

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 5, 2014

Project# 1003198

14DRB-70053 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES request(s) the above action(s) for all or a portion of Lot(s) 1, **AUTUMN VIEW** zoned R-1, located on TOWER BETWEEN STINSON AND COORS containing approximately 14 acre(s). (L-10)

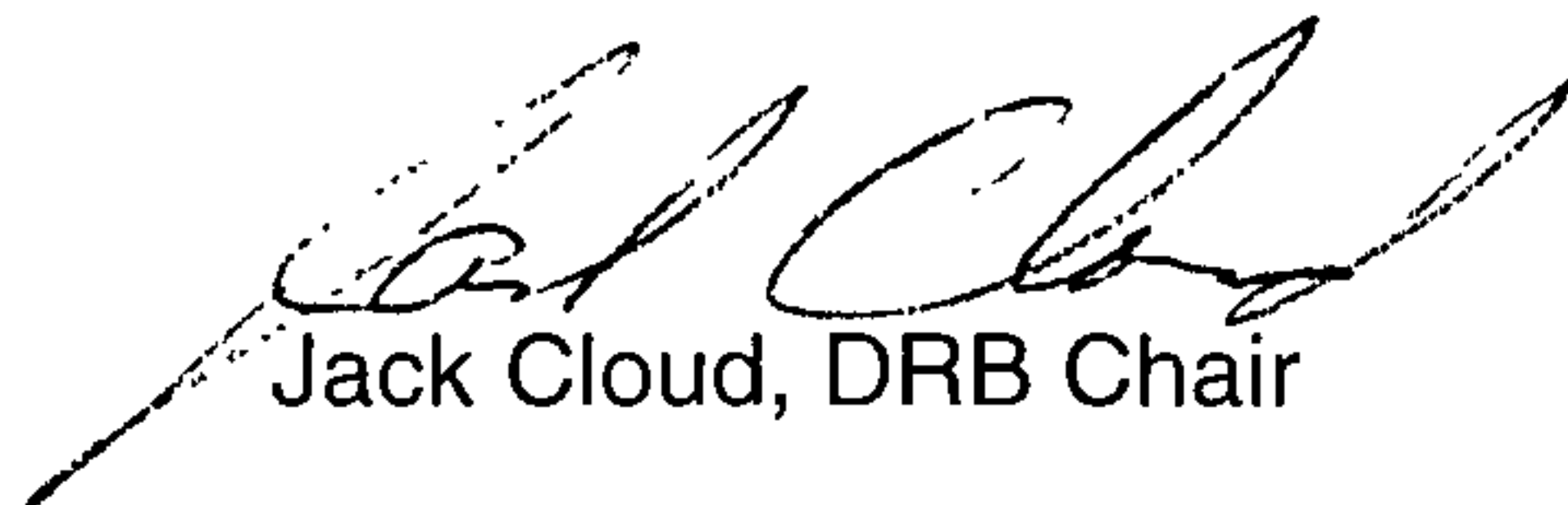
At the March 5, 2014 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by March 20, 2014, in the manner described below.

Appeal is to the Land Use Hearing Officer. 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).



Jack Cloud, DRB Chair

Cc: RIO GRANDE ENGINEERING
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 12, 2011

Project# 1003198

11DRB-70282 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-76, **AUTUMN VIEW** zoned RD, located on TOWER BETWEEN COORS AND STINSON containing approximately 15 acre(s). (L-10)

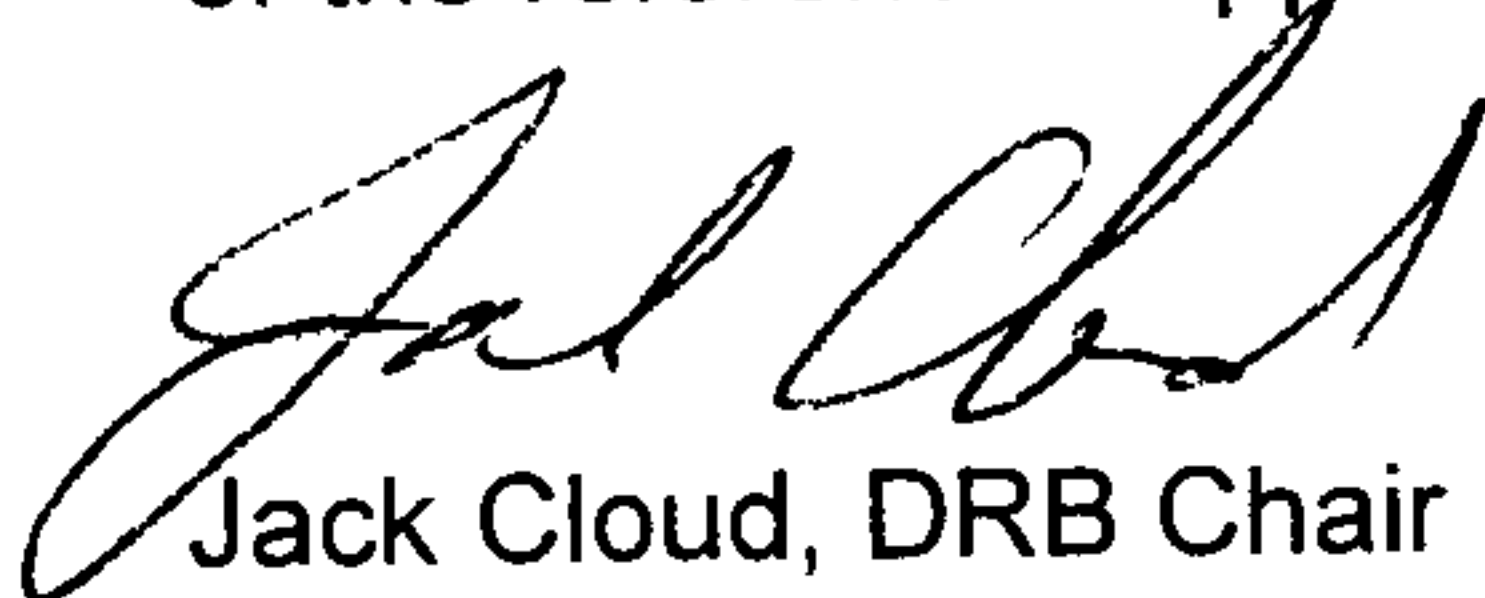
At the October 12, 2011 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by October 27, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. 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.

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Jack Cloud, DRB Chair

Cc: Rio Grande Engineering – P.O. Box 93924 – Albuquerque NM 87199
Cc: Fuller Homes Inc. – P.O. box 13900 – Albuquerque, NM 87197
Marilyn Maldonado
File

7. **Project# 1008830**
11DRB-70143 MAJOR - - SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

GARCIA/ KRAEMER & ASSOC. agent(s) for S.M. QURASHI/ AFRA CONSTRUCTION request(s) the referned/ above action for Tract 3E, **TOWN OF ATRISCO GRANT, ROW 2, UNIT A**, zoned SU-1 FOR C-2 USES AND CAMP GROUND, located on the north side of VOLCANO RD NW between 98TH ST NW and 102ND ST NW containing approximately 5.3103 acre(s). (K-8, K-9) [*Deferred from 6/29/11, 7/20/11, 8/3/11, 9/14/11*] **THE SITE PLAN FOR BUILDING PERMIT WAS DEFERRED TO 11/9/11 AT THE AGENT'S REQUEST.**

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

8. **Project# 1003532**
11DRB-70280 EPC APPROVED SDP
FOR BUILD PERMIT
11DRB-70281 EPC APPROVED SDP
FOR SUBDIVISION

TIERRA WEST LLC agent(s) for RESOLUTION EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 10, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE BETWEEN WYOMING AND LOUISIANA containing approximately 1.4208 acre(s). (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project# 1008916**
11DRB-70274 EPC APPROVED SDP
FOR BUILD PERMIT

MULLEN HELLER ARCHITECTURE agent(s) for FIRST UNITARIAN CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 8-D1 & 8-B, Block(s) B, **INDIAN ACRES SUBD** zoned SU-1 FOR C-1/O-1 & SU-1 FOR O-1, located on CARLISLE BLVD NE BETWEEN COMANCHE BLVD NE AND AZTEC RD NE containing approximately 3.5686 acre(s). (G-16) **DEFERRED TO 10/26/11 AT THE AGENT'S REQUEST.**

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

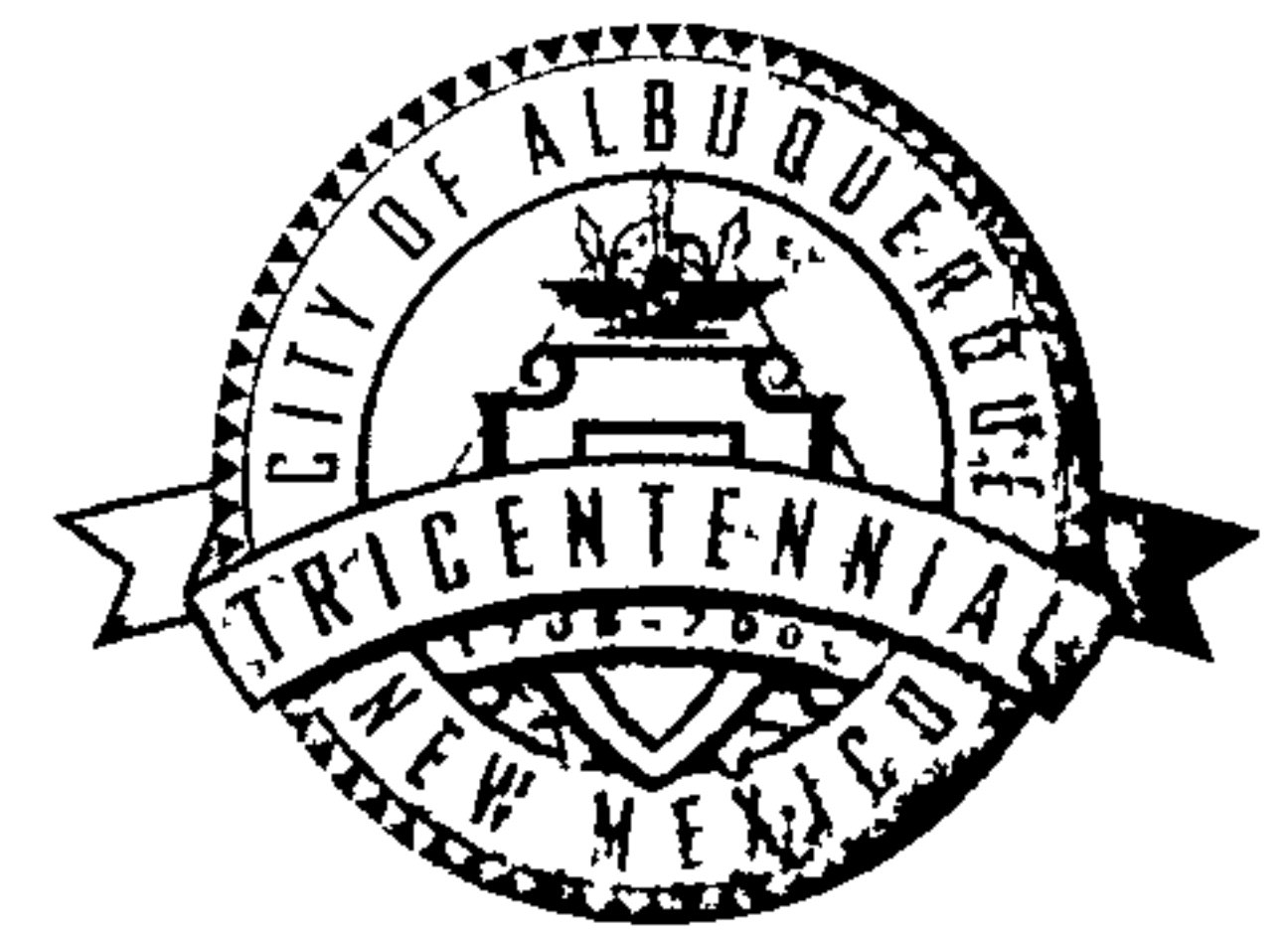
10. **Project# 1000809**
11DRB-70276 EXT OF SIA FOR TEMP
DEFR SDWK CONST

RICHARD SANCHEZ agent(s) for RICHARD SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 1-P-1 THROUGH 16-P-1 & 19-P-1 THROUGH 23-P-1, **SUNSET FARM** zoned RESIDENTIAL, located on SUNSET AND OSAGE containing approximately 15 acre(s). (K-12) **DEFERRED TO 10/19/11 AT THE AGENT'S REQUEST.**

11. **Project# 1003198**
11DRB-70282 EXT OF SIA FOR TEMP
DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-76, **AUTUMN VIEW** zoned RD, located on TOWER BETWEEN COORS AND STINSON containing approximately 15 acre(s). (L-10) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

HEARING DATE: 10-12-11 (ESIA)



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003198

AGENDA ITEM NO: 4

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: December 12, 2007



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 12, 2007

Project# 1003198

07DRB-70394 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

07DRB-70396 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES request(s) the above action(s) for all or a portion of **AUTUMN VIEW SUBDIVISION**, zoned RD/R-1 located on TOWER RD SW BETWEEN COORS BLVD SW AND STINSON SW (L-10)

At the December 12, 2007 Development Review Board meeting, the one year extension of the Subdivision Improvements Agreement was approved.

The two year extension for the temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit C in the planning file.

If you wish to appeal this decision, you must do so by December 27, 2007 in the manner described below.

Appeal is to the Land Use Hearing Officer. 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.

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Andrew Garcia Acting Chair

Cc: Rio Grande Engineering – 1606 Central SE, Ste 24 – Albuquerque, NM 87106

Cc: Fuller Homes – P.O. Box 13900 – Albuquerque, NM 87192

Marilyn Maldonado

File

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

Meeting Date: December 12, 2007
Zone Atlas Page: L-10
Notification Radius: 100 Ft.

Project#: ~~1003198~~
App#: 07DRB-70394
07DRB-70396

Cross Reference and Location: TOWER RD SW BETWEEN COORS BLVD SW
AND STINSON

Applicant: FULLER HOMES
PO BOX 13900
ALBUQUERQUE, NM

Agent: RIO GRANDE ENGINEERING
1606 CENTRAL SE STE 24
ALBUQUERQUE, NM 87106

Special Instructions:

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

Date Mailed: NOVEMBER 21, 2007
Signature: ERIN TREMLIN



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Rio Grande Engineering PHONE: 505-321-9099
 ADDRESS: 1606 Central SE, Suite 24 FAX: 872-2205
 CITY: Alb STATE NM ZIP 87106 E-MAIL: david@rio-grande-engineering.com

APPLICANT: Filler Homes PHONE: 888-47410
 ADDRESS: P.O. Box 13900 FAX: 888-4734
 CITY: Alb STATE NM ZIP _____ E-MAIL _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: 1 year extension of SIA, Deferral of Internal Sidewalks extension

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

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

Lot or Tract No. Autumn View Subdivision Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Autumn View
 Existing Zoning: RD/R1 Proposed zoning: RD/R1 MRGCD Map No _____
 Zone Atlas page(s): L10 UPC Code: 101005640219540608

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX_Z_V_S, etc.):
05 DRB 01127 / 1003198

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): _____

LOCATION OF PROPERTY BY STREETS: On or Near: Taylor Rd SW
 Between: Cooks Blvd SW and Stinson SW

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

SIGNATURE David Solt DATE 11/16/07
 (Print) _____ Applicant Agent:

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 relate

Application case numbers	Action	SF	Fees
07DRB - 70394	SIA	_____	\$ 50.00
07DRB - 70396	IDS	_____	\$ 2
_____	CMA	_____	\$ 20.00
_____	ADU	_____	\$ 75.00
_____	_____	_____	\$ _____

Action	SF	Fees
SIA	_____	\$ 50.00
IDS	_____	\$ 2
CMA	_____	\$ 20.00
ADU	_____	\$ 75.00
_____	_____	\$ _____
		Total 145.00

Hearing date December 12, 2007

David Solt
 Planner signature / date 11/16/07

Project # 1003198

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 (DRB13)

- 5 Acres or more Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8 5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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. OK
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

David J. Sells
Applicant name (print)
[Signature]
Applicant signature / date



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

Application case numbers
07DRB- _____ - 70894

Form revised October 2007

[Signature] 11/16/07
Planner signature / date
Project # 1003198

R e c	UPC CODE	OWNER	OWNER ADDRE SS	OW NER CITY	OW NER STA TE	OW NE R ZIP CO DE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL
1	10100 56396 30610 110	SOSA DANIEL III & SUSAN	3615 T OWER SW	ALB UQU ERQ UE	N M	87 12 1	R	X1 A	TRACT 304-A PLAT OF TRACT 304- A EAST 60', SOUTH 730' OF TRAC T 304 UNIT 3 TOWN OF ATRISCO GRANT CONT 1.0063 AC M/L OR 43, 834 SQ FT M/L
2	10100 56379 25810 133	BARELA EDDIE R & MELA M TRUSTEE S BARELA RVT	3627 T OWER RD SW	ALB UQU ERQ UE	N M	87 12 13 41 9	V	X1 A	LT 9 PLAT OF LTS 1- 9 LANDS OF BARELA WITHIN THE TOWN OF ATRI SCO G RANT (A REPL OF TRS 1, 2, & 3 LANDS OF EDUARDO BA RELA T RS A & B LANDS OF BARELA & RONQUILLO & TR 303 UNIT 3 TOWN OF
3	10100 56400 12140 523	DELGADO JOSE & OLGA	3618 S AN YGN ACIO R D SW	ALB UQU ERQ UE	N M	87 12 1	R	X1 A	TR 397A1 REDIVSION PLATS OF TRACTS 397A & 398A T OWN OF ATRIS CO GRANT UNIT #3 CONT 0 8326 AC M/L
4	10100 56447 17840 624	ALBUQUERQUE EX CAVATORS INC	7201 IS LETA S W	ALB UQU ERQ UE	N M	87 10 5	V	A1 A	TR B PLAT OF TRACTS A & B LANDS OF HECTOR ROJO BEING A REPLAT OF TRACT 357 UNIT 3 ATRISCO GRAN T CONT 2.5000 AC
5	10100 56432 22040 610	ALBUQUERQUE EX CAVATORS INC	7201 IS LETA S W	ALB UQU ERQ UE	N M	87 10 5	V	A1 A	TR A PLAT OF TRACTS A & B LANDS OF HECTOR ROJO BEING A REPLAT OF TRACT 357 UNIT 3 ATRISCO GRAN T CONT 2.7454 AC
6	10100 56409 31610 111	GARCIA NORA S	5001 S AN TIM OTEO NW	ALB UQU ERQ UE	N M	87 11 4	V	X1 A	TRACT 305 UNIT 3 ATRISCO GRANT
7	10100 56385 30810 109	BACA DOREEN B & ALFRED R	3617 T OWER RD SW	ALB UQU ERQ UE	N M	87 12 13 44 3	R	X1 A	TRACT 304 UNIT 3 TOWN OF ATRISCO GRANT EXC SLY 730' OF ELY 6 0' OF TR 304 CONT 3.994 AC M/L
8	10100 56448 11240 509	CRUZ JOE & ANNE TTE	3616 S AN YGN ACIO S W	ALB UQU ERQ UE	N M	87 12 1	V	X1 A	NORTHERLY PORTION OF TR 399 ATRISCO GRANT UNI T #3 CONT 3 587 AC M/L
9	10100 56476 16940 630	CITY OF ALBUQUE RQUE	PO BOX 1293	ALB UQU ERQ UE	N M	87 10 31 29 3	V	A1 A	S'LY PORT OF TR 358 TOWN OF ATRISCO GRANT UNIT 3 (AKA PARCEL A-2- 31 AMOLE DEL NORTE DIVERSON CHANNEL R/W) CONT 1.0050 AC
10	10100 56383 17240 620	CHAVEZ EMILIO P & ANITA G TRUSTE ES	3670 T OWER RD SW	ALB UQU ERQ UE	N M	87 12 13 44 2	V	X1 A	*D3 OF REPL OF LTS D & 4 OF THE LAND DIV OF JAMES E GALLEGOS TOWN OF ATRISCO GRANT UNIT 3 SUBD
11	10100 56378 20640 621	GALLEGOS JAMES E ETUX	3666 T OWER RD SW	ALB UQU ERQ UE	N M	87 10 5	R	X1 A	LOT 2 OF LAND DIVISION OF JAMES E GALLEGOS
12	10100 56355 25110 103	HERRERA MARTIN & JOLENE	2323 VI A MADR ID DR N W	ALB UQU ERQ UE	N M	87 10 4	V	X1 A	LT 1 PLAT OF LTS 1- 9 LANDS OF BARELA WITHIN THE TOWN OF ATRI SCO G RANT (A REPL OF TRS 1, 2, & 3 LANDS OF EDUARDO BA RELA T RS A & B LANDS OF BARELA & RONQUILLO & TR 303 UNIT 3 TOWN OF
13	10100 56377 22740 622	GALLEGOS JAMES E ETUX	3666 T OWER RD SW	ALB UQU ERQ UE	N M	87 10 5	R	X1 A	LOT 1 OF LAND DIVISION OF JAMES E GALLEGOS

1 4	10100 56422 20140 609	MOYA JOSE F ETU X ETAL	11620 MARQU ETTE N E	ALB UQU ERQ UE	N M	87 12 3	V	A1 A	TR 356 UNIT 3 ATRISCO GRANT CONT 5.0000 AC +/-
1 5	10100 56429 32210 112	IGLESIA CRISTIAN A MONTE DE SION	6020 A ZUELO AVE NW	ALB UQU ERQ UE	N M	87 12 0	V	X1 A	TRACT 306 UNIT 3 ATRISCO GRANT
1 6	10100 56420 12540 521	TORRES RICHARD L & ERNESTINE S	5949 C ARLOS REY S W	ALB UQU ERQ UE	N M	87 10 5	R	X1 A	TR 398A1 REDIVISION PLAT OF TRACTS 397A & 398A TO WN OF ATRIS CO GRANT UNIT #3 CONT 0.8334 AC M/L
1 7	10100 56377 14040 628	GALLEGOS JAMES E ETUX	3666 1/2 TOWE R RD S W	ALB UQU ERQ UE	N M	87 10 5	R	X1 A	*D5 OF REPL OF LTS D & 4 OF THE LAND DIV OF JAMES E GALLEGOS TOWN OF ATRISCO GRANT UNIT 3 SUBD
1 8	10100 56387 15640 627	GALLEGOS JAMES E ETUX	3666 1/2 TOWE R RD S W	ALB UQU ERQ UE	N M	87 10 5	V	X1 A	*D4 OF REPL OF LTS D & 4 OF THE LAND DIV OF JAMES E GALLEGOS TOWN OF ATRISCO GRANT UNIT 3 SUBD
1 9	10100 56402 19540 608	MARQUEZ ANASTA CIO JR & RITA M & MOYA JOSE F & ES THER A	916 1/2 ALTA VI STA S W	ALB UQU ERQ UE	N M	87 10 5	V	A1 A	TR 355 WEST OF WESTLAND UNIT 3 CONT 5.0000 AC
2 0	10100 56379 10940 607	CHAVEZ EMILIO P & ANITA G TRUSTE ES	3670 T OWER RD SW	ALB UQU ERQ UE	N M	87 10 5	R	X1 A	LOT 3 OF LAND DIVISION OF JAMES E GALLEGOS
2 1	10100 56463 13340 520	CITY OF ALBUQUE RQUE	PO BOX 1293	ALB UQU ERQ UE	N M	87 10 3 1 29 3	V	X1 A	NWLY POR OF TR 400 ATRISCO GRANT UNIT #3 CONT 1. 6174 AC M/L
2 2	10100 56464 21940 611	HALVORSON LAW RENCE M	PO BOX 80129	ALB UQU ERQ UE	N M	87 10 8	V	X1 A	TRS 358 UNIT # 3 ATRISCO GRANT EXCEPT SOUTHERL Y PORT CONT 4. 00 AC MORE OR LESS
2 3	10100 56472 10040 524	CITY OF ALBUQUE RQUE	PO BOX 1293	ALB UQU ERQ UE	N M	87 10 3 1 29 3	V	A1 A	PORS OF TRS 396, 399, 400 & 401 ATRISCO GRANT UNIT #3 & PORS OF TRS 397-B & 39- B CORRECTED REPL LANDS OF HENRY G CHAVEZ (PO R OF AMOLE DEL NORTE DIVERSION CHANNEL) CONT 6 .2000 AC

Or Current Resident
ALBUQUERQUE EXCAVATORS INC
7201 ISLETA SW
ALBUQUERQUE, NM 87105

Or Current Resident
CHAVEZ EMILIO P & ANITA G
TRUSTEES
3670 TOWER RD SW
ALBUQUERQUE, NM 87121 3442

Or Current Resident
GALLEGOS JAMES E ETUX
3666 TOWER RD SW
ALBUQUERQUE, NM 87105

Or Current Resident
HALVORSON LAWRENCE M
PO BOX 80129
ALBUQUERQUE, NM 87108

Or Current Resident
MARQUEZ ANASTACIO JR & RITA M
& MOYA JOSE F & ESTHER A
916 1/2 ALTA VISTA SW
ALBUQUERQUE, NM 87105

Or Current Resident
TORRES RICHARD L & ERNESTINE S
5949 CARLOS REY SW
ALBUQUERQUE, NM 87105

Project# 1003198
NORMAN MASON
Stinson Tower NA
7427 VIA TRANQUILO SW
ALBUQUERQUE, NM 87121

Or Current Resident
BACA DOREEN B & ALFRED R
3617 TOWER RD SW
ALBUQUERQUE, NM 87121 3443

Or Current Resident
CRUZ JOE & ANNETTE
3616 SAN YGNACIO SW
ALBUQUERQUE, NM 87121

Or Current Resident
GALLEGOS JAMES E ETUX
3666 1/2 TOWER RD SW
ALBUQUERQUE, NM 87105

Or Current Resident
HERRERA MARTIN & JOLENE
2323 VIA MADRID DR NW
ALBUQUERQUE, NM 87104

Or Current Resident
MOYA JOSE F ETUX ETAL
11620 MARQUETTE NE
ALBUQUERQUE, NM 87123

Project# 1003198
RIO GRANDE ENGINEERING
1606 CENTRAL SE STE 24
ALBUQUERQUE, NM 87106

Project# 1003198
VICTOR WYANT
612 COTTONTAIL SW
ALBUQUERQUE, NM 87121

Or Current Resident
BARELA EDDIE R & MELA M
TRUSTEES BARELA RVT
3627 TOWER RD SW
ALBUQUERQUE, NM 87121 3419

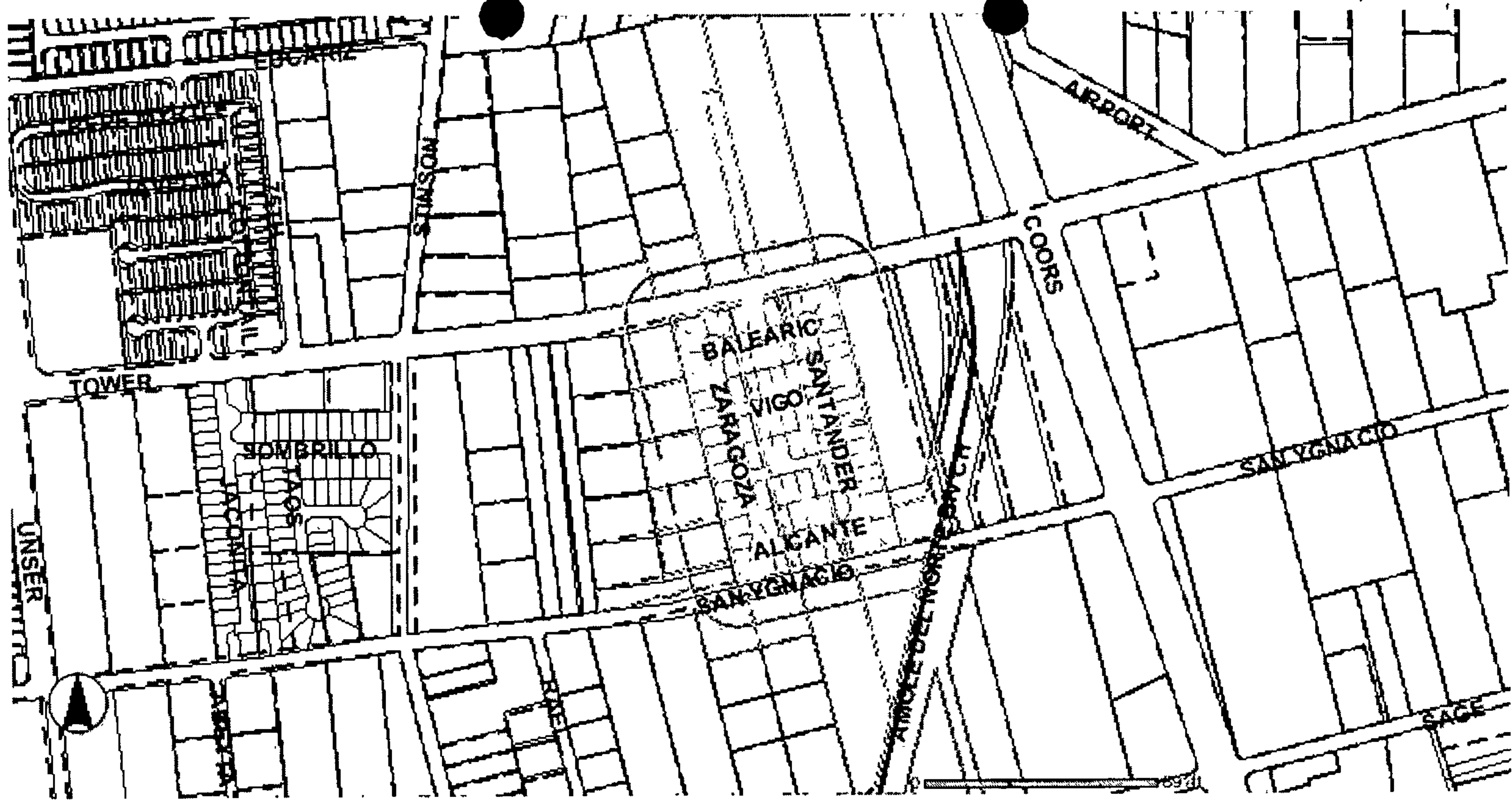
Or Current Resident
DELGADO JOSE & OLGA
3618 SAN YGNACIO RD SW
ALBUQUERQUE, NM 87121

Or Current Resident
GARCIA NORA S
5001 SAN TIMOTEO NW
ALBUQUERQUE, NM 87114

Or Current Resident
IGLESIA CRISTIANA MONTE DE SION
6020 AZUELO AVE NW
ALBUQUERQUE, NM 87120

Or Current Resident
SOSA DANIEL III & SUSAN
3615 TOWER SW
ALBUQUERQUE, NM 87121

Project# 1003198
FULLER HOMES
6260 RIVERSIDE PLAZA LN NW
ALBUQUERQUE, NM 87120





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: 16 November 2007

TO CONTACT NAME: David Soule
 COMPANY/AGENCY: Rio Grande Engineering
 ADDRESS/ZIP: 1606 Central SE Suite 201
 PHONE/FAX #: 872-0999 / FAX 872-2205

Thank you for your inquiry of 16 Nov. 2007 (Date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Autumn View Subdivision Located on Jower Rd SW between Coors Blvd SW and Stinson Rd SW
 zone map page(s) L-10

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

Stinson Tower
 Neighborhood Association
 Contacts: Norman Mason
7427 Via Tranquilo SW 87121
836-9671 (h)
Victor Wyant
612 Cottontail SW 87121
239-8856 (h)

Neighborhood Association
 Contacts: _____

See reverse side for additional Neighborhood Association Information: YES { } 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 YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephan D. Dunkel-Schetter
 OFFICE OF NEIGHBORHOOD COORDINATION

.....
 Attention: Both contacts per neighborhood association need to be notified.



