#19

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 Park in-lieu
- ☐ 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: _____
  - -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

[redacted]

#19

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 Park in-lieu
- ☐ 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: _____
  - -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

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, May 5, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

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) the above 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] (H-7, 8 & 9 & J-7 & 8]

Project # 1003187
04DRB-00520 Major-Vacation of Public Easements
04DRB-00521 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-E, **LANDS OF UNIVERSITY OF NEW MEXICO,** zoned R-1, located on GOLF COURSE RD NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). (C-12)

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 19, 2004.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
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Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project # 1003087
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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) the above 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] (H-7, 8 & 9 & J-7 & 8]

Project # 1003187
04DRB-00520 Major-Vacation of Public Easements
04DRB-00521 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-E, **LANDS OF UNIVERSITY OF NEW MEXICO,** zoned R-1, located on GOLF COURSE RD NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). (C-12)

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 19, 2004.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
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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, May 5, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

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) the above 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] (H-7, 8 & 9 & J-7 & 8]

Project # 1003187
04DRB-00520 Major-Vacation of Public Easements
04DRB-00521 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-E, **LANDS OF UNIVERSITY OF NEW MEXICO,** zoned R-1, located on GOLF COURSE RD NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). (C-12)

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.

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TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 19, 2004.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
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Making History

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8747 SPRINGHILL DR NW
ALBUQUERQUE NM 87114

DRB

87114+6223 12

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, July 14, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000614
04DRB-00913 Major-Two Year SIA

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

Project # 1000399
04DRB-00957 Major-Vacation of Public Easements
04DRB-00952 Minor-Preliminary Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER,** zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14)

Project # 1002176
04DRB-00960 Major-Preliminary Plat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

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

Project # 1003187
04DRB-00910 Major-Preliminary Plat Approval

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

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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

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

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

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

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

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12)

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

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

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.

Claire Senova
for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 28, 2004.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
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Planning Department

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Albuquerque, NM 87103

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8800 N GAINEY CENTER DR
SCOTTSDALE AZ 85258

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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, September 29, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001926 04DRB-01358 Major-Vacation of Pub Right-of-Way 04DRB-01359 Minor-Extension of Preliminary Plat	TIERRA WEST LLC agent(s) for J D HOME INC request(s) the above action(s) for all or a portion of Tract(s) 225, **MUSTANG MESA,** AIRPORT UNIT, TOWN OF ATRISCO GRANT, zoned R-2 residential zone, located on 72ND PLACE NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224, 03DRB-01225] (J-10)
Project # 1003187 04DRB-01365 Major-Vacation of Public Easements 04DRB-01366 Minor-Sidewalk Variance	ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 5-E, **MARNA LYNN SUBDIVISION,** LANDS OF UNIVERSITY OF NEW MEXICO, zoned R-1 residential zone, located on GOLF COURSE RD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12)
Project # 1003593 04DRB-01360 Major-Vacation of Public Easements 04DRB-01361 Major-Preliminary Plat Approval 04DRB-01362 Minor-Sidewalk Waiver 04DRB-01363 Minor-Temp Defer SDWK	BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on IRVING BLVD NW, and VENTANA RIDGE RD NW containing approximately 24 acre(s). [REF: 04DRB-01198] (B-8/B-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 13, 2004.

CITY OF ALBUQUERQUE

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8747 SPRINGHILL DR NW
ALBUQUERQUE NM 87114

87114+6223 12

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 17, 2004

19. Project # 1003187
04DRB-01704 Minor-Final Plat Approval
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-12)

At the November 17, 2004, Development Review Board meeting, final plat was approved with final sign off delegated to Parks for cash-in-lieu receipt.

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

Sheran Matson, AICP, DRB Chair

Cc: Ameri-Contractors LLC, P.O. Box 56883, 87187
ABQ Engineering Inc., 6739 Academy Rd NE, Suite 130, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 17, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:55 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000029**
   04DRB-01650 Major-Vacation of Public Easements
   04DRB-01651 Minor-Extension of Preliminary Plat

   BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1 **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, **ARBOLERA DE VIDA, PHASE 2,** zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 03DRB01785, 03DRB01786] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

2. **Project # 1001273**
04DRB-01659 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER,** zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] *[Deferred from 11/17/04]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

3. **Project # 1003420**
04DRB-01657 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS SUBDIVISION (to be known as **SUNRISE RIDGE,** zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 1 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-01508 Major-Preliminary Plat Approval
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] *[Deferred from 10/27/04 & 11/11/04]* (E-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003696**
04DRB-01654 Major-Vacation of Pub Right-of-Way
04DRB-01655 Major-Preliminary Plat Approval
04DRB-01656 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s).[REF:04DRB01495] *[Deferred from 11/17/04]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

5. **Project # 1003238**
04DRB-01569 Major-Preliminary Plat Approval
04DRB-01573 Minor-Vacation of Private Easements
04DRB-01571 Minor-Sidewalk Waiver
04DRB-01572 Minor-Temp Defer SDWK

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 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION,** zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] *[Deferred from 11/3/04]* (H-12/H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. 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.**

6. **Project # 1003571**
04DRB-01517 Major-Vacation of Public Easements
04DRB-01518 Major-Preliminary Plat Approval
04DRB-01519 Minor-Sidewalk Waiver
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B,** zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04 & 11/17/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

7. **Project # 1003775**
04DRB-01745 Minor-SiteDev Plan BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for DGM LLC request(s) the above action(s) for all or a portion of Tract(s) G-1A-1, **SEVEN BAR RANCH,** zoned SU-1 FOR C-2 USES, located on COTTONWOOD DR NW, between COTTONWOOD PARK NW and OLD AIRPORT AVE NW containing approximately 2 acre(s). [REF: Z-96-92, AA-98-138] *[Deferred from 11/17/04]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

8. **Project # 1003671**
04DRB-01746 Minor-SiteDev Plan BldPermit

KIRA SOWANICK agent(s) for SOUTHWEST GLASS AND GLAZING request(s) the above action(s) for all or a portion of Tract(s) 27, **LADERA BUSINESS PARK,** zoned SU-1, located on UNSER BLVD NW, between LADERA DR NW and 98TH ST NW containing approximately 3 acre(s). [REF: 04DRB01422] **[Russell Brito for Lola Bird, EPC Case Planner]** (H-9/H-10) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR EPC COMMENTS AND INFRASTRUCTURE LIST LANGUAGE ON SIGNATURE BLOCK.**

9. **Project # 1001946**
04DRB-01670 Minor-SiteDev Plan BldPermit/EPC

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] **[Makita Hill, EPC Case Planner]** *[Deferred from 11/3/04 & 11/17/04]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

10. **Project # 1003010**
04DRB-01687 Minor-SiteDev Plan BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE,** zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO* 11/17/04] **[Makita Hill, EPC Case Planner]** (J-13) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR SIA AND THREE COPIES OF THE SITE PLAN.**

11. **Project # 1002786**
04DRB-01635 Minor-SiteDev Plan BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s).[REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] *[Deferred from 10/27/04 & 11/10/04]* (B-18) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR REVIEW OF COMMENTS ON SITE PLAN.**

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

12. **Project # 1003236**
04DRB-01739 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA, UNIT 1,** zoned SU-1 FOR PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804] (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PERIMETER WALLS AND AGIS DXF FILE.**

13. **Project # 1001463**
04DRB-01736 Minor-Prelim&Final Plat Approval

LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, **VENTURA VILLAGE SUBDIVISION,** zoned SU-2 RT, located on VILLAGE AVE NE, between VENTURA NE and HOLBROOK NE containing approximately 1 acre(s). [REF: 0A2EPC01148, 02EPC01150, 02DRB01494, 02DRB01366, 02DRB01365, 01DRB0129, 03DRB00479, 02DRB01550, 02DRB01549] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND CLARIFICATION OF DIMENSION ON PEDESTRIAN EASEMENTS.**

14. **Project # 1002858**
04DRB-01744 Minor-Amended Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWWOOD RANCH DEVELOPMENT, **MESA @ ANDERSON HILLS,** zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: Z-99-58, SPR-95-2-2, SD-87-4-1] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1001926**
04DRB-01394 Major-Final Plat Approval

TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **MUSTANG MESA SUBDIVISION, TOWN OF ATRISCO GRANT, AIRPORT UNIT,** zoned R-2, located on 72ND PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] *[Final Plat was Indefinitely. Deferred for SIA on 10/13/04].* (J-10) **THE FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1003688**
04DRB-01463 Minor-Prelim&Final Plat Approval

SURV-TEK INC., agent(s) for JAMES BAKER, THE TRAILS LLC, LONGFORD GROUP INC., request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned RD, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 6 acre(s). [*Deferred from 11/17/04]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

17. **Project # 1003231**
04DRB-01743 Minor-Amnd Prelim Plat Approval

WILSON & COMPANY agent(s) for LONGFORD AT ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1 LANDS OF SALAZAR/QUATRO/J.S.J.HANNETT, **LONGFORD @ ARROWWOOD,** zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00261, 04DRB00263] (N-9) **THE AMENDED INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE AMENDED GRADING PLAN DATED 11/8/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: TO REVISIT THE WIDTH OF COLOBEL AND AMOLE MESA AT THE INTERSECTION OF 98TH STREET. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT DATED 6/16/04.**

18. **Project # 1003774**
04DRB-01742 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORPORATION agent(s) for GEORGE MCCLELLAN request(s) the above action(s) for all or a portion of Tract(s) 5-A-1 and 5-A-2, **SANDIA MANOR SUBDIVISION,** zoned R-1 residential zone, located on PIEDRAS RD NE, between CAMINO DE LA SIERRA NE and OAXWOOD NE containing approximately 1 acre(s). (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003187**
04DRB-01704 Minor-Final Plat Approval
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU RECEIPT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

20. **Project # 1003673**
04DRB-01637 Minor-Prelim&Final Plat Approval
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

21. **Project # 1002397**
04DRB-01668 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA,** zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587,04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003634**
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION,** zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES,** zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

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

24. **Project # 1001685**
04DRB-01741 Minor-Sketch Plat or Plan

WILSON & COMPANY agent(s) for , the CITY OF ALBUQUERQUE AND GOLF COURSE MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, **PARADISE NORTH SUBDIVISION,** zoned SU-1 IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB00005, 04DRB01566] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for November 3, 2004. **THE DRB MINUTES FOR NOVEMBER 3, 2004 WERE APPROVED.**

Other Matters:

The Development Review Board signed a plat for Project #1001785/04DRB-01775.

ADJOURNED: 11:55 a.m.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003187 **AGENDA ITEM NO: 19**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; 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: November 17, 2004

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

3187

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003187

Subdivision Name: Vista Del Rincon

Surveyor: David R Vigil

Company/Agent: ABQ Engineering

Contact Person: _____ E-mail: _____

Phone: 877-5469 Fax: _____

☒ DXF Received Date: 10/25/2004

☒ Hard-Copy Date: 11/2/2004

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

Approved

11/2/04
Date

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

AGIS Use Only

Copied cov3187 to agiscov on 11/2/2004. Contact person notified on 11/2/2004

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 10, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 9:25 A.M.

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

1. **Project # 1002092**
04DRB-01623 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Unit(s) 1, 2 & 3, **OXBOW NORTH,** zoned SU-3 special center zone, located on COORS BLVD NW, between NAMASTE DR NW and north of ST PIUS X HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB01159] (F-11) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1002464**
04DRB-01576 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS INC agent(s) for UNSER VULCAN LLC request(s) the above action(s) for all or a portion of Lot(s) 6A, **SANTA FE VILLAGE, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on VULCAN RD NW, between BOGART ST NW and UNSER BLVD NW containing approximately 1 acre(s). [REF: 03DRB00191] (F-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003420**
04DRB-01508 Major-Preliminary Plat Approval
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] *[Deferred from 10/27/04 & 11/17/04]* (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04, 6/23/04, 8/4/04 & 9/29/04]* [REF: 02DRB-00963] (B-10) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

5. **Project # 1003571**
04DRB-01517 Major-Vacation of Public Easements
04DRB-01518 Major-Preliminary Plat Approval
04DRB-01519 Minor-Sidewalk Waiver
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B,** zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

6. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04 & 11/10/04]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

7. **Project # 1003705**
04DRB-01540 Major-Vacation of Public Easements
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38] *[Deferred from 11/3/04]* (K-15) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

8. **Project # 1003125**
04DRB-01505 Major-Bulk Land Variance
04DRB-01506 Minor-Prelim&Final Plat Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04 & 11/10/04, NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* [REF: 03EPC02054](F-6/G-6) **DEFERRED TO 12/8/04.**

04DRB-01630 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506]**[Chris Hyer, EPC Case Planner]** *[Deferred from 10/27/04 & 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* (F-5/G-6) **DEFERRED TO 12/8/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

9. **Project # 1003010**
04DRB-01687 Minor-SiteDev Plan BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE,** zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO* 11/17/04] **[Makita Hill, EPC Case Planner]** (J-13) **DEFERRED T0 11/17/04.**

10. **Project # 1002786**
04DRB-01635 Minor-SiteDev Plan BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5; Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s).[REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] *[Deferred from 10/27/04 & 11/10/04]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

11. **Project # 1000633**
04DRB-01700 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT INC request(s) the above action(s) for all or a portion of Lot(s) 6A-1,13, 15, 9, 11, 5, 6 and 7, **JOURNAL CENTER, PHASE 2, UNIT 2,** zoned IP, located on TIBURON ST NE, between MASTHEAD ST NE and WOLCOTT AVE NE [REF: 02DRB01598] (D-17) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALK WAS APPROVED.**

12. **Project # 1001289**
04DRB-01701 Minor-Ext of SIA for Temp Defer SDWK

TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2,** zoned RD, located on EUCARIZ AVE SW, between 94TH STREET SW and 98TH STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT]* (L-9) **INDEFINITELY DEFERRED ON A NO SHOW.**

13. **Project # 1000635**
04DRB-01698 Minor-Vacation of Private Easements

PRECISION SURVEYS INC agent(s) for COORS & MONTANO LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-L-A and 38-3-A, **TAYLOR RANCH SUBDIVISION,** zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS BLVD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455] (E-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1002405**
04DRB-01703 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER,** zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] *[Deferred from 11/10/04]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

15. **Project # 1002858**
04DRB-01683 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for **MESA @ ANDERSON HILLS, UNIT 1,** zoned R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: 04DRB01155, Z-88-58] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

16. **Project # 1003187**
04DRB-01704 Minor-Final Plat Approval
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-12) **DEFERRED TO 11/17/04.**

17. **Project # 1003467**
04DRB-01706 Minor-Prelim&Final Plat Approval

WALLACE BINGHAM agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1,** zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB 95-337, DRB 95-438, 04DRB00814] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

18. **Project # 1003673**
04DRB-01637 Minor-Prelim&Final Plat Approval
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **DEFERRED TO 11/17/04.**

19. **Project # 1002397**
04DRB-01668 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA,** zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587,04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **DEFERRED TO 11/17/04.**

20. **Project # 1003634**
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION,** zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **DEFERRED TO 11/17/04.**

21. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES,** zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request,11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **DEFERRED TO 11/17/04.**

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

22. **Project # 1003759**
04DRB-01702 Minor-Sketch Plat or Plan

KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173-A-1, 173-A-2, 174-A and 174-B, M.R.G.C.D. MAP 31, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). *[INDEF. DEFERRED ON A NO SHOW 11/10/04]* (G-13) **COMMENTS RECEIVED BY THE AGENT.**

23. Approval of the Development Review Board Minutes for October 27, 2004. **DRB MINUTES FOR OCTOBER 27, 2004 WERE APPROVED.**

ADJOURNED: 9:25 A.M.

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

PAID RECEIPT

APPLICANT NAME Ameri Contractors

AGENT ABQ Engineering

ADDRESS

PROJECT & APP # 1003187

PROJECT NAME Vista del Benito

$ _____ 441032/3424000 Conflict Management Fee

$ 50.00 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

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

$ 50.00 TOTAL AMOUNT DUE

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

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

11/10/2004 10:04AM LOC: ANN
X
RECEIPT# 00031675 WS# 008 TRANS# 0010
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt $50.00
J24 Misc $50.00
CK $50.00
CHANGE $0.00

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003187 **AGENDA ITEM NO: 16**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 10, 2004

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

City of Albuquerque
Parks and Recreation Department

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

Development Review Board Comments

Project Number: 1003187
Application Number: 04DRB-01704

DRB Date: 11/10/04
Item Number: 16

Subdivision: Vista Del Rincon Subdivision
Lots 5E, Lands of UNM and Paradise Valley Subdivsion

Request for:

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

Zoning: R-1

Zone Page: C-12

New Lots (or units) : 10

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

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

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 10, 2004
Staff Comments

ITEM # 16

PROJECT # 1003187 APPLICATION # 04-01704 & 01705

RE: Vista del Rincon/final plat & TDS

Are there any differences between the preliminary & final plats?

No objection to the sidewalk deferral.

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 20, 2004

8. Project # 1003187
04DRB-01586 Minor-Amnd Prelim Plat Approval

ABQ ENGINEERING agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 5E, LANDS OF UNM & Tract(s) 5, PARADISE VALLEY SUBDIVISION (FORMERLY KNOWN AS MARNA LYNN SUBDIVISION (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1, located on MARNA LYNN NW, between GOLF COURSE NW and EDUCATION NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB01365, 04DRB01366, 04DRB00910] (C-12)

At the October 20, 2004, Development Review Board meeting, with the signing of the amended infrastructure list dated 10/20/04 the amended preliminary plat was approved.

This amendment does not extend the expiration date of the already approved preliminary plat.

Sheran Matson

Sheran Matson, AICP, DRB Chair

Cc: Ameri-Contractors LLC, P.O. Box 56883, 87187
ABQ Engineering, 6739 Academy NE, Suite 130, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 20, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 a.m. Adjourned: 10:33 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 # 1001875**
   04DRB-01455 Major-Two Year SIA
   04DRB-01454 Minor-Amnd Prelim Plat Approval
   04DRB-01456 Minor-Final Plat Approval

   TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND IN PRESLEY CO OF NM (to be known as **WESTERN TRAILS ESTATES**), zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and the SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: Z-71-124, 02DRB00570, 02EPC00838, 02DRB01793, 04AA00996] (F-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE AMENDED PRELIMINARY PLAT AND GRADING PLAN ENGINEER STAMP DATED 7/7/04 WERE APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR AMAFCA SIGNATURE, SD EASEMENTS AND WATER LINE EASEMENT METES AND BOUNDS.**

2. **Project # 1001934**
   04DRB-01471 Major-Vacation of Public Easements

   WILKS COMPANY agent(s) for MICHAEL EAVES request(s) the above action(s) for all or a portion of Lot(s) 4-E, 4-F and 4-G, **ALVARADO GARDENS, UNIT 1,** zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: DRB-94-465] (G-12/G-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1002022**
04DRB-01477 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION,** zoned R-D, located on UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 03DRB01295, 04DRB01239, 04DRB01238, 04DRB01307, 04DRB01308] (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04 & 9/8/04 & 9/15/04 & 10/6/04]* (L-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD.**

4. **Project # 1002334**
04DRB-01482 Major-Vacation of Public Easements
04DRB-01479 Minor-Prelim&Final Plat Approval
04DRB-01480 Minor-Sidewalk Waiver
04DRB-01481 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Block(s) 19-A FOOTHILLS ESTATES, (to be known as **COPPER PARK SUBDIVISION**, zoned R-T residential zone, located on COPPER AVE NE, between CHELWOOD PARK BLVD NE and CHICO RD NE containing approximately 1 acre(s). [REF: Z-91-1, ZA-83-17, 02EPC01695, 03DRB00333] (K-22) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/20/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/24/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. 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 A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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.

5. **Project # 1002397**
04DRB-01587 Minor-SiteDev Plan Subd/EPC
04DRB-01588 Minor-SiteDev Plan BldPermit/EPC

RIO GRANDE ENGINEERING agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Lot(s) 10, **BOSQUE PLAZA,** zoned C-1 (SC), located on COORS BLVD NW, between LA ORILLA NW and MONTANO BLVD NW containing approximately 3 acre(s). [REF: Z-87-56, Z-87-69, CSU-74-16, PROJECT 1001888 ZHE] **[Chris Hyer, EPC Case Planner]** (E-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING STALL DIMENSIONS AND WHEEL STOP NOTE.**

6. **Project # 1000874**
04DRB-01516 Minor-SiteDev Plan BldPermit/EPC
04DRB-01514 Minor-Prelim&Final Plat Approval
04DRB-01515 Minor-Vacation of Private Easements

PRECISION SURVEYS INC agent(s) for THE BEACH LAND ACQUISITION LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-A, **RENAISSANCE CENTER III,** zoned SU-1 FOR C-2, located on DESERT SURF CIRCLE NE, between ALEXANDER BLVD NE and MONTANO RD NE containing approximately 7 acre(s). [REF: 04EPC01213, AA-97-42, DRB-97-8, Z-99-116] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 10/13/04]* (F-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR ELVIRA'S INITIALS. WITH THE SIGNING OF THE INFRASTRUCTURE LISTED DATED 10/20/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA , ADDITIONAL PRIVATE STORM DRAIN EASEMENTS AND TO PLANNING FOR THE AGIS DXF FILE. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

7. **Project # 1003572**
04DRB-01135 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). *(Indefinitely Deferred from 7/28/04)* (D-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

8. **Project # 1003187**
04DRB-01586 Minor-Amnd Prelim Plat Approval

ABQ ENGINEERING agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 5E, LANDS OF UNM & Tract(s) 5, PARADISE VALLEY SUBDIVISION (FORMERLY KNOWN AS MARNA LYNN SUBDIVISION (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1, located on MARNA LYNN NW, between GOLF COURSE NW and EDUCATION NW containing approximately 2 acre(s).[REF: 04DRB00037,04DRB01365,04DRB01366,04DRB00910] (C-12) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 10/20/04 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

9. **Project # 1000420**
04DRB-01542 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for JOHN J HAMILTON request(s) the above action(s) for all or a portion of Tract(s) H1-A-1, **THE 25,** zoned IP, located on THE 25 WAY NE, west of I-25 NE and south of JEFFERSON NE containing approximately 5 acre(s). [REF: 04DRB00935, 03DRB01005, 03DRB01766] (F-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT.**

10. **Project # 1001785**
04DRB-01584 Minor-Prelim&Final Plat Approval

DOUG SMITH agent(s) for GORDON STALGREN request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) A, **OXSHEER HEIGHTS,** zoned C-1, located on NE, between MCKNIGHT NE and INDIAN SCHOOL NE containing approximately 1 acre(s). [REF: 02DRB00379] (J-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR BLANKET WATER SEWER EASEMENT OVER BOTH LOTS FOR SERVICE LINE AND AGIS DXF FILE AND TO TRANSPORTATION DEVELOPMENT FOR 3-FOOT DEDICATION OF RIGHT-OF-WAY ALONG EUBANK.**

11. **Project # 1003721**
04DRB-01585 Minor-Prelim&Final Plat Approval

DOUG SMITH agent(s) for WENDELL JONES request(s) the above action(s) for all or a portion of Lot(s) B, C & D, **CAMPBELL'S ADDITION #1,** zoned M-1 light manufacturing zone, located on MESCALERO RD NW, between 2ND ST NW and the AT & SF RAILROAD containing approximately 2 acre(s). (G-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1002864**
04DRB-01583 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORPORATION agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 56 & 57, **CANTACIELO SUBDIVISION,** zoned R-LT, located on VENTACELLO DR NW, between IRVING NW and UNIVERSE NW containing approximately 1 acre(s). [REF: 04DRB00242, 04DRB01499] (A-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK...

13. Approval of the Development Review Board Minutes for September 29 and October 6, 2004. **DRB MINUTES FOR SEPTEMBER 29 AND OCTOBER 6, 2004 WERE APPROVED.**

ADJOURNED: 10:33 A.M.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 + 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003187 **AGENDA ITEM NO: 8**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the amendment request.

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: October 20, 2004

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
OCTOBER 20, 2004
DRB Comments

ITEM # 8

PROJECT # 1003187 APPLICATION # 04-01586

RE: Vista del Rincon/amnd prelim plat

Lots 9 & 10 have incorrect acreage now that the extra parcel was added to these 2 lots. Agent was notified on October 15, 2004.

Are there corrections to the existing infrastructure list?

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 29, 2004

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

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 5-E, **MARNA LYNN SUBDIVISION,** LANDS OF UNIVERSITY OF NEW MEXICO, zoned R-1 residential zone, located on GOLF COURSE RD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12)

At the September 29, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by October 14, 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 Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

Sheran Matson, AICP, DRB Chair

Cc: Ameri-Contractors LLC, P.O. Box 56883, 87187
ABQ Engineering Inc., 6739 Academy Rd NE, Suite 130, 87109
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: 1003187 AGENDA#: 2 DATE: 9.29.04

1. Name: Morten Garcia Address: ABQ Engr. Zip: _____

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

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003187 **AGENDA ITEM NO: 2**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

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: September 29, 2004

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 29, 2004

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

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 5-E, **MARNA LYNN SUBDIVISION,** LANDS OF UNIVERSITY OF NEW MEXICO, zoned R-1 residential zone, located on GOLF COURSE RD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12)

AMAFCA	No comment.
COG	No adverse comments.
Transit	No objection to either of the requests.
Zoning Enforcement	No comments received.

Neighborhood Coordination

Letters sent to Paradise Hills Civic (R), Piedras Marcadas (R) and Richland Hills HOA, Neighborhood Associations.

APS	No comments received.
Police Department	No comments.
Fire Department	No adverse comments.
PNM Electric & Gas	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

No objection to the vacation request. No objection to the sidewalk variance.

Transportation Development

No objection to either request. Applicant is encouraged to continue talks regarding signalization @ Golf Course/Marna Lynn.

Parks & Recreation

Defer to Transportation.

Utilities Development

No objection to Vacation request. No objection to Sidewalk Variance.

Planning Department

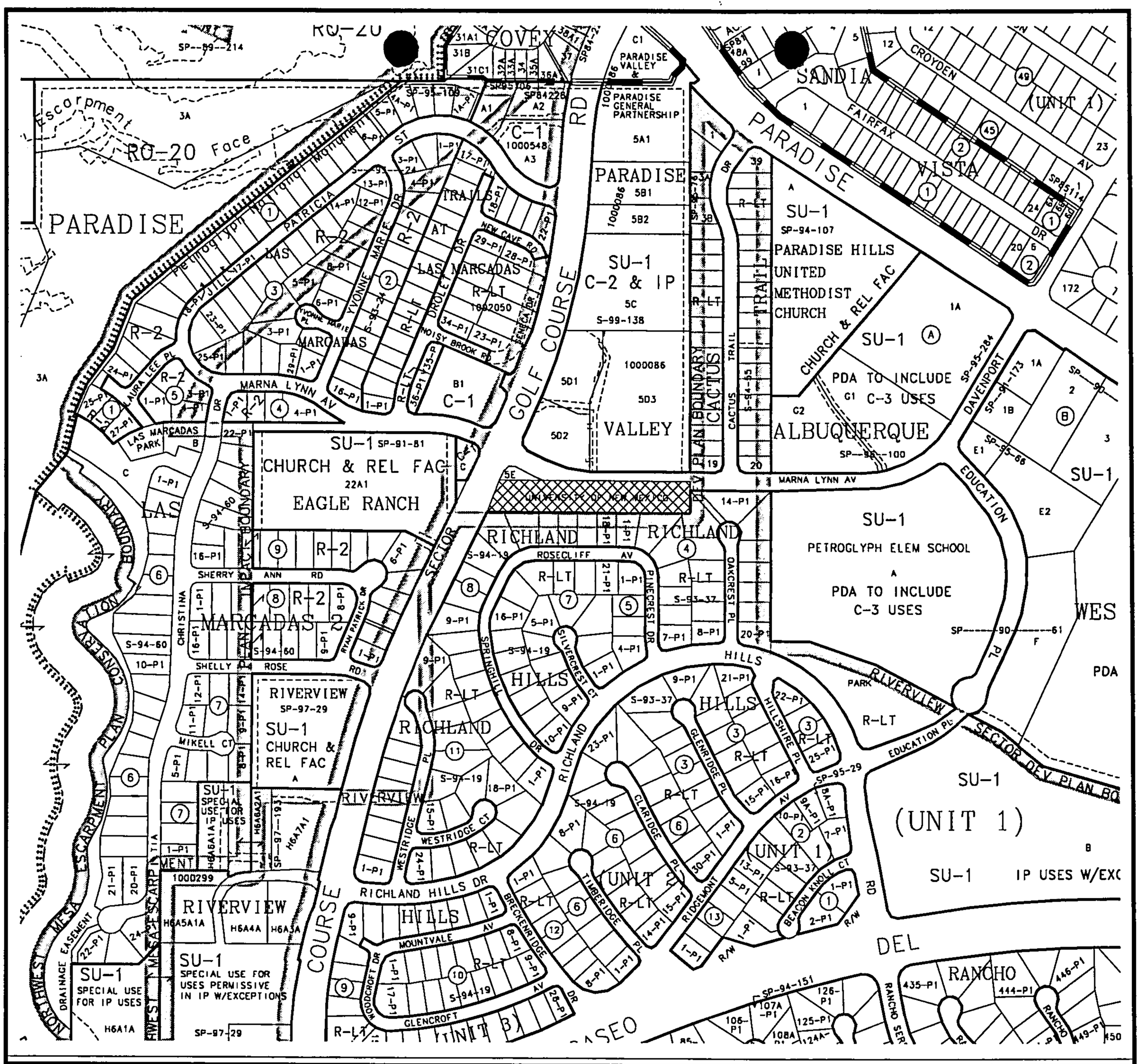
The sidewalk variance is requested in the application letter. This will suffice as the exhibit for this time.

