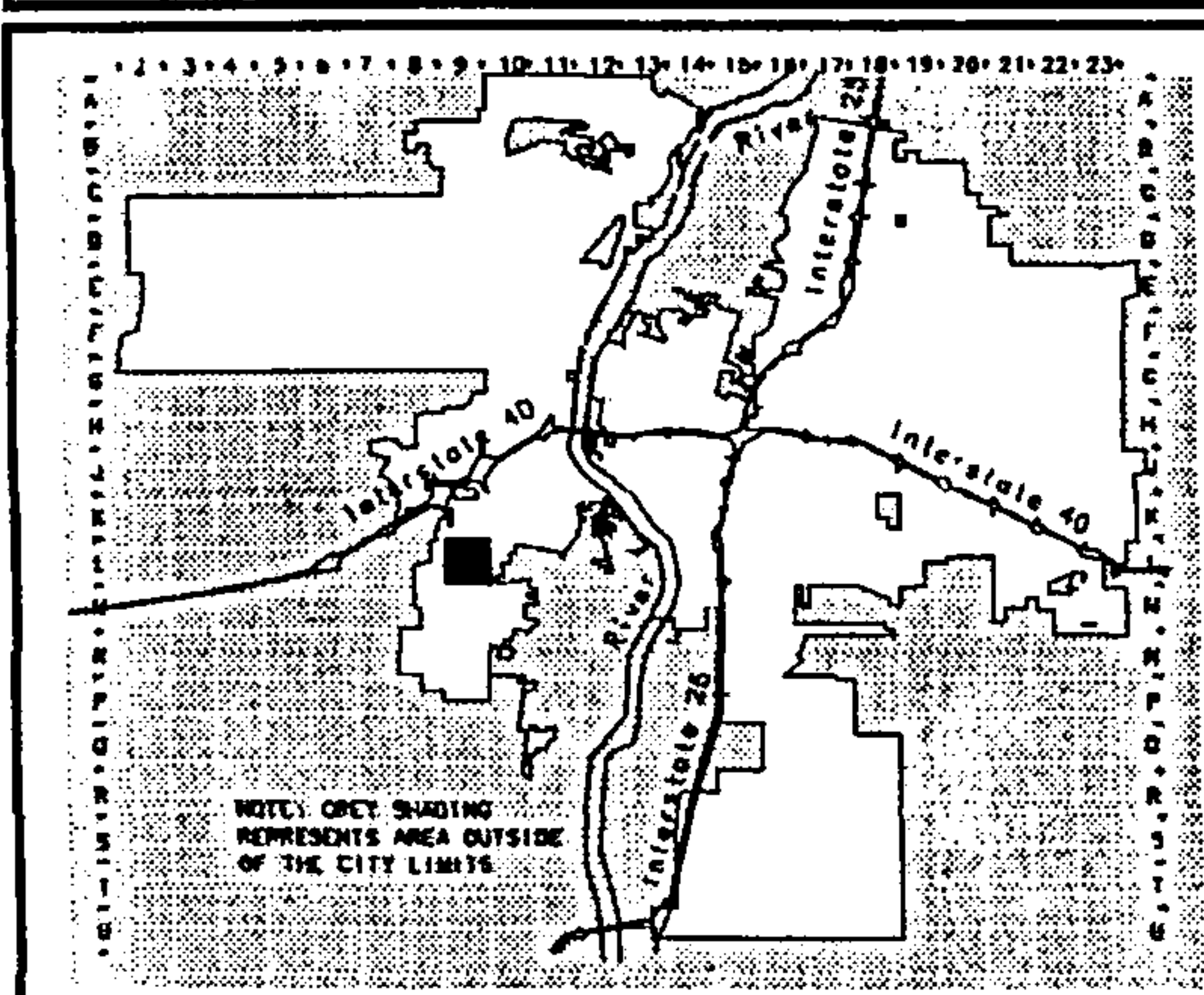
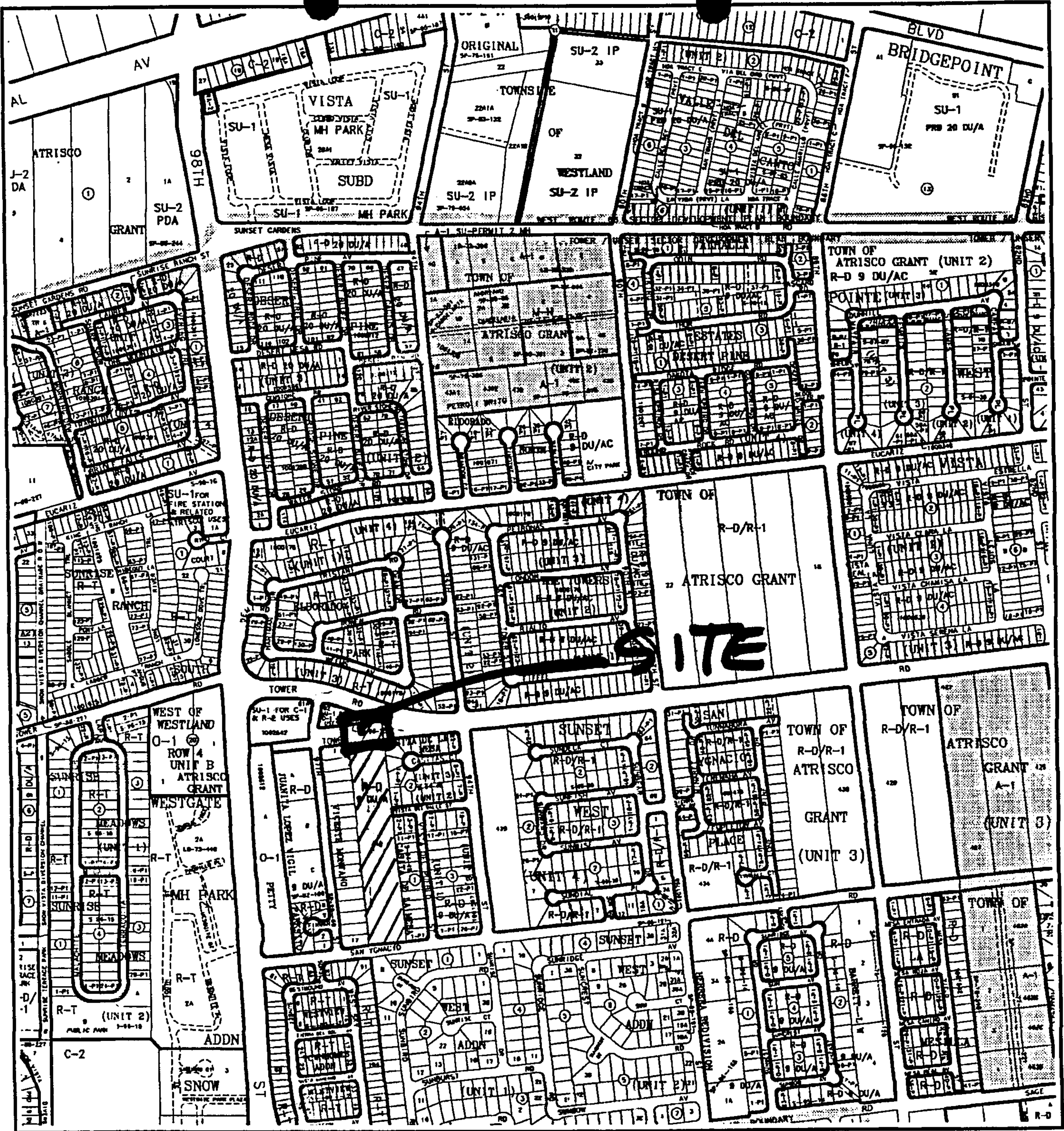
David Soule, PE

Enclosures

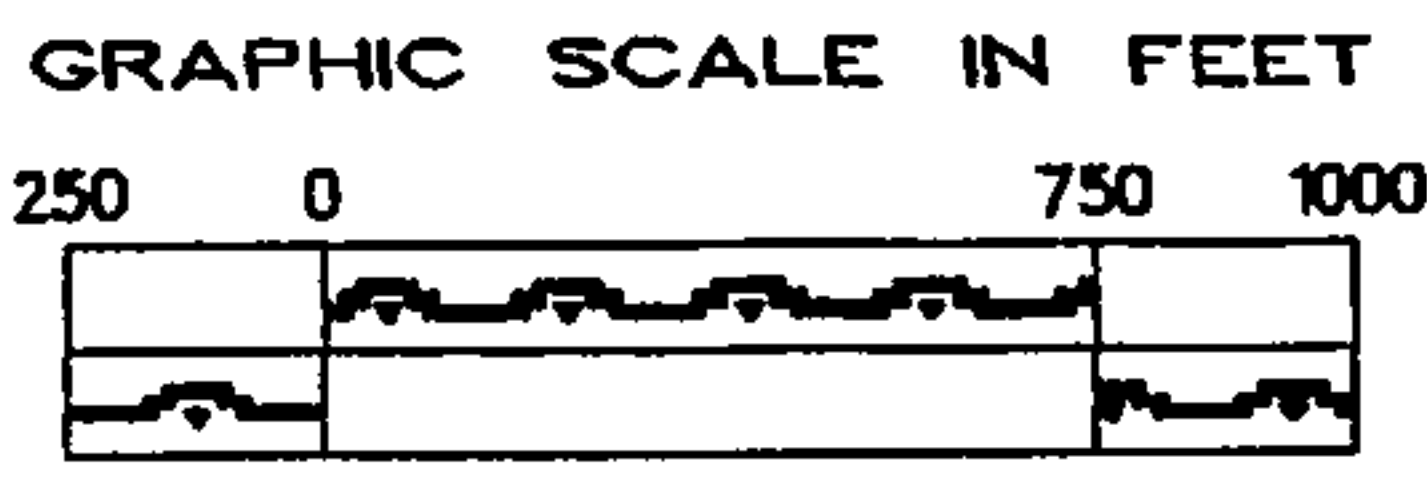
cc: Tim Mc Naney

JN: 2305
ds

vacationitr022504



1003186



Zone Atlas Page

L-9-Z

Map Amended through February 03, 2004

Albuquerque Geographic Information System
 PLANNING DEPARTMENT
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**Rio Grande
Engineering**

February 25, 2004

Ms. Sheran Matson
Chair-Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

**RE: Vacation of Tower Road
Tracts 442, Lands of Atrisco Grant Unit 3
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of STV Investments, LLC, requests approval by the Development Review Board for the vacation of a portion of Tower Street SW adjacent to Tract 442. Due to recent replating, the alignment of Tower Road has shifted north. The subject portion of Tower is no longer needed as Public Right of Way. The vacation and subsequent incorporation of the right of way into the proposed subdivision of Tract 442 is in the City of Albuquerque's interest. The proposed vacation does not negatively affect any of the surrounding properties. Should this vacation be approved, the vacated portion will be incorporated into the development of Tract 442 within one year.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,

David Soule, PE

Enclosures

cc: Tim Mc Naney

JN: 2305
ds

vacationltr022504

723

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

Meeting Date: APRIL 28, 2004
Zone Atlas Page: L-9-Z
Notification Radius: 100 Ft.

Project# 10003186
App# 04DRB-00508

Cross Reference and Location: N/A

Applicant: STV INVESTMENTS, LLC
Address: 1015 TIJERAS NW, STE# 210
ALBUQUERQUE NM 87102

Agent: RIO GRANDE ENGINEERING
Address: 3500 COMANCHE BLVD NE
ALBUQUERQUE NM 87107

Special Instructions:

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

Date Mailed: APRIL 9, 2004

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
L-9	1009050	169-182	323-31 ✓	1009050
		173-181	30 ✓	153-150
		178-179	29 ✓	155-150
		182-178	28 ✓	150-144
		186-176	27 ✓	157-138
		191- 175 ¹⁷⁵	26 ✓	157-132
		195- 173 ¹⁷³	25 ✓	158-120
		199-172	24 ✓	158-119
		204-171	23 ✓	159- 113 ¹¹³
		209-168	22 ✓	159-107
		151-190	305-03 ✓	160-101
		209-144	317-17 ✓	160-095
		202-142	16 ✓	161-089
		202-135	15 ✓	162-083
		204-128	14 ✓	163-076
		210-127	13 ✓	164-070
		209-118	02 ✓	164-064
		203-117	01 ✓	164-058
		170-110	304-03 ✓	197-061
				190-017

06 ✓
07 ✓
08 ✓
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PROPERTY OWNERSHIP / LEGAL LIST,

App# _____

Proj# _____

Date: _____

Page 2 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
L-9	109050	195-072	304-25	✓
		195-077	26	✓
		194-082	27	✓
		194-087	28	✓
		194-092	29	✓
		193-097	30	✓
		193-102	31	✓
		193-107	32	✓
		192-112	33	✓
		189-119	34	✓
		195-120	35	✓
		179-043	308-10	✓
		189-046	11	✓
		199-044	12	✓
		207-047	13	✓
		167-044	21	✓
		169-042	22	✓
		170-037	23	✓



<mainframe@coa1mp
3.cabq.gov>

To:
cc:
Subject:

04/09/04 11:17 AM

1 R E C O R D S W I T H L A B E L S PAGE
1
01009056 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905616918232331 LEGAL: LOT 112- P1 PLAT OF ELDORADO PARK UNIT 3
LAND USE: PROPERTY ADDR: 00000 WEEMS
 OWNER NAME: CANFIELD STEPHANIE M & DANIEL
 OWNER ADDR: 09620 WEEMS AV SW
ALBUQUERQUE NM 87121
0100905617318132330 LEGAL: LOT 111- P1 PLAT OF ELDORADO PARK UNIT 3
LAND USE: PROPERTY ADDR: 00000 WEEMS
 OWNER NAME: NARVAEZ PABLO L
 OWNER ADDR: 09616 WEEMS AV SW
ALBUQUERQUE NM 87121
0100905617817932329 LEGAL: LOT 110- P1 PLAT OF ELDORADO PARK UNIT 3
LAND USE: PROPERTY ADDR: 00000 WEEMS
 OWNER NAME: OSBORNE GLORIA & LARRY D
 OWNER ADDR: 09612 WEEMS AV SW
ALBUQUERQUE NM 87121
0100905618217832328 LEGAL: LOT 109- P1 PLAT OF ELDORADO PARK UNIT 3
LAND USE: PROPERTY ADDR: 00000
 OWNER NAME: QUINTERO CARLOS M & CYNTHIA R
 OWNER ADDR: 09608 WEEMS AV SW
ALBUQUERQUE NM 87121
0100905618617632327 LEGAL: LOT 108- P1 PLAT OF ELDORADO PARK UNIT 3
LAND USE: PROPERTY ADDR: 00000
 OWNER NAME: CADENAS ROSA J & LIGIA ALEJAND
 OWNER ADDR: 09604 WEEMS AV SW
ALBUQUERQUE NM 87111
0100905619117532326 LEGAL: LOT 107- P1 PLAT OF ELDORADO PARK UNIT 3
LAND USE: PROPERTY ADDR: 00000
 OWNER NAME: KUYKENDALL TERAH
 OWNER ADDR: 09600 WEEMS AV SW
ALBUQUERQUE NM 87121
0100905619517332325 LEGAL: LOT 106- P1 PLAT OF ELDORADO PARK UNIT 3
LAND USE: PROPERTY ADDR: 00000 WEEMS
 OWNER NAME: RHOADES GREG A
 OWNER ADDR: 09516 WEEMS AV SW
ALBUQUERQUE NM 87121
0100905619917232324 LEGAL: LOT 105- P1 PLAT OF ELDORADO PARK UNIT 3
LAND USE: PROPERTY ADDR: 00000 WEEMS
 OWNER NAME: VALENTINE CHRISTOPHER & HEATHE
 OWNER ADDR: 09512 WEEMS AV SW
ALBUQUERQUE NM 87121
0100905620417132323 LEGAL: LOT 104- P1 PLAT OF ELDORADO PARK UNIT 3

LAND USE:

PROPERTY ADDR: 00000 WEEMS
OWNER NAME: CARREJO JORGE
OWNER ADDR: 09508 WEEMS AV SW
ALBUQUERQUE NM 87121
0100905620916832322 LEGAL: LOT 103- P1 PLAT OF ELDORADO PARK UNIT 3
LAND USE:
PROPERTY ADDR: 00000 WEEMS
OWNER NAME: FULLER HOMES INC
OWNER ADDR: 09504 WEEMS AV SW
ALBUQUERQUE NM 87121
0100905615119030503 LEGAL: TR B -2 P LAT OF TRS A-1, B-1 & B-2 PARCELS
4-3AM, 4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: VALENCIA & BERNALILLO PTNS LTD
OWNER ADDR: 10433 MONTGOMERY PARKWAY LP NE
ALBUQUERQUE NM 87111
1 R E C O R D S W I T H L A B E L S PAGE
2
0100905620914431717 LEGAL: LT 1 7-P1 BLK 2 CASITA DE LA MESA UNIT II & UNIT
II LAND USE:
PROPERTY ADDR: 00000 CASITAS
OWNER NAME: ALDERETE SHERI
OWNER ADDR: 09505 CASITAS CT SW
ALBUQUERQUE NM 87121
0100905620214231716 LEGAL: LT 1 6-P1 BLK 2 CASITA DE LA MESA UNIT II & UNIT
II LAND USE:
PROPERTY ADDR: 00000 CASITAS
OWNER NAME: TORREZ MICHAEL L
OWNER ADDR: 09509 CASITAS CT SW
ALBUQUERQUE NM 87121
0100905620213531715 LEGAL: LT 1 5-P1 BLK 2 CASITA DE LA MESA UNIT II & UNIT
II LAND USE:
PROPERTY ADDR: 00000 CASITAS
OWNER NAME: SANCHEZ BARBARA J
OWNER ADDR: 09515 CASITAS CT SW
ALBUQUERQUE NM 87121
0100905620412831714 LEGAL: LT 1 4-P1 BLK 2 CASITA DE LA MESA UNIT II & UNIT
II LAND USE:
PROPERTY ADDR: 00000 CASITAS
OWNER NAME: HERRERA DANIEL C
OWNER ADDR: 09508 CASITAS CT SW
ALBUQUERQUE NM 87105
0100905621012731713 LEGAL: LT 1 3-P1 BLK 2 CASITA DE LA MESA UNIT II & UNIT
II LAND USE:
PROPERTY ADDR: 00000 CASITAS
OWNER NAME: HERNANDEZ JUAN & JOSE E DERAS
OWNER ADDR: 09504 CASITAS CT SW
ALBUQUERQUE NM 87121
0100905620911831702 LEGAL: LOT 2-P1 BLK 2 CASITA DE LA MESA UNIT II & UNIT
II LAND USE:
PROPERTY ADDR: 00000 VISTA DEL VALLE
OWNER NAME: SANDOVAL SHIRLEY A
OWNER ADDR: 00000
LAGUNA NM 87026
0100905620311731701 LEGAL: LOT 1-P1 BLK 2 CASITA DE LA MESA UNIT II & UNIT
II LAND USE:
PROPERTY ADDR: 00000 VISTA DEL VALLE
OWNER NAME: CHAVEZ BENNY G & ROSEMARY M
OWNER ADDR: 09505 VISTA DEL VALLE ST SW
ALBUQUERQUE NM 87102

0100905617611030403 LEGAL: TRAC T 44 2 UNIT 3 ATRISCO GRANT CONT 5.00 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ABEYTA BENJAMIN AND MARY AGNES
OWNER ADDR: 01443 CRESCENT DR NW

ALBUQUERQUE NM 87105
0100905615315630406 LEGAL: 001 VICE NTE MONTANO SUBD
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO JR VINCENT
OWNER ADDR: 00000

BERNALILLO NM 87004
0100905615515030407 LEGAL: 002 VICE NTE MONTANO SUBD
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO VINCENT F JR
OWNER ADDR: 00000

BERNALILLO NM 87004
0100905615614430408 LEGAL: 003 VICE NTE MONTANO SUBD
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GARCIA FREDERICK G & MARES K
OWNER ADDR: 03100 BRIAN MEADOWS PL NW

ALBUQUERQUE NM 87120
1 R E C O R D S W I T H L A B E L S PAGE
3

0100905615713830409 LEGAL: 004 VICE NTE MONTANO SUBD
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO STELLA J
OWNER ADDR: 00000

ALBUQUERQUE NM 87191
0100905615713230410 LEGAL: 005 VICE NTE MONTANO SUBD
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO GARCIA APRIL VICTORIA
OWNER ADDR: 00000

CORRALES NM 87048
0100905615812630411 LEGAL: 006 VICE NTE MONTANO SUBD
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO VINCENT JR ETUX
OWNER ADDR: 00000

BERNALILLO NM 87004
0100905615811930412 LEGAL: 007 VICE NTE MONTANO SUBD
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO VINCENT JR ETUX
OWNER ADDR: 00000

BERNALILLO NM 87004
0100905615911330413 LEGAL: 008 VICE NTE MONTANO SUBD
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO VINCENT F JR ETUX
OWNER ADDR: 00000

BERNALILLO NM 87004
0100905615910730414 LEGAL: 009 VICE NTE MONTANO SUBD
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: TIXIER LOIS
OWNER ADDR: 04900 LAVELLE WAY

SACRAMENTO CA 95841
0100905616010130415 LEGAL: 010 VICE NTE MONTANO SUBD
LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: MARTINEZ HELEN M
OWNER ADDR: 01582 VIRGINIA AV

WEST SACRAMECA 95691
0100905616009530416 LEGAL: 011 VICE NTE MONTANO SUBD
LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: MARTINEZ HELEN M
OWNER ADDR: 01582 VIRGINIA AV

WEST SACRAMECA 95691
0100905616108930417 LEGAL: 012 VICE NTE MONTANO SUBD
LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: GARCIA RENEE A & PAMELA J
OWNER ADDR: 03100 BRIAN MEADOWS PL NW

ALBUQUERQUE NM 87120
0100905616208330418 LEGAL: 013 VICE NTE MONTANO SUBD
LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO VINCENT F JR
OWNER ADDR: 00000

BERNALILLO NM 87004
0100905616307630419 LEGAL: 014 VICE NTE MONTANO SUBD
LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO JR VINCENT
OWNER ADDR: 00000

BERNALILLO NM 87004
1 R E C O R D S W I T H L A B E L S PAGE
4
0100905616407030420 LEGAL: 015 VICE NTE MONTANO SUBD
LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO JR VINCENT
OWNER ADDR: 00000

BERNALILLO NM 87004
0100905616406430421 LEGAL: 016 VICE NTE MONTANO SUBD
LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: GARCIA MARGARET M
OWNER ADDR: 03100 BRIAN MEADOWS PL NW

ALBUQUERQUE NM 87120
0100905616405830422 LEGAL: 017 VICE NTE MONTANO SUBD
LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: GARCIA MARGARET M
OWNER ADDR: 03100 BRIAN MEADOWS PL NW

ALBUQUERQUE NM 87120
0100905619706130423 SU LAND USE: LEGAL: LOT 1-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA
PROPERTY ADDR: 00000 VISTA DEL PUEBLO
OWNER NAME: TABER ROGER W & TINA J
OWNER ADDR: 00743 VISTA DEL PUEBLO SW

ALBUQUERQUE NM 87121
0100905619606730424 SU LAND USE: LEGAL: LOT 2-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA
PROPERTY ADDR: 00000 VISTA DEL PUEBLO
OWNER NAME: IBARRA LUIS & JOSIE

ALBUQUERQUE NM 87121
 0100905619507230425 SU LAND USE: OWNER ADDR: 00739 VISTA DEL PUEBLO SW
 LEGAL: LOT 3-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA
 PROPERTY ADDR: 00000 VISTA DEL PUEBLO
 OWNER NAME: SANCHEZ HECTOR & ISABEL
 OWNER ADDR: 00735 VISTA DEL PUEBLO ST SW

ALBUQUERQUE NM 87121
 0100905619507730426 SU LAND USE: LEGAL: LOT 4-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA
 PROPERTY ADDR: 00000 VISTA DEL PUEBLO
 OWNER NAME: BLANCO LUCAS C & CRUZ A
 OWNER ADDR: 00731 VISTA DEL PUEBLO SW

ALBUQUERQUE NM 87104
 0100905619408230427 SU LAND USE: LEGAL: LOT 5-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA
 PROPERTY ADDR: 00000 VISTA DEL PUEBLO
 OWNER NAME: RAEL PATRICK R & CARMELA B
 OWNER ADDR: 00727 VISTA DEL PUEBLO ST SW

ALBUQUERQUE NM 87121
 0100905619408730428 SU LAND USE: LEGAL: LOT 6-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA
 PROPERTY ADDR: 00000 VISTA DEL PUEBLO
 OWNER NAME: HUFFMAN HANK R & ANNETTE
 OWNER ADDR: 00723 VISTA DEL PUEBLO ST SW

ALBUQUERQUE NM 87105
 0100905619409230429 SU LAND USE: LEGAL: LOT 7-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA
 PROPERTY ADDR: 00000 VISTA DEL PUEBLO
 OWNER NAME: SMITH NORBERT L
 OWNER ADDR: 00719 VISTA DEL PUEBLO SW

ALBUQUERQUE NM 87121
 0100905619309730430 SU LAND USE: LEGAL: LOT 8-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA
 PROPERTY ADDR: 00000 VISTA DEL PUEBLO
 OWNER NAME: TRUJILLO LEROY E & ROSARIO M
 OWNER ADDR: 00715 VISTA DEL PUEBLO SW

ALBUQUERQUE NM 87121
 1 R E C O R D S W I T H L A B E L S PAGE
 5
 0100905619310230431 SU LAND USE: LEGAL: LOT 9-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA
 PROPERTY ADDR: 00000 VISTA DEL PUEBLO
 OWNER NAME: CASTRO EDMUNDO
 OWNER ADDR: 00709 VISTA DEL PUEBLO SW

ALBUQUERQUE NM 87121
 0100905619310730432 SU LAND USE: LEGAL: LT 1 0-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA
 PROPERTY ADDR: 00000 VISTA DEL PUEBLO
 OWNER NAME: WHORTON TIMOTHY WAYNE SR
 OWNER ADDR: 00705 VISTA DEL PUEBLO ST SW

ALBUQUERQUE NM 87121
 0100905619211230433 SU LAND USE: LEGAL: LT 1 1-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA
 PROPERTY ADDR: 00000 VISTA DEL PUEBLO
 OWNER NAME: RUIZ BRIDGET A
 OWNER ADDR: 00701 VISTA DEL PUEBLO ST SW

ALBUQUERQUE NM 87121
 0100905618911930434 SU LAND USE: LEGAL: LT 1 2-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA
 PROPERTY ADDR: 00000 VISTA DEL VALLE

OWNER NAME: COUFFER WILLIAM L & TINA M
 OWNER ADDR: 09504 VISTA DEL VALLE SW
 ALBUQUERQUE NM 87121
 0100905619512030435 LEGAL: LT 1 3-P1 BLK 1 PLAT OF UNIT 1 CASITA DE LA MESA
 SU LAND USE:

PROPERTY ADDR: 00000 VISTA DEL PUEBLO
 OWNER NAME: MILLIGAN RICHARD E & MARY L
 OWNER ADDR: 00701 VISTA DEL PUEBLO SW

ALBUQUERQUE NM 87121
 0100905617904330210 LEGAL: 8 1 AMEN DED PLAT UNIT 1 SUNSET WEST ADD'N
 LAND USE:

PROPERTY ADDR: 00000 SUNBIRD
 OWNER NAME: MENDEZ EVA M
 OWNER ADDR: 00831 SUNBIRD CT SW

ALBUQUERQUE NM 87121
 0100905618904630211 LEGAL: 7 1 AMEN DED PLAT UNIT 1 SUNSET WEST ADD'N
 LAND USE:

PROPERTY ADDR: 00000 SUNBIRD
 OWNER NAME: WILLETO ALFRED & MARTHA
 OWNER ADDR: 00827 SUNBIRD CT SW

ALBUQUERQUE NM 87105
 0100905619904430212 LEGAL: 6 1 AMEN DED PLAT UNIT 1 SUNSET WEST ADD'N
 LAND USE:

PROPERTY ADDR: 00000 SUNBIRD
 OWNER NAME: JARAMILLO GARY M &
 OWNER ADDR: 00823 SUNBIRD CT SW

ALBUQUERQUE NM 87121
 0100905620704730213 LEGAL: 5 1 AMEN DED PLAT UNIT 1 SUNSET WEST ADD'N
 LAND USE:

PROPERTY ADDR: 00000 SUNBIRD
 OWNER NAME: HERNANDEZ JAVIER
 OWNER ADDR: 00819 SUNBIRD RD SW

ALBUQUERQUE NM 87121
 0100905616404430221 LEGAL: 90 W ESTV IEW TOWNHOMES ADD'N
 LAND USE:

PROPERTY ADDR: 00000 WESTBOUND
 OWNER NAME: CONTRERAS LEONA A
 OWNER ADDR: 00007 BONITA VISTA

LOS LUNAS NM 87031
 0100905616904230222 LEGAL: 91 W ESTV IEW TOWNHOMES ADD'N
 LAND USE:

PROPERTY ADDR: 00000 WEST BOUND
 OWNER NAME: GARCIA SAMMY & ANITA P
 OWNER ADDR: 09701 WESTBOUND AV SW

ALBUQUERQUE NM 87121
 1 R E C O R D S W I T H L A B E L S PAGE
 6
 0100905617003730223 LEGAL: 92 W ESTV IEW TOWNHOMES ADD'N
 LAND USE:

PROPERTY ADDR: 00000 WEST SKY
 OWNER NAME: ROSE GLENN A
 OWNER ADDR: 00800 WEST SKY SW

ALBUQUERQUE NM 87105

QUIT

"Attachment A"

David Soule, Rio Grande Engineering
Zone Map: L-9

WESTGATE HEIGHTS N.A. (R)

***Matthew Archuleta**

1628 Summerfield SW/87121 836-7251 (h)

Libby McIntosh

1316 Ladrones Ct. SW/87121 831-5189 (h)

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



March 25, 2004

Ms Sheran Matson
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Preliminary Plat Approval for Torretta Oeste Subdivision
Tracts 442, Lands of Atrisco Grant Unit 3
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of the Owner/Developer of Tracts 442, Lands of Atrisco Grant Unit 3, requests approval of the enclosed Preliminary Plat by the Development Review Board. As shown on the enclosed vicinity map, the property is located between Tower and San Ygnacio, east of 98th Street. The property is zoned RD-9DU's per acre. The proposed development will consist of the replating an existing 4.9 acre parcel and .3 acres of vacated right-of-way into 45 individual lots. The proposed preliminary plat is consistent with the Sketch Plat that was presented to the DRB on January 21, 2004.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



David Soule, PE
RIO GRANDE ENGINEERING
3500 COMANCHE NE SUITE E-5
ALBUQUERQUE, NM 87107

Enclosures

cc: Tim Mcnanney
Mathew Archuleta
Libby Mc Intosh

JN: 2305
ds

prelimplat1ter032404

Project# 1003186

STV INVESTMENTS LLC
1015 TIJERAS NW, STE# 210
ALBUQUERQUE NM 87102

LIBBY McINTOSH
Westgate Heights Neigh. Assoc.
1316 LADRONES CT. SW
ALBUQUERQUE NM 87121

100905617817932329

OSBORNE GLORIA & LARRY D
9612 WEEMS AV SW
ALBUQUERQUE NM 87121

100905619117532326

KUYKENDALL TERAH
9600 WEEMS AV SW
ALBUQUERQUE NM 87121

100905620417132323

CARREJO JORGE
9508 WEEMS AV SW
ALBUQUERQUE NM 87121

100905620914431717

ALDERETE SHERI
9505 CASITAS CT SW
ALBUQUERQUE NM 87121

100905620412831714

HERRERA DANIEL C
9508 CASITAS CT SW
ALBUQUERQUE NM 87105

100905620311731701

CHAVEZ BENNY G & ROSEMARY M
9505 VISTA DEL VALLE ST SW
ALBUQUERQUE NM 87102

100905615614430408

GARCIA FREDERICK G & MARES K
3100 BRIAN MEADOWS PL NW
ALBUQUERQUE NM 87120

100905615910730414

TIXIER LOIS
4900 LAVELLE WAY
SACRAMENTO CA 95841

RIO GRANDE ENGINEERING
3500 COMANCHE BLVD NE
ALBUQUERQUE NM 87107

100905616918232331

CANFIELD STEPHANIE M & DANIEL
9620 WEEMS AV SW
ALBUQUERQUE NM 87121

100905618217832328

QUINTERO CARLOS M & CYNTHIA R
9608 WEEMS AV SW
ALBUQUERQUE NM 87121

100905619517332325

RHOADES GREG A
9516 WEEMS AV SW
ALBUQUERQUE NM 87121

100905620916832322

FULLER HOMES INC
9504 WEEMS AV SW
ALBUQUERQUE NM 87121

100905620214231716

TORREZ MICHAEL L
9509 CASITAS CT SW
ALBUQUERQUE NM 87121

100905621012731713

HERNANDEZ JUAN & JOSE E DERAS
9504 CASITAS CT SW
ALBUQUERQUE NM 87121

100905617611030403

ABEYTA BENJAMIN & MARY AGNE
1443 CRESCENT DR NW
ALBUQUERQUE NM 87105

100905615713830409

MONTANO STELLA J
113 LA PLATA RD NW
ALBUQUERQUE NM 87107

100905616010130415

MARTINEZ HELEN M
1582 VIRGINIA AV
WEST SACRAMECA 95691

MATTHEW ARCHULETA
Westgate Heights Neigh. Assoc.
1628 SUMMERFIELD SW
ALBUQUERQUE NM 87121

100905617318132330

NARVAEZ PABLO L
9616 WEEMS AV SW
ALBUQUERQUE NM 87121

100905618617632327

CADENAS ROSA J & LIGIA ALEJAN
9604 WEEMS AV SW
ALBUQUERQUE NM 87111

100905619917232324

VALENTINE CHRISTOPHER & H
9512 WEEMS AV SW
ALBUQUERQUE NM 87121

100905615119030503

VALENCIA & BERNALILLO PTNS LT
10433 MONTGOMERY PKWY LP NE
ALBUQUERQUE NM 87111

100905620213531715

SANCHEZ BARBARA J
9515 CASITAS CT SW
ALBUQUERQUE NM 87121

100905620911831702

SANDOVAL SHIRLEY A
GENERAL DELIVERY
LAGUNA NM 87026

100905615315630406

MONTANO JR VINCENT
PO BOX 578
BERNALILLO NM 87004

100905615713230410

MONTANO GARCIA APRIL VICTORIA
PO BOX 753
CORRALES NM 87048

100905616108930417

GARCIA RENEE A & PAMELA J
3100 BRIAN MEADOWS PL NW
ALBUQUERQUE NM 87120

100905616406430421

GARCIA MARGARET M
3100 BRIAN MEADOWS PL NW
ALBUQUERQUE NM 87120

100905619507230425

SANCHEZ HECTOR & ISABEL
735 VISTA DEL PUEBLO ST SW
ALBUQUERQUE NM 87121

100905619408730428

HUFFMAN HANK R & ANNETTE
723 VISTA DEL PUEBLO ST SW
ALBUQUERQUE NM 87105

100905619310230431

CASTRO EDMUNDO
709 VISTA DEL PUEBLO SW
ALBUQUERQUE NM 87121

100905618911930434

COUFFER WILLIAM L & TINA M
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100905618904630211

WILLETO ALFRED & MARTHA
827 SUNBIRD CT SW
ALBUQUERQUE NM 87105

100905616404430221

CONTRERAS LEONA A
7 BONITA VISTA
LOS LUNAS NM 87031

100905619706130423

TABER ROGER W & TINA J
743 VISTA DEL PUEBLO SW
ALBUQUERQUE NM 87121

100905619507730426

BLANCO LUCAS C & CRUZ A
731 VISTA DEL PUEBLO SW
ALBUQUERQUE NM 87104

100905619409230429

SMITH NORBERT L
719 VISTA DEL PUEBLO SW
ALBUQUERQUE NM 87121

100905619310730432

WHORTON TIMOTHY WAYNE SR
705 VISTA DEL PUEBLO ST SW
ALBUQUERQUE NM 87121

100905619512030435

MILLIGAN RICHARD E & MARY L
701 VISTA DEL PUEBLO SW
ALBUQUERQUE NM 87121

100905619904430212

JARAMILLO GARY M &
823 SUNBIRD CT SW
ALBUQUERQUE NM 87121

100905616904230222

GARCIA SAMMY & ANITA P
9701 WESTBOUND AV SW
ALBUQUERQUE NM 87121

100905619606730424

IBARRA LUIS & JOSIE
739 VISTA DEL PUEBLO SW
ALBUQUERQUE NM 87121

100905619408230427

RAEL PATRICK R & CARMELA B
727 VISTA DEL PUEBLO ST SW
ALBUQUERQUE NM 87121

100905619309730430

TRUJILLO LEROY E & ROSARIO M
715 VISTA DEL PUEBLO SW
ALBUQUERQUE NM 87121

100905619211230433

RUIZ BRIDGET A
701 VISTA DEL PUEBLO ST SW
ALBUQUERQUE NM 87121

100905617904330210

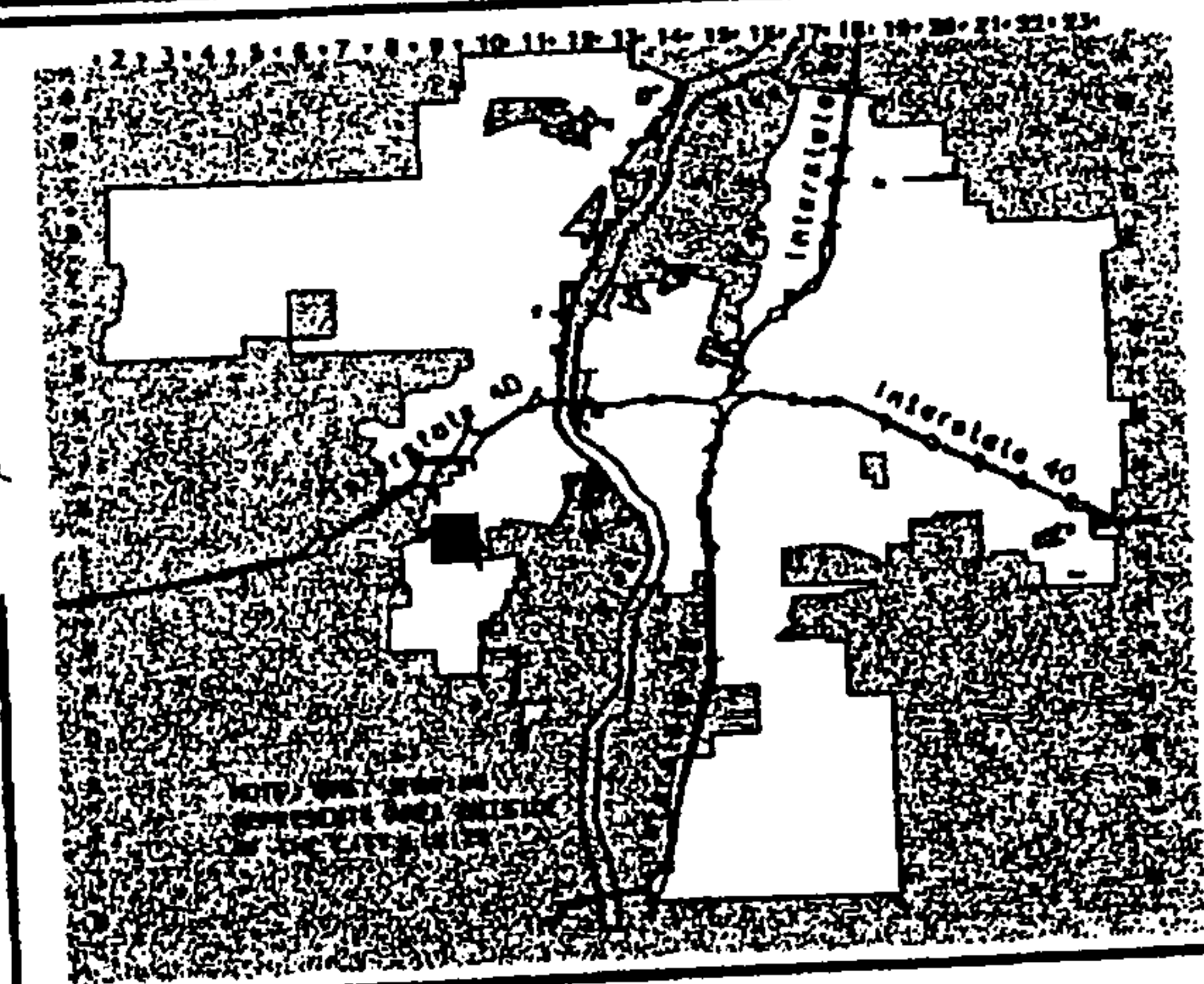
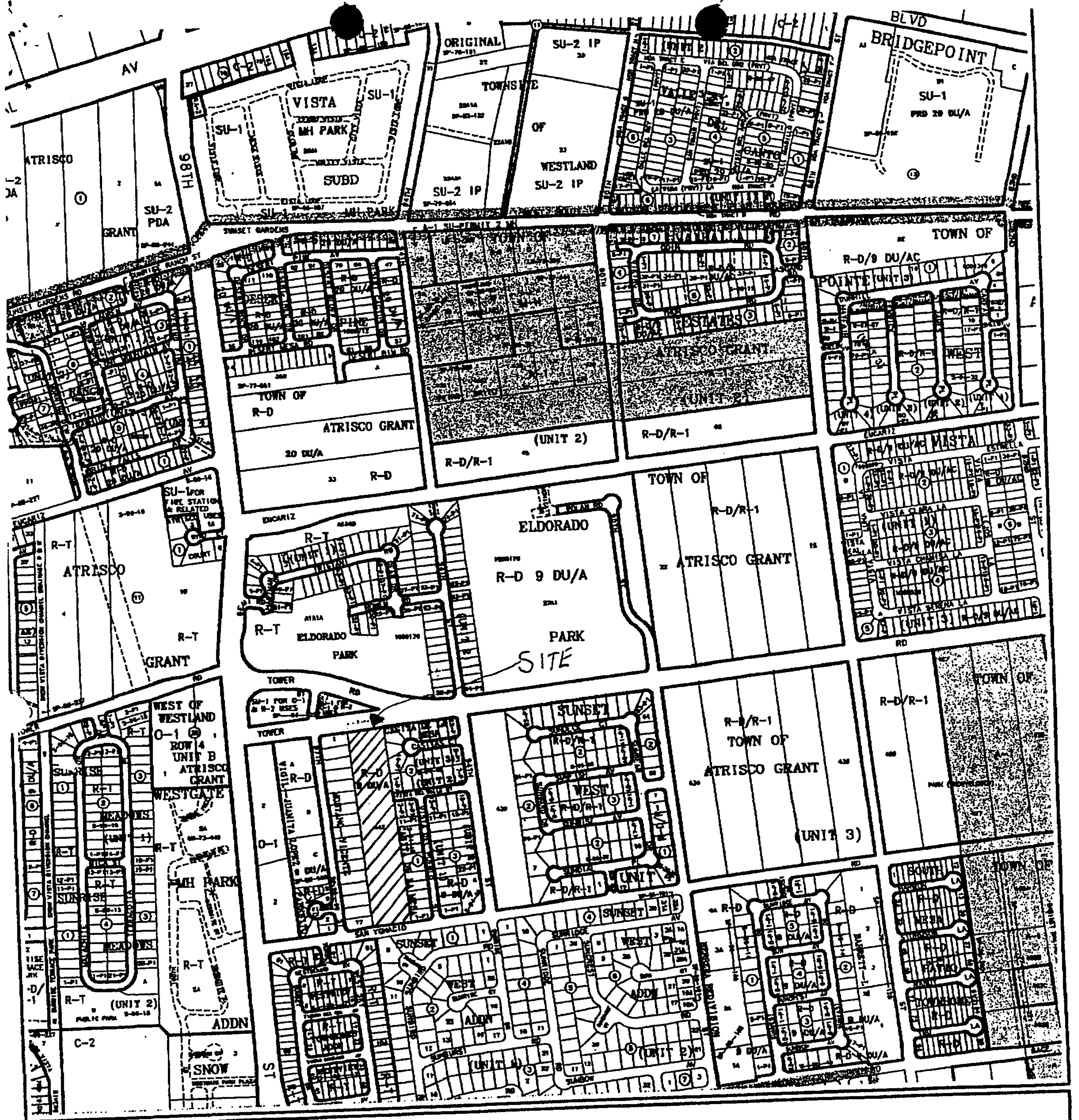
MENDEZ EVA M
831 SUNBIRD CT SW
ALBUQUERQUE NM 87121

100905620704730213

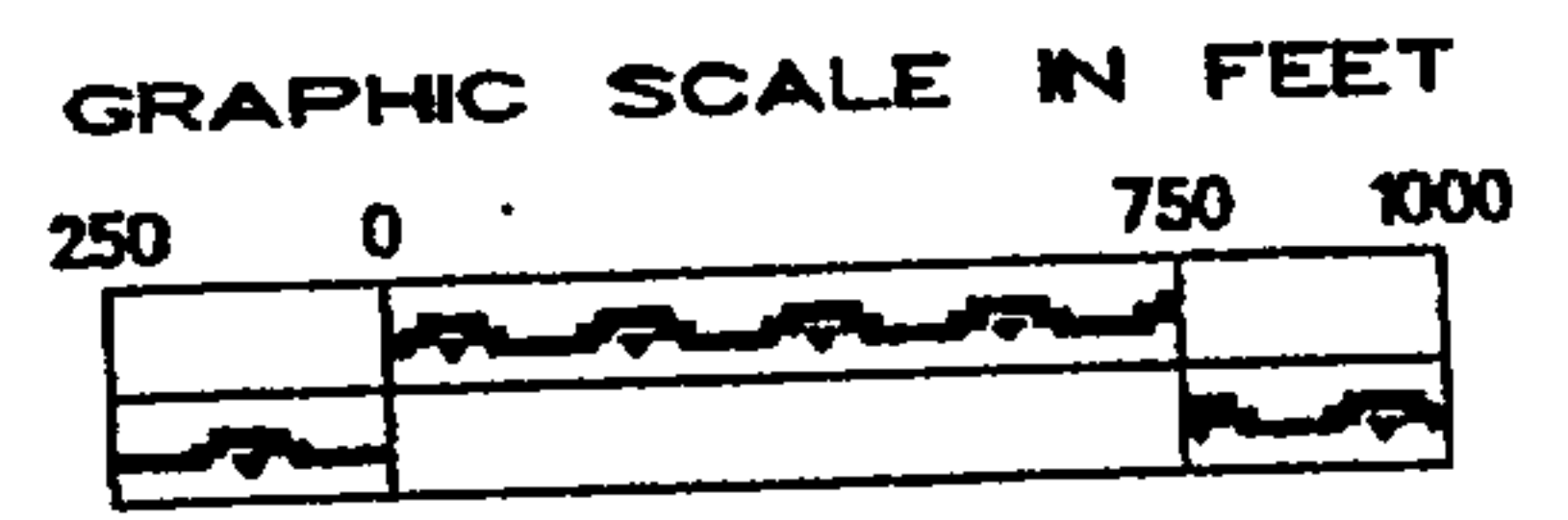
HERNANDEZ JAVIER
819 SUNBIRD RD SW
ALBUQUERQUE NM 87121

100905617003730223

ROSE GLENN A
800 WEST SKY SW
ALBUQUERQUE NM 87105



CITY OF
Albuquerque
Planning Department
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Zone Atlas Page
L-9-Z

Map Amended through July 18, 2001



March 25, 2004

Ms Sheran Matson
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Preliminary Plat Approval for Torretta Oeste Subdivision
Tracts 442, Lands of Atrisco Grant Unit 3
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of the Owner/Developer of Tracts 442, Lands of Atrisco Grant Unit 3, requests approval of the enclosed Preliminary Plat by the Development Review Board. As shown on the enclosed vicinity map, the property is located between Tower and San Ygnacio, east of 98th Street. The property is zoned RD-9DU's per acre. The proposed development will consist of the replating an existing 4.9 acre parcel and .3 acres of vacated right-of-way into 45 individual lots. The proposed preliminary plat is consistent with the Sketch Plat that was presented to the DRB on January 21, 2004.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
3500 COMANCHE NE SUITE E-5
ALBUQUERQUE, NM 87107

Enclosures

cc: Tim Mcnanney
Mathew Archuleta
Libby Mc Intosh

JN: 2305
ds

prelimplat032404

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING & PLANNING	Z
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		
		APPEAL / PROTEST of...	A
		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: STV INVESTMENTS,LLC PHONE: 255-8810
 ADDRESS: 1015 TIGERAS NW, SUITE 210 FAX: 994-1232
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: SOLE OWNER
 AGENT (if any): RIO GRANDE ENGINEERING PHONE: 872-0999
 ADDRESS: 1606 Central SE, SUITE 201 FAX: 872-2205
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL-MAJOR SUBDIVISION

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

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

Lot or Tract No. TRACT 442 Block: _____ Unit: 3
 Subdiv. / Addn. LAND OF ATRISCO GRANT TBK TORRETTA OESTE SUBDIVISION
 Current Zoning: RD-9DU Proposed zoning: RD-9DU
 Zone Atlas page(s): L-9-Z No. of existing lots: 1 No. of proposed lots: 45
 Total area of site (acres): 5.233 Density if applicable: dwellings per gross acre: 9 dwellings per net acre: 8.6
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no
 UPC No. 100905617611030403 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 97TH STREET SW
 Between: SAN YGNACIO boulevard SW and TOWER Boulevard SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003186

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 1/6/04

SIGNATURE DAVID SOULE, PE DATE _____
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 00050</u>	<u>FP</u>	<u>S(3)</u>	<u>\$ -0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>1-19-05</u>			Total <u>\$ 20.00</u>

Project# 1003186

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- 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. *Pending*

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - ___ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - ___ Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

David Sole
 Applicant name (print)
[Signature]
 Applicant signature / date
 1/6/05