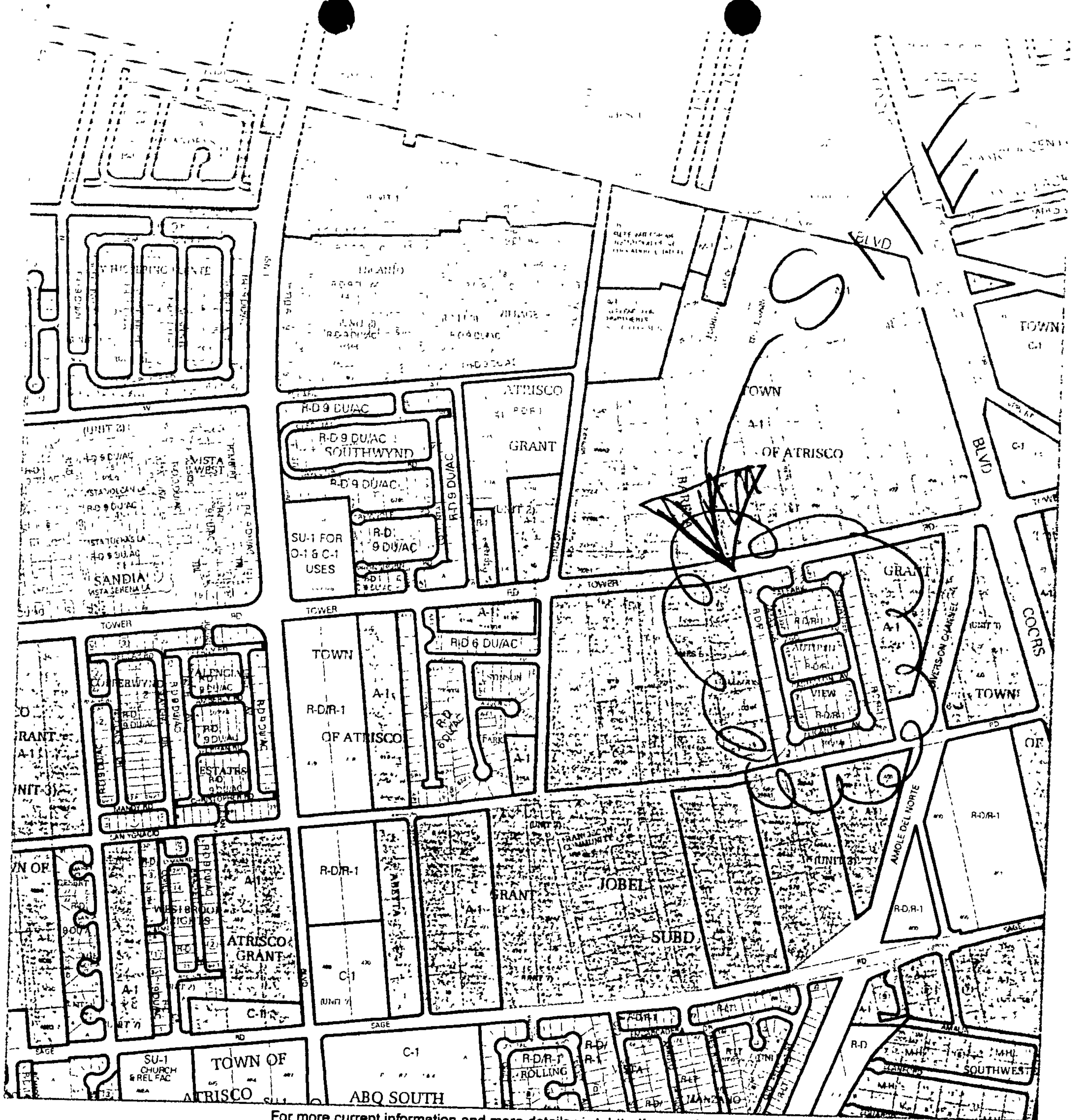
OFFICIAL NOTICE OF DECISION
PAGE 2

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

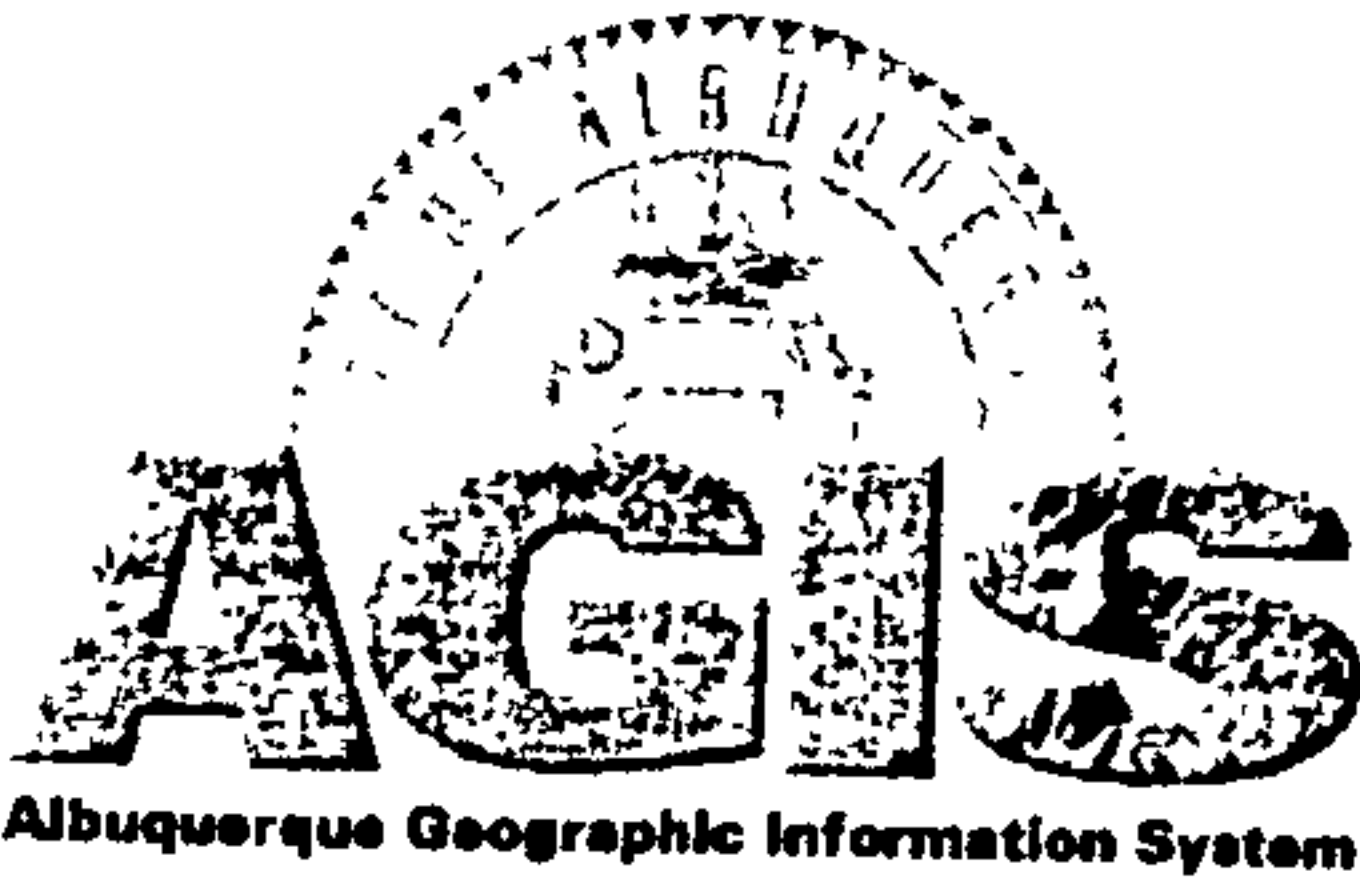
Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat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

Roger A. Green
for Sheran Matson, AICP, DRB Chair

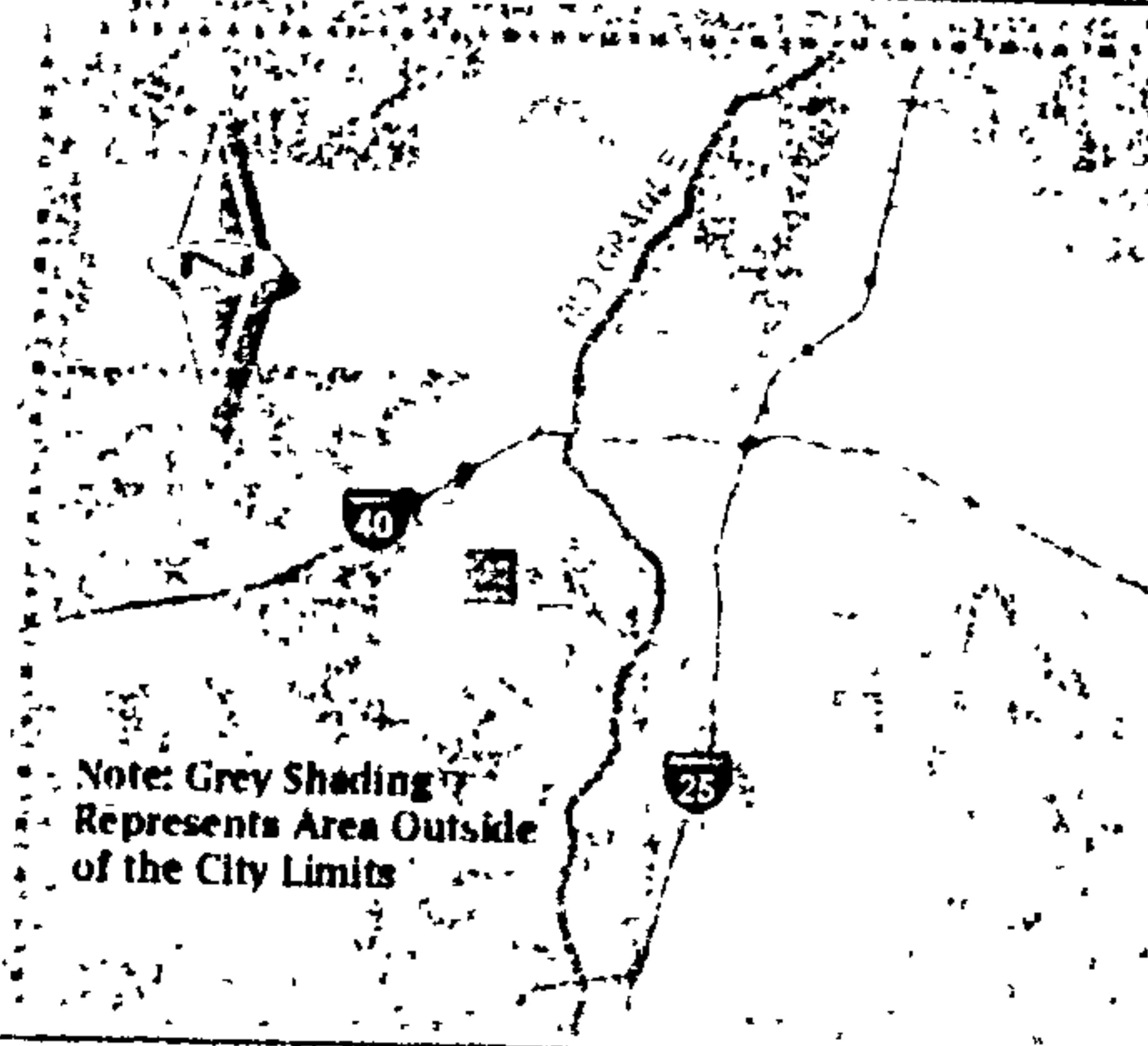
Cc: Emilio Chavez, 3670 Tower Rd SW, 87121
Norman Mason, 7427 Via Tranquilo SW, 87121
Eloy Padilla Jr, 7619 Greywolf Rd SW, 87121
Dan Sosa, 3615 Tower Rd SW, 87121
Fuller Homes Inc., P.O. Box 13900, 87192
Rio Grande Engineering, 1606 Central SE, Suite 201, 87106
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



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



Map amended through: 9/6/2007

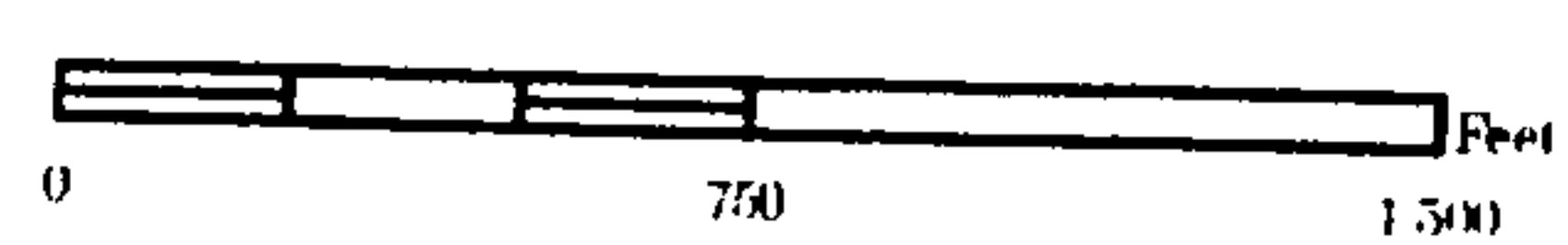


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-10-Z

Selected Symbols

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



FORM W: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
 - Letter briefly describing and explaining the request, compliance with the Development Process Manual, and all 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)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies.
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - 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)
 - List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies
 - Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

David Souk

 Applicant name (print)

 Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 07DRB 703516

Form revised 4/07
 _____ 11/16/07
 Planner signature / date
 Project # 1003198



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 12, 2007 9:00 AM

MEMBERS:

Andrew Garcia, Acting Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

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

- Project# 1000060**
07DRB-70393 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

PAUL HALAJIAN - MODRALL SPERLING agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Lot(s) C & D-1-B, **GATEWAY SUBDIVISION**, zoned SU-2, C-3, located on LOMAS NE AND WOODWARD NE INTERSECTION BETWEEN I-25 NE AND HIGH ST NE (J-15). **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

2. **Project# 1005357**
07DRB-70392 MAJOR - PRELIMINARY
PLAT APPROVAL

SURV-TEK INC agent(s) for OXBOW TOWN CENTER, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 & X-2-A UNIVERSITY OF ALBUQUERQUE URBAN, UNIVERSITY OF ALBUQUERQUE URBAN CENTER TBK OXBOW TOWN CENTER, zoned SU-3, located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DRIVE NW containing approximately 47.72 acre(s). (G-11) **DEFERRED TO 1/2/08 AT THE AGENT'S REQUEST.**

07DRB-70395 EPC APPROVED SDP
FOR SUBDIVISION

GEORGE RAINHART & ASSOCIATES agent(s) for SUNLAND DEVELOPMENT GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A1, X-1-AZ, X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, zoned SU-3 (R-2, C-2, 0-1), located on COORS BLVD NW AND ENCANTADA DEL SUR containing approximately 47.2 acre(s). (G-11) *[EPC Planner – Carmen Marrone]* **DEFERRED TO 1/2/08 AT THE AGENT'S REQUEST.**

07DRB-70419 EPC APPROVED SDP
FOR BUILD PERMIT

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for SUNLAND DEVELOPMENT GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A-1, X-1-A-2, X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, zoned SU-3/ R-2,C-2,0-1 USES, located on ST JOSEPH'S DR NW BETWEEN COORS BLVD NW AND ATRISCO DR NW containing approximately 47.2 acre(s). (G-11) *[EPC Planner – Stephanie Shumsky]* **DEFERRED TO 1/2/08 AT THE AGENT'S REQUEST.**

3. **Project# 1000296**
07DRB-70391 VACATION OF PUBLIC
EASEMENT

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16A-P1 & 17A-P1, OXBOW VILLAGE, zoned SU-3, located on OXBOW VILLAGE LANE NW BETWEEN OXBOW DR NW AND ST JOSEPH'S DR NW (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

4. **Project# 1003198**
07DRB-70394 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)
07DRB-70396 EXT OF SIA FOR TEMP
DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES request(s) the above action(s) for all or a portion of **AUTUMN VIEW SUBDIVISION**, zoned RD/R-1 located on TOWER RD SW BETWEEN COORS BLVD SW AND STINSON SW (L-10) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED. THE TWO YEAR EXTENSION FOR THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR
SUBDIVISION
07DRB-70255 MAJOR - SDP FOR
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)**, zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) [*Deferred from 10/10/07 & 11/14/07*] **DEFERRED TO 1/30/08 AT THE AGENT'S REQUEST.**

6. **Project# 1006854**
07DRB-70340 VACATION OF PUBLIC
EASEMENT
07DRB-70341 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70342 BULK LAND VARIANCE
07DRB-70343 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **UNPLATTED LAND SECTION 15 (to be known as THE TRAILS UNIT 4)**, zoned SU2-UR35, SU2-SRLL18, SU-1 FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW containing approximately 34.85 acre(s). (C-10) [*Deferred from 11/21/07*]

THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE VACATION FOR PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NEW MEXICO UTILITIES SIGNATURE, AGIS DXF, AND TO RECORD AND TO CITY ENGINEER FOR PUBLIC DRAINAGE EASEMENTS TO BE SHOWN ON PLAT.

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

7. **Project# 1000965**
07DRB-70421 AMENDED SDP FOR
SUBDIVISION
- CONSENSUS PLANNING agent(s) for ANDALUCIA DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-164, 1-54 & 1-60, Tract(s) A, B-2 & 6A, **LANDS OF RAY A GRAHAM III, OVEN CORP & COA; ANDALUCIA AT LA LUZ**, zoned SU-1 FOR PRD & MPOS, located on COORS BLVD NW BETWEEN MONTANO RD NW AND NAMASTE RD NW containing approximately 158 acre(s). (F-11/12 & E-12) **DEFERRED TO 12/19/07 AT THE AGENT'S REQUEST.**
8. **Project# 1003714**
07DRB-70364 EPC/SDP FOR BUILDING
PERMIT
- ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION**, zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NW BETWEEN WESTSIDE NW AND COORS BYPASS BLVD NW containing approximately 2.29 acre(s). (B-13) *[Deferred from 11/14/07 & 11/21/07, 11/28/07 & 12/5/07]. [EPC Planner – Carol Toffaleti]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR PUBLIC SIDEWALK EASEMENT.**

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

9. **Project# 1003125**
07DRB-70192 MINOR - FINAL PLAT
APPROVAL
- MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE/AVIATION & ECLIPSE AVIATION INC request(s) the above action(s) for all or a portion of Tract(s) D-1 & S-1, **LANDS OF DOUBLE EAGLE II AIRPORT AEROSPACE TECHNOLOGY PARK**, zoned SU-1/ AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW BETWEEN PASEO DEL VOLCAN NW AND SHOOTING RANGE PARK RD NW containing approximately 251 acre(s). (F-G/6). **DEFERRED TO 12/19/07 AT THE AGENT'S REQUEST.**

10. **Project# 1002459**
07DRB-70420 SIDEWALK WAIVER

TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 2A, **QUAIL RIDGE**, zoned SU-1 FOR COMMERCIAL & RELATED C-2 USES, located on COORS BLVD NW BETWEEN OURAY RD NW AND QUAIL RD NW containing approximately 3.5221 acre(s). (H-11) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project# 1003257**
07DRB-70415 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for VANTAGE BUILDERS, INC request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 19, HOA Tract 1, **SALTILLO Unit(s) 1**, zoned R-1, located on MARAVILLAS NW BETWEEN MCMAHON NW NUEVA ESPANA NW containing approximately 0.1818 acre(s). (A-10) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE, AGIS DXF, HOA SIGNATURE ON PLAT AND TO RECORD.**

12. Approval of the Development Review Board Minutes for October 17, 2007.

ADJOURNED: 10:12



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

December 12, 2007

Project# 1003198

07DRB-70394 MAJOR - SUBD IMP AGMT EXT (SIA)
 07DRB-70396 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES request(s) the above action(s) for all or a portion of **AUTUMN VIEW SUBDIVISION**, zoned RD/R-1 located on TOWER RD SW BETWEEN COORS BLVD SW AND STINSON SW (L-10)

AMAFCA

No adverse comments.

COG

MPO staff have no comment on this development proposal. For information, Tower Rd is functionally classified as an urban collector.

Transit

No comments received.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letter(s) sent to:

Stinson Tower NA (R)

APS

Autumn View Subdivision is located on Tower Rd SW between Coors Blvd SE and Stinson SW. The owner of the above property requests a 2 YR SIA and extension of SIA for temporary deferral of sidewalk construction. The development will consist of 82 single family homes. This will impact Edward Gonzales Elementary School, Truman Middle School, and West Mesa High School. Edward Gonzales Elementary School and West Mesa High School are exceeding capacity; Truman Middle School will be nearing capacity as development continues to build out in the area.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
262	Edward Gonzales	1,253	800	-453
475	Truman	1,087	1,152	65
570	West Mesa	2,749	2,632	-117

A new southwest high school will open with a 9th grade academy in 2008, while the remainder of the school will open in 2009. The new southwest high school will relieve overcrowding at West Mesa High School.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No adverse comments.
Open Space Division	Open Space has no adverse comments.
City Engineer	The Hydrology section has no objection to the extension requests.
Transportation Development	No adverse comments
Parks & Recreation	No objection.

ABCWUA

No objection to Extension requests.

Planning Department

Planning has no objection to the 1 year Subdivision Improvement Agreement Extension.

Planning has no objection to the extension of the SIA for the Temporary Deferral of Sidewalk Construction request.

Impact Fee Administrator

No comment on the proposed one-year SIA extension. No comment on the proposed sidewalk deferral extension.

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

Cc: Rio Grande Engineering – 1606 Central SE, Ste 24 – Albuquerque, NM 87106

Cc: Fuller Homes – P.O. Box 13900 – Albuquerque, NM



**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, December 12, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1000060

07DRB-70393 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

PAUL HALAJIAN - MODRALL SPERLING agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Lot(s) C & D-1-B, **GATEWAY SUBDIVISION**, zoned SU2, C3, located on LOMAS NE AND WOODWARD NE INTERSECTION BETWEEN I-25 NE AND HIGH ST NE (J-15)

Project# 1000296

07DRB-70391 VACATION OF PUBLIC
EASEMENT

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16A-P1 & 17A-P1, **OXBOW VILLAGE**, zoned SU-3, located on OXBOW VILLAGE LANE NW BETWEEN OXBOW DR NW AND ST JOSEPHS DR NW (G-11)

Project# 1003198

07DRB-70394 MAJOR - SUBD IMP AGMT
EXT (SIA)
07DRB-70396 EXT OF SIA FOR TEMP DEFR
SDWK CONST

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES request(s) the above action(s) for all or a portion of **AUTUMN VIEW SUBDIVISION**, zoned RD/R-1 located on TOWER RD SW BETWEEN COORS BLVD SW AND STINSON SW (L-10)

Project# 1006947

07DRB-70392 MAJOR - PRELIMINARY PLAT
APPROVAL
07DRB-70395 EPC/ SDP FOR SUBDIVISION

SURV-TEK INC agent(s) for OXBOW TOWN CENTER, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 & X-2-A UNIVERSITY OF ALBUQUERQUE URBAN, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER to be known as OXBOW TOWN CENTER**, zoned SU-3 (R-2, C-2, 0-1), located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DRIVE NW containing approximately 47.72 acre(s). (G-11)

GEORGE RAINHART & ASSOC agent(s) for SUNLAND DEVELOPMENT GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A1, X-1-AZ, X-2-A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned SU-3 (R-2, C-2, 0-1), located on COORS BLVD NW BETWEEN ENCANTADA DEL SUR SUBDIVISION containing approximately 47.2 acre(s). (G-11)[**Stephanie Shumsky - EPC Planner**]

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 hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


or Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 26, 2007.



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

#21
#21

Comp. SA 3/23/06

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

DRB Application No.: 06DRB-00093 (FP)
Project Name: AUTUMN VIEW SUBDIVISION
Agent: Rio Grande Engineering

Project # 1003198
Phone No.: 872-0999

Project Number

1003198

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on _____ 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: Maintenance note for private park, P-1 lot designation.

PLANNING (Last to sign): Record the Plat. *Autumn*
3/22/06

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

Called for P.U. 3-22-06 SA

OK



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00093 (FP)
Project Name: AUTUMN VIEW SUBDIVISION
Agent: Rio Grande Engineering

Project # 1003198
Phone No.: 872-0999

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on _____ 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: Maintenance note for private park, P-1 lot designation.

PLANNING (Last to sign): Record the Plat.

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk); RECORDED DATE: _____
- Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number

1003198

3198

DXF Electronic Approval Form

DRB Project Case #: 1003198

Subdivision Name: AUTUMN VIEW

Surveyor: DAVID R VIGIL

Contact Person: DAVID R VIGIL

Contact Information: 505-975-4567

DXF Received: 5/7/2006

Hard Copy Received: 5/7/2006

Coordinate System: Ground rotated to NMSP Grid


Approved

05-07-2006
Date

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

AGIS Use Only

Copied fc **3198**

to agiscov on **5/9/2006**

Contact person notified on **5/9/2006**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 22, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandóval, 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: 12:50 P.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 # 1003123**
06DRB-00106 Major-Two Year SIA
- KPM LLC, JERRY MILLER, request(s) the above action(s) for all or a portion of Tract(s) 77-B-1, **LANDS OF DEVEREUX & WATSON**, zoned S-MI, located on 5TH ST NW, between ASPEN AVE NW and HAINES AVE NW containing approximately 2 acre(s). [REF: 03DRB02044, 04DRB00347, 04DRB00348] (H-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1001164**
06DRB-00114 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION**, zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 9 acre(s). [REF: 01DRB00450] (H-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

06DRB-00219 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION**, zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE NE, between ARVADA AVE NE and INDIAN SCHOOL NE containing approximately 9 acre(s). [REF: 01DRB-00450, 06DRB00114] [*Deferred from 2/22/06*] (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**

3. **Project # 1000696**
05DRB-01529 Major-Preliminary Plat Approval
05DRB-01530 Minor-Sidewalk Waiver
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [*Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06 & 2/22/06*] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**

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

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

4. **Project # 1004367**
06DRB-00216 Minor-SiteDev Plan
BldPermit/EPC
- ADVANCED ENGINEERING & CONSULTING agent(s) for DAVID ELLEN request(s) the above action(s) for Tract(s) 48 & 49, Lot(s) 63-65, M.R.G.C.D. MAP 29, **CALAVERO ADDITION**, zoned SU-1 FOR IP, located on EDITH BLVD NE, between OSUNA RD NE and TYLER RD NE containing approximately 6 acre(s). [REF: Z-99-33,AX-99-7, 05EPC01266] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 2/22/06*] (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/1/06.**
5. **Project # 1001946**
06DRB-00223 Minor-SiteDev Plan
BldPermit
06DRB-00221 Minor-Prelim&Final Plat
Approval
- BOHANNAN HUSTON INC agent(s) for NEWMORE LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, **HISE LANDS**, zoned M-1, located on PASEO DEL NORTE NE NE, between INTERSTATE 25 NE and SAN PEDRO BLVD NE containing approximately 6 acre(s). [06DRB00083] (D-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT FOR TRAIL CONCERNS AND GENERAL COMMENTS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/22/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

6. **Project # 1000539**
06DRB-00128 Minor-SiteDev Plan
Subd/EPC
06DRB-00125 Minor-SiteDev Plan
BldPermit/EPC

JON ANDERSON ARCHITECT agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for Lot(s) A, Block(s) 12, and Lot(s) A, 6, 7, 8A, 9A1, 10 and 26, Block(s) 11 & 12, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned RD, C-1, SU-1 P.S. , SU-1, C-2, located on PALOMAS AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 19 acre(s). [REF: Z-95-4, AA-97-74, DRB-95-263, 04EPC01535, 04EPC01536, 04EPC01537, 04EPC01538] [Russell Brito, for Elvira Lopez, EPC Case Planner] [*Deferred at the Board's request from 2/8/06*] (D-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT APPROVAL AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

7. **Project # 1001176**
06DRB-00107 Minor-Amnd SiteDev Plan
Subd

WILSON & COMPANY agent(s) for KEITH MCDANIEL request(s) the above action(s) for all or a portion of Lot(s) 19A & 17, Block(s) 14, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on CORONA NE, between SAN PEDRO NE and WILSHIRE NE containing approximately 3 acre(s). [REF: DRB-97-516] [Resubmitted from 2/1/06] (C-18) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

8. **Project # 1002092**
06DRB-00217 Minor- Ext of SIA for Temp
Defer SDWK

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, **OXBOW NORTH SUBDIVISION, UNITS 1 & 3**, zoned SU-3, located on COORS BLVD NW NW, between NAMASTE DR NW and NORTH OF ST PIUS HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB-01623] (F-11) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **Project # 1002861**
06DRB-00213 Minor-Final Plat Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS, JAY REMBE, CHRIS CALOTT request(s) the above action(s) for all or a portion of Lot(s) 17-24, NEW MEXICO TOWN COMPANY'S ORIGINAL SITE OF ALBUQUERQUE (to be known as **SOUTHERN UNION GAS LOFTS II**, zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 1 acre(s). [REF: 05DRB01202] (K-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT ON 2-FOOT PUBLIC ROADWAY EASEMENT AND PLANNING TO RECORD.**

10. **Project # 1003132**
06DRB-00215 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for MWS, LLC request(s) the above action(s) for all or a portion of Lot(s) 9-A & 9-B, **BROADWAY INDUSTRIAL CENTER SUBDIVISION**, zoned SU-2/ HM, located on KARSTEN CT NE, between SAN JOSE ST NE and GIBSON AVE NE containing approximately 4 acre(s). [REF: DRB-97-271, 03 DRB-02073] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

11. **Project # 1003469**
06DRB-00225 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFERY A & LORRIE M ZUMWELT request(s) the above action(s) for all or a portion of Lot(s) 7-P-1, **OAKLAND HEIGHTS**, zoned R-D, 3du/acre located on OAKLAND AVE NE, between BARSTOW NW and VENTURA ST NE containing approximately 1 acre(s). (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR EASEMENTS OF RECORD AND PLANNING TO RECORD.**

06DRB-00224 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for DAVID & DEBORAH STANG AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for all or a portion of Lot(s) 8P-1 & 9P-1, **OAKLAND HEIGHTS**, zoned R-D, 3du/acre located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project # 1004173**
06DRB-00218 Major-Final Plat Approval

BOHANNAN HUSTON agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 4, 5 & D-2, **VENTANA RANCH WEST**, zoned R-LT, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 34 acre(s). (B-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004458**
06DRB-00220 Minor-Prelim&Final Plat
Approval

JUSTIN H SIMMONS request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) C, **JOHN M MOORE REALTY COMPANY'S ADDITION NO. 3**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between MOUNTAIN RD NW and MAIN ST NW containing approximately 1 acre(s). [REF: 05DRB01515] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CHANGING ACCESS EASEMENTS AND MAINTENANCE AND BENEFICIARIES AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

SURVEYS SOUTHWEST agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270, **TOWN OF ATRISCO GRANT TOGETHER WITH 68TH STREET TRACT**, zoned C-2, located on INTERSTATE 40 NW, between HANOVER RD NW and 68TH ST NW containing approximately 5 acre(s). [*Indef deferred on 2/22/06*] (J-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project # 1004710**
06DRB-00226 Minor-Prelim&Final Plat
Approval

GEORGE RODRIGUEZ DEVELOPMENT CONSULTING agent(s) for SAN MATEO / INDIAN SCHOOL LLC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 16, **W. J. WAGNER SUBDIVISION**, zoned C-1, located on SAN MATEO NE, between INDIAN SCHOOL NE and HAINES AVE NE containing approximately 1 acre(s). (J-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC ROADWAY EASEMENT ALONG SAN MATEO AND AN ENCROACHMENT AGREEMENT AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

16. **Project # 1004474**
06DRB-00214 Minor- Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORPERATION agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for Tract(s) F-1, 1-B, 1-A-1-A-2, 1-C, 3-A AND 1-A-1-B, **LANDS OF MENAUL SCHOOL, MRGCD MAP #36**, zoned SU-1 FOR PRD, located on MENAUL BLVD NW, between BROADBENT PARKWAY NW and BROADWAY BLVD NW containing approximately 45 acre(s). [REF: 05EPC-01568, 05EPC-01569] [*Deferred from 2/22/06*] (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/1/06.**

17. **Project # 1000941**
06DRB-00111 Minor-Ext of SIA for Temp
Defer SDWK

PETER JOHNSON agent(s) for VINTAGE INC. request(s) the above action(s) for lots 27, 29, 32, 34, 62, 63, 64, & 84, **PARADISE BLUFF, UNIT 1**, zoned SU-1, located on PARADISE BLVD NW between JUSTIN DR NW and LILIENTHAL NW containing approximately 6 acre(s). [REF: 00DRB-01656, 01DRB-01150] [*Deferred from 2/8/06 & 2/15/06*] (B-11/B-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

18. **Project # 1000795**
05DRB-00968 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for JOHN AND NADINE MINER request(s) the above action(s) for all or a portion of Tract(s) 24, ALVARDO GARDENS, UNIT 1 (to be known as **CORIANDA COURT**) zoned RA-2 residential and agricultural zone, located on MATTHEW AVE NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 2 acre(s). [REF: 05DBR00302] (*Indef deferred for the SIA 6/15/05*) (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC UTILITY EASEMENT AND PRIVATE ACCESS NOTES AND TO PLANNING FOR PERIMETER WALL DESIGN APPROVAL, M.R.G.C.D. SIGNATURE AND TO RECORD.**

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

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA AT DESERT RIDGE TRAILS**) zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 3 acre(s). [REF: 04DRB01373][*Deferred from 12/14/05 & 1/11/06 & 2/22/06*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/26/06.**

20. **Project # 1002189**
06DRB-00094 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for TIM & TRACY JARMILLO request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3**, zoned R-1 residential zone, located on MAGIC SKY CT NW, between SEVEN BAR LOOP NW and BARRETT AVE NW containing approximately 1 acre(s). [REF: S-98-66, DRB-97-298,SV-97-55] *[Deferred from 2/1/06, Final Plat Indef Deferred from 2/8/06, WSSP Compliance]* (B-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

21. ~~21.~~ **Project # 1003198**
06DRB-00093 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A & B, LANDS OF HECTOR ROJO and Tract(s) 355 & 356, TOWN OF ATRSICO GRANT, (to be known as **AUTUMN VIEW SUBDIVISION**, zoned RD, R-1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). *[Deferred from 2/1/06 & 2/8/06]* (L-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR MAINTENANCE NOTE FOR PRIVATE PARK AND P-1 LOT DESIGNATION AND PLANNING TO RECORD.**

22. **Project # 1000554**
06DRB-00161 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for DEPONTE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A & B, EMCORE DEVELOPMENT (to be known as **SANDIA SCIENCE AND TECH PARK**) zoned IP industrial park zone, located on INNOVATION PKWY SE, between EUBANK SE and RESEARCH SE containing approximately 21 acre(s). [REF: CSU-91-29] *[Deferred from 2/15/06]* (M-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1004341**
06DRB-00159 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ENCHANTMENT HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO**) zoned R-2, located on 76TH ST NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). [REF: 05DRB-01203, 05DRB-01634, 05DRB-01635] *[Deferred from 2/15/06 & 2/22/06]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/1/06.**

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

24. **Project # 1004526**
06DRB-00209 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for STILLBROOK HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 400 & 401, ATRISCO GRANT (to be known as **SAGE PARK**) zoned R-D/R-1, located on SAGE RD NW, between AMOLE DEL NORTE DIVERSION CHANNEL and COORS RD SW containing approximately 16 acre(s). (L-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1004688**
06DRB-00179 Minor-Sketch Plat or Plan

TERRAMETRICS OF NEW MEXICO agent(s) for JOHN ABBOTT AND B.H. & NAOMI N. BURNS request(s) the above action(s) for Tract(s) 2A, 2B and the northerly portion of Tract(s) 2, **ALVARADO GARDENS ADDITION, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW, between MATTHEW AVE NW and CAMPBELL RD NW containing approximately 3 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1004706**
06DRB-00208 Minor-Sketch Plat or Plan

STEVEN R CHAMBERLIN request(s) the above action(s) for all or a portion of Lot(s) 24, WEST 85 FEET OF THE S ½ OF LOT 24, **ALVARADO GARDEN ADDITION**, zoned RA-2 residential and agricultural zone, semi-urban area, located on MATTHEW AVE NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1004708**
06DRB-00212 Minor-Sketch Plat or Plan

KATE BENAVIDEZ request(s) the above action(s) for all or a portion of Lot(s) 5, **JESUS APODACA ADDITION**, zoned SU-2 special neighborhood zone, located on WILLIAM ST SE, between GARFIELD AVE SE and CROMWELL AVE SE containing less than 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Approval of the Development Review Board Minutes for February 15, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 15, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:50 P.M.

CITY OF ALBUQUERQUE
Planning Department
February 22, 2006
DRB Comments

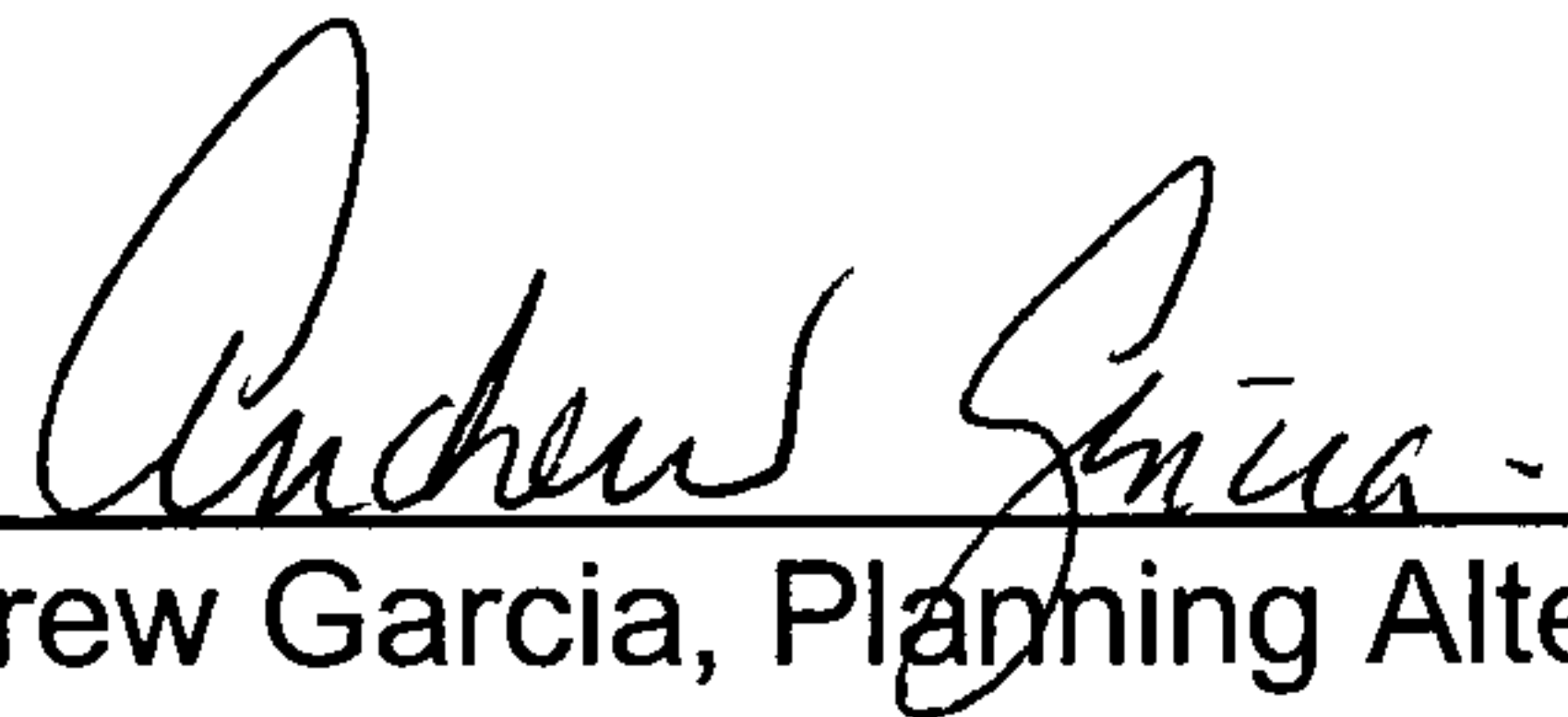
ITEM # 21

PROJECT # 1003198 APPLICATION # 06-00093

RE: Autumn View Subdivision/fp

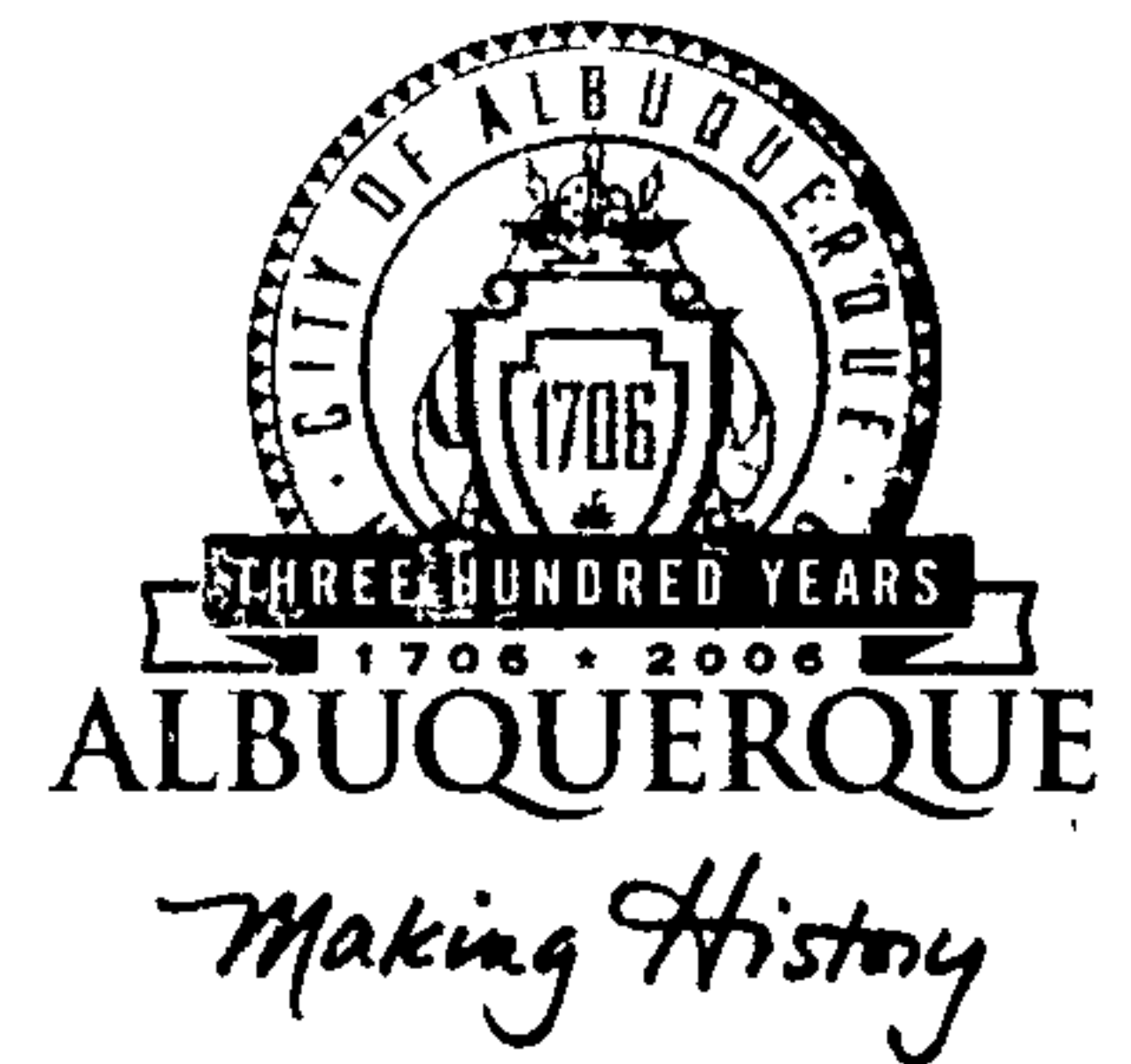
There is no objection to this request.