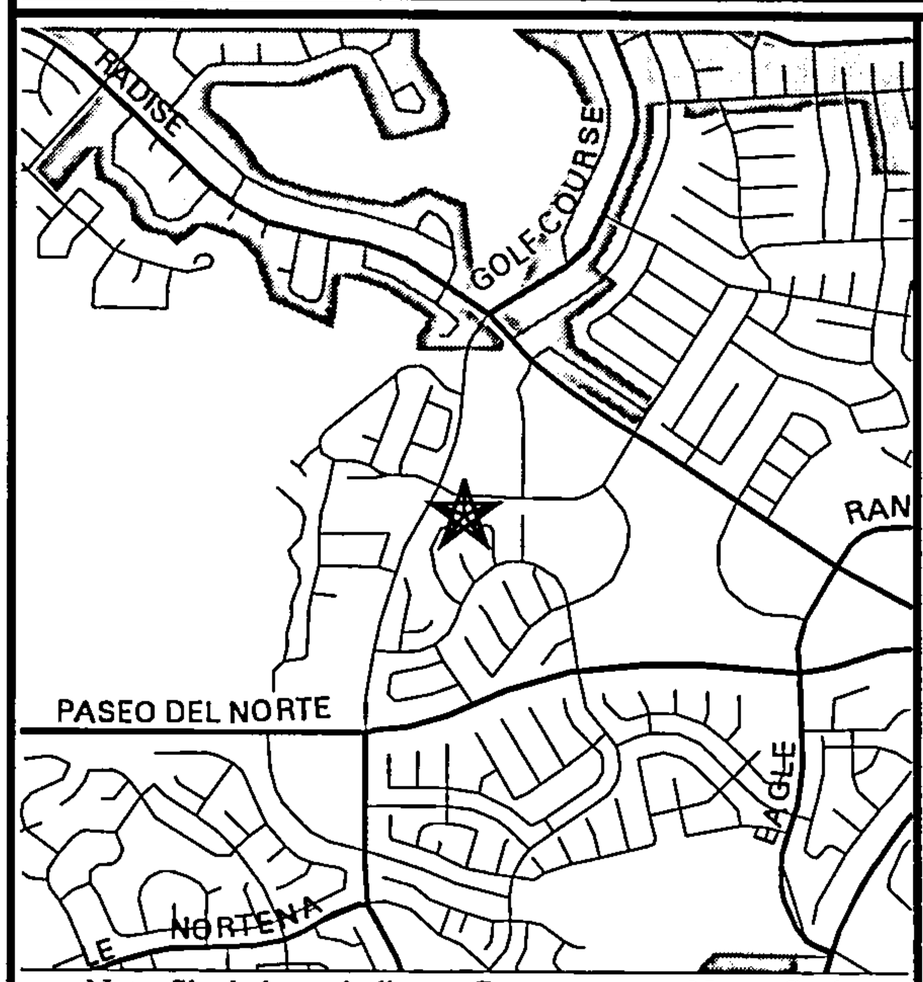
The vacation of public roadway easement, if approved, will expire one year from the DRB approval date. Planning has no objection to either request.

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

cc:Ameri-Contractors LLC, P.O. Box 56883, 87187

ABQ Engineering Inc., 6739 Academy Rd NE, Suite #130, 87109





Note: Shaded area indicates County

Not to Scale

ZONING MAP

AGIS

Scale 1"=472'

PROJECT NO.
1003187

HEARING DATE
9-29-04

MAP NO.
C-12

ADDITIONAL CASE NUMBER(S)
04DRB-01365
04DRB-01366

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, September 29, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001926 04DRB-01358 Major-Vacation of Pub Right-of-Way 04DRB-01359 Minor-Extension of Preliminary Plat	TIERRA WEST LLC agent(s) for J D HOME INC request(s) the above action(s) for all or a portion of Tract(s) 225, **MUSTANG MESA,** AIRPORT UNIT, TOWN OF ATRISCO GRANT, zoned R-2 residential zone, located on 72ND PLACE NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224, 03DRB-01225] (J-10)
Project # 1003187 04DRB-01365 Major-Vacation of Public Easements 04DRB-01366 Minor-Sidewalk Variance	ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 5-E, **MARNA LYNN SUBDIVISION,** LANDS OF UNIVERSITY OF NEW MEXICO, zoned R-1 residential zone, located on GOLF COURSE RD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12)
Project # 1003593 04DRB-01360 Major-Vacation of Public Easements 04DRB-01361 Major-Preliminary Plat Approval 04DRB-01362 Minor-Sidewalk Waiver 04DRB-01363 Minor-Temp Defer SDWK	BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on IRVING BLVD NW, and VENTANA RIDGE RD NW containing approximately 24 acre(s). [REF: 04DRB-01198] (B-8/B-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 13, 2004.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: SEPTEMBER 29, 2004
Zone Atlas Page: C-12-Z
Notification Radius: 100 Ft.

Project# 1003187
App# 04DRB-01365
App# 04DRB-01366

Cross Reference and Location:

Applicant: AMERI-CONTRACTORS, LLC
Address: PO BOX 56883
ALBUQUERQUE NM 87187

Agent: ABQ ENGINEERING, INC.
Address: 6739 ACADEMY RD NE, STE# 130
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: SEPTEMBER 10, 2004

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App#_____
Proj#_____

Date:_____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
C-12	10120164	224-392	202-21	✓ 10120164	223-415	212	06 ✓
		205-403	01	✓	250-423		01 ✓
		193-374	101-56	✓	268-407	122	01 ✓
		198-381	55	✓	268-411		02 ✓
		207-383	54	✓	268-417		03 ✓
		215-392	53	✓	284-406	121	01 ✓
		221-392	52	✓	284-412		02 ✓
		227-392	51	✓			
		234-392	50	✓			
		248-392	27	✓			
		256-392	28	✓			
		263-387	29	✓			
		274-387	38	✓			
		273-395	39	✓			
		276-400	40	✓ COA			
		284-401	42	✓			
		152-403	205-30	✓			
		187-407	83	✓			
		187-432	204-18	✓			

<mainframe@coa1mp3.cabq.gov>
09/07/2004 10:15 AM

To:
cc:
Subject:

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1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01012064                  ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101206422439220221   LEGAL: PORT  OF  N1/2 N1/2 N1/2 SW1/4 NW1/4 SEC 13 T11N
R2E  LAND USE:
                      PROPERTY ADDR: 00000   GOLF COURSE
                         OWNER NAME: REGENTS OF UNM
                         OWNER ADDR: ~~00000~~ Scholes Hall #252
ALBUQUERQUE NM       87131
0101206420540320201   LEGAL: TRAC T 5- E PLAT OF TRACTS 5-A THRU 5-E PARADISE
VAL  LAND USE:
                      PROPERTY ADDR: 00000   GOLF COURSE
                         OWNER NAME: STEWART CHESTER F & DIANA K
                         OWNER ADDR: 01111   UNIVERSITY                BL NE
ALBUQUERQUE NM       87102
0101206419337410156   LEGAL: LT 1 2-P1  BLK 8 VACATION & REPLAT OF TR A
RICHLAND   LAND USE:
                      PROPERTY ADDR: 00000   SPRINGHILL
                         OWNER NAME: MONROE ELIAS J JR & DIANE G
                         OWNER ADDR: 08747   SPRINGHILL               DR NW
ALBUQUERQUE NM       87114
0101206419838110155   LEGAL: LT 1 3-P1  BLK 8 VACATION & REPLAT OF TR A
RICHLAND   LAND USE:
                      PROPERTY ADDR: 00000   ROSECLIFF
                         OWNER NAME: GALLEGOS W STEVE & LIBRADITA M
                         OWNER ADDR: 04331   ROSECLIFF                AV NW
ALBUQUERQUE NM       87120
0101206420738310154   LEGAL: LT 1 4-P1  BLK 8 VACATION & REPLAT OF TR A
RICHLAND   LAND USE:
                      PROPERTY ADDR: 00000   ROSECLIFF
                         OWNER NAME: BARKER FRANKLIN B & MARTHA L
                         OWNER ADDR: 04327   ROSECLIFF                AV NW
ALBUQUERQUE NM       87114
0101206421539210153   LEGAL: LT 1 5-P1  BLK 8 VACATION & REPLAT OF TR A
RICHLAND   LAND USE:
                      PROPERTY ADDR: 00000   ROSECLIFF
                         OWNER NAME: RAEL MOISES E & JEANNIE E
                         OWNER ADDR: 10255   CHALLENGE                 BL
LA MESA     CA       91941
0101206422139210152   LEGAL: LT 1 6-P1  BLK 8 VACATION & REPLAT OF TR A
RICHLAND   LAND USE:
                      PROPERTY ADDR: 00000   ROSECLIFF
                         OWNER NAME: GOSS PETER & SYLVIA
                         OWNER ADDR: 04319   ROSECLIFF                AV NW
ALBUQUERQUE NM       87114
0101206422739210151   LEGAL: LT 1 7-P1  BLK 8 VACATION & REPLAT OF TR A
RICHLAND   LAND USE:
                      PROPERTY ADDR: 00000   ROSECLIFF
                         OWNER NAME: BERG BENJAMIN A & PHYLLIS P
                         OWNER ADDR: 04315   ROSECLIFF                AV NW
ALBUQUERQUE NM       87114
0101206423439210150   LEGAL: LT 1 8-P1  BLK 8 VACATION & REPLAT OF TR A
```

RICHLAND LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: NGUYEN DANIEL V & HUONG T
OWNER ADDR: 04309 ROSECLIFF AV NW
ALBUQUERQUE NM 87114
0101206424839210127 LEGAL: LT 1 -P1 BLK 4 VACATION & REPLAT OF RIVERVIEW
PARCE LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: KARLSTRUM PAUL D & BRENDA F
OWNER ADDR: 04305 ROSECLIFF DR NW
ALBUQUERQUE NM 87114
0101206425639210128 LEGAL: LT 2 -P1 BLK 4 VACATION & REPLAT OF RIVERVIEW
PARCE LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: BERGET RICHARD & KIMBERLI A
OWNER ADDR: 04301 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

0101206426338710129 LEGAL: LT 3 -P1 BLK 4 VACATION & REPLAT OF RIVERVIEW
PARCE LAND USE:
PROPERTY ADDR: 00000 PINECREST
OWNER NAME: ORRAJ CRAIG ALLEN & DONNA R
OWNER ADDR: 08720 PINECREST PL NW
ALBUQUERQUE NM 87114
0101206427438710138 LEGAL: LT 1 2-P1 BLK 4 VACATION AND REPLAT OF RIVERVIEW
PA LAND USE:
PROPERTY ADDR: 00000 OAKCREST
OWNER NAME: SAUKKONEN REX E
OWNER ADDR: 08719 OAKCREST PL NW
ALBUQUERQUE NM 87114
0101206427339510139 LEGAL: LT 1 3-P1 BLK 4 VACATION AND REPLAT OF RIVERVIEW
PA LAND USE:
PROPERTY ADDR: 00000 OAKCREST
OWNER NAME: MONTES-LUCERO JEANNETT
OWNER ADDR: 08723 OAKCREST PL NW
ALBUQUERQUE NM 87114
0101206427640010140 LEGAL: R/W PEDE STRIAN ACCESS VACATION AND REPLAT OF
RIVER LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0101206428440110142 LEGAL: LT 1 4-P1 BLK 4 VACATION AND REPLAT OF RIVERVIEW
PA LAND USE:
PROPERTY ADDR: 00000 OAKCREST
OWNER NAME: COLOVOS GUS J & KATHY S
OWNER ADDR: 08727 OAKCREST PL NW
ALBUQUERQUE NM 87114
0101206415240320530 LEGAL: TR 2 2A-1 PLAT OF TRS 22A-1 & 22A-2 EAGLE RANCH
CON LAND USE:
PROPERTY ADDR: 00000 GOLF COURSE
OWNER NAME: TRES RIO AREA OF THE
OWNER ADDR: 10453 SPRINGWOOD DR
EL PASO TX 79925
0101206418740720583 LEGAL: TR C AME NDED REPL OF TRS 2A & 4A OF PARADISE
VALLE LAND USE:
PROPERTY ADDR: 00000 GOLF COURSE
OWNER NAME: GOLF COURSE ROAD PTNS
OWNER ADDR: 00133 CALABRIA ST
APTOS CA 95003

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010120641874322041 8   LEGAL: TR B -1 P LAT OF TRACTS B-1 & B-2 LAS MARCADAS
SUBDI  LAND USE:
                       PROPERTY ADDR: 00000
                          OWNER NAME: ROBERTS OIL COMPANY INC
                          OWNER ADDR: 00408   ARIZONA                    ST NE
ALBUQUERQUE NM       87108
010120642234152120 6   LEGAL: TRAC T 5- D2 PLAT OF TRACTS 5-D1, 5-D2 AND 5-D3
PARA  LAND USE:
                       PROPERTY ADDR: 00000   GOLF COURSE
                          OWNER NAME: JARRD INTERNATIONAL L L C
                          OWNER ADDR: ~~00000~~ PO Box 10573
ALBUQUERQUE NM       87184
010120642504232120 1   LEGAL: TRAC T 5- D3 PLAT OF TRACTS 5-D1, 5-D2 AND 5-D3
PARA  LAND USE:
                       PROPERTY ADDR: 00000   GOLF COURSE
                          OWNER NAME: GOLF PARADISE LLC
                          OWNER ADDR: 03535   PRINCETON                   NE
ALBUQUERQUE NM       87107
010120642684071220 1   LEGAL: LT 1 9 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1  LAND USE:
                       PROPERTY ADDR: 00000   CACTUS TRAIL
                          OWNER NAME: JU TIMOTHY W
                          OWNER ADDR: 09001   CACTUS TRAIL              DR NW
ALBUQUERQUE NM       87114
1        R E C O R D S   W I T H   L A B E L S                          PAGE
3
010120642684111220 2   LEGAL: LT 1 8 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1  LAND USE:
                       PROPERTY ADDR: 00000   CACTUS TRAIL
                          OWNER NAME: BAILEY DAVID E & HEATHER DUNCA
                          OWNER ADDR: 09005   CACTUS                     TR NW
ALBUQUERQUE NM       87114
010120642684171220 3   LEGAL: LT 1 7 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1  LAND USE:
                       PROPERTY ADDR: 00000   CACTUS TRAIL
                          OWNER NAME: LOPEZ TERRY
                          OWNER ADDR: 00126   STATE ROAD 73
VADITO      NM       87579
010120642844061210 1   LEGAL: LT 2 0 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1  LAND USE:
                       PROPERTY ADDR: 00000   CACTUS TRAIL
                          OWNER NAME: ROSS ALAN B & JULIE A
                          OWNER ADDR: 09000   CACTUS                     TR NW
ALBUQUERQUE NM       87114
010120642844121210 2   LEGAL: LT 2 1 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1  LAND USE:
                       PROPERTY ADDR: 00000   CACTUS TRAIL
                          OWNER NAME: ELLIS BART A & MINDY M
                          OWNER ADDR: 09004   CACTUS TRAIL                NW
ALBUQUERQUE NM       87114
 .
 QUIT
```

Additional Neighborhood Association Information

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

As a common courtesy you may notify the surrounding NA(s) for your project.

Richland Hills HOA

~~Neighborhood Association~~

Contacts: 1. Sally Lupton
8600 Glenridge Pl NW
897-5094 (h) 87114
2. Robert Anderson
8705 Glenridge Pl NW
899-3754 (h) 87114

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Gerri Wainer
8715 Tia Christina NW
Albuquerque, N.M. 87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 7002 2030 0000 4663 4025

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Robert Anderson
8705 Westridge Pl. N.W.
Albuquerque, N.M. 87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Robert R. Anderson ☐ Agent ☒ Addressee

B. Received by (Printed Name) C. Date of Delivery 1/31/04

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 7002 2030 0000 4663 4063

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

ABQ Engineering, Inc.
Engineers • Planners • Construction Services

September 3, 2004

Neighborhood Association Representative(s)
Albuquerque, New Mexico

RE: Marna Lynn Subdivision

Dear Representative(s):

ABQ Engineering, Inc. has been retained to design the Marna Lynn Subdivision. The subdivision is located off Golf Course Road between Paseo Del Norte and Paradise Boulevard. The property is currently vacant.

Marna Lynn Subdivision is proposed as a 10-lot residential subdivision. As part of the final plat approval, ABQ Engineering is requesting vacation of an existing 20 roadway easement that runs along the eastern property line and is not currently being utilized.

Enclosed for your use is a copy of the vacation exhibit for your review. If you have any questions regarding this project or require additional information please contact me at 255-7802. I am available to meet with you at your convenience.

Sincerely,

Martin J. Garcia, PE
ABQ Engineering, Inc.
24004

Enclosures (as stated)

6739 Academy Rd. NE, Suite 130 • Albuquerque, New Mexico 87109 • (505) 255-7802 • Fax (505) 255-7902

City of Albuquerque

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.

Date: January 13, 2004

TO CONTACT NAME: Martin J Garcia
COMPANY/AGENCY: ABQ Engineering Inc.
ADDRESS/ZIP: 6739 Academy Rd NE Ste 130 87109
PHONE/FAX #: 255-7802 / 255-7902

Thank you for your inquiry of 1-13-04 (date) requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Maria Lynn Subdivision located at Golf Course Rd & between Paradise Blvd.
zone map page(s) C-12.

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

Piedras Mascadas
Neighborhood Association
Contacts: Jeff Armijo
4937 Maria Lynn ave NW
450-5279 (h) 87114
2. Gerri Waines
3715 Via Christina NW
898-3110 (h) 853-3309 (w) 87114

Paradise Hills Civic
Neighborhood Association
Contacts: Larry Weaver
6001 Urritas Ct NW 87114
898-8640 (h) 846-1511 (w)
2. Don Anderson
10013 Plunkett Dr NW
897-2593 (h) 87114

See reverse side for additional Neighborhood Association Information: YES {X} NO { }

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 an application for review. IMPORTANT: FAILURE TO ADEQUATE NOTIFICATION MAY RESULT ...

Project# 1003187

AMERI-CONTRACTORS, LLC
PO BOX 56883
ALBUQUERQUE NM 87187

ABQ ENGINEERING, INC.
6739 ACADEMY RD NE, STE# 130
ALBUQUERQUE NM 87109

JEFF ARMIJO
Piedras Marcadas Neigh. Assoc.
4937 MARNA LYNN AVE NW
ALBUQUERQUE NM 87114

GERRI WAINER
Piedras Marcadas Neigh. Assoc.
8715 TIA CHRISTINE NW
ALBUQUERQUE NM 87114

LARRY WEAVER
Paradise Hills Civic Assoc.
6001 UNITAS CT. NW
ALBUQUERQUE NM 87114

TOM ANDERSON
Paradise Hills Civic Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE NM 87114

SALLY LUPTON
Richland Hills H.O.A.
8600 GLENRIDGE PL. NW
ALBUQUERQUE NM 87114

ROBERT ANDERSON
Richland Hills H.O.A.
8705 WESTRIDGE PL. NW
ALBUQUERQUE NM 87114

101206422439220221

REGENTS OF UNM
SCHOLES HALL #252
ALBUQUERQUE NM 87131

101206420540320201

101206419337410156

101206419838110155

STEWART CHESTER F & DIANA K
1111 UNIVERSITY BL NE
ALBUQUERQUE NM 87102

MONROE ELIAS J JR & DIANE G
8747 SPRINGHILL DR NW
ALBUQUERQUE NM 87114

GALLEGOS W STEVE & LIBRADITA
4331 ROSECLIFF AV NW
ALBUQUERQUE NM 87120

101206420738310154

101206421539210153

101206422139210152

BARKER FRANKLIN B & MARTHA L
4327 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

RAEL MOISES E & JEANNIE E
10255 CHALLENGE BL
LA MESA CA 91941

GOSS PETER & SYLVIA
4319 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

101206422739210151

101206423439210150

101206424839210127

BERG BENJAMIN A & PHYLLIS P
4315 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

NGUYEN DANIEL V & HUONG T
4309 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

KARLSTRUM PAUL D & BRENDA F
4305 ROSECLIFF DR NW
ALBUQUERQUE NM 87114

101206425639210128

101206426338710129

101206427438710138

BERGET RICHARD & KIMBERLI A
4301 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

ORRAJ CRAIG ALLEN & DONNA R
8720 PINECREST PL NW
ALBUQUERQUE NM 87114

SAUKKONEN REX E
8719 OAKCREST PL NW
ALBUQUERQUE NM 87114

101206427339510139

101206428440110142

101206415240320530

MONTES-LUCERO JEANNETT
8723 OAKCREST PL NW
ALBUQUERQUE NM 87114

COLOVOS GUS J & KATHY S
8727 OAKCREST PL NW
ALBUQUERQUE NM 87114

TRES RIO AREA OF THE
10453 SPRINGWOOD DR
EL PASO TX 79925

101206418740720583

101206418743220418

101206422341521206

GOLF COURSE ROAD PTNS
133 CALABRIA ST
APTOS CA 95003

ROBERTS OIL COMPANY INC
408 ARIZONA ST NE
ALBUQUERQUE NM 87108

JARRD INTERNATIONAL L L C
PO BOX 10573
ALBUQUERQUE NM 87184

101206425042321201

101206426840712201

101206426841112202

GOLF PARADISE LLC
3535 PRINCETON NE
ALBUQUERQUE NM 87107

JU TIMOTHY W
9001 CACTUS TRAIL DR NW
ALBUQUERQUE NM 87114

BAILEY DAVID E & HEATHER DUNC
9005 CACTUS TR NW
ALBUQUERQUE NM 87114

101206426841712203

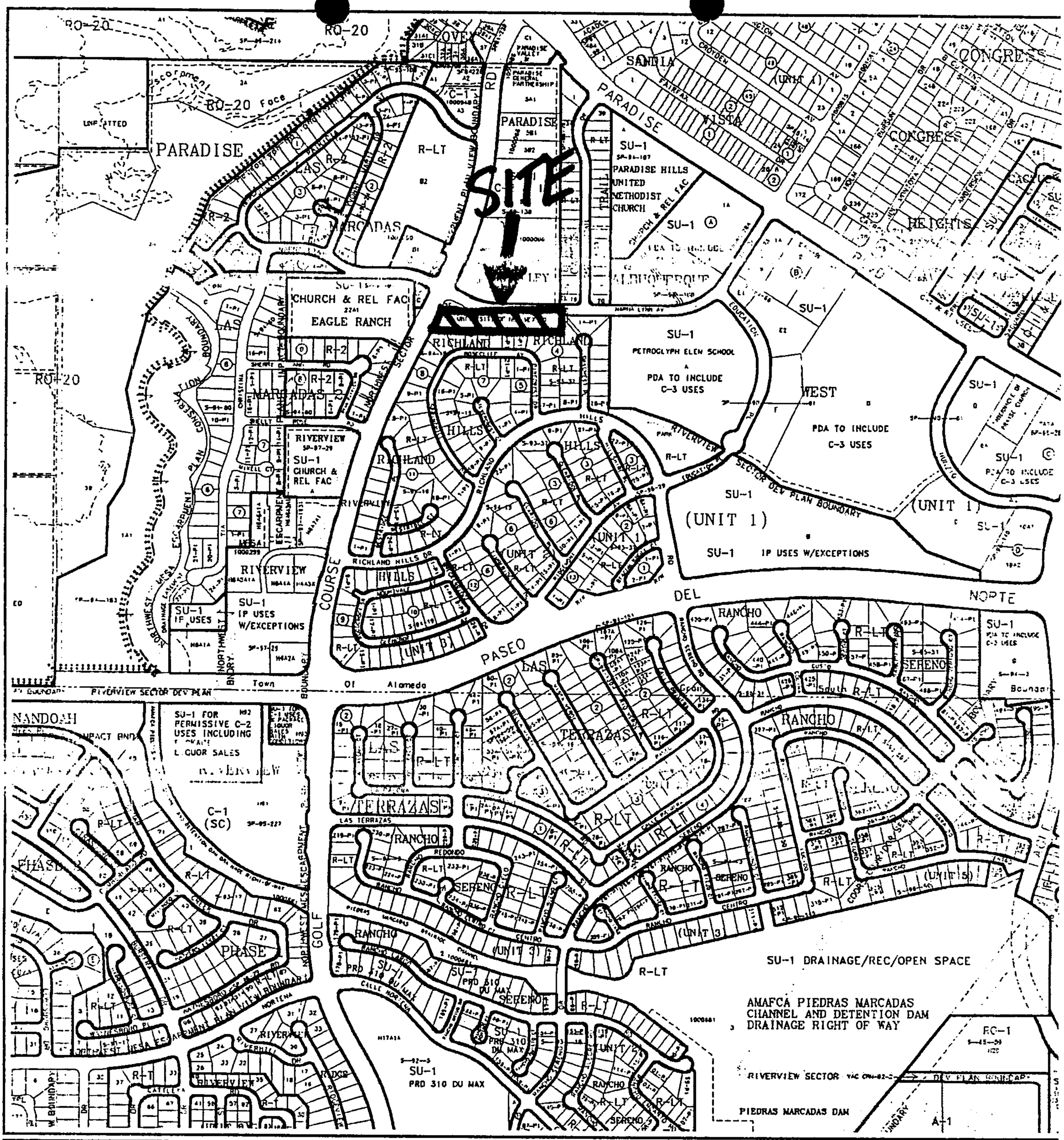
LOPEZ TERRY
126 STATE ROAD 73
VADITO NM 87579

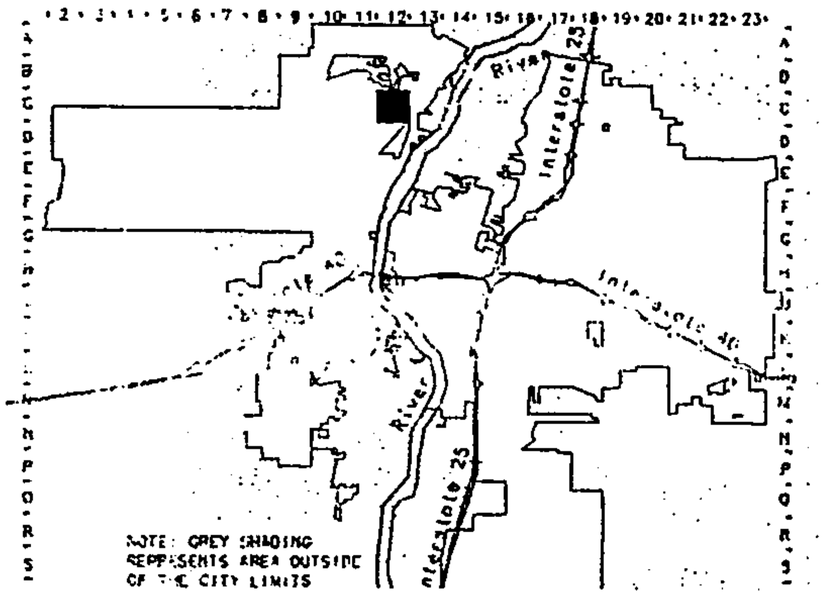
101206428440612101

ROSS ALAN B & JULIE A
9000 CACTUS TR NW
ALBUQUERQUE NM 87114

101206428441212102

ELLIS BART A & MINDY M
9004 CACTUS TRAIL NW
ALBUQUERQUE NM 87114





GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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Zone Atlas Page

C-12-Z

ABQ Engineering, Inc.
Engineers • Planners • Construction Services

September 3, 2004

DRB Chair
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Marna Lynn Subdivision Zone Map C-12

ABQ Engineering, Inc. has been retained by Ameri-Contractors LLC to perform the design and platting for Marna Lynn Subdivision. The subdivision is located on the South Side of Marna Lynn Avenue and North of Golf Course Road. The land is currently vacant. The property is located on Zone Atlas Page C-12.

Marna Lynn is proposed as a 10-lot residential subdivision. It will be accessed directly from Marna Lynn Avenue. Preliminary Plat for this subdivision was approved by the DRB on July 21, 2004. At the DRB hearing staff indicated that the 20 ft roadway easement in lot 1 requires vacation, and that a sidewalk variance to allow construction of the sidewalk adjacent to the curb would be required. There was also a recommendation by staff that the triangular parcel at the southeast corner of the Marna Lynn Golf Course intersection be incorporated into this subdivision. We are still under negotiations for that parcel, and if an agreement is reached will be included with this request.

Submitted herewith is the ~~final plat approval request,~~ vacation of public easement request, and sidewalk variance request. As supporting documentation 24 copies of the easement creation document are enclosed, 24 copies of the easement vacation exhibit are enclosed, six copies of the final plat are enclosed, one copy of the zone atlas page is enclosed, and one copy of the letter sent to the neighborhood associations is enclosed. The final construction plans are being submitted to the DRC for signature concurrent with this request and we expect that an SIA will be on file prior to the date of the DRB meeting.

Please schedule before the DRB for final plat approval as soon as possible.

If you have any questions or require additional information please call Francis Phillips or myself at 255-7802.

Sincerely,

Martin J. Garcia, PE
24004

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 21, 2004

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

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

At the July 21, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 7/21/04 and approval of the grading plan engineer stamp dated 5/28/04 the preliminary plat was approved with the following conditions of Final Plat approval:

Vacation of 20-foot roadway easement on Lot 1. Applicant/agent needs to apply for a sidewalk variance. This language shall be placed on the plat: "Said owner(s) warrant(s) that he/she (they) hold complete and indefensible title in fee simple to the land subdivided."

If you wish to appeal this decision, you must do so by August 5, 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: Ameri-Contractors LLC, P.O. Box 56883, 87187
ABQ Engineering, Inc., 6739 Academy Rd NE, Suite 130, 87109
Richard Berget, 4301 Rosecliff NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003187 **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:

An approved drainage report dated 5-28-04 is on file for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 21, 2004

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003187 AGENDA#: 4 DATE: 7·21·04

1. Name: RICHARD BERGET Address: 4301 ROSECLIFF NW Zip: 87114
2. Name: Martin Garcia 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: _____

ABQ Engineering, Inc.
Engineers • Planners • Construction Services

Walls Issue
1003187

July 14, 2004

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: Marna Lynn Subdivision Perimeter Walls

Dear Ms. Matson:

This letter is to clarify that the developer is not intending to install a perimeters walls adjacent to Golf Course Road or Marna Lynn Avenue at this phase of development. I have informed him that if in the future he intends to build perimeter walls that they need to comply with City requirements for perimeter walls.

I trust that this information will be sufficient to satisfy City requirement for preliminary plat approval.

Sincerely,

Martin J. Garcia, PE
ABQ Engineering
Agent for Ameri Contractors and the University of New Mexico
24004

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003187 AGENDA#: 4 DATE: 7.14.04

1. Name: RICHARD BERGET Address: 4301 ROSECLIFF NW Zip: 87114
2. Name: ROBERT ANDERSON Address: 8705 WESTRIDGE PL NW Zip: 87114
3. Name: [illegible] Address: 6739 ACADEMY NW Zip: 87109
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: _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 14, 2004 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

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

Adjourned: 2:25 P.M.