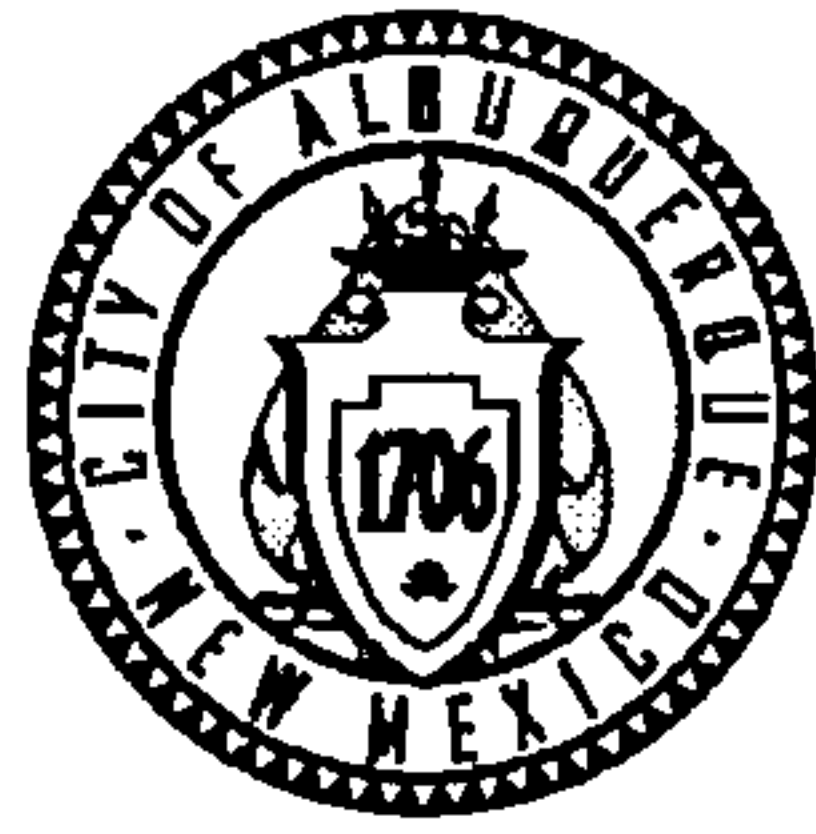
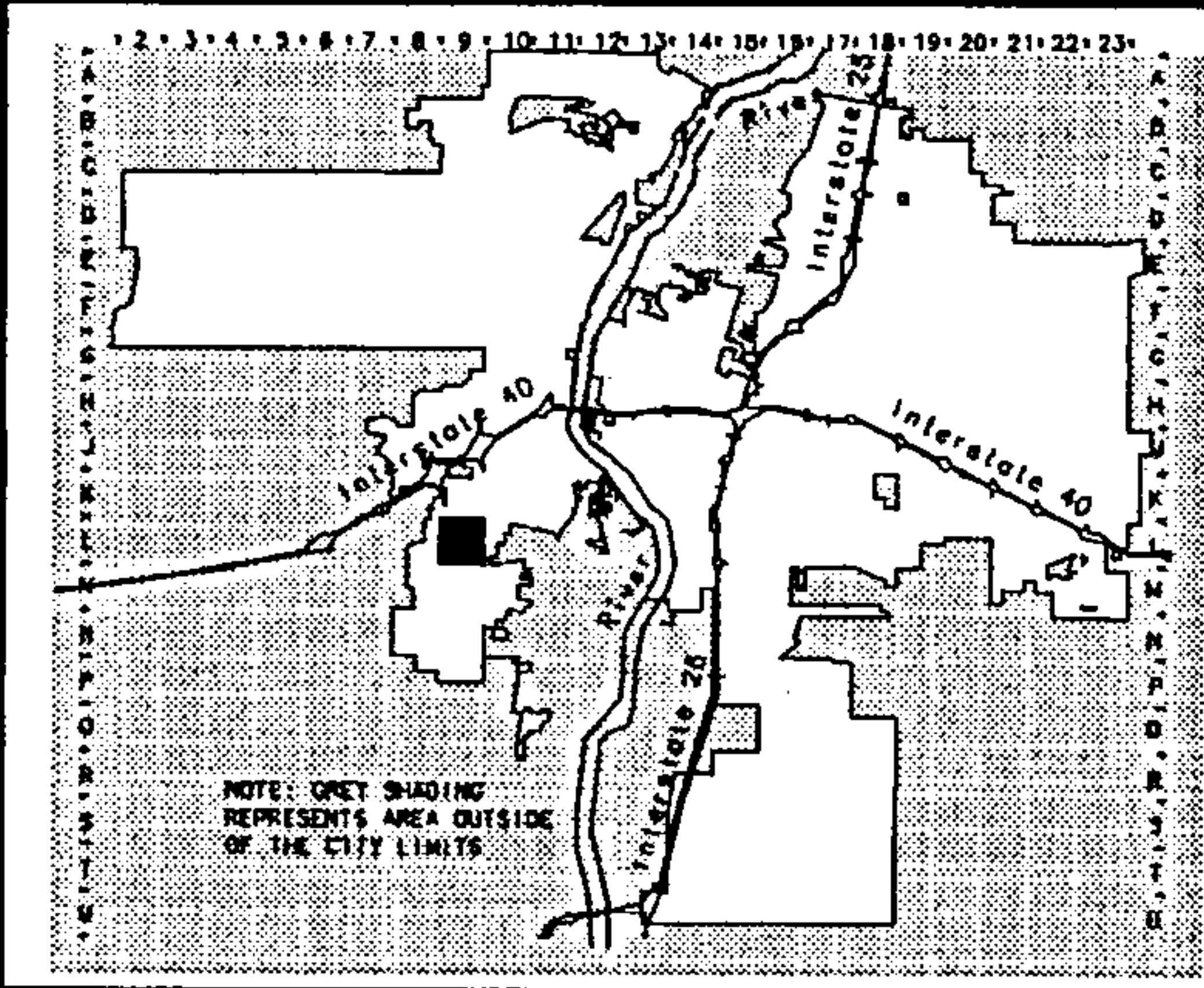
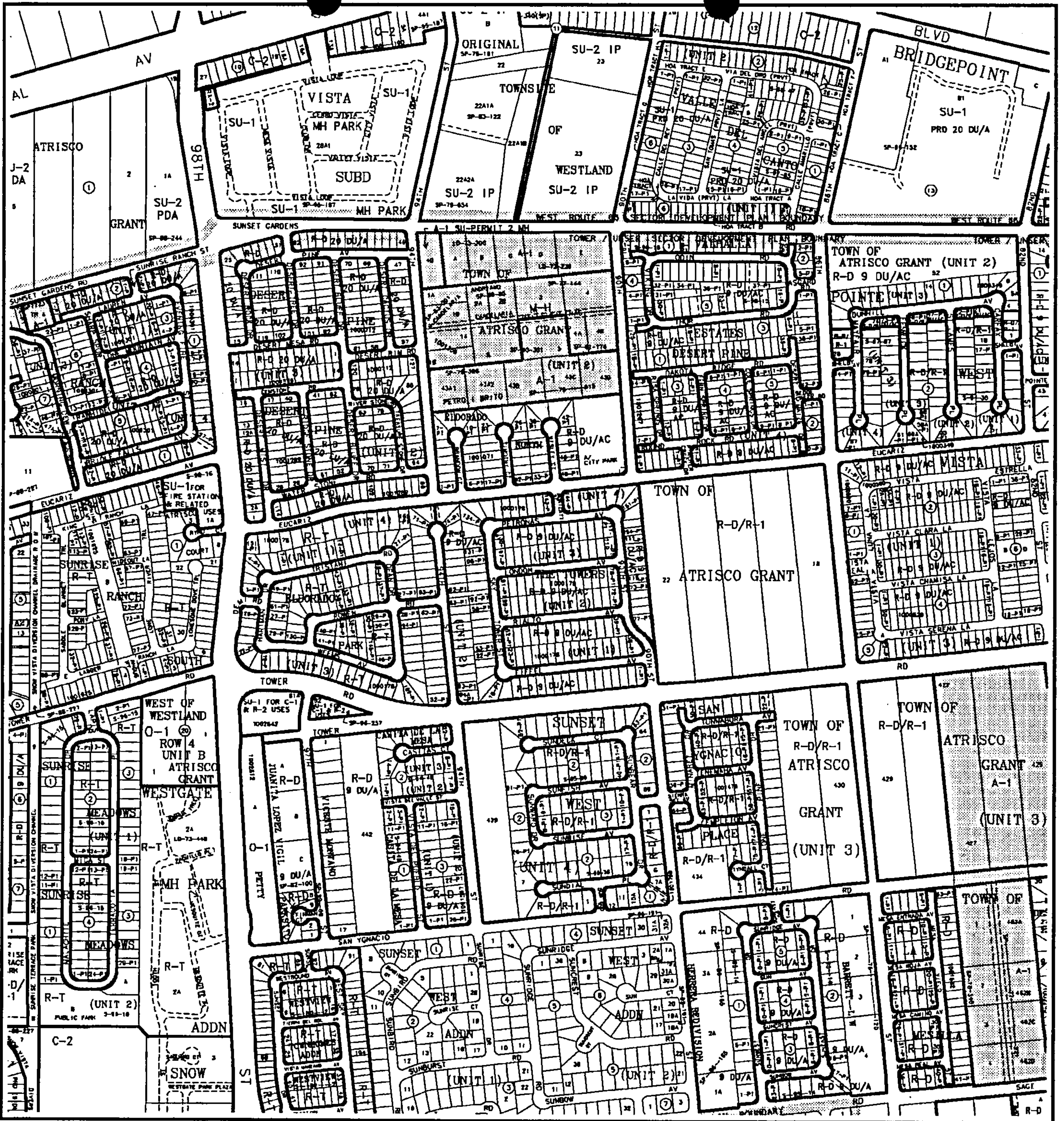
Form revised 10/03

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

Application case numbers
 05 DRB - 00050

[Signature]
 Planner signature / date

Project # 1003186



A Albuquerque **G** Geographic **I** Information **S** System
PLANNING DEPARTMENT

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Zone Atlas Page

L-9-Z

Map Amended through February 03, 2004

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

PAID RECEIPT

APPLICANT NAME STV Investments
AGENT Rio Grande Eng.
ADDRESS 1606 Central SE
PROJECT & APP # 1003186 / 05DRB 00050
PROJECT NAME Lands of Arisco Grant TR 442

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

1/10/2005 4:24PM LOC: ANNX
RECEIPT# 00034278 WSH 008 TRANSH 0029
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00

Claire

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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


TORRETTA OESTE SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 442. Lands of Atrisco Grant, Unit 3

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	8"	Water line	Avanti Road	San Ygnacio Road	Tower Road	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Vista de Valle Road	San Ygnacio Road	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	6"	Water line	Vista de Valle Road	East Property Line	Avante Road	/	/	/
<input type="text"/>	<input type="text"/>	1'	Flood Wall	west Property line	North Property line	South Property line	/	/	/
<input type="text"/>	<input type="text"/>	26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	Avanti Road	San Ygnacio Road	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	24' F-E	Arterial Road with Curb and Gutter including 6' Sidewalk	San Ygnacio Road	West Property Line	East Property Line	/	/	/
<input type="text"/>	<input type="text"/>	 SAN YGNACIO BUILT AS PART OF 222 (SAD)					/	/	/
<input type="text"/>	<input type="text"/>	26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	vista de Valle	Avanti Road	East Property Line	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NAME OF PLAT AND/OR SITE PLAN

ORIGINAL

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

NOTES

- 1 Engineers Certification of Grading required for release of SIA to financial Guarantor.
- 2 _____
- 3 _____

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

David Sale
NAME (print)

Rio Grande Engineering
FIRM

DMM 4/27/04
SIGNATURE - date

[Signature] 4-28-04
DRB CHAIR - date

[Signature] 4-28-04
PARKS & GENERAL SERVICES - date

[Signature] 4-28-04
TRANSPORTATION DEVELOPMENT - date

[Signature] 4/28/04
UTILITY DEVELOPMENT - date

[Signature] 4/28/04
CITY ENGINEER - date

AMAFCA - date

- date

- date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	5-20-04	[Signature]	[Signature]	DMM

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

___ Major Subdivision action

___ Minor Subdivision action

___ Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

___ ...for Subdivision Purposes

___ ...for Building Permit

___ IP Master Development Plan

___ Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

___ 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)

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: STV Investments, LLC PHONE: 255-8810

ADDRESS: 1015 Tijeras NW, Suite 210 FAX: 924-1232

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: Owner List all owners: Sole Owner

AGENT (if any): Rio Grande Engineering PHONE: 872-0999

ADDRESS: 3500 Comanche NE, Suite E-5 FAX: 872-2205

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: David@riograndeengineering.com

DESCRIPTION OF REQUEST: Deferral of Internal Sidewalks

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. 442 Block: _____ Unit: 3

Subdiv. / Addn. Land of Atrisco

Current Zoning: RD-900/AC Proposed zoning: RD-900/AC

Zone Atlas page(s): L-9 No. of existing lots: 1 No. of proposed lots: 45

Total area of site (acres): 5.568 Density if applicable: dwellings per gross acre: 9 dwellings per net acre: 9

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

UPC No. 100905617611060403 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 97th Street SW

Between: San Ygnacio RD SW and Tower Road SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1003186

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

SIGNATURE DM M DATE 4/30/04

(Print) David Sode, Rio Grande Engineering ___ Applicant Agent

FOR OFFICIAL USE ONLY

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

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB-</u>	<u>TDS</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>-</u>	<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>-</u>			\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>-</u>			\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	<u>-</u>			\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u>-</u>			\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>May 12, 2004</u>			Total \$ <u>20.00</u>

Lestic Druanceaux 4-30-04
Planner signature / date

Project # 1003186

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (Public Hearing Case)**
 - Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- VACATION OF PUBLIC RIGHT-OF-WAY**
 - VACATION OF PUBLIC EASEMENT**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
 - SIDEWALK DESIGN VARIANCE**
 - SIDEWALK WAIVER**
 - Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- VACATION OF PRIVATE EASEMENT**
 - The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

David Soule, PE
Applicant name (print)
DSM 4130104
Applicant signature / date



Form revised April 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
04DRB - - 00668

Als Durancieux
Planner signature / date
Project # 1003186



**Rio Grande
Engineering**

April 30, 2004

Ms Sheran Matson
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Torretta Oeste Subdivision-Sidewalk Deferral
Tracts 442, Lands of Atrisco Grant Unit 3
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of the Owner/Developer of Tracts 442, Lands of Atrisco Grant Unit 3, requests deferral of certain internal sidewalks by the Development Review Board. As shown on the enclosed vicinity map, the property is located between Tower and San Ygnacio, east of 98th Street. The preliminary plat for this subdivision was approved on April 28, 2004. The proposed deferral will be for sidewalks that front proposed new homes. Enclosed is an exhibit of the sidewalk we request to be deferred.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

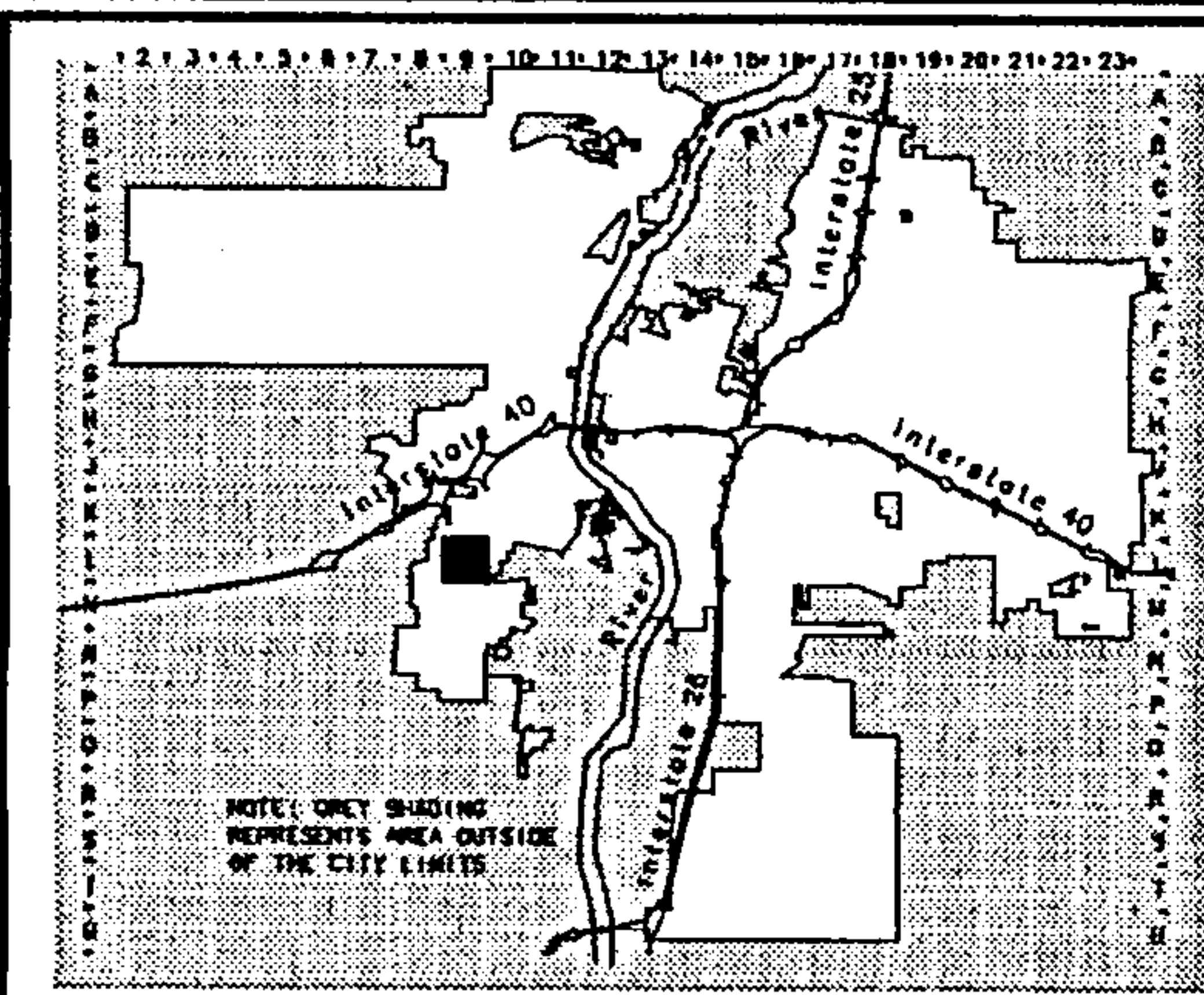
David Soule, PE
RIO GRANDE ENGINEERING
3500 COMANCHE NE SUITE E-5
ALBUQUERQUE, NM 87107

Enclosures

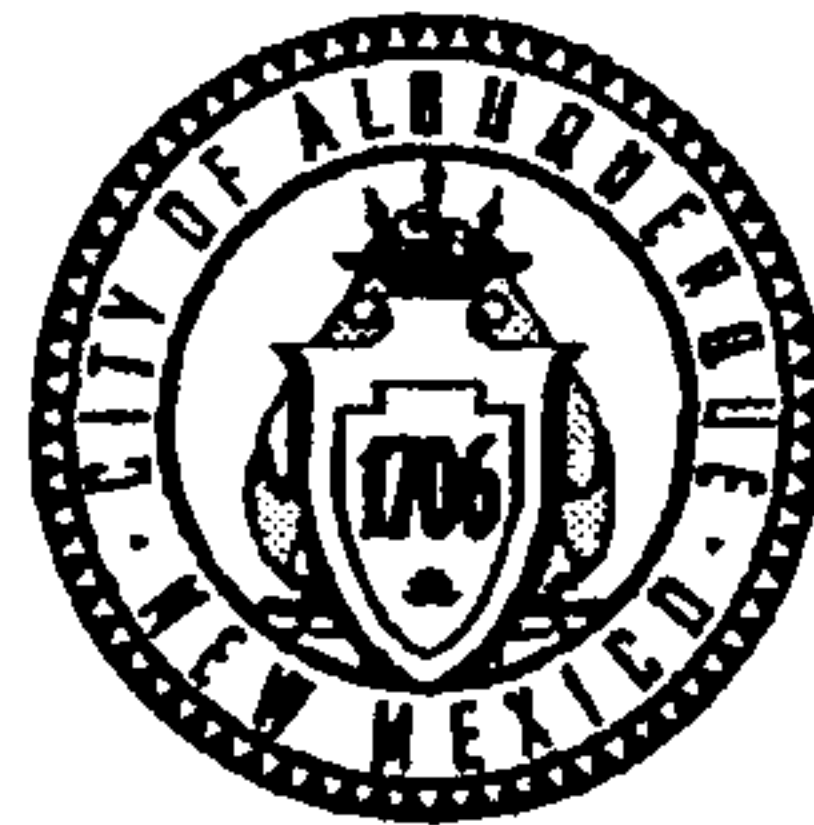
cc: Tim Mcnanney

JN: 2305
ds

swdeftr043004



SITE



Zone Atlas Page

L-9-Z

Map Amended through February 03, 2004

A Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004

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

PAID RECEIPT

APPLICANT NAME STV
AGENT Rio Grande Engineering
ADDRESS 872-0999
PROJECT & APP # 1003186 04DRB-00668
PROJECT NAME _____

\$ 20.00 469099/4916000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20.00 TOTAL AMOUNT DUE

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

RIO GRANDE ENGINEERING DBA
3500 COMMANCHE BLVE NE 505-872-0999
SUITE E-5
ALBUQUERQUE, NM 87107

1080
95-681/1070

PAY TO THE
ORDER OF

City of Albuquerque
Treasury
4/30/04 DATE
\$ 20.00
DOLLARS

DUPLICATE
City of Albuquerque
Treasury Division

BANKWEST Academy Office
1-800-488-2265

FOR

⑆ 107006813⑆ 1080 285027249⑆

04/30/2004 3:57PM LOC: ANNX
RECEIPT# 00025248 W6# 007 TRAN# 0044
Account 469099 Fund 0110
Activity 4916000 TRSLJS
Trans Amt \$20.00
J24 Misc F \$20.00
CK \$20.00
CHANGE \$0.00

Current DRC

Project Number: _____

FIGURE 12

Date Submitted: 4/28/03

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 4/28/04

Date Preliminary Plat Expires: 4/28/05

DRB Project No.: 1003186

DRB Application No.: 04-00508

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

TORRETTA OESTE SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 442. Lands of Atrisco Grant, Unit 3

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	6"	Water line	Avanti Road	San Ygnacio Road	Tower Road	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Vista de Valle Road	San Ygnacio Road	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	6"	Water line	Vista de Valle Road	East Property Line	Avante Road	/	/	/
<input type="text"/>	<input type="text"/>	1'	Flood Wall	west Property line	North Property line	South Property line	/	/	/
<input type="text"/>	<input type="text"/>	26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	Avanti Road	San Ygnacio Road	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	24'F-E	Arterial Road with Curb and Gutter including 6' Sidewalk	San Ygnacio Road	West Propety Line	East Property Line	/	/	/
<input type="text"/>	<input type="text"/>	26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	vista de Valle	Avanti Road	East Property Line	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

ORIGINAL

NAME OF PLAT AND/OR SITE PLAN

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

NOTES

- 1 Engineers Certification of Grading required for release of SIA to financial Guarantor.
- 2
- 3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

David Sale
NAME (print)

[Signature] 4-28-04
DRB CHAIR - date
[Signature]
PARKS & GENERAL SERVICES - date

Rio Grande Engineering
FIRM

[Signature] 4-28-04
TRANSPORTATION DEVELOPMENT - date

[Signature] 4/27/04
SIGNATURE - date

[Signature] 4/28/04
UTILITY DEVELOPMENT - date

AMAFCA - date

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

[Signature] 4/28/04
CITY ENGINEER - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

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

APPLICANT INFORMATION:

NAME: <u>STV INVESTMENTS, LLC</u>	PHONE: <u>505-255-8810</u>
ADDRESS: <u>1015 TIJERAS NW, SUITE 210</u>	FAX: <u>505-994-1232</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87102</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER/DEVELOPER → SINGLE OWNER</u>	
AGENT (if any): <u>RIO GRANDE ENGINEERING</u>	PHONE: <u>505-321-9099</u>
ADDRESS: <u>3500 COMANCHE BLVD., NE</u>	FAX: <u>505-872-2205</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87107</u>	E-MAIL: <u>david@riograndeengineering.com</u>

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL

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

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

Lot or Tract No. TRACT442 Block: _____ Unit: 3

Subdiv. / Addn. LAND OF ATRISCO GRANT

Current Zoning: RD(9DU/AC) Proposed zoning: RD(9DU/AC)

Zone Atlas page(s): L09 No. of existing lots: 1 No. of proposed lots: 45

Total area of site (acres): 5.233 Density if applicable: dwellings per gross acre: 9 dwellings per net acre: 8.6

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 100905617611030403 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 97TH STREET SW and TOWER BOULEVARD SW

Between: SAN YGNACIO BOULEVARD SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1003186

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 1/21/04

SIGNATURE David Soule DATE 3/24/04

(Print) DAVID SOULE, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>04DRB - 00508</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>April 28, 2004</u></p> <p><u>4-2-04</u></p> <p>Planner signature / date</p>	<p>Action</p> <p><u>PP</u></p> <p><u>CMF</u></p> <p><u>Notification</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>1430.00</u></p> <p>\$ <u>20.00</u></p> <p>\$ <u>75.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>1525.00</u></p>
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Project # 1003186

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Proposed Infrastructure List
 - Design elevations & cross sections of perimeter walls
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

David Sale DM
Applicant name (print)
DM 3/25/04
Applicant signature / date



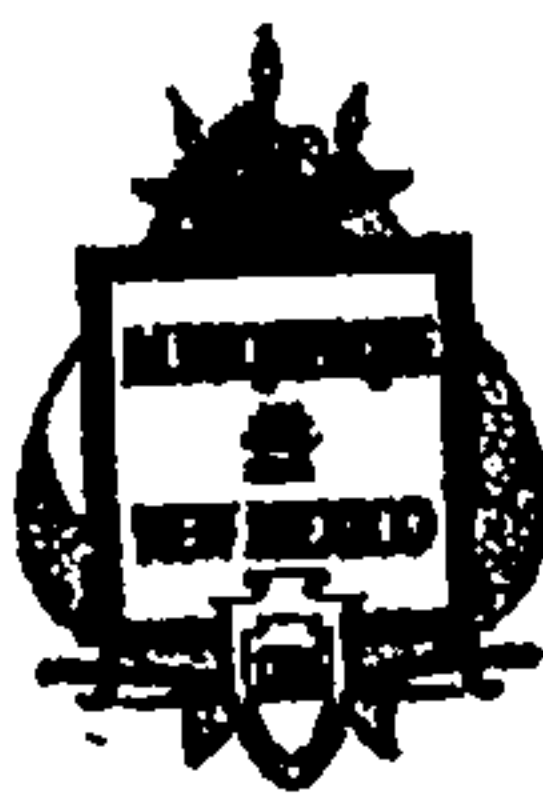
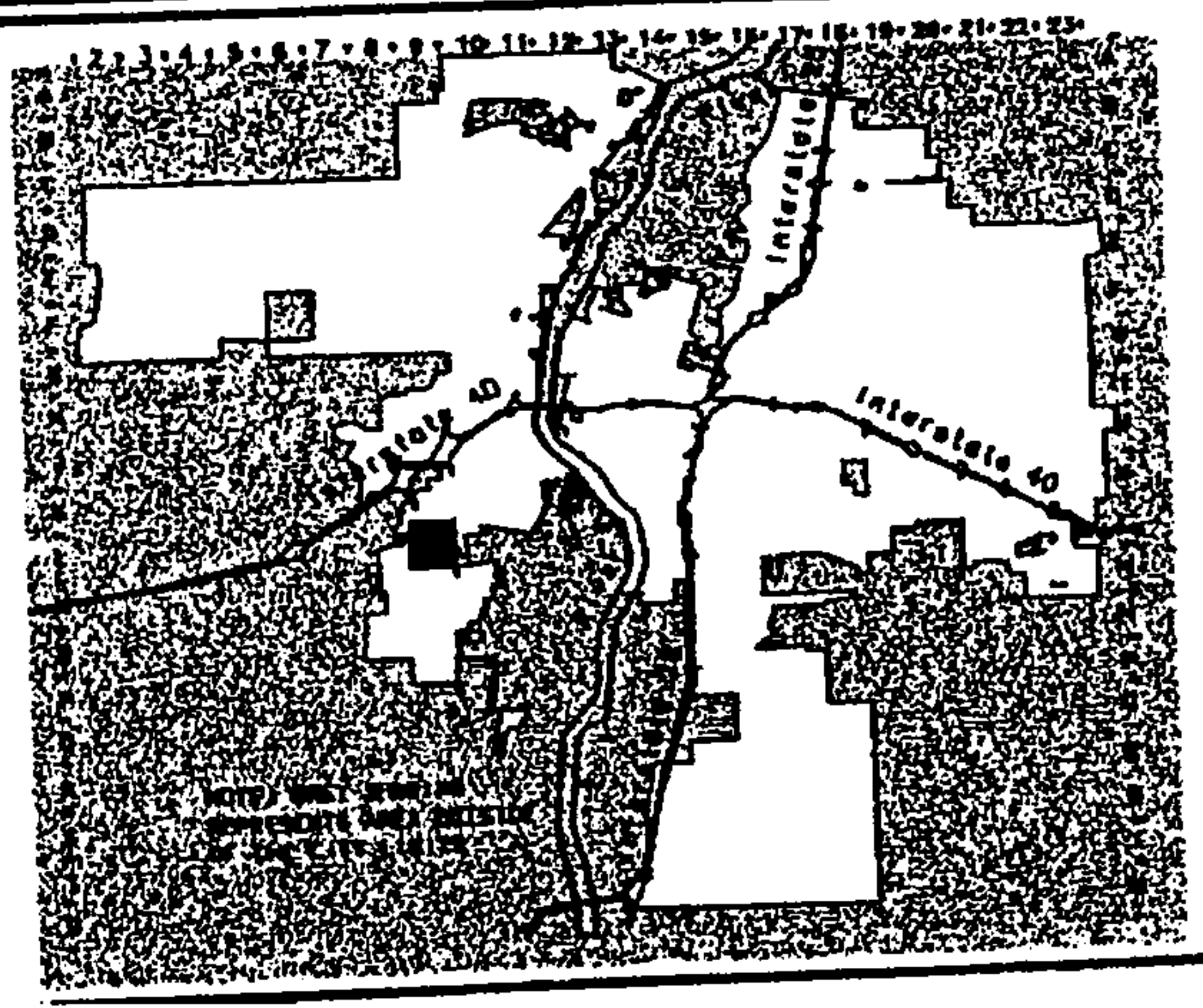
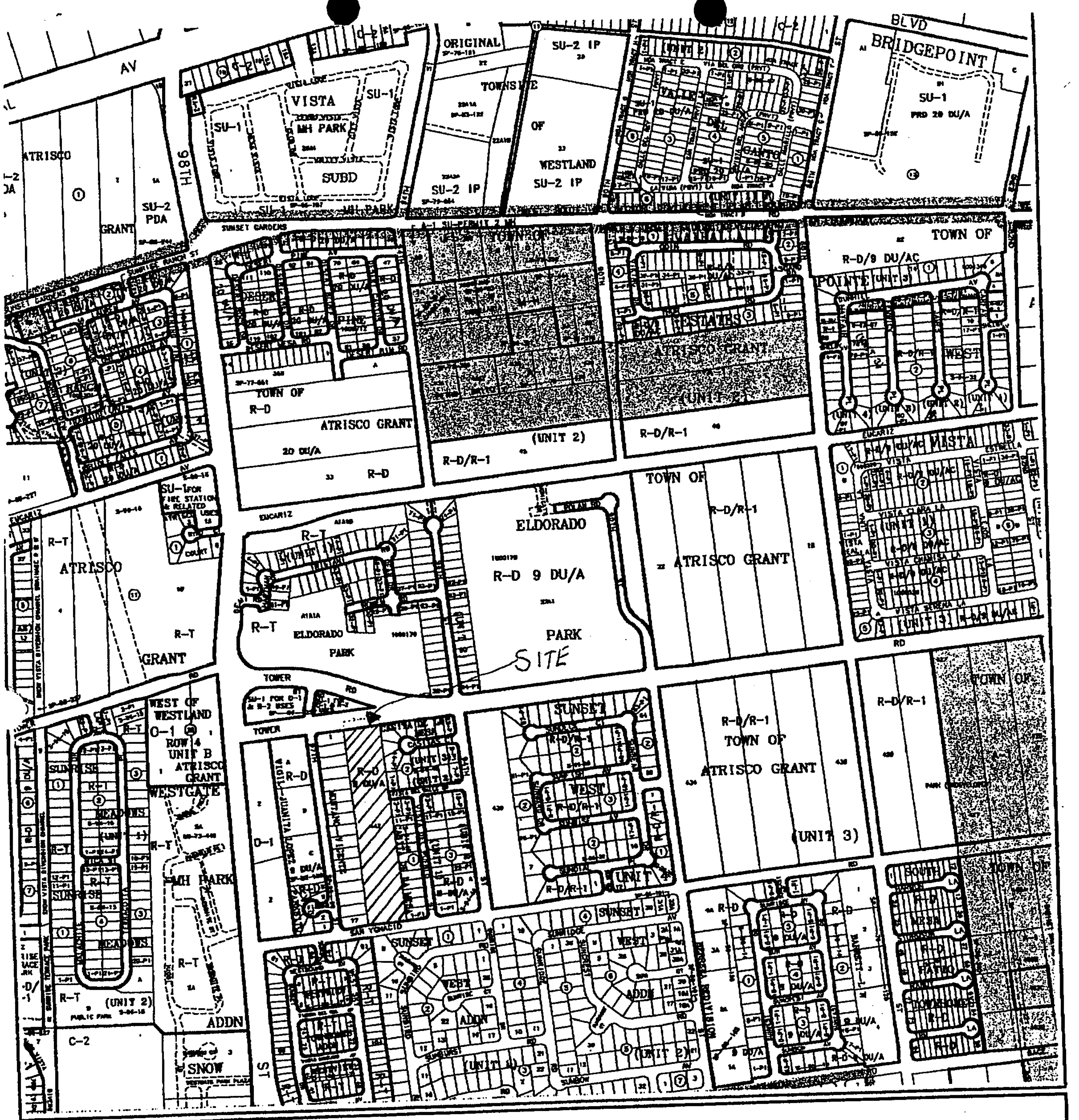
Form revised 10/03