The Preliminary plat was approved on 8/5/05.



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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003198

AGENDA ITEM NO: 21

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Deferred SW SIA is required.
Easement width must be 30 feet.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 22, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 8, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:45 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 # 1004644

06DRB-00062 Major-Bulk Land Variance
06DRB-00063 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9 & 10, **THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 25 acre(s). **(C-9) BULK LAND VARIANCE. PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND APPEAL PERIOD.**

2. **Project # 1002743**
05DRB-01818 Major-Preliminary Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] [*Indefinitely deferred on a no show on 1/4/2006*] [*Deferred from 2/1/06*] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/8/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/19/79 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297, EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL.**

3. **Project # 1004607**
05DRB-01904 Major-Preliminary Plat
Approval
05DRB-01905 Minor-Temp Defer SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] [*Deferred from 1/11/06 & 1/18/06 & 1/25/06 & 2/1/06*] (D-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/8/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/24/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297, EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

4. **Project # 1000539**
06DRB-00128 Minor-SiteDev Plan
Subd/EPC
06DRB-00125 Minor-SiteDev Plan
BldPermit/EPC
- JON ANDERSON ARCHITECT agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for Lot(s) A, Block(s) 12, and Lot(s) A, 6, 7, 8A, 9A1, 10 and 26, Block(s) 11 & 12, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned RD, C-1, SU-1 P.S. , SU-1, C-2, located on PALOMAS AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 19 acre(s). [REF: Z-95-4, AA-97-74, DRB-95-263, 04EPC01535, 04EPC01536, 04EPC01537, 04EPC01538] **[Russell Brito, for Elvira Lopez, EPC Case Planner]** *[Deferred at the Board's request from 2/8/06]* (D-18) **DEFERRED AT THE BOARD'S REQUEST TO 2/22/06.**

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

5. **Project # 1000941**
06DRB-00111 Minor-Ext of SIA for Temp
Defer SDWK
- PETER JOHNSON agent(s) for VINTAGE INC. request(s) the above action(s) for lots 27, 29, 32, 34, 62, 63, 64, & 84, **PARADISE BLUFF, UNIT 1**, zoned SU-1, located on PARADISE BLVD NW between JUSTIN DR NW and LILIENTHAL NW containing approximately 6 acre(s). [REF: 00DRB-01656, 01DRB-01150] *[Deferred from 2/8/06]* (B-11/B-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**
6. **Project # 1002590**
06DRB-00124 Major-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B, LANDS OF BRACKSON A COURSON, (to be known as **CHAPARRAL COURT**) zoned RD, located on 64TH ST NW south of MILNE RD NW and containing approximately 4 acre(s).(G-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR DETACHED OPEN SPACE NOTE AND PLANNING FOR FLOOD PLAIN NOTE AND TO RECORD.**

7. **Project # 1003739**
06DRB-00115 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for THE SHELDON CO LLC request(s) the above action(s) for all or a portion of Lot(s) 12-16, Block(s) 8, **ENCHANTED MESA SUBDIVISION**, zoned C-1 neighborhood commercial zone, located on CHELWOOD PARK BLVD NE, between MENAUL BLVD NE and PHOENIX AVE NE containing approximately 1 acre(s). (H-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/8/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

8. **Project # 1002189**
06DRB-00094 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for TIM & TRACY JARMILLO request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3**, zoned R-1 residential zone, located on MAGIC SKY CT NW, between SEVEN BAR LOOP NW and BARRETT AVE NW containing approximately 1 acre(s). [REF: S-98-66, DRB-97-298,SV-97-55] *[Deferred from 2/1/06]*(B-13) **THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297, EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR COMPLIANCE WITH THE WEST SIDE STRATEGIC PLAN AMENDMENT.**

9. **Project # 1004139**
06DRB-00129 Minor-Final Plat Approval

BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 17, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3** (to be known as **MODESTO SEVEN**) zoned R-D, 3DU/AC, located on MODESTO AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 3 acre(s). [REF: 05DRB00969] (B-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR P-1 LOT DESIGNATION ISSUE AND PLANNING FOR AGIS DXF AND TO RECORD.**

10. **Project # 1004670**
06DRB-00127 Minor-Prelim&Final Plat
Approval
06DRB-00126 Minor-Vacation of Private
Easements

FOX PLAZA LIMITED LIABILITY CO request(s) the above action(s) for all or a portion of Tract(s) 3A, **LANDS OF TIJERAS PLACE IMPROVEMENTS**, zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and VALENCIA SE containing approximately 1 acre(s). (K-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 3-FOOT PUBLIC RIGHT-OF-WAY OR A 3-FOOT RIGHT-OF-WAY DEDICATION ALONG CENTRAL TO BE GRANTED BY THE PLAT AND TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD THE PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

11. **Project # 1003366**
06DRB-00056 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING 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 BLVD NW and the CALABACILLAS ARROYO, containing approximately 9 acre(s). [REF: 05DRB01272, 05DRB01273, 04EPC00498, 04DRB00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [*Deferred from 1/18/06 & 1/25/06*] (A-12/B-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, REAL PROPERTY SIGNATURE AND NMU INC SIGNATURE.**

12. **Project # 1004246**
06DRB-00091 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 7-10 & 23-26, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 - IP, located on HOLLY AVE NE and PASEO DEL NORTE NE and containing approximately 6 acre(s). [*Deferred from 2/1/06*] (C-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NOTE REGARDING PASEO DEL NORTE AS A LIMITED**

ACCESS STREET – “PASEO DEL NORTE IS A LIMITED ACCESS ARTERIAL. NO DIRECT ACCESS IS PERMITTED TO PASEO DEL NORTE UNLESS APPROVED BY THE METROPOLITAN TRANSPORTATION BOARD”, AND TO PLANNING FOR SITE PLAN FOR BUILDING PERMIT APPLICATION.

13. **Project # 1003198**
06DRB-00093 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A & B, LANDS OF HECTOR ROJO and Tract(s) 355 & 356, TOWN OF ATRSICO GRANT, (to be known as **AUTUMN VIEW SUBDIVISION**, zoned RD, R-1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [*Deferred from 2/1/06 & 2/8/06*] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/22/06.**

14. **Project # 1004359**
06DRB-00100 Minor-Prelim&Final Plat Approval

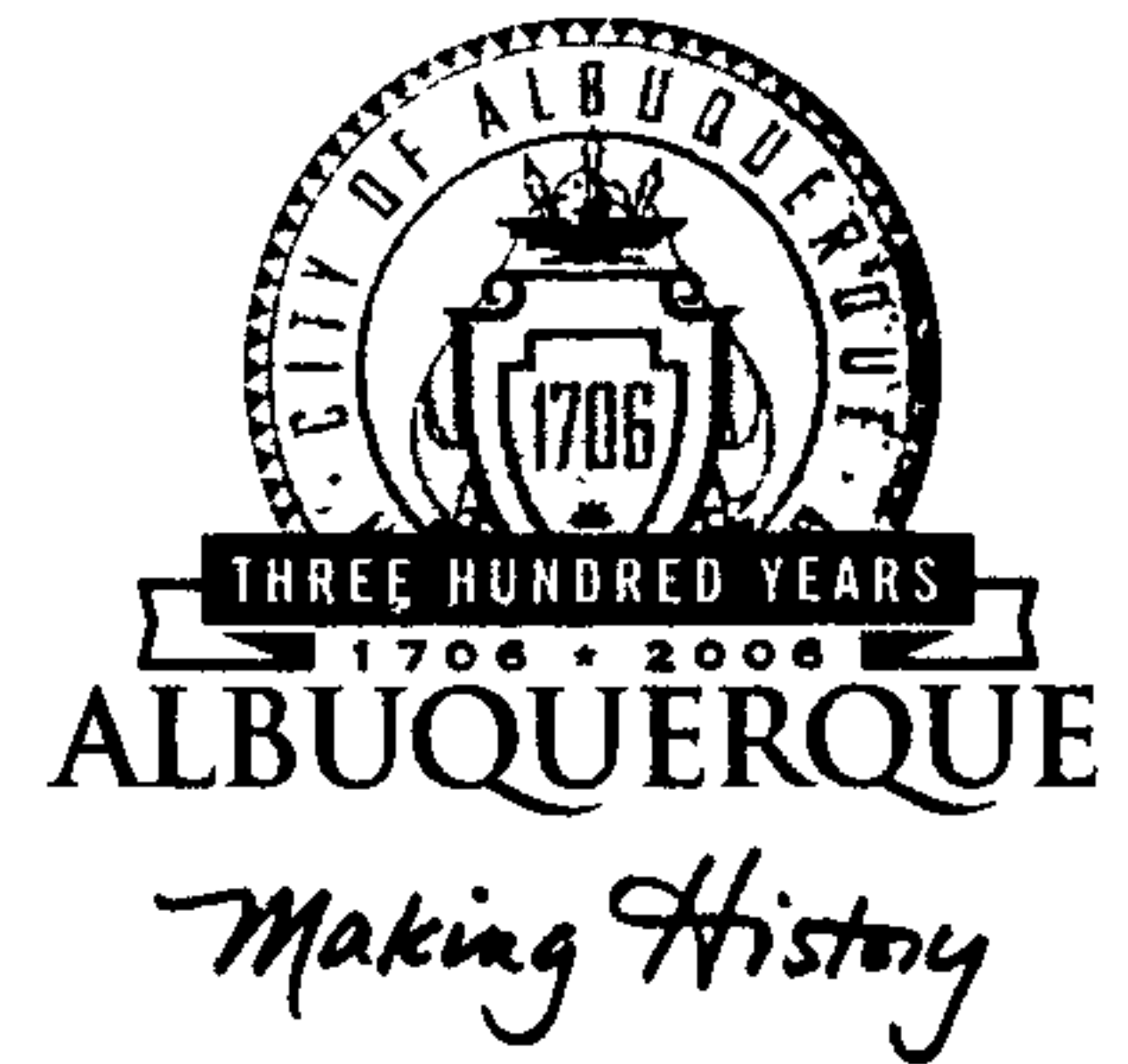
MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244] [*Deferred from 2/1/06 & 2/8/06*] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**

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

15. **Project # 1004669**
06DRB-00123 Minor-Sketch Plat or Plan
- BILLY BACA request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) A, **JOHNSON SUBDIVISION**, zoned R-1, located on 12TH STREET NW, between AZTEC NW and GRIEGOS RD NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. Approval of the Development Review Board Minutes for February 1, 2006. **THE DRB MINUTES FOR FEBRUARY 1, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:45 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003198

AGENDA ITEM NO: 13

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees for SW deferral is required for Final Plat sign-off.

Albuquerque

New Mexico 87103

RESOLUTION:

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

2-22-06

www.cabq.gov

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

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

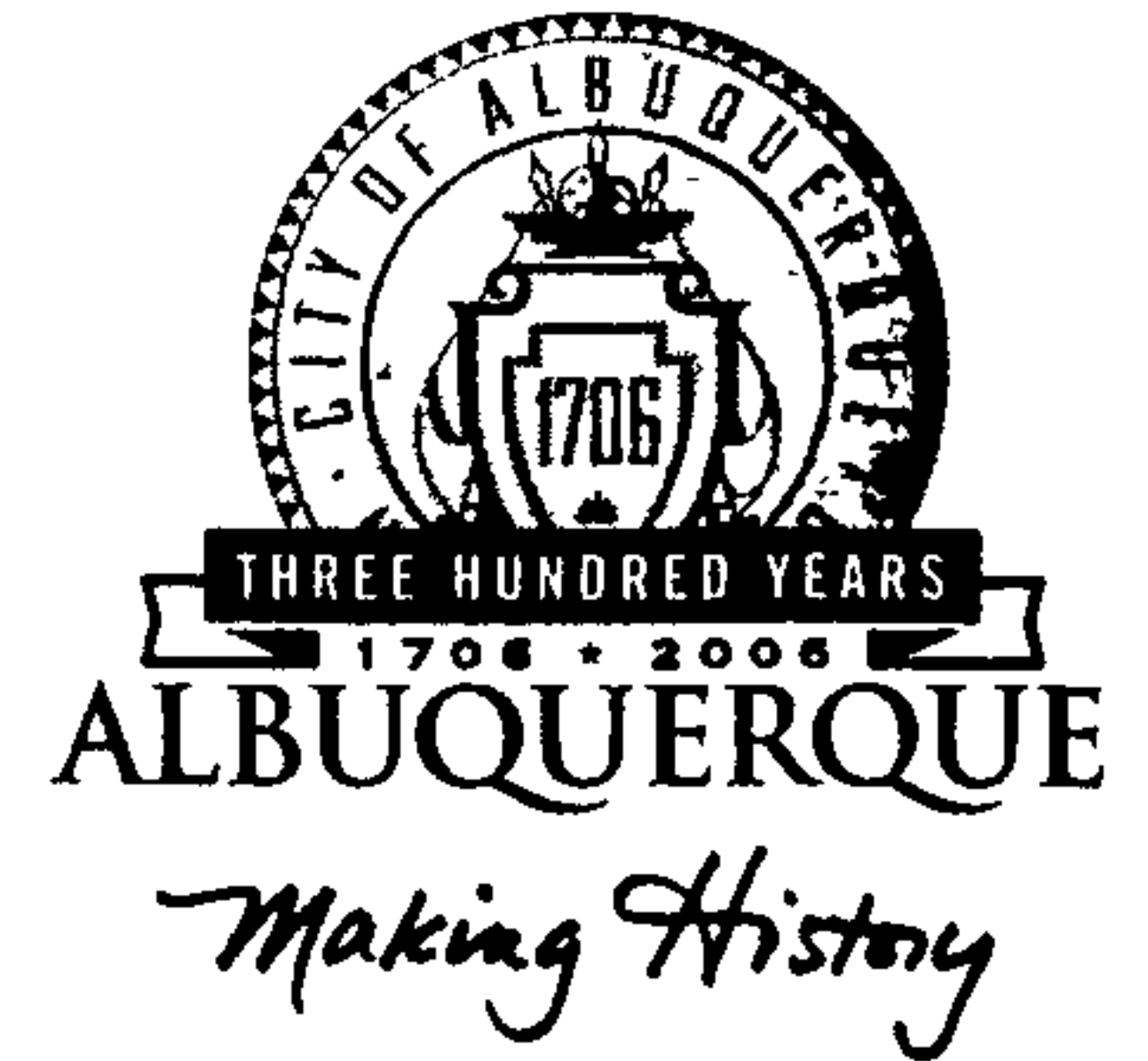
FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 8, 2006

CITY OF ALBUQUERQUE

*Approved
to 2/22/06*



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003198

AGENDA ITEM NO: 13

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees for SW deferral is required for Final Plat sign-off.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 8, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 1, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:55 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

- Project # 1002743**
05DRB-01818 Major-Preliminary Plat Approval
BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] [*Indefinitely deferred on a no show on 1/4/2006*] [*Deferred from 2/1/06*] (F-11) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

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

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] [Deferred from 1/11/06 & 2/1/06] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**

3. **Project # 1004282**
05DRB-01061 Major-Preliminary Plat
Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62nd ST SW and BATAAN DR SW containing approximately 2 acre(s). [Deferred from 7/20/05 & 7/27/05 & 1/11/06 & 1/18/06 & 1/25/06] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/1/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/05 THE PRELIMINARY PLAT WAS APPROVED.**

4. **Project # 1004607**
05DRB-01904 Major-Preliminary Plat
Approval
05DRB-01905 Minor-Temp Defer SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] [Deferred from 1/11/06 & 1/18/06 & 1/25/06 & 2/1/06] (D-9) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

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

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

5. **Project # 1001176**
06DRB-00103 Minor-SiteDev Plan Subd
06DRB-00107 Minor-Amnd SiteDev Plan
Subd

WILSON & COMPANY agent(s) for KEITH MCDANIEL request(s) the above action(s) for all or a portion of Lot(s) 19A & 17, Block(s) 14, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on CORONA NE, between SAN PEDRO NE and WILSHIRE NE containing approximately 3 acre(s). [REF: DRB-97-516] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LOT LINE ADJUSTMENT AND ADDITION OF PARKING BUMPER AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND TO DECIDE IF THERE IS AN AMENDED SITE PLAN FOR SUBDIVISION OR NOT.**

THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LOT LINE ADJUSTMENT AND ADDITION OF PARKING BUMPER AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND TO DECIDE IF THERE IS AN AMENDED SITE PLAN FOR SUBDIVISION OR NOT.

6. **Project # 1004660**
06DRB-00099 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for PREMIER CONCRETE LLC request(s) the above action(s) for all or a portion of Lot(s) 14-A-2-H, **LOOP INDUSTRIAL DISTRICT, UNIT 5**, zoned SU-2 for M-1 Permissive, located on FIRESTONE DR NE, between JEFFERSON ST NE and WILSHIRE AVE NE containing approximately 2 acre(s). [REF: DRB-95-498] (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SOLID WASTE APPROVAL, BUILD NOTE AND 3 COPIES OF THE SITE PLAN AND TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL STAMP AND ADEQUATE COVERAGE FOR FIRE.**

7. **Project # 1003445**
06DRB-00075 Minor-SiteDev Plan
BldPermit

JLS ARCHITECTS agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Tract(s) E2 and F, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA to include C-3, located on EDUCATION PLACE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 5 acre(s). [REF: 05EPC-00022] *[Deferred from 1/25/06]* (C-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC ACCESS EASEMENT TO BE RECORDED AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001275**
06DRB-00076 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD LTD request(s) the above action(s) for all or a portion of Tract(s) 1, LOWE'S, (to be known as **COTTONWOOD COMMONS**) zoned SU-1 FOR C-1, located on OLD AIRPORT RD NW, between COTTONWOOD NW and COORS NW containing approximately 9 acre(s). [REF: CZ-82-4, CSU-88-45, Z-97-106, SC-78-38, AX-97-17] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 1/25/06 & 2/1/06]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**

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

9. **Project # 1002189**
06DRB-00094 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for TIM & TRACY JARMILLO request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3**, zoned R-1 residential zone, located on MAGIC SKY CT NW, between SEVEN BAR LOOP NW and BARRETT AVE NW containing approximately 1 acre(s). [REF: S-98-66, DRB-97-298,SV-97-55] (B-13) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

10. **Project # 1001628**
06DRB-00097 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for JUDE BACA request(s) the above action(s) for EQUESTRIAN CENTER, **MESA RIDGE SUBDIVISION**, zoned SU-1 for PRD, located on MONTANO RD NW, between VISTA MONTANO ST NW and EQUESTRIAN DR NW containing approximately 8 acre(s). [REF: 05DRB-01166, 05DRB-01242, 05DRB-01251] (E-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN.**

11. **Project # 1004177**
06DRB-00098 Major-Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON HOMES INC, request(s) the above action(s) for all or a portion of Tract(s) 10, 11, 12 & 13, (to be known as **VENTANA HIGHLANDS UNIT 1 @ VENTANA RANCH WEST**) zoned R-LT, located on IRVING BLVD NW and VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN.**

12. **Project # 1002254**
06DRB-00084 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for FREDERICK & ROSEMARY PALMER request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503, 05AA-01702, 05DRB-01643, 05AA-01850] (C-18) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002176**
06DRB-00092 Major-Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SECTION R4E TOGETHER W/ TRACT E-1, **NORTH FOUR HILLS**, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). (L-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
14. **Project # 1004246**
06DRB-00091 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 7-10 & 23-26, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 - IP, located on HOLLY AVE NE and PASEO DEL NORTE NE and containing approximately 6 acre(s). [Deferred from 2/1/06] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**
15. **Project # 1004505**
06DRB-00096 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for JONI MILLER ZYDECO request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 8 and EAST 1/2 OF Lot(s) 9, Block(s) N, **ATLANTIC & PACIFIC ADDITION**, zoned SU-2 special neighborhood zone, located on COAL AVE SW, between 4TH ST SW and 5TH ST SW containing approximately 1 acre(s). [REF: 05DRB-01622] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR.**

16. **Project # 1003198**
06DRB-00093 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A & B, LANDS OF HECTOR ROJO and Tract(s) 355 & 356, TOWN OF ATRSICO GRANT, (to be known as **AUTUMN VIEW SUBDIVISION**, zoned RD, R-1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). (L-10) **FINAL PLAT WAS DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

17. **Project # 1003905**
06DRB-00105 Minor-Prelim&Final Plat Approval

ANTHONY DECK agent(s) for LOUIE CASIAS request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) B, **SANDALWOOD SUBDIVISION, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on ALLWOOD DR NW, between HANOVER DR NW and INTERSTATE 40 – AMAFCA RIGHT-OF-WAY, containing approximately 1 acre(s). [REF: 05DRB-000134] (J-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CORRECTION OF PROJECT NUMBER TO BE CHANGED TO APPLICATION NUMBER.**

18. **Project # 1004359**
06DRB-00100 Minor-Prelim&Final Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244] [Deferred from 2/1/06] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**

19. **Project # 1004661**
06DRB-00101 Minor-Prelim&Final Plat
Approval

GARY HUBBARD agent(s) for J & S DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 5A, 5B, 6A, 6B, 7A & 7B, **EMIL MANN ADDITION**, zoned R-2, located on TRUMBELL AVE NE and BELL AVE NE and containing approximately 1 acre(s). (L-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

20. **Project # 1002730**
06DRB-00095 Minor-Sketch Plat or Plan

BINGHAM ENGINEERING agent(s) for BETTY BLEA, HOMES BY MARIE request(s) the above action(s) for all or a portion of Lot(s) 13A1, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 4 acre(s). [REF: DRB-98-123/S-99-40] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

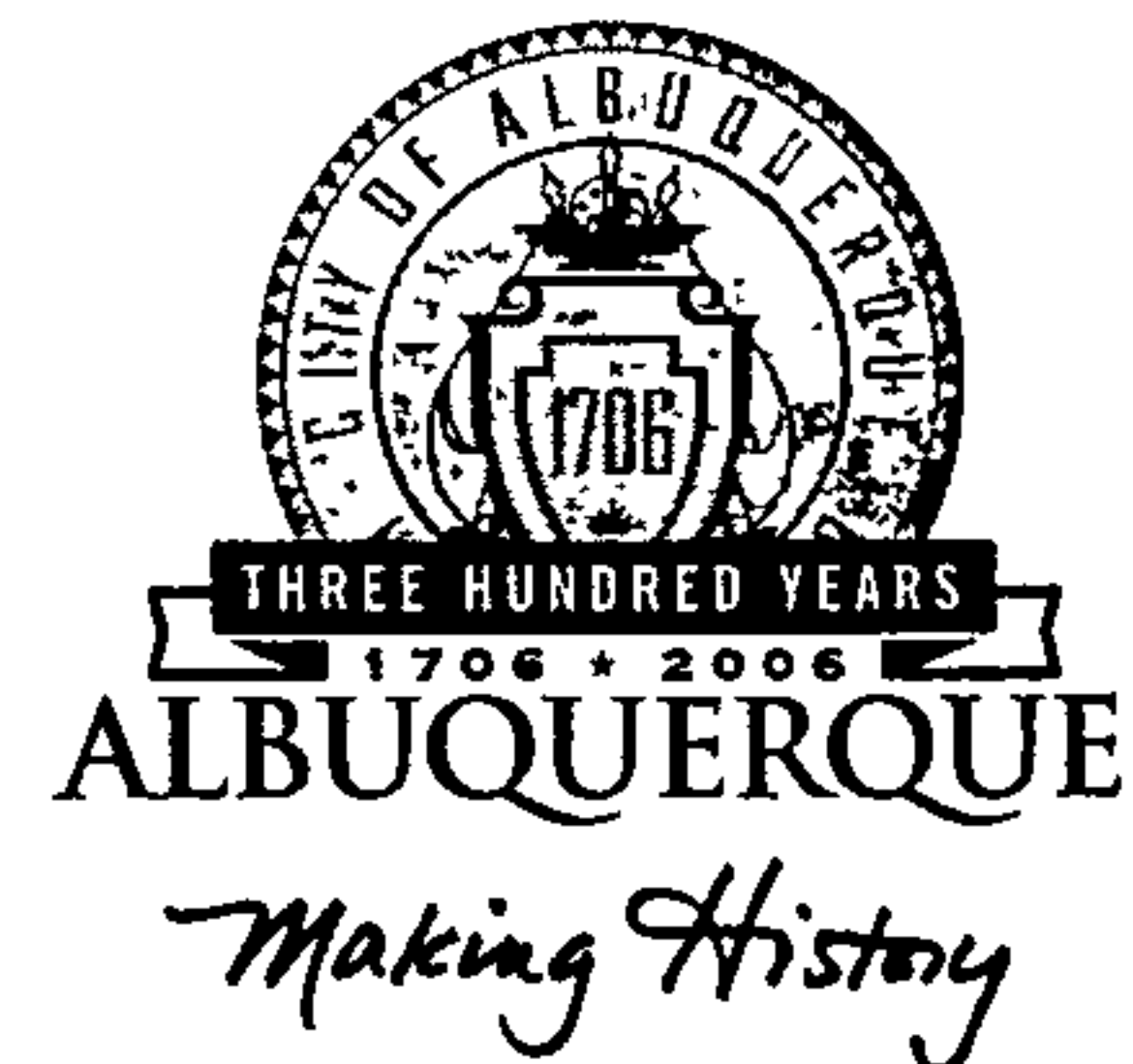
21. **Project # 1004655**
06DRB-00080 Minor-Sketch Plat or Plan

JESUS M. & MARIA D. VIZCAINO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 10, **LOWER BROADWAY**, zoned SU-2/M-R, located on ALAMO AVE SE, between MECHEM SE and HINKLE SE containing approximately 1 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for January 25, 2006. **THE DRB MINUTES FOR JANUARY 25, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003198

AGENDA ITEM NO: 16

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed deferred Sidewalk Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

(can find no record of SIA for sidewalk deferral)

P.O. Box 1293

Albuquerque

New Mexico 87103

RESOLUTION:

2-8-06

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 1, 2006





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 31, 2005

6. **Project # 1003198**
~~1003489~~
05DRB-01127 Major-Preliminary Plat Approval
05DRB-01129 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, TOWN OF ATRISCO GRANT (to be known as **AUTUMN VIEW SUBDIVISION**) zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [Deferred from 8/3/05 & 8/17/05 & 8/24/05] (L-10)

At the August 31, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 8/31/05 and approval of the grading plan engineer stamp dated 8/15/05 the preliminary plat was approved with the following conditions of final plat approval:

All terms of the Annexation Agreement, including APS, must be met.

Need to revisit the width of the drainage and water and sewer easements in the southeast corner of the subdivision.

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

If you wish to appeal this decision, you must do so by September 15, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. 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.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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

Please note that 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.)

Roger A. Green
for Sheran Matson, AICP, DRB Chair

Cc: Emilio Chavez, 3670 Tower Rd SW, 87121
Norman Mason, 7427 Via Tranquilo SW, 87121
Eloy Padilla Jr, 7619 Greywolf Rd SW, 87121
Dan Sosa, 3615 Tower Rd SW, 87121
Fuller Homes Inc., P.O. Box 13900, 87192
Rio Grande Engineering, 1606 Central SE, Suite 201, 87106
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003189 AGENDA#: 6 DATE: 8/31/05

1. Name: Emilio Chavez Address: 3670 Tower Rd SW Zip: 87121

2. Name: NORMAN MASON Address: 7427 VIA TRANQUIL Zip: 87121
SW

Notice only

3. Name: Eloy G. Padilla Jr Address: 7619 Greywolf Rd SW Zip: 87121

4. Name: David Saule Address: 710 Grande Zip: _____

5. Name: DAN SOSA Address: 3615 Tower SW Zip: 87121

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

August 31, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:53 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 #1002535**
05DRB-01269 Major-Vacation of Public Easements
05DRB-01270 Minor-Prelim&Final Plat Approval

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

2. **Project #1004289**
05DRB-01246 Major-Vacation of Pub
Right-of-Way

WILLIE P. GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 5, **JOHN BARON BURG PARK ADDITION**, zoned SR, located on 19TH ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). [REF: 05DRB-01073] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-01073 Minor-Prelim&Final Plat
Approval

WILLIE P. GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 5, **JOHN BARON BURG PARK ADDITION**, zoned SR, located on 19th ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). *(Was Indef. Deferred 7/13/05)* (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

3. **Project #1004368**
05DRB-01267 Major-SiteDev Plan
BldPermit

JAMES COOKE agent(s) for RAIN FACTORY LLC request(s) the above action(s) for all or a portion of Tract(s) 4A-2, **NORTH RENAISSANCE CENTER**, zoned SU-1 FOR IP USES, located on CULTURE DR NE, between MONTANO RD NE and RENAISSANCE BLVD NE containing approximately 2 acre(s). [REF: PROJ. #1001118] (F-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SIDEWALK EASEMENT.**

4. **Project #1003366**
05DRB-01272 Major-Vacation of Pub
Right-of-Way
05DRB-01273 Major-Vacation of
Public Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE ROAD NW, between IRVING NW and the CALABACILLAS

ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89, 04DRB-00596, 04DRB-00912, 04DRB01242] (B-12) **THE VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF PUBLIC EASEMENTS WERE APPROVED AS SHOWN ON EXHIBITS B-1, B-2 AND B-3 IN THE PLANNING FILE. CONDITIONS OF FINAL PLAT: A SANITARY SEWER LINE HAS BEEN RELOCATED AND ACCEPTED AND REEVALUATE GOLF COURSE ROAD RIGHT-OF-WAY.**

5. **Project # 1004355**
05DRB-01235 Major-Preliminary Plat
Approval
05DRB-01236 Minor-Temp Defer
SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR, SPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2**, zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 8/24/05]* (D-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/31/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/30/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE HOME OWNER'S ASSOCIATION PRESIDENT MUST SIGN THE FINAL PLAT. IF NO SUCH PERSON IS AVAILABLE, THEN THE OWNER OF THE PROPERTY CAN SIGN. DRAINAGE EASEMENTS IN PARCELS B, C AND E SHALL BE VACATED AND REPLACED WITH THE NEW ALIGNMENT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. ~~Project # 1003189~~
~~05DRB-01127 Major-Preliminary Plat~~
Approval
05DRB-01129 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, TOWN OF ATRISCO GRANT (to be known as **AUTUMN VIEW SUBDIVISION**) zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [Deferred from 8/3/05 & 8/17/05 & 8/24/05] (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/31/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/15/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: ALL TERMS OF THE ANNEXATION AGREEMENT, INCLUDING APS, MUST BE MET. NEED TO REVISIT THE WIDTH OF THE DRAINAGE AND WATER AND SEWER EASEMENTS IN THE SOUTHEAST CORNER OF THE SUBDIVISION. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

7. **Project # 1001685**
05DRB01349 Minor-SiteDev Plan
Subd/EPC
05DRB01350 Minor-SiteDev Plan
BldPermit/EPC

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKET PLACE**) zoned C-2 (SC) community commercial zone, located on GOLF COURSE RD NW and MCMAHON RD NW containing approximately 9 acre(s). [REF: Z-85-119,04EPC01348, 04EPC01349, 04EPC01590] [**Carmen Marrone, EPC Case Planner**] (A-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project # 1003991**
05DRB-01293 Minor-SiteDev Plan
Subd/EPC
05DRB-01294 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) A-1, **TOWN OF ATRISCO GRANT, UNIT 7**, zoned SU-1 FOR C-1 WITH DRIVE UP PHARMACY & RLT, located on SNOW VISTA BLVD SW, between SAGE RD SW and BENAVIDES RD SW containing approximately 14 acre(s). [REF: 05EPC00365, 05EPC00366, 05EPC00367] [Russell Brito for Elvira Lopez, EPC Case Planner] [Deferred from 8/17/05 & 8/31/05] (M-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/7/05.**

9. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] [Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05 & indef deferred on a no show 8/17/05] (D-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS PLANNING COMMENTS AND 3 COPIES OF THE SITE PLAN.**

05DRB01348 Minor-SiteDev Plan
Subd/EPC

DENISH & KLINE ASSOCIATES agent(s) for LOWE'S INC request(s) the above action(s) for all or a portion of Lot(s) 27R, 28R, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT A, Tract(s) A-1-A-1, A-1-B, A-1-C, A-1-D AND A-1-E-1, **LOS ANGELES CENTER ADDITION**, Lot(s) 5, 6, 7, 28 and 27, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT A, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between SAN PEDRO NE and I-25 containing approximately 38 acre(s). [REF: ZHE-99-025, 04EPC01032] [Makita Hill, EPC Case Planner] (D-18) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE, EPC CASE PLANNER INITIALS AND 3 COPIES OF THE SITE PLAN.**

10. **Project # 1004100**
05DRB-01290 Minor-SiteDev Plan
BldPermit/EPC

QUIK DRAW ENGINEERING LLC agent(s) for SPRINGSTONE CHILDRENS LEARNING CENTER request(s) the above action(s) for all or a portion of Tract(s) F, **LA CUEVA VILLAGE - UNIT 1**, zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 05EPC00582] [**Carmen Marrone for Elvira Lopez, EPC Case Planner**] (*Deferred from 8/24/05*) (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT AND 3 COPIES OF THE SITE PLAN.**

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

11. **Project # 1001946**
05DRB01347 Minor-Prelim & Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for NEWMORE LLC request(s) the above action(s) for all or a portion of Tract(s) A, B, C & D, **HISE LANDS**, zoned M-1 (SC), located on PASEO DEL NORTE BLVD NE, between I-25 and SAN PEDRO BLVD NE containing approximately 6 acre(s). [Listed under Project #1004391 in error.] (D-18) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR PRIVATE WATER AND SANITARY SEWER SERVICE EASEMENT FOR TRACT C AND CROSS-LOT DRAINAGE EASEMENT.**

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

CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA BLVD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] (*Deferred from 8/24/05 & 8/31/05*) (E-15) **DEFERRED AT THE BOARD'S REQUEST TO 9/7/05.**

13. **Project # 1004177**
05DRB-01280 Minor-Subd Design
(DPM) Variance

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 10-13, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on IRVING BLVD NW, between VENTANA RIDGE RD NW and containing approximately 74 acre(s). [REF: 05DRB01122, 01123, 01124, 00783] (*Was Indef. Deferred on 8/17/05*) (B-8) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS 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

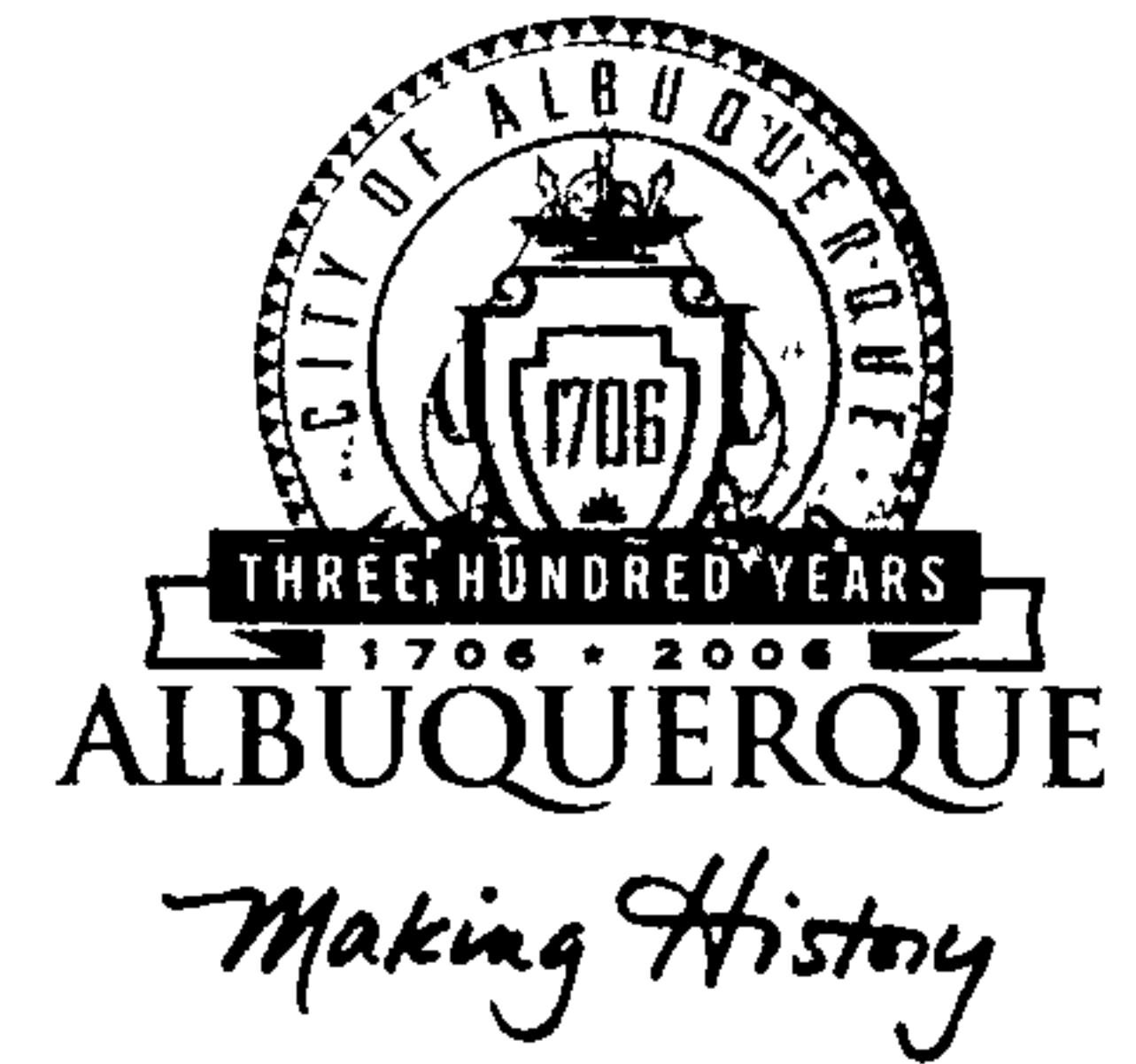
14. **Project # 1004390**
05DRB01346 Minor-Sketch Plat or
Plan

BOHANNAN HUSTON INC. agent(s) for LOFLAND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 1A, D and 10 through 23, Block(s) 12 and 13, **FRANCISCAN ADDITION**, zoned M-2 heavy manufacturing zone, located on 1ST ST NW, between I-40 and MENUAL BLVD NW containing approximately 4 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for August 17, 2005. **THE DRB MINUTES FOR AUGUST 17, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:53 A.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003189

AGENDA ITEM NO: 6

SUBJECT:

Preliminary Plat
Sidewalk Deferral

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.