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

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

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

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

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

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

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

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

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

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

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

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

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

04DRB-01061 Minor-SiteDev Plan Subd/EPC

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

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

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

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

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

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

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

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

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

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

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

04DRB-01000 Minor-SiteDev Plan Subd/EPC

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

04DRB-01007 Major-Final Plat Approval

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

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

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

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

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

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

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

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

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

28. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final Plat Approval
04DRB-00892 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION)** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] *(Deferred from 6/16/04 & 6/23/04 & 6/30/04)* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/7/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

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

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

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

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

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

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

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

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

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

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

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

ADJOURNED: 2:25 P.M.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003187 **AGENDA ITEM NO: 4**

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An approved drainage report dated 5-28-04 is on file for Preliminary Plat approval.
Comments on infrastructure list and plat.

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN 7-21-04

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 14, 2004

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, July 14, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000614 04DRB-00913 Major-Two Year SIA	TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4,** zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18)
Project # 1000399 04DRB-00957 Major-Vacation of Public Easements 04DRB-00952 Minor-Preliminary Plat Approval	SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER,** zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14)
Project # 1002176 04DRB-00960 Major-Preliminary Plat Approval 04DRB-00962 Major-Vacation of Public Easements 04DRB-00969 Minor-Vacation of Private Easements 04DRB-00961 Minor-Temp Defer SDWK	SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned C-1 (SC), located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526](L-23)
Project # 1003187 04DRB-00910 Major-Preliminary Plat Approval	ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12)

SEE PAGE 2 . . .

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

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

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

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

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

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12)

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

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

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.

Claire Senova
for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 28, 2004.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

Withdrawn @ A.R.

May 5, 2004

Project # 1003187
04DRB-00520 Major-Vacation of Public Easements
04DRB-00521 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-E, **LANDS OF UNIVERSITY OF NEW MEXICO,** zoned R-1, located on GOLF COURSE RD NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). (C-12)

AMAFCA — No adverse comments.

COG — No adverse comment. For information, Golf Course Road is identified on the Long Range Roadway System map as a minor arterial, with this portion requiring a minimum right-of-way width of 106 feet. The Long Range Bikeway System map provides for a bicycle trail along Golf Course Road.

Transit — No comments received.

Zoning Enforcement — No comments received.

Neighborhood Coord.

Letters sent to Paradise Hills (R), Piedras Marcades (R) and Richland Hills Home Owners Association, Neighborhood Assns.

APS — No comments received.

Police Department

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.

PROPERTY OWNERSHIP / LEGAL LIST

App#_____

Proj#_____

Date:_____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
C-12	1012064	224-392	202-21	✓ 1012064	193-374	101	56 ✓
		205-403	01	✓	205-383	207	17 ✓
		211-386	101-44	✓	212-377		18 ✓
		222-395	43	✓	222-377		19 ✓
		284-401	42	✓	227-377		20 ✓
		276-400	40	✓ COA	234-377		21 ✓
		273-395	39	✓	250-376		22 ✓
		274-387	38	✓	152-403	205	30 ✓
		275-379	37	✓	182-407		83 ✓
		264-378	36	✓	187-432	204	18 ✓
		263-387	29	✓	223-415	212	04 ✓
		256-372	28	✓	250-423		01 ✓
		248-392	27	✓	268-407	122	01 ✓
		234-392	50	✓	268-411		02 ✓
		227-392	51	✓	248-417		03 ✓
		221-392	52	✓	284-406	121	01 ✓
		215-392	53	✓	284-412		02 ✓
		207-383	54	✓	284-416		03 ✓
		198-381	55	✓			

<mainframe@coa1mp3.cabq.gov>
04/13/04 02:47 PM

To:
cc:
Subject:

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1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01012064                  ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
010120642243922022 1   LEGAL: PORT  OF  N1/2 N1/2 N1/2 SW1/4 NW1/4 SEC 13 T11N
R2E  LAND USE:
                          PROPERTY ADDR: 00000   GOLF COURSE
                             OWNER NAME: REGENTS OF UNM
                             OWNER ADDR: 00000
ALBUQUERQUE NM          87131
010120642054032020 1   LEGAL: TRAC T 5- E PLAT OF TRACTS 5-A THRU 5-E PARADISE
VAL  LAND USE:
                          PROPERTY ADDR: 00000   GOLF COURSE
                             OWNER NAME: STEWART CHESTER F & DIANA K
                             OWNER ADDR: 01111   UNIVERSITY                BL NE
ALBUQUERQUE NM          87102
010120642913861014 4   LEGAL: LT 1 6-P1  BLK 4 VACATION AND REPLAT OF RIVERVIEW
PA  LAND USE:
                          PROPERTY ADDR: 00000   OAKCREST
                             OWNER NAME: MARTINEZ MICHAEL E &
                             OWNER ADDR: 08720   OAKCREST                  PL NW
ALBUQUERQUE NM          87114
010120642923951014 3   LEGAL: LT 1 5-P1  BLK 4 VACATION AND REPLAT OF RIVERVIEW
PA  LAND USE:
                          PROPERTY ADDR: 00000   OAKCREST
                             OWNER NAME: SITLER TODD W & LESLIE J
                             OWNER ADDR: 08724   OAKCREST                  PL NW
ALBUQUERQUE NM          87114
010120642844011014 2   LEGAL: LT 1 4-P1  BLK 4 VACATION AND REPLAT OF RIVERVIEW
PA  LAND USE:
                          PROPERTY ADDR: 00000   OAKCREST
                             OWNER NAME: COLOVOS GUS J & KATHY S
                             OWNER ADDR: 08727   OAKCREST                  PL NW
ALBUQUERQUE NM          87114
010120642764001014 0   LEGAL: R/W  PEDE STRIAN ACCESS VACATION AND REPLAT OF
RIVER  LAND USE:
                          PROPERTY ADDR: 00000   N/A
                             OWNER NAME: CITY OF ALBUQUERQUE
                             OWNER ADDR: 00000
ALBUQUERQUE NM          87103
010120642733951013 9   LEGAL: LT 1 3-P1  BLK 4 VACATION AND REPLAT OF RIVERVIEW
PA  LAND USE:
                          PROPERTY ADDR: 00000   OAKCREST
                             OWNER NAME: MONTES-LUCERO JEANNETT
                             OWNER ADDR: 08723   OAKCREST                  PL NW
ALBUQUERQUE NM          87114
010120642743871013 8   LEGAL: LT 1 2-P1  BLK 4 VACATION AND REPLAT OF RIVERVIEW
PA  LAND USE:
                          PROPERTY ADDR: 00000   OAKCREST
                             OWNER NAME: SAUKKONEN REX E
                             OWNER ADDR: 08719   OAKCREST                  PL NW
ALBUQUERQUE NM          87114
010120642753791013 7   LEGAL: LT 1 1-P1  BLK 4 VACATION AND REPLAT OF RIVERVIEW
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PA LAND USE:
PROPERTY ADDR: 00000 OAKCREST
OWNER NAME: BAUMGARDNER KEVIN L & CINDI L
OWNER ADDR: 08715 OAKCREST PL NW
ALBUQUERQUE NM 87114
0101206426437810130 LEGAL: LT 4 -P1 BLK 4 VACATION & REPLAT OF RIVERVIEW
PARCE LAND USE:
PROPERTY ADDR: 00000 PINECREST
OWNER NAME: SEYDEL SCOTT A & ANGELA A.B.
OWNER ADDR: 08716 PINECREST DR NW
ALBUQUERQUE NM 87114
0101206426338710129 LEGAL: LT 3 -P1 BLK 4 VACATION & REPLAT OF RIVERVIEW
PARCE LAND USE:
PROPERTY ADDR: 00000 PINECREST
OWNER NAME: ORRAJ CRAIG ALLEN & DONNA R
OWNER ADDR: 08720 PINECREST PL NW
ALBUQUERQUE NM 87114
1 R E C O R D S W I T H L A B E L S PAGE
2
0101206425639210128 LEGAL: LT 2 -P1 BLK 4 VACATION & REPLAT OF RIVERVIEW
PARCE LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: BERGET RICHARD & KIMBERLI A
OWNER ADDR: 04301 ROSECLIFF AV NW
ALBUQUERQUE NM 87114
0101206424839210127 LEGAL: LT 1 -P1 BLK 4 VACATION & REPLAT OF RIVERVIEW
PARCE LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: KARLSTRUM PAUL D & BRENDA F
OWNER ADDR: 04305 ROSECLIFF DR NW
ALBUQUERQUE NM 87114
0101206423439210150 LEGAL: LT 1 8-P1 BLK 8 VACATION & REPLAT OF TR A
RICHLAND LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: NGUYEN DANIEL V & HUONG T
OWNER ADDR: 04309 ROSECLIFF AV NW
ALBUQUERQUE NM 87114
0101206422739210151 LEGAL: LT 1 7-P1 BLK 8 VACATION & REPLAT OF TR A
RICHLAND LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: BERG BENJAMIN A & PHYLLIS P
OWNER ADDR: 04315 ROSECLIFF AV NW
ALBUQUERQUE NM 87114
0101206422139210152 LEGAL: LT 1 6-P1 BLK 8 VACATION & REPLAT OF TR A
RICHLAND LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: GOSS PETER & SYLVIA
OWNER ADDR: 04319 ROSECLIFF AV NW
ALBUQUERQUE NM 87114
0101206421539210153 LEGAL: LT 1 5-P1 BLK 8 VACATION & REPLAT OF TR A
RICHLAND LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: RAEL MOISES E & JEANNIE E
OWNER ADDR: 10255 CHALLENGE BL
LA MESA CA 91941
0101206420738310154 LEGAL: LT 1 4-P1 BLK 8 VACATION & REPLAT OF TR A
RICHLAND LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: BARKER FRANKLIN B & MARTHA L
OWNER ADDR: 04327 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

0101206419838110155 LEGAL: LT 1 3-P1 BLK 8 VACATION & REPLAT OF TR A
RICHLAND LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: GALLEGOS W STEVE & LIBRADITA M
OWNER ADDR: 04331 ROSECLIFF AV NW
ALBUQUERQUE NM 87120
0101206419337410156 LEGAL: LT 1 2-P1 BLK 8 VACATION & REPLAT OF TR A
RICHLAND LAND USE:
PROPERTY ADDR: 00000 SPRINGHILL
OWNER NAME: MONROE ELIAS J JR & DIANE G
OWNER ADDR: 08747 SPRINGHILL DR NW
ALBUQUERQUE NM 87114
0101206420536320717 LEGAL: LT 1 7-P1 BLK 7 VACATION & REPLAT OF TR A
RICHLAND LAND USE:
PROPERTY ADDR: 00000 SPRINGHILL
OWNER NAME: FLORES ANDREW P &
OWNER ADDR: 08748 SPRINGHILL DR NW
ALBUQUERQUE NM 87114
0101206421237720718 LEGAL: LT 1 8-P1 BLK 7 VACATION & REPLAT OF TR A
RICHLAND LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: CASEY JOHN J & PAULA D
OWNER ADDR: 04324 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

0101206422237720719 LEGAL: LT 1 9-P1 BLK 7 VACATION & REPLAT OF TR A
RICHLAND LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: JOHNSON PATRICK J & CYNTHIA A
OWNER ADDR: 04320 ROSECLIFF AV NW
ALBUQUERQUE NM 87114
0101206422737720720 LEGAL: LT 2 0-P1 BLK 7 VACATION & REPLAT OF TR A
RICHLAND LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: SAUER EDWARD C & LOUISE D
OWNER ADDR: 04316 ROSECLIFF AV NW
ALBUQUERQUE NM 87114
0101206423437720721 LEGAL: LT 2 1-P1 BLK 7 VACATION & REPLAT OF TR A
RICHLAND LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: TORREZ DAVE J & CHERYL
OWNER ADDR: 06304 VISTA MONTANO NW
ALBUQUERQUE NM 87120
0101206425037620722 LEGAL: LT 1 -P1 BLK 5 VACATION & REPLAT OF RIVERVIEW
PARCE LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: MCCULLOUGH JULIE A & ROBERT
OWNER ADDR: 04300 ROSECLIFF AV NW
ALBUQUERQUE NM 87114
0101206415240320530 LEGAL: TR 2 2A-1 PLAT OF TRS 22A-1 & 22A-2 EAGLE RANCH
CON LAND USE:
PROPERTY ADDR: 00000 GOLF COURSE
OWNER NAME: TRES RIO AREA OF THE
OWNER ADDR: 10453 SPRINGWOOD DR
EL PASO TX 79925
0101206418740720583 LEGAL: TR C AME NDED REPL OF TRS 2A & 4A OF PARADISE
VALLE LAND USE:
PROPERTY ADDR: 00000 GOLF COURSE
OWNER NAME: GOLF COURSE ROAD PTNS
OWNER ADDR: 00133 CALABRIA ST

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APTOS        CA        95003
0101206418743220418   LEGAL: TR B -1 P LAT OF TRACTS B-1 & B-2 LAS MARCADAS
SUBDI  LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: ROBERTS OIL COMPANY INC
                         OWNER ADDR: 00408   ARIZONA                    ST NE
ALBUQUERQUE NM        87108
0101206422341521206   LEGAL: TRAC T 5- D2 PLAT OF TRACTS 5-D1, 5-D2 AND 5-D3
PARA  LAND USE:
                      PROPERTY ADDR: 00000   GOLF COURSE
                         OWNER NAME: JARRD INTERNATIONAL L L C
                         OWNER ADDR: 00000
ALBUQUERQUE NM        87184
0101206425042321201   LEGAL: TRAC T 5- D3 PLAT OF TRACTS 5-D1, 5-D2 AND 5-D3
PARA  LAND USE:
                      PROPERTY ADDR: 00000   GOLF COURSE
                         OWNER NAME: GOLF PARADISE LLC
                         OWNER ADDR: 03535   PRINCETON                    NE
ALBUQUERQUE NM        87107
0101206426840712201   LEGAL: LT 1 9 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1  LAND USE:
                      PROPERTY ADDR: 00000   CACTUS TRAIL
                         OWNER NAME: JU TIMOTHY W
                         OWNER ADDR: 09001   CACTUS TRAIL              DR NW
ALBUQUERQUE NM        87114
0101206426841112202   LEGAL: LT 1 8 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1  LAND USE:
                      PROPERTY ADDR: 00000   CACTUS TRAIL
                         OWNER NAME: BAILEY DAVID E & HEATHER DUNCA
                         OWNER ADDR: 09005   CACTUS                     TR NW
ALBUQUERQUE NM        87114
1         R E C O R D S   W I T H   L A B E L S                        PAGE
4
0101206426841712203   LEGAL: LT 1 7 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1  LAND USE:
                      PROPERTY ADDR: 00000   CACTUS TRAIL
                         OWNER NAME: LOPEZ TERRY
                         OWNER ADDR: 00126   STATE ROAD 73
VADITO       NM       87579
0101206428440612101   LEGAL: LT 2 0 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1  LAND USE:
                      PROPERTY ADDR: 00000   CACTUS TRAIL
                         OWNER NAME: ROSS ALAN B & JULIE A
                         OWNER ADDR: 09000   CACTUS                     TR NW
ALBUQUERQUE NM        87114
0101206428441212102   LEGAL: LT 2 1 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1  LAND USE:
                      PROPERTY ADDR: 00000   CACTUS TRAIL
                         OWNER NAME: ELLIS BART A & MINDY M
                         OWNER ADDR: 09004   CACTUS TRAIL                NW
ALBUQUERQUE NM        87114
0101206428441612103   LEGAL: LT 2 2 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1  LAND USE:
                      PROPERTY ADDR: 00000   CACTUS TRAIL
                         OWNER NAME: VECCHIO THEODORE & LISA M
                         OWNER ADDR: 09008   CACTUS TRAIL              RD NW
ALBUQUERQUE NM        87114
 .
 QUIT
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City of Albuquerque

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.

Date: January 13, 2004

TO CONTACT NAME: Martin J. Garcia
COMPANY/AGENCY: ABQ Engineering Inc.
ADDRESS/ZIP: 6739 Academy Rd NE Ste 130 87109
PHONE/FAX #: 255-7802 / 255-7902

Thank you for your inquiry of 1-13-04 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Maria Lynn Subdivision located off Golf Course Rd & between Paradise Blvd.
zone map page(s) C-12.

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

Piedras Marcadas
Neighborhood Association
Contacts:
1. Jeff Armijo
4937 Maria Lynn ave NW
450-5279 (h) 87114
2. Gerri Waines
8715 Isa Christina NW
898-3110 (h) 853-3309 (w) 87114

Paradise Hills Civic
Neighborhood Association
Contacts:
1. Larry Weaver
6001 Unitas Ct NW 87114
898-8640 (h) 846-1511 (w)
2. Don Anderson
10013 Plunkett Dr NW
897-2593 (h) 87114

See reverse side for additional Neighborhood Association Information: YES {X} NO { }

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**

ABQ Engineering Inc.

6739 Academy Road, NE
Suite 130
Albuquerque, N.M. 87109
Office (505) 255-7802
Facsimile (505) 255-7902

FAX

DATE: 01/12/04

TO: Office of Community & Neighborhood Coordination

COMPANY: City of Albuquerque

PHONE: 924-3914

FAX #: 924-3913

FROM: Martin J. Garcia

Phone No. : (505) 255-7802
Fax No. : (505) 255-7902

# of Pages: 2
(including cover page)

Comments:

ABQ Engineering is in the Design Process for Marna Lynn Subdivision which is located off Golf Course Road and between Paradise Blvd. (Zone Map C-12)

Please provide me with the Neighborhood Association information so that notification(s) can be sent. Thank you for your assistance in this matter.

Martin J. Garcia

Additional Neighborhood Association Information

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

** As a common courtesy you may notify the surrounding NA(s) for your project.

Richland Hills H.O.A.

~~Neighborhood Association~~

Contacts: 1. Sally Lupton
8600 Glenridge Pl NW
897-5094 (h) 87114
2. Robert Anderson
8705 Westridge Pl. NW
899-3754 (h) 87114

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

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

Project# 1003187

AMERI-CONTRACTORS
PO BOX 56883
ALBUQUERQUE NM 87187

ABQ ENGINEERING, INC.
6739 ACADEMY RD NE
ALBUQUERQUE NM 87109

JEFF ARMIJO
Piedras Marcadas Neigh. Assoc.
4937 MARNA LYNN AVE NW
ALBUQUERQUE NM 87114

GERRI WARNER
Piedras Marcadas Neigh. Assoc.
8715 TIA CHRISTINE NW
ALBUQUERQUE NM 87114

LARRY WEAVER
Paradise Hills Neigh. Assoc.
6001 UNITAS CT. NW
ALBUQUERQUE NM 87114

TOM ANDERSON
Paradise Hills Neigh. Assoc.
10013 PLUNKETT DR. NW
ALBUQUERQUE NM 87114

SALLY LUPTON
Richland Hills H.O.A.
8600 GLENRIDGE PL. NW
ALBUQUERQUE NM 87114

ROBERT ANDERSON
Richland Hills H.O.A.
8705 WESTRIDGE PL. NW
ALBUQUERQUE NM 87114

101206422439220221

REGENTS OF UNM
SCHOLES HALL #233
ALBUQUERQUE NM 87131

101206420540320201

101206429138610144

101206429239510143

STEWART CHESTER F & DIANA K
1111 UNIVERSITY BL NE
ALBUQUERQUE NM 87102

MARTINEZ MICHAEL E &
8720 OAKCREST PL NW
ALBUQUERQUE NM 87114

SITLER TODD W & LESLIE J
8724 OAKCREST PL NW
ALBUQUERQUE NM 87114

101206428440110142

101206427339510139

101206427438710138

COLOVOS GUS J & KATHY S
8727 OAKCREST PL NW
ALBUQUERQUE NM 87114

MONTES-LUCERO JEANNETT
8723 OAKCREST PL NW
ALBUQUERQUE NM 87114

SAUKKONEN REX E
8719 OAKCREST PL NW
ALBUQUERQUE NM 87114

101206427537910137

101206426437810130

101206426338710129

BAUMGARDNER KEVIN L & CINDI L
8715 OAKCREST PL NW
ALBUQUERQUE NM 87114

SEYDEL SCOTT A & ANGELA A.B.
8716 PINECREST DR NW
ALBUQUERQUE NM 87114

ORRAJ CRAIG ALLEN & DONNA R
8720 PINECREST PL NW
ALBUQUERQUE NM 87114

101206425639210128

101206424839210127

101206423439210150

BERGET RICHARD & KIMBERLI A
4301 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

KARLSTRUM PAUL D & BRENDA F
4305 ROSECLIFF DR NW
ALBUQUERQUE NM 87114

NGUYEN DANIEL V & HUONG T
4309 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

101206422739210151

101206422139210152

101206421539210153

BERG BENJAMIN A & PHYLLIS P
4315 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

GOSS PETER & SYLVIA
4319 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

RAEL MOISES E & JEANNIE E
10255 CHALLENGE BL
LA MESA CA 91941

101206420738310154

101206419838110155

101206419337410156

BARKER FRANKLIN B & MARTHA L
4327 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

GALLEGOS W STEVE & LIBRADITA
4331 ROSECLIFF AV NW
ALBUQUERQUE NM 87120

MONROE ELIAS J JR & DIANE G
8747 SPRINGHILL DR NW
ALBUQUERQUE NM 87114

101206420536320717

101206421237720718

101206422237720719

FLORES ANDREW P &
8748 SPRINGHILL DR NW
ALBUQUERQUE NM 87114

CASEY JOHN J & PAULA D
4324 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

JOHNSON PATRICK J & CYNTHIA A
4320 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

101206422737720720

SAUER EDWARD C & LOUISE D
4316 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

101206415240320530

TRES RIO AREA OF THE
10453 SPRINGWOOD DR
EL PASO TX 79925

101206422341521206

JARRD INTERNATIONAL L L C
GENERAL DELIVERY
ALBUQUERQUE NM 87184

101206426841112202

BAILEY DAVID E & HEATHER DUNC
9005 CACTUS TR NW
ALBUQUERQUE NM 87114

101206428441212102

ELLIS BART A & MINDY M
9004 CACTUS TRAIL NW
ALBUQUERQUE NM 87114

101206423437720721

TORREZ DAVE J & CHERYL
6304 VISTA MONTANO NW
ALBUQUERQUE NM 87120

101206418740720583

GOLF COURSE ROAD PTNS
133 CALABRIA ST
APTOS CA 95003

101206425042321201

GOLF PARADISE LLC
3535 PRINCETON NE
ALBUQUERQUE NM 87107

101206426841712203

LOPEZ TERRY
126 STATE ROAD 73
VADITO NM 87579

101206428441612103

VECCHIO THEODORE & LISA M
9008 CACTUS TRAIL RD NW
ALBUQUERQUE NM 87114

101206425037620722

MCCULLOUGH JULIE A & ROBERT
4300 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

101206418743220418

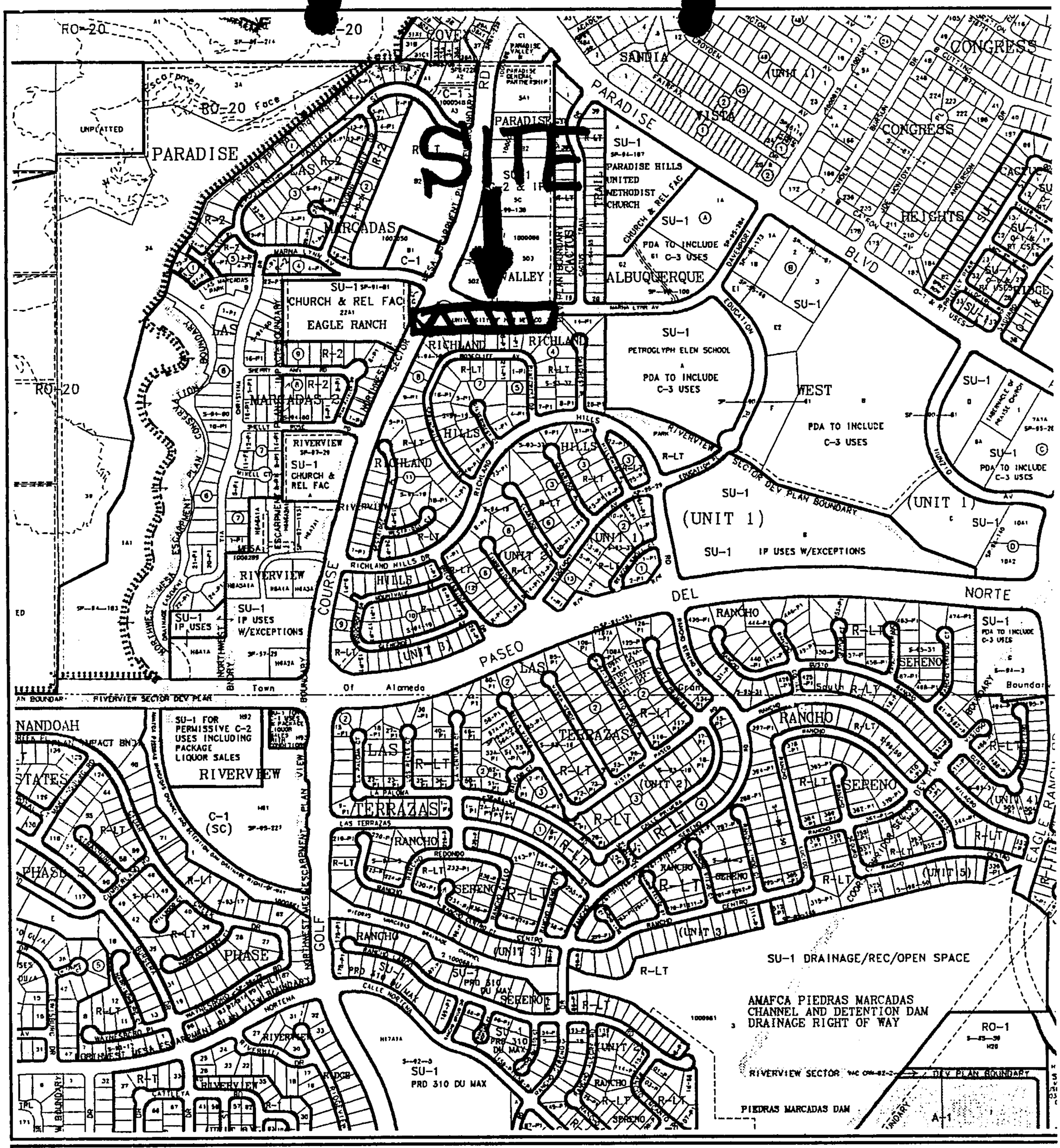
ROBERTS OIL COMPANY INC
408 ARIZONA ST NE
ALBUQUERQUE NM 87108

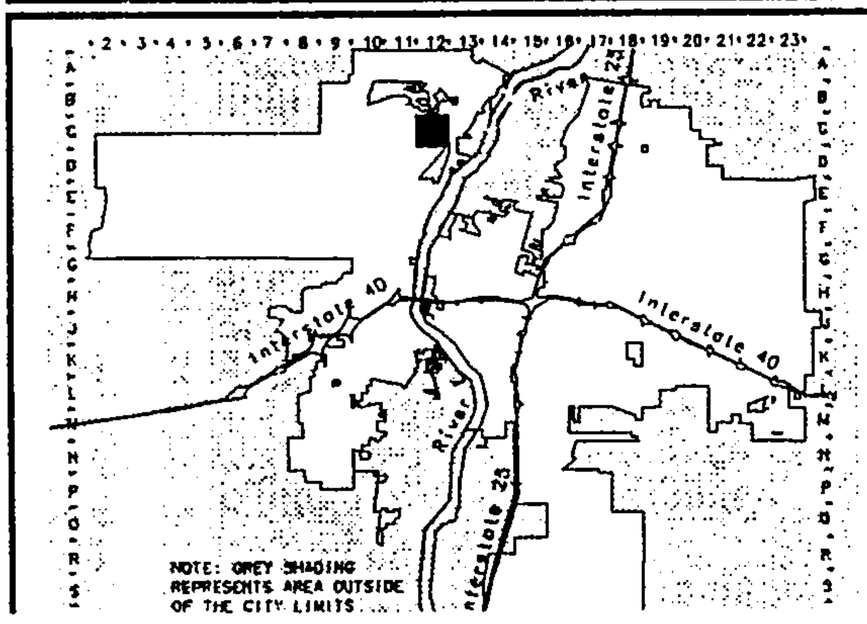
101206426840712201

JU TIMOTHY W
9001 CACTUS TRAIL DR NW
ALBUQUERQUE NM 87114

101206428440612101

ROSS ALAN B & JULIE A
9000 CACTUS TR NW
ALBUQUERQUE NM 87114





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-12-Z

FORM S(2): SUBDIVISION - D.R. 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.

Anthony J. Franco
Applicant name (print)

4/5/04
Applicant signature / date

Form revised 9/01, 8/03 and 9/03

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

Application case numbers
04DRB - ____ - 00521
____ - ____ - ____
____ - ____ - ____

Luis Durán Ceaux 4-5-04
Planner signature / date

Project # 1003187

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, May 5, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

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) the above 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] (H-7, 8 & 9 & J-7 & 8]

Project # 1003187
04DRB-00520 Major-Vacation of Public Easements
04DRB-00521 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-E, **LANDS OF UNIVERSITY OF NEW MEXICO,** zoned R-1, located on GOLF COURSE RD NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). (C-12)

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 19, 2004.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JULY 14, 2004
Zone Atlas Page: C-12-Z
Notification Radius: 100 Ft.