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

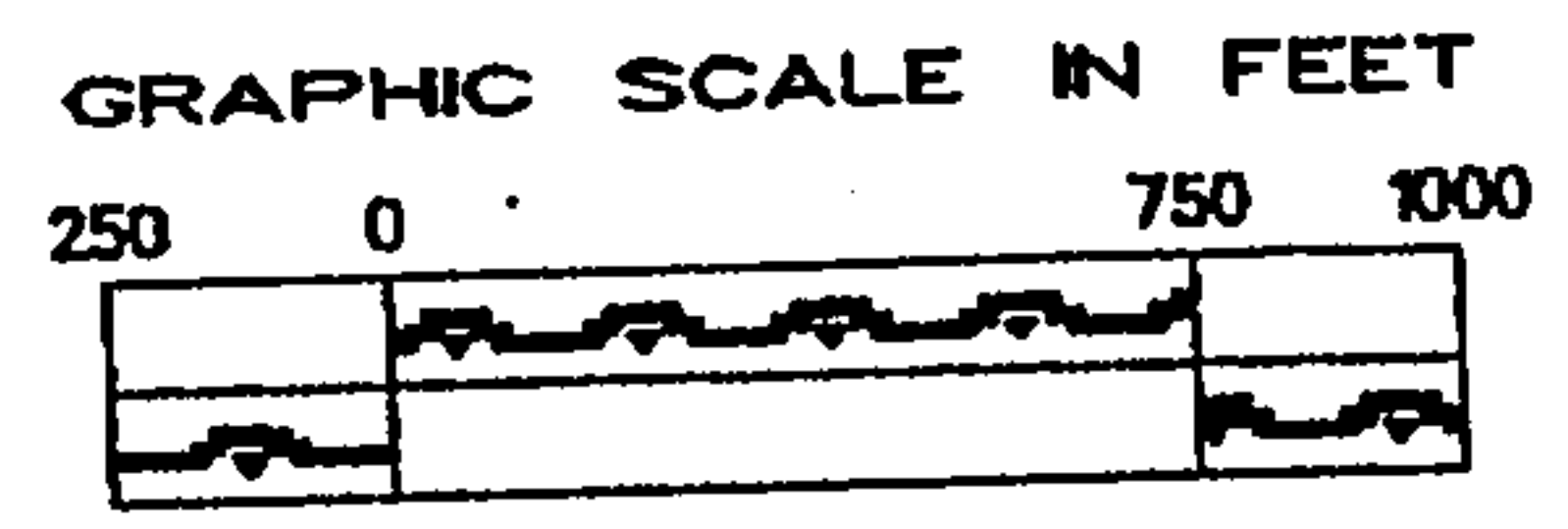
Application case numbers
04DRB - -00508

Kes Trancieux 4-2-04
Planner signature / date

Project # 1003186



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2001



Zone Atlas Page
L-9-Z
Map Amended through July 18, 2001



March 25, 2004

Ms Sheran Matson
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Preliminary Plat Approval for Torretta Oeste Subdivision
Tracts 442, Lands of Atrisco Grant Unit 3
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of the Owner/Developer of Tracts 442, Lands of Atrisco Grant Unit 3, requests approval of the enclosed Preliminary Plat by the Development Review Board. As shown on the enclosed vicinity map, the property is located between Tower and San Ygnacio, east of 98th Street. The property is zoned RD-9DU's per acre. The proposed development will consist of the replating an existing 4.9 acre parcel and .3 acres of vacated right-of-way into 45 individual lots. The proposed preliminary plat is consistent with the Sketch Plat that was presented to the DRB on January 21, 2004.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



David Soule, PE
RIO GRANDE ENGINEERING
3500 COMANCHE NE SUITE E-5
ALBUQUERQUE, NM 87107

Enclosures

cc: Tim Mcnanney
Mathew Archuleta
Libby Mc Intosh

JN: 2305
ds

prelimplat032404

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME Torretta Oeste

AGIS MAP # L9r

LEGAL DESCRIPTION Tract 442 lands of Arisco Grant, unit 3

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 3/10/04 [date].

MM
Applicant / Agent

3/30/04
Date

Brad Bil
Hydrology Division Representative

3/30/04
Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 1/16/04 [date].

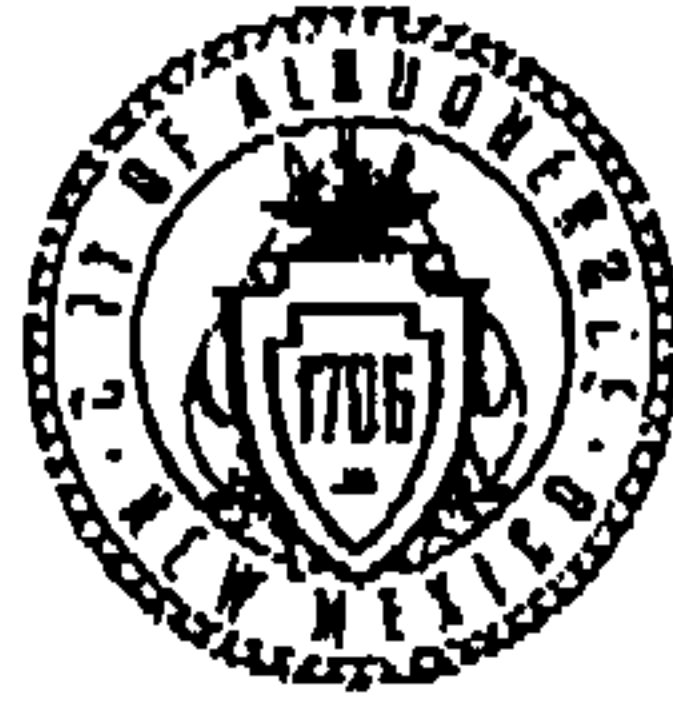
MM
Applicant / Agent

3/30/04
Date

[Signature]
Utilities Division Representative

3/30/04
Date

DRB# 1003186



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

March 25, 2004

David Soule
Rio Grande Engineering
3500 Comanche NE, Suite E-5/87107
Phone: 872-0999/Fax: 872-2205

Dear David:

Thank you for your inquiry of March 25, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 442-LANDS OF ATRISCO GRANT, UNIT 3 LOCATED ON SAN YGNACIO SW BETWEEN 97TH STREET SW AND 94TH STREET SW, zone map L-9.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani I. Winklepleck

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

planningrnaform(03/09/04)

"Attachment A"

David Soule, Rio Grande Engineering
Zone Map: L-9

WESTGATE HEIGHTS N.A. (R)

***Matthew Archuleta**

1628 Summerfield SW/87121 836-7251 (h)

Libby McIntosh

1316 Ladrones Ct. SW/87121 831-5189 (h)

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



**Rio Grande
Engineering**

March 25, 2004

Ms Sheran Matson
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Preliminary Plat Approval for Torretta Oeste Subdivision
Tracts 442, Lands of Atrisco Grant Unit 3
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of the Owner/Developer of Tracts 442, Lands of Atrisco Grant Unit 3, requests approval of the enclosed Preliminary Plat by the Development Review Board. As shown on the enclosed vicinity map, the property is located between Tower and San Ygnacio, east of 98th Street. The property is zoned RD-9DU's per acre. The proposed development will consist of the replating an existing 4.9 acre parcel and .3 acres of vacated right-of-way into 45 individual lots. The proposed preliminary plat is consistent with the Sketch Plat that was presented to the DRB on January 21, 2004.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
3500 COMANCHE NE SUITE E-5
ALBUQUERQUE, NM 87107

Enclosures

cc: Tim Mcnanney
Mathew Archuleta
Libby Mc Intosh

JN: 2305
ds

prelimplatter032404

7003 3110 0000 1577 2681

U.S. Postal Service™
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OFFICIAL USE

ALBUQUERQUE, NM 87121

Postage	\$ 1.29
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.34

UNIT ID: 0101
 7002
 Postmark Here
 Clerk: KKPGM
 USPS
 04/01/04

Sent To
 Libby McIntosh
 Street, Apt. No.,
 or PO Box No. 1316 LaVras Ct SW
 City, State, ZIP+4
 Alb NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

7003 3110 0000 1577 1424

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.34

UNIT ID: 0101
 7002
 Postmark Here
 Clerk: KKPGM
 USPS
 04/01/04

Sent To
 Matthew Archuleta
 Street, Apt. No.,
 or PO Box No. 1628 Summerfield SW
 City, State, ZIP+4
 Alb, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: STV Investments Date of request: 3/25/04 Zone atlas page(s): L9

CURRENT: Zoning RD-9 DU/Ac
Parcel Size (acres / sq.ft.) 5.23

Legal Description -
Lot or Tract # 442 Block # _____
Subdivision Name Lands of Atrisco Grant #3

REQUESTED CITY ACTION(S):

Annexation []	Sector Plan []	Site Development Plan:	Building Permit []
Comp. Plan Amendment []	Zone Change []	a) Subdivision []	Access Permit []
	Conditional Use []	b) Build'g Purposes []	Other (Plat) [X]
		c) Amendment []	

PROPOSED DEVELOPMENT:

No construction / development []
 New Construction []
 Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1

of units - 45
 Building Size - _____ (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative MM Date 3/24/04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []
Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [] NO [X] Mitigating reasons for not requiring TIS: Previously studied: []

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tony Lopez 3-25-04
TRAFFIC ENGINEER DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

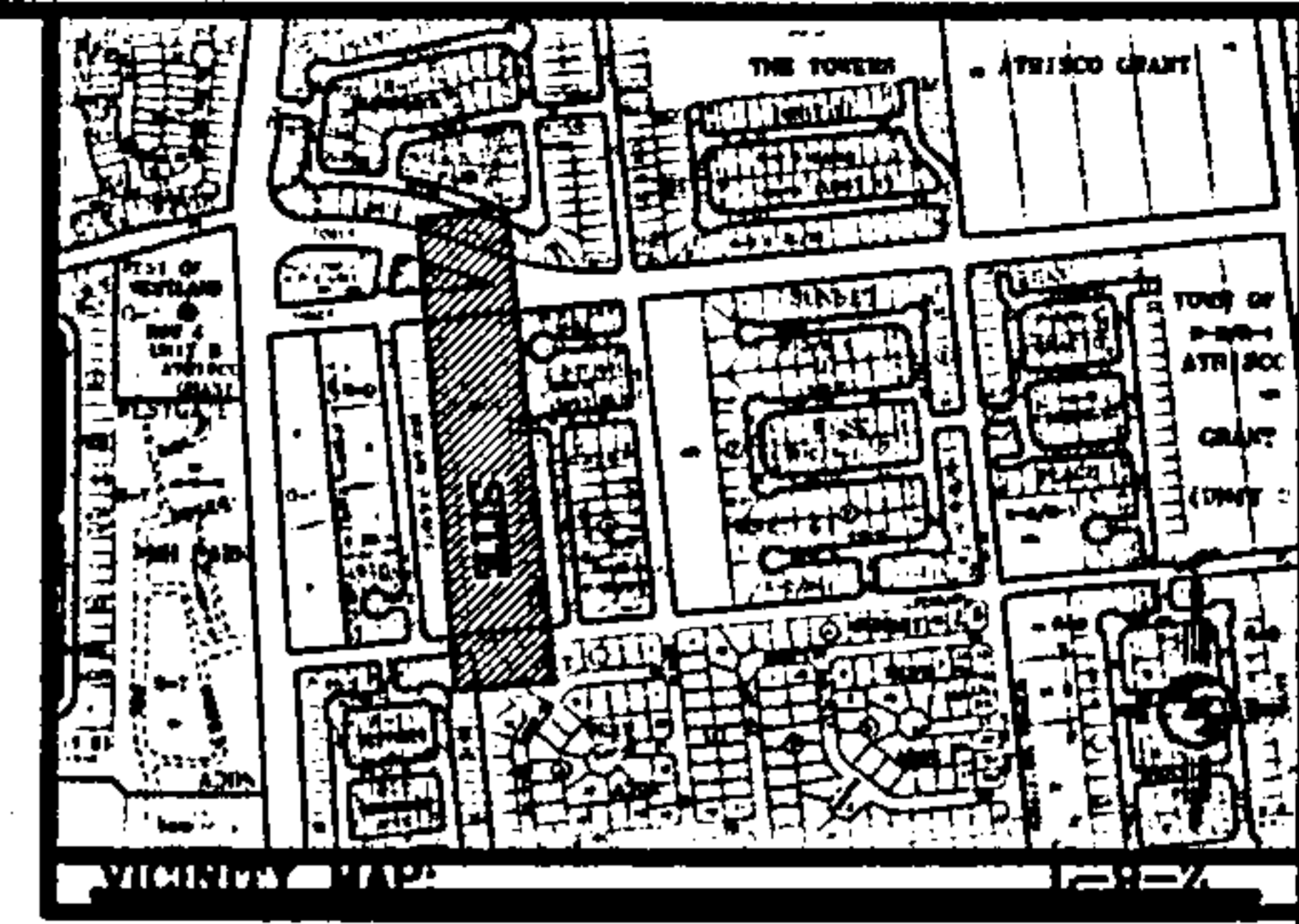
Required TIS must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE

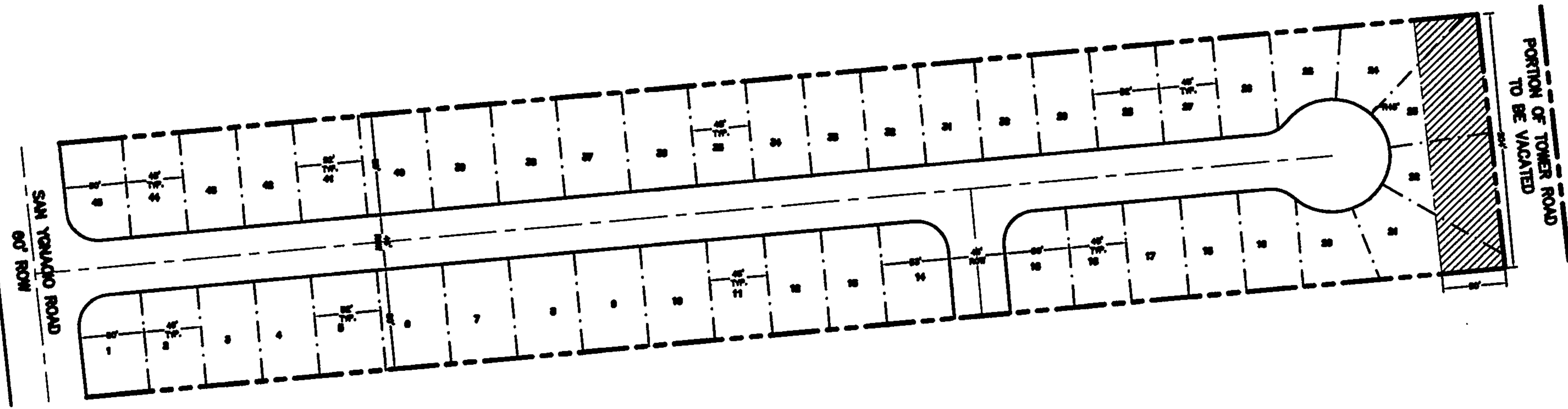
TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



LEGAL DESCRIPTION:
NOTES:

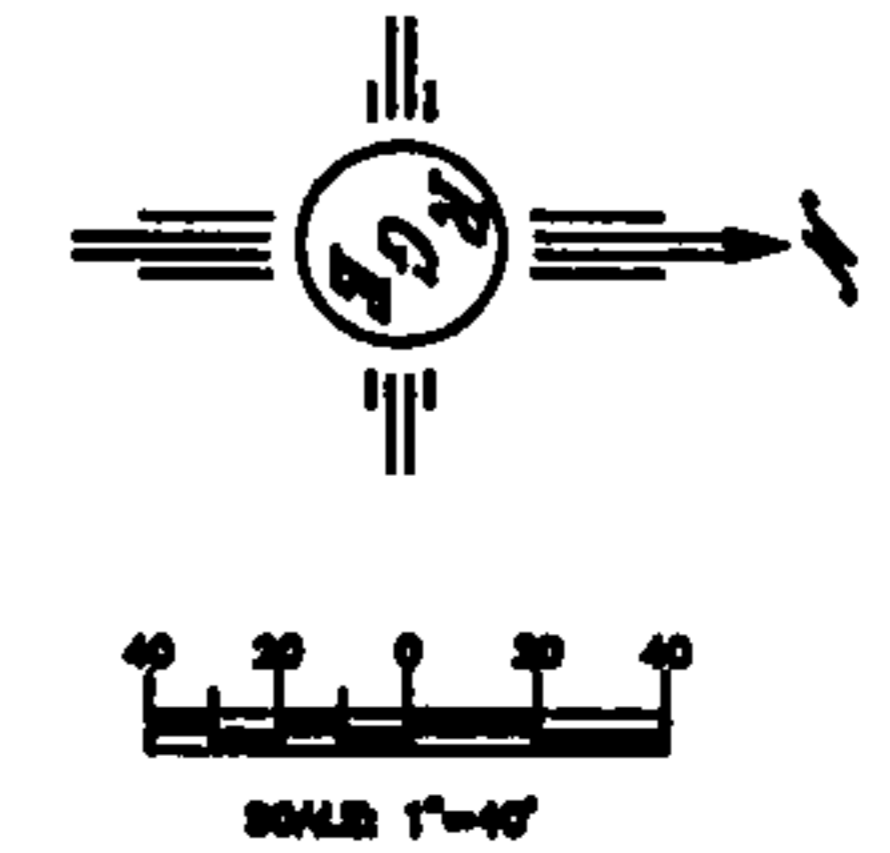


LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINE
- CURBLINE
- SIDEWALK
- LOT LINE
- ▨ AREA OF TOWER ROAD TO BE VACATED - SEE PLAN

SITE DATA

PROPOSED USE:	RESIDENTIAL
ZONING:	R3
TRACT AREA:	6.525 AC±
NUMBER OF LOTS:	46 LOTS
SEWER LINES:	6.6 S/W'S



DRAWN BY: [] DATE: 1-12-68 SHEET # []	98TH AND TOWER SKETCH PLAT	SHEET # []
	 Rio Grande Engineering INCORPORATED 1000 S. 10TH ST. ALBUQUERQUE, N.M. 87102	JOB # [] DATE []

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

PAID RECEIPT

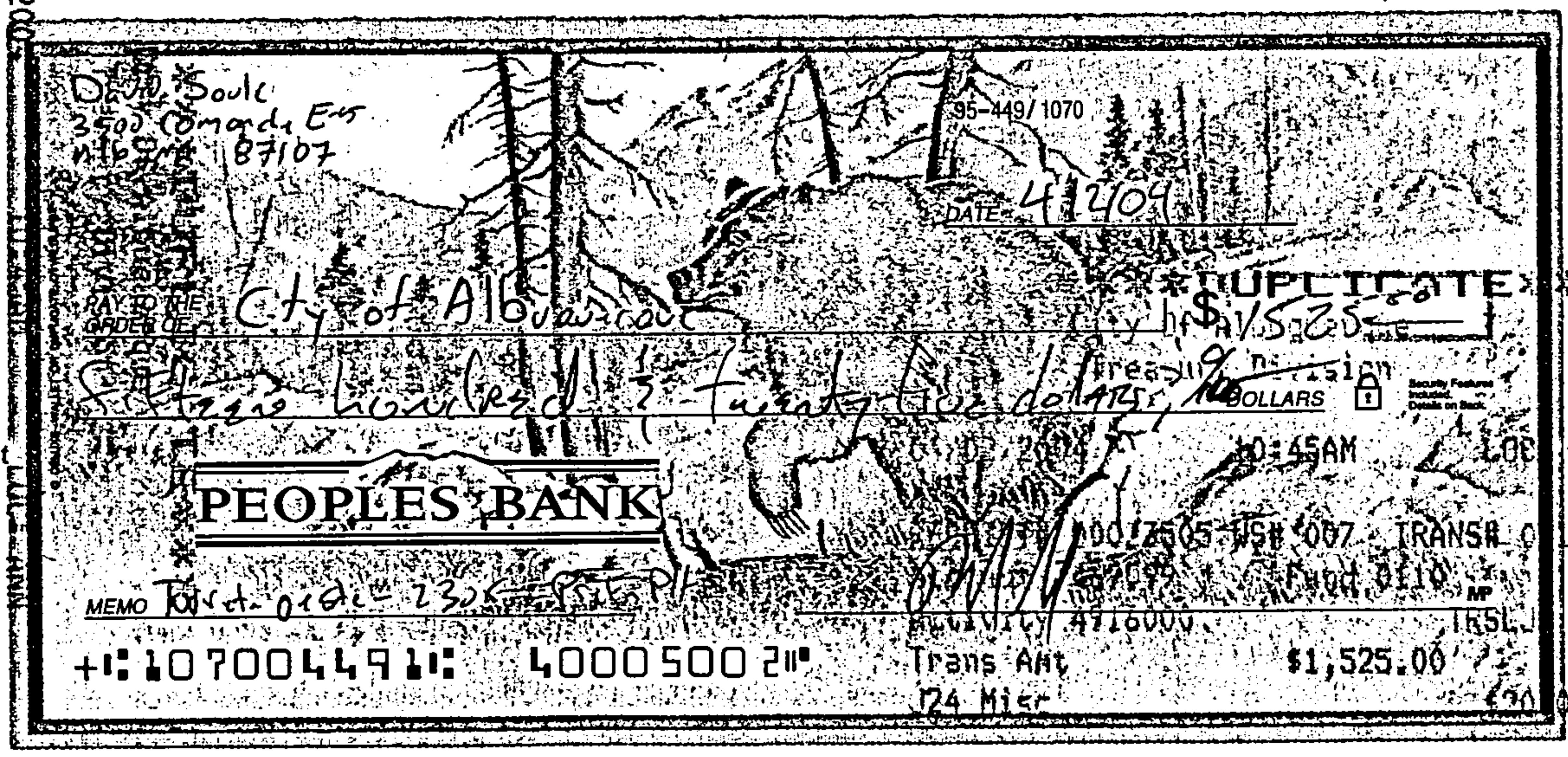
APPLICANT NAME STV Investments
 AGENT Rio Grande Engineering
 ADDRESS 3500 Comanche Blvd NE
 PROJECT & APP # 1003186 04DRB-00508
 PROJECT NAME LAND OF ATRISCO GRANT

DUPLICATE
 Albuquerque
 Treasury Division
 10:45AM
 LOC: ANN
 04/02/2004
 X RECEIPT# 00023507 WS# 007 TRANSH 0014
 ACCOUNT 441018 Fund 0110 TRSLJS
 Activity 4971000 \$1,525.00
 Trans Amt \$75.00
 J24 Misc \$1,525.00
 CK \$0.00

- \$ 20.00 469099/4916000 Conflict Management Fee
- \$ 1430.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
- \$ 1525.00 TOTAL AMOUNT DUE

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

04/02/2004
 X
 RECEIPT# 00023506 WS# 007 TRANSH 0014
 Account 441006 Fund 0110
 Activity 4983000 TRSLJS
 Trans Amt \$1,525.00
 J24 Misc \$1,430.00
 Counter Receipt



Thank You

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from April 13, 2004 to April 28th 2004

5. REMOVAL

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

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

[Signature] (Applicant or Agent) 4-2-04 (Date)

I issued 3 signs for this application, 4-2-04 (Date), [Signature] (Staff Member)

DRB PROJECT NUMBER: 1003186



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & PLANNING

Z

- 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

APPEAL / PROTEST of...