An approved drainage report dated 8-15-05 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

RESOLUTION:

Signed I.L.

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

New Mexico 87103

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

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

www.cabq.gov

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 31, 2005

Refer to 8/31/05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003189 AGENDA#: 10 DATE: 8/24/05

1. Name: _____ Address: _____ 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: _____

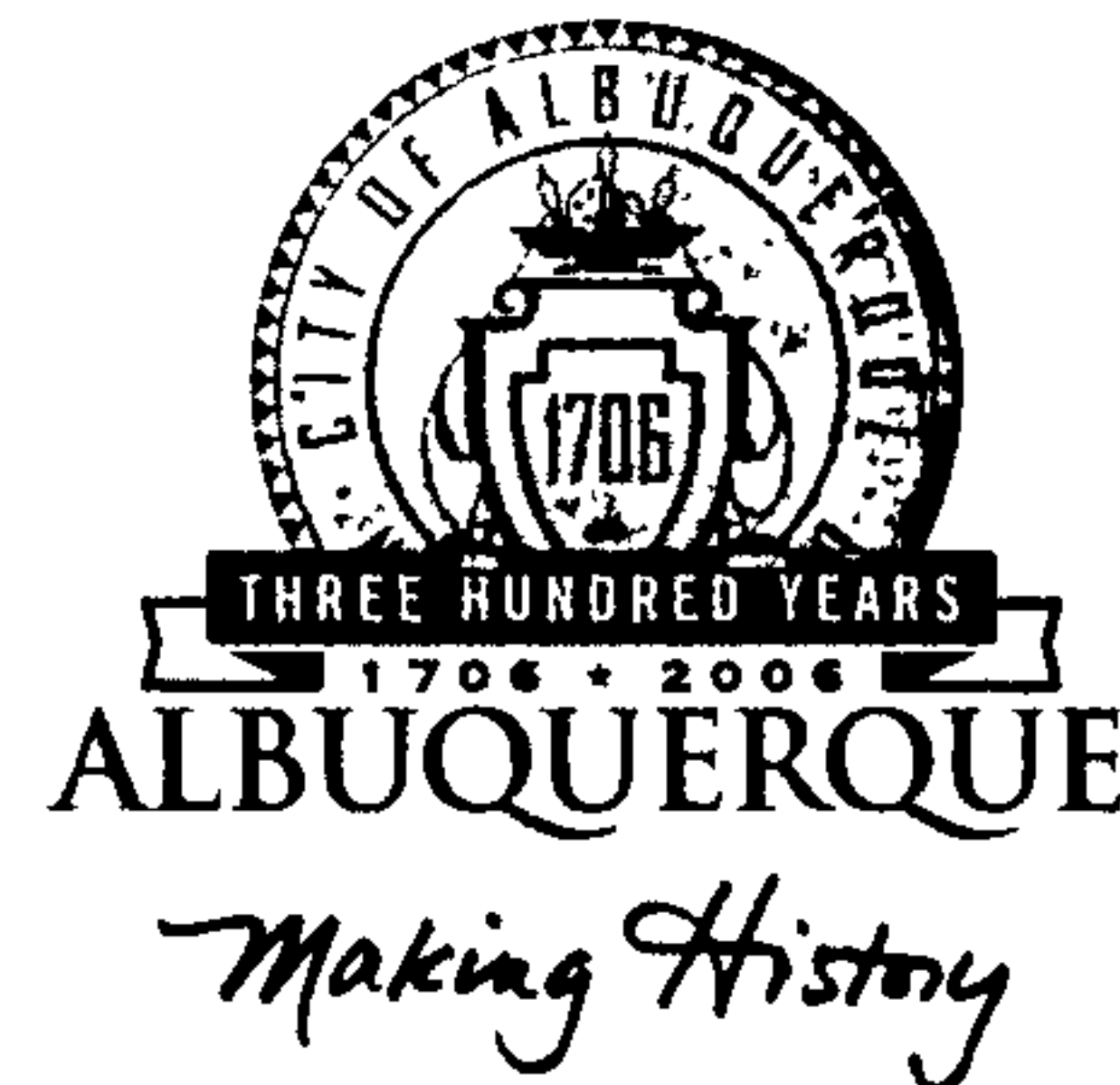
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003189

AGENDA ITEM NO: 10

SUBJECT:

Preliminary Plat
Sidewalk Deferral

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Need copy of annexation agreement.

~~An approved grading and drainage report must be on file prior to Preliminary Plat approval.~~

Minor Plat comments.

Infrastructure List comments.

No objection to Sidewalk Deferral request.

*An approved drainage plan dated 8-15-05 is on file
for Preliminary Plat approval.*

RESOLUTION:

8-31-05

New Mexico 87103 APPROVED ___; DENIED ___; DEFERRED ; COMMENTS PROVIDED ___; WITHDRAWN ___

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 24, 2005

P.O. Box 1293

Albuquerque

www.cabq.gov



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 24, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:30 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 # 1000400**
05DRB-01233 Major-One Year SIA

LEROY ORTIZ agent(s) for SOCIETY OF ST. PIUS X OUR LADY OF THE ROSARY, request(s) the above action(s) for all or a portion of Tract(s) 336, **TOWN OF ATRISCO GRANT UNIT 8**, zoned SU-1 CHURCH, located on OURAY NW, between COORS NW and LADERA NW containing approximately 5 acre(s). [REF: 03DRB-01033] (H-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003280**
05DRB-01230 Major-Six-Month SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for **VISTA PACIFICA UNIT 2**, zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB00568, 04DRB01309] (K-11) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1004354**
05DRB-01229 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for ACRE PARTNERS request(s) the above action(s) for all or a portion of Block(s) 9 Lot(s) 22-26 and a portion of 27, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2,C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308] (K-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

TIERRA WEST agent(s) for HOME DEPOT U.S.A. INC request(s) the above action(s) for all or a portion of Lot(s) 23, **SNOW HEIGHTS ADDITION**, zoned C-2 (SC) community commercial zone, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and SNOW HEIGHTS BLVD NE. [*Deferred from 8/10/05 & 8/24/05*] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 9/14/05.**

5. **Project # 1004075**
05DRB-01227 Major-Bulk Land
Variance
05DRB-01228 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 planned communities, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW and containing approximately 12,917.928 acre(s). [REF: 05DRB000525] (Q-15 thru Q-18, R-14 thru R-18, S-14 thru S-18, T-13 thru T-18, U-13 thru U-18) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENTS AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

6. **Project # 1001770**
05DRB-01231 Major-Vacation of
Public Easements
05DRB-01232 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/24/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/26/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE UTILITY PLAN WILL BE INSERTED INTO THE SITE PLAN AND BUILDING PERMIT SET. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

05DRB-00320 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES. agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5A2-A, **LANDS OF JOEL TAYLOR**, zoned C-2 community commercial zone, located on MONTANO NW, between WINTERHAVEN RD NW and COORS BLVD NW containing approximately 5

acre(s). [REF: 04EPC01722, 04EPC01721] [Elvira Lopez, EPC Case Planner] [*Indef Deferred from 3/2/05*] (E-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS SECTIONS OF STREET AND SEWER EASEMENTS AND PLANNING FOR 3 COPIES OF SITE PLAN AND ADDITION OF UTILITY PLAN TO SITE PLAN FOR BUILDING PERMIT.**

7. **Project # 1003585**
05DRB-01191 Major-Vacation of Pub
Right-of-Way
05DRB-01190 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES**, zoned 0-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] [*Deferred from 8/17/05*] (K-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/4/05 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, REAL PROPERTY SIGNATURE AND TO RECORD.**

8. **Project # 1004355**
05DRB-01235 Major-Preliminary Plat
Approval
05DRB-01236 Minor-Temp Defer
SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR, SPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2**, zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] [*Deferred from 8/24/05*] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/31/05.**

Project #1003470
05DRB-01289 Minor-Temp Defer
SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1, **VISTA VIEJA SUBDIVISION, UNIT 1**, zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1002861**
05DRB-01202 Major-Preliminary Plat
Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, NEW MEXICO TOWN COMPANY TOWNSITE (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] [Deferred from 8/17/05] (K-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/24/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/22/05 THE PRELIMINARY PLAT WAS APPROVED.**

10. ~~**Project # -1003189**~~
05DRB-01127 Major-Preliminary Plat
Approval
05DRB-01129 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, TOWN OF ATRISCO GRANT (to be known as **AUTUMN VIEW SUBDIVISION**) zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [Deferred from 8/3/05, 8/17/05, 8/24/05] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/31/05.**

11. **Project # 1004300**
05DRB-01080 Minor-SiteDev Plan
BldPermit

JIM MEDLEY, Architect AIA agent(s) for ROBERT NAVARRETTE request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). *[Deferred from 7/27/05 and 8/10/05 & 8/17/05]* (C-18) **THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE AND 3 COPIES OF THE SITE PLAN.**

05DRB-01286 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for ROBERT NAVARRETTE, ELITE DRI-WALL request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). [REF: 05DRB01080] *[Deferred from 8/17/05]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/24/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ENVIRONMENTAL HEALTH'S SIGNATURE MUST APPEAR ON THE FINAL PLAT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

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

12. **Project # 1004100**
05DRB-01290 Minor-SiteDev Plan
BldPermit/EPC

QUICK DRAW ENGINEERING LLC agent(s) for SPRINGSTONE CHILDRENS LEARNING CENTER request(s) the above action(s) for all or a portion of Tract(s) F, **LA CUEVA VILLAGE - UNIT 1**, zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing

approximately 1 acre(s). [REF: 05EPC00582]
[Carmen Marrone for Elvira Lopez, EPC Case
Planner] (Deferred from 8/24/05) (C-19) **DEFERRED
AT THE AGENT'S REQUEST TO 8/31/05.**

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

- 13. Project # 1000511**
05DRB-01102 Minor-Vacation of
Private Easements (withdrawn)
05DRB-01101 Minor-Prelim&Final Plat
Approval
- MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **HERITAGE EAST, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on DE VARGAS LOOP NE, between VENTURA ST NE and GREENWOOD ST NE containing approximately 1 acre(s). [REF: DRB-94-551] [Deferred from 7/27/05 & 8/24/05] (D-20) **DEFERRED AT THE BOARD'S REQUEST TO 9/21/05.**
- 14. Project # 1000351**
05DRB-01303 Minor-Prelim&Final Plat
Approval
- CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA BLVD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] (Deferred from 8/24/05) (E-15) **DEFERRED AT THE BOARD'S REQUEST TO 8/31/05.**

15. **Project # 1002420**
05DRB-01295 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for 1420 CARLISLE LLC request(s) the above action(s) for all or a portion of Lot(s) A-1 & A-2, Block(s) 10, **ALTURA ADDITION**, zoned C-1 neighborhood commercial zone, located on CARLISLE BLVD NE and ASPEN AVE NE and containing approximately 2 acre(s). [REF: 03DRB00051] (J-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002779**
05DRB-01308 Major-Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, LANDS OF POLO CHAVEZ and Tract(s) A-1 & A-2, SAN JOSE TRACTS (to be known as **CIELO LINDO SUBDIVISION**) zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 03EPC02049, 03EPC01061, 04DRB00959, 04DRB01730, 04DRB01731, 04DRB01732] (M-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR DISPOSITION OF TRACT A AND PRIVATE DRAINAGE EASEMENT ON LOT 27 AND TO PLANNING FOR AGIS DXF FILE, TRACT A – PUBLIC SAS AND WATER EASEMENTS TO ABCWUD AND TO RECORD THE PLAT.**

17. **Project # 1003285**
05DRB-01296 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B-24 through B-28, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 6**) zoned SU-2 FOR RLT, located on ENDEE ROAD NW, between

94TH ST NW and 90TH ST NW containing approximately 14 acre(s). [REF: 05DRB-00105, 05DRB-00106, 05DRB-00112, 05DRB-00107, 05DRB-00113] (J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

18. **Project # 1004315**
05DRB-01305 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for ALTURA WEST DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 33-A & 35-A, **OXBOW BLUFF SUBDIVISION**, zoned SU-3 special center zone, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW containing approximately 2 acre(s). [REF: 05DRB01121] (F-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SIGNED OFF ENCROACHMENT AGREEMENT READY TO RECORD AND THE PLANNING TO RECORD.**

19. **Project # 1004375**
05DRB-01306 Minor-Prelim&Final Plat
Approval

LAND DEVELOPMENT CONSULTANTS agent(s) for INELDA JARAMILLO request(s) the above action(s) for all or a portion of Tract(s) 1, **P & J SUBDIVISION**, zoned SU-1 PRD, located on SAN ANTONIO DR NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 7 acre(s). [REF: DRB-92-241, SP-92-85](E-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG SAN ANTONIO TO HAVE CURB FACE 13-FEET FROM PROPERTY LINE AND TO CITY ENGINEER FOR REMOVAL OF PUBLIC DRAINAGE EASEMENT AND AGIS DXF FILE.**

20. **Project # 1004377**
05DRB-01309 Minor-Prelim&Final Plat
Approval

BRITT HARVILLE request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, **PAWIDOL SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on VIZCAYA PLAZA NW, between RIO GRANDE BLVD NW and GABALDON RD NW containing approximately 1 acre(s). (H-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

21. **Project # 1004378**
05DRB-01310 Minor-Sketch Plat or
Plan

LAURIE BALMER agent(s) for LUCILE LANSING request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) 5, **ALTURA ADDITION**, zoned R-1, located on AVENIDA MANANA NE, between CONSTITUTION NE and ASPEN NE containing approximately 1 acre(s). (J-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for August 10, 2005. **THE DRB MINUTES FOR AUGUST 10, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 17, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:15 P.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 # 1001986**
05DRB-01194 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH**, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12) **A TWO-YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1004162**
05DRB-01193 Major-Preliminary Plat
Approval
05DRB-01195 Minor-Subd Design (DPM)
Variance
05DRB-01197 Minor-Sidewalk Waiver
05DRB-01198 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION**) zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/11/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-01275 Minor-SiteDev Plan
Subd/EPC

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION**) zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] **[Russell Brito for Elvira Lopez, EPC Case Planner] (E-16) THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CORRECTION OF NORTH ARROW.**

3. **Project # 1003585**
05DRB-01191 Major-Vacation of Pub
Right-of-Way
05DRB-01190 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] *[Deferred from 8/17/05]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

4. **Project # 1002861**
05DRB-01202 Major-Preliminary Plat
Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, NEW MEXICO TOWN COMPANY TOWNSITE (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] [Deferred from 8/17/05] (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

5. **Project # 1004341**
05DRB-01203 Major-Vacation of Pub
Right-of-Way

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **DEL RIO ESTATES**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA ROAD NW and GLEN RIO ROAD NW containing approximately 6 acre(s). (J-10) **WITHDRAWN AT THE AGENT'S REQUEST.**

6. **Project # 1003551**
05DRB-01183 Major-Preliminary Plat
Approval
05DRB-01184 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/19/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: A PERIMETER WALL DESIGN SHALL BE APPROVED PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1004173**
05DRB-01192 Major-Vacation of Public Easements
05DRB-01196 Major-Preliminary Plat Approval
05DRB-01199 Minor-Sidewalk Waiver
05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/10/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 05DRB-01281 Minor-Subd Design (DPM) Variance

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1004353**
05DRB-01119 Major-Preliminary Plat Approval
05DRB-01120 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] [Listed under Project #1002962 in error] [Deferred from 8/3/05] (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: USE OF A**

HAMMERHEAD REQUIRES FIRE AND SOLID WASTE APPROVAL. A PERIMETER WALL DESIGN SHALL BE APPROVED PRIOR TO FINAL PLAT. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

9. ~~Project # 1003189~~
05DRB-01127-Major-Preliminary Plat
Approval
05DRB-01129 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, TOWN OF ATRISCO GRANT (to be known as **AUTUMN VIEW SUBDIVISION**) zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [Deferred from 8/3/05 & 8/17/05] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

10. **Project # 1004300**
05DRB-01080 Minor-SiteDev Plan
BldPermit

JIM MEDLEY, Architect AIA agent(s) for ROBERT NAVARRETTE request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). [Deferred from 7/27/05 and 8/10/05 & 8/17/05] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

- 05DRB-01286 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for ROBERT NAVARRETTE, ELITE DRI-WALL request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). [REF: 05DRB01080] [Deferred from 8/17/05] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

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

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

11. Project # 1000631

05DRB-01287 Minor-SiteDev Plan
Subd/EPC

05DRB-01288 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES, agent(s) for JEROME BETTMAN request(s) the above action(s) for all or a portion of Tract(s) A-2B and B-1, **JEANNEDALE, UNIT 5**, zoned SU-3 special center zone, located on UPTOWN BLVD NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s). [REF: AA-96-118, Z-72-65, 03EPC02043, 03EPC02042, 1002442] [**Carmen Marrone, EPC Case Planner**] (H-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW WATERLINE EASEMENT AND TRANSPORTATION DEVELOPMENT FOR INTERNAL COMMENT SHEET MARKED UP AND ENTRANCE ON UPTOWN LOOP ROAD AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW WATERLINE EASEMENT, TO SHOW NEW 2-INCH METERBOX WITHIN RIGHT-OF-WAY AND TO TRANSPORTATION DEVELOPMENT FOR INTERNAL COMMENT SHEET MARKED UP AND ENTRANCE ON UPTOWN LOOP ROAD AND 3 COPIES OF THE SITE PLAN.**

05DRB-01282 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for 6401 UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A-2B and B-1, **DALE J BELLAMAH'S JEANNEDALE UNIT 5**, zoned SU-3 special center zone, located on AMERICAS PARKWAY NE, between UPTOWN BLVD NE and JEANNEDALE DR NE containing approximately 5 acre(s). [REF: AA-96-118 03EPC02043, 03EPC020] (H-18) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ADD 20-FOOT WATERLINE EASEMENT, CHANGE STREET NAME, MAY NEED PRIVATE WATER/SEWER SERVICE EASEMENTS FOR BUILDING TO THE WEST AND TO TRANSPORTATION DEVLEOPMNT FOR RADIUS DEDICATION @ INTERSECTIONS, ADA EASEMENTS AND CROSS-ACCESS (WEST)(NORTH).**

12. **Project # 1003991**
05DRB-01293 Minor-SiteDev Plan
Subd/EPC
05DRB-01294 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) A-1, **TOWN OF ATRISCO GRANT, UNIT 7**, zoned SU-1 FOR C-1 WITH DRIVE UP PHARMACY & RLT, located on SNOW VISTA BLVD SW, between SAGE RD SW and BENAVIDES RD SW containing approximately 14 acre(s). [REF: 05EPC00365, 05EPC00366, 05EPC00367] [**Russell Brito for Elvira Lopez, EPC Case Planner**] [*Deferred from 8/17/05*] (M-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/31/05.**

13. **Project # 1004353**
05DRB-01285 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) 6, **SANTA FE @ THE TRAILS UNIT 2**, zoned R-D residential and related uses zone, developing area, located on WOODMONT NW, between RAINBOW BLVD NW and OAKRIDGE NW containing approximately 20 acre(s). [Listed under Project #1002962 in error] (C-9) **SITE PLAN FOR SUBDIVISION WS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] [*Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05 & indef deferred on a no show 8/17/05*] (D-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

15. **Project # 1003358**
04DRB-00478 Minor-SiteDev Plan
BldPermit

KEN HOVEY agent(s) for COMMERCIAL ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract(s) 49, **CLIFFORD INDUSTRIAL PARK**, zoned SU-2 / M-1, located on WASHINGTON PL NE and ANAHEIM NE and containing approximately 3 acre(s). *[Was Indef Deferred on 4/7/04 on a no show] [Deferred from 8/10/05]* (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO DETERMINE IF ENVIRONMENTAL HEALTH HAS APPROVED THE ABATEMENT MEASURES FOR THE LANDFILL.**

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

16. **Project # 1004177**
05DRB-01280 Minor-Subd Design (DPM)
Variance

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 10-13, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on IRVING BLVD NW, between VENTANA RIDGE RD NW and containing approximately 74 acre(s). [REF: 05DRB01122, 01123, 01124, 00783] (B-8) **INDEFINITELY DEFERRED ON A NO SHOW.**

17. **Project # 1002960**
05DRB-01284 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) K, **SUNDORO SOUTH, UNIT 2**, zoned SU-2 FOR RLT, located on 98TH STREET NW, between LADERA BLVD NW and I-40 NW containing approximately 6 acre(s). [REF: 05DRB-00109] (J-8/9) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EXCHANGE WITH NMDOT AND TO RECORD PLAT AND TO PARKS FOR MAINTENANCE OF PCD EASEMENT.**

18. **Project # 1003982**
05DRB-01283 Minor-Prelim&Final Plat
Approval

WILKS CO. agent(s) for TAIHI & MARYANN JONES request(s) the above action(s) for Tract(s) A-15-M5-17 and A-15-M5-16, **LANDS OF TAIHI & MARYANN JONES**, zoned SU-2 NCR, located on WALTER NE, between MOUNTAIN RD NE and KINLEY AVE NE containing approximately 1 acre(s). [REF: 05DRB00338] (J-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004058**
05DRB-01268 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for SANDIA FOUNDATION, PATRICK GLENNON request(s) the above action(s) for all or a portion of Tract(s) A & B, LOMAS & BROADWAY and Tract(s) P-1, LANDS OF NEW MEXICO CREDIT CORP., UNIT 2 (to be known as **LANDS OF SANDIA FOUNDATION**) zoned SU-2 M-1, located on MARBLE AVE NE, between BROADWAY BLVD NE and LOMAS BLVD NE containing approximately 4 acre(s). [REF: ZA-87-241, DRB-93-164, DRB-90-186, 05DRB00486] (J-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1003672**
05DRB-00704 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT**) 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: 04DRB01423] (*Deferred from 5/4/05 & 5/18/05 & 5/25/05*) [*Final Plat Indef Deferred for SIA*] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENT LANGUAGE ACROSS LOT 6-P1 AND TO PLANNING TO RECORD.**

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

21. **Project # 1004361**
05DRB-01247 Minor-Sketch Plat or Plan

G. DONALD DUDLEY ARCHITECT agent(s) for RIVER HORSE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 2, 3, 4 and 5, Block(s) 001, MONTGOMERY HEIGHTS (to be known as **TULANE TOWNHOUSES**) zoned R-3, located on TULANE NE, between CARLISLE NE and WELLESLY NE containing approximately 1 acre(s). (G-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1004369**
05DRB-01279 Minor-Sketch Plat or Plan

RICHARD L GONZALES request(s) the above action(s) for all or a portion of Lot(s) 24-39, Block(s) 3, WEST PARK (to be known as **COUNTRY CLUB TOWNHOMES**) zoned C-2 community commercial zone, located on CENTRAL SW, between NEW YORK SW and GOLF COURSE containing approximately 2 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for August 3, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 3, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:15 P.M.

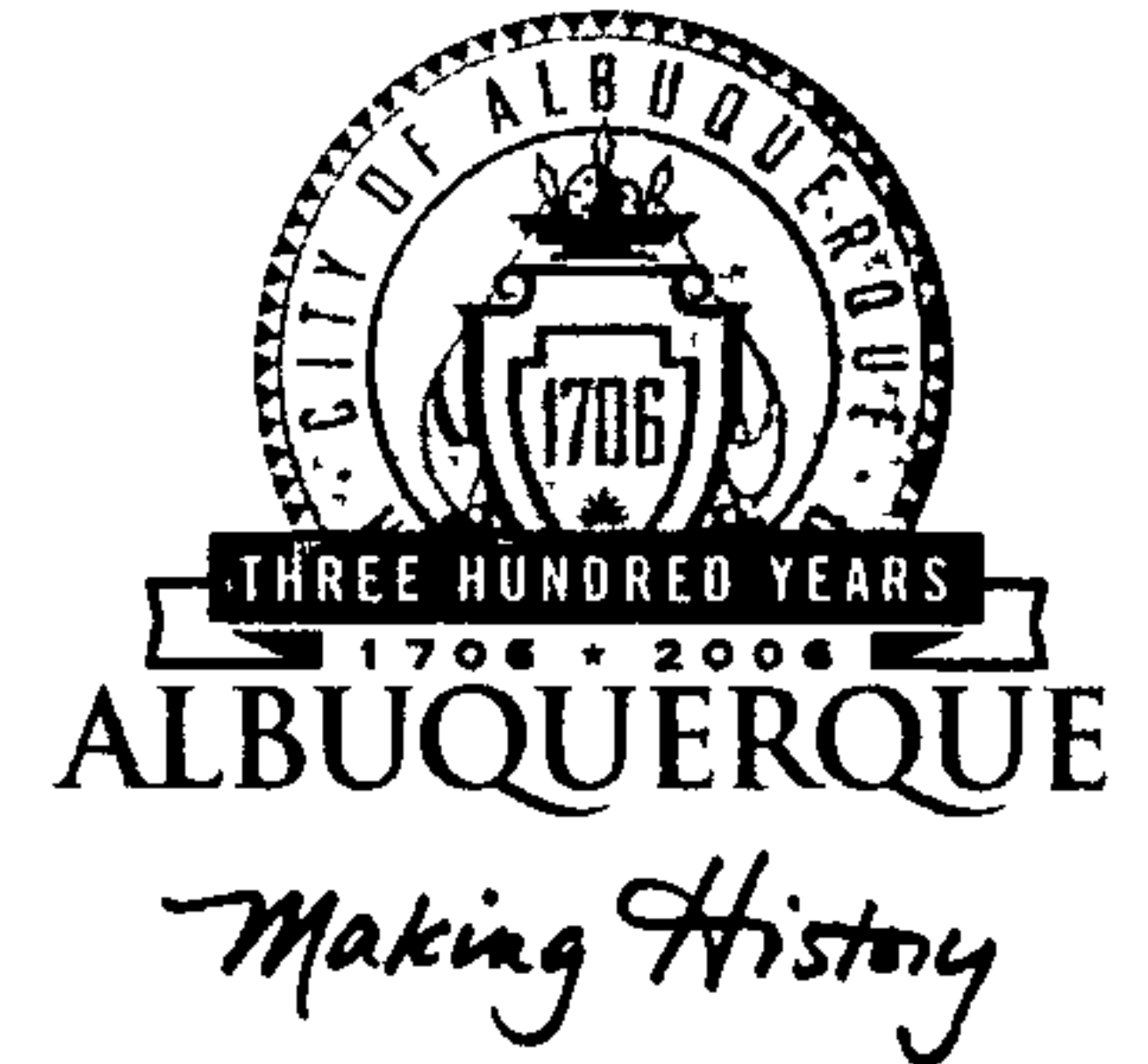
Refer to 8/24/05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003189 AGENDA#: 9 DATE: 8.17.05

1. Name: _____ Address: _____ 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



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003189

AGENDA ITEM NO: 9

SUBJECT:

**Preliminary Plat
Sidewalk Deferral**

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.

An approved grading and drainage report must be on file prior to Preliminary Plat approval.

Minor plat comments.

Infrastructure List comments.

P.O. Box 1293

Albuquerque

RESOLUTION:

8/24/05

New Mexico 87103

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

www.cabq.gov

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

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

FOR:

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

DATE: August 17, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 3, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:15 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1001926**
05DRB-01125 Major-One Year SIA

TIERRA WEST LLC agent(s) for JD HOME, INC., request(s) the above action(s) for all or a portion of Lots 1 – 34 **MUSTANG MESA**, zoned R-2, located on 72nd PL NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224; 03DRB-01225; 04DRB-01358; 04DRB-1393; 04DRB-01394] (J-10) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1004353**
05DRB-01119 Major-Preliminary Plat
Approval
05DRB-01120 Minor-Temp Defer
SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] [Listed under Project #1002962 in error] [Deferred from 8/3/05] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

3. **Project # 1003189**
~~05DRB-01127 Major-Preliminary Plat~~
Approval
05DRB-01129 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, **TOWN OF ATRISCO GRANT**, zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [Deferred from 8/3/05] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

4. **Project # 1004177**
05DRB-01122 Major-Preliminary Plat
Approval
05DRB-01124 Minor-Temp Defer
SDWK
05DRB-01123 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 VENTANA RANCH WEST, (to be known as **VENTANA HIGHLANDS SUBDIVISION**) zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/25/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: A PUBLIC DRAINAGE EASEMENT ON TRACT A AS WELL AS EXCLUDING TRACT A FROM THE P.U.E. AND A BLOCK LENGTH VARIANCE BE APPLIED FOR PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF**

CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1004315**
05DRB-01121 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW. (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION: AN EXECUTED ENCROACHMENT AGREEMENT IS REQUIRED CONCURRENT WITH FINAL PLAT APPROVAL.**

6. **Project # 1003257**
05DRB-00934 Major-Vacation of
Public Easements
05DRB-00933 Major-Vacation of Pub
Right-of-Way
05DRB-00929 Major-Preliminary Plat
Approval
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer
Sdwk

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF PARADISE HEIGHTS LLC**, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, **PARADISE HEIGHTS, UNIT 4**, Lots 9 thru 14, Block 9, **PARADISE HEIGHTS, UNIT 4**, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, **PARADISE HEIGHTS, UNIT 5**, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [REF:04DRB-00204] [Deferred from 6/29/05 &

7/20/05 & 7/27/05] (A-10) THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: OPEN SPACE ACCEPTS TRACTS F, G, H, I, J, K, N, O AND P. THE EASEMENTS FOR BOTH MCMAHON BLVD AND THE ARROYO CROSSING BE GRANTED PRIOR TO FINAL PLAT APPROVAL. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

7. **Project # 1001275**
05DRB-01207 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for AUTO ZONE, INC request(s) the above action(s) for all or a portion of Lot(s) 4, **LOWES SUBDIVISION**, zoned SU-1 FOR C-2 AND I-P PERMISSIVE, located on COORS BLVD NW, between ALAMEDA BLVD NW and COORS-BY-PASS NW containing approximately 2 acre(s). [REF: 05EPC00749, 01EPC00742, 01EPC00743, 01DRB00160, 01DRB01426, 01DRB01427] [**Stephanie Shumsky, EPC Case Planner**] (B-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES ON THE LANDSCAPE PLAN.

8. **Project # 1002529**
05DRB-01216 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Lot(s) 1, CAS ADDITION (to be known as **VISTA DEL BOSQUE**) zoned SU-1 FOR O-1 PERMISSIVE USES, located on COORS BLVD NW, between WESTSIDE DRIVE NW and the CALABACILLAS ARROYO containing approximately 3 acre(s). [REF: 05EPC-00748, 04EPC-01840, 04EPC-01840, 04EPC-01843, 05DRB-00212, 05DRB-00213, 05DRB-00214] [David Stallworth, EPC Case Planner] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REVISE THE UTILITY PLAN FOR PUBLIC WATER/SEWER LINES. REVISE EASEMENTS AND CHECK IF SITE PLAN MATCHES UTILITY PLAN AND PLANNING FOR DAVID STALLWORTHS INITIALS.**

05DRB-01208 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART, ARCHITECT agent(s) for STERLING DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 3 and 4, Tract(s) 6-B BLACK FARMS ESTATES (to be known as **SHOPS @ WESTSIDE DRIVE NW**) zoned SU-1 FOR C-1, located on the northeast corner of COORS BLVD NW and WESTSIDE DRIVE NW and containing approximately 3 acre(s). [REF: DRB-94-495] [David Stallworth, EPC Case Planner] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED PLANNING FOR DAVID STALLWORTHS INITIALS AND 3 COPIES OF THE SITE PLAN.**

05DRB-01175 Major-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, **CAS ADDITION, BLACK RANCH**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO NW containing approximately 6 acre(s). [REF: 04DRB01374, 04DRB01059, 04DRB02060, 04EPC01840, 04EPC01841, 04EPC01843, 03EPC02058, 03EPC02059, 03EPC02060, Z-93-115] [Deferred from 7/27/05] (B-13/B-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE AND CHECK THAT PLAT AND SITE PLAN MATCH AND TO PLANNING TO RECORD.**

9. **Project # 1002944**
05DRB-00706 Minor-SiteDev Plan
Subd/EPC
05DRB-00707 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for LINDA CONTOS & JOHN HEIDRICH request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC., CURB INC. AND THE CITY OF ALBUQUERQUE**, zoned SU-1 FOR MIXED USE C-1 PERMISSIVE, located on UNSER BLVD NW, between MCMAHON DR NW and NIGHT WHISPER RD NW containing approximately 9 acre(s). [REF: Z-97-119, ZA-99-118, DRB-90-423, 04EPC-01556] [Elvira Lopez, EPC Case Planner] *(Indef deferred 5/4/05)* (A-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF SITE PLAN.**

- 05DRB-01214 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for LINDA CONTOS request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS LLC & CURB INC.** (to be known as **NORTH UNSER VET CLINIC**) zoned SU-1 special use zone, located on PINON VERDE DR NW, between WILLOW RD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 05DRB-00706, 05DRB-00707] (A-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 24-FOOT EASEMENT AND PLANNING FOR CROSS-LOT DRAINAGE EASEMENT AND AGIS DXF FILE.**

10. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] *[Deferred from 8/3/05]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

11. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

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

12. **Project # 1003364**
05DRB-01210 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1-A, 1-A-2-A and 1-A-3-A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 4 acre(s). [REF: DRB-96-66, 04EPC-00495, 04EPC-00494] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004338**
05DRB-01186 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for FRANKLIN GAUER, JR & MARY DAY GAUER request(s) the above action(s) for all or a portion of Tract(s) 1-A & 1-B, **QUARTER HORSE ACRES**, zoned R-1 residential zone, located on SPUR COURT NW, between INTERSTATE 40 and MOUNTAIN ROAD NW containing approximately 1 acre(s). [REF: SP-96-189] (H-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

14. **Project # 1003606**
05DRB-01211 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for Lot(s) 509-26 509-27, 19W, 12B, Row 7, Tract(s) L and B, Town of Atrisco Grant, Unit A, Westland North Subdivision, Sundoro South, Unit 1, Painted Sky, Unit 1 (to be known as **SUNDORO SOUTH UNIT 5**, zoned SU-2 FOR RLT, located on LADERA DRIVE NW, between 94TH STREET NW and 90TH STREET NW containing approximately 23 acre(s). [REF: 04DRB-01693, 01692, 01691, 01690, 01689, 04DRB-01237] [*Deferred from 8/3/05*] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

15. **Project # 1003749**
05DRB-01185 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of ELENA GALLEGOS GRANT, UNIT 2, ACADEMY SQUARE, TRACT B (to be known as **ANCALA VILLAGE**) zoned O-1 office and institution zone, located on JUAN TABO NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 042HE01594, 05DRB00059] (F-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

16. Project # 1003673
05DRB-01212 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for MOCK ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-P-1, **OAKLAND SOUTH**, zoned RD 3D/UA, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA STREET NE [REF: 04DRB01637, 05DRB00029, 05DRB00028] (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. Project # 1003247
05DRB-01217 Minor-Temp Defer
SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for Lot(s) 1 & 2, CORONA DEL SOL (to be known as **VALENCIA SUBDIVISION**, zoned R-2 residential zone TOWNHOMES, located on ALAMAGORDO ST NW between COORS BLVD NW AND ST JOSEPH NW, containing approximately 1 acre(s). [REF: SV-98-52, DRB-98-18, Z-98-38, V-98-29, S-99-4] [*Listed under Project #1004347 in error*] (G-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER REQUESTED DEFERRAL TO 8/10/05.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . .

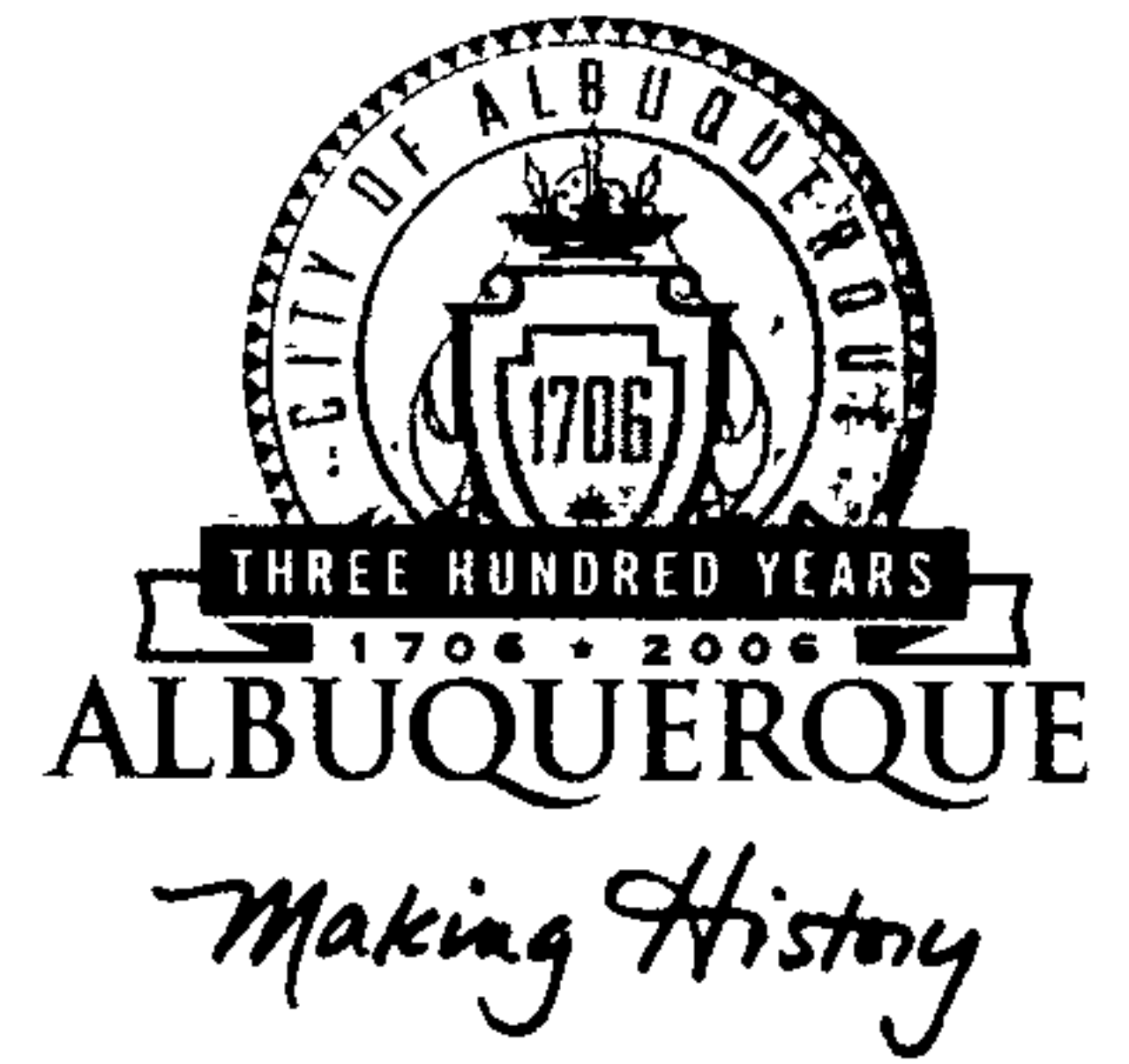
18. Approval of the Development Review Board Minutes for July 13 and July 20, 2005. DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 13 AND JULY 20, 2005 WERE APPROVED BY THE BOARD.

ADJOURNED: 11:15 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003189 AGENDA#: 3 DATE: 8/3/05

- ✓ 1. Name: James Gallegos Address: 3666 Tower Rd. SW Zip: 87121
- ✓ 2. Name: DAN SOSA Address: 3615 TOWER SW Zip: 87121
- ✓ 3. Name: Emilio Chavez Address: 3670 Tower Rd SW Zip: 87121
- ✓ 4. Name: NORMAN MASON Address: 7427 VIA TRANQUIL ^{140 SW} Zip: 87121
- ✓ 5. Name: Daniel Soule Address: Agent 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: _____



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003189

AGENDA ITEM NO: 3

SUBJECT:

**Preliminary Plat
Sidewalk Deferral**

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.

An approved drainage report must be on file prior to Preliminary Plat approval.

Minor plat comments.

An approved infrastructure list is required for Preliminary Plat approval.

Infrastructure List comments.

P.O. Box 1293

Albuquerque

RESOLUTION:

8/17/05

New Mexico 87103 APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 3, 2005

www.cabq.gov

1003189

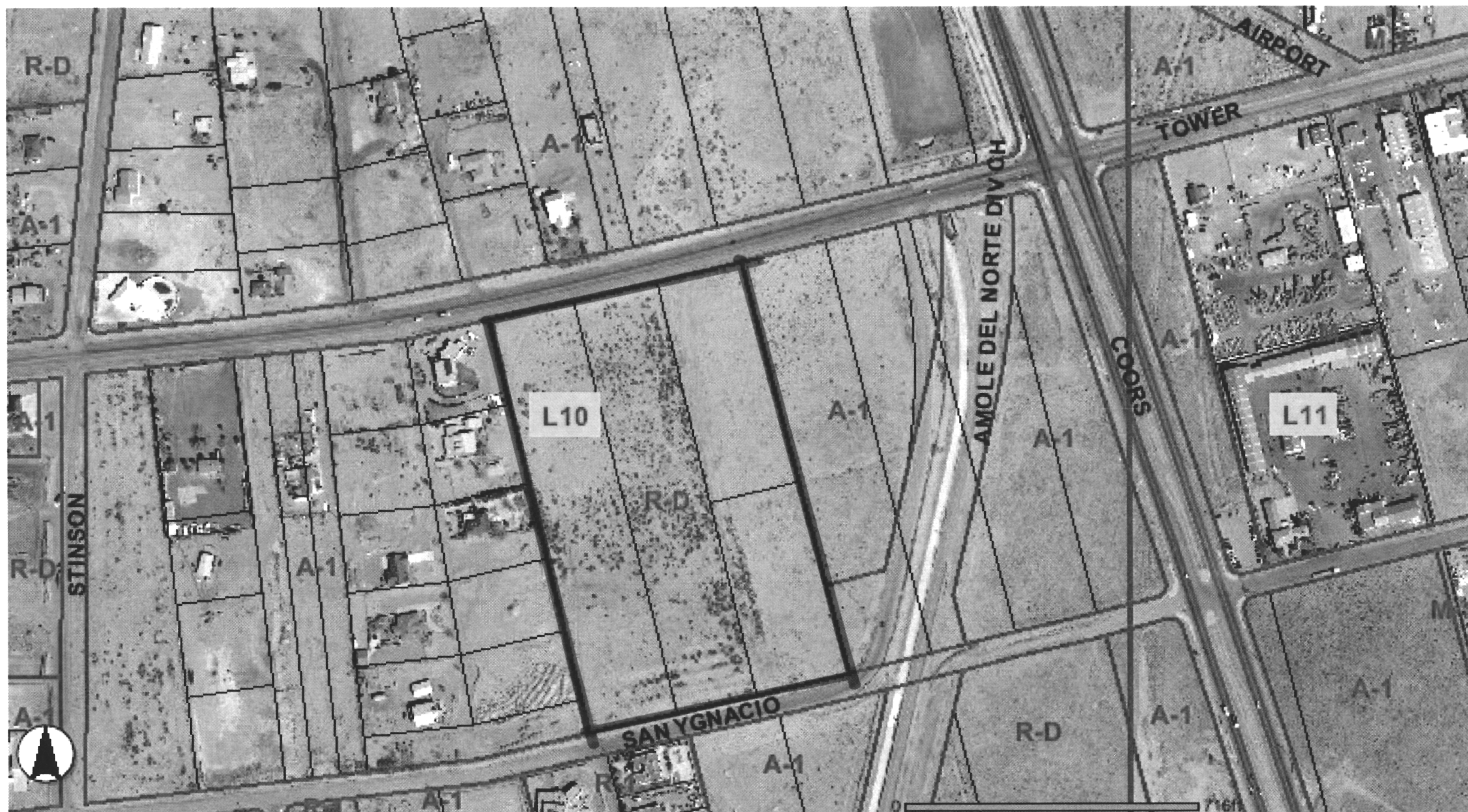
8/8/05

James Gallegos - yield
comments - ~~yield~~ to Emilio

Emilio Chavez -
The Chavez Agreement

Narrow Mason
86' - James - Should be 100'

J.L. will see that 100' head
will be built.



*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3782
CONNECTION TEL 9p8722205
SUBADDRESS
CONNECTION ID
ST. TIME 07/19 16:12
USAGE T 00'52
PGS. 2
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: Daniel Gale

FAX NUMBER: 872-2205 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: 7/19/05

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1003189 APPLICATION NO: 05-09127
+01129

*Lands of Hector Rojas.
My comments only.*

The property is outside the present Westside Moratorium boundaries. However, the issue of whether this is approvable because of the pending Sector Plan requirement is under investigation.

The property does lie within the Northwest Mesa Escarpment Plan (NWMEP) View Area boundary. Development is required to follow the Plan.

No objection to the temporary deferral of sidewalks.

The perimeter wall design. What, if anything, is to be placed within the 8" of the decorative pilaster? This could become a weed patch along with the dirt area between the sidewalk & the wall as shown on the rendering. The maximum height of the wall is 6 feet unless there is a retaining portion. The cross section shows 6 feet and also 7 feet. The walls will have to conform to the clear sight triangle requirements.

"Certification that perimeter walls were installed per DRB approved design shall be provided to the City prior to the release of financial guarantees." This language should be placed on the infrastructure list."

Project # 1003189

05DRB-01127 Major-Preliminary Plat
Approval

05DRB-01129 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, **TOWN OF ATRISCO GRANT**, zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). (L-10)

This property lies within the Tower Unser Sector Plan. The plan states that the lots in RD/R-1 zoning must conform to R-1 requirements. The minimum lot size in R-1 zoning is 5,000 square feet, the minimum lot width is 50 feet which can be measured 50 feet back from the front property line. Some of the lots on this plat do not meet the minimum lot size or lot width requirements for R-1.

Under Subdivision Data/Notes, the zoning is incorrectly listed. It should read RD/R-1.

Some of the notes on the perimeter wall submittals are unreadable. Please re-submit. A new design from this agent would be preferable.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 3, 2005

Project # 1003189

05DRB-01127 Major-Preliminary Plat Approval
05DRB-01129 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, **LANDS OF HECTOR ROJO**, TOWN OF ATRISCO GRANT, zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s).
(L-10)

AMAFCA	No adverse comments.
COG	This section of Tower Road SW is identified as a Minor Arterial on the Long Range Roadway System map with ROW of 86'.
Transit	Transit suggests providing a pedestrian connection to San Ygnacio Rd from Alicante Ave. No objection to the requests.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Stinson Tower NA (R).
APS	No comments received.
Police Department	No CPTED or crime prevention comments at this time.
Fire Department	
	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.

Environmental Health

No comments received.

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

Are these P1 lots? 46' r/w requires a 28' f-f street. Why is there only one access to the subdivision? Why are there two pavement sections for San Ignacio? Is the public water line easement going to be a road on lot 28? Public streets require landscaping (gravel at a minimum). Provide a copy of the pre-annexation agreement to verify that all infrastructure items are on the list.

Parks & Recreation

What is tract A, who will maintain it? This development will be subject to Impact Fees for Parks, Recreation, Trails and Open Space, due at building permit. No objection to the sidewalk requests.

Utilities Development

Is some of the lots sewer out falling to SanYgnacio? If so the easement in lot 28 is not wide enough. Minor comments on Infrastructure List. Water/sewer easements must be granted to the ABCWUA. No objection to Sidewalk Deferral request.

Planning Department

This property lies within the Tower Unser Sector Plan. The plan states that the lots in RD/R-1 zoning must conform to R-1 requirements. The minimum lot size in R-1 zoning is 5,000 square feet, the minimum lot width is 50 feet which can be measured 50 feet back from the front property line. Some of the lots on this plat do not meet the minimum lot size or lot width requirements for R-1.

Under Subdivision Data/Notes, the zoning is incorrectly listed. It should read RD/R-1.

Some of the notes on the perimeter wall submittals are unreadable. Please re-submit. A new design from this agent would be preferable.

Impact Fee Administrator

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately \$2,792 if a building permit is obtained by December 30, 2005, \$5,501 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$8,211 would be payable thereafter.

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

cc:Fuller Homes Inc., P.O. Box 13900, 87192

Rio Grande Engineering, 1606 Central Ave SE, Suite #201, 87106



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, August 3, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001926

05DRB-01125 Major-Two Year SIA

TIERRA WEST LLC agent(s) for JD HOME, INC., request(s) the above action(s) for all or a portion of Lots 1 – 34 **MUSTANG MESA**, zoned R-2, located on 72nd PL NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224; 03DRB-01225; 04DRB-01358; 04DRB-1393; 04DRB-01394] (J-10)

Project # 1002962

05DRB-01119 Major-Preliminary Plat
Approval

05DRB-01120 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] (C-9)

Project # 1003189

05DRB-01127 Major-Preliminary Plat
Approval

05DRB-01129 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, **TOWN OF ATRISCO GRANT**, zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). (L-10)

Project # 1004177

05DRB-01122 Major-Preliminary Plat
Approval

05DRB-01124 Minor-Temp Defer SDWK

05DRB-01123 Minor-Sidewalk Waiver


BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 **VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8)

Project # 1004315

05DRB-01121 Major-Vacation of Public
Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW. (G-11)

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 hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number 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, July 18, 2005.

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

July 15, 2005

TO: Victor Wyant and Chris Rodriguez, Stinson Tower Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately fifteen (15) acre(s): Major Preliminary Plat Approval and Minor Temporary Deferral of Sidewalks at a proposed development that will consist of replating the existing parcels into eight-two (82) individual lots and temporary deferral of internal sidewalks.

Proposed by: Rio Grande Engineering at 321-9099
Agent for: Fuller Homes, Inc.

P.O. Box 1293

For property located: On or near Tower Road SW between Coors Boulevard SW and Stinson Road SW.

Albuquerque

The case number(s) assigned is: 05DRB- 01127 and 01129, Project # 1003189.

New Mexico 87103

City Planning accepted application for this request on July 8, 2005.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested*.

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, August 3, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions -OR- have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**

945

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

Meeting Date: AUGUST 3, 2005
Zone Atlas Page: L-10-Z
Notification Radius: 100 Ft.

Project# 1003189
App# 05DRB-01127
App# 05DRB-01129

Cross Reference and Location: Tower Rd SW Between Coors Blvd SW And Stinson Rd SW

Applicant: FULLER HOMES, INC.
Address: PO BOX 13900
ALBUQUERQUE NM 87192

Agent: RIO GRANDE ENGINEERING
Address: 1606 CENTRAL AVE SE, STE# 201
ALBUQUERQUE NM 87106

Special Instructions:

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

Date Mailed: JULY 15, 2005

Signature: KYLE TSETHLIKAI

RECORDS WITH LABELS

PAGE 1

101005642932210112 LEGAL: TRAC T 30 6 UNIT 3 ATRISCO GRANT LAND USE:
PROPERTY ADDR: 00000 TOWER
OWNER NAME: BACA MABEL ALARID
OWNER ADDR: 03118 AMALIA RD SW ALBUQUERQUE NM 87105

101005640931610111 LEGAL: TRAC T 30 5 UNIT 3 ATRISCO GRANT LAND USE:
PROPERTY ADDR: 00000 TOWER
OWNER NAME: GARCIA NORA S
OWNER ADDR: 05001 SAN TIMOTEO NW ALBUQUERQUE NM 87114

101005638530810109 LEGAL: TRAC T 30 4 UNIT 3 TOWN OF ATRISCO GRANT EXC SLY 730 LAND USE:
PROPERTY ADDR: 00000 TOWER
OWNER NAME: BACA DOREEN B & ALFRED R
OWNER ADDR: 03617 TOWER RD SW ALBUQUERQUE NM 87121

101005639630610110 LEGAL: TRAC T 30 4-A PLAT OF TRACT 304-A EAST 60', SOUTH 73 LAND USE:
PROPERTY ADDR: 00000 TOWER
OWNER NAME: SOSA DANIEL III & SUSAN
OWNER ADDR: 03615 TOWER SW ALBUQUERQUE NM 87121

101005637925810133 LEGAL: LT 9 PLA T OF LTS 1-9 LANDS OF BARELA WITHIN THE TO LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BARELA EDDIE R JR & MELA M
OWNER ADDR: 03701 TOWER RD SW ALBUQUERQUE NM 87121

101005635525110103 LEGAL: LT 1 PLA T OF LTS 1-9 LANDS OF BARELA WITHIN THE TO LAND USE:
PROPERTY ADDR: 00000 TOWER
OWNER NAME: HERRERA MARTIN & JOLENE
OWNER ADDR: 02323 VIA MADRID DR NW ALBUQUERQUE NM 87104

101005646421940611 LEGAL: TRS 358 UNIT # 3 ATRISCO GRANT EXCEPT SOUTHERLY PD LAND USE:
PROPERTY ADDR: 00000 SAN YGNACIO
OWNER NAME: HALVORSON LAWRENCE M
OWNER ADDR: 00000 ALBUQUERQUE NM 87108

101005643222040610 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101005642220140609 LEGAL: TRAC T 35 6 UNIT 3 ATRISCO GRANT LAND USE:
PROPERTY ADDR: 00000 TOWER
OWNER NAME: MOYA JOSE F ETUX ETAL
OWNER ADDR: 11620 MARQUETTE NE ALBUQUERQUE NM 87123

101005640219540608 LEGAL: TR 3 55 W EST OF WESTLAND UNIT #3 CONT 5.0 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MARQUEZ ANASTACIO JR & RITA M
OWNER ADDR: 00916 ALTA VISTA SW ALBUQUERQUE NM 87105

101005637722740622 LEGAL: LOT 1 OF LAND DIVISION OF JAMES E GALLEGOS LAND USE:
PROPERTY ADDR: 00000 TOWER
OWNER NAME: GALLEGOS JAMES E ETUX
OWNER ADDR: 03666 TOWER RD SW ALBUQUERQUE NM 87105

101005637820640621 LEGAL: LOT 2 OF LAND DIVISION OF JAMES E GALLEGOS LAND USE:
PROPERTY ADDR: 00000 TOWER
OWNER NAME: GALLEGOS JAMES E ETUX
OWNER ADDR: 03666 TOWER RD SW ALBUQUERQUE NM 87105

RECORDS WITH LABELS

PAGE 2

101005644717840624 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101005637910940607 LEGAL: LOT 3 OF LAND DIVISION OF JAMES E GALLEGOS LAND USE:
PROPERTY ADDR: 00000 TOWER
OWNER NAME: CHAVEZ EMILIO P & ANITA G TRUS
OWNER ADDR: 03670 TOWER RD SW ALBUQUERQUE NM 87105

101005647616940630 LEGAL: SLY PORT OF TR 358 TOWN OF ATRISCO GRANT UNIT 3 AK LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101005638317240620 LEGAL: D3 O F RE PL OF LTS D & 4 OF THE LAND DIV OF JAMES E LAND USE:
PROPERTY ADDR: 00000 TOWER
OWNER NAME: CHAVEZ EMILIO P & ANITA G
OWNER ADDR: 03670 TOWER RD SW ALBUQUERQUE NM 87121

101005638715640627 LEGAL: D4 O F RE PL OF LTS D & 4 OF THE LAND DIV OF JAMES E LAND USE:
PROPERTY ADDR: 00000 TOWER
OWNER NAME: GALLEGOS JAMES E ETUX
OWNER ADDR: 03666 TOWER RD SW ALBUQUERQUE NM 87105

101005647210040524 LEGAL: PORS OF TRS 396, 399, 400 & 401 ATRISCO GRANT UNIT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101005646313340520 LEGAL: NWLY POR OF TR 400 ATRISCO GRANT UNIT #3 CONT 1.61 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101005637714040628 LEGAL: D5 O F RE PL OF LTS D & 4 OF THE LAND DIV OF JAMES E LAND USE:
PROPERTY ADDR: 00000 TOWER
OWNER NAME: GALLEGOS JAMES E ETUX
OWNER ADDR: 03666 TOWER RD SW ALBUQUERQUE NM 87105

101005644811240509 LEGAL: NORT HERLY PORTION OF TR 399 ATRISCO GRANT UNIT #3 LAND USE:
PROPERTY ADDR: 00000 SAGE
OWNER NAME: CRUZ JOE & ANNETTE
OWNER ADDR: 03616 SAN YGNACIO SW ALBUQUERQUE NM 87121

101005642012540521 LEGAL: TR 3 98A1 REDIVISION PLAT OF TRACTS 397A & 398A TOW LAND USE:
PROPERTY ADDR: 00000 SAN YGNACIO
OWNER NAME: TORRES RICHARD L & ERNESTINE S
OWNER ADDR: 05949 CARLOS REY SW ALBUQUERQUE NM 87105

101005640012140523 LEGAL: TR 3 97A1 REDIVISION PLATS OF TRACTS 397A & 398A TOW LAND USE:
PROPERTY ADDR: 00000 SAN YGNACIO
OWNER NAME: DELGADO JOSE & OLGA
OWNER ADDR: 03618 SAN YGNACIO RD SW ALBUQUERQUE NM 87121



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: July 8, 2005

TO CONTACT NAME: David Soule
COMPANY/AGENCY: Rio Grande Engineering
ADDRESS/ZIP: 1606 Central SE suite 201 / 87106
PHONE/FAX #: 872-0994 / 872-2205

Thank you for your inquiry of 7/8/05 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract 355 & 356 Town of Atrisco Grant Unit 3 & Tracts A & B Lands of Rep, located on Towner Rd SW between Coors Blvd SW & Stinson Rd SW zone map page(s) L-10.

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

Stinson Tower
Neighborhood Association
Contacts: Victor Wyant
612 Cottontail SW
239-8856 (h) 287-8833 (w) 87121
Chris Rodriguez
604 Cottontail SW 87121
417-5543

Neighborhood Association
Contacts: _____

See reverse side for additional Neighborhood Association Information: YES { } 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 YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

NOTICE TO APPLICANTS

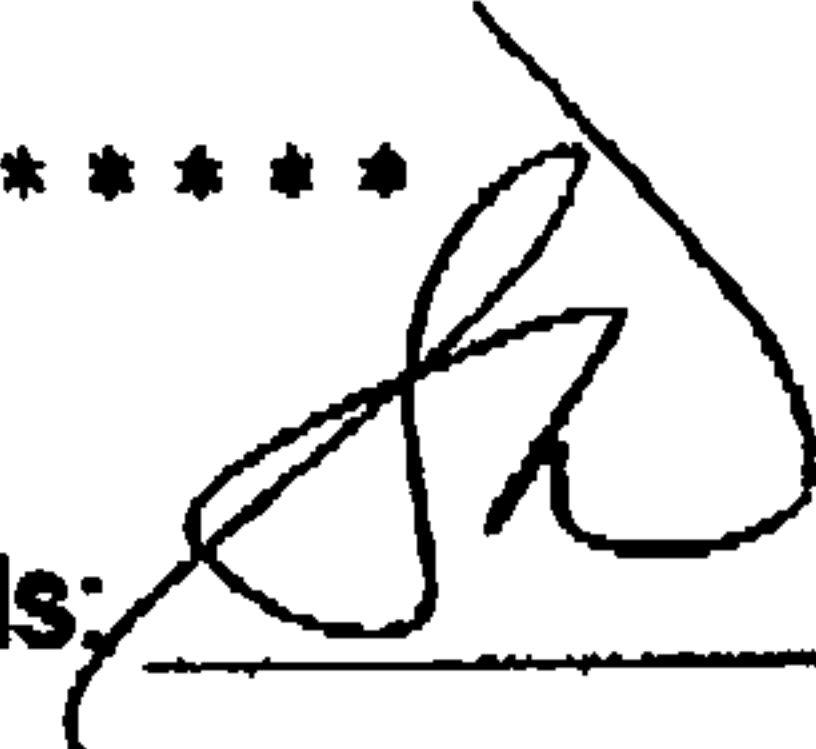
SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(Below this line for ONC use only)

Date of Inquiry: 7/8/05 Time Entered: 8:45 am ONC Rep. Initials: 



**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, December 12, 2007, beginning at 9:00 a.m.** for the purpose of considering the following:

Project# 1000060

07DRB-70393 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

PAUL HALAJIAN - MODRALL SPERLING agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Lot(s) C & D-1-B, **GATEWAY SUBDIVISION**, zoned SU2, C3, located on LOMAS NE AND WOODWARD NE INTERSECTION BETWEEN I-25 NE AND HIGH ST NE (J-15)

Project# 1000296

07DRB-70391 VACATION OF PUBLIC
EASEMENT

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16A-P1 & 17A-P1, **OXBOW VILLAGE**, zoned SU-3, located on OXBOW VILLAGE LANE NW BETWEEN OXBOW DR NW AND ST JOSEPHS DR NW (G-11)

Project# 1003198

07DRB-70394 MAJOR - SUBD IMP AGMT
EXT (SIA)
07DRB-70396 EXT OF SIA FOR TEMP DEFR
SDWK CONST

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES request(s) the above action(s) for all or a portion of **AUTUMN VIEW SUBDIVISION**, zoned RD/R-1 located on TOWER RD SW BETWEEN COORS BLVD SW AND STINSON SW (L-10)

Project# 1006947

07DRB-70392 MAJOR - PRELIMINARY PLAT
APPROVAL
07DRB-70395 EPC/ SDP FOR SUBDIVISION

SURV-TEK INC agent(s) for OXBOW TOWN CENTER, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 & X-2-A UNIVERSITY OF ALBUQUERQUE URBAN, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER to be known as OXBOW TOWN CENTER**, zoned SU-3 (R-2, C-2, 0-1), located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DRIVE NW containing approximately 47.72 acre(s). (G-11)

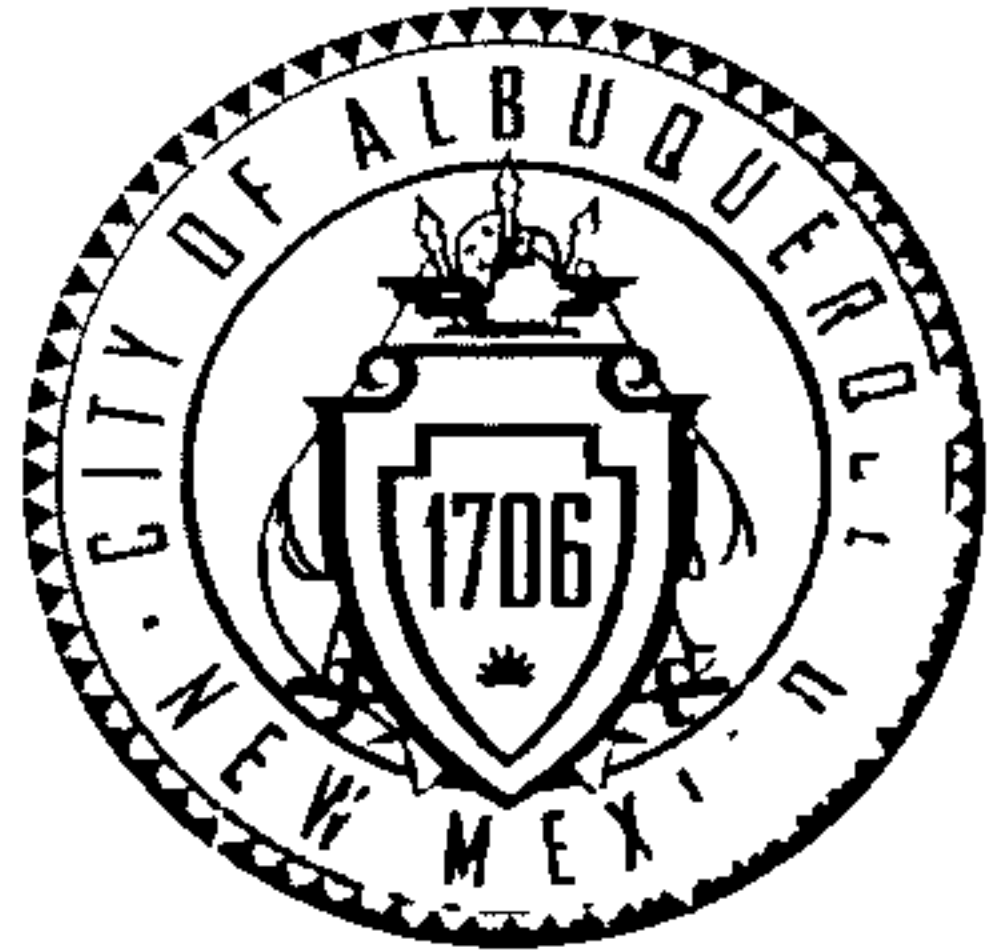
GEORGE RAINHART & ASSOC agent(s) for SUNLAND DEVELOPMENT GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A1, X-1-AZ, X-2-A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned SU-3 (R-2, C-2, 0-1), located on COORS BLVD NW BETWEEN ENCANTADA DEL SUR SUBDIVISION containing approximately 47.2 acre(s). (G-11)[**Stephanie Shumsky - EPC Planner**]

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 hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

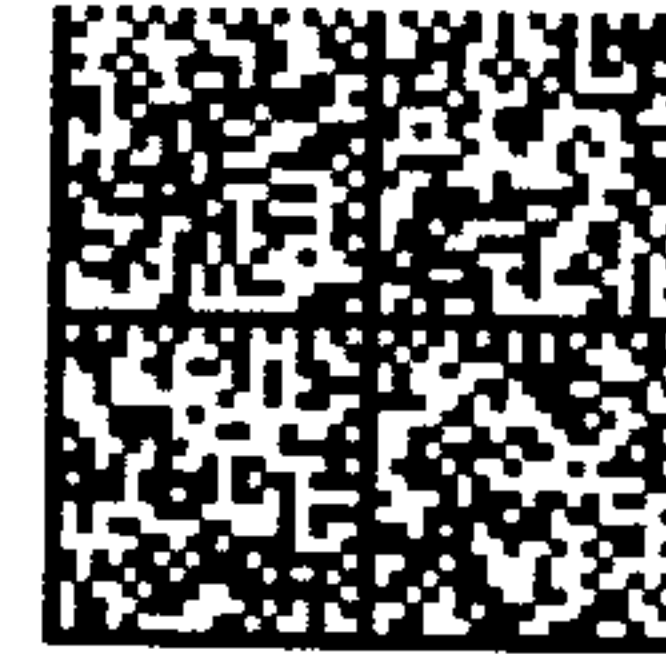

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 26, 2007.

CITY OF ALBUQUERQUE



Planning Department



02 1M \$ 00.41⁰
0004219022 NOV 26 2007
MAILED FROM ZIP CODE 87102

DRB

Project# 1003198
RIO GRANDE ENGINEERING
1606 CENTRAL SE STE 24
ALBUQUERQUE, NM 87106

RIOG606 X 871 NEE 1 606C 70 12/03/07
FORWARD TIME EXP RTN TO SEND
: RIO GRANDE ENGINEERING
2105 GOLF COURSE RD SE STE B
RIO RANCHO NM 87124-1628

RETURN TO SENDER

87109710301295



P O Box 1293 Albuquerque New Mexico 87103

Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
___ Major subdivision action			___ Annexation
___ Minor subdivision action			
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input checked="" type="checkbox"/> Vanance (Non-Zoning)			___ Adoption of Rank 2 or 3 Plan or similar
			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
SITE DEVELOPMENT PLAN	P		
___ for Subdivision			
___ for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___ Storm Drainage Cost Allocation Plan			

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.