Project# 1003187
App# 04DRB-00910

Cross Reference and Location:

Applicant: AMERI-CONTRACTORS, LLC
Address: PO BOX 56883
ALBUQUERQUE NM 87187

Agent: ABQ ENGINEERING, INC.
Address: 6739 ACADEMY RD NE, STE# 130
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: JUNE 25, 2004

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App#_____
Proj#_____

Date:_____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
C-12	1012064	224-392	202-21	✓ 1012064	275-379	101	37 ✓
		205-403	01	✓	274-387		38 ✓
		193-374	101-56	✓	273-395		39 ✓
		198-381	55	✓	276-400		40 ✓ COR
		207-383	54	✓	284-401		42 ✓
		215-392	53	✓	292-395		43 ✓
		221-392	52	✓	291-386		44 ✓
		227-392	51	✓	223-415	212	06 ✓
		234-392	50	✓	250-423		01 ✓
		248-392	27	✓	268-407	122	01 ✓
		256-392	28	✓	268-411		02 ✓
		243-387	29	✓	268-417		03 ✓
		244-378	30	✓	284-406	121	01 ✓
		250-376	207-22	✓	284-412		02 ✓
		234-377	21	✓	152-403	205	30 ✓
		227-377	20	✓	187-407		83 ✓
		222-377	19	✓	187-432	204	18 ✓
		212-377	18	✓			
		205-363	17	✓			

<mainframe@coa1mp3.cabq.gov>

06/22/2004 02:45 PM

To:
cc:
Subject:

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1          R E C O R D S   W I T H   L A B E L S                          PAGE
1
01012064                  ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
010120642243922022 1   LEGAL: PORT  OF  N1/2 N1/2 N1/2 SW1/4 NW1/4 SEC 13 T11N
R2E  LAND USE:
                        PROPERTY ADDR: 00000   GOLF COURSE
                           OWNER NAME: REGENTS OF UNM
                           OWNER ADDR: 00000 Scholes Hall #252
ALBUQUERQUE NM         87131
010120642054032020 1   LEGAL: TRAC T 5- E PLAT OF TRACTS 5-A THRU 5-E PARADISE
VAL  LAND USE:
                        PROPERTY ADDR: 00000   GOLF COURSE
                           OWNER NAME: STEWART CHESTER F & DIANA K
                           OWNER ADDR: 01111   UNIVERSITY                BL NE
ALBUQUERQUE NM         87102
010120641933741015 6   LEGAL: LT 1 2-P1  BLK 8 VACATION & REPLAT OF TR A
RICHLAND   LAND USE:
                        PROPERTY ADDR: 00000   SPRINGHILL
                           OWNER NAME: MONROE ELIAS J JR & DIANE G
                           OWNER ADDR: 08747   SPRINGHILL                DR NW
ALBUQUERQUE NM         87114
010120641983811015 5   LEGAL: LT 1 3-P1  BLK 8 VACATION & REPLAT OF TR A
RICHLAND   LAND USE:
                        PROPERTY ADDR: 00000   ROSECLIFF
                           OWNER NAME: GALLEGOS W STEVE & LIBRADITA M
                           OWNER ADDR: 04331   ROSECLIFF                 AV NW
ALBUQUERQUE NM         87120
010120642073831015 4   LEGAL: LT 1 4-P1  BLK 8 VACATION & REPLAT OF TR A
RICHLAND   LAND USE:
                        PROPERTY ADDR: 00000   ROSECLIFF
                           OWNER NAME: BARKER FRANKLIN B & MARTHA L
                           OWNER ADDR: 04327   ROSECLIFF                 AV NW
ALBUQUERQUE NM         87114
010120642153921015 3   LEGAL: LT 1 5-P1  BLK 8 VACATION & REPLAT OF TR A
RICHLAND   LAND USE:
                        PROPERTY ADDR: 00000   ROSECLIFF
                           OWNER NAME: RAEL MOISES E & JEANNIE E
                           OWNER ADDR: 10255   CHALLENGE                 BL
LA MESA     CA         91941
010120642213921015 2   LEGAL: LT 1 6-P1  BLK 8 VACATION & REPLAT OF TR A
RICHLAND   LAND USE:
                        PROPERTY ADDR: 00000   ROSECLIFF
                           OWNER NAME: GOSS PETER & SYLVIA
                           OWNER ADDR: 04319   ROSECLIFF                 AV NW
ALBUQUERQUE NM         87114
010120642273921015 1   LEGAL: LT 1 7-P1  BLK 8 VACATION & REPLAT OF TR A
RICHLAND   LAND USE:
                        PROPERTY ADDR: 00000   ROSECLIFF
                           OWNER NAME: BERG BENJAMIN A & PHYLLIS P
                           OWNER ADDR: 04315   ROSECLIFF                 AV NW
ALBUQUERQUE NM         87114
010120642343921015 0   LEGAL: LT 1 8-P1  BLK 8 VACATION & REPLAT OF TR A
```

RICHLAND LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: NGUYEN DANIEL V & HUONG T
OWNER ADDR: 04309 ROSECLIFF AV NW
ALBUQUERQUE NM 87114
0101206424839210127 LEGAL: LT 1 -P1 BLK 4 VACATION & REPLAT OF RIVERVIEW
PARCE LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: KARLSTRUM PAUL D & BRENDA F
OWNER ADDR: 04305 ROSECLIFF DR NW
ALBUQUERQUE NM 87114
0101206425639210128 LEGAL: LT 2 -P1 BLK 4 VACATION & REPLAT OF RIVERVIEW
PARCE LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: BERGET RICHARD & KIMBERLI A
OWNER ADDR: 04301 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

0101206426338710129 LEGAL: LT 3 -P1 BLK 4 VACATION & REPLAT OF RIVERVIEW
PARCE LAND USE:
PROPERTY ADDR: 00000 PINECREST
OWNER NAME: ORRAJ CRAIG ALLEN & DONNA R
OWNER ADDR: 08720 PINECREST PL NW
ALBUQUERQUE NM 87114
0101206426437810130 LEGAL: LT 4 -P1 BLK 4 VACATION & REPLAT OF RIVERVIEW
PARCE LAND USE:
PROPERTY ADDR: 00000 PINECREST
OWNER NAME: SEYDEL SCOTT A & ANGELA A.B.
OWNER ADDR: 08716 PINECREST DR NW
ALBUQUERQUE NM 87114
0101206425037620722 LEGAL: LT 1 -P1 BLK 5 VACATION & REPLAT OF RIVERVIEW
PARCE LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: MCCULLOUGH JULIE A & ROBERT
OWNER ADDR: 04300 ROSECLIFF AV NW
ALBUQUERQUE NM 87114
0101206423437720721 LEGAL: LT 2 1-P1 BLK 7 VACATION & REPLAT OF TR A
RICHLAND LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: TORREZ DAVE J & CHERYL
OWNER ADDR: 06304 VISTA MONTANO NW
ALBUQUERQUE NM 87120
0101206422737720720 LEGAL: LT 2 0-P1 BLK 7 VACATION & REPLAT OF TR A
RICHLAND LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: SAUER EDWARD C & LOUISE D
OWNER ADDR: 04316 ROSECLIFF AV NW
ALBUQUERQUE NM 87114
0101206422237720719 LEGAL: LT 1 9-P1 BLK 7 VACATION & REPLAT OF TR A
RICHLAND LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: JOHNSON PATRICK J & CYNTHIA A
OWNER ADDR: 04320 ROSECLIFF AV NW
ALBUQUERQUE NM 87114
0101206421237720718 LEGAL: LT 1 8-P1 BLK 7 VACATION & REPLAT OF TR A
RICHLAND LAND USE:
PROPERTY ADDR: 00000 ROSECLIFF
OWNER NAME: CASEY JOHN J & PAULA D
OWNER ADDR: 04324 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

0101206420536320717 LEGAL: LT 1 7-P1 BLK 7 VACATION & REPLAT OF TR A
RICHLAND LAND USE:
PROPERTY ADDR: 00000 SPRINGHILL
OWNER NAME: FLORES ANDREW P &
OWNER ADDR: 08748 SPRINGHILL DR NW
ALBUQUERQUE NM 87114
0101206427537910137 LEGAL: LT 1 1-P1 BLK 4 VACATION AND REPLAT OF RIVERVIEW
PA LAND USE:
PROPERTY ADDR: 00000 OAKCREST
OWNER NAME: BAUMGARDNER KEVIN L & CINDI L
OWNER ADDR: 08715 OAKCREST PL NW
ALBUQUERQUE NM 87114
0101206427438710138 LEGAL: LT 1 2-P1 BLK 4 VACATION AND REPLAT OF RIVERVIEW
PA LAND USE:
PROPERTY ADDR: 00000 OAKCREST
OWNER NAME: SAUKKONEN REX E
OWNER ADDR: 08719 OAKCREST PL NW
ALBUQUERQUE NM 87114
0101206427339510139 LEGAL: LT 1 3-P1 BLK 4 VACATION AND REPLAT OF RIVERVIEW
PA LAND USE:
PROPERTY ADDR: 00000 OAKCREST
OWNER NAME: MONTES-LUCERO JEANNETT
OWNER ADDR: 08723 OAKCREST PL NW
ALBUQUERQUE NM 87114

0101206427640010140 LEGAL: R/W PEDE STRIAN ACCESS VACATION AND REPLAT OF
RIVER LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0101206428440110142 LEGAL: LT 1 4-P1 BLK 4 VACATION AND REPLAT OF RIVERVIEW
PA LAND USE:
PROPERTY ADDR: 00000 OAKCREST
OWNER NAME: COLOVOS GUS J & KATHY S
OWNER ADDR: 08727 OAKCREST PL NW
ALBUQUERQUE NM 87114
0101206429239510143 LEGAL: LT 1 5-P1 BLK 4 VACATION AND REPLAT OF RIVERVIEW
PA LAND USE:
PROPERTY ADDR: 00000 OAKCREST
OWNER NAME: SITLER TODD W & LESLIE J
OWNER ADDR: 08724 OAKCREST PL NW
ALBUQUERQUE NM 87114
0101206429138610144 LEGAL: LT 1 6-P1 BLK 4 VACATION AND REPLAT OF RIVERVIEW
PA LAND USE:
PROPERTY ADDR: 00000 OAKCREST
OWNER NAME: MARTINEZ MICHAEL E &
OWNER ADDR: 08720 OAKCREST PL NW
ALBUQUERQUE NM 87114
0101206422341521206 LEGAL: TRAC T 5- D2 PLAT OF TRACTS 5-D1, 5-D2 AND 5-D3
PARA LAND USE:
PROPERTY ADDR: 00000 GOLF COURSE
OWNER NAME: JARRD INTERNATIONAL L L C
OWNER ADDR: 00000 Box 10523
ALBUQUERQUE NM 87184
0101206425042321201 LEGAL: TRAC T 5- D3 PLAT OF TRACTS 5-D1, 5-D2 AND 5-D3
PARA LAND USE:
PROPERTY ADDR: 00000 GOLF COURSE
OWNER NAME: GOLF PARADISE LLC
OWNER ADDR: 03535 PRINCETON NE