A

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

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

APPLICANT INFORMATION:

NAME: STV INVESTMENTS, LLC
 ADDRESS: 1015 TIJERAS NW, SUITE 210
 CITY: ALBUQUERQUE
 Proprietary interest in site: OWNER/DEVELOPER
 AGENT (if any): RIO GRANDE ENGINEERING
 ADDRESS: 3500 COMANCHE BLVD., NE
 CITY: ALBUQUERQUE

STATE NM ZIP 87102
 STATE NM ZIP 87107

PHONE: 505-255-8810
 FAX: 505-994-1232
 E-MAIL: _____
 PHONE: 505-321-9099
 FAX: 505-872-2205
 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST: VACATION OF PUBLIC RIGHT OF WAY

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. TRACT442 Block: _____ Unit: 3
 Subdiv. / Addn. LAND OF ATRISCO GRANT
 Current Zoning: RD(9DU/AC) Proposed zoning: RD(9DU/AC)
 Zone Atlas page(s): L09 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 5.283 ¹⁶⁸ Density if applicable: dwellings per gross acre: 9 dwellings per net acre: 9
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 100905617611030403 (Tr. to So.) MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 97TH STREET SW
 Between: SAN YGNACIO BOULEVARD SW and TOWER BOULEVARD SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003186
040RB-00035 SK.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 1/21/04

SIGNATURE DM
 (Print) DAVID SOULE, PE

DATE 02/25/04
 Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>040RB - 00256</u>	<u>VPR</u>	<u>✓</u>	<u>\$ 300.00</u>
	<u>Notif. of Ad. Fee</u>		<u>\$ 75.00</u>
	<u>Conf. Mgmt Fee</u>		<u>\$ 20.00</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
			<u>Total</u>
			<u>\$ 395.00</u>

Hearing date March 24th 2004

P. Soderbert 2/27/04
 Planner signature / date

Project # 1003186

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (Public Hearing Case)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- NA** The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) \$300⁰⁰
 - Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

David Soule - Rio Grande Engineering

Applicant name (print)

DMM

2/27/04

Applicant signature / date



Form revised April 2003

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

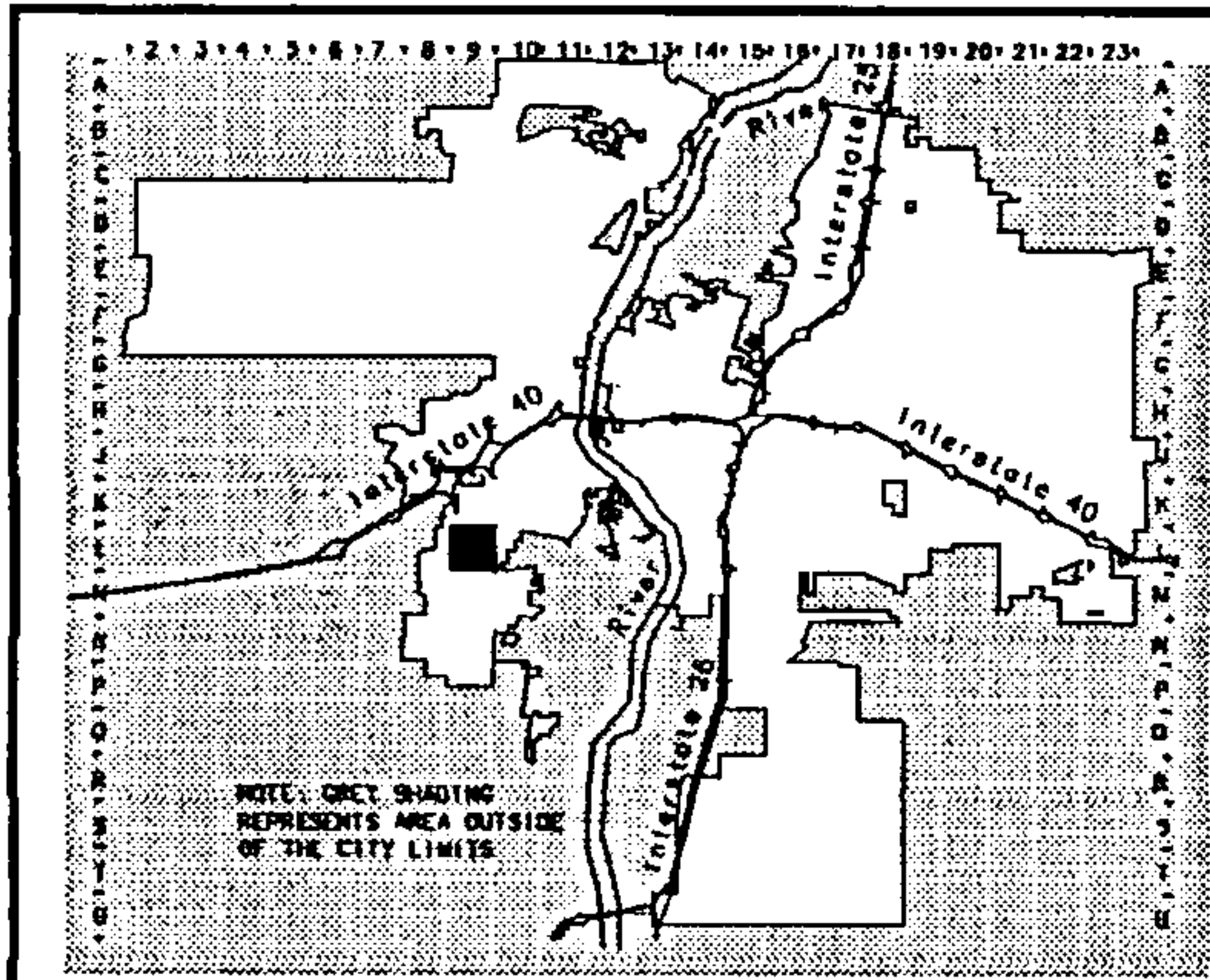
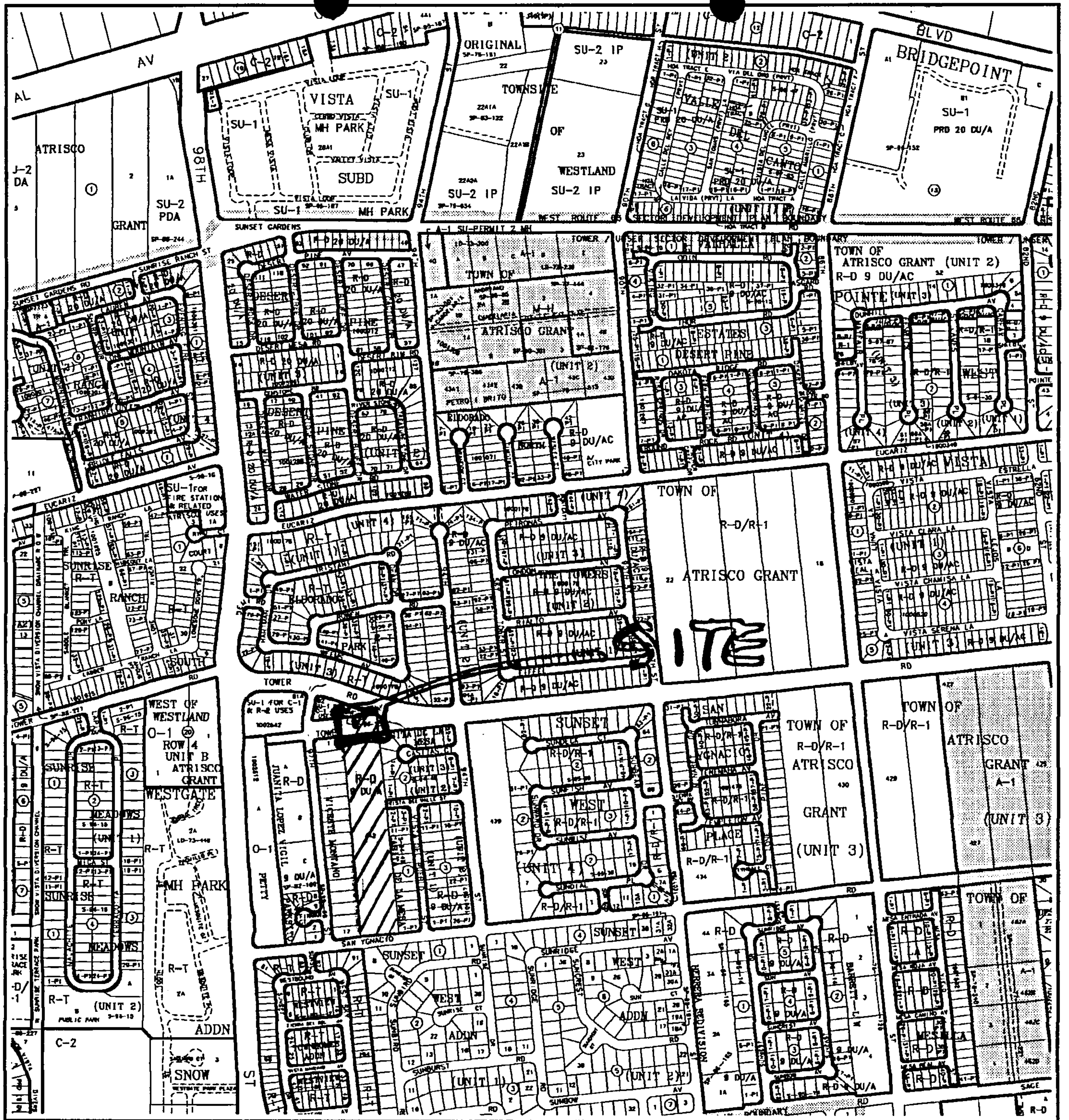
Application case numbers

04DRB - 00256

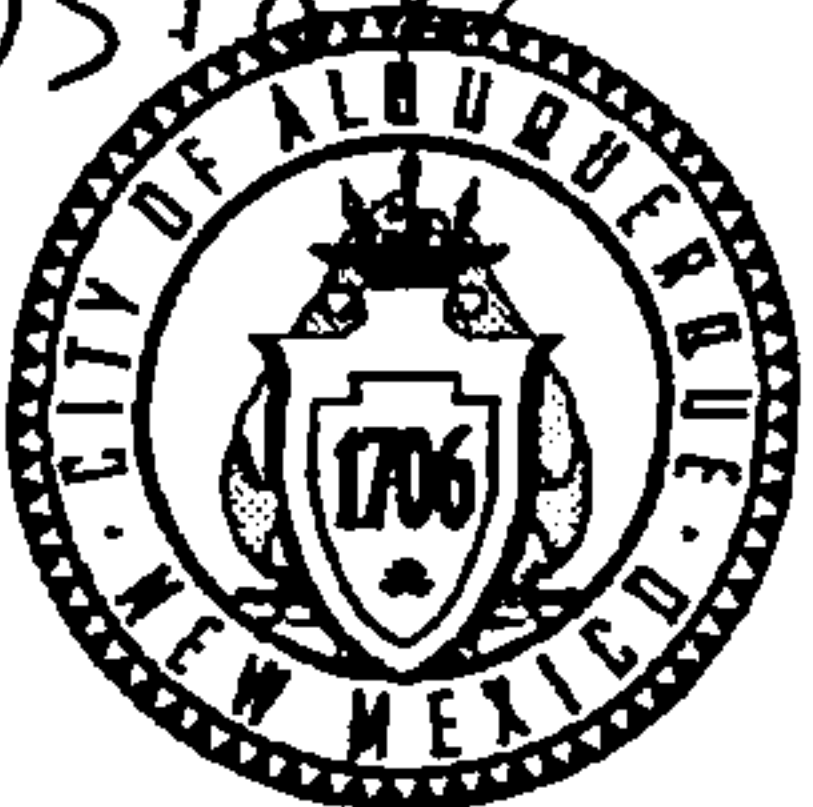
Barber 2/27/04

Planner signature / date

Project # 1003186



1003186



Zone Atlas Page

L-9-Z

Map Amended through February 03, 2004

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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February 25, 2004

Ms. Sheran Matson
Chair-Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

**RE: Vacation of Tower Road
Tracts 442, Lands of Atrisco Grant Unit 3
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of STV Investments, LLC, requests approval by the Development Review Board for the vacation of a portion of Tower Street SW adjacent to Tract 442. Due to recent replating, the alignment of Tower Road has shifted north. The subject portion of Tower is no longer needed as Public Right of Way. The vacation and subsequent incorporation of the right of way into the proposed subdivision of Tract 442 is in the City of Albuquerque's interest. The proposed vacation does not negatively affect any of the surrounding properties. Should this vacation be approved, the vacated portion will be incorporated into the development of Tract 442 within one year.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,



David Soule, PE

Enclosures

cc: Tim Mc Naney

JN: 2305
ds

vacationltr022504



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

February 26, 2004

David Soule
Rio Grande Engineering
3500 Comanche NE, Suite E-5/87107
Phone: 872-0999/Fax: 872-2205
E-mail: david@riograndeengineering.com

Dear David:

Thank you for your inquiry of February 26, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS 469, 470, 419, 418, LANDS OF ATRISCO GRANT, UNIT 3, LOCATED ON UNSER BLVD. SW BETWEEN SAGE BLVD. SW AND TOWER BLVD. SW, zone map L-10.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(below this line for OCNC use only)

Date of Inquiry: 02/26/04 Time Entered: 1:45 p.m. ONC Rep. Initials: SW

"Attachment A"

David Soule, Rio Grande Engineering
Zone Map: L-10

WESTGATE HEIGHTS N.A. (R)

Matthew Archuleta

1628 Summerfield SW/87121 836-7251 (h)

Libby McIntosh

1316 Ladrones Ct. SW/87121 831-5189 (h)

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



**Rio Grande
Engineering**

February 25, 2004

Mathew Archuleta
1628 Summerfield SW
Albuquerque, NM 87121

Libby McIntosh
1316 Ladrone Ct SW
Albuquerque, NM 87121

**RE: Vacation of Tower Road
Tracts 442, Lands of Atrisco Grant Unit 3
Albuquerque, New Mexico**

Dear Sir and Madam:

Rio Grande Engineering, on behalf of STV Investments, LLC, requests approval by the Development Review Board for the vacation of a portion of Tower Street SW adjacent to Tract 442. Due to recent replating, the alignment of Tower Road has shifted north. The subject portion of Tower is no longer needed as Public Right of Way. The vacation and subsequent incorporation of the right of way into the proposed subdivision of Tract 442 is in the City of Albuquerque's interest. The proposed vacation does not negatively affect any of the surrounding properties. Should this vacation be approved, the vacated portion will be incorporated into the development of Tract 442 within one year.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,

David Soule, PE

Enclosures

cc: Tim Mc Naney

JN: 2305
ds

vacationltr022504



**Rio Grande
Engineering**

February 25, 2004

~~Mathew Archuleta~~
~~1628 Summerfield SW~~
~~Albuquerque, NM 87121~~

~~Libby McIntosh~~
~~1316 Ladrones Ct. SW~~
~~Albuquerque, NM 87121~~

**RE: Vacation of Tower Road
Tracts 442, Lands of Atrisco Grant Unit 3
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Sincerely,

David Soule, PE

Enclosures

cc: Tim Mc Naney

JN: 2305
ds

vacationltr022504

0140 225T 0000 01TE E002

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ALBUQUERQUE, NM 87121 **OFFICIAL USE**

Postage	\$ 0.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

UNIT ID: 0101
 Postmark Here
 FEB 27 2004
 KFFS
 ALBUQUERQUE NM 87101
 02/27/04

Sent To: Matthew Archuleta
 Street, Apt. No., or PO Box No.: 1626 Summerfield
 City, State, ZIP+4: ALB NM 87121

EE50 225T 0000 01TE E002

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87121 **OFFICIAL USE**

Postage	\$ 0.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

UNIT ID: 0101
 Postmark Here
 FEB 27 2004
 KFFS
 ALBUQUERQUE NM 87101
 Clerk: KFFS

Sent To: Libby McIntosh
 Street, Apt. No., or PO Box No.: 1316 Ladron + st SW
 City, State, ZIP+4: ALB NM 87121

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

PAID RECEIPT

APPLICANT NAME STV INVSMTS, LLC
 AGENT RIO GRANDE ENG.
 ADDRESS 3500 COMMANCHE BLVD. NE. 8 7107
 PROJECT & APP # 1003186 / 04DRB-00256
 PROJECT NAME TOWER WEST VACATION

DUPLICATE
 City of Albuquerque
 Treasury Division
 02/27/2004 9:16AM LOC: ANNX
 RECEIPT# 00021078 WSH# 007 TRANSH# 0010
 Account 441006 Fund 0110
 Activity 4983000 TRSLJS
 Trans Amt \$395.00
 J24 Misc \$300.00

- \$ 20 469099/4916000 Conflict Management Fee
- \$ 300 441006/4983000 DRB Actions
- \$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75 441018/4971000 Public Notification
- \$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
- \$ 395⁰⁰ TOTAL AMOUNT DUE

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

02/27/2004 9:16AM LOC: ANNX
 RECEIPT# 00021077 WSH# 007 TRANSH# 0010
 Account 469099 Fund 0110
 Activity 4916000 TRSLJS
 Trans Amt \$395.00
 J24 Misc \$20.00

RIO GRANDE ENGINEERING DBA
 3500 COMMANCHE BLVE NE 505-872-0999
 SUITE E-5
 ALBUQUERQUE, NM 87107

Treasury Division
 City of Albuquerque

PAY TO THE ORDER OF

City of Albuquerque

\$ 395.00

Three hundred ninety five & no/100 -

DOLLARS

BANKWEST Academy Office
 1-800-488-2265

FOR JN 2305 Annex sub.

1070068131013 285027

DUPLICATE

City of Albuquerque
 Treasury Division

02/27/2004 9:16AM LOC: ANNX
 RECEIPT# 00021079 WSH# 007 TRANSH# 0010
 Account 441018 Fund 0110
 Activity 4971000 TRSLJS
 Trans Amt \$395.00
 J24 Misc \$75.00
 CK \$395.00
 CHANGE \$0.00

Thank You

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from March 9th '04 To March 24th '04

5. REMOVAL

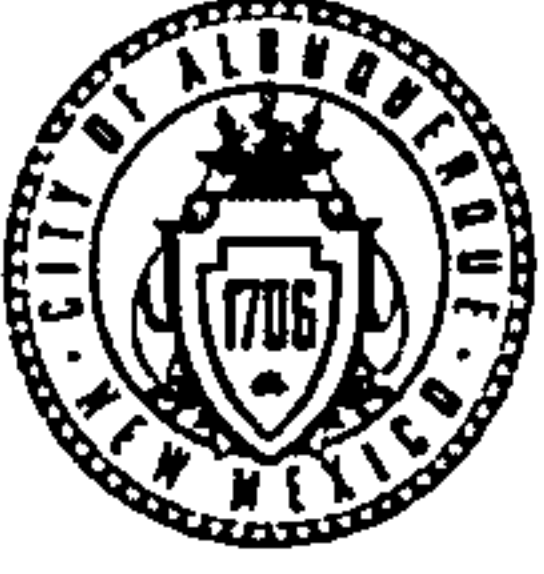
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

MM (Applicant or Agent) 2/27/04 (Date)

I issued 1 sign(s) for this application, 2/27/04 (Date), [Signature] (Staff Member)

DRB PROJECT NUMBER: 1003186
DAORB-00256



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 21, 2004
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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000196**
03DRB-02102 Major-Two Year SIA
TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) CIB, **CORONADO SAVINGS & LOAN**, zoned R-LT residential zone, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845, 02DRB-01850, 03DRB-00862] [Deferred from 1-7-04] (G-11) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000262**
03DRB-02170 Major-Preliminary Plat
Approval
03DRB-02167 Major-Vacation of Public
Easements
03DRB-02168 Minor-Sidewalk Waiver
03DRB-02169 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) B1, **COSTCO DEVELOPMENT**, zoned SU-1 special use zone, C-2, located on SOUTHERN AVE NE, between EUBANK BLVD. NE and ELIZABETH ST. NE containing approximately 14 acre(s). [REF: 01EPC-01757 SDP4 B/P, 02DRB-00599 2YR. SIA, 03EPC-01478 ZMA] (L-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/3/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 04DRB-00027 Minor-SiteDev Plan
BldPermit/EPC
04DRB-00026 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Block(s) B1, **COSTCO DEVELOPMENT**, zoned SU-1 PRD, located on SOUTHERN BLVD SE, between EUBANK BLVD SE and JUAN TABO BLVD SE containing approximately 14 acre(s). [REF: 1000262, 03EPC-014776, 03EPC-01477, Russell Brito, EPC Case Planner, 03EPC-01478, 03DRB-02167,03DRB-02168] (L-21) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1000570**
02DRB-01567 Major-SiteDev Plan Subd
02DRB-01021 Minor-Temp Defer SDWK
02DRB-01019 Major-Preliminary Plat
Approval
02DRB-01020 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A and Parcel A of Parkway U7 (Town of Atrisco Grant) to be known as Parkway Unit 10, **PAINTED SKY (UNIT 1)**, zoned R-D residential and related uses zone, developing area, located on UNSER (WEST OF) NW, between GAVIN RD NW and VINEMONT PL NW [REF: 00410-0162, 00410-00931, 00410-00933] (J-9) all or a portion of Tract(s) 93 94 95 to be known as Parkway -Unit 10, **TOWN OF ATRISCO GRANT AND TRAPARKWAY -8**, zoned R-LT residential zone, located on WEST OF UNSER NW, between GAVIN RD NW and VINEMONT PLACE NW containing approximately 13 acre(s). [Deferred from 1-7-04 & 1/21/04] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/4/04.**

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

MARK GOODWIN & ASSOC agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and < Tr E&F / Blk 2 (Vista Magnifica) and Lot B / Blk 8 (Palisades Addn) >, **VISTA MAGNIFICA**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 1-7-04 AND 1/21/04] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/28/04.**

5. **Project # 1003027**
03DRB-02173 Minor-Temp Defer SDWK
03DRB-02172 Minor-Sidewalk Variance
03DRB-02159 Major-Preliminary Plat
Approval
03DRB-02161 Minor-Site Plan for
Subdivision

WAYJOHN SURVEYING, INC agent(s) for INTERFIRST PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3,4,5, Tract(s) 2, **N ALBUQUERQUE ACRES**, zoned RD 7 DU/AC, located on ALAMEDA BOULEVARD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 1003027, 03DRB-01721] Deferred from 1/21/04] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/28/04.**

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

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

6. **Project # 1001209**
03DRB-02027 Minor-SiteDev Plan
BldPermit/EPC
03DRB-02028 Minor-SiteDev Plan
Subd/EPC

GEORGE RAINHART & ASSOC. agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 for Neighborhood Commercial, located on WESTERN TRAILS NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 03EPC 00699/00701, 02500 00126, DRB 94-525] [Deferred from 12-10-03] (F-10) **PREVIOUSLY APPROVED. ON THE AGENDA IN ERROR.**

7. **Project # 1002714**
04DRB-00024 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for ZANGARA DODGE request(s) the above action(s) for all or a portion of Lot(s) 8-11A1, Block(s) 25, **EAST END ADDITION**, zoned C-2 community commercial zone, located on VIRGINIA ST NE, between LOMAS BLVD. NE and MARBLE ST NE [REF: Juanita Vigil, EPC-Case Planner, 03EPC-00917, 03DRB-01634, 03EPC-01931] (J-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER UNTIL CONTRACTOR PULLS SO19 PERMIT AND FOR A SIDEWALK EASEMENT AND TO PLANNING FOR INFRASTRUCTURE LIST LANGUAGE ON SIGNATURE BLOCK.**

8. **Project # 1002786**
04DRB-00036 Minor- SiteDev Plan
BldPermit

JAMES MILLER agent(s) for FIDELTY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 5, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/IP, located on SAN MATEO NE between SAN DIEGO NE and BEVERLY HILLS containing approximately 1 acre(s). [REF: 03DRB 01075] (B-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVISED UTILITY PLAN AND CITY ENGINEER FOR SIA, NEED ADA PARKING STALLS DIMENSIONED AND RADII NEEDS LABELING AND AEHD SIGNATURE AND INFRASTRUCTURE NOTE ON SIGNATURE BLOCK.**

9. **Project # 1000658**
04DRB-00034 Minor-SiteDev Plan
BldPermit

OTONO PARTNERS, LLC C/O KNIGHT SEAVEY request(s) the above action(s) for all or a portion of Tract(s) F-1-A, **LOOP INDUSTRIAL DISTRICT**, zoned SU-2 M-1, located on ALAMEDA NE, between ALAMEDA NE and JEFFERSON NE containing approximately 5 acre(s)(C-17) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

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

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

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

11. **Project # 1000072**
04DRB-00033 Minor-Final Plat
Approval

MARK GOODWIN & ASSOC. agent(s) for DR HORTON INC. request(s) the above action(s) for all or a portion of Lot(s) 14-19 A, Block(s) 34, **NO. ALBQ. ACRES, UNIT B**, zoned R-D residential and related uses zone, developing area, located on LOUISIANA BLVD NE, between CARMEL AVE. NE and HOLLY AVE. NE containing approximately 6 acre(s). [REF: 03DRB-01104 PPA, 03DRB-01107, 03DRB-01106] (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CASH-IN-LIEU, A MEETING TO DISCUSS ENCROACHMENT AT HOLLY & LOUISIANA, AMAFCA SIGNATURE AND PLANNING FOR PERIMETER WALL DESIGN SUBMITTAL.**

12. **Project # 1002981**
03DRB-02132 Minor-Prelim&Final Plat
Approval
- SURV-TEK, INC. agent(s) for 1224 BELLAMAH, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned S/M-1, located on BELLAMAH AVE. NW, between 12TH ST. and SAWMILL ROAD NW containing approximately 12 acre(s). [REF: 03ZHE 01596, DRB-95-360] (H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
13. **Project # 1003119**
04DRB-00031 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for EUBANK EXIT LLC (ARIF AMERSNI) request(s) the above action(s) for all or a portion of Tract(s) 4-B1, **HORNE DEVELOPMENT ADDITION**, zoned SU-1-PCD, located on HOTEL CIR NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 6 acre(s). [REF: DRB-86-637, 1000329] (K-21) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
14. **Project # 1003133**
03DRB-02076 Minor-Prelim&Final Plat
Approval
03DRB-02077 Minor-Vacation of
Private Easements
- ISAACSON & ARFMAN PA agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M,N,P, **FRANKLIN PLAZA**, zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and CENTRAL NE containing approximately 9 acre(s). [REF: Z-88-53] [Deferred from 1-7-04] (L-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/21/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED. THE VACATION WAS APPROVED AS SHWON ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1003177**
04DRB-00014 Minor-Preliminary and
Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for THOMAS WILLIAMSON request(s) the above action(s) for all or a portion of Lot(s) 6-A-1, Block(s) 6 A PORTION OF LOT 6 A 1, **SECOND REPLAT OF MONTGOMERY HEIGHTS**, zoned R-1, located on DELAMAR AVE NE, between HAHN ARROYO and LAFAYETTE DR NE containing approximately 1 acre(s). (G-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project # 1003178**
04DRB-00015 Minor-Preliminary&Final
Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for CHARLES & SUSAN DEMOS request(s) the above action(s) for all or a portion of Lot(s) 3-17A, Block(s) 12, **GLENWOOD HILLS UNIT 2**, zoned R-1, located on CEDARBROOK AVE NE, between GLENWOOD HILLS NE and DESERT HILLS PL NE containing approximately 1 acre(s). (F-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003182**
04DRB-00023 Minor-Prelim&Final Plat
Approval

WILKS CO. agent(s) for PRAXAIR INC., request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF THE B. N. & S. F. RAILWAY CO.**, zoned M-2 manufacturing zone, located on 2ND ST SW, between TRUMBULL BLVD. SW and WOODWARD RD. SW containing approximately 4 acre(s). [REF: DRB-97-275] [Deferred from 1/21/04] (M-14) **DEFERRED AT THE AGENT'S REQUEST TO 1/28/04.**

18. **Project # 1003183**
04DRB-00025 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for ARTHUR & JOAN REEVES request(s) the above action(s) for all or a portion of Lot(s) 44-46, Block(s) 19, **NETHERWOOD PARK ADDITION**, zoned R-3 residential zone, located on GIRARD BLVD NE, between VASSAR DR. NE and CUTLER AVE. NE containing approximately 1 acre(s). (H-16) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU DEDICATION AND TO VERIFY NUMBER OF UNITS.**

19. **Project # 1000560**
(Project #1003184 in error)
04DRB-00028 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP, located on PASEO DEL NORTE AVE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 1000560, SV-94-48, S-94-58] **[HEARD UNDER PROJECT #1003184 IN ERROR]** (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 2/4/04.**

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

HALE & SUN CONSTRUCTION INC agent(s) for HALE 7 SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, **MAJOR ACRES SUBDIVISION**, zoned SU-2,R-T, located on 12TH ST NW, between CANDELARIA RD NW and MATTHEW AV NW containing approximately 1 acre(s). [REF: 1002231, 022HE-01435, 01DRB-002688, 01DRB-01891] [Deferred from 1-7-04] (G-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/14/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: 1) UTILITIES DEVELOPMENT: FOR A SEPARATE 20-FOOT PUBLIC WATER AND SEWER EASEMENT AND A SEPARATE 5-FOOT PUE. 2) TRANSPORTATION: TO PROVIDE A RADIUS AT THE CORNER OF 12TH AND MAJOR ON LOT 6. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

21. **Project # 1003186**
04DRB-00035 Minor-Sketch Plat or
Plan

RIO GRANDE ENG agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 442, **LAND OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between SAN YGNACIO BLVD. SW and TOWER BLVD. SW containing approximately 6 acre(s). [REF: NA] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003188**
04DRB-00038 Minor-Sketch Plat or
Plan

COMMUNITY SCIENCES CORPORATION agent(s)
for DELFINO M. GARCIA request(s) the above
action(s) for all or a portion of Lot(s) 145A1 and Lots
144B1, 145A2, **LUKE SUBDIVISION**, zoned RA-2,
located on GRIEGO RD NW, between GRIEGOS
DRAIN and SAN ISIDRO ST. NW containing
approximately 2 acre(s). (F-13) **THE ABOVE
REQUEST WAS REVIEWED AND COMMENTS
WERE GIVEN.**

23. Adjourned: Noon



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1003186 Item No. 21 Zone Atlas 4-9

DATE ON AGENDA 1-21-04

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
	- NEED TRAFFIC DISTRIBUTION MAP
	- LOTS TO BE LABELED P1
	- STANDARD INFRA. REQUIRED
	- PROVIDE PLATTING ACTIONS EAST & WEST TO VERIFY VARIATION REQUEST
	- TOWER REQUIRES BIKELANES
	- SHOW INTERSECTION DISTANCES BETWEEN VISTA DEL PLAZO, PROPOSED STREET & 9TH.
	- IS A VARIANCE NEEDED FOR BLOCK LENGTH?