APPLICATION INFORMATION:

Professional/Agent (if any): RIO GRANDE ENGINEERING PHONE: 505.321.9099
 ADDRESS: PO BOX 93924 FAX: _____
 CITY: ALB STATE NM ZIP 87199 E-MAIL: david@riograndeengineering.com

APPLICANT: FULLER HOMES PHONE: _____
 ADDRESS: PO BOX 13900 FAX: _____
 CITY: ALB STATE NM ZIP 87192 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: 2-year extension of SIA approval for Deffered sidewalks

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

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

Lot or Tract No. 1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: AUTUMN VIEW
 Existing Zoning: R1 Proposed zoning: R1 MRGCD Map No. _____
 Zone Atlas page(s): L10 UPC Code: 101005645023941109


CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
PROJECT#1003198

CASE INFORMATION:


Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 84 No. of proposed lots: 84 Total site area (acres): 14
 LOCATION OF PROPERTY BY STREETS: On or Near: TOWER ROAD
 Between: STINSON and COORS

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE  DATE _____
 (Print Name) DAVID SOULE Applicant Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB- 70053</u>	<u>ESIA</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>March 5, 2014</u>			Total <u>\$ 70.00</u>
<u></u>	<u>2-21-14</u>	Project # <u>1003198</u>		
	Staff signature & Date			

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ 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)
 ___ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the deferral or extension
 List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

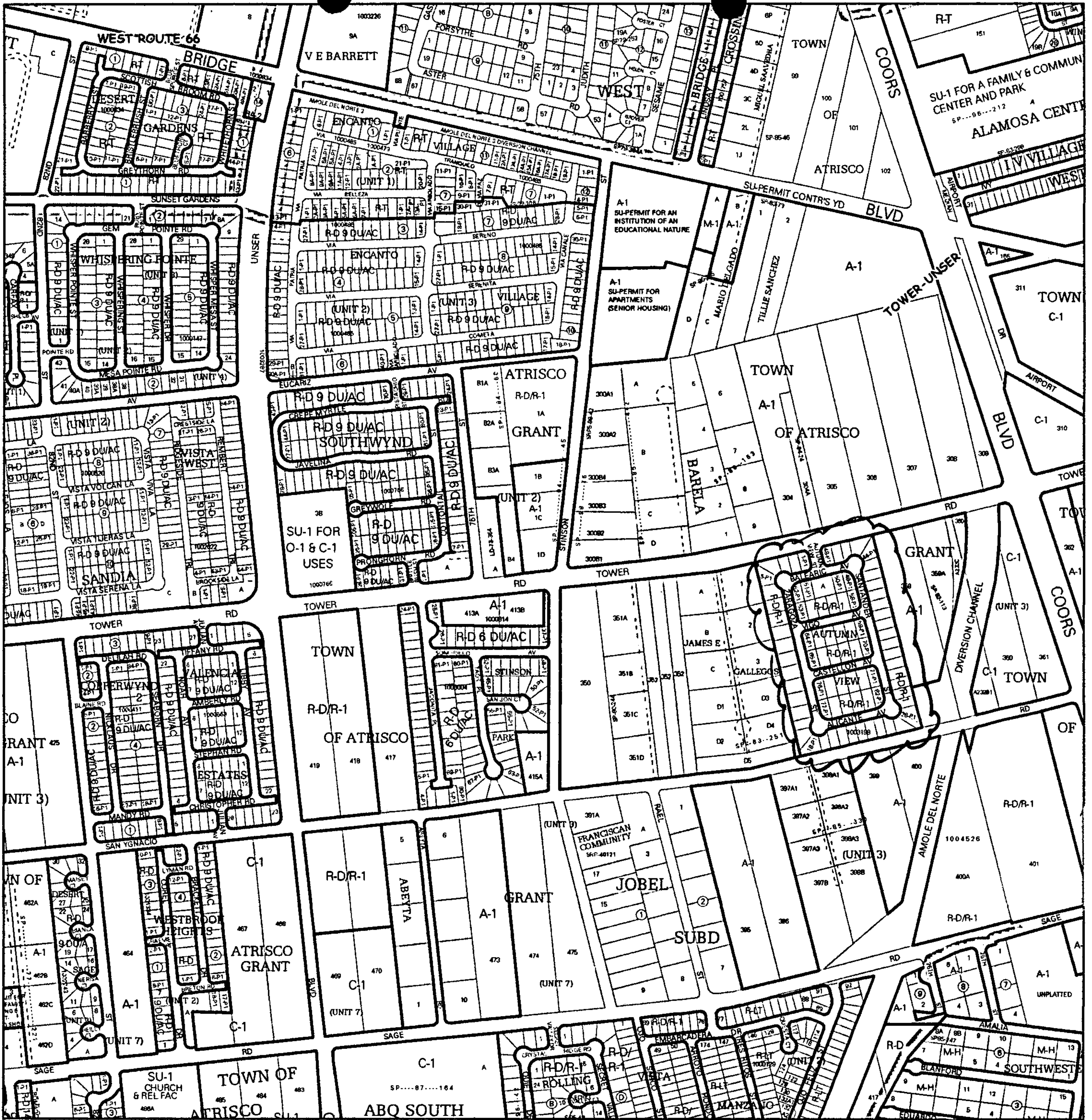
David Salk
 Applicant name (print)
 Applicant signature / date



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

Application case numbers
 14 - DRB - 70053

Form revised 4/07
 2-21-14
 Planner signature / date
 Project # 1003198



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-10-Z

Selected Symbols

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

0 750 1,500 Feet

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

February 20, 2014

Planning Department
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

**RE: 2-year extension to sidewalk deferral
Autumn View Subdivision
DRB 1003198
Albuquerque, New Mexico**

Dear Sirs and Madams

Rio Grande Engineering, on behalf of the Autumn View Subdivision, requests approval of a two year extension to the deferral of internal sidewalks. The deferral is required due to the slow construction rate. I have attached and exhibit and calculated reduction amount based upon what has been constructed to date. Should you have any questions regarding this submittal, feel free to contact me.

Sincerely,

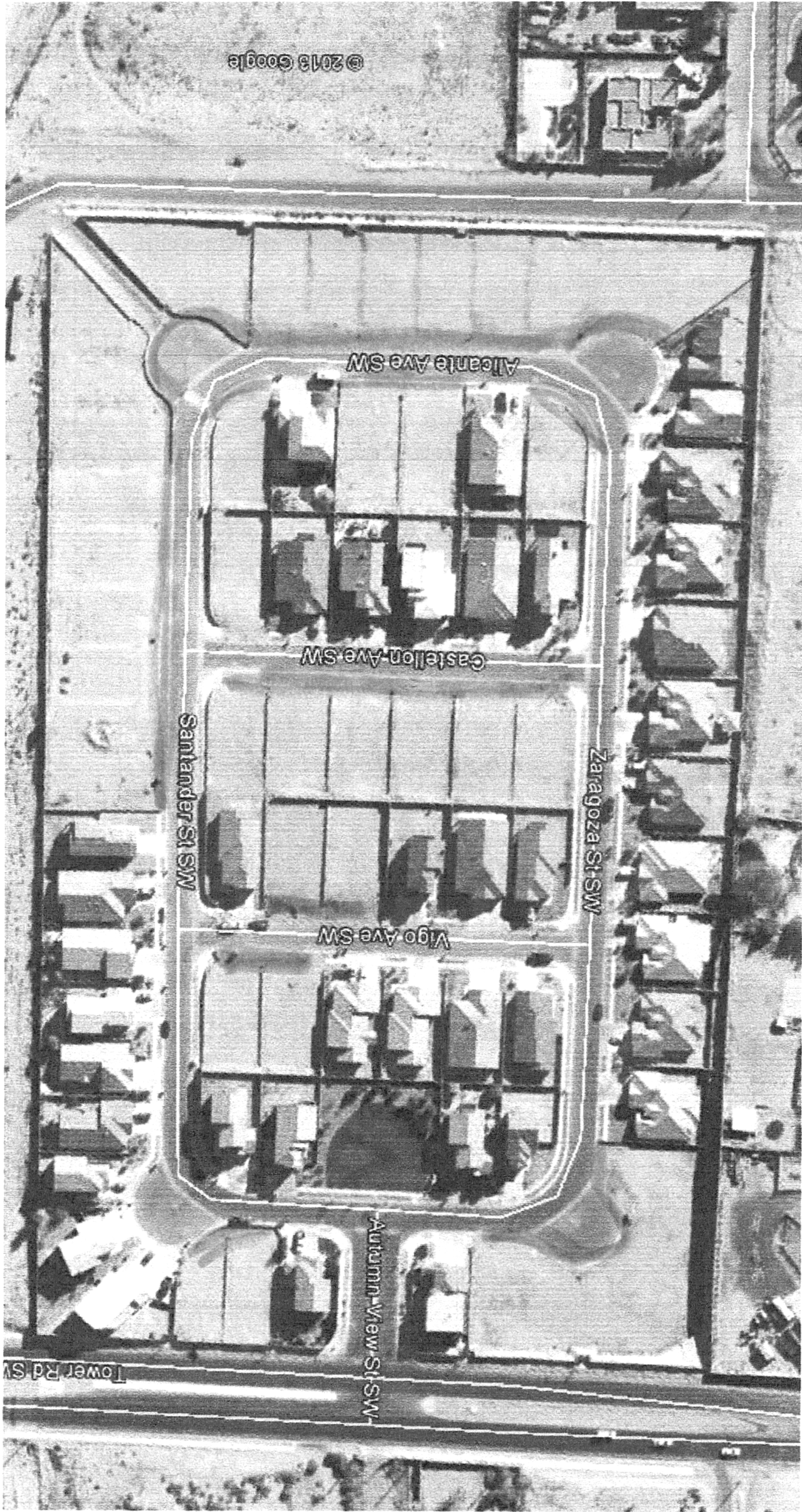


David Soule, PE
Rio Grande Engineering
321-9099

Enclosures

un complete) Sidewalks.

PROJECT #: 1003198
DATE: 3-5-14



March 5, 2014

ESIA



Supplemental Form (SF)

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

APPLICATION INFORMATION:

Professional/Agent (if any): Rio Grande Engineering PHONE: 321-9091
 ADDRESS: PO Box 93934 Alb. FAX: 872-0999
 CITY: Alb STATE NM ZIP 87199 E-MAIL: david@riogrande-engineering.com

APPLICANT: Fuller Homes Inc PHONE: 888-4740
 ADDRESS: PO Box 13900 FAX: 888-4734
 CITY: Alb STATE NM ZIP 87192 E-MAIL: -
 Proprietary interest in site: Sh List all owners: Sh

DESCRIPTION OF REQUEST: Extension of Sidewalk deferral

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

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

Lot or Tract No. 1-76 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Autumn View Subdivision
 Existing Zoning: RD Proposed zoning: RD MRGCD Map No _____
 Zone Atlas page(s): ~~10~~ L-10 UPC Code: -

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1003198

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 76 No. of proposed lots: 76 Total site area (acres): 15 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: Tower Sh
 Between: Coors and Stinson

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE DNM DATE 10/3/11
 (Print Name) David Sale Applicant: Agent:

FOR OFFICIAL USE ONLY

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>110RB - 70282</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>Oct. 12, 2011</u></p> <p><u>10-4-11</u></p>	<p>Action</p> <p><u>ESIA</u></p> <p><u>CME</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>50.00</u></p> <p>\$ <u>20.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>70.00</u></p>
--	---	--	---	---

Staff signature & Date

Project # 1003198

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
24 copies
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements.
 - ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
 - ___ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ 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)
 - ___ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)** **6 copies**
 - ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance or waiver
 - ___ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - ___ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
 - ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

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

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

David Sale
Applicant name (print)
[Signature] 10/3/11
Applicant signature / date

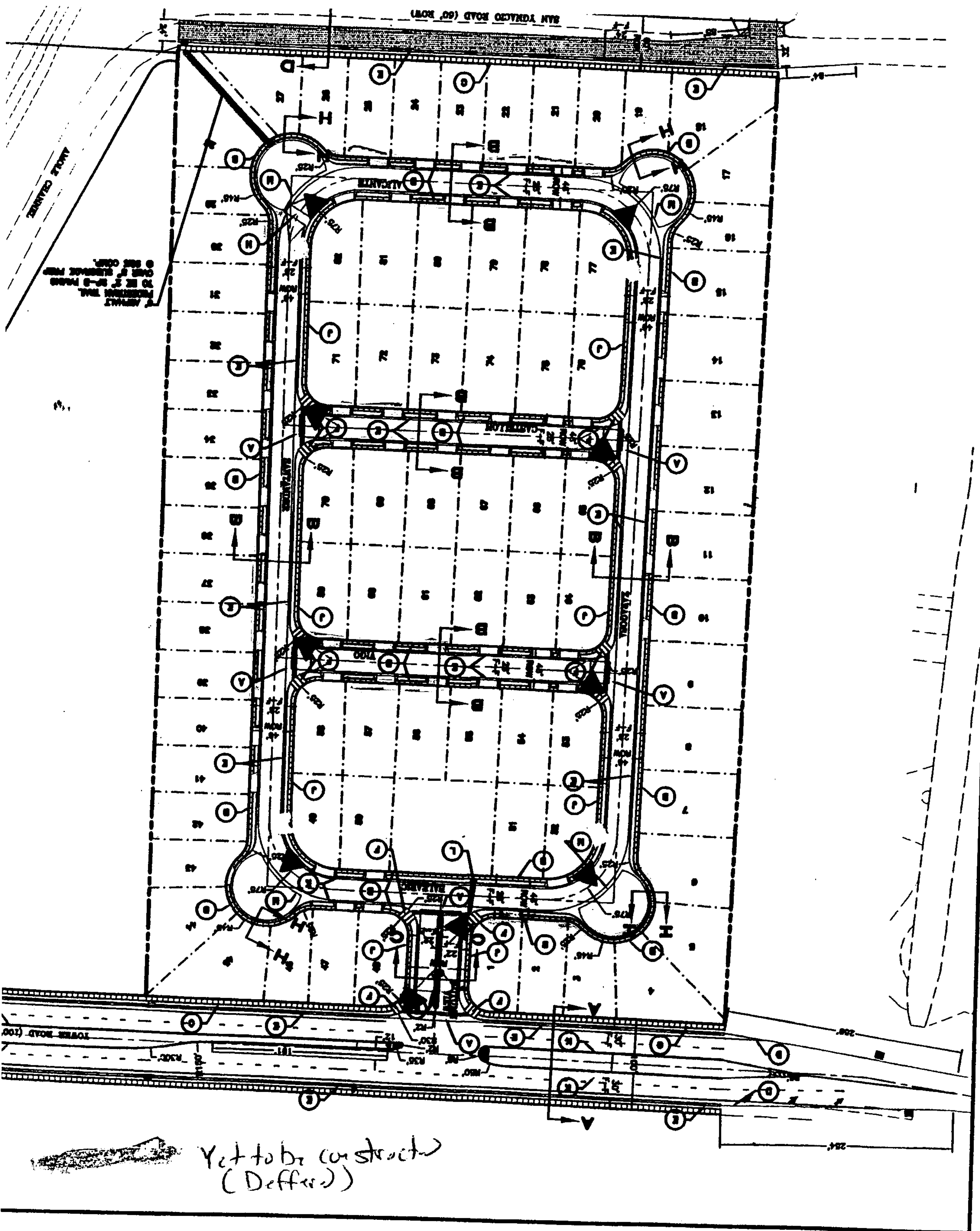


Form revised 4/07

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

Application case numbers
110RB-70282

[Signature] 10-4-11
Planner signature / date
Project # 1003198



1. APPROXIMATE POSITION OF
 TO BE 2" OF 2" PIPES
 OVER 2" DIAMETER FROM
 2" DIA. ONLY

Yet to be constructed
 (Deffered)

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

October 3, 2011

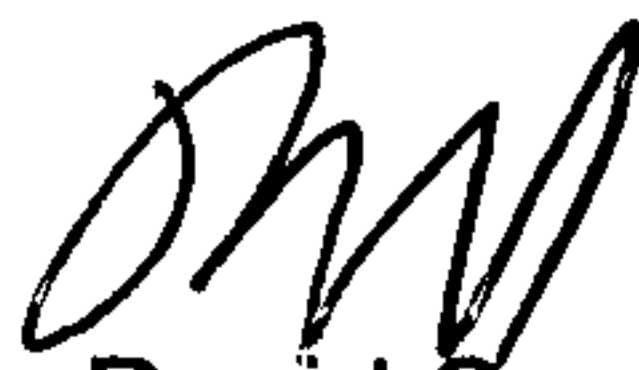
Planning Department
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

**RE: 2-year extension to sidewalk deferral
Autumn View Subdivision
DRB 1003198
Albuquerque, New Mexico**

Dear Sirs and Madams

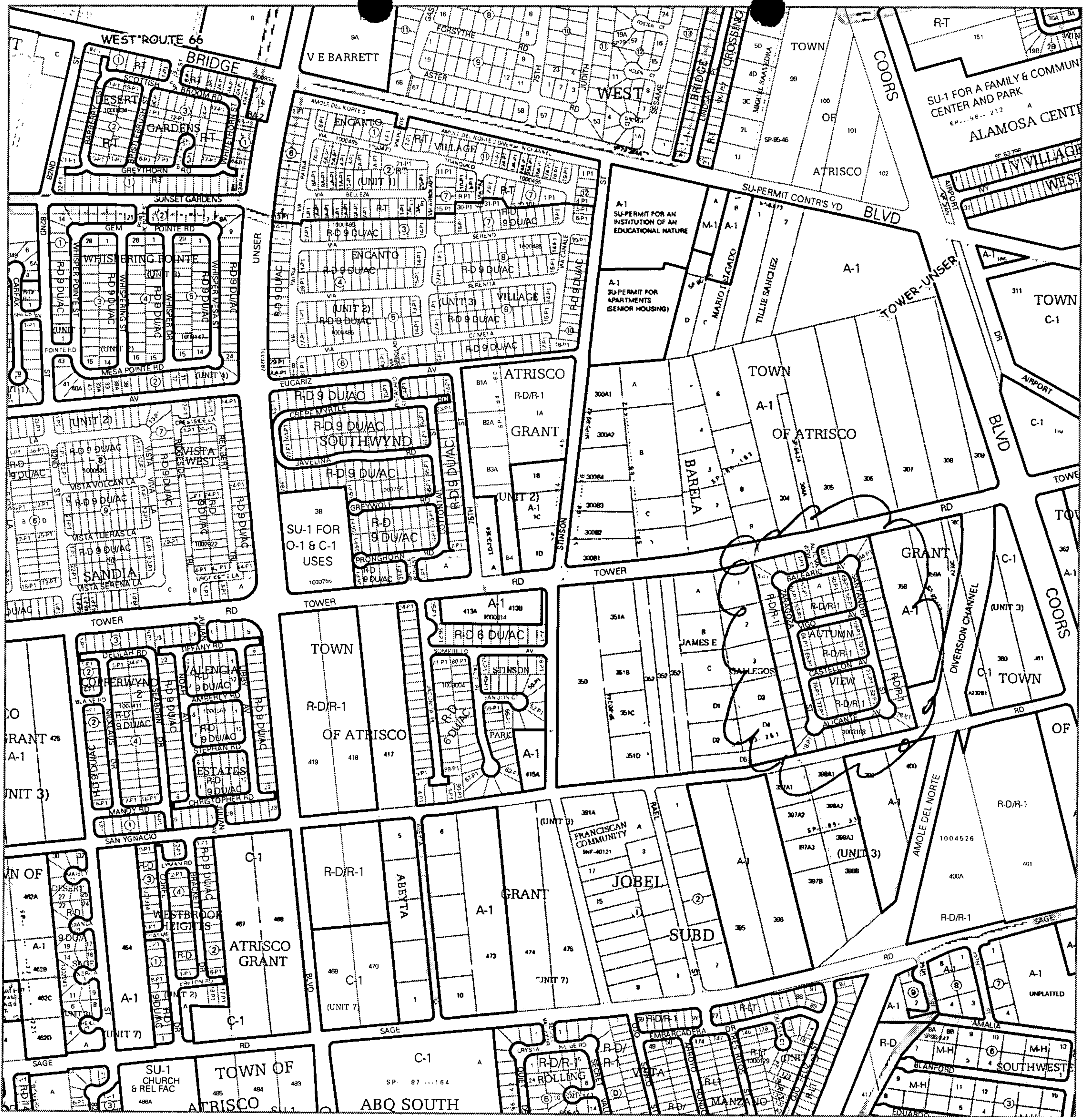
Rio Grande Engineering, on behalf of the Autumn view Subdivision, requests approval of a two year extension to the deferral of internal sidewalks. The deferral is required due to the slow construction rate. I have attached and exhibit and calculated reduction amount based upon what has been constructed to date. Should you have any questions regarding this submittal, feel free to contact me.

Sincerely,



David Soule, PE
Rio Grande Engineering
321-9099

Enclosures



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-10-Z

Selected Symbols

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

0 750 1,500 Feet

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

11/16/2007 Issued By: PLNSDH

Permit Number: 2007 070 394

Category Code 910

Application Number: 07DRB-70394, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: TOWER RD SW BETWEEN COORS BLVD AND STINSON SW

Project Number: 1003198

Applicant

Fuller Homes

Po Box 13900
Rio Rancho NM 87124
888-4740

Agent / Contact

Rio Grande Engineering

1606 Central Se Suite 201
Albuquerque NM 87106
321-8099

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$145.00

City Of Albuquerque
Treasury Division

11/16/2007 11:32AM LOC: ANNX
WS# 008 TRANSH# 0018
RECEIPT# 00084238-00084238
PERMIT# 2007070394 TRSDMG
Trans Amt \$145.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CK \$145.00
CHANGE \$0.00

Thank You



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Rio Grande Engineering PHONE: 505-321-9099
 ADDRESS: 1606 Central SE, Suite 2d FAX: 872-2205
 CITY: Alb STATE NM ZIP 87106 E-MAIL: david@riograndeengineering.com

APPLICANT: Filler Homes PHONE: 888-47410
 ADDRESS: PO Box 13900 FAX: 888-4734
 CITY: Alb STATE NM ZIP _____ E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: 1 year extension of SIA, Deferral of Internal Sidewalk Extension

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

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

Lot or Tract No. Autumn View Subdivision Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Autumn View
 Existing Zoning: RD/R1 Proposed zoning: RD/R1 MRGCD Map No _____
 Zone Atlas page(s): L10 UPC Code: 101005690219540608

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
05 DRB 01127 / 1003198

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Tower Road SW
 Between: Cross Blvd. SW and Stinson SW

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

SIGNATURE [Signature] DATE 11/16/07
 (Print) David Soile Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	07DRB - 70394	SIA	_____	\$ 50.00
<input checked="" type="checkbox"/> All fees have been collected	07DRB - 70396	JDS	_____	\$ 0
<input checked="" type="checkbox"/> All case #s are assigned	_____	CMP	_____	\$ 20.00
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	ADV	_____	\$ 75.00
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total 145.00
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____

Hearing date December 12, 2007

[Signature] 11/16/07
 Planner/signature / date

Project # 1003198

FORM V: SUBDIVISION VARIANCES & VACATIONS

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- Fee (see schedule)
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- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

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(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
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- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

David Soule
Applicant name (print)

AMW
Applicant signature / date



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

Application case numbers
07DRB 70396

Form revised 4/07

Planner signature / date 11/16/07

Project # 1003198

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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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. OK
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

 Applicant name (print)

 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 07DRB-_____-70394

 Planner signature / date
 Project # 1003198

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 \$3.75 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 NOVEMBER 27, 07 To DECEMBER 12, 07

5. REMOVAL

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

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

MM
(Applicant or Agent)

11/17/07
(Date)

I issued 1 signs for this application, 11/16/07 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003198

INFRASTRUCTURE LIST

ORIGINAL

Date Submitted: 08/15/05
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: 8/31/05
 Date Preliminary Plat Expires: 8/31/06
 DRB Project No.: 0000-1003189
 DRB Application No.: 05 DRB 01127

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

100 3198

△ Revised 10/24/05
 △ Revised 9/11/06

AUTUMN VIEW SUDIVISION
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
 TRACT 355 & 356, UNIT 3, LANDS OF ATRISCO GRANT AND TRACT A & B LANDS OF HECTOR ROJO
 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"	Water line	Tower Road	Coors Blvd	Autumn View St	/	/	/
		8"	Waterline	Autumn View ST	Tower Road	Balearic Ave	/	/	/
		6"	waterline	Balearic Ave	Zaragoza St	Santander st	/	/	/
		6"	waterline	Vigo st	Zaragoza St	Santander st	/	/	/
		6"	waterline	Bolero ave	Zaragoza St	Santander st	/	/	/
		6"	waterline	Alicante Ave	Zaragoza St	Santander st	/	/	/
		6"	waterline	Zaragoza st	Balearic ave	Alicante Ave	/	/	/
		6"	waterline	Santander st	Balearic ave	Alicante Ave	/	/	/
		8"	Waterline	public water easemtn	Alicante Ave	San Ygnacio rd	/	/	/
		8"	waterline	lot 28			/	/	/
				San Ygnacio	west property line	existing w/ on east side of amole	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement Date	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Sewerline	San Jon Court	Taco Place	Terminus	/	/	/
		8"	Sewerline	Tower Road	1075' west of Coors	esting sas east of amole channel	/	/	/
		8"	Sewerline	Autumn View ST	Tower Road	Balearic Ave	/	/	/
		8"	Sewerline	Balearic Ave	Zaragoza St	Santander st	/	/	/
		8"	Sewerline	Vigo st	Zaragoza St	Santander st	/	/	/
		8"	Sewerline	Bolero ave	Zaragoza St	Santander st	/	/	/
		8"	Sewerline	Alicante Ave	Zaragoza St	Santander st	/	/	/
		8"	Sewerline	Zaragoza st	Balearic ave	Alicante Ave	/	/	/
		8"	Sewerline	Santander st	Balearic ave	Alicante Ave	/	/	/
		8"	Sewerline	public water easement lot 28	Alicante Ave	San Ygnacio rd	/	/	/
		8"	Sewerline	San Ygnacio	west property line	ex. sas in Coors	/	/	/
		60"	RCP storm drain and appurtanances per tower/sage master drainage plan	Tower Road	Amole channel	1075' West of Coors	/	/	/
		48"	RCP storm drain and appurtanances	Public drainage easmt lot 28	Alicante Ave	San Ygnacio	/	/	/
							/	/	/

ORIGINAL

NAME OF PLAT AND/OR SITE PLAN AUTUMN VIEW SUBDIVISION

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Crst Engineer

NOTES

- 1 Engineers Certification of Grading required for release of SIA and Financial Guarantee
Water line will must connect to pressure zone 1W
- 2 site lighting shall be installed per DPM Standards.
- 3 Landscape agreement between Autumn View Home Owners Association and the City of Albuquerque must be executed prior to release of Financial Guarantee.
- 4 Private improvements to adjacent property owners shall be constructed prior to release of financial guarantee including water meters & electrical.

AGENT / OWNER

David Sord
NAME (print)

Bio Genie Engineers
FIRM

MSM 8/15/05
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Anchew Garcia 8/31/05
DRB CHAIR - date

Christina Sandoval 8/31/05
PARKS & GENERAL SERVICES - date

Scott Jay 8-31-05
TRANSPORTATION DEVELOPMENT - date

Robert Green 8/31/05
UTILITY DEVELOPMENT - date

Bradley J. Bingham 8/31/05
CITY ENGINEER - date

AMAFCA - date

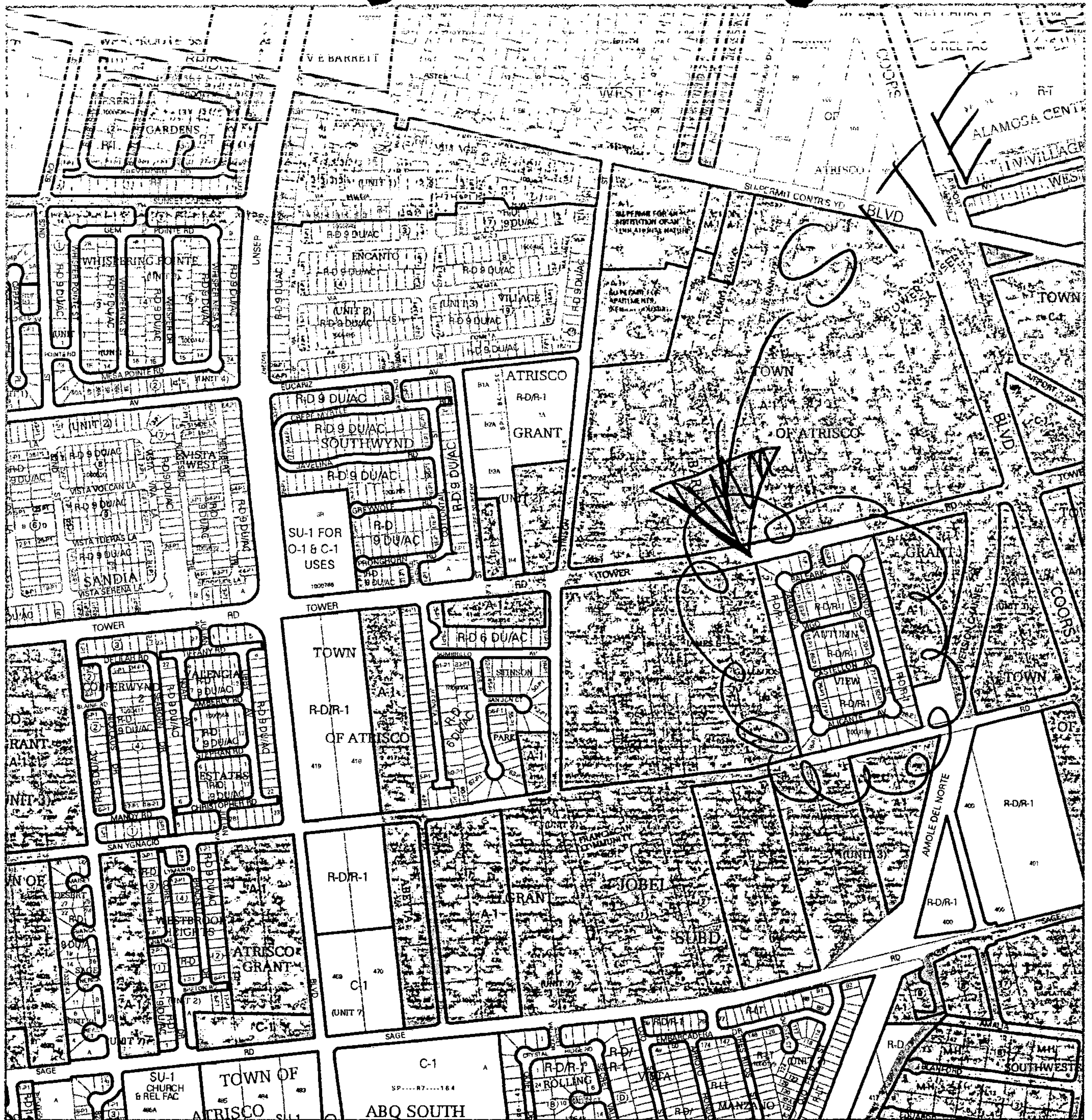
- date

- date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	10-24-05	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
2	9-11-06	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits.

Zone Atlas Page:
L-10-Z

Selected Symbols

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

0 750 1500 Feet

Map amended through: 9/6/2007



**Rio Grande
Engineering
Land Development and Civil Engineering Services**

November 16, 2007

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

**RE: Extension of SIA
Desert Garden Estates,
Project # 1003198
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of Fuller Homes, Inc., requests a one year extension for the subdivision Improvement agreement and a two year extension of the deferral of internal sidewalks. The project infrastructure is significantly complete. The one year extension will allow adequate time for final completion. The two year deferral of sidewalks will allow for the home construction to be completed.

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

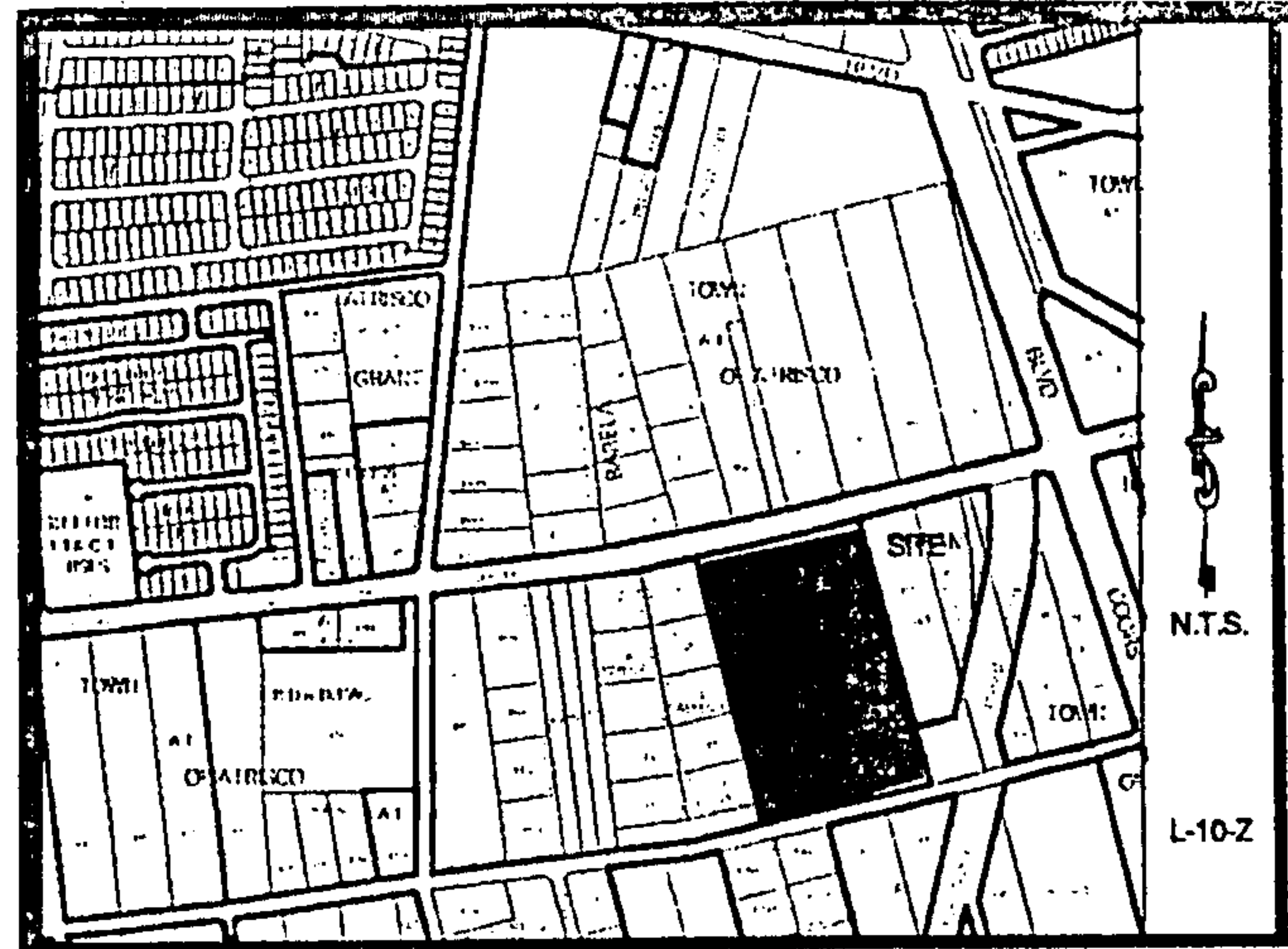
Sincerely,

David Soule, PE

Cc: Norman Mason
Victor Wyant

**FINAL PLAT OF
AUTUMN VIEW
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
PROJ. SEC. 35, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
JANUARY 2006**

L-10



Vicinity Map

SUBMISSION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEYS.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON THE ACS CONTROL MONUMENTS 7-M11 AND 7-K3, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE RECORD.
6. GROSS ACREAGE: 18.112
7. NUMBER OF EXISTING TRACTS/LOTS: 4
8. NUMBER OF TRACTS/LOTS CREATED: 82
9. ACREAGE OF ROAD DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS: 3.5417 ACRES (158,832 SQ FT)
10. ZONING: RD-R-1
11. RECORDS USED:
 - A. PLAT OF ATRISCO TRACTS, VOL. D, FOLIO 117-118
 - B. PLAT BOOK C16, FOLIO 184
 - C. TITLE COMMITMENT BY LANDAMERICAN TITLE FILE 824382005
 - 12. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: L-10
 - 13. UCLS LOG NUMBER: 3008022581
 - 14. ALL CORNERS FOUND AND USED IN THIS SURVEY WERE TAGGED WITH A BRASS DISK STAMPED "JGI 8911" UNLESS OTHERWISE INDICATED.
 - 15. ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH PLASTIC CAP STAMPED "JGI 8911" OR A CONCRETE NAIL WITH A BRASS DISK STAMPED "JGI 8911".
 - 16. FIELD SURVEY WERE PERFORMED IN THE MONTH OF JANUARY 2006.
 - 17. MILEAGE OF ROAD CREATED: 0.0112 MILES
 - 18. All water and sewer easements granted to Albuquerque Bernalillo County Water Utility Authority

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS ON THE PLAT ARE THE COMMON JOINT USE OF

- A. PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICES
- B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
- C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE COMMUNICATIONS SERVICE, INCLUDED BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE TO PROVIDE CABLE TV SERVICE

INCLUDE THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND THE PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVE GROUND OR SUB-SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR CORRECTING AND VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY THE CONSTRUCTION OF POOLS, DECKING, OR AND STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

DESCRIPTION

TRACTS NUMBERED THREE HUNDRED FIFTY FIVE (355) AND THREE HUNDRED FIFTY SIX (356) IN UNIT THREE (3) OF THE TOWN OF ATRISCO GRANT, A SUBDIVISION IN BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 8, 1944 TOGETHER WITH TRACTS LETTERED "A" AND "B" OF THE PLAT OF TRACTS A AND B LANDS HECTOR ROJO, BEING A REPLAT OF TRACT 357, UNITS TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK ON JUNE 23, 2003 IN PLAT BOOK 2003C, 187.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENTS AS SHOWN AND DO HEREBY DEDICATE STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Jody Paez 1/2/06
FULLER HOMES, JOEY PALZA PRESIDENT/DATE

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF January, 2006
BY: Jody Paez
MY COMMISSION EXPIRES: 10-01-04 Marianne A. Keyshem
NOTARY PUBLIC



MAINTENANCE AGREEMENT

MAINTENANCE AND OWNERSHIP OF TRACT A WILL BE THE RESPONSIBILITY OF AUTUMN VIEW HOME OWNER ASSOCIATION

Jody Paez 1/2/06
FULLER HOMES, JOEY PALZA, PRESIDENT

SURVEYORS CERTIFICATION

I, DAVID R. VIGL, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR NUMBER 8911, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS IN OCTOBER 2000 AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED THE SUBDIVISION ORDINANCE OF THE CITY OF ALBUQUERQUE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



David R. Vigil
DAVID R. VIGL
NEW MEXICO PROFESSIONAL SURVEYOR 8911
DATE: 01/23/06

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT ON THE FOLLOWING PROPERTY

TRACTS 355 AND 356, UNIT 3 TOWN OF ATRISCO GRANT AND TRACTS A AND B LANDS OF HECTOR ROJO UICRS 101005640219540806 / SEE TAX CERT. FOR MORE
PROPERTY OWNER OF RECORD: JOSE MOYA
BERNALILLO COUNTY TREASURER'S OFFIC: F. Jucan 3/23/06

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE EIGHTY-TWO (82) LOTS AND ONE (1) PARK TRACT FROM FOUR (4) EXISTING TRACTS AND DEDICATE ALL RIGHT OF WAY TO CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS AND GRANT NEW PUBLIC UTILITY EASEMENTS