```
ALBUQUERQUE NM        87107
0101206426840712201    LEGAL: LT 1 9 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1  LAND USE:
                       PROPERTY ADDR: 00000   CACTUS TRAIL
                          OWNER NAME: JU TIMOTHY W
                          OWNER ADDR: 09001   CACTUS TRAIL              DR NW
ALBUQUERQUE NM        87114
0101206426841112202    LEGAL: LT 1 8 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1  LAND USE:
                       PROPERTY ADDR: 00000   CACTUS TRAIL
                          OWNER NAME: BAILEY DAVID E & HEATHER DUNCA
                          OWNER ADDR: 09005   CACTUS                      TR NW
ALBUQUERQUE NM        87114
0101206426841712203    LEGAL: LT 1 7 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1  LAND USE:
                       PROPERTY ADDR: 00000   CACTUS TRAIL
                          OWNER NAME: LOPEZ TERRY
                          OWNER ADDR: 00126   STATE ROAD 73
VADITO      NM        87579
0101206428440612101    LEGAL: LT 2 0 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1  LAND USE:
                       PROPERTY ADDR: 00000   CACTUS TRAIL
                          OWNER NAME: ROSS ALAN B & JULIE A
                          OWNER ADDR: 09000   CACTUS                      TR NW
ALBUQUERQUE NM        87114
0101206428441212102    LEGAL: LT 2 1 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1  LAND USE:
                       PROPERTY ADDR: 00000   CACTUS TRAIL
                          OWNER NAME: ELLIS BART A & MINDY M
                          OWNER ADDR: 09004   CACTUS TRAIL                 NW
ALBUQUERQUE NM        87114
1          R E C O R D S   W I T H   L A B E L S                        PAGE
4
0101206415240320530    LEGAL: TR 2 2A-1  PLAT OF TRS 22A-1 & 22A-2 EAGLE RANCH
CON  LAND USE:
                       PROPERTY ADDR: 00000   GOLF COURSE
                          OWNER NAME: TRES RIO AREA OF THE
                          OWNER ADDR: 10453   SPRINGWOOD                  DR
EL PASO     TX        79925
0101206418740720583    LEGAL: TR C  AME NDED REPL OF TRS 2A & 4A OF PARADISE
VALLE  LAND USE:
                       PROPERTY ADDR: 00000   GOLF COURSE
                          OWNER NAME: GOLF COURSE ROAD PTNS
                          OWNER ADDR: 00133   CALABRIA                    ST
APTOS       CA        95003
0101206418743220418    LEGAL: TR B -1 P LAT OF TRACTS B-1 & B-2 LAS MARCADAS
SUBDI  LAND USE:
                       PROPERTY ADDR: 00000
                          OWNER NAME: ROBERTS OIL COMPANY INC
                          OWNER ADDR: 00408   ARIZONA                     ST NE
ALBUQUERQUE NM        87108
 .
 QUIT
```

"Attachment A"

Francis Phillips, ABQ Engineering, Inc.

Zone Map: C-12

PARADISE HILLS CIVIC ASSOC. (R)
***Larry Weaver**
6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr. NW/87114 897-2593 (h)

PIEDRAS MARCADAS N.A. (R)
***Gerri Warner**
8715 Tia Christina NW/87114 898-3110 (h)
Susan Edison
9127 Laura Lee Pl. NW/87114 897-8331 (h).

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

RICHLAND HILLS H.O.A.
***Sally Lupton**
8600 Glenridge Pl. NW/87114 897-5094 (h)
Robert Anderson
8705 Westridge Pl. NW/87114 899-3754 (h)

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

ABQ Engineering, Inc.
Engineers • Planners • Construction Services

June 10, 2004

Neighborhood Association Representative(s)
Albuquerque, New Mexico

RE: Marna Lynn Subdivision

Dear Representative(s):

ABQ Engineering, Inc. has been retained to design the Marna Lynn Subdivision. The subdivision is located off Golf Course Road between Paseo Del Norte and Paradise Boulevard. The property is currently vacant.

Marna Lynn Subdivision is proposed as a 10-lot residential subdivision. Enclosed for your use is a copy of the plan for the subdivision. If you have any questions regarding this project or require additional information please contact me at 255-7802. I am available to meet with you at your convenience.

Sincerely,

Steve Knee
ABQ Engineering, Inc.
24004

Enclosures (as stated)

6739 Academy Rd. NE, Suite 130 • Albuquerque, New Mexico 87109 • (505) 255-7802 • Fax (505) 255-7902

Project# 1003187

AMERI-CONTRACTORS LLC
PO BOX 56883
ALBUQUERQUE NM 87187

ABQ ENGINEERING INC.
6739 ACADEMY RD NE, STE# 130
ALBUQUERQUE NM 87109

LARRY WEAVER
Paradise Hills Civics Assoc.
6001 UNITAS CT. NW
ALBUQUERQUE NM 87114

TOM ANDERSON
Paradise Hills Civics Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE NM 87114

GERRI WARNER
Piedras Marcadas Neigh. Assoc.
8715 TIA CHRISTINA NW
ALBUQUERQUE NM 87114

SUSAN EDISON
Piedras Marcadas Neigh. Assoc.
9127 LAURA LEE PL. NW
ALBUQUERQUE NM 87114

SALLY LUPTON
Richland Hills H.O.A.
8600 GLENRIDGE PL. NW
ALBUQUERQUE NM 87114

ROBERT ANDESON
Richland Hills H.O.A.
8705 WESTRIDGE PL. NW
ALBUQUERQUE NM 87114

101206422439220221

REGENTS OF UNM
SCHOLES HALL # 252
ALBUQUERQUE NM 87131

101206420540320201

101206419337410156

101206419838110155

STEWART CHESTER F & DIANA K
1111 UNIVERSITY BL NE
ALBUQUERQUE NM 87102

MONROE ELIAS J JR & DIANE G
8747 SPRINGHILL DR NW
ALBUQUERQUE NM 87114

GALLEGOS W STEVE & LIBRADITA
4331 ROSECLIFF AV NW
ALBUQUERQUE NM 87120

101206420738310154

101206421539210153

101206422139210152

BARKER FRANKLIN B & MARTHA L
4327 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

RAEL MOISES E & JEANNIE E
10255 CHALLENGE BL
LA MESA CA 91941

GOSS PETER & SYLVIA
4319 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

101206422739210151

101206423439210150

101206424839210127

BERG BENJAMIN A & PHYLLIS P
4315 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

NGUYEN DANIEL V & HUONG T
4309 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

KARLSTRUM PAUL D & BRENDA F
4305 ROSECLIFF DR NW
ALBUQUERQUE NM 87114

101206425639210128

101206426338710129

101206426437810130

BERGET RICHARD & KIMBERLI A
4301 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

ORRAJ CRAIG ALLEN & DONNA R
8720 PINECREST PL NW
ALBUQUERQUE NM 87114

SEYDEL SCOTT A & ANGELA A.B.
8716 PINECREST DR NW
ALBUQUERQUE NM 87114

101206425037620722

101206423437720721

101206422737720720

MCCULLOUGH JULIE A & ROBERT
4300 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

TORREZ DAVE J & CHERYL
6304 VISTA MONTANO NW
ALBUQUERQUE NM 87120

SAUER EDWARD C & LOUISE D
4316 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

101206422237720719

101206421237720718

101206420536320717

JOHNSON PATRICK J & CYNTHIA A
4320 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

CASEY JOHN J & PAULA D
4324 ROSECLIFF AV NW
ALBUQUERQUE NM 87114

FLORES ANDREW P &
8748 SPRINGHILL DR NW
ALBUQUERQUE NM 87114

101206427537910137

101206427438710138

101206427339510139

BAUMGARDNER KEVIN L & CINDI L
8715 OAKCREST PL NW
ALBUQUERQUE NM 87114

SAUKKONEN REX E
8719 OAKCREST PL NW
ALBUQUERQUE NM 87114

MONTES-LUCERO JEANNETT
8723 OAKCREST PL NW
ALBUQUERQUE NM 87114

101206428440110142

COLOVOS GUS J & KATHY S
8727 OAKCREST PL NW
ALBUQUERQUE NM 87114

101206422341521206

JARRD INTERNATIONAL L L C
PO BOX 10573
ALBUQUERQUE NM 87184

101206426841112202

BAILEY DAVID E & HEATHER DUNC
9005 CACTUS TR NW
ALBUQUERQUE NM 87114

101206428441212102

ELLIS BART A & MINDY M
9004 CACTUS TRAIL NW
ALBUQUERQUE NM 87114

101206418743220418

ROBERTS OIL COMPANY INC
408 ARIZONA ST NE
ALBUQUERQUE NM 87108

101206429239510143

SITLER TODD W & LESLIE J
8724 OAKCREST PL NW
ALBUQUERQUE NM 87114

101206425042321201

GOLF PARADISE LLC
3535 PRINCETON NE
ALBUQUERQUE NM 87107

101206426841712203

LOPEZ TERRY
126 STATE ROAD 73
VADITO NM 87579

101206415240320530

TRES RIO AREA OF THE
10453 SPRINGWOOD DR
EL PASO TX 79925

101206429138610144

MARTINEZ MICHAEL E &
8720 OAKCREST PL NW
ALBUQUERQUE NM 87114

101206426840712201

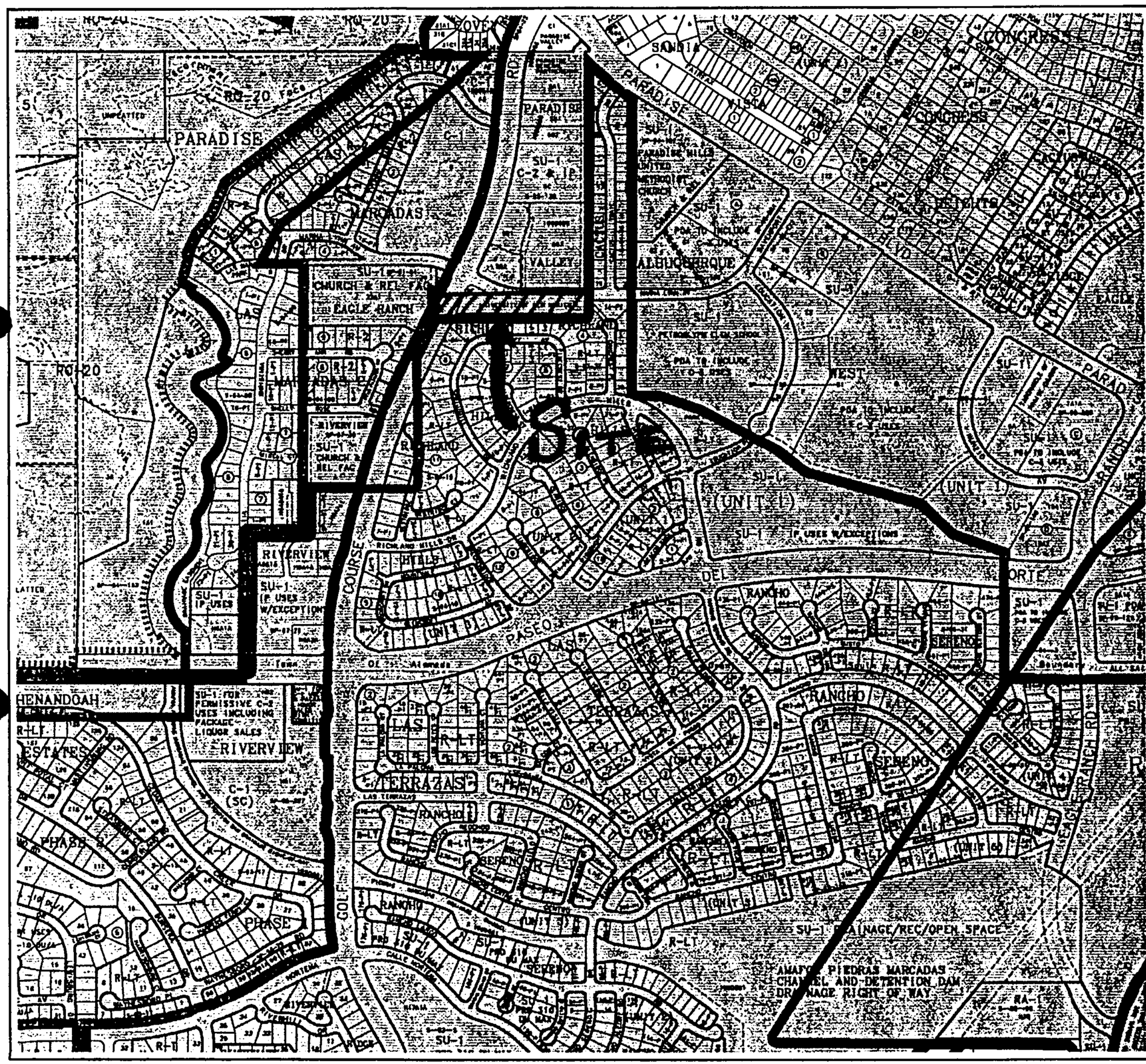
JU TIMOTHY W
9001 CACTUS TRAIL DR NW
ALBUQUERQUE NM 87114

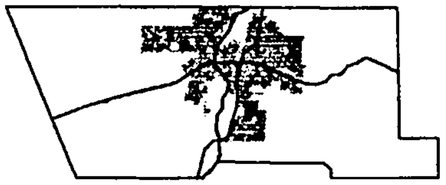
101206428440612101

ROSS ALAN B & JULIE A
9000 CACTUS TR NW
ALBUQUERQUE NM 87114

101206418740720583

GOLF COURSE ROAD PTNS
133 CALABRIA ST
APTOS CA 95003





LEGAL DESCRIPTION

T11N

R2E

SEC 13

UNIFORM PROPERTY CODE

1-012-064

250 0 500 1000

SCALE IN FEET

Map amended through July 2002

BERNALILLO COUNTY STATE OF NEW MEXICO

INFORMATION TECHNOLOGY
GIS SECTION

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque.

C-12-Z

ABQ Engineering, Inc.
Engineers • Planners • Construction Services

June 9, 2004

DRB Chair
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Marna Lynn Subdivision Zone Map C-12

ABQ Engineering, Inc. has been retained by Ameri-Contractors LLC to perform the design and platting for Marna Lynn Subdivision. The subdivision is located on the South Side of Marna Lynn Avenue and North of Golf Course Road. The land is currently vacant. The property is located on Zone Atlas Page C-12.

Marna Lynn is proposed as a 10-lot residential subdivision. It will be accessed directly from Marna Lynn Avenue. Previous meetings with the City have yielded a decision that this Platting action will require processing under the Major Subdivision guidelines based upon the fact that a primary access road (Marna Lynn) is being widened.

The infrastructure improvements required will be installing a new sewer line, small extension of an existing waterline, widening Marna Lynn (the new alignment was done in accordance with Wilfred Gallegos recommendations and requirements), and relocating an existing overhead 3 phase, 12.5kv, primary power line. All designs will be done in accordance with COA criteria.

It should be noted that the City of Albuquerque Zoning code section 14-14-4-8 provides requirements for burying new power lines. The existing power lines are located on the property and in the new right-of-way thus they must be relocated. Thus ABQ is requesting a variance from the DRB to not require burial of the lines based on the fact the lines exist on the property (thus they are not new) and areas immediately adjacent to the property on the east and west side of the development contain existing overhead lines. (reference 14-14-4-8, Paragraph B (1).

Along with the Subdivision there are dedication of rights of ways for Golf Course Road and Marna Lynn Avenue. Submitted with this letter are 24 copies of the proposed preliminary plat, one copy of the zone atlas page, and one copy of the infrastructure list.

If you have any questions or require additional information please call Francis Phillips or myself at 255-7802.

Sincerely,

Steve Knee
ABQ Engineering, Inc./Agent for Ameri-Contractors
24004

6739 Academy Rd. NE, Suite 1[illegible] ▪ Albuquerque, New Mexico 87109 ▪ ([illegible]) 255-7802 ▪ Fax (505) 255-7902

ORIGINAL

Project Number: 1003187

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 7/21/04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 7/21/04
Date Preliminary Plat Expires: 7/21/05
DRB Project No.: 1003187
DRB Application No.: 04-00910

~~MARNA LYNN~~ SUBDIVISION VISTA DEL RINCON
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

revised 10/20/04
11-8-04

TRACT 5 LANDS OF UNIVERSITY OF NEW MEXICO
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
			RESIDENTIAL ASPHALT (ADDITIONAL TO MAKE 42' WIDE)	MARNA LYNN	* APPROX. 50' EAST OF EAST PROPERTY LINE	ACCESS EASEMENT WHERE ASPHALT IS 32' W OK	/	/	/
			CURB & GUTTER (SOUTH) MOUNTABLE	MARNA LYNN	"	"	/	/	/
		8"	WATERLINE	MARNA LYNN	EXISTING WATER LINE	GOLF COURSE ~~ACCESS EASEMENT~~ ~~ON WEST EDGE~~ OF PROPERTY	/	/	/
		8"	SANITARY SEWER	MARNA LYNN	EAST PROPERTY LINE	℄ GOLF COURSE (TIE INTO EXIST)	/	/	/
			CURB & GUTTER STD	MARNA LYNN	~~EAST PROPERTY LINE~~ GOLF COURSE	EXIST CUR EAST OF PROPERTY	/	/	/
			STRIPING	MARNA LYNN	GOLF COURSE	50' EAST OF PROPERTY	/	/	/
			4' SIDEWALK	MARNA LYNN	~~LINE~~ GOLF COURSE	EXISTING SW ON EAST SIDE	/	/	/
		3'-0" WIDE	CONCRETE VALLEY GUTTER	ALONG SOUTH PROPERTY LINE	EXIST PROP LINE	WEST PROP LINE	/	/	/
		4'-0"	SIDEWALK CULVERT	GOLF COURSE	South Right line		/	/	/

Chapter 5 - Public Infrastructure Improvements

☐ Applicant ☒ Agent

(Print) Martin J Garcia P.E. /

Form revised 10/03

Application case numbers	Action	S.F.	Fees
04DRB - 01704	EP		$ -0-
04DRB - 01705	TDS	CMF	$ 20.00
-			$
-			$
-			$
		Total	$ 20.00

Hearing date 11.10.04

Planner signature / date 11/2/04

Project # 1003187

FOR OFFICIAL USE ONLY

☐ 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

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

PAID RECEIPT

APPLICANT NAME Amerii Contractors LLC

AGENT A BQ Engineering

ADDRESS

PROJECT & APP # 1003187 / 04DRB01704 04DRB01705

PROJECT NAME

$ 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.**

MARTIN J. GARCIA
DENISE R. GARCIA
1035 S. BOSQUE LOOP
BOSQUE FARMS, NM 87068
PH. 505-869-9195

3554
95-8365/3070
02

DATE 11/2/04

PAY TO THE ORDER OF City of Albuquerque $ 20.00

Twenty 1/100 DOLLARS

U.S. New Mexico
FEDERAL CREDIT UNION
P.O. BOX 129 ALB. NM 87103-0129
(505) 342-8888

FOR 24004 FINAL PLAT

⑆307083652⑆ 311438000 7⑈ 3554

City of Albuquerque
Treasury Division

11/2/2004 11:35AM LOC: ANNX
RECEIPT# 00031064 WOR: 008 TRANS# 0006
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $20.00
J24 Misc $20.00
CK $20.00
CHANGE $0.00
Thank You

Cou

©Clarke American

#8

ORIGINAL

Project Number: 1003187

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 7/21/04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 7/21/04
Date Preliminary Plat Expires: 7/21/05
DRB Project No.: 1003187
DRB Application No.: 04-00910

~~MARNA LYNN~~ SUBDIVISION VISTA DEL RINCON revised 10/20/04
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 5 LANDS OF UNIVERSITY OF NEW MEXICO
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
			RESIDENTIAL ASPHALT (ADDITIONAL TO MAKE 42' WIDE)	MARNA LYNN	APPROX 50' EAST OF EAST PROPERTY LINE	ACCESS EASEMENT WHERE ASPHALT IS 32' WIDE	1	1	1
			CURB & GUTTER (SOUTH) MOUNTABLE	MARNA LYNN	"	"	1	1	1
		8"	WATERLINE	MARNA LYNN	EXISTING WATER LINE	GOLF COURSE 20' ~~ACCESS EASEMENT ON WEST PROP~~ OF PROPERTY	1	1	1
		8"	SANITARY SEWER	MARNA LYNN	EAST PROPERTY LINE	@ GOLF COURSE (TIE INTO EXIST)	1	1	1
			CURB & GUTTER STD	MARNA LYNN	~~EAST PROPERTY LINE~~ GOLF COURSE	EXIST CURB EAST OF PROPERTY	1	1	1
			STRIPING	MARNA LYNN	GOLF COURSE	50' EAST OF PROPERTY	1	1	1
			4' SIDEWALK	MARNA LYNN	GOLF COURSE ~~LINE~~	EXISTING SW ON EAST SIDE	1	1	1
		3'-0" WIDE	CONCRETE VALLEY GUTTER	ALONG SOUTH PROPERTY LINE	EXIST PROP LINE	WEST PROP LINE	1	1	1
		4'-0"	SIDEWALK CULVERT	GOLF COURSE	@ south Property line		1	1	1

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			STREETLIGHTS PER DPM IF REQUIRED.	ALONG MAHUA LYNN.			/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 ~~A~~ ASPHALT TRANSITION WILL BE MADE TO EXISTING PAVEMENT ON THE ~~EAST~~ SIDE OF SUBDIVISION. PERMANENT W/ C&G & SIDEWALK

2 CERTIFICATION OF G&D PLAN BY A LICENSED ENGINEER REQUIRED PRIOR TO RELEASE OF FINANCIAL GUARANTEE

3 CONTRIBUTIONS TO SIGNALIZATION OF GOLF COURSE/MAHUA LYNN PER MODIFIED "C" AMOUNT TO BE DETERMINED.

AGENT / OWNER

MARTIN J. GARCIA
NAME (print)

ABQ ENGINEERING
FIRM

7/14/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

10/20/04 7/21/04
DRB CHAIR - date

7/21/04 Sandoval 7/21/04 CB 10/20/04
PARKS & GENERAL RECREATION - date

7-21-04 10-20-04
TRANSPORTATION DEVELOPMENT - date

10/20/04
AMAFCA - date

7/21/04
UTILITY DEVELOPMENT - date

7-21-04
_____ - date

BJB 10/20/04 7/21/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- ✓ Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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

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: AMBU - CONTRACTORS LLC. PHONE: 239-0920
ADDRESS: P.O BOX 56883 FAX: 890-7278
CITY: ALBUQ STATE NM ZIP 87187 E-MAIL:
Proprietary interest in site: OWNER/DEVELOPER List all owners:
AGENT (if any): ARG ENGINEERING PHONE: 255-7802
ADDRESS: 6739 ACADEMY NE SUITE 130. FAX: 255-7702
CITY: ALBUQ STATE NM ZIP 87109 E-MAIL: mjgarcia@abq.org.com

DESCRIPTION OF REQUEST: PRELIMINARY PLAT AND INFRASTRUCTURE LIST AMENDMENT.
TBK VISTA DEL RINCON SUBD

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

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

Lot or Tract No. TRACT 5E LANDS OF UNM, TRACT 5 Block: Unit:
Subdiv. / Addn. PARADISE VALLEY SUBDIVISION. TBK Vista Del Rincon Subdivision
Current Zoning: R-1 Proposed zoning: R-1
Zone Atlas page(s): C-12 No. of **existing** lots: 2 No. of **proposed** lots: 10
Total area of site (acres): 1.9928 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/O.
UPC No. 101206424391220221, 101206420540320201 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: MANUA LYNN / GOLF COURSE
Between: Golf Course NW and EDUCATION NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003187
04DRB00037, 04DRB01365, 04DRB01366. 04-00910

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

SIGNATURE DATE 10/12/04
(Print) MANUEL J. GARCIA ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
04DRB - 01586	APP	S(3)	$ ~~0~~
	CMF		$ 20.00
			$
			$
			$
			Total $ 20.00

Hearing date 10-20-04

10-12-04
Planner signature / date

Project # 1003187

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application
Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
__ Design elevations & cross sections of perimeter walls 3 copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ 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.

✓ X 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.
✓ X Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
✓ X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ X 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.

Marcelino T. Garcia
Applicant name (print)

10/12/04
Applicant signature / date

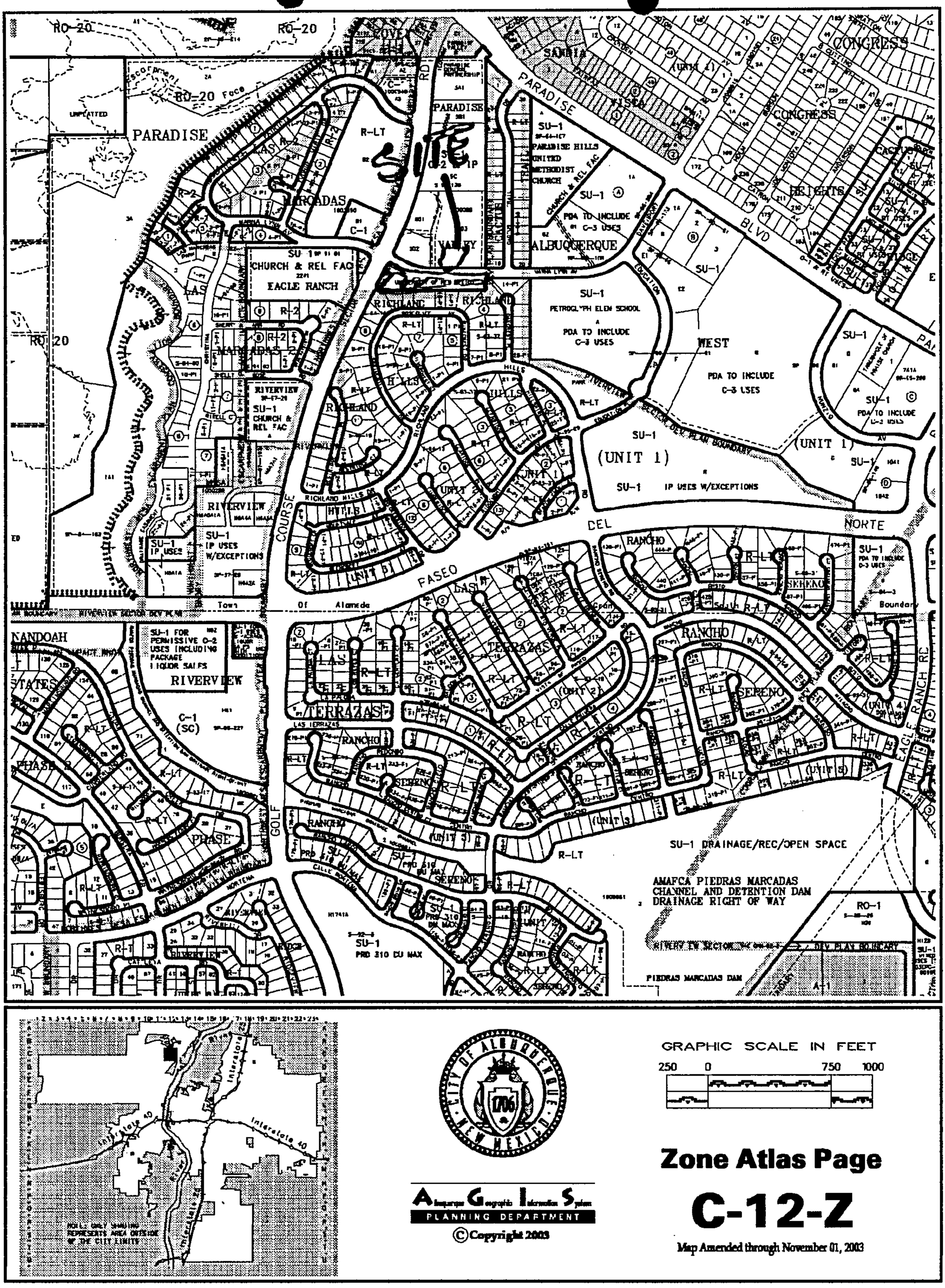
Form revised 3/99, 8/03, 11/03 & 8/04

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

Application case numbers
04DRB - 01586 - ___ - ___
___ - ___ - ___
___ - ___ - ___

10/12/04
Planner signature / date

Project # 1003187



City of Albuquerque New Mexico 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-12-Z

Map Amended through November 01, 2003

ABQ Engineering, Inc.
Engineers ▪ Planners ▪ Construction Services

October 12, 2004

DRB Chair
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Vista Del Rincon Subdivision formerly Marna Lynn Subdivision Zone Map C-12

ABQ Engineering, Inc. on behalf of Ameri-Contractors LLC is requesting an amendment to the approved preliminary plat and a subdivision name change for Marna Lynn Subdivision. The amendment is required in order to consolidate the adjacent parcel to the north with this subdivision. The subdivision is located on the South Side of Marna Lynn Avenue and North of Golf Course Road. The land is currently vacant. The property is located on Zone Atlas Page C-12.

Submitted herewith is the preliminary plat amendment approval request, The final construction plans cannot be signed until the preliminary plat is amended.

Please schedule before the DRB for final plat approval as soon as possible.

If you have any questions or require additional information please call Francis Phillips or myself at 255-7802.

Sincerely,

Martin J. Garcia, PE
24004

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

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

PAID RECEIPT

APPLICANT NAME Ameri-Contractors

AGENT ABQ Engineering

ADDRESS 6739 Academy NE

PROJECT & APP # 1003187/04DRB01586

PROJECT NAME Lands of UNM/Paradise Valley/To BK: Vista Del Rincon Subd.

$ 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.

MARTIN J. GARCIA
DENISE R. GARCIA
1035 S. BOSQUE LOOP
BOSQUE FARMS, NM 87068
PH. 505-869-9195

3500
95-8365/3070
02

DATE 10/12/04

PAY TO THE ORDER OF City of Albuquerque $ 20.00

Twenty 10/ DOLLARS

U.S. New Mexico
FEDERAL CREDIT UNION
P.O. BOX 129 ALB. NM 87103-0129
(505) 342-8888

FOR Mona Lynn 24004

⑆307083652⑆ 311438000?⑈ 3500

©Clarke American

DUPLICATE
City of Albuquerque
Treasury Division
10/12/2004 11:50AM LOC: ANN
REFERENCE 00030045 WS# 008 TRANS# 0026
Account 441032 MP Fund 0110
Activity 3424000 TRSKAL
Trans Amt $20.00
J24 Misc $20.00
CK $20.00
CHANGE $0.00
Thank You

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	S	**ZONING & PLANNING**	Z
☒ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☒ Vacation	V	☐ EPC Submittal	
☒ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	P	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	L	**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: Ameri-Contractors, LLC — PHONE: 239-0920
ADDRESS: P.O. Box 56883 — FAX: 505/890-7278
CITY: Albuquerque, STATE NM ZIP 87187 — E-MAIL: _____
Proprietary interest in site: Owner
AGENT (if any): ABQ Engineering, Inc — PHONE: 505/255-7802
ADDRESS: 6739 Academy Rd NE, Suite 130 — FAX: 505/255-7902
CITY: Albuquerque STATE NM ZIP 87109 — E-MAIL: sknee@abqeng.com

DESCRIPTION OF REQUEST: VACATE EXISTING EASEMENT, REQUEST SIDEWALK VARIANCE
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. 5-E — Block: -0- — Unit: -0-
Subdiv. / Addn. Lands of University of New Mexico MYRNA LYNN S/D
Current Zoning: R-1 — Proposed zoning: R-1
Zone Atlas page(s): C-12 — No. of **existing** lots: 1 — No. of **proposed** lots: 10
Total area of site (acres): 1.8909 — Density if applicable: dwellings per gross acre: _____ — dwellings per net acre: _____
Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? No
UPC No. 101206422439220221 — MRGCD Map No. _____
LOCATION OF PROPERTY BY STREETS: On or Near: Southeast corner of Golf Course Road and Marna Lynn Avenue
Between: Paradise Boulevard and Paseo Del Norte

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 04DRB00037

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

SIGNATURE _____ DATE 9/3/04
(Print) Martin J Garcia P.E. — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 10/03

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☐ All checklists are complete	04DRB - - 01365	VPE	V	$ 300.00
☐ All fees have been collected	04DRB - - 01366	SV	V	$ Ø
☐ All case #s are assigned				$
☐ AGIS copy has been sent		CONFLMGMT FEE		$ 20
☐ Case history #s are listed		NOTI Adv. Fee		$ 75
☒ Site is within 1000ft of a landfill				Total
☐ F.H.D.P. density bonus	Hearing date 9-29-04			$ 395.00
☐ F.H.D.P. fee rebate				

B Zuber 9/3/04 — Planner signature / date

Project # 1003187

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ 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. <u>Your attendance is required.</u>

☐ **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) 300.00
✓ 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. <u>Your attendance is required.</u>

☐ **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. <u>Your attendance is required.</u>

☐ **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. <u>Your attendance is required.</u>

☐ **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. <u>Your attendance is required.</u>

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

Applicant name (print)

Applicant signature / date

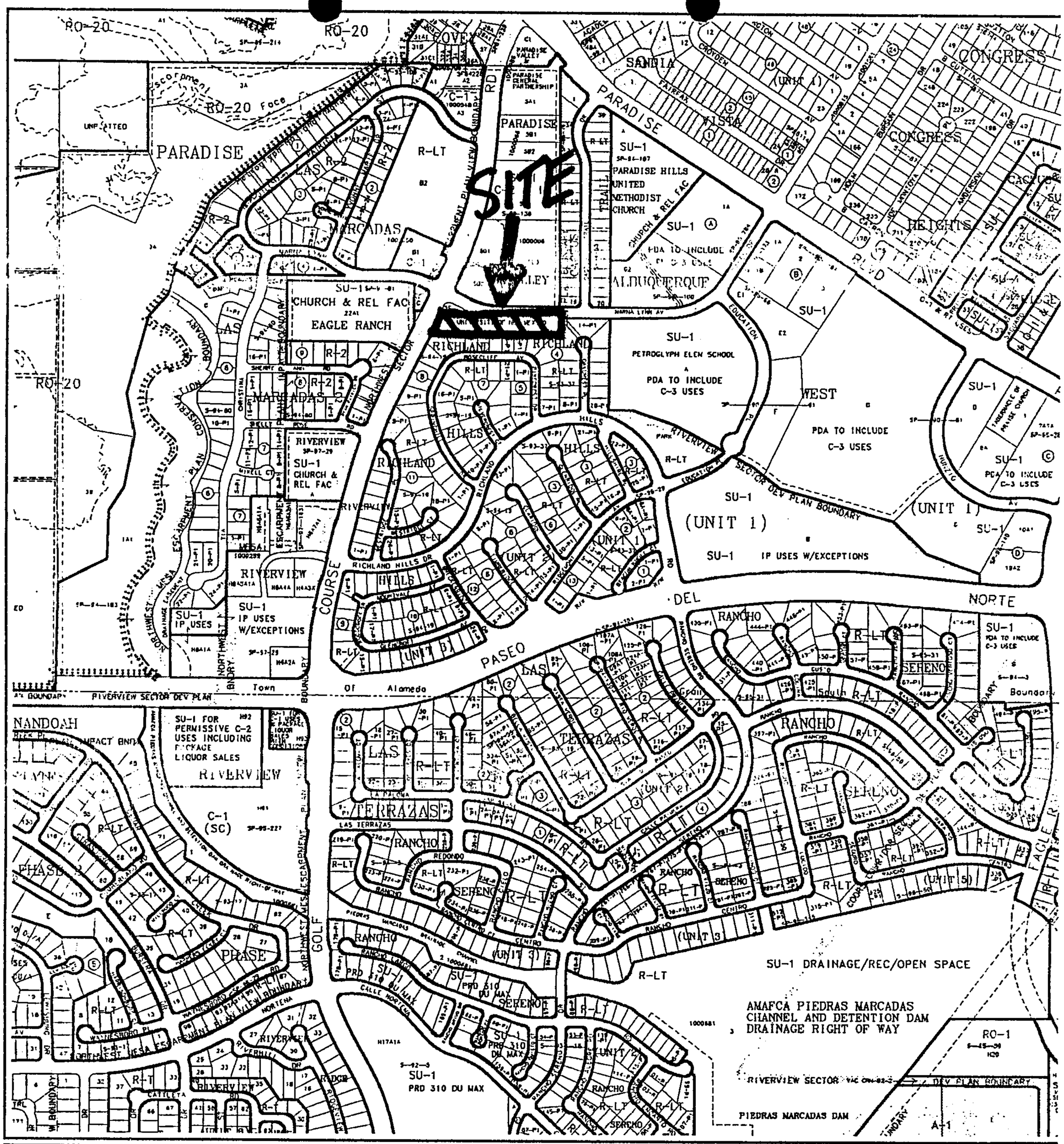
Form revised 4/03 and October 2003

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

Application case numbers
04DRB - - 01365
04DRB - - 01366
- -

Planner signature / date 9/02/04

Project # 1003187



GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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Zone Atlas Page

C-12-Z

ABQ Engineering, Inc.
Engineers • Planners • Construction Services

September 3, 2004

DRB Chair
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Marna Lynn Subdivision Zone Map C-12

ABQ Engineering, Inc. has been retained by Ameri-Contractors LLC to perform the design and platting for Marna Lynn Subdivision. The subdivision is located on the South Side of Marna Lynn Avenue and North of Golf Course Road. The land is currently vacant. The property is located on Zone Atlas Page C-12.

Marna Lynn is proposed as a 10-lot residential subdivision. It will be accessed directly from Marna Lynn Avenue. Preliminary Plat for this subdivision was approved by the DRB on July 21, 2004. At the DRB hearing staff indicated that the 20 ft roadway easement in lot 1 requires vacation, and that a sidewalk variance to allow construction of the sidewalk adjacent to the curb would be required. There was also a recommendation by staff that the triangular parcel at the southeast corner of the Marna Lynn Golf Course intersection be incorporated into this subdivision. We are still under negotiations for that parcel, and if an agreement is reached will be included with this request.

Submitted herewith is the ~~final plat approval request,~~ vacation of public easement request, and sidewalk variance request. As supporting documentation 24 copies of the easement creation document are enclosed, 24 copies of the easement vacation exhibit are enclosed, six copies of the final plat are enclosed, one copy of the zone atlas page is enclosed, and one copy of the letter sent to the neighborhood associations is enclosed. The final construction plans are being submitted to the DRC for signature concurrent with this request and we expect that an SIA will be on file prior to the date of the DRB meeting.

Please schedule before the DRB for final plat approval as soon as possible.

If you have any questions or require additional information please call Francis Phillips or myself at 255-7802.

Sincerely,

Martin J. Garcia, PE
24004

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

ABQ Engineering, Inc.
Engineers • Planners • Construction Services

September 3, 2004

Neighborhood Association Representative(s)
Albuquerque, New Mexico

RE: Marna Lynn Subdivision

Dear Representative(s):

ABQ Engineering, Inc. has been retained to design the Marna Lynn Subdivision. The subdivision is located off Golf Course Road between Paseo Del Norte and Paradise Boulevard. The property is currently vacant.

Marna Lynn Subdivision is proposed as a 10-lot residential subdivision. As part of the final plat approval, ABQ Engineering is requesting vacation of an existing 20 roadway easement that runs along the eastern property line and is not currently being utilized.

Enclosed for your use is a copy of the vacation exhibit for your review. If you have any questions regarding this project or require additional information please contact me at 255-7802. I am available to meet with you at your convenience.

Sincerely,

Martin J. Garcia, PE
ABQ Engineering, Inc.
24004

Enclosures (as stated)

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

City of Albuquerque

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.

Date: January 13, 2004

TO CONTACT NAME: Martin J Garcia
COMPANY/AGENCY: ABQ Engineering Inc.
ADDRESS/ZIP: 6739 Academy Rd NE Ste 130 87109
PHONE/FAX #: 255-7802 / 255-7902

Thank you for your inquiry of 1-13-04 (date) requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Marna Lynn Subdivision located on Golf Course Rd + between Paradise Blvd.
zone map page(s) C-12.

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

Piedras Marcadas
Neighborhood Association
Contacts:
1. Jeff Armijo
4937 Marna Lynn Ave NW
450-5279 (h) 87114
2. Gerri Waines
8715 Via Christina NW
898-3110 (h) 853-3309 (w) 87114

Paradise Hills Civic
Neighborhood Association
Contacts:
1. Larry Weaver
6001 Unitas Ct NW 87114
898-8640 (h) 846-1511 (w)
2. Don Anderson
10013 Plunkett Dr NW
897-2593 (h) 87114

See reverse side for additional Neighborhood Association Information: YES {X} NO { }

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 ...**

Additional Neighborhood Association Information

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

As a common courtesy you may notify the surrounding NA(s) for your project.

** Richland Hills H.O.A.

~~Neighborhood Association~~

Contacts: 1. Sally Dupton
8600 Glenridge Pl NW
897-5094 (h) 87114
2. Robert Anderson
8705 Wendridge Pl NW
899-3754 (h) 87114

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Gerri Wainer
8715 Tia Christina NW
Albuquerque, N.M. 87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 7002 2030 0000 4663 4025

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Robert Anderson
8705 Westridge Pl. N.W.
Albuquerque, N.M. 87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Robert R. Anderson ☐ Agent ☒ Addressee

B. Received by (Printed Name) C. Date of Delivery 1/31/04

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 7002 2030 0000 4663 4063

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
State Representative
Tom Anderson
10013 Plunkett Dr. N.W.
Albuquerque, N.M. 87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X J. Carrasco ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
2-9-04

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 7002 2030 0000 4663 4049

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Ms. Sally Lupton
8600 Glenridge Pl. N.W.
Albuquerque, N.M. 87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery
1/31/04

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 7002 2030 0000 4663 4056

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

7/14/04

Richard Berger

- drainage - yard flooded
- water dumpster in street - not good
- open ditch - who maintains + garbage
- school bussing + traffic
- powerlines

Private Facility Drainage Covenant w/ property owners to maintain channel

Robert Anderson

- N.A.
- Traffic of commercial + residential - congestion

future signal → at Marnatwyn

§ 14-14-4-6 PRIVATE WAY STANDARDS.

(A) *Width of Way.* A new private way shall not be required to be wider than the appropriate class of public right of way, unless specifically approved by the Traffic Engineer. A private way may be narrower to the extent appropriate to its function. However, a private way which provides access to the main body of two or more lots which do not abut a public right of way may not be narrower than 22 feet. A private way serving only one lot may not be narrower than 15 feet.

(B) A proposed plat containing a private street which, under the terms of its creation can serve more than one lot, will not normally be approved by the Development Review Board until the street surface is either improved as specified in the *Development Process Manual*, the lien created in Part 5 of this article is recorded in the County Clerk's Office, or financial guaranty satisfactory to the City Engineer is posted with the city to ensure such improvement prior to the use of the road.

(C) The vehicular surface shall be paved, except that it may be gravel if the owner commits himself to the satisfactory site development for the lots served by the private street, which plan is approved by the Development Review Board. In no case may more than eight dwellings have their primary vehicular access from a gravel paved private way.
('74 Code, § 7-16-5F)

§ 14-14-4-7 ADDITIONAL REQUIREMENTS FOR EASEMENTS AND RIGHTS OF WAY FOR PUBLIC INFRASTRUCTURE.

(A) The Development Review Board may require, where necessary, rights of way or easements for public infrastructure.

(B) Easements or rights of way for public infrastructure shall be provided in accordance with the minimum standards and requirements set forth in the *Development Process Manual* and described below:

(1) All easements or rights of way designated for public infrastructure shall be dedicated and specified as to purpose;

(2) Easements or rights of way which will accommodate single public water or sewer lines shall be a minimum of 20 feet in width; and

(3) Easements or rights of way which will be jointly occupied by public water and sewer lines and public drainage facilities shall be a minimum of 25 feet in width.

(C) The Development Review Board will determine the conditions under which public infrastructure easements may be jointly used for private infrastructure.
('74 Code, § 7-16-5G)

§ 14-14-4-8 ELECTRICAL AND COMMUNICATION LINE LOCATION.

(A) New communications lines; new single phase electrical distribution lines carrying 12 kilovolts (kV) or less, and all other lower voltage electrical lines shall be installed underground within subdivisions approved under this article. The Development Review Board may grant a variance in accordance with Part 6 of this article if it is determined that no significant public purpose would be served by requiring the new construction to be placed underground and that one or more of the following conditions exists:

(1) The lot is already served by an overhead distribution line;

(2) All adjacent areas are already served by overhead distribution facilities; or

(3) Subsurface conditions make underground lines economically unreasonable.

(B) New electrical three phase distribution lines carrying above 12 kilovolts (kV), but less than 40 kilovolts (kV) shall be installed underground within subdivisions which have underground distribution lines, unless a variance is granted. The Development Review Board may grant a variance if it is determined that no significant public purpose would be served by requiring that the new lines be placed underground and that one or more of the following conditions exists:

(1) The immediate or adjacent area is presently served by overhead lines; or

(2) Subsurface conditions make underground lines economically unreasonable.

(C) Electrical lines carrying 40 kilovolts (kV) or

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	1681	
CONNECTION TEL		92557902
SUBADDRESS		
CONNECTION ID		
ST. TIME	06/28 14:14	
USAGE T	00'52	
PGS.	2	
RESULT	OK	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Martin **FAX #** 255-7902

 # PAGES (INCLUDING COVER SHEET) 2

#1003187 6/28/04

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

COMMENTS:

Planning's comments only.

Call if you have questions.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Martin **FAX #** 255-7902

 # PAGES (INCLUDING COVER SHEET) 2

#1003187 6/28/04

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

COMMENTS:

Planning's comments only.

Call if you have questions.

Project # 1002176
04DRB-00960 Major-Preliminary Plat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

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

Agent was contacted on 6/28/04 & told the perimeter wall design as submitted does not meet the requirements.

The zoning was changed to SU1 for Single Family Residential earlier this year by EPC approval. Therefore, the EPC approved site plan must be approved by DRB either prior to this plat approval or at the same time per the Subdivision Ordinance. Agent was contacted on 6/28/04. As the site plan approval by DRB does not require a public hearing, it's possible to submit the application as late as July 6, 2004 to be heard with this plat.

Some of the lots on the plat do not meet the minimum lot size requirements normally required for R-1 zoning. Planning will wait to see the site plan to see if smaller lot sizes were approved by EPC.

Project # 1003187
04DRB-00910 Major-Preliminary Plat Approval

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

The perimeter wall design submittal does not meet the submittal or zone code requirements. The preliminary plat cannot receive approval until the wall design is accepted.
If there are walls proposed along Marna Lynn, they must be part of the design approval.

Lots 1 through 6 do not meet the required 5,000 square foot minimum lot size requirement for R-1 zoning. Lot 10 appears to have enough additional square footage to give some to these lots.

The plat must contain this language in the Free Consent & Dedication portion above the owners signature: "Said owners warrant that they hold among them complete & indefeasible title in fee simple to the land subdivided" per the Subdivision Ordinance.

#1003187

Phone conversation

Chuck Warner

(898-3110)

- Piedras Mercadas N.A.
- Overhead powerlines put up to Jiffy Lube from school
- Put powerlines under-ground

14-14-4-8

B(1)

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

PAID RECEIPT

APPLICANT NAME AMERI-CONTRACT LLC

AGENT ABQ. ENG.

ADDRESS 6739 Academy Rd. NE. 87109

PROJECT & APP # 1003187

PROJECT NAME MYRNA LYNN S/D.

$ 20.00 441032/3424000 Conflict Management Fee

$ 300.00 441006/4983000 DRB Actions

$ N/A 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

$ 395.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division
9/3/2004 11:34AM LOC: ANNX
RECEIPT# 00028375 WS# 008 TRANS# 0031
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt $395.00
J24 Misc $20.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division
9/3/2004 11:35AM LOC: ANNX
RECEIPT# 00028376 WS# 008 TRANS# 0031
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt $395.00
J24 Misc $75.00
CK $395.00
CHANGE $0.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division
9/3/2004 11:35AM LOC: ANNX
RECEIPT# 00028377 WS# 008 TRANS# 0031
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $395.00
J24 Misc $300.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Sept 14th '04 To Sept 29th '04

5. REMOVAL

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

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

(Applicant or Agent) 3 Sept 2004 (Date)

I issued 2 signs for this application, 9/3/04 (Date), (Staff Member)

DRB PROJECT NUMBER: 1003187

Rev. 5/9/03

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☒ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**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: Ameri-Contractors, LLC — PHONE: 239-0920
ADDRESS: P.O. Box 56883 — FAX: 505/890-7278
CITY: Albuquerque, STATE NM ZIP87187 — E-MAIL: ____
Proprietary interest in site: Owner
AGENT (if any): ABQ Engineering, Inc — PHONE: 505/255-7802
ADDRESS: 6739 Academy Rd NE, Suite 130 — FAX: 505/255-7902
CITY: Albuquerque STATE NM ZIP 87109 — E-MAIL: sknee@abqeng.com

DESCRIPTION OF REQUEST: Subdivide Tract

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

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

Lot or Tract No. 5 — Block: -0- — Unit: -0-

Subdiv. / Addn. Lands of University of New Mexico to be known as Marna Lynn Park

Current Zoning: R-1 — Proposed zoning: R-1

Zone Atlas page(s): C-12 — No. of **existing** lots: 1 — No. of **proposed** lots: 10

Total area of site (acres): 1.8909 — Density if applicable: dwellings per gross acre: ____ — dwellings per net acre: ____

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

UPC No. 101206422439220221 — MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: Southeast corner of Golf Course Road and Marna Lynn Avenue
Between: Paradise Boulevard and Paseo Del Norte

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 04DRB00037

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

SIGNATURE ____ DATE 6/10/04

(Print) Steve Knee — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 10/0

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	04DRB - - 00910	PP		$
☒ 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				Total
☒ F.H.D.P. fee rebate	Hearing date July 14, 2004			$

Leslie Duranceaux 6-10-04
Planner signature / date

Project # 1003187

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
- N/A 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.

STEVE KNEE
Applicant name (print)

6/10/04
Applicant signature / date

Form revised 9/01, 8/03 and 9/03

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

Application case numbers