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



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

Development Review Board Comments

Project Number: 1003186
Application Number: 04DRB-00035

DRB Date: 1/21/04

Item Number: 21

Subdivision:

Tract 442, Land of Atrisco Grant, Unit 3

Zoning: RD

Zone Page: L-09

New Lots (or units) : 45

Request for:

- | |
|--|
| <input checked="" type="checkbox"/> Sketch Plat Review & Comment |
| <input type="checkbox"/> Bulk Land Variance |
| <input type="checkbox"/> Site Development Plan for Subdivision |
| <input type="checkbox"/> Site Development Plan for Building Permit |
| <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Vacation of Public RoW |
| <input type="checkbox"/> Vacation of Public Easement |
| <input type="checkbox"/> Vacation of Private Easement |
| <input type="checkbox"/> Temp. Deferral of Sidewalk Construction |
| <input type="checkbox"/> Sidewalk Variance |
| <input type="checkbox"/> SIA Extension |
| <input type="checkbox"/> Other |

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 45 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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


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

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

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

Total remaining open space requirements are met via the provision of detached open space per the

provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003186

AGENDA ITEM NO: 21

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

discussed

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: January 21, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
January 21, 2004
Comments**

ITEM # 21

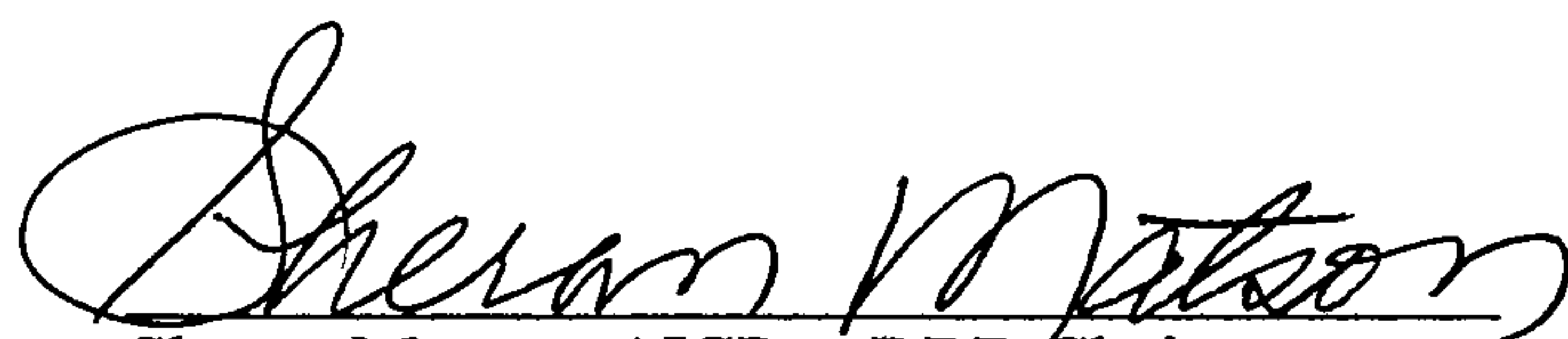
PROJECT # 1003186

APPLICATION # 04-00035

RE: Tract 442, Land of Atrisco Grant/sketch

Approval of perimeter wall design submittal is required at the time of preliminary plat for walls along Tower & San Ygancio.

Be sure to stay within the 9 du's per acre as required by the zoning.



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



SUBDIVISION	Supplemental form S	ZONING & PLANNING	Z
<input checked="" type="checkbox"/> Major Subdivision action	<i>Sketch</i>	<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation		<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)	V	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment	
<input type="checkbox"/> IP Master Development Plan		APPEAL / PROTEST of...	A
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: <u>STV INVESTMENTS, LLC</u>	PHONE: <u>505-255-8810</u>
ADDRESS: <u>1015 TIJERAS NW, SUITE 210</u>	FAX: <u>505-994-1232</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87102</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER/DEVELOPER</u>	
AGENT (if any): <u>RIO GRANDE ENGINEERING</u>	PHONE: <u>505-321-9099</u>
ADDRESS: <u>3500 COMANCHE BLVD., NE</u>	FAX: <u>505-872-2205</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87107</u>	E-MAIL: <u>david@riograndeengineering.com</u>

DESCRIPTION OF REQUEST: SKETCH PLAT COMMENTS

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. TRACT442 Block: _____ Unit: 3

Subdiv. / Addn. LAND OF ATRISCO GRANT

Current Zoning: RD(9DU/AC) Proposed zoning: RD(9DU/AC)

Zone Atlas page(s): L09 No. of existing lots: 1 No. of proposed lots: 45

Total area of site (acres): 5.233 Density if applicable: dwellings per gross acre: 9 dwellings per net acre: 8.6

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 100905617611030403 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 97TH STREET Sw

Between: SAN YGNACIO BOULEVARD Sw and TOWER BOULEVARD Sw

CASE HISTORY:

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

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

SIGNATURE [Signature] DATE 01/12/04

(Print) DAVID SOULE, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>0421AB</u>	<u>Sketch</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>00035</u>			\$ _____
<input checked="" type="checkbox"/> All case #s are assigned		<u>G.M.P.</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>JAN. 21 / 04</u>			\$ <u>20.00</u>
	<u>[Signature]</u> <u>1/13/04</u>	Project # <u>1003186</u>		
	Planner signature / date			

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

David Sodey, PE
Applicant name (print)
DS 1/12/04
Applicant signature / date



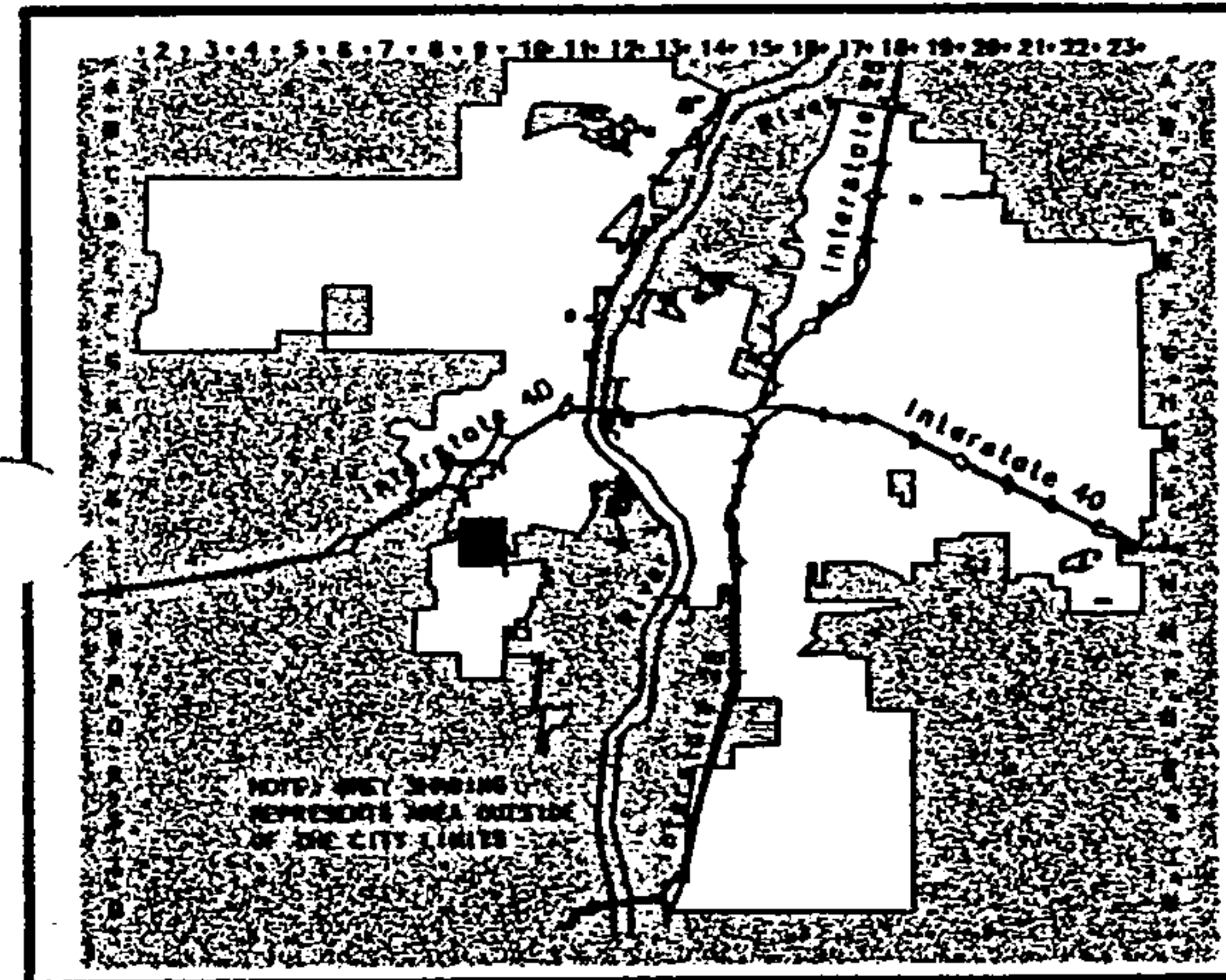
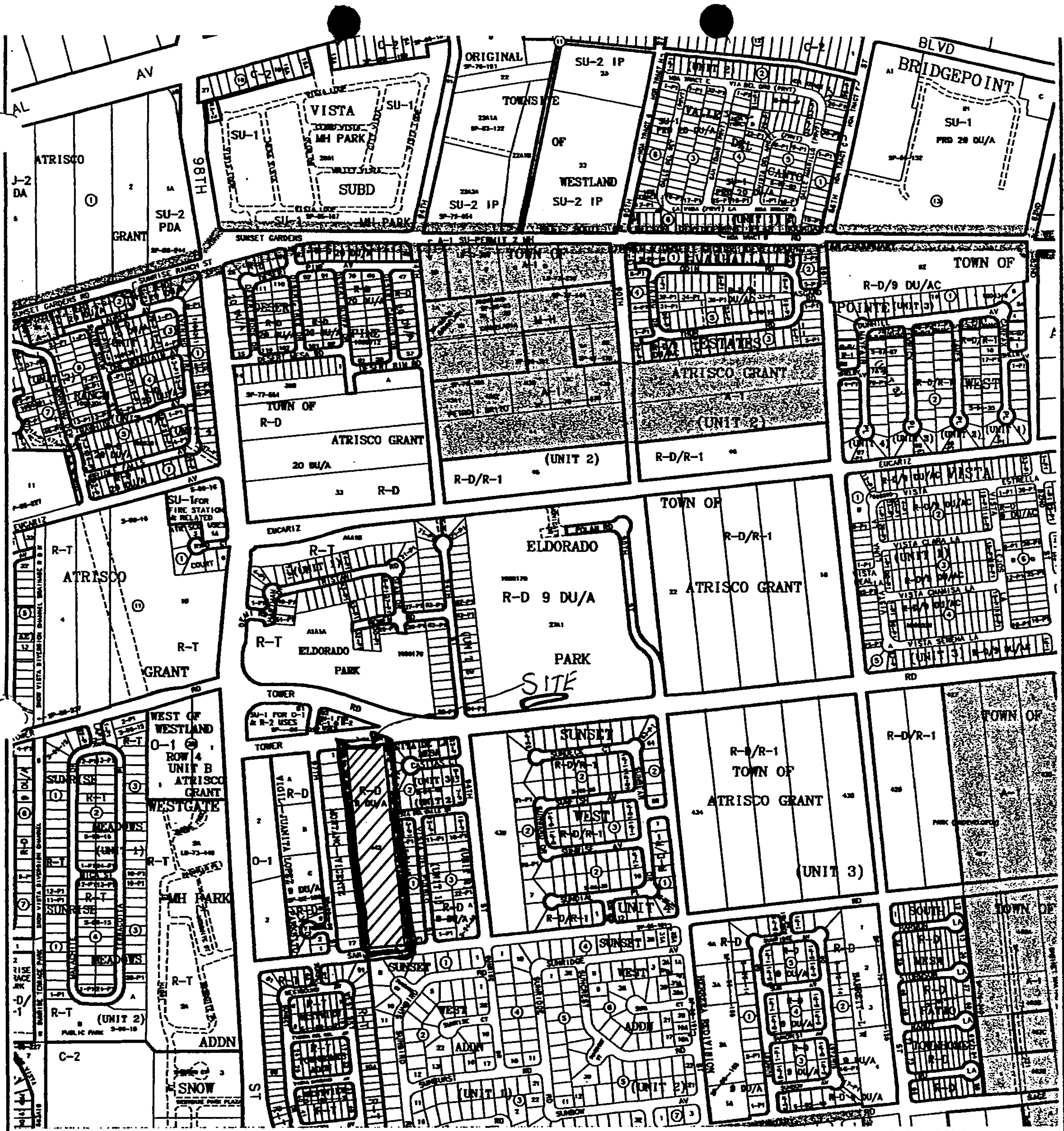
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
04DRB - 00035

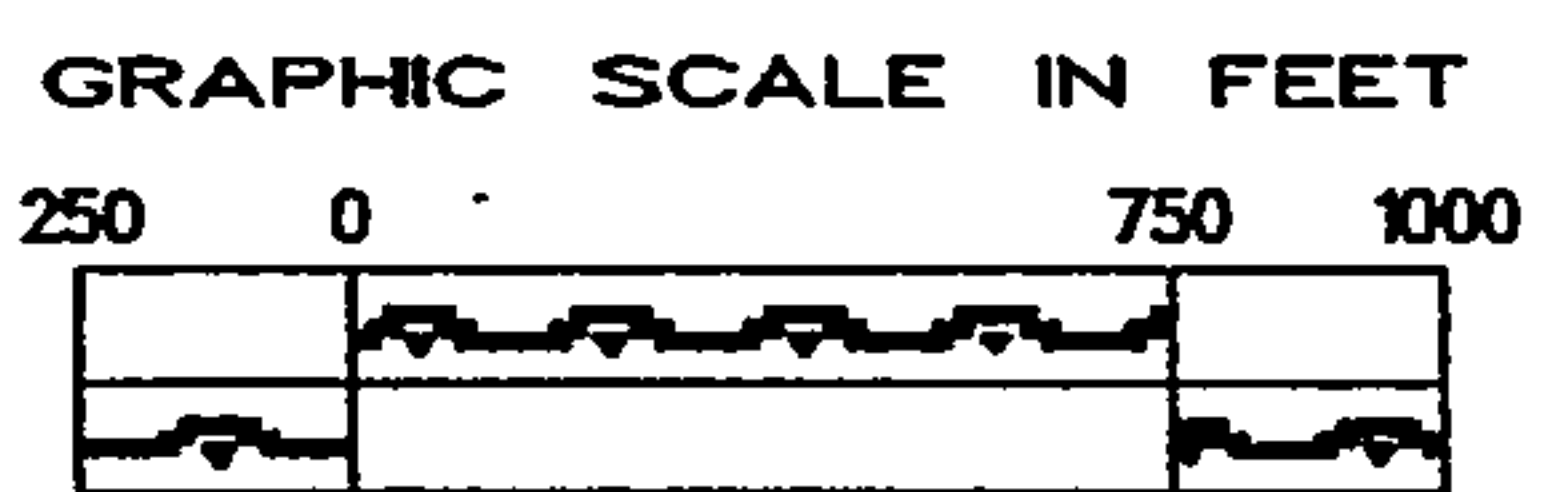
Form revised 10/03

Podwin 1/13/04
Planner signature / date

Project # 1003186



CITY OF
Albuquerque
Albuquerque Growth Initiative Study
PLANNING DEPARTMENT
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Zone Atlas Page

L-9-Z

Map Amended through July 18, 2001



January 12, 2004

Ms. Sheran Matson
Chair-Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

**RE: Sketch Plat Comments for
Tracts 442, Lands of Atrisco Grant Unit 3
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of STV Investments, LLC, requests comment by the Development Review Board for the proposed subdivision of Tracts 442, Lands of Atrisco Grant Unit 3. The subject property is located east of 98th Street between Tower Road and San Ygnacio Road. The property is currently zoned RD/ (9 DU's per acre). The proposed development will take access from both San Ygnacio Road and Vista de Valle street. The proposed interior roadway can be classified as an Access / Cul-de-sac with intermittent parking. Due to the realignment of Tower Road, we will request vacation of the southerly half of the Right-of-Way and incorporate the area into the subdivision.

The property is located within the Developing Urban Area of Albuquerque as identified within the Comprehensive Plan. This development is required to meet the open space per the Residential Developing Criteria. The development of this site is consistent with the governing Tower/Unser Sector Development Plan. The site is adjacent to public water and sewer lines. This site will be graded to drain to the south. The drainage management plan will be consistent with the governing Tower/Sage Master Drainage Plan.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,



David Soule, PE

Enclosures

cc: Tim Mc Naney

JN: 2305
ds

skecthplatttr011204

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

PAID RECEIPT

APPLICANT NAME STV INVESTMENTS, LLC
AGENT RIO GRANDE ENG
ADDRESS 3500 CARMAN AVE BLVD NE 87107
PROJECT & APP # 1003186 / 04DRB-00035
PROJECT NAME TR. 442 LMS OF ATRISCO GRNT.

\$ 20⁰⁰ 469099/4916000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20⁰⁰ TOTAL AMOUNT DUE

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

4433
95-681/1070

David and Jennifer Soule
9101 Wilshire Ave NE
Albuquerque, NM 87122

1/13/04 DATE

PAY TO THE ORDER OF COA \$ 20.00

Twenty & no/100 DOLLARS

DUPLICATE
City of Albuquerque
Treasury Division

BANKWEST East Central Office
1-800-488-2265

01/13/2004

RECEIPT# 000187
Accounts 469099 Fund 0110
City 4916000

FOR #ret442 JSM

10700681304433 27203817311

J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00



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

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

Project # 1000147

04DRB-00257 Major-Two Year SIA

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

Project # 1003112

04DRB-00259 Major-Vacation of Pub Right-of-Way

04DRB-00258 Major-Preliminary Plat Approval

04DRB-00260 Minor-Temp Defer SDWK

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

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Project # 1003232

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

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Project # 1003186

04DRB-00256 Major-Vacation of Pub Right-of-Way

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

PAGE 3

Project # 1003231

04DRB-00261 Major-Preliminary Plat Approval

04DRB-00263 Minor-Temp Defer SDWK

04DRB-00262 Minor-Subd Design (DPM) Variance

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] (N-9)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

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



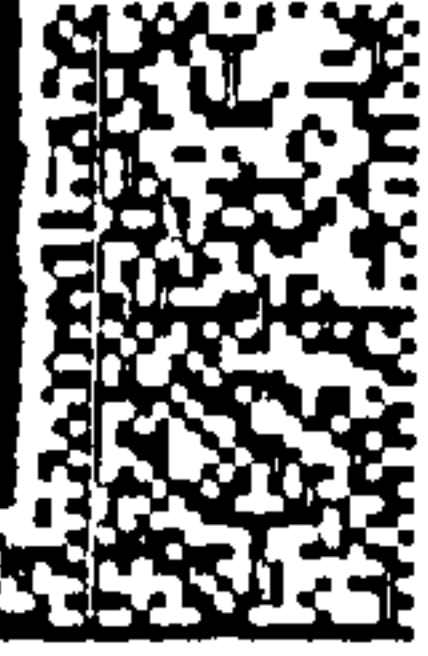
City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

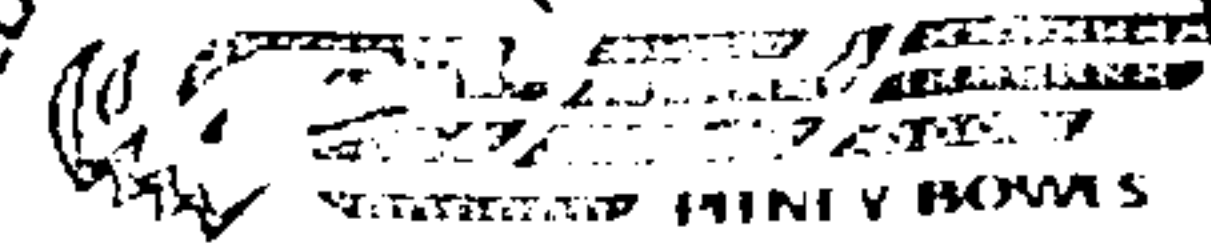
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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

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

Project # 1000147

04DRB-00257 Major-Two Year SIA

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

Project # 1003112

04DRB-00259 Major-Vacation of Pub Right-of-Way

04DRB-00258 Major-Preliminary Plat Approval

04DRB-00260 Minor-Temp Defer SDWK

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

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Project # 1003232

04DRB-00254 Major-Vacation of Pub Right-of-Way
04DRB-00255 Major-Vacation of Public Easements
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Project # 1003186

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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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Project # 1003231