PROJECT NUMBER: 1003198
APPLICATION NUMBER: 06 DRB-00093

UTILITY APPROVALS		
QWEST	<i>Lois Crabtree</i>	<u>3/7/06</u> DATE
COMCAST CABLE	<i>Rita S. Sienko</i>	<u>3/7/06</u> DATE
PNM ELECTRICAL AND GAS SERVICES	<i>Samuel G. Muech</i>	<u>3-7-06</u> DATE
CITY APPROVALS		
CITY SURVEYOR	<i>M. P. Hat</i>	<u>1-23-06</u> DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<i>J. A. A.</i>	<u>2-22-06</u> DATE
UTILITIES DEVELOPMENT	<i>William G. Parks</i>	<u>2/22/06</u> DATE
PARKS AND RECREATION DEPARTMENT	<i>Christina Sandoval</i>	<u>3/22/06</u> DATE
AMATEA	<i>Bradley L. Bingham</i>	<u>2-22-06</u> DATE
CITY ENGINEER	<i>Bradley L. Bingham</i>	<u>2-22-06</u> DATE
CITY CHAIRPERSON/PLANNING DEPARTMENT	<i>Sharon M. Watson</i>	<u>3/23/06</u> DATE
REAL PROPERTY DIVISION	<i>N.A. Paez</i>	<u>3/23/06</u> DATE



PNM STAMP

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE AND EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



JORDAN AND CALLEGOS INC
PO BOX 82384
ALBUQUERQUE, NEW MEXICO 87188
855-875-4587
FAX 505-888-0516

SHEET 1 OF 3

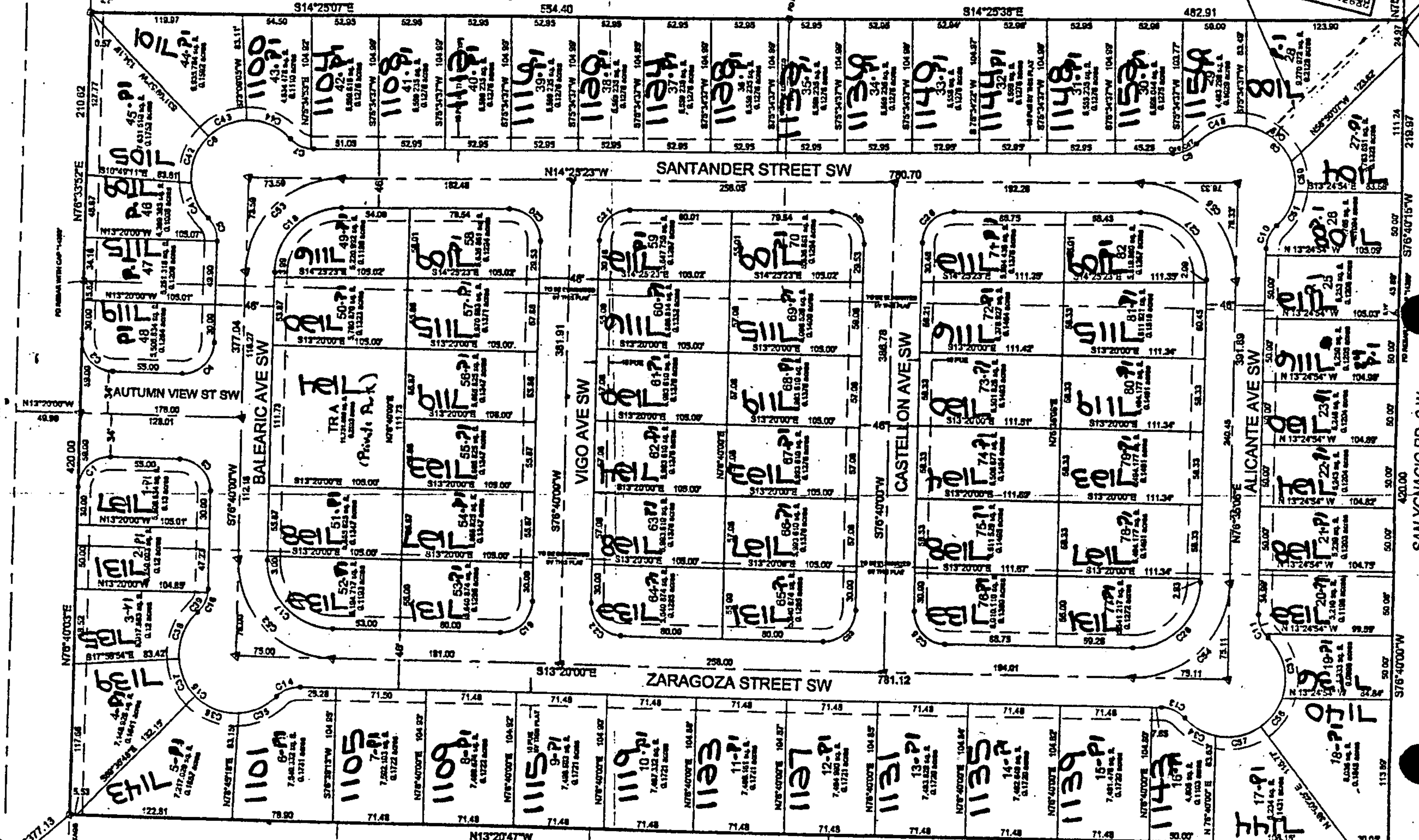
**PLAT OF FINAL
AUTUMN VIEW**
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
PROJ. SEC. 35, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
JANUARY 2006

L-10

TRACT 358
TOWN OF ATRISCO GRANT UNIT THREE
FILED 12-1-1988
BY C. FORD 116

FOR PUBLIC DRAINAGE IMPROVEMENTS
SANITARY SEWER EASEMENT
GRANTED BY THIS PLAT

TOWER RD. S.W.



FOR EASEMENT
FOR ATRISCO GRANT UNIT THREE
FILED 12-1-1988
BY C. FORD 116

LOT 1
LOT 2
LOTS 1, 2, 3 & 4
FORMERLY LOT 334
TOWN OF ATRISCO GRANT UNIT THREE
FILED 9-2-1979
BY C. FORD 98
LAND DIVISION OF JAMES E. CALLEGOS

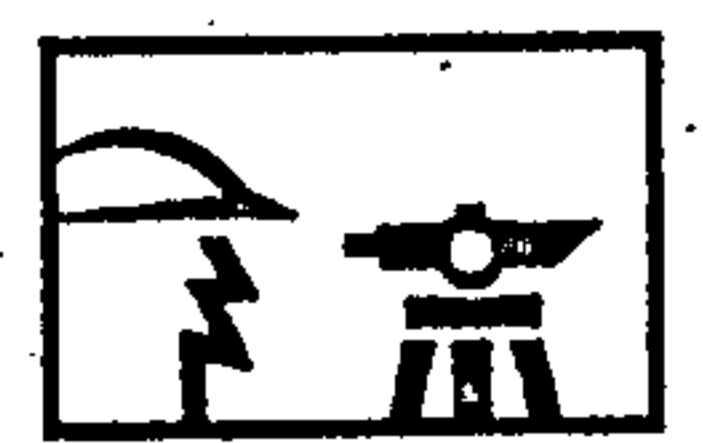
LOT 3
LOT 03
LOT 04
LOTS D1, D2, D3, D4 & D5
FORMERLY LOTS 0 & 4
LAND DIVISION OF JAMES E. CALLEGOS
TOWN OF ATRISCO GRANT UNIT THREE
FILED 9-2-1988
BY C. FORD 116

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

2888849479
Page 2 of 3
03/23/2006 09:13
BY: JACOB P. GIL
PLM 17.00



JORDAN AND GALLEGOS INC
PO BOX 82384
ALBUQUERQUE, NEW MEXICO 87198
505-973-4567
FAX 505-868-0616

FINAL PLAT OF
AUTUMN VIEW
 SITUATE WITHIN THE TOWN OF ATRISCO GRANT
 PROJ. SEC. 35, T.10N., R.2E., N.M.P.M.
 ALBUQUERQUE, NEW MEXICO
 JANUARY 2006

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DISTANCE
C1	39.27	25.00	90°00'00"	N58°20'00"W	35.36
C2	39.27	25.00	90°00'00"	S31°40'00"W	35.36
C3	39.27	25.00	90°00'00"	N31°40'00"E	35.36
C4	39.27	25.00	90°00'00"	S58°20'00"E	35.36
C5	20.38	25.00	46°42'28"	N53°18'45"E	19.82
C6	143.20	45.00	162°19'36"	N58°52'41"W	89.88
C7	20.38	25.00	46°42'28"	S08°58'52"W	19.82
C8	20.38	25.00	46°42'28"	S37°46'39"E	19.82
C9	144.85	45.00	164°25'28"	N31°04'51"E	89.89
C10	20.38	25.00	46°42'28"	N80°03'39"W	19.82
C11	20.38	25.00	46°42'28"	S53°13'51"W	19.82
C13	20.38	25.00	46°42'28"	N10°01'15"E	19.82
C14	20.38	25.00	46°42'28"	N36°41'15"W	19.82
C15	144.05	45.00	163°24'59"	S31°40'00"W	89.86
C16	20.33	25.00	46°42'28"	S78°58'45"E	19.82
C17	81.88	52.00	90°00'00"	S31°40'00"W	73.54
C18	80.89	52.00	88°54'37"	N58°52'42"W	72.84
C19	39.27	25.00	90°00'00"	S68°20'00"E	35.36
C20	39.75	25.00	91°05'23"	N31°07'19"E	35.69
C21	38.78	25.00	88°54'37"	N58°52'41"W	35.02
C22	39.27	25.00	90°00'00"	S31°40'00"W	35.36
C23	39.27	25.00	90°00'00"	S68°20'00"E	35.36
C24	39.75	25.00	91°05'23"	N31°07'19"E	35.69
C25	39.27	25.00	90°00'00"	S31°40'00"W	35.36
C26	38.78	25.00	88°54'37"	N58°52'41"W	35.02
C27	82.80	52.00	91°00'28"	N31°04'51"E	74.18
C28	81.78	52.00	90°04'54"	S58°22'27"E	73.58
C29	16.10	25.00	36°53'32"	S58°08'20"W	15.82
C31	80.88	45.00	64°54'38"	N62°19'55"E	48.30
C34	28.03	45.00	35°41'42"	S18°31'39"W	27.58
C35	33.31	45.00	42°25'02"	S38°49'59"E	32.56
C38	37.72	45.00	48°01'40"	S08°23'22"W	36.63
C37	32.71	45.00	41°38'54"	S51°13'39"W	32.00
C38	40.31	45.00	51°19'23"	N62°17'12"W	38.97
C39	17.91	25.00	40°21'01"	S78°48'01"E	17.24
C40	2.39	25.00	8°28'59"	N80°18'58"E	2.39
C41	30.81	45.00	39°13'52"	S49°34'28"W	30.21
C42	40.82	45.00	81°58'35"	N84°49'20"W	39.44
C43	32.86	45.00	41°59'08"	N37°50'29"W	32.24
C44	38.59	45.00	49°08'01"	N07°43'06"E	37.42
C45	1.89	25.00	4°18'14"	S12°15'46"E	1.88
C46	7.83	25.00	17°56'11"	S23°23'28"E	7.79
C47	12.55	25.00	28°46'19"	S48°44'43"E	12.42
C48	43.48	45.00	85°19'57"	N33°27'54"W	41.79
C49	47.01	45.00	89°50'58"	N24°07'33"E	44.90
C50	23.86	45.00	30°07'27"	N69°08'44"E	23.39
C51	30.72	45.00	38°07'08"	S76°18'59"E	30.13
C52	117.81	75.00	90°00'00"	S31°40'00"W	108.07
C53	118.38	75.00	88°54'37"	N58°52'41"W	108.05
C54	117.92	75.00	90°04'54"	S58°22'27"E	108.14
C55	119.13	75.00	81°00'29"	N31°04'51"E	108.09
C56	28.04	45.00	35°42'23"	S67°21'34"E	27.59
C57	37.08	45.00	47°11'10"	S25°54'47"E	36.02
C58	4.28	25.00	8°48'57"	S34°47'05"W	4.28
C59	18.50	25.00	42°23'18"	N11°05'28"E	18.08

28834473
 1/11/06
 Page 3 of 3
 10/23/2005 09:13:01
 1/11/06 8:28:52 P.M.




November 16, 2007

Re: Autumn View Subdivision
DRB Project # 1003198
ALBUQUERQUE, NEW MEXICO

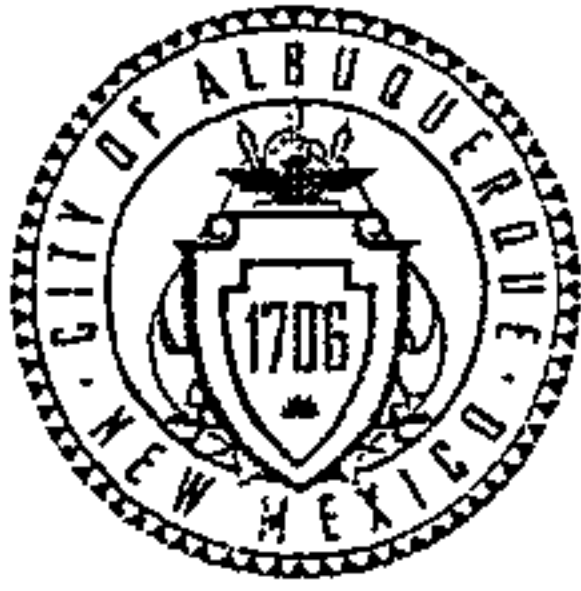
To Whom It May Concern:

As the OWNER/DEVELOPER of the referenced property, I hereby grant Rio Grande Engineering to act as agents on behalf of Fuller Homes on matters pertaining to the extension of the development agreements and sidewalk deferrals for the development of the Autumn View Subdivision project.



Jody Pauza
President

November 16, 2007
(Date)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 31, 2005

6. Project # 1003189
05DRB-01127 Major-Preliminary Plat Approval
05DRB-01129 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, TOWN OF ATRISCO GRANT (to be known as **AUTUMN VIEW SUBDIVISION**) zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [*Deferred from 8/3/05 & 8/17/05 & 8/24/05*] (L-10)

At the August 31, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 8/31/05 and approval of the grading plan engineer stamp dated 8/15/05 the preliminary plat was approved with the following conditions of final plat approval:

All terms of the Annexation Agreement, including APS, must be met.

Need to revisit the width of the drainage and water and sewer easements in the southeast corner of the subdivision.

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

If you wish to appeal this decision, you must do so by September 15, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. 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.



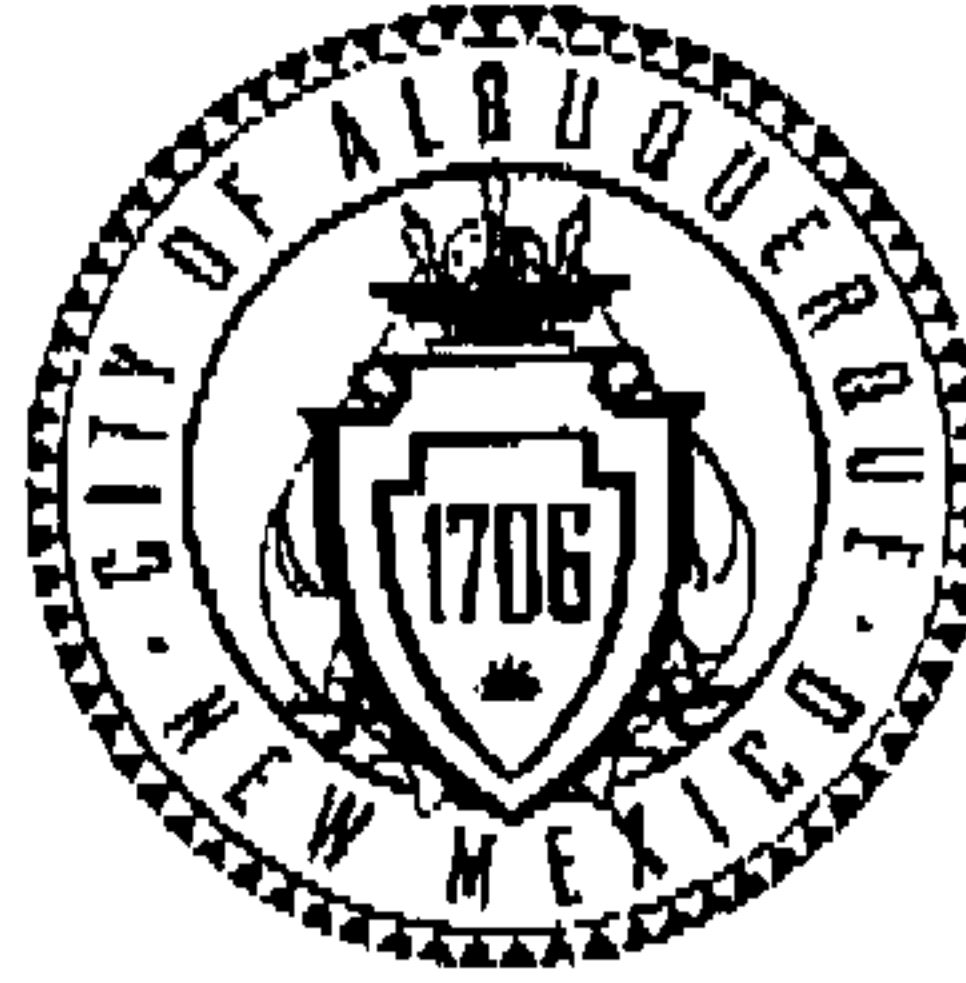
OFFICIAL NOTICE OF DECISION
PAGE 2

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

Please note that 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
for Sheran Matson, AICP, DRB Chair

Cc: Emilio Chavez, 3670 Tower Rd SW, 87121
Norman Mason, 7427 Via Tranquilo SW, 87121
Eloy Padilla Jr, 7619 Greywolf Rd SW, 87121
Dan Sosa, 3615 Tower Rd SW, 87121
Fuller Homes Inc., P.O. Box 13900, 87192
Rio Grande Engineering, 1606 Central SE, Suite 201, 87106
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



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: 16 November 2007

TO CONTACT NAME: David Soule
 COMPANY/AGENCY: Rio Grande Engineering
 ADDRESS/ZIP: 1606 Central SE Suite 201
 PHONE/FAX #: 872-0999 / FAX 872-2205

Thank you for your inquiry of 16 Nov. 2007 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Autumn View Subdivision located on Jower Rd SW between Coors Blvd SW and Stinson Rd SW

zone map page(s) L-10

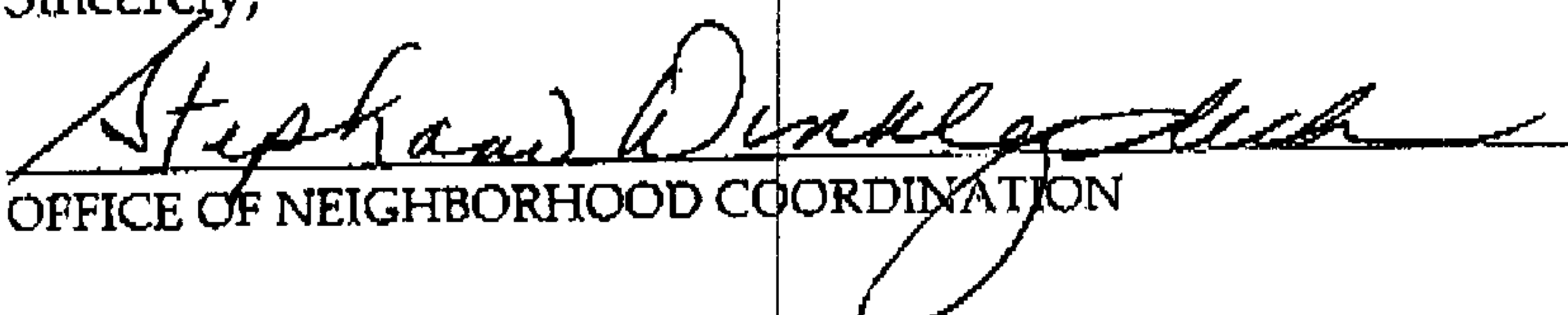
Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Stinson Tower
 Neighborhood Association
 Contacts: Norman Mason
7427 Via Tranquilo SW 87121
836-9671(h)
Victor Wyant
612 Cottontail SW 87121
239-8856(h)

Neighborhood Association
 Contacts: _____

See reverse side for additional Neighborhood Association Information: YES { } 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 YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

 OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

!!!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.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ~~X~~ ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- [] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- ~~X~~ Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.
- ~~X~~ Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

.....
(below this line for ONC use only)

Date of Inquiry: 16 Nov 07

Time Entered: 8:48 AM

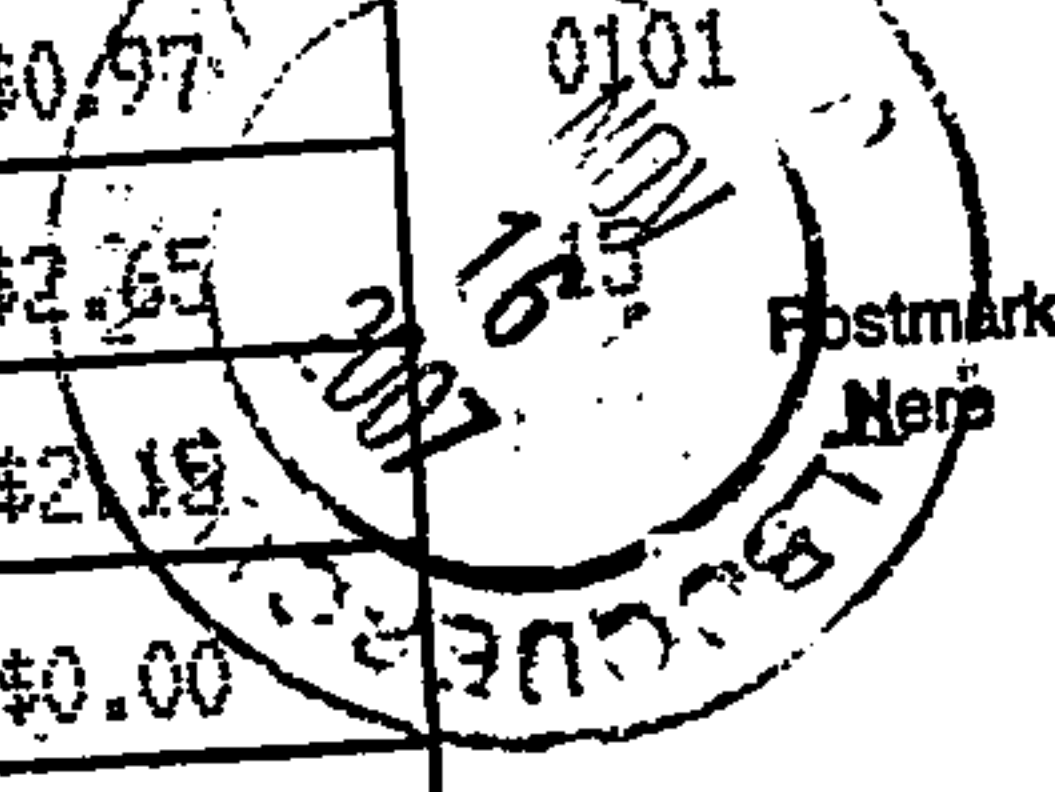
ONC Rep. Initials: 

7003 0500 0003 2755 9329

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	\$ 0.97	
Certified Fee	\$2.65	
Return Receipt Fee (Endorsement Required)	\$2.19	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.77	11/16/2007

Sent To Victor Wyant
 Street, Apt. No.;
 or PO Box No. 612 Cottonail Sw
 City, State, ZIP+4 Alb NM 87121

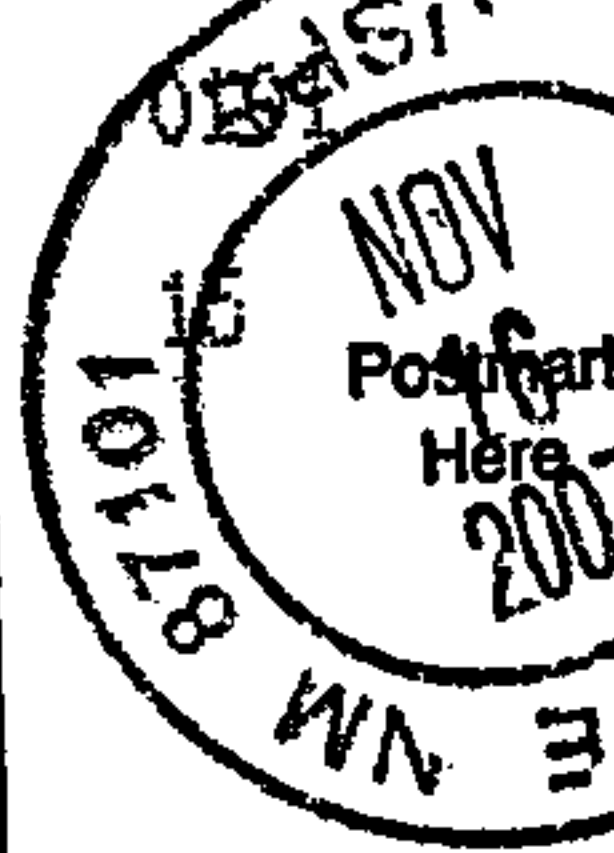
PS Form 3800, June 2002. See Reverse for Instructions

7003 0500 0003 2755 9312

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	\$ 0.97	
Certified Fee	\$2.65	
Return Receipt Fee (Endorsement Required)	\$2.15	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.77	11/16/2007

Sent To Norm Mason
 Street, Apt. No.;
 or PO Box No. 7427 Villa Tranquillo
 City, State, ZIP+4 Alb NM 87121

PS Form 3800, June 2002. See Reverse for Instructions



**Rio Grande
Engineering
Land Development and Civil Engineering Services**

November 16, 2007

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

**RE: Extension of SIA
Desert Garden Estates,
Project # 1003198
Albuquerque, New Mexico**

Dear Ms. Matson:

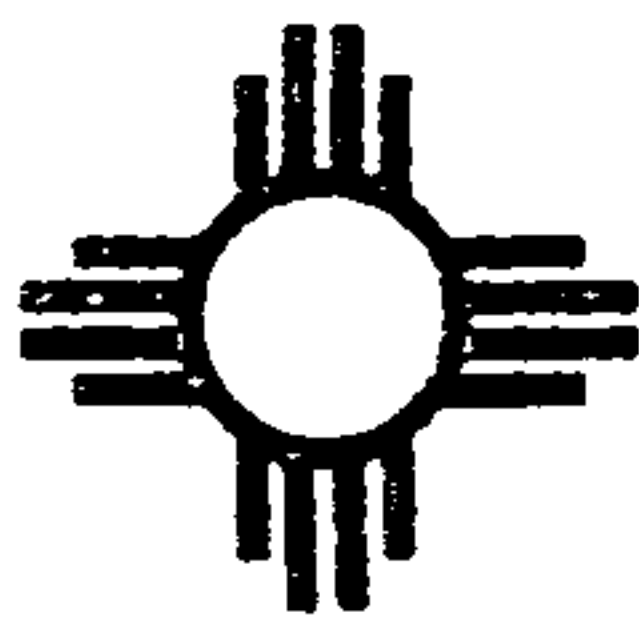
Rio Grande Engineering, on behalf of Fuller Homes, Inc., requests a one year extension for the subdivision Improvement agreement and a two year extension of the deferral of internal sidewalks. The project infrastructure is significantly complete. The one year extension will allow adequate time for final completion. The two year deferral of sidewalks will allow for the home construction to be completed.

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

Sincerely,

David Soule, PE

Cc: ~~Norman Mason~~
Victor Wyant



**Rio Grande
Engineering
Land Development and Civil Engineering Services**

November 16, 2007

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

**RE: Extension of SIA
Desert Garden Estates,
Project # 1003198
Albuquerque, New Mexico**

Dear Ms. Matson:

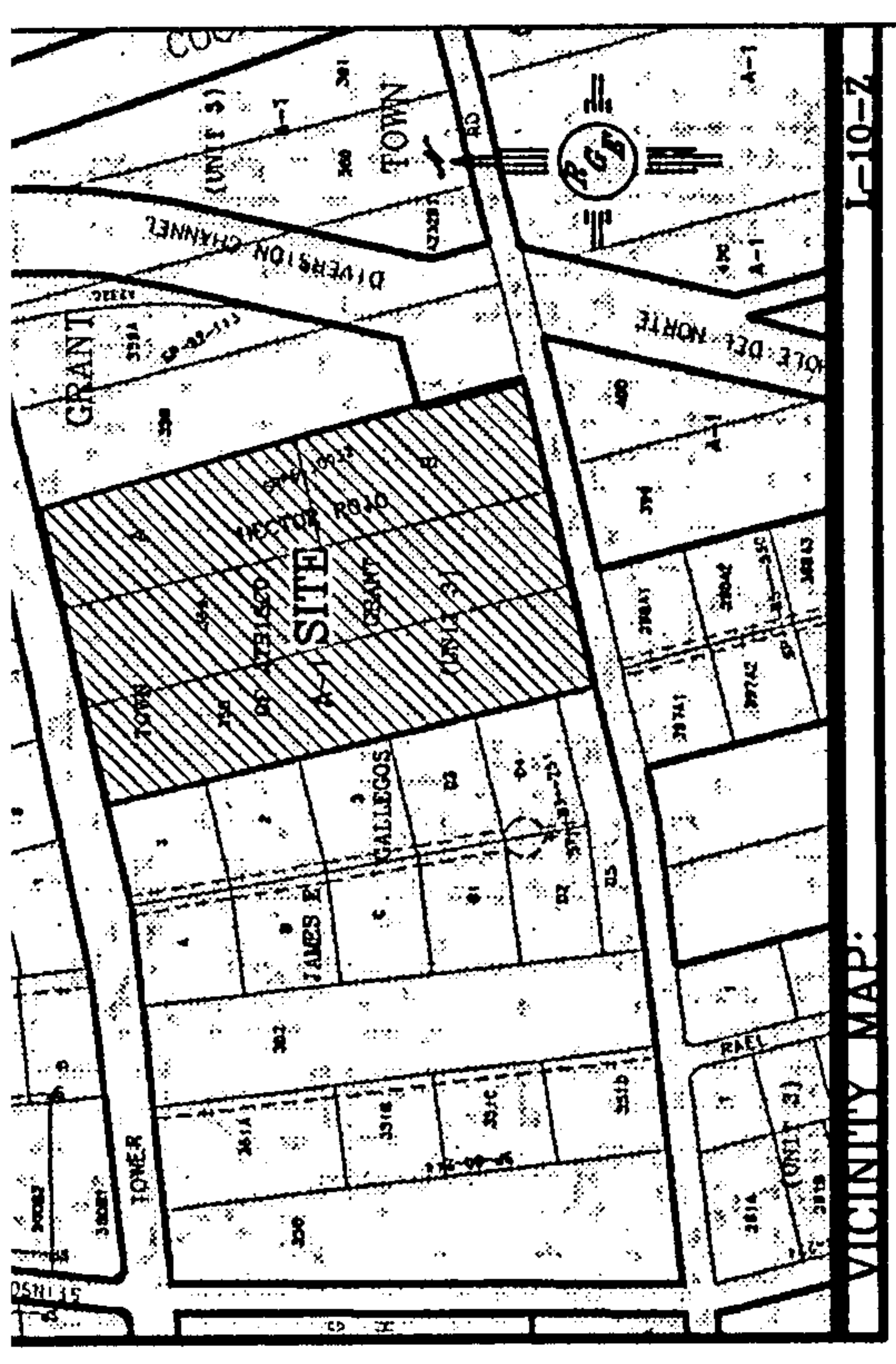
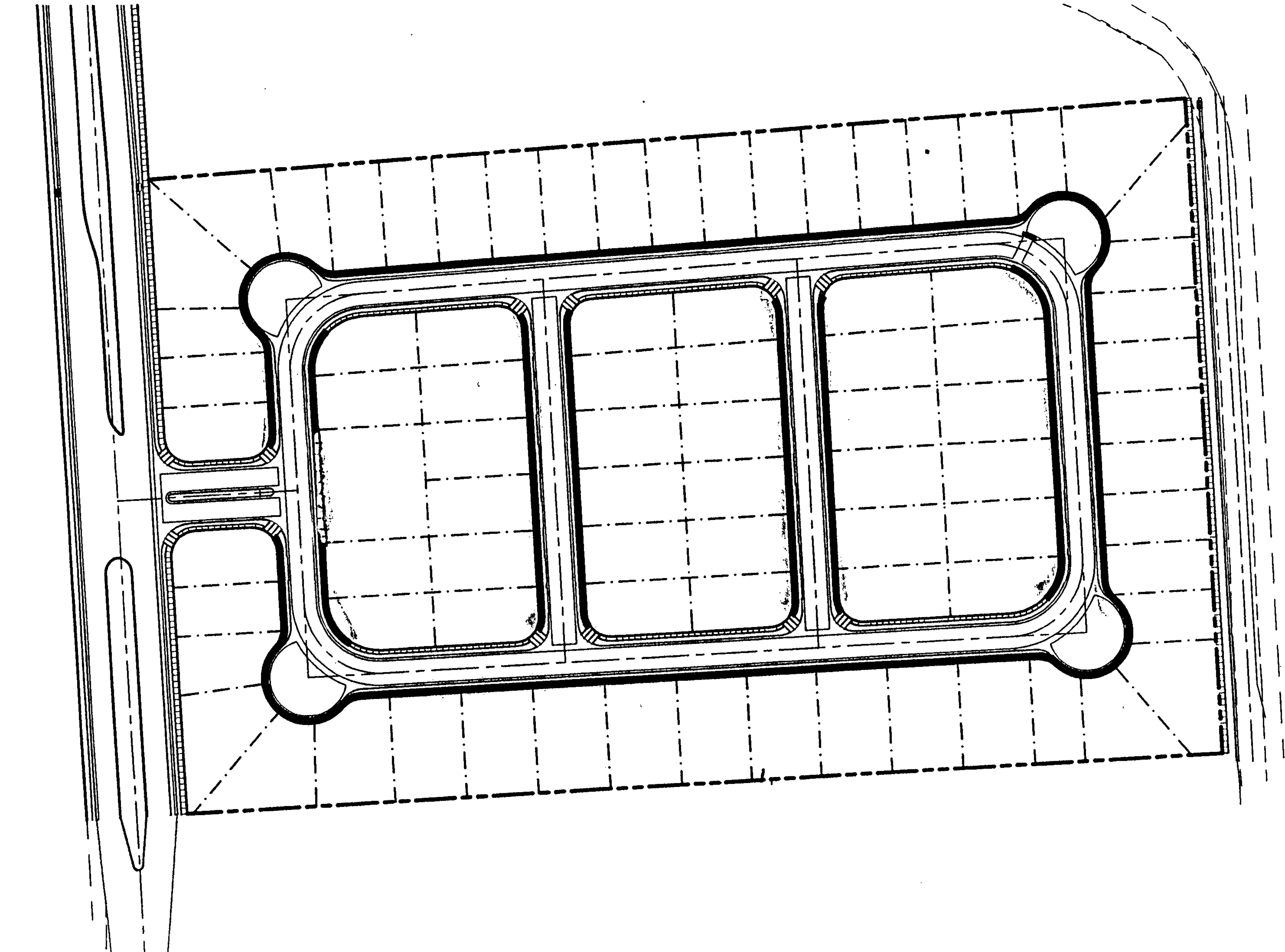
Rio Grande Engineering, on behalf of Fuller Homes, Inc., requests a one year extension for the subdivision Improvement agreement and a two year extension of the deferral of internal sidewalks. The project infrastructure is significantly complete. The one year extension will allow adequate time for final completion. The two year deferral of sidewalks will allow for the home construction to be completed.