04DRB - - 00910
- -
- -

Leslie Duranceaux 6-10-04
Planner signature / date

Project # 1003187

ABQ Engineering, Inc.
Engineers • Planners • Construction Services

June 9, 2004

DRB Chair
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Marna Lynn Subdivision Zone Map C-12

ABQ Engineering, Inc. has been retained by Ameri-Contractors LLC to perform the design and platting for Marna Lynn Subdivision. The subdivision is located on the South Side of Marna Lynn Avenue and North of Golf Course Road. The land is currently vacant. The property is located on Zone Atlas Page C-12.

Marna Lynn is proposed as a 10-lot residential subdivision. It will be accessed directly from Marna Lynn Avenue. Previous meetings with the City have yielded a decision that this Platting action will require processing under the Major Subdivision guidelines based upon the fact that a primary access road (Marna Lynn) is being widened.

The infrastructure improvements required will be installing a new sewer line, small extension of an existing waterline, widening Marna Lynn (the new alignment was done in accordance with Wilfred Gallegos recommendations and requirements), and relocating an existing overhead 3 phase, 12.5kv, primary power line. All designs will be done in accordance with COA criteria.

It should be noted that the City of Albuquerque Zoning code section 14-14-4-8 provides requirements for burying new power lines. The existing power lines are located on the property and in the new right-of-way thus they must be relocated. Thus ABQ is requesting a variance from the DRB to not require burial of the lines based on the fact the lines exist on the property (thus they are not new) and areas immediately adjacent to the property on the east and west side of the development contain existing overhead lines. (reference 14-14-4-8, Paragraph B (1).

Along with the Subdivision there are dedication of rights of ways for Golf Course Road and Marna Lynn Avenue. Submitted with this letter are 24 copies of the proposed preliminary plat, one copy of the zone atlas page, and one copy of the infrastructure list.

If you have any questions or require additional information please call Francis Phillips or myself at 255-7802.

Sincerely,

Steve Knee
ABQ Engineering, Inc./Agent for Ameri-Contractors
24004

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

DRAINAGE / WATER & SEWER AVAILABILITY

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

PROJECT NAME MARNA LYNN SUBDIVISION

AGIS MAP # C-12

LEGAL DESCRIPTION TRACT S LANDS OF UNIVERSITY OF NEW MEXICO

X 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 5/28/2004 [date].

Applicant / Agent — Date 6/10/04

Hydrology Division Representative — Date

X WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the NM UTILITES CO Utilities Development Division (~~2nd floor Plaza del Sol~~) on 1/12/2004 [date].

Applicant / Agent — Date 6/10/04

Utilities Division Representative — Date

DRB# ____-_____

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.

June 9, 2004

Francis Phillips
ABQ Engineering Inc.
6739 Academy Rd. NE, Ste. 130/87109
Phone: 255-7802/Fax: 255-7902

Dear Francis:

Thank you for your inquiry of **June 9, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 5-E, LANDS OF UNIVERSITY OF NEW MEXICO,** zone map **C-12.**

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"

Francis Phillips, ABQ Engineering, Inc.

Zone Map: C-12

PARADISE HILLS CIVIC ASSOC. (R)
***Larry Weaver**
6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr. NW/87114 897-2593 (h)

PIEDRAS MARCADAS N.A. (R)
***Gerri Warner**
8715 Tia Christina NW/87114 898-3110 (h)
Susan Edison
9127 Laura Lee Pl. NW/87114 897-8331 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

RICHLAND HILLS H.O.A.
***Sally Lupton**
8600 Glenridge Pl. NW/87114 897-5094 (h)
Robert Anderson
8705 Westridge Pl. NW/87114 899-3754 (h)

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

ABQ Engineering, Inc.
Engineers • Planners • Construction Services

June 10, 2004

Neighborhood Association Representative(s)
Albuquerque, New Mexico

RE: Marna Lynn Subdivision

Dear Representative(s):

ABQ Engineering, Inc. has been retained to design the Marna Lynn Subdivision. The subdivision is located off Golf Course Road between Paseo Del Norte and Paradise Boulevard. The property is currently vacant.

Marna Lynn Subdivision is proposed as a 10-lot residential subdivision. Enclosed for your use is a copy of the plan for the subdivision. If you have any questions regarding this project or require additional information please contact me at 255-7802. I am available to meet with you at your convenience.

Sincerely,

Steve Knee
ABQ Engineering, Inc.
24004

Enclosures (as stated)

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

7003 0500 0004 8388 3696

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

Postmark Here

Sent To SUSAN EDISON
Street, Apt. No.; or PO Box No. 9127 LAURA LEE PL
City, State, ZIP+4 ALBUQUERQUE NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7003 0500 0004 8388 3702

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Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To SALLY LUPTON
Street, Apt. No.; or PO Box No. 8600 GLENRIDGE PL
City, State, ZIP+4 ALBUQUERQUE NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7003 0500 0004 8388 3719

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Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To ROBERT ANDERSON
Street, Apt. No.; or PO Box No. 8705 WESTRIDGE PL
City, State, ZIP+4 ALBUQUERQUE NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7002 2030 0000 4663 4346

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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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

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Sent To LARRY WEAVER
Street, Apt. No.; or PO Box No. 6001 UNITAS CT NW
City, State, ZIP+4 ALBUQUERQUE NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7002 2030 0000 4663 4353

CERTIFIED MAIL™

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Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To TOM ANDERSON
Street, Apt. No.; or PO Box No. 10013 PLANET DR
City, State, ZIP+4 ALBUQUERQUE NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7003 0500 0004 8388 3689

CERTIFIED MAIL™

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

Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To GERRI WARNER
Street, Apt. No.; or PO Box No. 8715 TIA CHRISTINA NW
City, State, ZIP+4 ALBUQUERQUE NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: AMERI-CONTRACTORS Date of request: __/__/__ Zone atlas page(s): C-12

CURRENT:

Zoning R-1

Parcel Size (acres / sq.ft.) 1.8909

Legal Description -

Lot or Tract # TRACT S Block #

Subdivision Name MARNA LYNN

REQUESTED CITY ACTION(S):

Annexation [ ] Sector Plan [ ]
Comp. Plan Amendment [ ] Zone Change [ ]
Conditional Use [ ]

Site Development Plan:
a) Subdivision [X]
b) Build'g Purposes [ ]
c) Amendment [ ]

Building Permit [ ]
Access Permit [ ]
Other [ ]

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 10

Building Size - 2000 - 2500 (sq. ft.)

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

Applicant or Representative _____ Date _____

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]

PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [ ] NO [ ] 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.**

TRAFFIC ENGINEER _____ DATE _____

ENVIRONMENTAL HEALTH

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring **AQIA:** Previously studied: [ ]

Notes:

IF AN AQIA IS REQUIRED: a scoping meeting 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 AQIA.

ENVIRONMENTAL HEALTH _____ DATE _____

Required TIS and / or **AQIA** **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
AQIA	- SUBMITTED	__/__/__		
	- FINALIZED	__/__/__	ENVIRONMENTAL HEALTH	DATE

Project Number: 1003187

FIGURE 12

Date Submitted: 5/30/04
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1003187
DRB Application No.: _____

INFRASTRUCTURE LIST

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

MANNA LYNN SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 5 LANDS OF UNIVERSITY OF NEW MEXICO
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
		18FT	RESIDENTIAL ASPHALT (ADDITIONAL TO MAKE 32' WIDE)	MANNA LYNN	EAST PROPERTY LINE	ACCESS EASEMENT WHERE ASPHALT IS 32' WIDE	✓	✓	✓
			CURB & GUTTER (SOUTHSIDE) MODIFIABLE	MANNA LYNN	"	"	✓	✓	✓
		6"	WATERLINE	MANNA LYNN	EXISTING WATER LINE	ACCESS EASEMENT ON WEST END OF PROPERTY.	✓	✓	✓
		8"	SANITARY SEWER	MANNA LYNN	EAST PROPERTY LINE	& GOLF COURSE (TIE IN TO EXIST).	✓	✓	✓
		STD	CURB & GUTTER	MANNA LYNN	ALONG PROPERTY	S. SIDE OF STREET.	✓	✓	✓
		3'-0" WIDE	CONCRETE VALLEY GUTTER	ALONG SOUTH PROPERTY LINE	EAST PROP LINE	WEST PROP. LINE	✓	✓	✓
							✓	✓	✓
							✓	✓	✓
							✓	✓	✓

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

NOTES

1

2 CERTIFICATION OF G.I.D PLAN BY A LICENSED ENGINEER REQUIRED PRIOR TO RELEASE OF FINANCIAL GUARANTEE.

3

AGENT / OWNER

MARIO J. GARCIA
NAME (print)

ABQ ENGINEERING
FIRM

5/28/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

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 tends out less easily.

4. TIME

Signs must be posted from June 29 2004 To July 14 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.

Les Duranceaux — (Applicant or Agent) 6-10-04 (Date)

I issued 2 signs for this application, 6-10-04 (Date) — (Staff Member)

DRB PROJECT NUMBER: 1003187

Rev. 5/9/03

ABQ Engineering, Inc.
Engineers • Planners • Construction Services

April 28, 2004

Mr. Richard Dineen
Planning Director,
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Marna Lynn Subdivision DRB Fee Refund Request

Dear Mr. Dineen:

We are requesting a refund of the $915.00 DRB preliminary plat submittal fee paid for Marna Lynn Subdivision, COA Project No 1003187. The Marna Lynn Subdivision is the proposed development for Tract 5 University of New Mexico that is located at the Southeast corner of Golf Course Road and Marna Lynn Avenue.

In December 2003, ABQ Engineering had several meetings with City DRB staff to coordinate the project and identify any issues that may result from this proposed development. The only staff member having any comment was Mr. Wilfred Gallegos regarding right of way requirements. Mr. Gallegos initially requested an additional 30 ft. of right of way, however after a series of discussions and a development of a traffic distribution plan, he had agreed to only 10 ft. of additional right of way.

With this in mind, ABQ Engineering proceeded by submitting a request to the EPC for a Zone Map Amendment from R-1 to R-LT because the proposed development is not conducive to R-1 development. The EPC Hearing was scheduled for April 15, 2004.

ABQ Engineering also submitted the plat for Sketch Plat review before the DRB. The sketch plat was heard by the DRB on January 28, 2004, with the only adverse comments received relating to the additional 30 ft. right of way requirement. At the meeting I responded to Wilfred by saying that we had a previous agreement that had been reached. He asked for the traffic distribution again and said he would "look at it "again. The DRB also indicated that we would have to wait to submit preliminary plat until the EPC hearing had been held.

On April 5, 2004, ABQ Engineering submitted the Preliminary Plat Request to the DRB for Scheduling. Since the project is a major subdivision, this would allow enough time for the public notification, and then be heard by the DRB after the EPC hearing date. The plat was scheduled for the May 5, 2004 hearing.

6739 Academy Rd. NE, Suite 130 • Albuquerque, New Mexico 87109 • (505) 255-7802 • Fax (505) 255-7902

ABQ Engineering, Inc.
Engineers • Planners • Construction Services

On April 14, 2004, we received a call that there were issues at EPC, relating to the proposed right of way, because there was a commercial development on the north side of Marna Lynn that was before the EPC and that it would necessitate 30ft. of additional right of way on Marna Lynn. We then requested deferral at EPC until this issue could get resolved. After numerous meetings with Wilfred, a resolution has been reached again, this time at the expense of two lots and reconfiguration of the subdivision. The subdivision and request now being presented to the EPC is substantially different than the original subdivision. This will require re-notification of the neighborhood associations, and a new application. The preliminary plat submittal scheduled for May 5, 2004 has subsequently been withdrawn for the reasons stated previously, consequently there is no value being realized for the $915.00 application fee paid.

We hereby request that the $915.00 in fees paid be refunded. If you have any questions or require additional information, please call me at 255-7802.

Sincerely,

Martin J. Garcia, PE
ABQ Engineering, Inc.
24004

copy: Sheran Matson, DRB Chair

6739 Academy Rd. NE. Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

ABQ Engineering Inc.
6739 Academy NE Suite 130
Albuquerque, NM 87109
255-7802 Fax 255-7902

FAX TRANSMISSION SHEET

TO: Sheran Matson, DRB Chair

ATTN:

FAX #: 924-3864

RE: COA Project No. 1003187 Marna Lynn Subdivision Preliminary Plat

This shall serve as the official request for withdrawal of the Marna Lynn Subdivision Preliminary Plat. The project was scheduled to appear before the DRB on May 5, 2004

If you have any questions or require additional information, please call me at 255-7802.

Martin J. Garcia

ORIGINAL

Project Number: 1003187

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 4/5/04
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1003187
DRB Application No.: _____

MANNA LYNN SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 5-E LANDS OF UNIVERSITY OF NEW MEXICO
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
		8' FT	RESIDENTIAL ASPHALT (ADDITIONAL TO MAKE 32' WIDE)	MANNA LYNN	EAST PROPERTY LINE	ACCESS EASEMENT WHERE ASPHALT IS 32' WIDE	/	/	/
			CURB & GUTTER (SOUTHSIDE) MOUNTABLE	MANNA LYNN	"	"	/	/	/
		6"	WATERLINE	MANNA LYNN	EXISTING WATER LINE	ACCESS EASEMENT ON WEST END OF PROPERTY.	/	/	/
		8"	SANITARY SEWER	MANNA LYNN	EAST PROPERTY LINE	℄ GOLF COURSE (TIE IN TO EXIST).	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

NOTES

1

2 CERTIFICATION OF G.I.D PLAN BY A LICENSED ENGINEER REQUIRED PRIOR TO RELEASE OF FINANCIAL GUARANTEE.

3

AGENT / OWNER

MARTIN J. GARCIA
NAME (print)

ABQ ENGINEERING
FIRM

4/3/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☒ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☒ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**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: Ameri-Contractors, LLC — PHONE: 239-0920
ADDRESS: P.O. Box 56883 — FAX: 505/890-7278
CITY: Albuquerque, STATE NM ZIP87187 — E-MAIL: ____
Proprietary interest in site: Owner
AGENT (if any): ABQ Engineering, Inc — PHONE: 505/255-7802
ADDRESS: 6739 Academy Rd NE, Suite 130 — FAX: 505/255-7902
CITY: Albuquerque STATE NM ZIP 87109 — E-MAIL: ____

DESCRIPTION OF REQUEST: VACATION / PRELIMINARY PLAT APPROVAL ~~Zone Map amendment goes from R-1 to R-LT Zoning~~

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. 5-E — Block: -0- — Unit: -0-

Subdiv. / Addn. Lands of University of New Mexico

Current Zoning: R-1 — Proposed zoning: R-LT

Zone Atlas page(s): C-12 — No. of **existing** lots: 1 — No. of **proposed** lots: 16

Total area of site (acres): 1.8909 — Density if applicable: dwellings per gross acre: ____ — dwellings per net acre: ____

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

UPC No. 101206422439220221 — MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road
Between: Paradise Boulevard and Paseo Del Norte

CASE HISTORY:

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

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

SIGNATURE [signature] DATE 4/5/04

(Print) Martin J. Garcia ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 10/03

NA **INTERNAL ROUTING**

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

Application case numbers		Action	S.F.	Fees
04DRB - - 00520		VPE		$ -0-
04DRB - - 00521		PP		$ 820.00
- -		CMF		$ 20.00
- -		Notif		$ 75.00
- -				$
				Total $ 915.00

Hearing date May 5, 2004

Les Duranceaux 4-5-04
Planner signature / date

Project # 1003187

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.

Anthony J. Garcia
Applicant name (print)

4/5/04
Applicant signature / date

Form revised April 2003

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

Application case numbers
04DRB - - 00520
- -
- -

Les Duranclaux 4-5-04
Planner signature / date

Project # 1003187.

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.

Anthony J. Franca
Applicant name (print)

4/5/04
Applicant signature / date

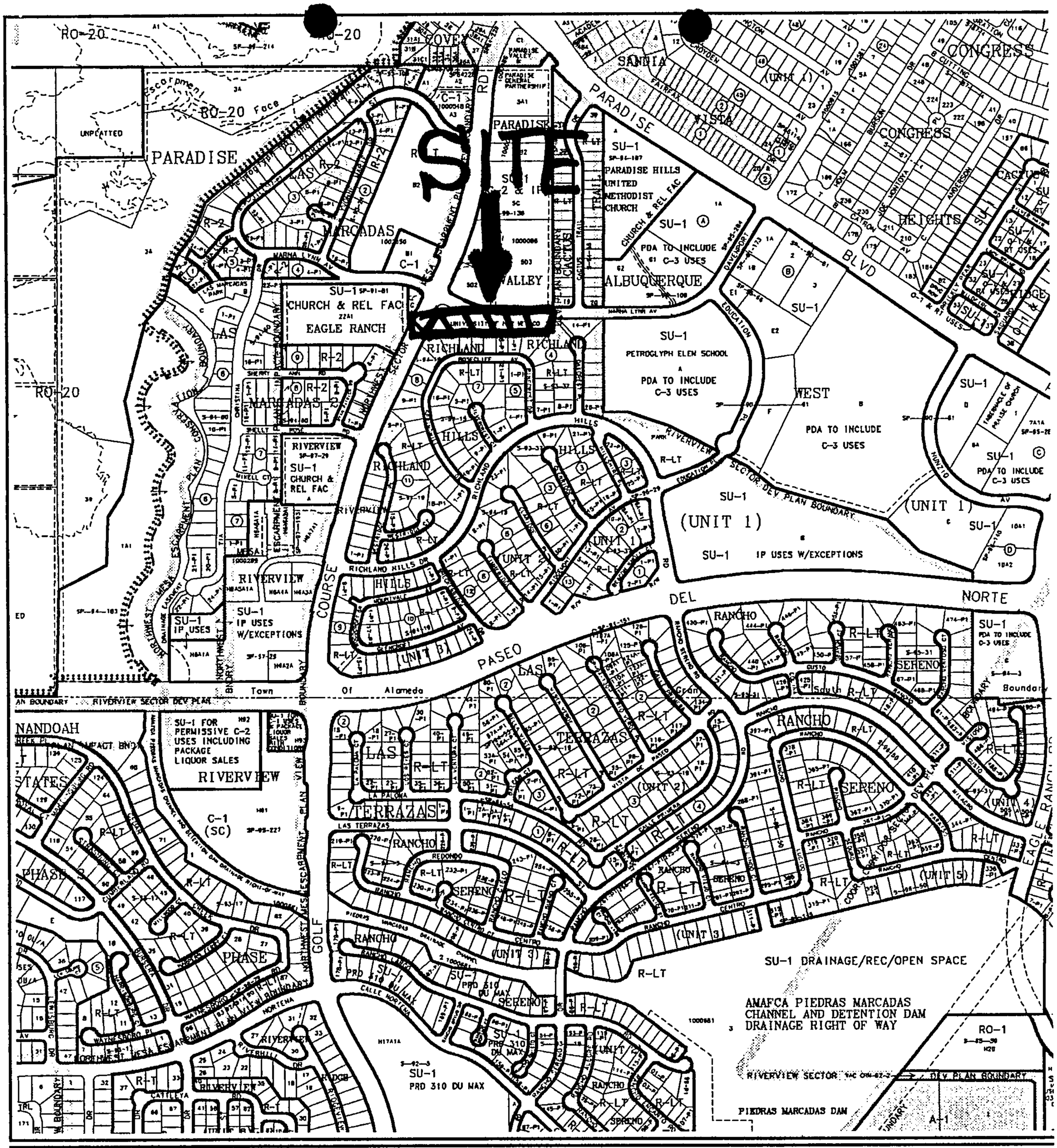
Form revised 9/01, 8/03 and 9/03

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

Application case numbers
04DRB - ____ - 00521
____ - ____ - ____
____ - ____ - ____

Luis Durancleaux 4-5-04
Planner signature / date

Project # 1003187


SITE
PARADISE
PARADISE VALLEY
PARADISE GENERAL PARTNERSHIP
SU-1 PARADISE HILLS UNITED METHODIST CHURCH
SU-1 CHURCH & REL FAC
SU-1 PDA TO INCLUDE C-3 USES
SU-1 PETROGLYPH ELEM SCHOOL
SU-1 PDA TO INCLUDE C-3 USES
SU-1 (UNIT 1) SU-1 IP USES W/EXCEPTIONS
SU-1 EAGLE RANCH CHURCH & REL FAC
SU-1 RIVERVIEW CHURCH & REL FAC
SU-1 IP USES
SU-1 IP USES W/EXCEPTIONS
SU-1 FOR PERMISSIVE C-2 USES INCLUDING PACKAGE LIQUOR SALES
RIVERVIEW
C-1 (SC)
SU-1 PRD 310 DU MAX
SU-1 DRAINAGE/REC/OPEN SPACE
AMAFCA PIEDRAS MARCADAS CHANNEL AND DETENTION DAM DRAINAGE RIGHT OF WAY
PIEDRAS MARCADAS DAM
RIVERVIEW SECTOR DEV PLAN BOUNDARY
RIVERVIEW SECTOR DEV PLAN
Town Of Alameda
NANDOAH
STATES
PHASE 3
PHASE
RANCHO SERENO
TERRAZAS
LAS TERRAZAS
RANCHO REDONDO
RANCHO CENTRO
RANCHO ENCANTO
RANCHO LANDO
RANCHO VIEJO
RANCHO SERENO
RANCHO CONTIGO
RANCHO CONTIGO SERENO
RANCHO SERENO
RANCHO SERENO
RANCH

ABQ Engineering, Inc.
Engineers • Planners • Construction Services

April 2, 2004

DRB Chair
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Marna Lynn Subdivision Zone Map C-12

Dear Chair:

ABQ Engineering, Inc. has been retained by Ameri-Contractors LLC to perform the design and platting for Marna Lynn Subdivision. The subdivision is located on the South Side of Marna Lynn Avenue and North of Golf Course Road. The property is located on Zone Atlas Page C-12.

Marna Lynn is proposed as a 17-lot residential townhome subdivision. It will be accessed directly from Marna Lynn Avenue. Along with the Subdivision is Vacation of a 20 ft access easement along the east property line, and dedication of rights of ways for Golf Course Road and Marna Lynn Avenue. Submitted with this letter are 24 copies of the proposed preliminary plat, 24 copies of the document creating the easement to be vacated, one copy of the proposed grading and drainage plan, one copy of the zone atlas page, one copy of the infrastructure list, DRWS form, correspondence with neighborhood associations, and the TIS/AQIA form. The land is currently vacant.

This project is appearing before the EPC for zone change from R-1 to R-LT on April 15th. There should be a final decision made prior to the DRB Hearing. Please schedule this project for preliminary plat before the DRB as soon as possible. If you should have any questions or need additional information, I can be reached at 255-7802.

Sincerely,

Martin J. Garcia, PE
ABQ Engineering, Inc.
24004

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

WARRANTY DEED 590

915

HORIZON CORPORATION, a Delaware Corporation

, for consideration paid, grant,

to IRVING M. ROSS and HARRIET ROSS, his wife
160 East 69th Street
New York, New York

the following described real estate in Bernalillo County, New Mexico:

Beginning, for a tie, at the U.S.L.O. Marker on the South Boundary of the Town of Alameda Grant, which is a point common to Section 13, T11N, R2E, and Section 18, T11N, R3E, N.M.P.M., Bernalillo County, New Mexico; running THENCE N89°55'W, a distance of 2626.9 ft to a point; THENCE N0°02'E, a distance of 1694.0 feet to the Southeast Corner and Point of Beginning of the parcel herein-described;
THENCE N89°55'30"W, a distance of 1460.24 feet to a point;
THENCE N0°02'E, a distance of 507.17 feet to the Northwest Corner;
THENCE N89°55'30"E, a distance of 678.72 feet to a point;
THENCE N0°02'E, a distance of 1105.52 feet to a point;
THENCE N89°55'30"E, a distance of 781.52 feet to the Northeast Corner;
THENCE S0°02'W, a distance of 1615.10 feet to the Point of Beginning, being 36.130 acres, more or less; RESERVING, HOWEVER, an appurtenant easement over the North, East, South and West 20 feet of said property, unto GRANTOR and all persons claiming under it, and unto the general public for road purposes, and reserving said easement unto GRANTOR, and all persons claiming under it, for the placement, maintenance and operation of public utilities;

SUBJECT to taxes for the current and subsequent years, assessments, easements, restrictions, Zoning Regulations, reservations, Water and Sewer Agreements recorded in Miscellaneous Volume 35 at Pages 527 and 559, and Patent Reservations of record in the Office of the County Clerk, Bernalillo County, New Mexico.

State of New Mexico
County of Bernalillo } SS
This instrument was filed for record on
AUG 18 1969
At 12 o'clock m. Recorded in Vol. 0864
of records of said County Folio 915
Clerk & recorder
Deputy Clerk

with warranty covenants.

WITNESS OUR HAND AND SEAL this 21 day of June, 1969

HORIZON CORPORATION
a Delaware Corporation
By Helen M. Kettelhut
Helen M. Kettelhut, Assistant Secretary

STATE OF ARIZONA)
COUNTY OF PIMA) ss

On this 23 day of June, 1969, before me appeared HELEN M. KETTELHUT to me personally known, who, being by me duly sworn did say that S he is the Assistant Secretary of HORIZON CORPORATION, and that the seal affixed to said instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said HELEN M. KETTELHUT acknowledged said instrument to be the free act and deed of said Corporation.

My Commission Expires: June 8, 1970

Marion J. Zinter
Notary Public

L18-1267

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 MARNA LYNN SUBDIVISION

AGIS MAP # C-12.

LEGAL DESCRIPTION TRACT 5-E LANDS OF UNIVERSITY OF NEW MEXICO

X 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 4/5/04 [date].

Applicant / Agent — Date 4/5/04

Hydrology Division Representative — Date

X WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the ~~City of Albuquerque~~ NM UTILITIES. Utilities Development Division (2nd floor Plaza del Sol) on 1/2004 [date].

ABQ ENGINEERING INC — Applicant / Agent — Date 4/5/04

Utilities Division Representative — Date

DRB# ____-_____

ABQ Engineering Inc.

6739 Academy Road, NE
Suite 130
Albuquerque, N.M. 87109
Office (505) 255-7802
Facsimile (505) 255-7902

FAX

DATE: 01/12/04

TO: Office of Community & Neighborhood Coordination

COMPANY: City of Albuquerque

PHONE: 924-3914

FAX #: 924-3913

FROM: Martin J. Garcia

Phone No. : (505) 255-7802
Fax No. : (505) 255-7902

# of Pages: 2
(including cover page)

Comments:

ABQ Engineering is in the Design Process for Marna Lynn Subdivision which is located off Golf Course Road and between Paradise Blvd. (Zone Map C-12)

Please provide me with the Neighborhood Association information so that notification(s) can be sent. Thank you for your assistance in this matter.

Martin J. Garcia

City of Albuquerque

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.

Date: January 13, 2004

TO CONTACT NAME: Martin J. Garcia
COMPANY/AGENCY: ABQ Engineering Inc.
ADDRESS/ZIP: 6739 Academy Rd NE Ste 130 87109
PHONE/FAX #: 255-7802 / 255-7902

Thank you for your inquiry of 1-13-04 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Marna Lynn Subdivision located off Golf Course Rd & between Paradise Blvd.
zone map page(s) C-12.

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

Piedras Marcadas
Neighborhood Association
Contacts:
1. Jeff Armijo
4937 Marna Lynn Ave NW
450-5279 (h) 87114
2. Gerri Waines
8715 Isa Christina NW
898-3110 (h) 853-3309 (w) 87114

Paradise Hills Civic
Neighborhood Association
Contacts:
1. Larry Weaver
6001 Unitas Ct NW 87114
898-8640 (h) 846-1511 (w)
2. Don Anderson
10013 Plunkett Dr NW
897-2593 (h) 87114

See reverse side for additional Neighborhood Association Information: YES {X} NO { }

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**

Additional Neighborhood Association Information

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

** As a common courtesy you may notify the surrounding NA(s) for your project.

Richland Hills H.O.A.

~~Neighborhood Association~~

Contacts: 1. Sally Lupton
8600 Glenridge Pl NW
897-5094 (h) 87114
2. Robert Anderson
8705 Westridge Pl. NW
899-3754 (h) 87114

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

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 [illegible] may contact someone with questions or comments

7002 2030 0000 4663 4117

CERTIFIED MAIL™

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: Tom Anderson
Street, Apt. No.; or PO Box No.: 10013 Plunkett Dr NW
City, State, ZIP+4: Albuq NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7002 2030 0000 4663 4124

CERTIFIED MAIL™

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: Sally Clifton
Street, Apt. No.; or PO Box No.: 8600 Glenridge NW
City, State, ZIP+4: Albuq NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7002 2030 0000 4663 4131

CERTIFIED MAIL™

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: Robert Anderson
Street, Apt. No.; or PO Box No.: 9705 Westridge Pl NW
City, State, ZIP+4: Albuq NM 87114

7002 2030 0000 4663 4100

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To Gene Weaver
Street, Apt. No.; or PO Box No. 8715 Tia Christina NW
City, State, ZIP+4 ALBUQ NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

7002 2030 0000 4663 4087

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

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

Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To Carey Weaver
Street, Apt. No.; or PO Box No. 6001 Unitas Ct. NW
City, State, ZIP+4 ALBUQ NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7002 2030 0000 4663 4070

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

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

Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To JEFF ARAUJO
Street, Apt. No.; or PO Box No. 4937 Marmalym Ave NW
City, State, ZIP+4 ALBUQ NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Ameri-Contractors Date of request: 2 29 04 Zone atlas page(s): C-12

TO BE COMPLETED BY APPLICANT

CURRENT:

Zoning R-1

Parcel Size (acres / sq.ft.) 1.39

Legal Description -

Lot or Tract # TRACT S-E Block #

Subdivision Name UNIVERSITY OF NM.

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

No construction / development [ ]

New Construction [16]

Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 16

Building Size - 2000-2500 (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 Martin for Steve R. Kaos Date 2/24/04

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [ ] 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 [ ] 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.**

TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

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

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

PAID RECEIPT

APPLICANT NAME Ameri-Contractors LLC

AGENT ABQ Engineering, Inc

ADDRESS 6739 Academy Rd NE 87110

PROJECT & APP # 1003187 04DRB-00520 00521

PROJECT NAME Ameri-Contractors / Marna Ly

$ 20.00 469099/4916000 Conflict Management Fee

$ 820.00 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

$ 915.00 TOTAL AMOUNT DUE

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

*****DUPLICATE*****
City Of Albuquerque
Treasury Division
04/05/2004 12:38PM LOC: ANN
X
RECEIPT# 0023607 WS# 007 TRANS# 0036
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $915.00
J24 Misc $820.00

Thank You

THIS DOCUMENT HAS A COLORED BACKGROUND AND IS ALTERATION RESISTANT

ABQ ENGINEERING, INC.
6739 ACADEMY RD., NE SUITE 130
ALBUQUERQUE, NM 87109
(505) 255-7802

WELLS FARGO BANK NEW MEXICO, N.A.
ALBUQUERQUE, NM 87110

95-219 / 1070 130

4201

4/5/2004

PAY TO THE ORDER OF City of Albuquerque $ **915.00

Nine Hundred Fifteen and 00/100********** DOLLARS

City of Albuquerque

MEMO Marna Plat

*****DUPLICATE*****
City Of Albuquerque
Treasury Division
04/05/2004 12:38PM LOC: ANN
X
RECEIPT# 0023608 WS# 007 TRANS# 0036
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $915.00
J24 Misc $75.00
CK $915.00
CHANGE $0.00

AUTHORIZED SIGNATURE

⑈004201⑈ ⑆107002192⑆ 106021⑈2L⑈

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 tends out less easily.

4. TIME

Signs must be posted from 4-20-04 To 5-5-04

5. REMOVAL

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

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

(Applicant or Agent) 4/2/04 (Date)

I issued 2 signs for this application, 4-5-04 (Date), (Staff Member)

DRB PROJECT NUMBER: 1003187

Rev. 5/9/03

Project # 1003187
04DRB-00520 Major-Vacation of Public Easements
04DRB-00521 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-E, **LANDS OF UNIVERSITY OF NEW MEXICO,** zoned R-1, located on GOLF COURSE RD NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). (C-12)

To be withdrawn at Agent's request.

The perimeter wall design submittal does not follow the submittal requirements nor the proposed zone code amendments for approval during the City Council imposed wall moratorium. The preliminary plat cannot receive approval until the wall submittal is approved.

At sketch plat, agent was informed that, until EPC approved the zone change from R-1 to RLT, further application to DRB could not occur. Unfortunately, a new application was made before the zone change occurred. This application will not be heard on May 5, 2004. It will be indefinitely deferred until EPC acts on the zone change. Only after that occurs, application to DRB is appropriate.

Public notification is key in advertised cases. It must be timely and accurate. The legal ad that appeared in the Journal on April 19, 2004 was not accurate nor was the letter mailed to adjacent property owners as both stated the zoning as R-1. R-1 is accurate now but is not the intended zoning upon which the application & plat are based. These inaccuracies provide justification for appeals to EPC which further delays proposed development.

The Subdivision Ordinance requires the signs posted at the property be posted for the full 15 days. If not, this is another reason for appeal.

255-7802

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 19, 2004.

Project # 1003187
04DRB-00520 Major-Vacation of Public Easements
04DRB-00521 Major-Preliminary Plat Approval

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 19, 2004.

WARRANTY DEED 46590

915

HORIZON CORPORATION, a Delaware Corporation, for consideration paid, grant

to IRVING M. ROSS and HARRIET ROSS, his wife
150 East 69th Street
New York, New York

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THENCE N89°55'30"W, a distance of 1460.24 feet to a point;
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THENCE N89°55'30"E, a distance of 678.72 feet to a point;
THENCE N0°02'E, a distance of 1105.52 feet to a point;
THENCE N89°55'30"E, a distance of 781.52 feet to the Northeast Corner;
THENCE S0°02'W, a distance of 1615.10 feet to the Point of Beginning, being 36.130 acres, more or less; RESERVING, HOWEVER, an appurtenant easement over the North, East, South and West 20 feet of said property, unto GRANTOR and all persons claiming under it, and unto the general public for road purposes, and reserving said easement unto GRANTOR, and all persons claiming under it, for the placement, maintenance and operation of public utilities;

SUBJECT to taxes for the current and subsequent years, assessments, easements, restrictions, Zoning Regulations, reservations, Water and Sewer Agreements recorded in Miscellaneous Volume 35 at Pages 527 and 559, and Patent Reservations of record in the Office of the County Clerk, Bernalillo County, New Mexico.

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
AUG 18 1969
At 2 o'clock m. Recorded in Vol. 0864
of records of said County Folio 915
Clerk & recorder
Deputy Clerk

with warranty covenants.

WITNESS OUR HAND AND SEAL this 21 day of June, 1969.

HORIZON CORPORATION
a Delaware Corporation
By Helen M. Kettelhut
Helen M. Kettelhut, Assistant Secretary

STATE OF ARIZONA)
COUNTY OF PIMA) ss

On this 23 day of June, 1969, before me appeared HELEN M. KETTELHUT to me personally known, who, being by me duly sworn did say that she is the Assistant Secretary of HORIZON CORPORATION, and that the seal affixed to said instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said HELEN M. KETTELHUT acknowledged said instrument to be the free act and deed of said Corporation.

My Commission Expires: June 8, 1970
Marion J. Zinter
Notary Public

L.S. 1207

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
January 28, 2004
Comments

ITEM # 18

PROJECT # 1003187 **APPLICATION # 04-00037**

RE: Lot 5-E, UNM/sketch

Since the owner plans to front the homes on Marna Lynn, no perimeter walls are planned, I assume. Is this correct?

Until the zone change occurs & the notice of decision is available, DRB application cannot be made beyond sketch plat action. When application is made, be sure to bring the Notice of Decision approving the zone change as part of that application.

In platting, be sure to follow the lot size requirements per City Zoning Code.

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

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Copy

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1003187 Item No. 18 Zone Atlas C-12

DATE ON AGENDA 1-28-04

INFRASTRUCTURE REQUIRED (X) YES ( ) NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

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

( ) SITE PLAN FOR BUILDING PERMIT

No.	Comment
(1)	STANDARD INFRASTRUCTURE REQ'D
(2)	NEED TRAFFIC DISTRIB. MAP TO DETERMINE R-O-W REQ'D LOCAL STREET UP TO 60' NEEDED
(3)	ARE LOTS TO BE LABELED P1 or P2 ?
(4)	NO ACCESS WILL BE ALLOWED FROM GOLF COURSE NEED TO SHOW HOW TURNING MOVEMENTS WORK WITH 22' PRIVATE ACCESS EASEMENT

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

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

F

City of Albuquerque
Parks and Recreation Department

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

Development Review Board Comments

Project Number: 1003187
Application Number: 04DRB-00037

DRB Date: 1/28/04
Item Number: 18

Subdivision:
Lot 5-E, University of NM

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

Zoning: R-1

Zone Page: C-12

New Lots (or units) : 16

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 for16 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 Trails & Bikeways Facility Plan proposes a Primary Trail along Golf Course Road in this location. Please verify that the trail is existing.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

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: 1003187 **AGENDA ITEM NO: 18**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report 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 28, 2004

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

DRB ACTIONS

PROJECT NAME & NUMBER

Lot 5-3 UNM #1003187

LOCATION

Hearing Date	Action Requested	Action Taken & Date
1/28/04	Sketch	1/28/04 Comments given

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

___ Major Subdivision action
X 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: Pino Homes - AmeriContractors PHONE: 255-7800
ADDRESS: 6739 Academy Rd NE Ste 130 FAX:
CITY: ABQ STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: Owner
AGENT (if any): ABQ Engineering PHONE: 255-7902
ADDRESS: 6739 Academy Rd NE, Ste 130 FAX: 255-7902
CITY: Albuq. STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: Subdivide parcel into 16 lots Sketch Plat

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

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

Lot or Tract No. 5-E University of NM Block: 0 Unit: 0
Subdiv. / Addn. ~~E Paradise Valley~~ Mamalynn Subdivision
Current Zoning: ~~SU-1 RM~~ R-1 Proposed zoning: RLT
Zone Atlas page(s): C-12 No. of **existing** lots: 1 No. of **proposed** lots: 16
Total area of site (acres): 1.8909 Density if applicable: dwellings per gross acre: 0 dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101206422439220221 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Rd
Between: ~~Golf Course Rd~~ Paradise and Paseo Del Norte

CASE HISTORY:

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

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

SIGNATURE DATE 01/13/04
(Print) Dave C Madrid ___ Applicant ___ Agent

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

FOR OFFICIAL USE ONLY

☐ 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
04 DRB - - 00037	SK	S(3)	$ 0
- -	CMP		$ 20
- -			$
- -			$
- -			$
			Total $ 20

Hearing date ~~1/21/04~~ 1/28/04 per Sheran

1/13/04
Planner signature / date

Project # 1003187

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.
VAC 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.

MARTIN J. GARCIA
Applicant name (print)

1/13/03
Applicant signature / date

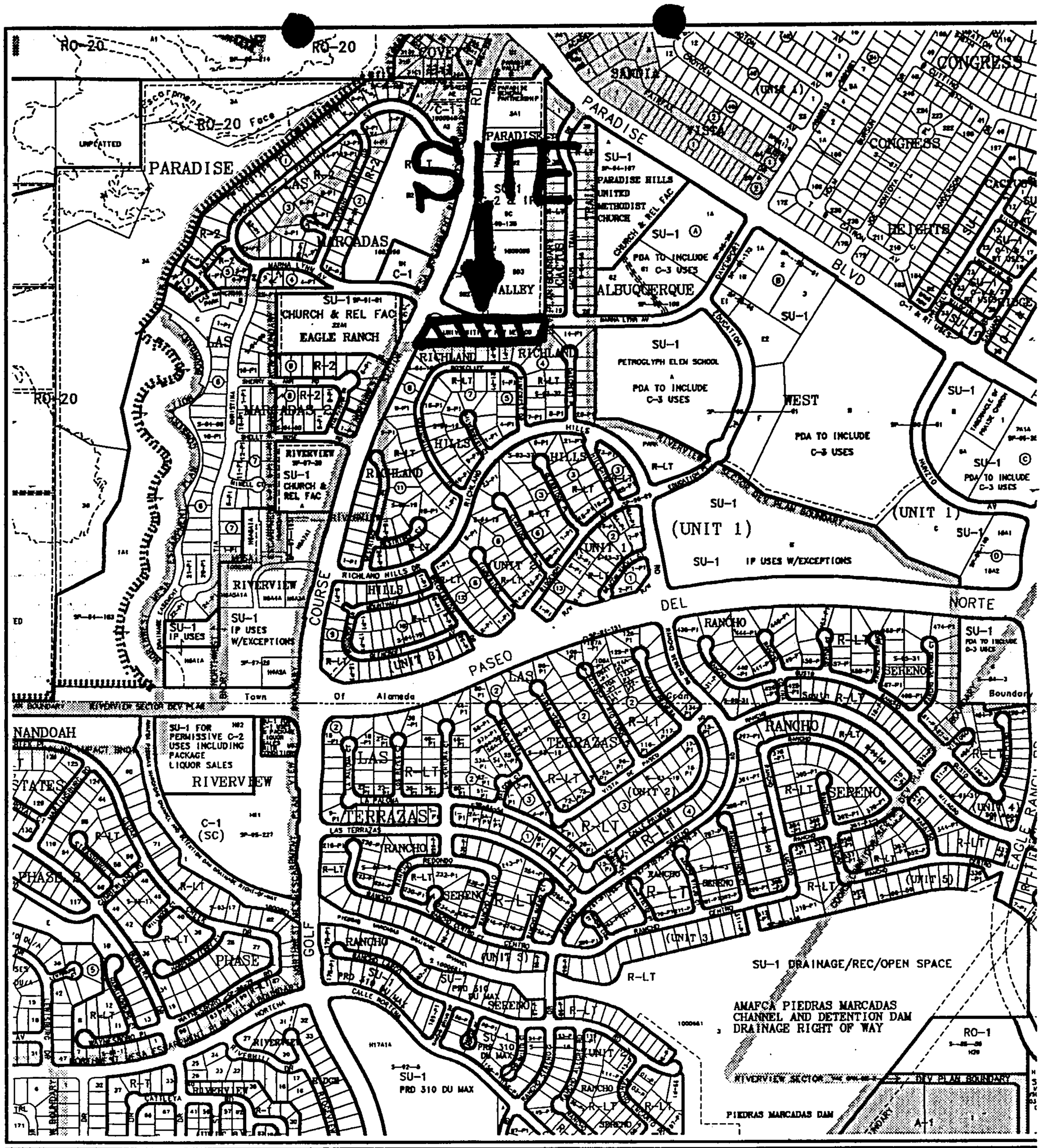
Form revised 10/03

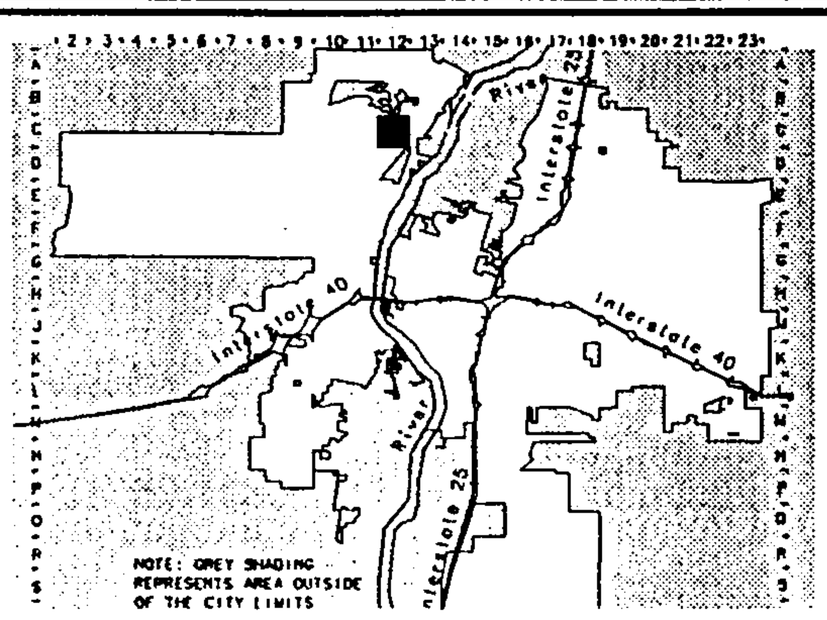
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB - ____ - 00037
____ - ____ - ____
____ - ____ - ____

1/13/04
Planner signature / date

Project # 1003187





Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

C-12-Z

ABQ Engineering, Inc.
Engineers ▪ Planners ▪ Construction Services

January 13, 2004

DRB Chair
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Marna Lynn Subdivision Zone Map C-12

Dear Chair:

ABQ Engineering, Inc. has been retained by Ameri-Contractors LLC to perform the design and platting for Marna Lynn Subdivision. The subdivision is located on the South Side of Marna Lynn Avenue and North of Golf Course Road. The property is located on Zone Atlas Page C-12.

Marna Lynn is proposed as a 16-lot residential townhome subdivision. It will be accessed directly from Marna Lynn Avenue. Submitted with this letter are 6 copies of the proposed subdivision plat, and one copy of the zone atlas page. The land is currently vacant.

Please schedule this project for sketch plat before the DRB as soon as possible. If you should have any questions or need additional information, I can be reached at 255-7802.

Sincerely,

Martin J. Garcia, PE
ABQ Engineering, Inc.
23170

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

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

PAID RECEIPT

APPLICANT NAME Pino Homes

AGENT ABQ Engineering

ADDRESS 6739 Academy Rd NE Ste 130

PROJECT & APP # 1003187 - 04DRB-00037

PROJECT NAME University of NM

$ 20 **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 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 12/29/03