04DRB-00261 Major-Preliminary Plat Approval

04DRB-00263 Minor-Temp Defer SDWK

04DRB-00262 Minor-Subd Design (DPM) Variance

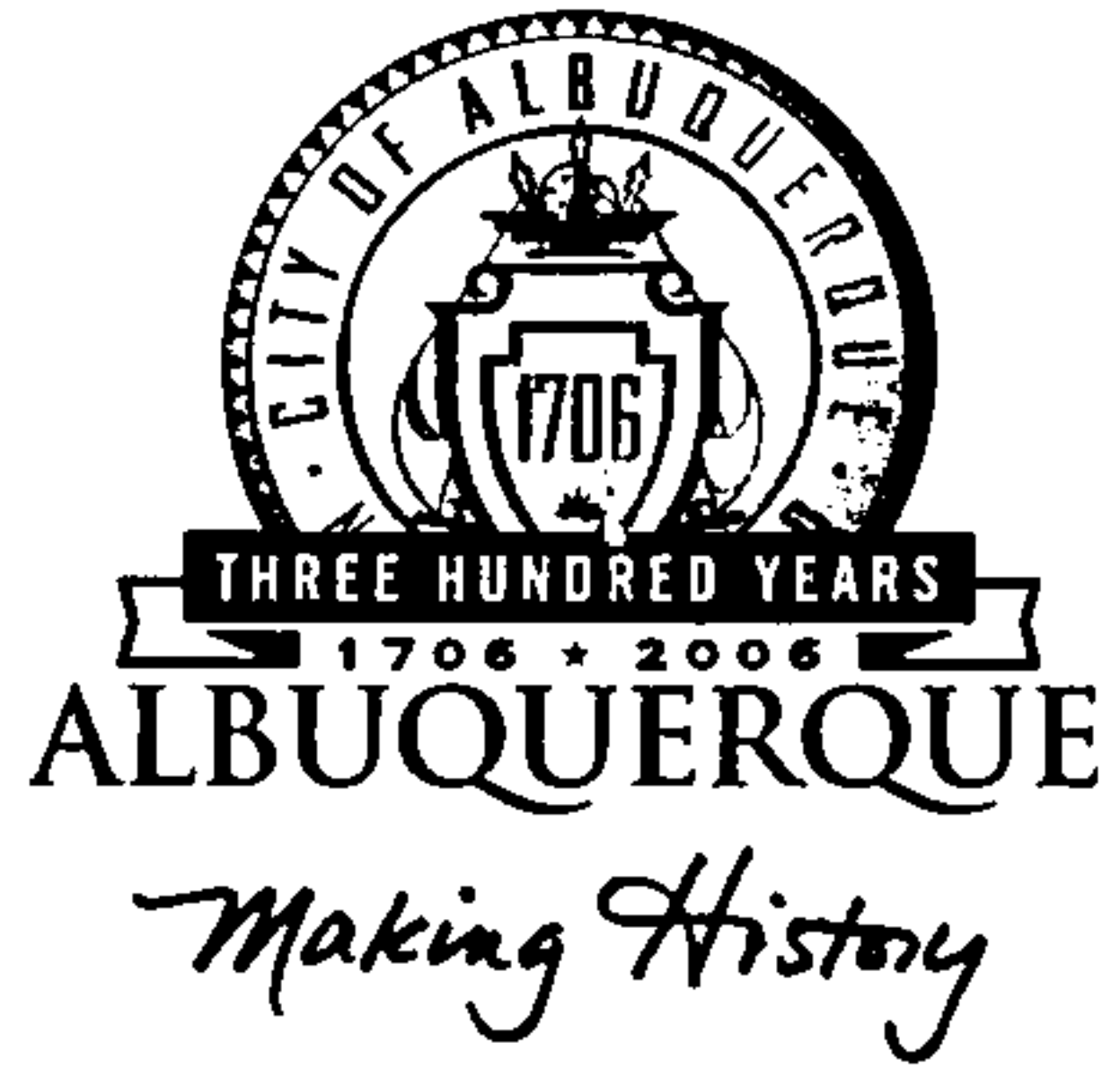
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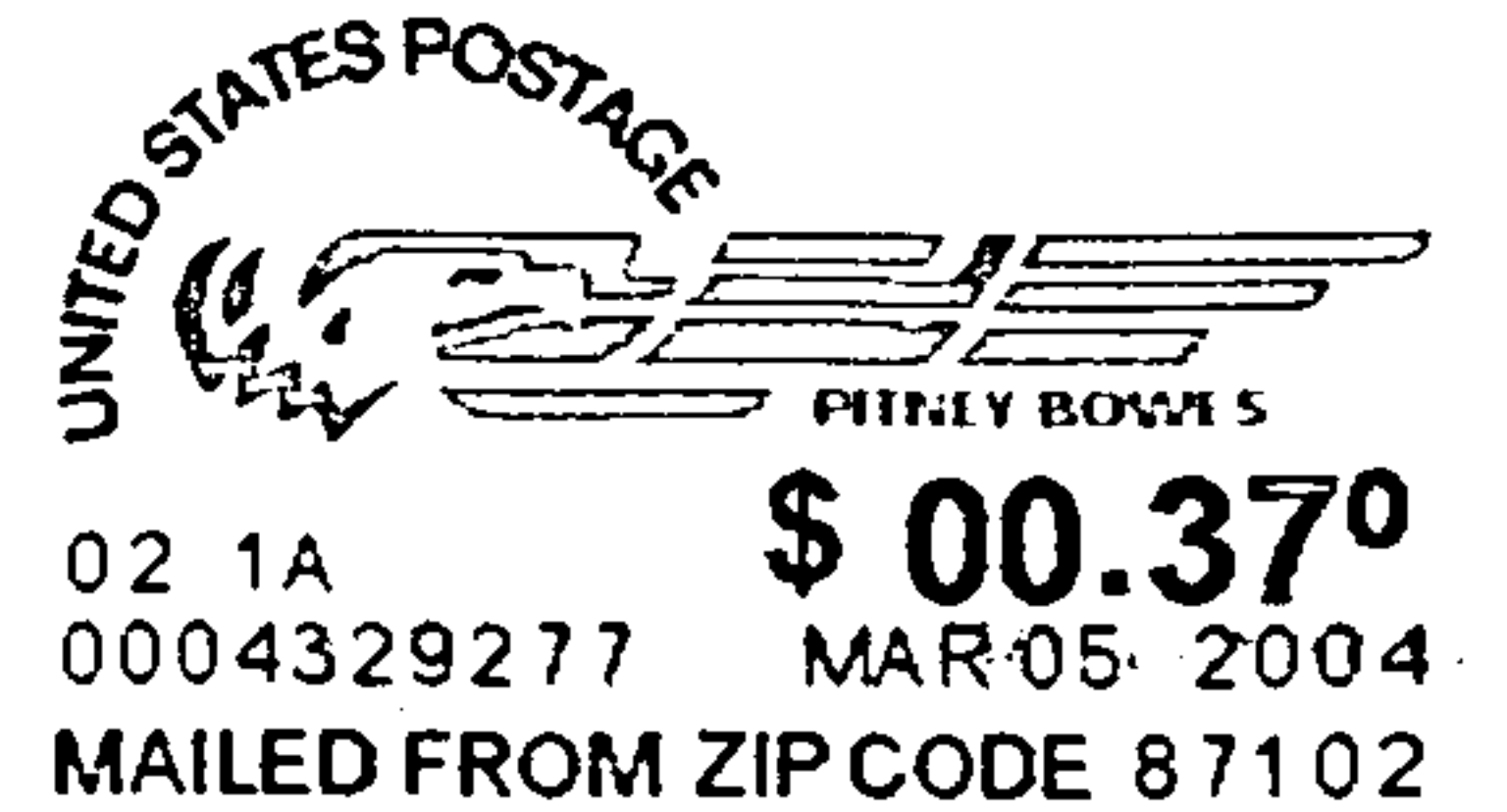
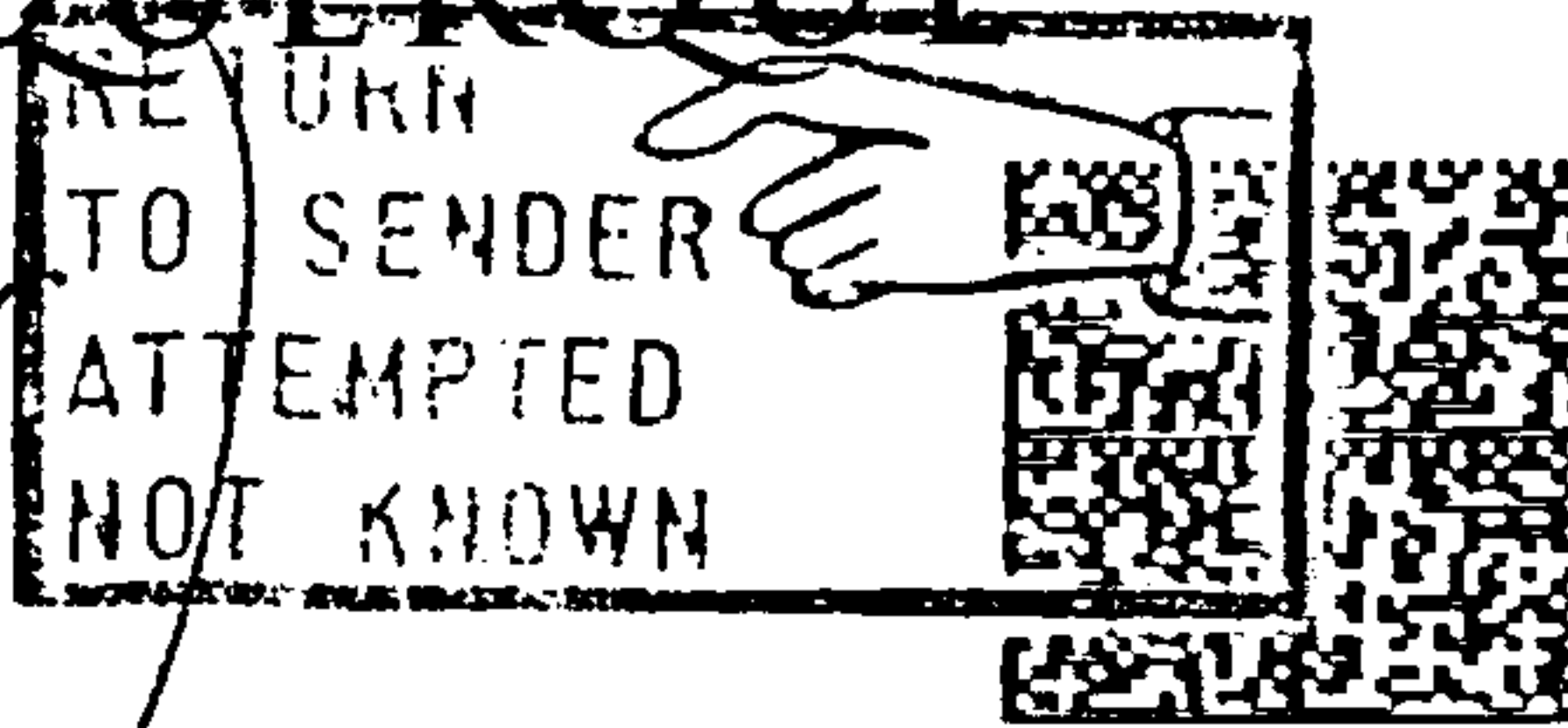

Sheran Matson, AICP, DRB Chair
Development Review Board

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

CITY OF ALBUQUERQUE



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FULLER HOMES INC
 9504 WEEMS AV SW
 ALBUQUERQUE NM 87121

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

87121-2231 13



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

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Project # 1003112

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Project # 1003232

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04DRB-00263 Minor-Temp Defer SDWK

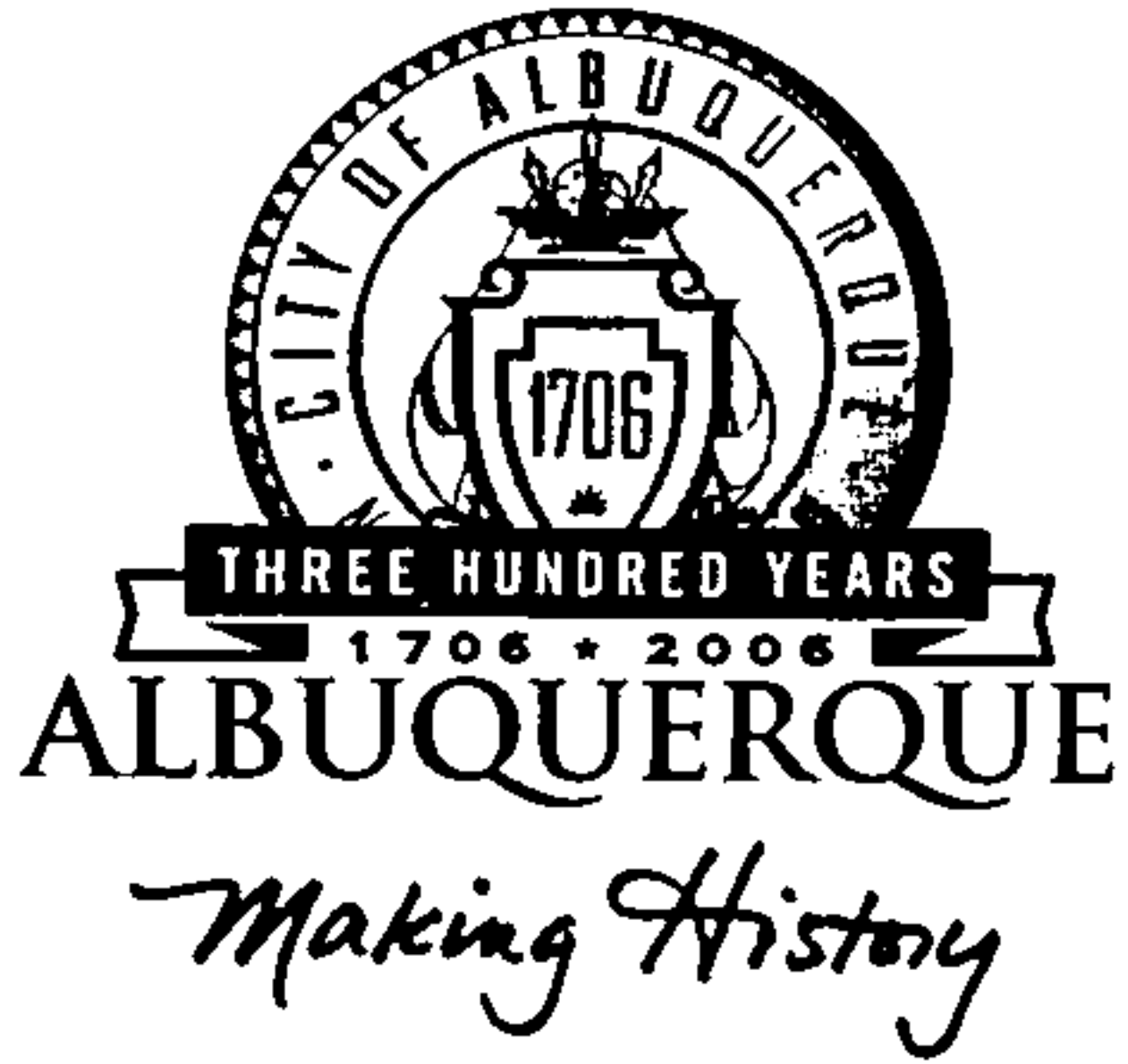
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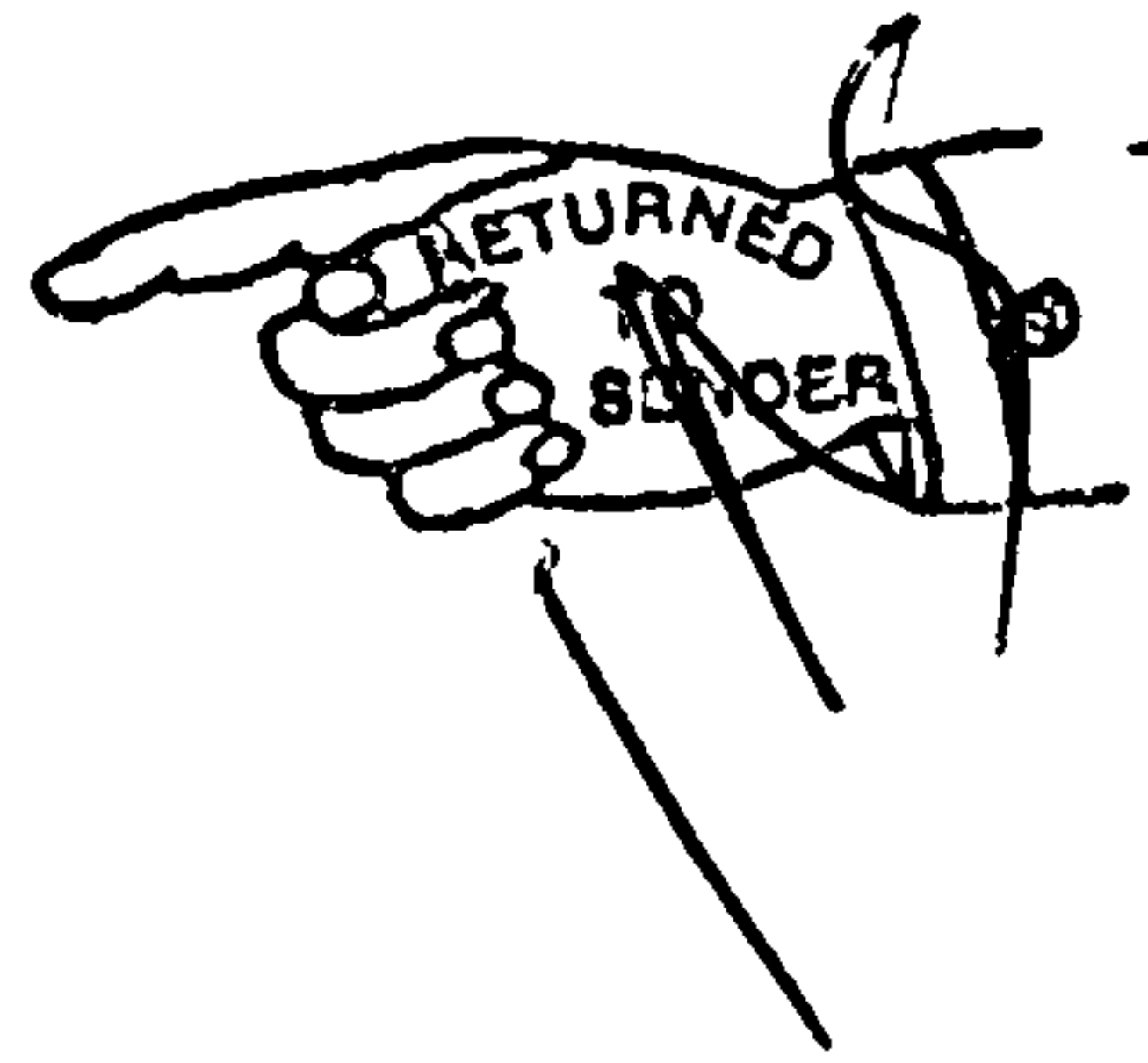
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need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


Sheran Matson, AICP, DRB Chair
Development Review Board

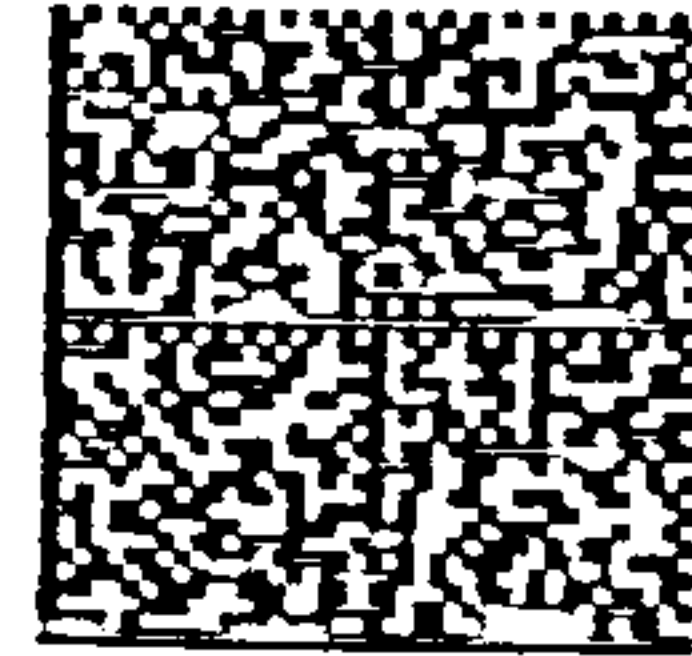
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 8, 2004.



CITY OF ALBUQUERQUE



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

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

Project # 1000147

04DRB-00257 Major-Two Year SIA

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

Project # 1003112

04DRB-00259 Major-Vacation of Pub Right-of-Way

04DRB-00258 Major-Preliminary Plat Approval

04DRB-00260 Minor-Temp Defer SDWK

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

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



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

PAGE 2

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

Project # 1003232

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

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

Project # 1003186

04DRB-00256 Major-Vacation of Pub Right-of-Way

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



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

PAGE 3

Project # 1003231

04DRB-00261 Major-Preliminary Plat Approval

04DRB-00263 Minor-Temp Defer SDWK

04DRB-00262 Minor-Subd Design (DPM) Variance

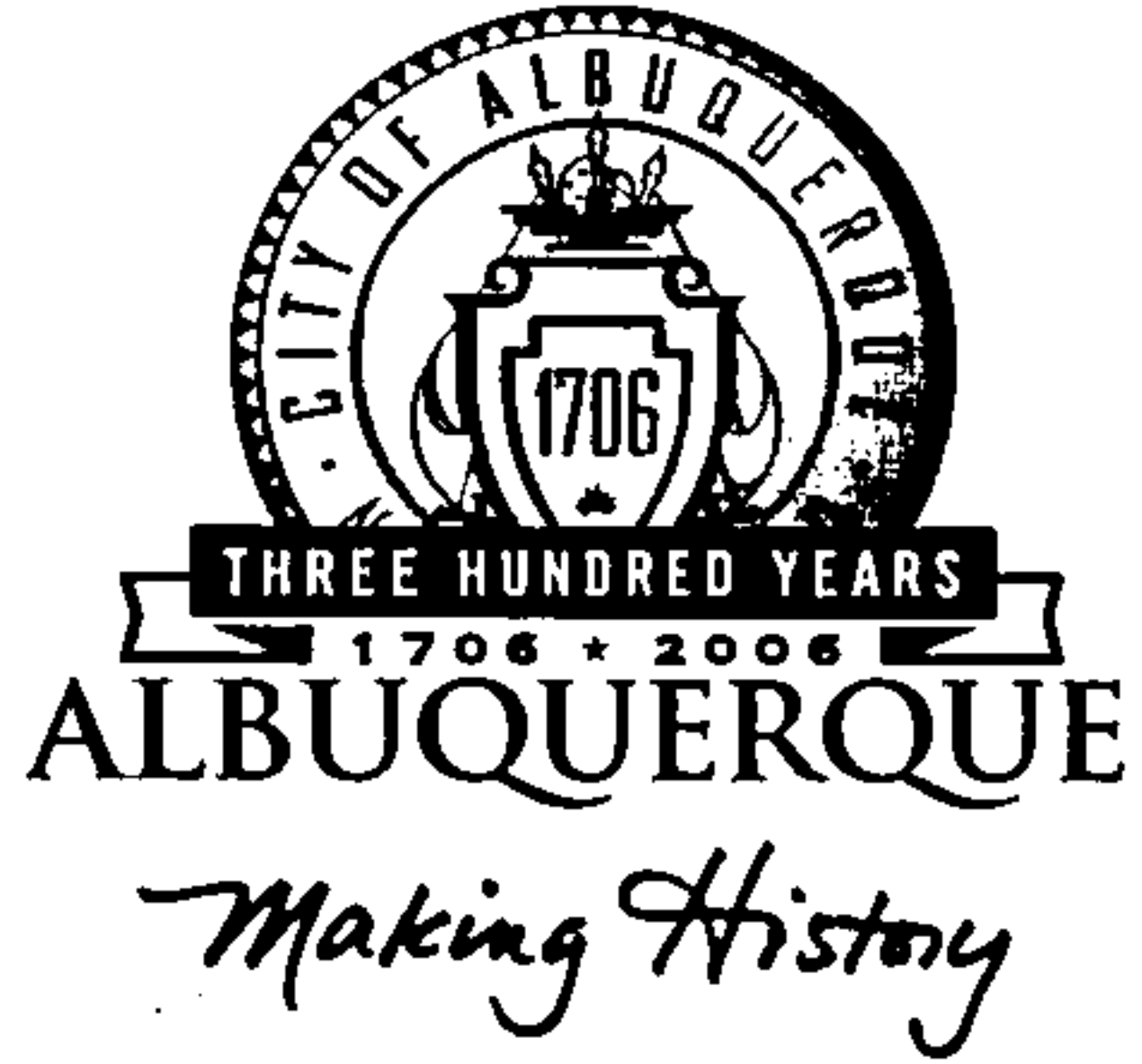
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Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except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


Sheran Matson, AICP, DRB Chair
Development Review Board

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

CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

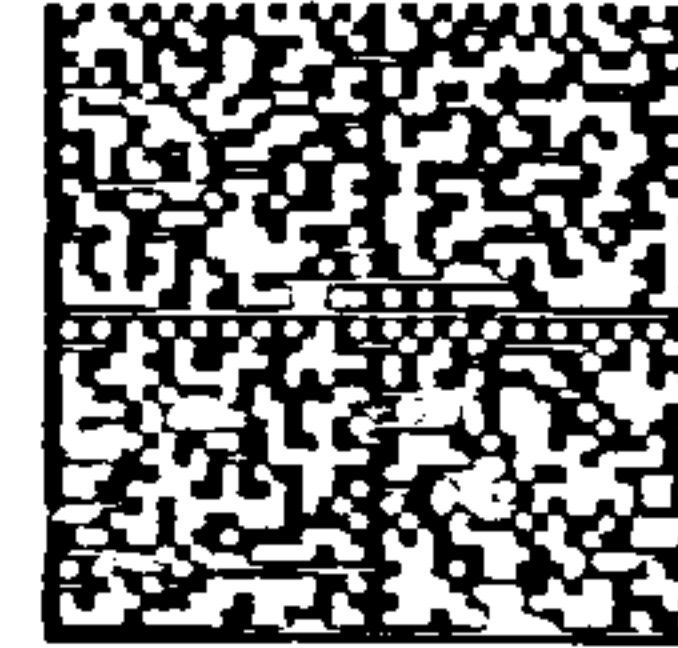
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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

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

Project # 1000147

04DRB-00257 Major-Two Year SIA

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

Project # 1003112

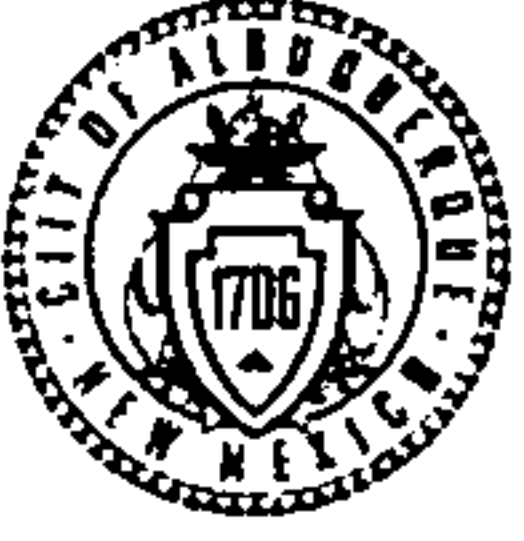
04DRB-00259 Major-Vacation of Pub Right-of-Way

04DRB-00258 Major-Preliminary Plat Approval

04DRB-00260 Minor-Temp Defer SDWK

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

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Project # 1003232

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

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

Project # 1003186

04DRB-00256 Major-Vacation of Pub Right-of-Way

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



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

PAGE 3

Project # 1003231

04DRB-00261 Major-Preliminary Plat Approval

04DRB-00263 Minor-Temp Defer SDWK

04DRB-00262 Minor-Subd Design (DPM) Variance

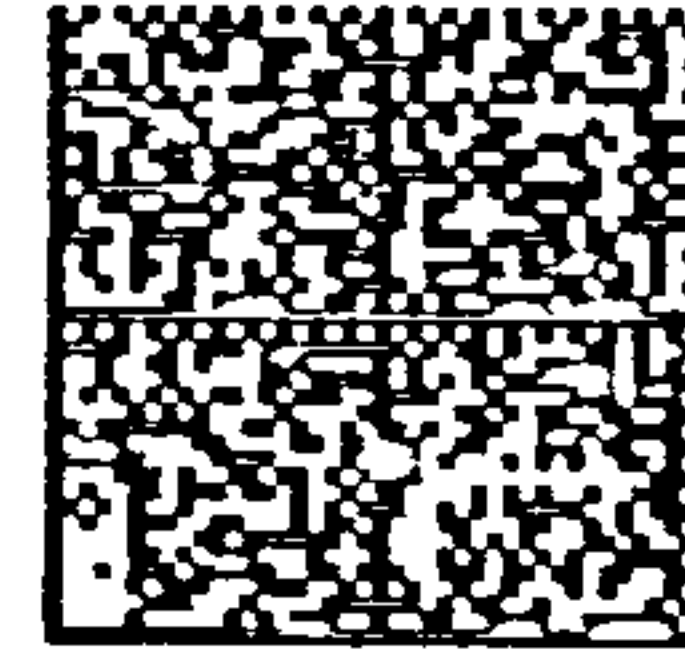
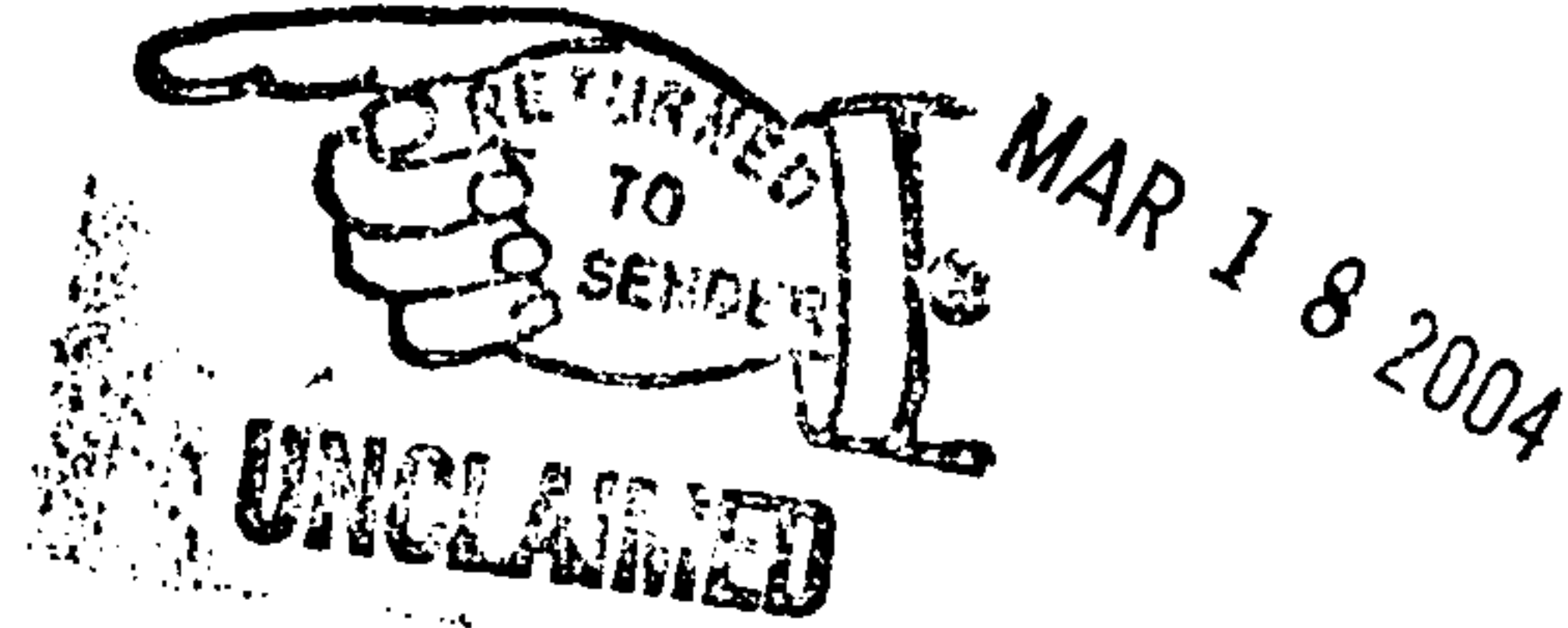
WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] (N-9)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