```
***DUPLICATE***
City Of Albuquerque
Treasury Division

01/13/2004        12:29PM        LOC: ANN
X
RECEIPT# 00018527 WS# 007  TRANS# 0014
Account  469099      Fund 0110
Activity 4916000              TRSDMM
Trans Amt               $20.00
J24 Misc                        $20.00
 CK                             $20.00
CHANGE                           $0.00
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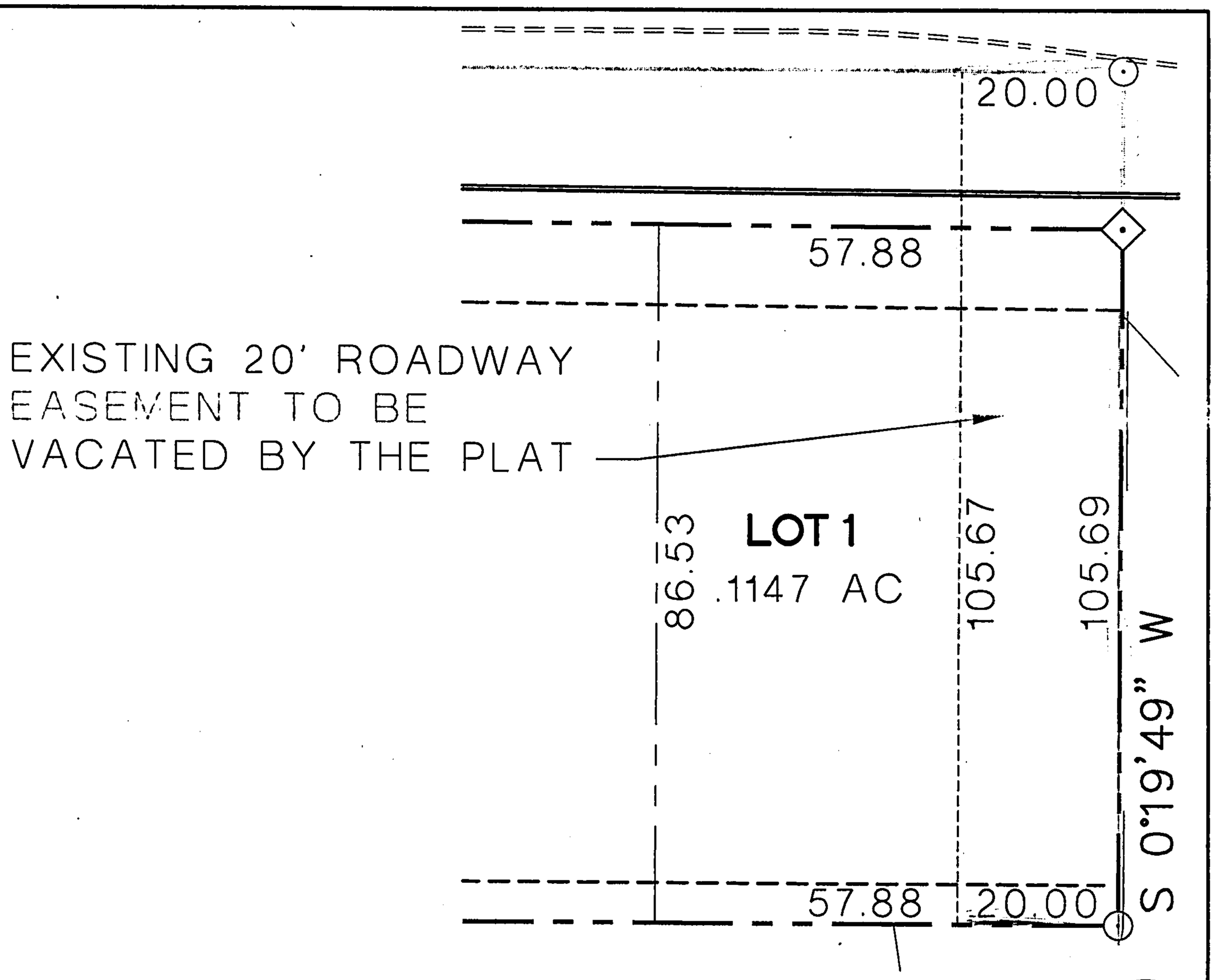


VACATION
EXHIBIT B
Date 9/29/04

ABQ
Engineering, Inc.
· Engineers · Planners
· Construction Services
6739 Academy Rd NE, Suite 130
Albuquerque, NM 87109
505-255-7802 FAX 505-255-7902

REV NO	REV DATE	DESCRIPTION

PROJECT NUMBER:	24004 DATE: 9/3/04
DESIGNED BY:	M GARCIA
DRAWN BY:	F PHILLIPS
CHECKED BY:	M GARCIA
CAD FILE NAME:	170SITE DWG

SHEET TITLE:
EASEMENT VACATION
EXHIBIT

PROJECT:
MARNA LYNN SUBDIVISION

SHEET 1 of 1

WARRANTY DEED 46590

915

HORIZON CORPORATION, a Delaware Corporation

for consideration paid, grant

to IRVING M. ROSS and HARRIET ROSS, his wife
160 East 69th Street
New York, New York

the following described real estate in Bernalillo County, New Mexico:

Beginning, for a tie, at the U.S.L.O. Marker on the South Boundary of the Town of Alameda Grant, which is a point common to Section 13, T11N, R2E, and Section 18, T11N, R3E, N.M.P.M., Bernalillo County, New Mexico; running THENCE N89°55'W, a distance of 2626.9 ft to a point; THENCE N0°02'E, a distance of 1694.0 feet to the Southeast Corner and Point of Beginning of the parcel herein-described;
THENCE N89°55'30"W, a distance of 1460.24 feet to a point;
THENCE N0°02'E, a distance of 507.17 feet to the Northwest Corner;
THENCE N89°55'30"E, a distance of 678.72 feet to a point;
THENCE N0°02'E, a distance of 1105.52 feet to a point;
THENCE N89°55'30"E, a distance of 781.52 feet to the Northeast Corner;
THENCE S0°02'W, a distance of 1615.10 feet to the Point of Beginning, being 36.130 acres, more or less; RESERVING, HOWEVER, an appurtenant easement over the North, East, South and West 20 feet of said property, unto GRANTOR and all persons claiming under it, and unto the general public for road purposes, and reserving said easement unto GRANTOR, and all persons claiming under it, for the placement, maintenance and operation of public utilities;

SUBJECT to taxes for the current and subsequent years, assessments, easements, restrictions, Zoning Regulations, reservations, Water and Sewer Agreements recorded in Miscellaneous Volume 35 at Pages 527 and 559, and Patent Reservations of record in the Office of the County Clerk, Bernalillo County, New Mexico.

State of New Mexico
County of Bernalillo } SS
This instrument was filed for record on
AUG 18 1969
At 12 o'clock m. Recorded in Vol. 0864
of records of said County Folio 915
Clerk & Recorder
Deputy Clerk

with warranty covenants.

WITNESS OUR HAND AND SEAL this 21 day of June, 1969.

HORIZON CORPORATION
a Delaware Corporation
By Helen M. Kettelhut
Helen M. Kettelhut, Assistant Secretary

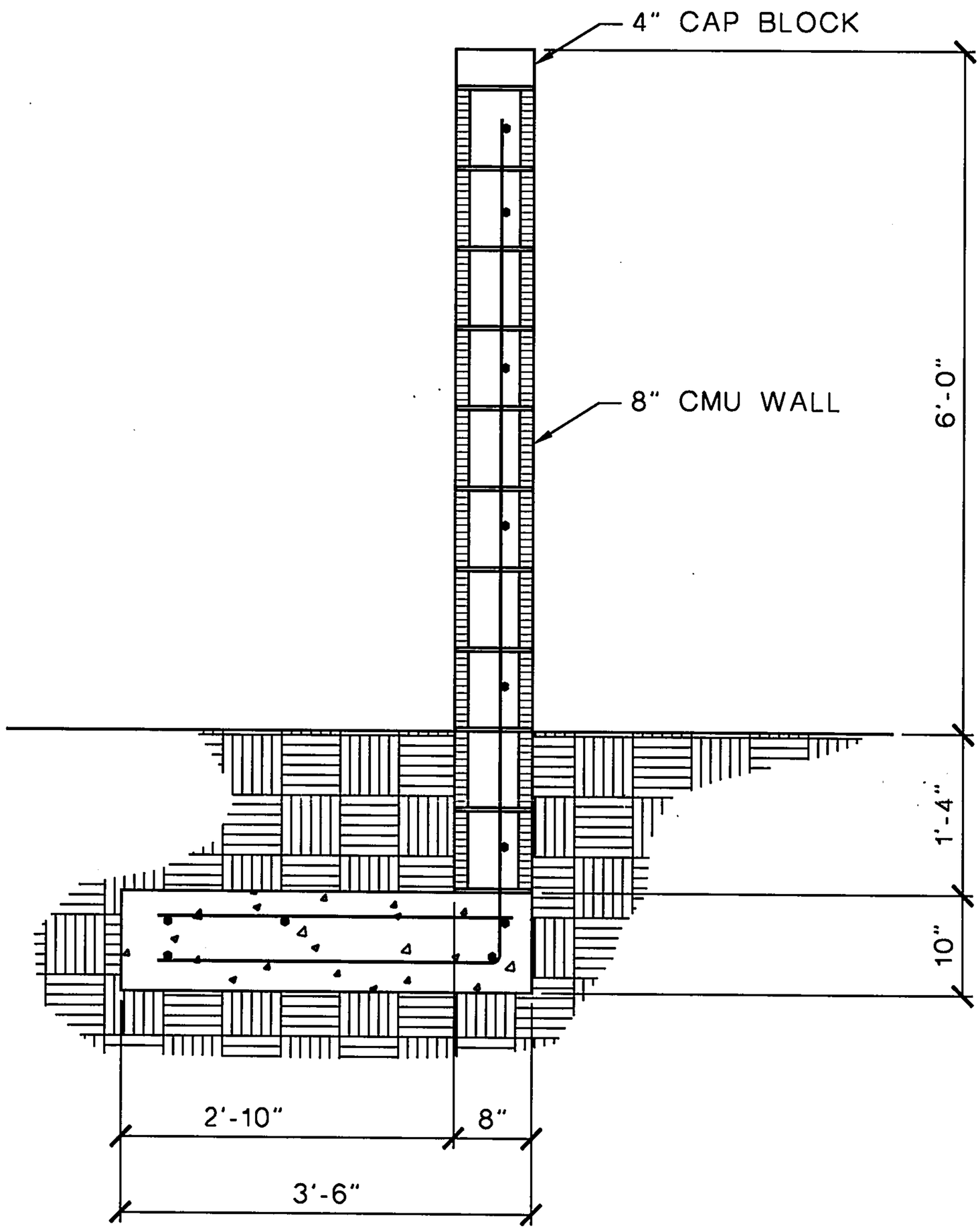
STATE OF ARIZONA)
COUNTY OF PIMA) ss

On this 23 day of June, 1969, before me appeared HELEN M. KETTELHUT to me personally known, who, being by me duly sworn did say that S. he is the Assistant Secretary of HORIZON CORPORATION, and that the seal affixed to said instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said HELEN M. KETTELHUT acknowledged said instrument to be the free act and deed of said Corporation.

My Commission Expires: June 8, 1970

Marion J. Zenton
Notary Public

L.P. 1207



WALL SECTION

SCALE: 3/4" = 1'-0"

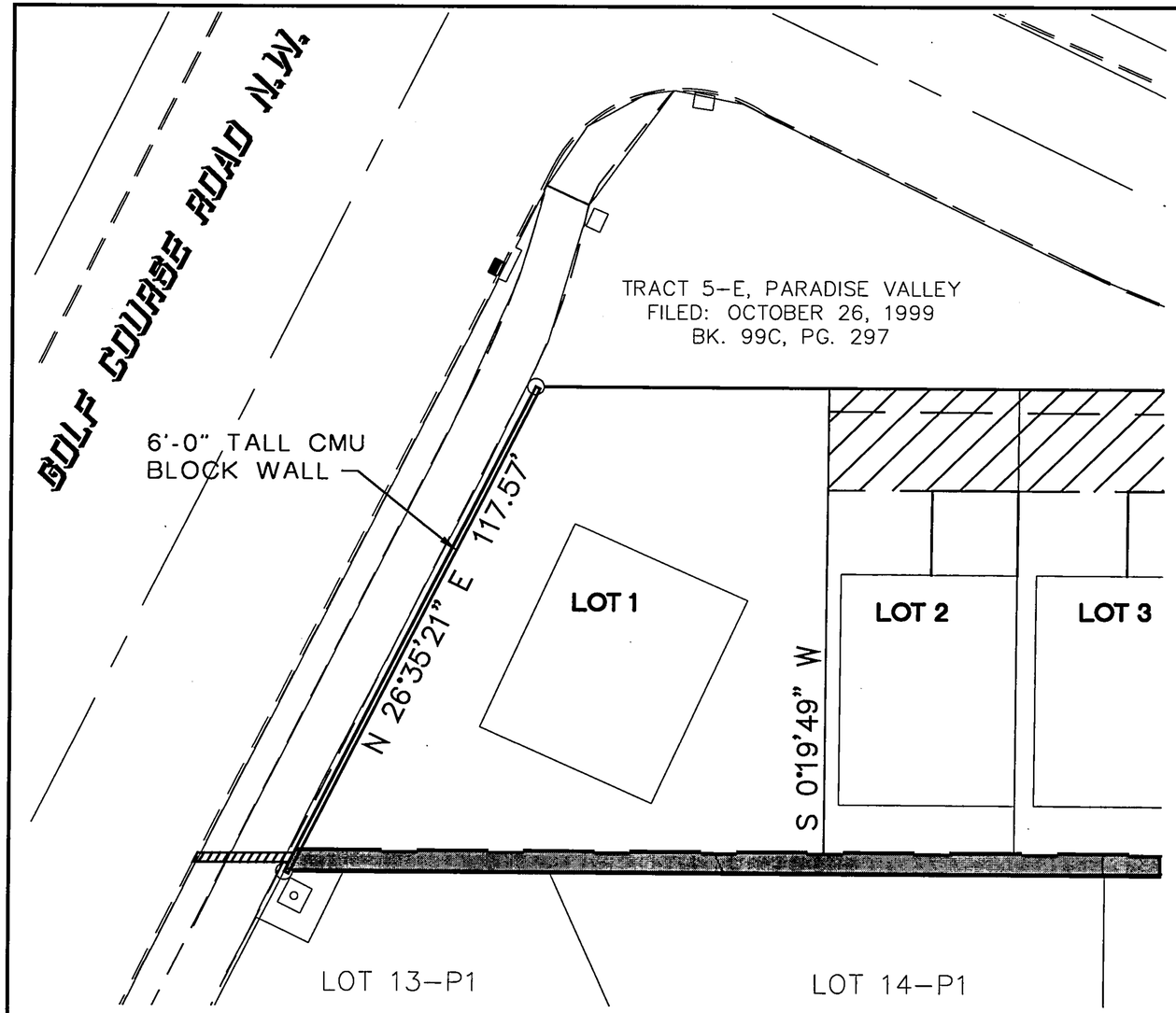
ABQ Engineering, Inc.
·Engineers ·Planners
·Construction Services
6730 Academy Rd, N.E. Suite 130
Albuquerque, NM 87109
505-256-7808 FAX 505-256-7808

REV NO	REV DATE	DESCRIPTION

PROJECT NUMBER: 23170	DATE: APRIL 2, 2004
DESIGNED BY:	M GARCIA
DRAWN BY:	F PHILLIPS
CHECKED BY:	M GARCIA
CAD FILE NAME:	SITEWALL.DWG

SHEET TITLE: MARNA LYNN SUBDIVISION PERIMETER WALL PLAN

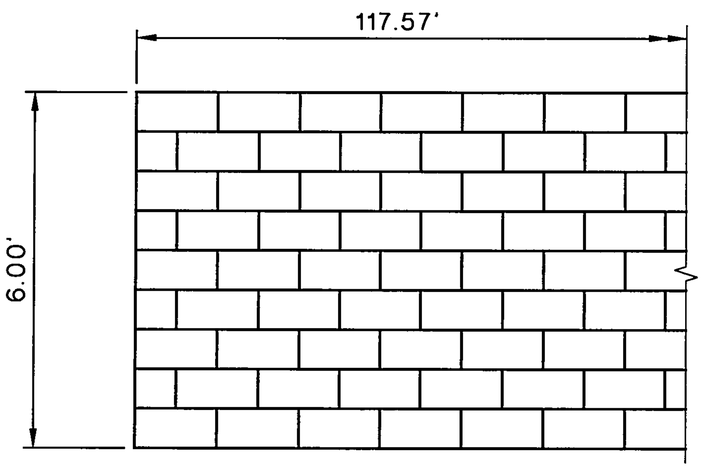
PROJECT: MARNA LYNN SUBDIVISION



MARNA LYNN SITE PLAN

SCALE: 1" = 30'

NORTH



WALL ELEVATION

NO SCALE

REV NO	REV DATE	DESCRIPTION

PROJECT NUMBER: 23170 DATE: APRIL 2, 2004
DESIGNED BY: M GARCIA
DRAWN BY: F PHILLIPS
CHECKED BY: M GARCIA
CAD FILE NAME: SITEWALL.DWG

ABQ Engineering, Inc.
·Engineers ·Planners
·Construction Services
6720 Academy Rd, N.E. Suite 130
Albuquerque, NM 87109
505-256-7002 FAX 505-256-7002

SHEET TITLE: MARNA LYNN SUBDIVISION PERIMETER WALL PLAN

PROJECT: MARNA LYNN SUBDIVISION

SHEET 1 of 1

AREA OF SIDEWALK DEFERRAL

*****

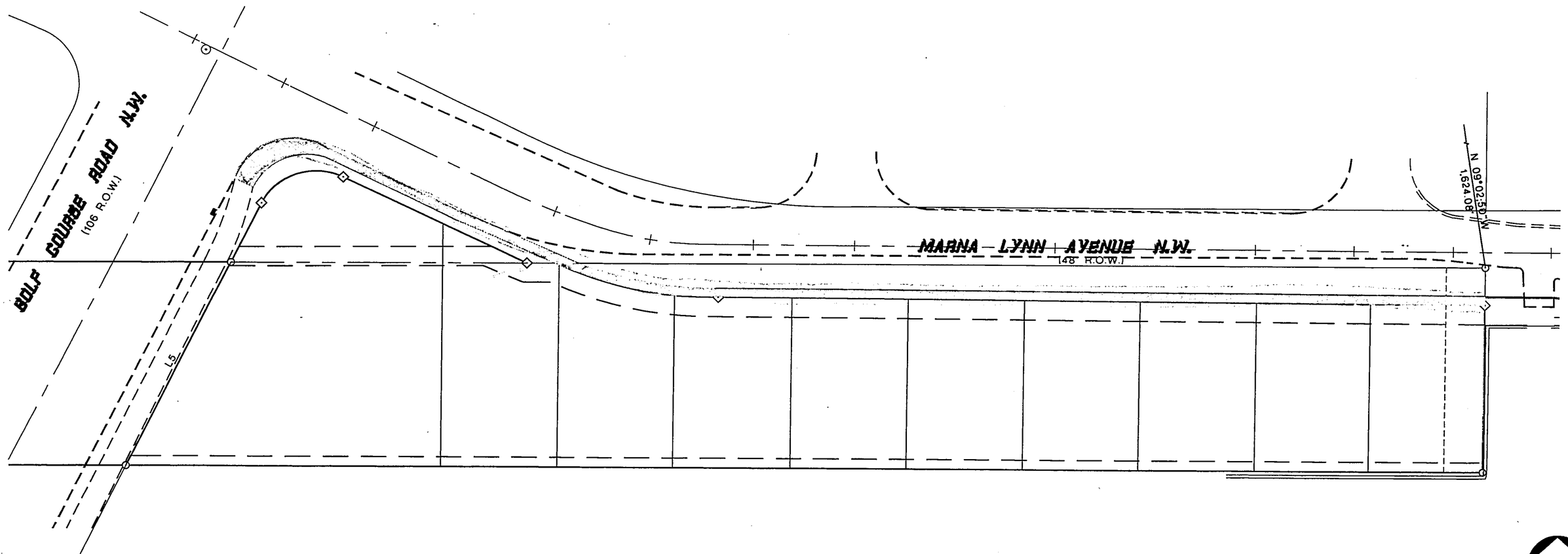


EXHIBIT C
Date 10/10/04

NORTH

REV NO	REV DATE	DESCRIPTION

PROJECT NUMBER:	24004
DATE:	NOVEMBER 2, 2004
DESIGNED BY:	M GARCIA
DRAWN BY:	F PHILLIPS
CHECKED BY:	M GARCIA
CAD FILE NAME:	004SIDEWALK.DWG

ABQ Engineering, Inc.
·Engineers ·Planners
·Construction Services
6730 Academy Rd. N.E. Suite 130
Albuquerque, NM 87109
505-256-7002 FAX 505-256-7002

SHEET TITLE: SIDEWALK DEFERRAL EXHIBIT

PROJECT: VISTA DEL RINCON SUBDIVISION

ZONE ATLAS PAGE C-12

SHEET 1 of 1

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 14, 2004

Project # 1003187
04DRB-00910 Major-Preliminary Plat Approval

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

AMAFCA — No adverse comments.

COG For information, the Long Range Bikeway System map identifies Golf Course Road for on street bike lanes.

Transit — No objection.

Zoning Enforcement — No comments received.

Neighborhood Coordination

Letters sent to Paradise Hills (R), Piedras Marcades (R) and Richland Hills Neighborhood Assns.

APS — No comments received.

Police Department — No comments.

Fire Department

All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas

PNM would like to have a 10' PUE at the west side of the site along Golf Course Road for existing and future utilities.

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.

Transportation Development

Hasn't the existing 20' roadway easement on lot 1 been vacated? Provide sketch of x-section of Marna Lynn and how it relates to the proposed right-of-way. The right-of-way on lots 8 & 9 should taper to align with the 60' dedicated right-of-way along Tract 5-E. The private easement across lots 8 & 9 needs to be labeled with width and the benefiting and maintenance parties need to be identified. Who owns and maintains Tract "A"? Infrastructure list needs to have striping as an item to delineate lanes. Why does infrastructure list call out both mountable C & G and standards C & G? Where is sidewalk on infrastructure list? A sidewalk variance is needed to place the sidewalk at back of curb. Will any street lights be required per DPM?

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 10 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.

Utilities Development

NMUI must sign the infrastructure list. No objection to Preliminary Plat approval.

Planning Department

The perimeter wall design submittal does not meet the submittal or zone code requirements. The preliminary plat cannot receive approval until the wall design is accepted.

If there are walls proposed along Marna Lynn, they must be part of the design approval.

Lots 1 through 6 do not meet the required 5,000 square foot minimum lot size requirement for R-1 zoning. Lot 10 appears to have enough additional square footage to give some to these lots.

The plat must contain this language in the Free Consent & Dedication portion above the owners signature: "Said owners warrant that they hold among them complete & indefeasible title in fee simple to the land subdivided" per the Subdivision Ordinance.

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

cc:Ameri-Contractors LLC, P.O. Box 56883, 87187
ABQ Engineering Inc., 6739 Academy Rd NE, Suite #130, 87109

PNM Electric & Gas	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

No objection to vacation request. An approved drainage report is required for Preliminary Plat approval.

Transportation Development

Maintenance and Beneficiaries of easement across lots 2-4 needs to be identified. Right-of-way dedication will need to accommodate a pavement section of 42' face to face with sidewalk on southside. Sidewalk variance needs to be requested for placement at curb. Infrastructure list also needs to include striping and connection to east on Marna Lynn.

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 17 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.

Utilities Development — Comments will be provided at the meeting.

Planning Department

The perimeter wall design submittal does not follow the submittal requirements nor the proposed zone code amendments for approval during the City Council imposed wall moratorium. The preliminary plat cannot receive approval until the wall submittal is approved.

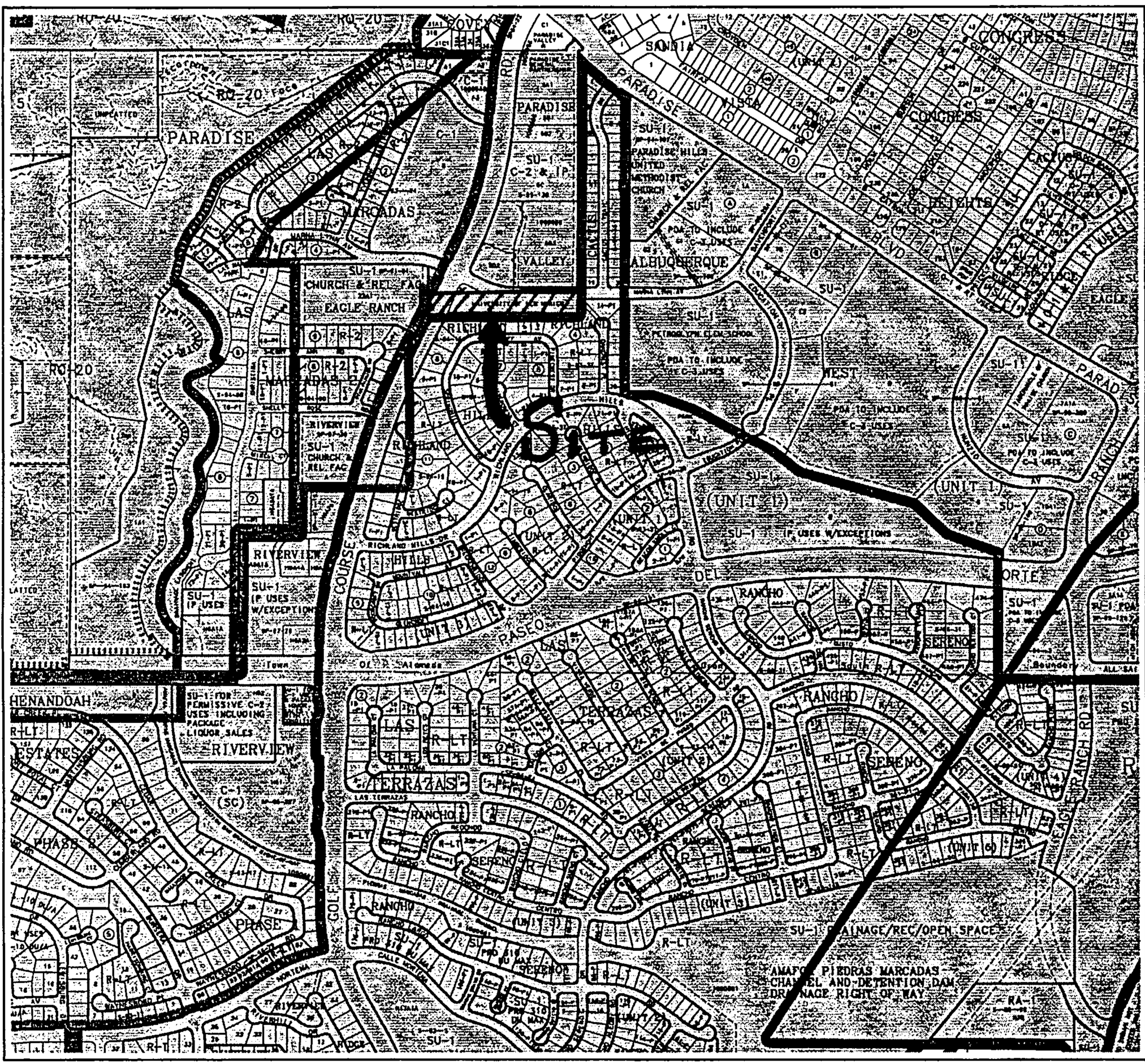
At sketch plat, agent was informed that, until EPC approved the zone change from R-1 to RLT, further application to DRB could not occur. Unfortunately, a new application was made before the zone change occurred. This application will not be heard on May 5, 2004. It will be indefinitely deferred until EPC acts on the zone change. Only after that occurs, application to DRB is appropriate.

Public notification is key in advertised cases. It must be timely and accurate. The legal ad that appeared in the Journal on April 19, 2004 was not accurate nor was the letter mailed to adjacent property owners as both stated the zoning as R-1. R-1 is accurate now but is not the intended zoning upon which the application & plat are based. These inaccuracies provide justification for appeals to EPC which further delays proposed development.

The Subdivision Ordinance requires the signs posted at the property be posted for the full 15 days. If not, this is another reason for appeal.

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

cc:Ameri-Contractors, P.O. Box 56883, 87187
ABQ Engineering Inc., 6739 Academy Rd NE, Ste. #130, 87109



LEGAL DESCRIPTION

T11N

R2E

SEC 13

UNIFORM PROPERTY CODE

1-012-064

N

250 0 500 1000

SCALE IN FEET

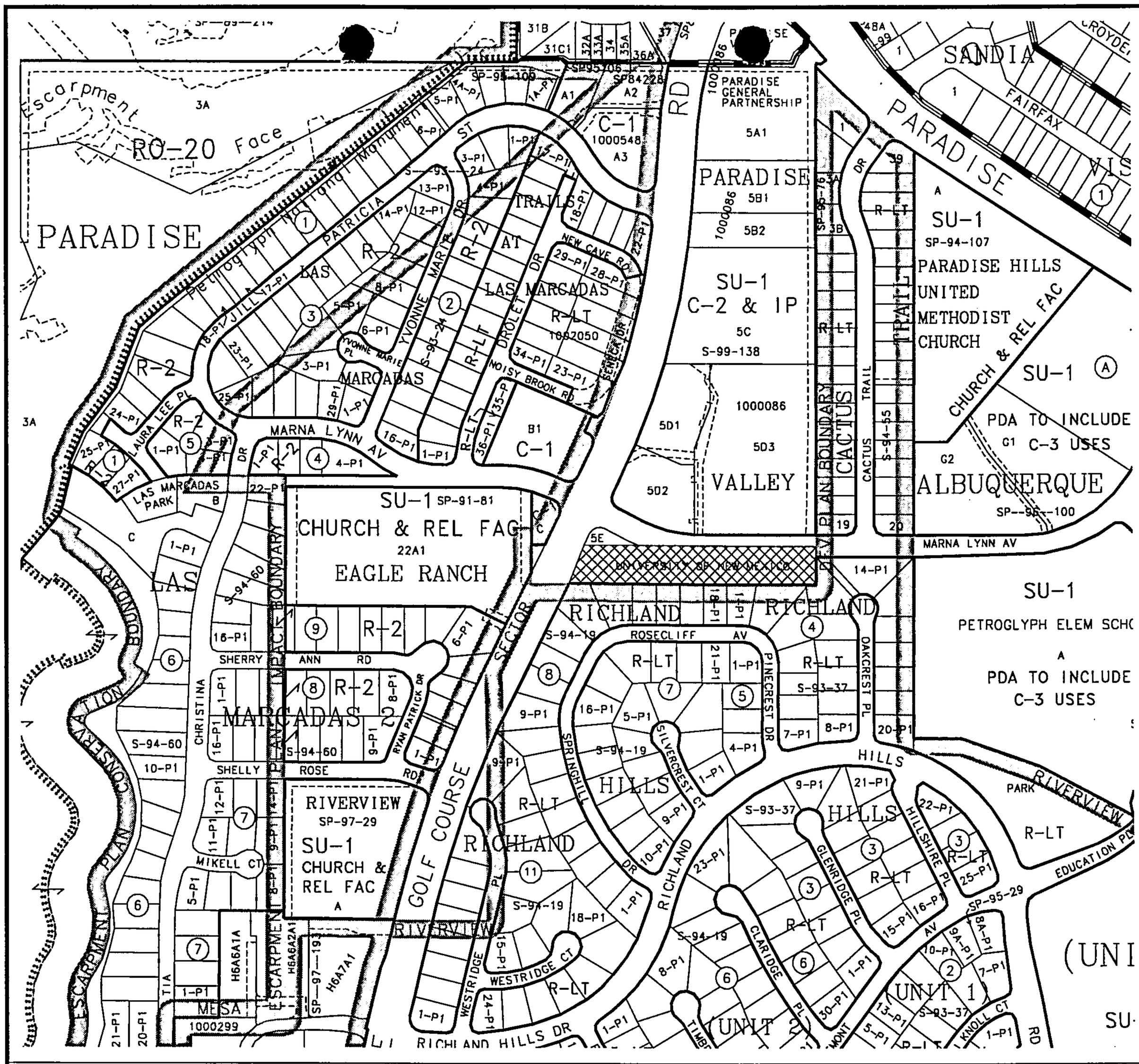
Map amended through July 2002

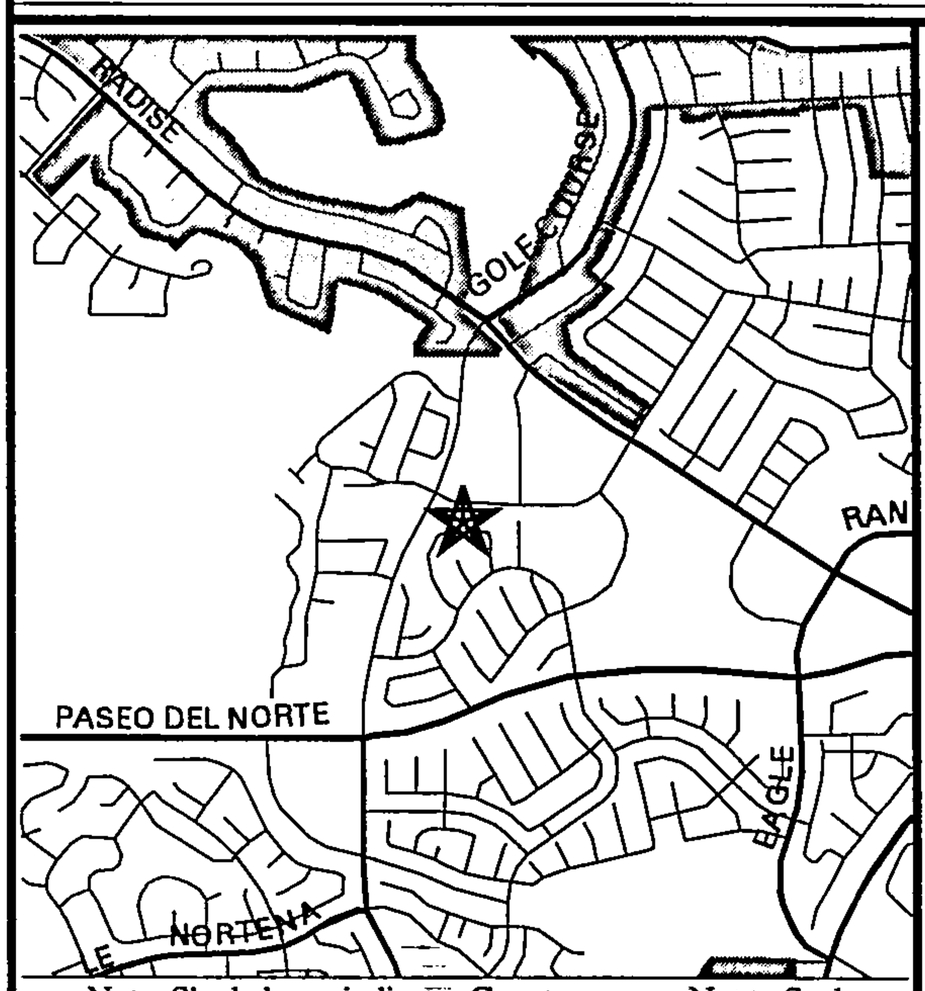
BERNALILLO COUNTY STATE OF NEW MEXICO

INFORMATION TECHNOLOGY
GIS SECTION

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque.

C-12-Z





Note: Shaded area indicates County

Not to Scale

ZONING MAP

AGIS

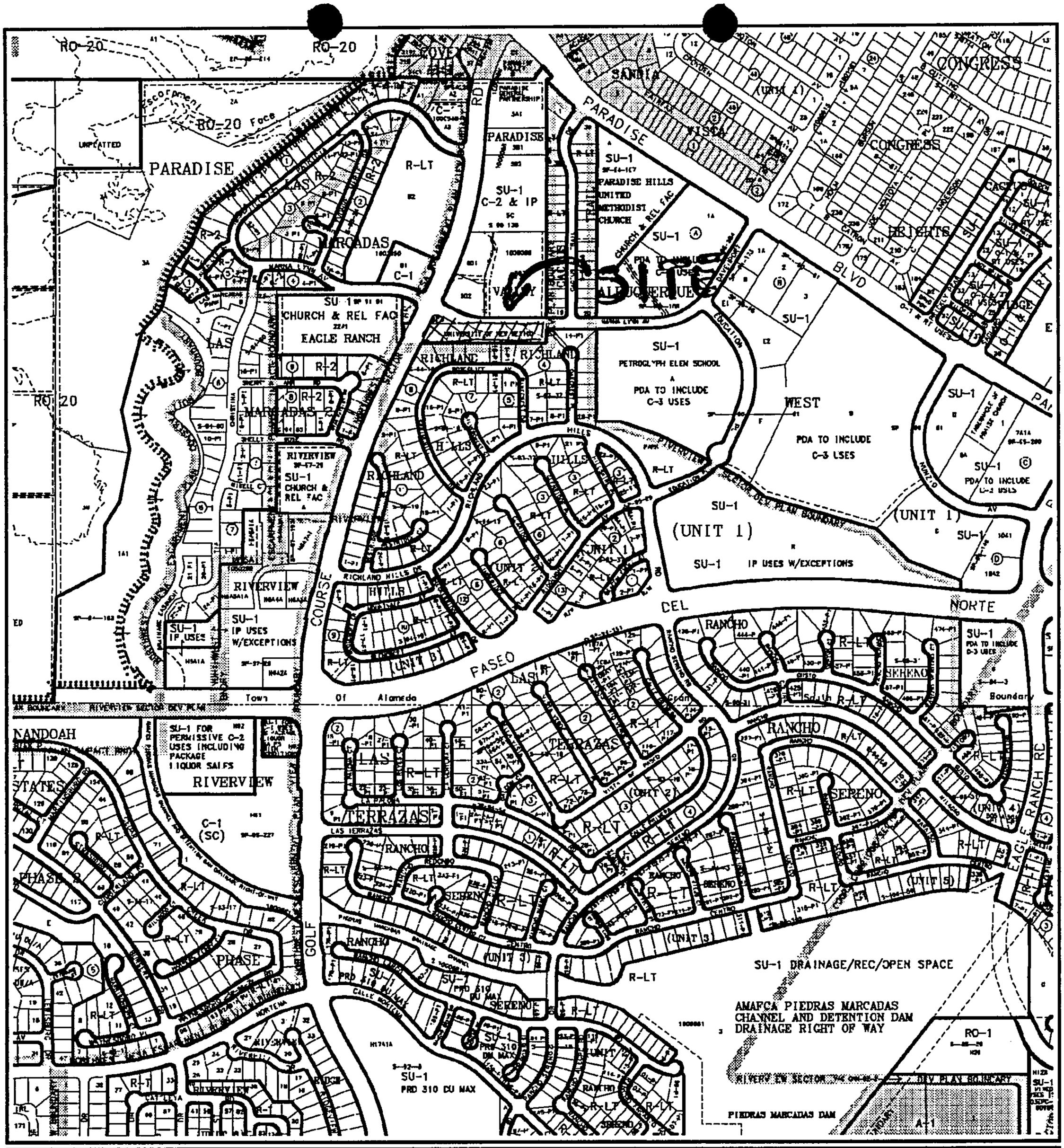
Scale 1"= 394 '

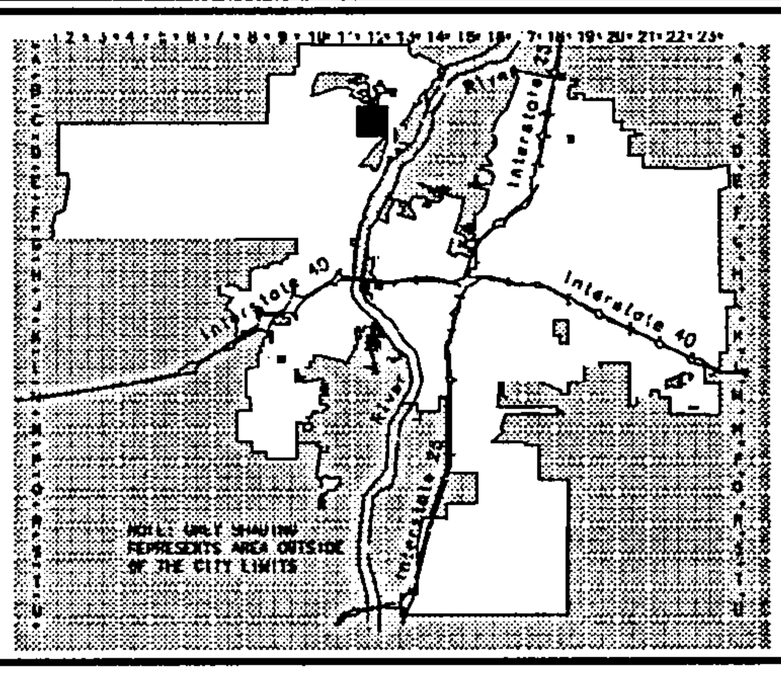
PROJECT NO.
1003187

HEARING DATE
5-5-04

MAP NO.
C-12

ADDITIONAL CASE NUMBER(S)
04DRB-00520
04DRB-00521





Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-12-Z

Map Amended through November 01, 2003

ABQ Engineering, Inc.
Engineers ▪ Planners ▪ Construction Services

November 2, 2004

DRB Chair
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Vista Del Rincon Subdivision formerly Marna Lynn Subdivision Zone Map C-12

ABQ Engineering, Inc. on behalf of Ameri-Contractors LLC is hereby submitting the final plat request for Vista Del Rincon Subdivision. The SIA and financial guarantee has been submitted to the DRC Staff and I am not sure if it has been approved yet, but it is anticipated to be approved by the hearing date. The subdivision is located on the South Side of Marna Lynn Avenue and North of Golf Course Road. The land is currently vacant. The property is located on Zone Atlas Page C-12. The DXF file has been submitted to AGIS.

Submitted also is the request for Temporary Deferral of Sidewalk Construction with associated exhibits.

Please schedule before the DRB for final plat approval as soon as possible.

If you have any questions or require additional information please call Francis Phillips or myself at 255-7802.

Sincerely,

Martin J. Garcia, PE
24004

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MAY 5, 2004
Zone Atlas Page: C-12-Z
Notification Radius: 100 Ft.

Project# 10003187
App# 04DRB-00520
App# 04DRB-00521

Cross Reference and Location: N/A

Applicant: AMERI-CONTRACTORS
Address: PO BOX 56883
ALBUQUERQUE NM 87187

Agent: ABQ ENGINERRING, INC.
Address: 6739 ACADEMY RD NE, STE# 130
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: APRIL 16, 2004

Signature: KYLE TSETHLIKAI

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			STREETS/DRN LIGHTS PER IF REQUIRED.	ALONG MAHUA LYNN			/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 ~~A~~ ASPHALT PERMANENT TRANSITION WILL BE MADE TO EXISTING PAVEMENT ON THE ~~EAST~~ SIDES OF SUBDIVISION.

2 CERTIFICATION OF G&D PLAN BY A LICENSED ENGINEER REQUIRED PRIOR TO RELEASE OF FINANCIAL GUARANTEE

3 ▷ CONTRIBUTIONS TO SIGNALIZATION OF GOLF COURSE/MAHUA LYNN PER MODIFIED "C" AMOUNT TO BE ~~DETERMINED~~ △ * 1000.00

AGENT / OWNER

MARTIN J. GARCIA
NAME (print)

ABQ ENGINEERING
FIRM

7/14/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

10/20/04 7/21/04
DRB CHAIR - date

7/21/04 CB 10/20/04
PARKS & GENERAL RECREATION - date

7-21-04 10-20-04
TRANSPORTATION DEVELOPMENT - date

10/20/04
AMAFCA - date

7/21/04
UTILITY DEVELOPMENT - date

7-21-04
_____ - date

BLB 10/20/04 7/21/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
△	11-8-04			

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	S	**ZONING & PLANNING**	Z
☒ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☐ Vacation	V	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	P	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	L	**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: Ameri-Contractors, LLC — PHONE: 239-0920
ADDRESS: P.O. Box 56883 — FAX: 505/890-7278
CITY: Albuquerque, STATE NM ZIP 87187 — E-MAIL: ____
Proprietary interest in site: Owner
AGENT (if any): ABQ Engineering, Inc — PHONE: 505/255-7802
ADDRESS: 6739 Academy Rd NE, Suite 130 — FAX: 505/255-7902
CITY: Albuquerque STATE NM ZIP 87109 — E-MAIL: mjgarcia@abqeng.com

DESCRIPTION OF REQUEST: Subdivide Tract FINAL PLAT, Temp Deferral of Sidewalk
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. 5-E — Block: -0- — Unit: -0-
Subdiv. / Addn. Lands of University of New Mexico Lot 5 Paradise Valley Subdivision Vista del Pinon
Current Zoning: R-1 — Proposed zoning: R-1
Zone Atlas page(s): C-12 — No. of **existing** lots: 1 — No. of **proposed** lots: 10
Total area of site (acres): 1.9828 — Density if applicable: dwellings per gross acre: ____ — dwellings per net acre: ____
Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? No
UPC No. 101206422439220221, 101206420540320201 — MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: Southeast corner of Golf Course Road and Marna Lynn Avenue
Between: Paradise Boulevard and Paseo Del Norte

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 04DRB00037

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

SIGNATURE ____ DATE 11/2/04
(Print) Martin J Garcia P.E. ☐ 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
04DRB - - 01704	FP		$ -0-
04DRB - - 01705	TDS		$
- -		CMF	$ 20.00
- -			$
- -			$
			Total $ 20.00

Hearing date 11.10.04

Planner signature / date 11/2/04

Project # 1003187

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** Your attendance is required.

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

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

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** Your attendance is required.

✓ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
NA Design elevations & cross sections of perimeter walls 3 copies
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
INPROCESS SIA financial guaranty verification
NA 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.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

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

MARCIA J. GARCIA
Applicant name (print)

11/01/04
Applicant signature / date

Form revised 8/03, 8/03, 11/03 & 8/04

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

Application case numbers
04DRB - 01704
- -
- -

Planner signature / date 11/2/04

Project # 1003187

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. 24 copies of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ 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.

Martha J. Garcia
Applicant name (print)

11/2/04
Applicant signature / date

Form revised 4/03 and October 2003

✓ Checklists complete
✓ Fees collected
✓ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB - 01705
- -
- -

Clare Gerson 11/2/04
Planner signature / date

Project # 1003187