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

CITY OF ALBUQUERQUE



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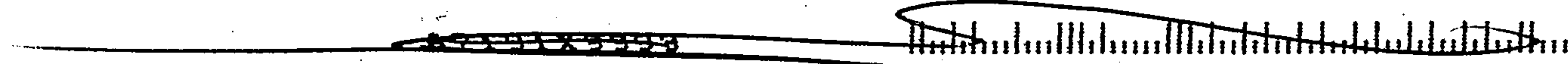
Planning Department

100905615713830409

P.O. Box 1293

~~MONTANO STELLA I
GENERAL DELIVERY
ALBUQUERQUE NM 87101~~

Albuquerque, NM 87103





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, April 28, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002224
04DRB-00506 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 6-B-1 and 8-A-1-A-2-A, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned SU-1 Major Public Open Space, located on ADOBE RD NW, between ANDERSON FIELDS TRACTS NW NORTH OF MONTANO RD NW containing approximately 1 acre(s). [REF: 03DRB-01172, 03EPC-00695, 04DRB-00335, 02EPC-01482, 02DRB-01425] (F-13)

Project # 1003127
04DRB-00509 Major-SiteDev Plan Bld
Permit

WALLACE L BINGHAM agent(s) for GILBERT ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 3A4, **EAGLE RANCH SUBDIVISION**, zoned SU-1, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 2 acre(s). [REF: DRB-94-480] (B-12)

Project # 1003186
04DRB-00508 Major-Preliminary Plat
Approval

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned RD (9DU/AC), located on 97th ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB-00035 & 04DRB-00256] (L-9)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1003369

04DRB-00510 Major-Preliminary Plat
Approval

04DRB-00511 Major-Vacation of Pub
Right-of-Way

04DRB-00513 Minor-Temp Defer SDWK

04DRB-00519 Minor-Vacation of Private
Easements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION
INC request(s) the above action(s) for all or a portion of
Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH
ALBUQUERQUE ACRES, VINTNER COURT
SUBDIVISION, zoned DETENTION POND, located on
VINTNER NE, between VENTURA NE and CORONA
NE containing approximately 2 acre(s). (C-20)

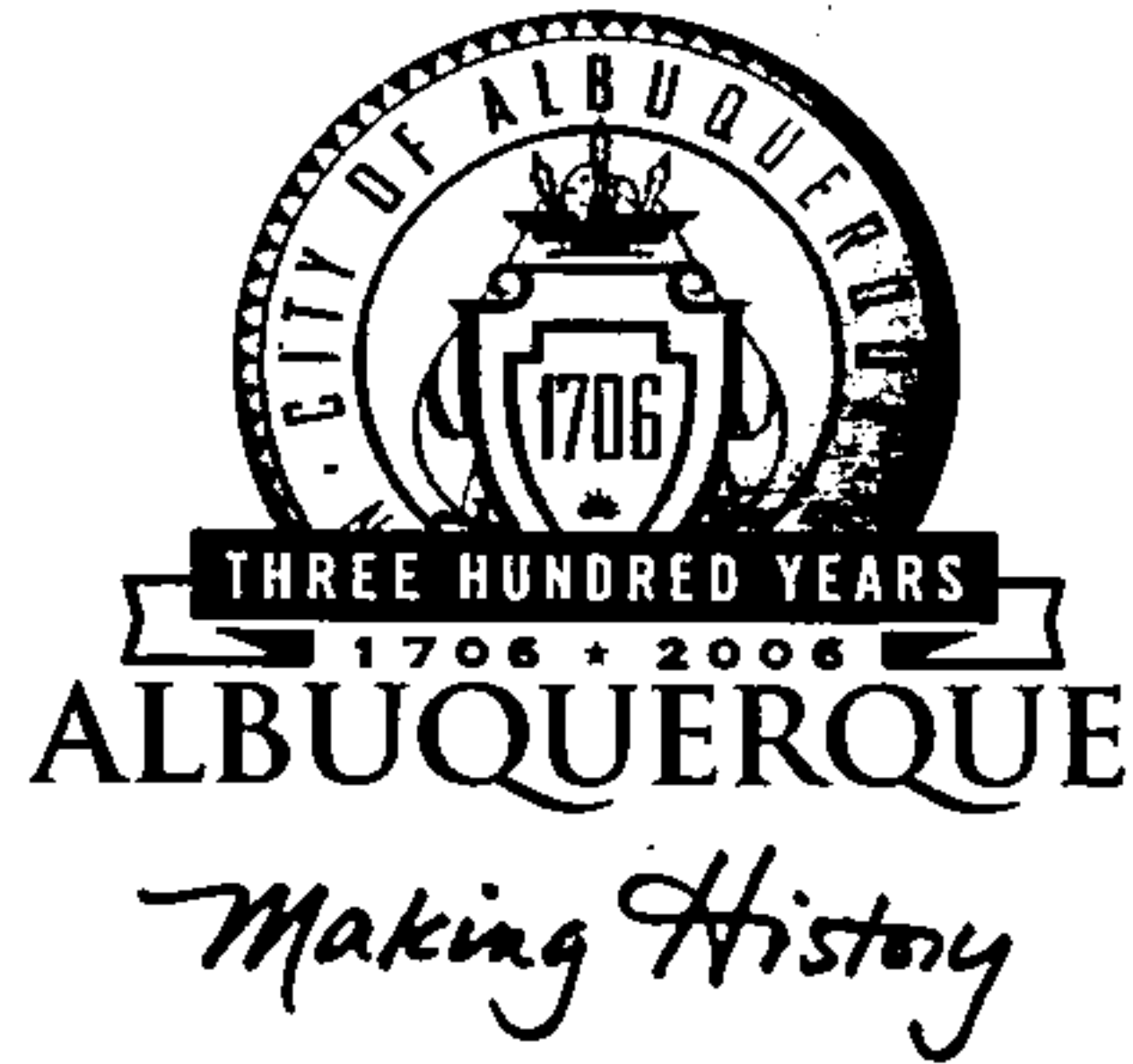
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 12, 2004.

CITY OF ALBUQUERQUE



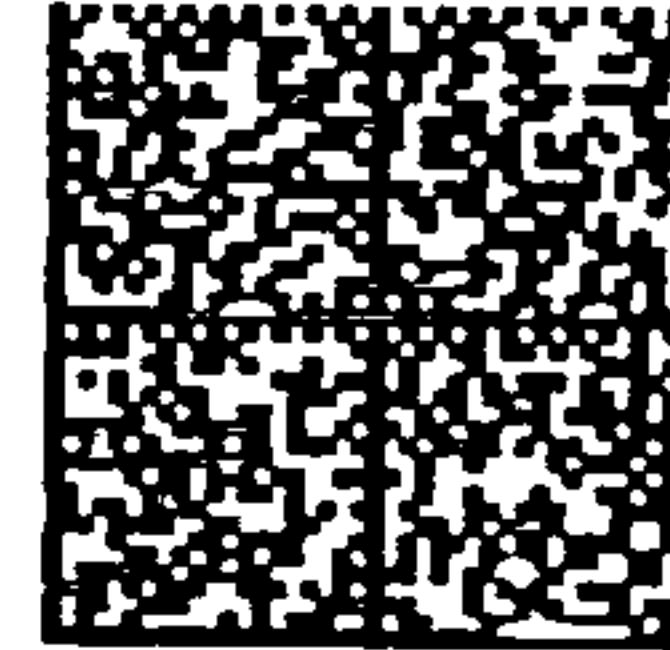
Planning Department

P.O. Box 1293

Albuquerque, NM 87103



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address must include building
and/or apartment number.



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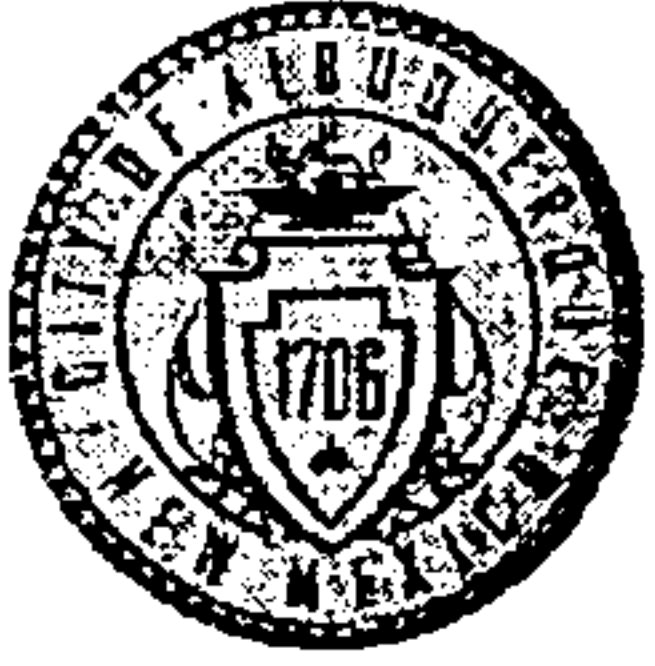
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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, April 28, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002224
04DRB-00506 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 6-B-1 and 8-A-1-A-2-A, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned SU-1 Major Public Open Space, located on ADOBE RD NW, between ANDERSON FIELDS TRACTS NW NORTH OF MONTANO RD NW containing approximately 1 acre(s). [REF: 03DRB-01172, 03EPC-00695, 04DRB-00335, 02EPC-01482, 02DRB-01425] (F-13)

Project # 1003127
04DRB-00509 Major-SiteDev Plan Bld
Permit

WALLACE L BINGHAM agent(s) for GILBERT ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 3A4, **EAGLE RANCH SUBDIVISION**, zoned SU-1, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 2 acre(s). [REF: DRB-94-480] (B-12)

Project # 1003186
04DRB-00508 Major-Preliminary Plat
Approval

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned RD (9DU/AC), located on 97th ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB-00035 & 04DRB-00256] (L-9)

SEE PAGE 2 . . .



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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PAGE 2

Project # 1003369

04DRB-00510 Major-Preliminary Plat
Approval

04DRB-00511 Major-Vacation of Pub
Right-of-Way

04DRB-00513 Minor-Temp Defer SDWK

04DRB-00519 Minor-Vacation of Private
Easements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION
INC request(s) the above action(s) for all or a portion of
Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH
ALBUQUERQUE ACRES, VINTNER COURT
SUBDIVISION, zoned DETENTION POND, located on
VINTNER NE, between VENTURA NE and CORONA
NE containing approximately 2 acre(s). (C-20)

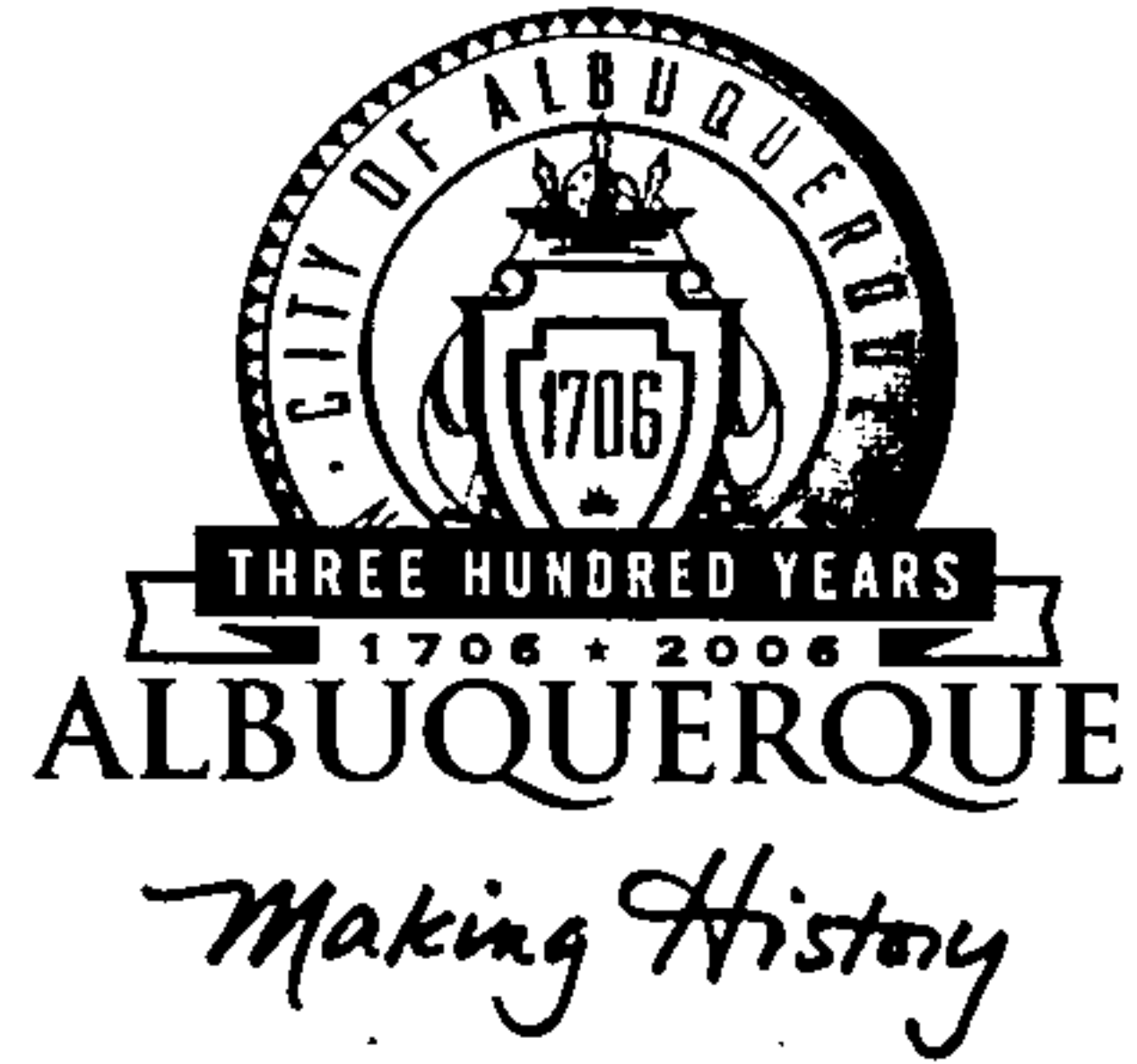
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 12, 2004.

CITY OF ALBUQUERQUE



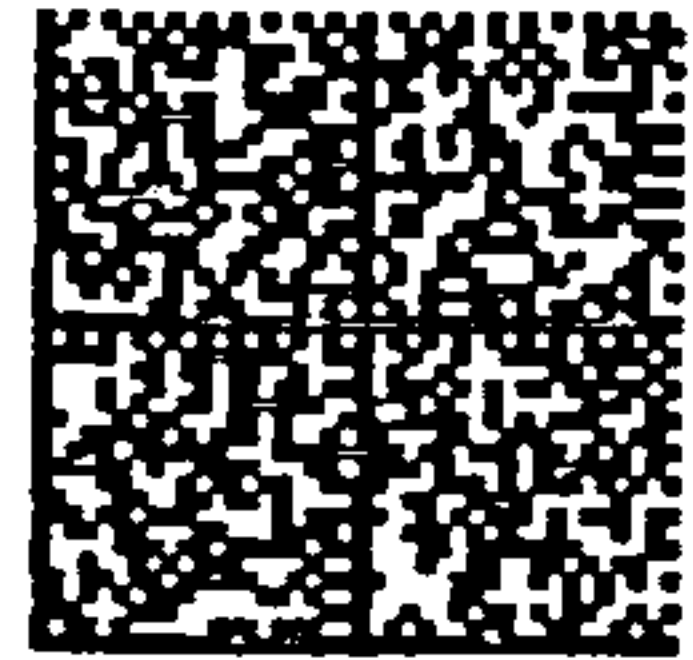
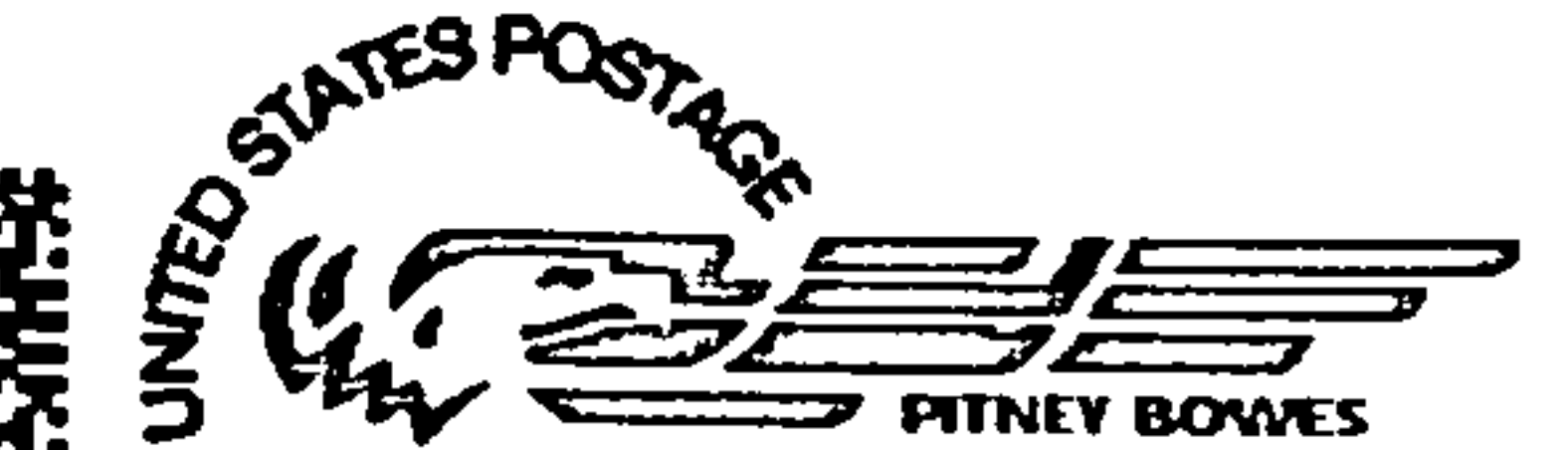
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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WHORTON TIMOTHY WAYNE SR
705 VISTA DEL PUEBLO ST SW
ALBUQUERQUE NM 87121



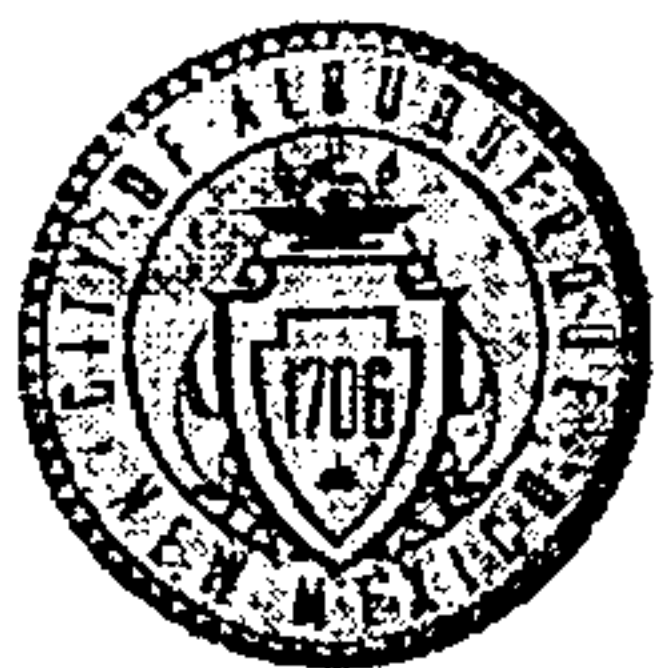
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ALBUQUERQUE NM 87107-4830

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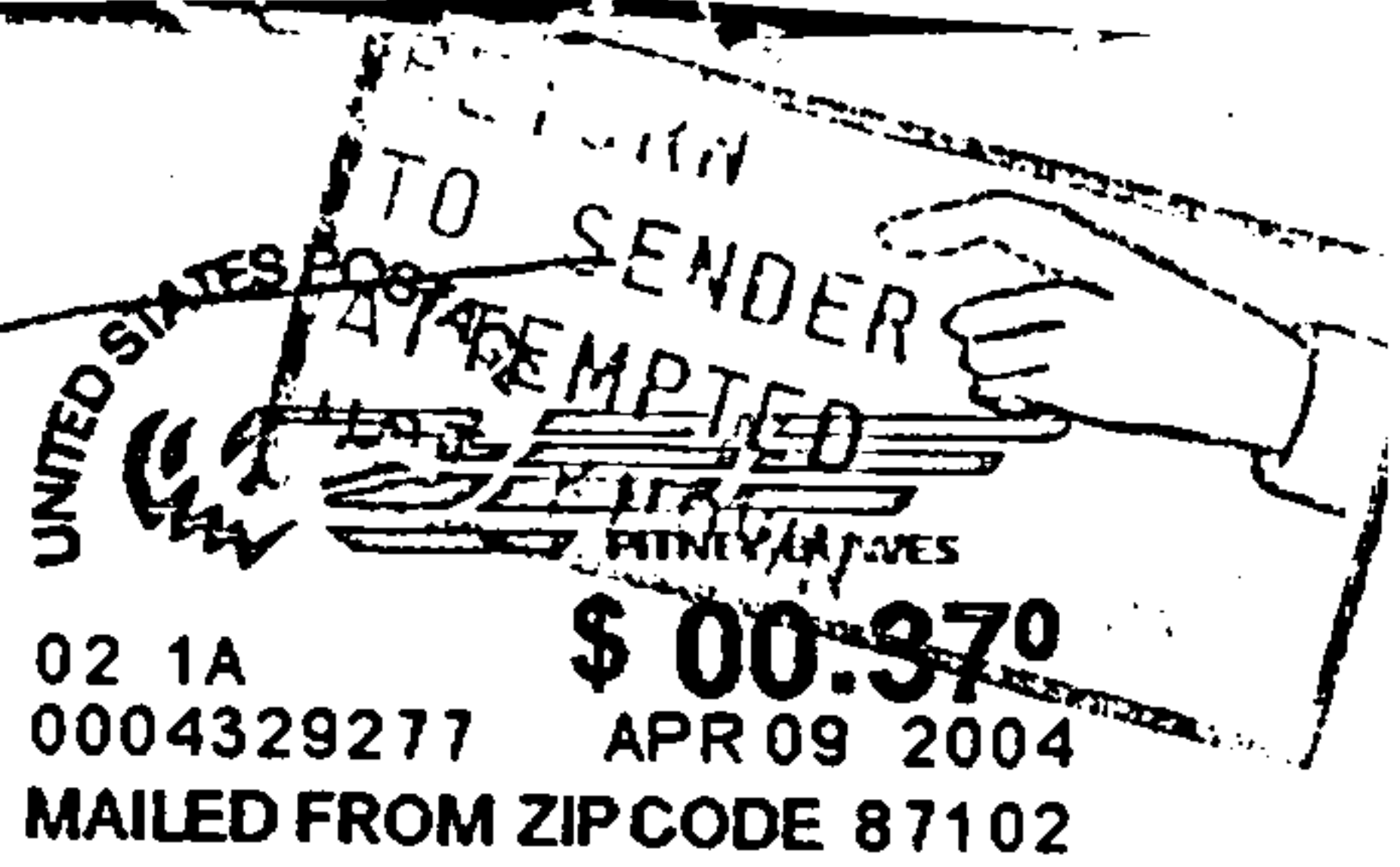
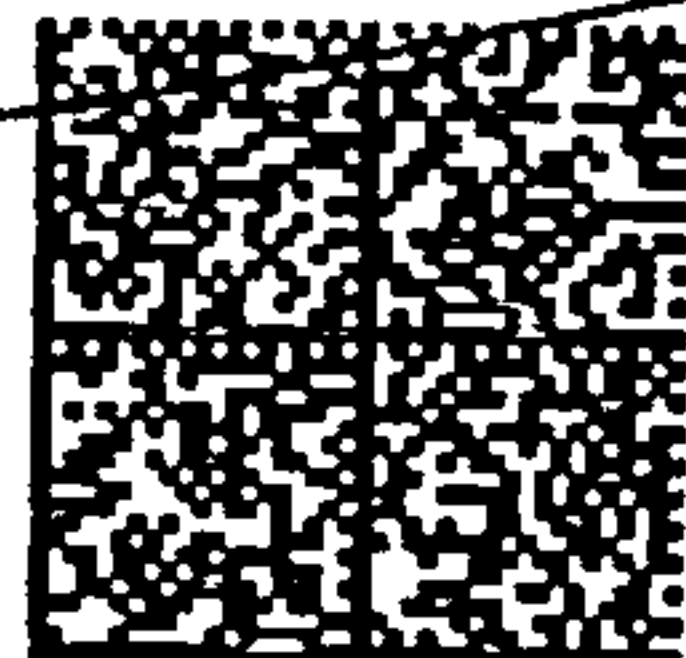
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

100905620911831702

SANDOVAL SHIRLEY A
GENERAL DELIVERY
LAGUNA NM 87026



DRB

4-10

87026+3333





Complete 11/18/04 B2.

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 04DRB-01704 (FP)

Project #: 1003187

Project Name VISTA DEL RINCON SUBD.

Agent: ABQ ENGINEERING

Phone No.: 255-7802

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOPMENT PLAN), was approved on 11/17/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: Receipt for Card on - Green

PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: 11-18-04
 - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required** OK
- Copy of recorded plat for Planning.**

Project Number

1003187