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

Sincerely,

David Soule, PE

Cc: Norman Mason
(Victor.Wyant)

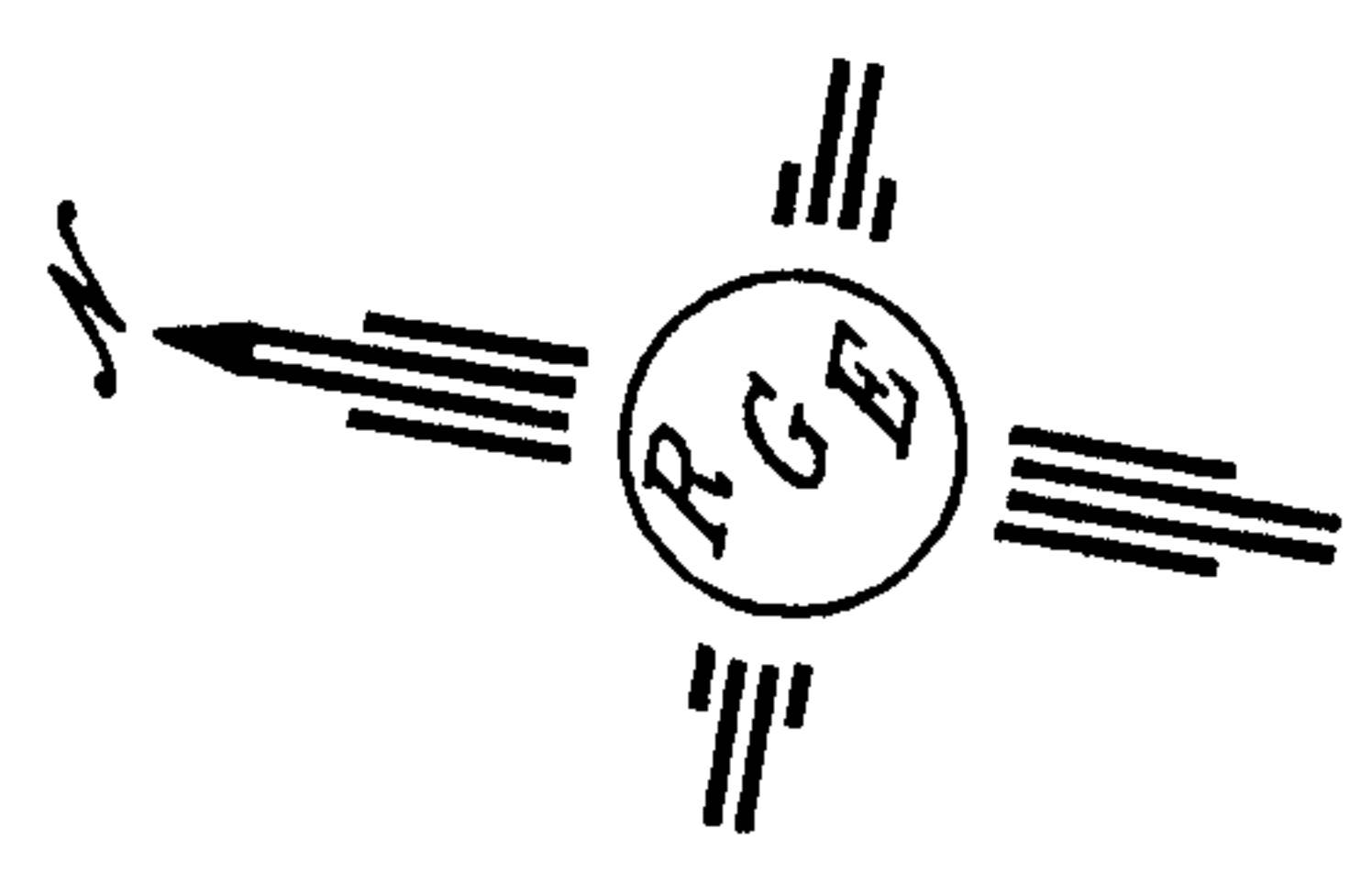


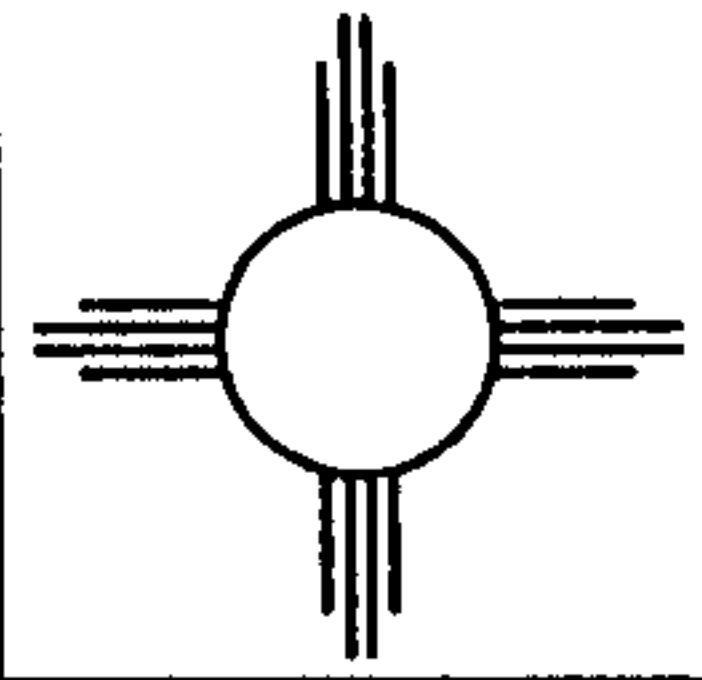
LEGAL DESCRIPTION:
 TRACTS 355, 356 TOWN OF ATRISCO GRANT UNIT 3, AND
 TRACTS A, B, OF THE HECTOR ROAD SUBDIVISION

VICINITY MAP: L-10-7

LEGEND

- BOUNDARY LINE
- - - EXISTING BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- SIDEWALK TO BE BUILT W/THIS PROJECT
- ▨ SIDEWALK TO BE DEFERRED
- PROPOSED LOT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER



ENGINEER'S SEAL	AUTUMN VIEW	DRAWN BY WCMU
	SIDEWALK DEFERRED EXHIBIT	DATE 7-08-05
DAVID SOULE P.E. #14522	 Rio Grande Engineering 1008 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87108 (505) 872-0666	SHEET #
		JOB # 2302

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

ORIGINAL

Date Submitted: 08/15/05 *Claire*

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 8/31/05

Date Preliminary Plat Expires: 8/31/06

DRB Project No.: ~~05 DRB 01127~~ 1003189

DRB Application No.: 05 DRB 01127

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

AUTUMN VIEW SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN


TRACT 355 & 356, UNIT 3, LANDS OF ATRISCO GRANT AND TRACT A & B LANDS OF HECTOR ROJO
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

1 Revised 10/24/05
2 Revised 9/11/06

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"	Water line	Tower Road	Coors Blvd	Autumn View St	/	/	/
		8"	Waterline	Autumn View ST	Tower Road	Balearic Ave	/	/	/
		6"	waterline	Balearic Ave	Zaragoza St	Santander st	/	/	/
		6"	waterline	Vigo st	Zaragoza St	Santander st	/	/	/
		6"	waterline	Bolero ave	Zaragoza St	Santander st	/	/	/
		6"	waterline	Alicante Ave	Zaragoza St	Santander st	/	/	/
		6"	waterline	Zaragoza st	Balearic ave	Alicante Ave	/	/	/
		6"	waterline	Santander st	Balearic ave	Alicante Ave	/	/	/
		8"	Waterline	public water easemtn lot 28	Alicante Ave	San Ygnacio rd	/	/	/
		8"	waterline	San Ygnacio	west property line	existing wl on east side of amole	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement  <i>Delete</i>	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Sewerline	San Jon Court	Taco Place	Terminous	/	/	/
		8"	Sewerline	Tower Road	1075' west of Coors	esting sas east of amole channel	/	/	/
		8"	Sewerline	Autumn View ST	Tower Road	Balearic Ave	/	/	/
		8"	Sewerline	Balearic Ave	Zaragoza St	Santander st	/	/	/
		8"	Sewerline	Vigo st	Zaragoza St	Santander st	/	/	/
		8"	Sewerline	Bolero ave	Zaragoza St	Santander st	/	/	/
		8"	Sewerline	Alicante Ave	Zaragoza St	Santander st	/	/	/
		8"	Sewerline	Zaragoza st	Balearic ave	Alicante Ave	/	/	/
		8"	Sewerline	Santander st	Balearic ave	Alicante Ave	/	/	/
		8"	Sewerline	public water easement lot 28	Alicante Ave	San Ygnacio rd	/	/	/
		8"	Sewerline	San Ygnacio	west property line	ex. sas in Coors	/	/	/
		60"	RCP storm drain and appurtanances per tower/sage master drainage plan	Tower Road	Amole channel	1075' West of Coors	/	/	/
		48"	RCP storm drain and appurtanances	Public drainage easmt lot 28	Alicante Ave	San Ygnacio	/	/	/
							/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		48' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Autumn View ST	Tower Road	Balearic Ave	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Balearic Ave	Zaragoza St	Santander st	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Vigo st	Zaragoza St	Santander st	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Bolero ave Castellon	Zaragoza St	Santander st	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Alicante Ave	Zaragoza St	Santander st	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Zaragoza st	Balearic ave	Alicante Ave	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Santander st	Balearic ave	Alicante Ave	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	San Ygnacio	west property line	east property line	/	/	/
		24F-E	Arterial Road with Curb and Gutter including 6' Sidewalk,	San Ygnacio	east property line	west property line	/	/	/
		66' F-F	Arterial Road with Curb and Gutter Including 6' Sidewalk, both sides, 6' bike lane all water, sewer, storm drainage required Traffic Signification as required.	Tower road 1075'	coors	1075' west of Coors	/	/	/

ORIGINAL

NAME OF PLAT AND/OR SITE PLAN AUTUMN VIEW SUDIVISION

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
<input type="text"/>	<input type="text"/>						<u>1</u>	<u>1</u>	<u>1</u>
<input type="text"/>	<input type="text"/>						<u>1</u>	<u>1</u>	<u>1</u>
<input type="text"/>	<input type="text"/>						<u>1</u>	<u>1</u>	<u>1</u>
<input type="text"/>	<input type="text"/>						<u>1</u>	<u>1</u>	<u>1</u>

NOTES

- 1 Engineers Certification of Grading required for release of SIA and Financial Guarantee
Water line will must connect to pressure zone 1W
- 2 site lighting shall be installed per DPM Standards.
- 3 Landscape agreement between Autumn View Home Owners Association and the City of Albuquerque must be executed prior to release of Financial Guarantee, including water meters
- 4 Private improvements to adjacent property owners shall be constructed prior to release of financial Guarantee
certified.

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

David Sorle
NAME (print)

Andrew Gomez 8/31/05
DRB CHAIR - date

Christina Sandoval 8/31/05
- PARKS & GENERAL SERVICES - date

Rio Grande Engineers
FIRM

Scott Long 8-31-05
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 8/15/05
SIGNATURE - date

Robert Green 8/31/05
UTILITY DEVELOPMENT - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

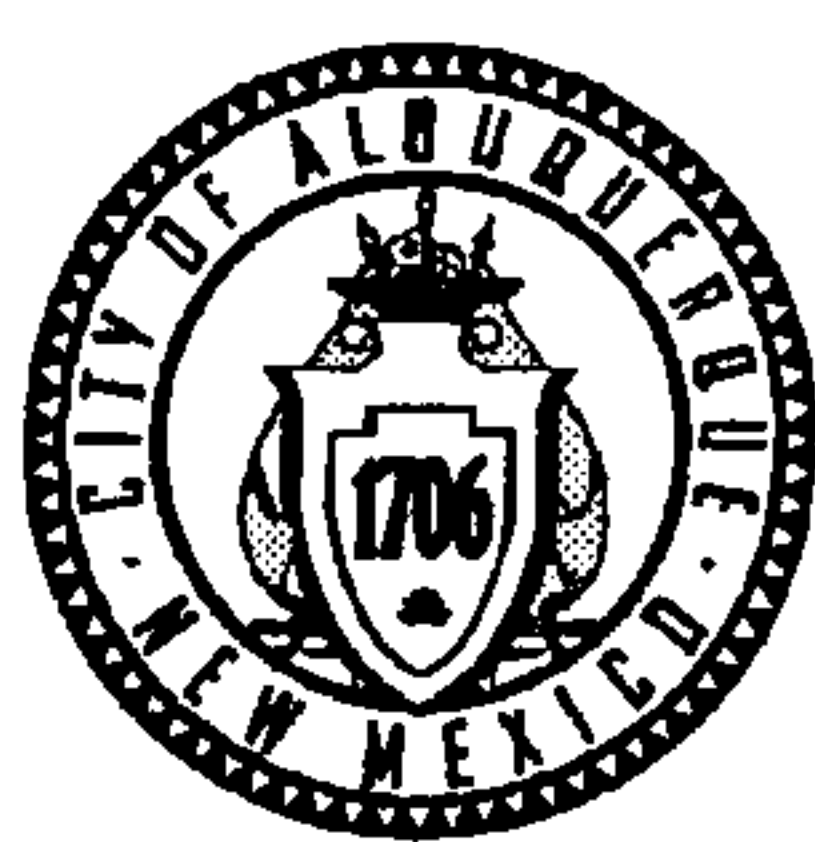
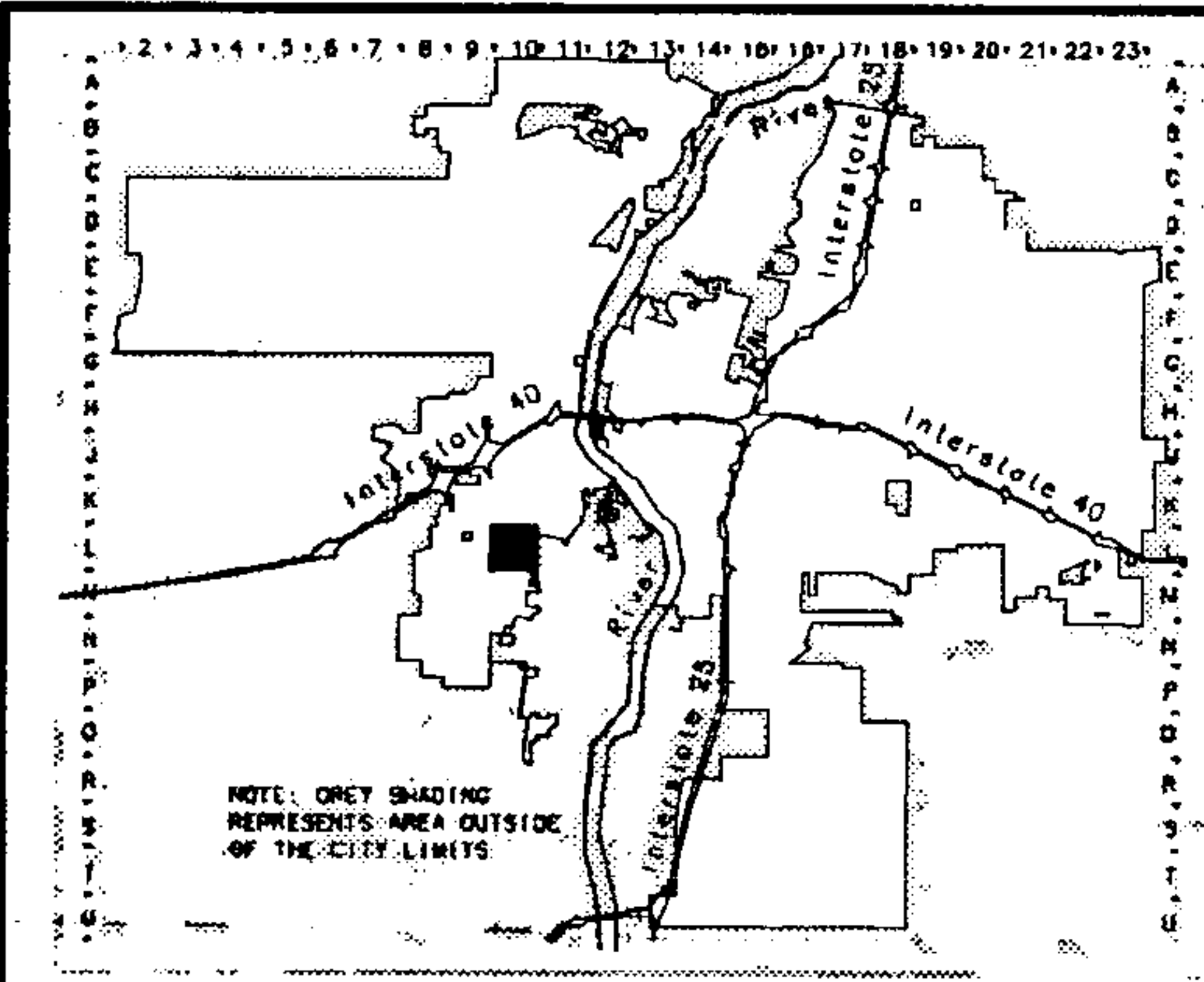
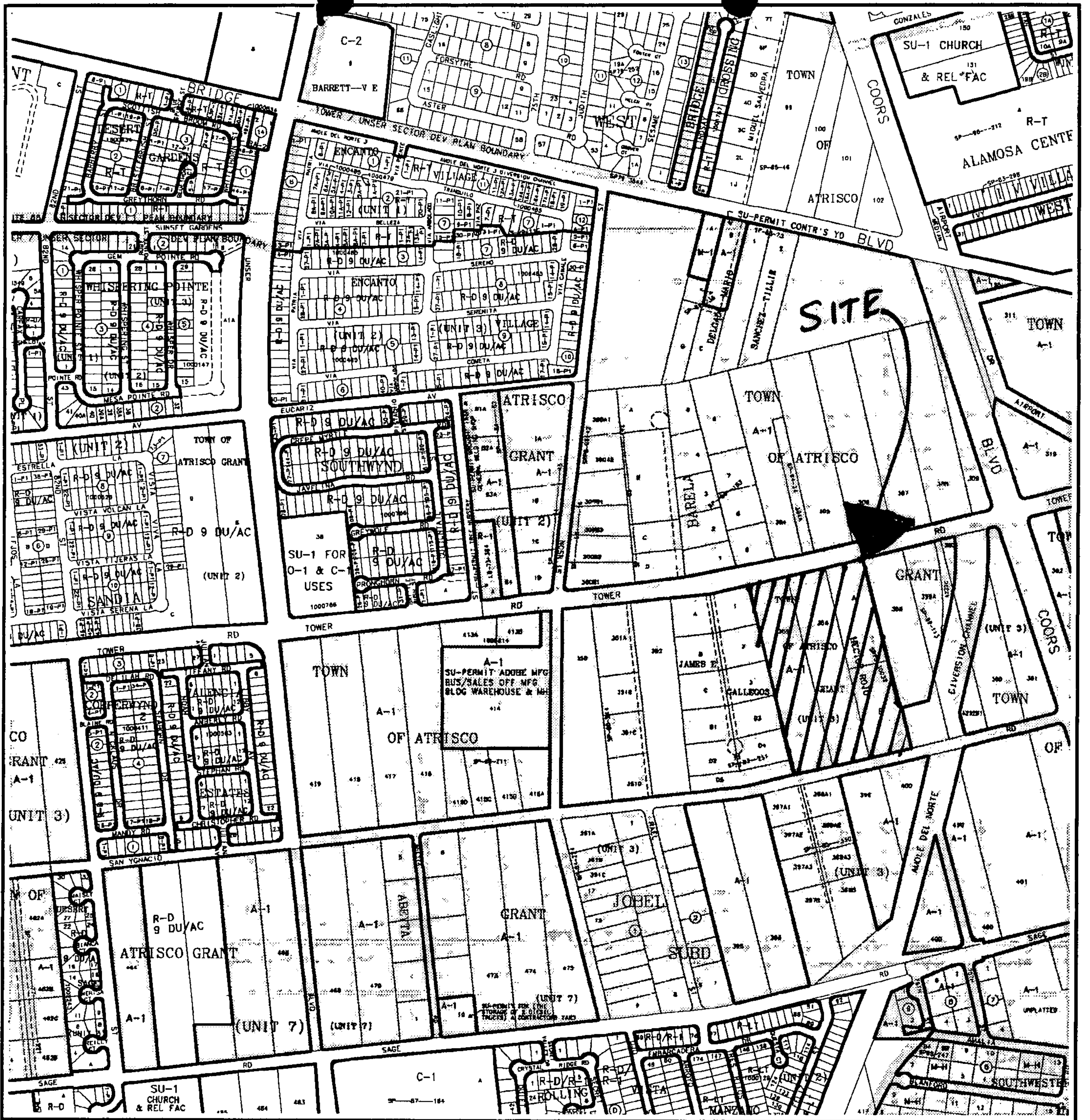
Bradley J. Bigham 8/31/05
CITY ENGINEER - date

- date

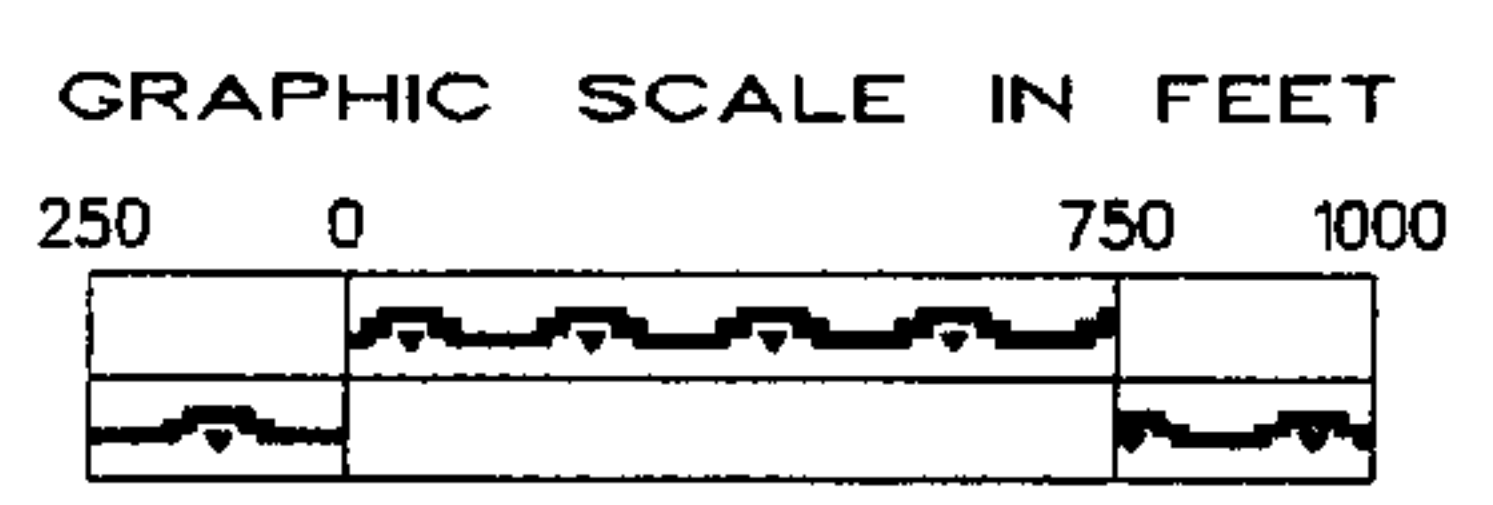
EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
<u>1</u>	<u>10-24-05</u>	<u>[Signature]</u>	<u>Robert Green</u>	<u>[Signature]</u>
<u>2</u>	<u>9-11-06</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page
L-10-Z
 Map Amended through February (3), 2004

#13

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

PAID RECEIPT

APPLICANT NAME _____
AGENT RIO GRANDE ENGINEERING
ADDRESS _____
PROJECT & APP # ~~1003189~~ 1003198
PROJECT NAME AUTUMN VIEW SUBDIVISION

\$ _____ 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions DEFERRAL FEE
\$ _____ 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.

City Of Albuquerque
Treasury Division

2/8/2006 8:29AM LOC: ANNX
RECEIPT# 00054344 WSH 006 TRANS# 0003
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$50.00
J24 Misc \$50.00
MC \$50.00
CHANGE \$0.00



**Rio Grande
Engineering
Land Development and Civil Engineering Services**

February 7, 2006

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

#13

**RE: Preliminary Plat Approval for
Autumn View Subdivision,
Albuquerque, New Mexico
Project # ~~1003189~~**

Dear Ms. Matson:

1003198

Rio Grande Engineering, on behalf of my client request an additional two week deferral for the hearing on the preliminary plat. The purpose for the deferral is to figure out how to pay APS fee per the pre-annexation agreement.

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

Sincerely,

David Soule, PE

Enclosures

cc: Jody Pauza

JN: 2302

defferalletter020706

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form S

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC)

Supplemental form Z

ZONING & PLANNING

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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: FULLER HOMES, INC PHONE: 505-888-4740

ADDRESS: PO BOX 13900 FAX: 505-797-8914

CITY: ALBUQUERQUE STATE NM ZIP 87192 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____ SOLE OWNER

AGENT (if any): RIO GRANDE ENGINEERING PHONE: 505-321-9099

ADDRESS: 1606 CENTRAL SE, SUITE 201 FAX: 505-872-2205

CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST: Final Plat Approval

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

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

Lot or Tract No. Tracts 355,356, Town of Atrisco Grant and Tracts A & B, Lands of Hector Rojo Block: TBK Artesian View Unit: _____

Subdiv. / Addn. Town of Atrisco Grant

Current Zoning: RD-R1 Proposed zoning: RD-R1

Zone Atlas page(s): L-10 No. of existing lots: 3 No. of proposed lots: 82

Total area of site (acres): 15 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: 6

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

UPC No. 101005640219540608, 101005642220140609, 101005643222040610 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Tower Road SW

Between: Coors Boulevard SW and Stinson Road SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003198⁹⁸

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

SIGNATURE [Signature] DATE 1/23/06

(Print) DAVID SOULE, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>OK DRB - 00093</u>	<u>FP</u>	<u>5(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>env</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>2/1/06</u>			Total <u>\$ 20.00</u>

Xc Sis 1/23/06

1003198

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls *Approved @ Prelim Plat*
- 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. *Surveyor submitted to AGIS*

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

David Soule
Applicant name (print)
[Signature]
Applicant signature / date
1/23/06



Form revised 10/03

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

Application case numbers
06DRB - - 00093

[Signature] Sis 1/23/06
Planner signature / date
Project # 1003198

David Soble
321.9099
1-4-06

No. of Lots: 82
Nearest Major Streets
Coors Blvd SW & Tower Rd SW

FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)**

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 28 day of December, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Fuller Homes Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] a N.M. Corporation, whose address is P.O. Box 13900 Alb. NM 87197 and whose telephone number is 505-8884740, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

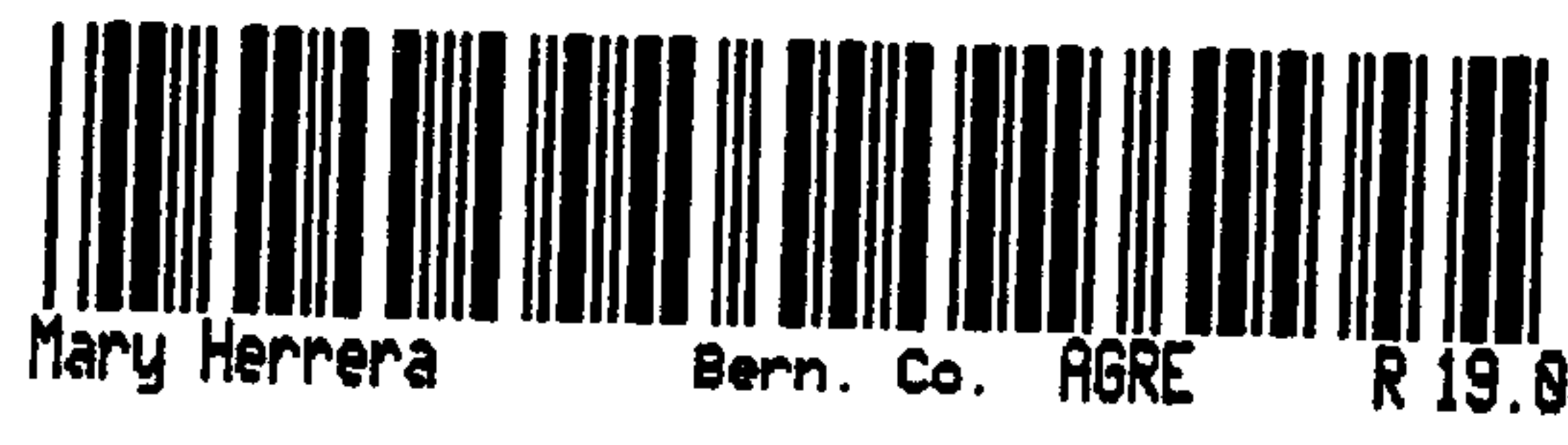
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tracts 355 & 356 Unit 3 and tracts A & B Lands of H. Rizo, recorded on December 5, 1944 in the records of the Bernalillo County Clerk at Book D, pages 118 through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Fuller Homes, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Autumn View Subdivision describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15 day of September, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7691.01.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless



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

PAID RECEIPT

APPLICANT NAME Fuller Homes
AGENT RIO GRANDE ENG.
ADDRESS _____
PROJECT & APP # 1003198 / 06 DRB-00093
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.

DUPLICATE
City Of Albuquerque
Treasury Division

Counterreceipt.doc 6/21/04

1/23/2006 2:13PM LOC: ANNX
RECEIPT# 00056732 WSH 007 TRANSH 0016
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$20.00
J24 Misc \$20.00
MC \$20.00
CHANGE \$0.00
Thank You

RIO GRANDE ENGINEERING

LETTER OF TRANSMITTAL

(505) 321-9099
1606 Central SE, Suite 201 Albuquerque, NM 87106

DATE:	2/13/2006	JOB NO:	2302
ATTENTION:	Sheran		
RE:	AUTUMN VIEW		
	PROJECT # 1003198		

TO Sheran Matson
DRB Chairwoman
City of Albuquerque
Plaza del Sol

- WE ARE SENDING YOU
- | | | |
|---|---------------------------------------|--|
| <input type="checkbox"/> Shop drawings | <input type="checkbox"/> Attached | <input type="checkbox"/> Under Separate cover via _____ the following items: |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Prints | <input type="checkbox"/> Plans |
| | <input type="checkbox"/> Change order | <input type="checkbox"/> Samples |
| | | <input type="checkbox"/> Specifications |

COPIES	DATED	NO.	DESCRIPTION
1 SET			APS CONTRIBUTION PAPERWORK
			copy of letter
			copy of annexation agreement
			copy of check
			copy of certified letter receipts

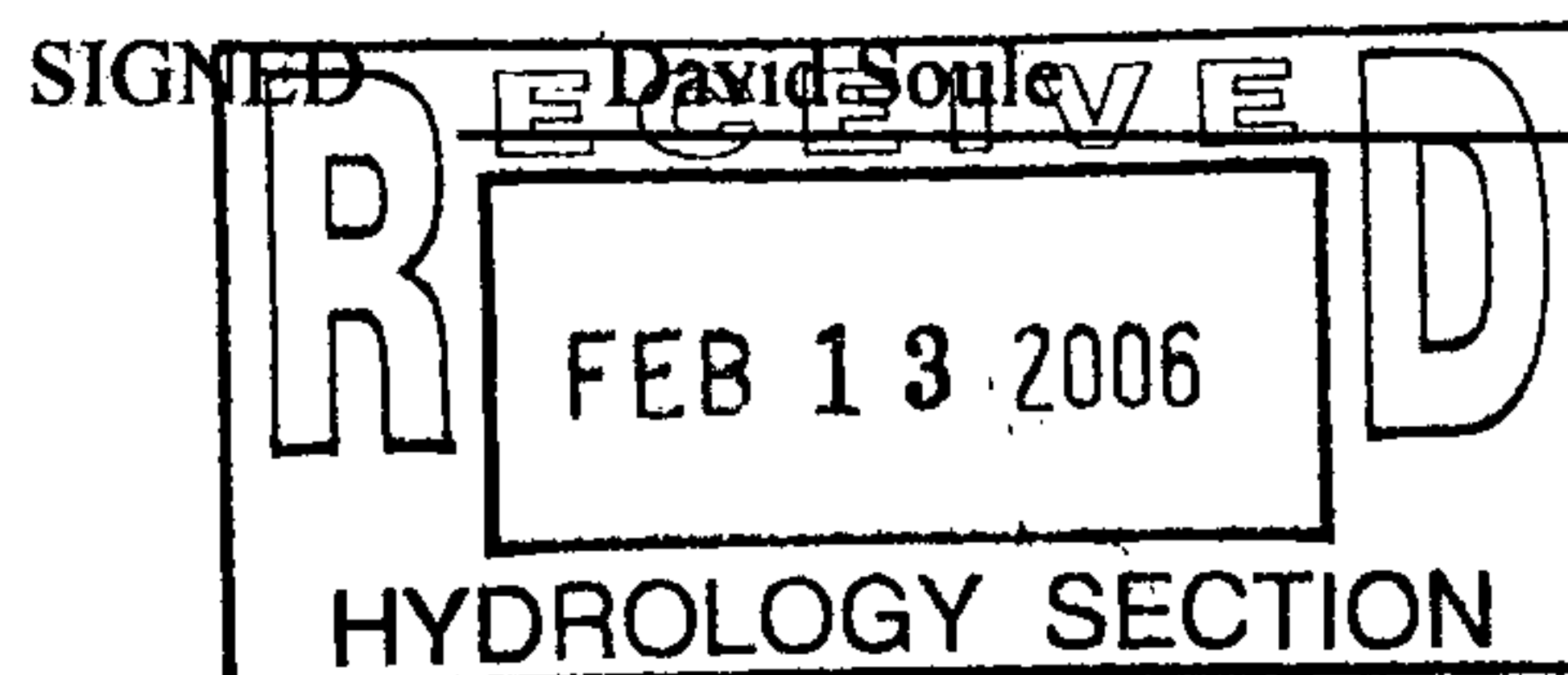
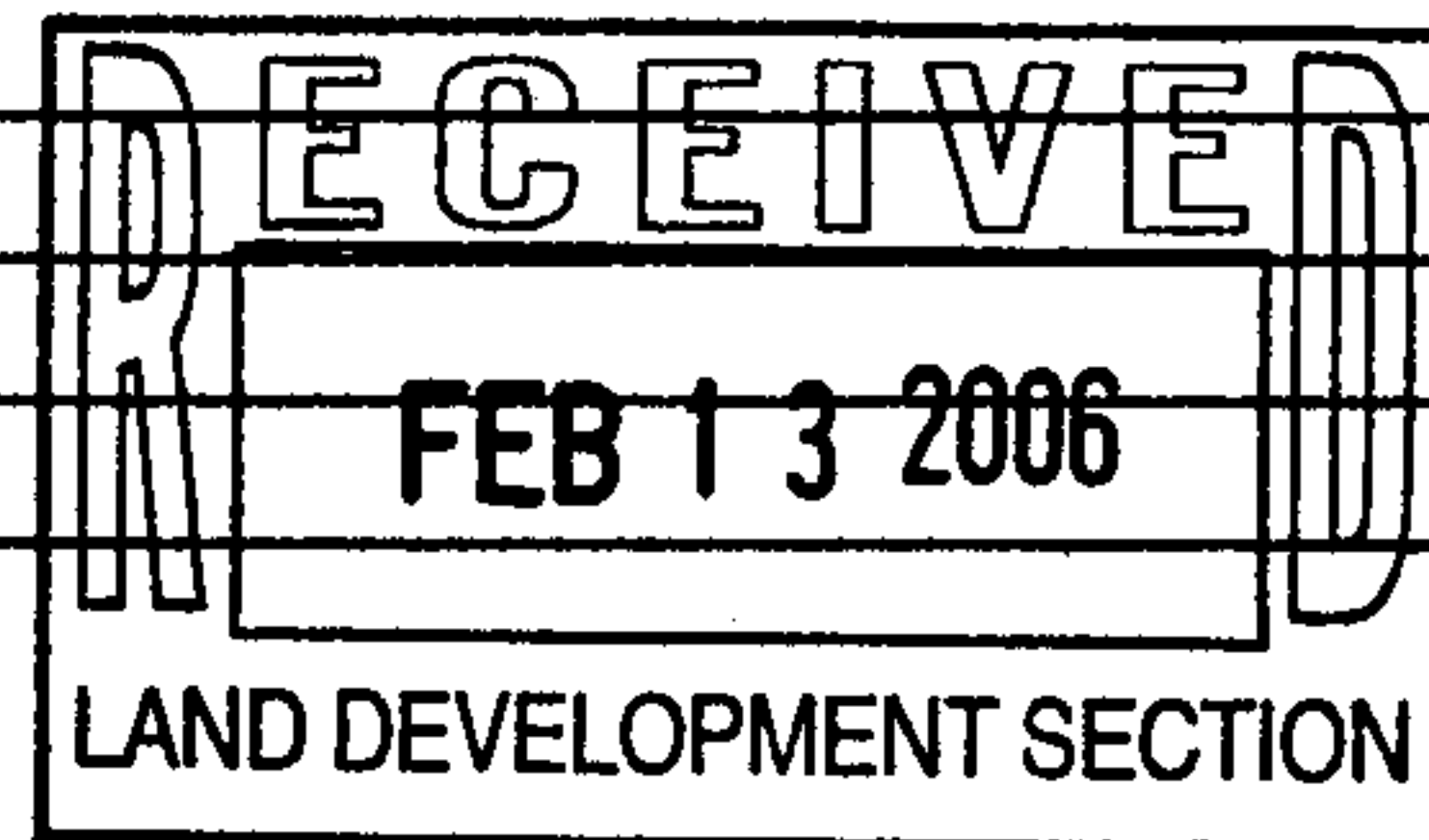
THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> FOR SIGNATURE(S) |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | _____ |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | _____ |
| <input type="checkbox"/> For review and comments | <input type="checkbox"/> _____ | _____ |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | |

REMARKS _____

COPY TO _____

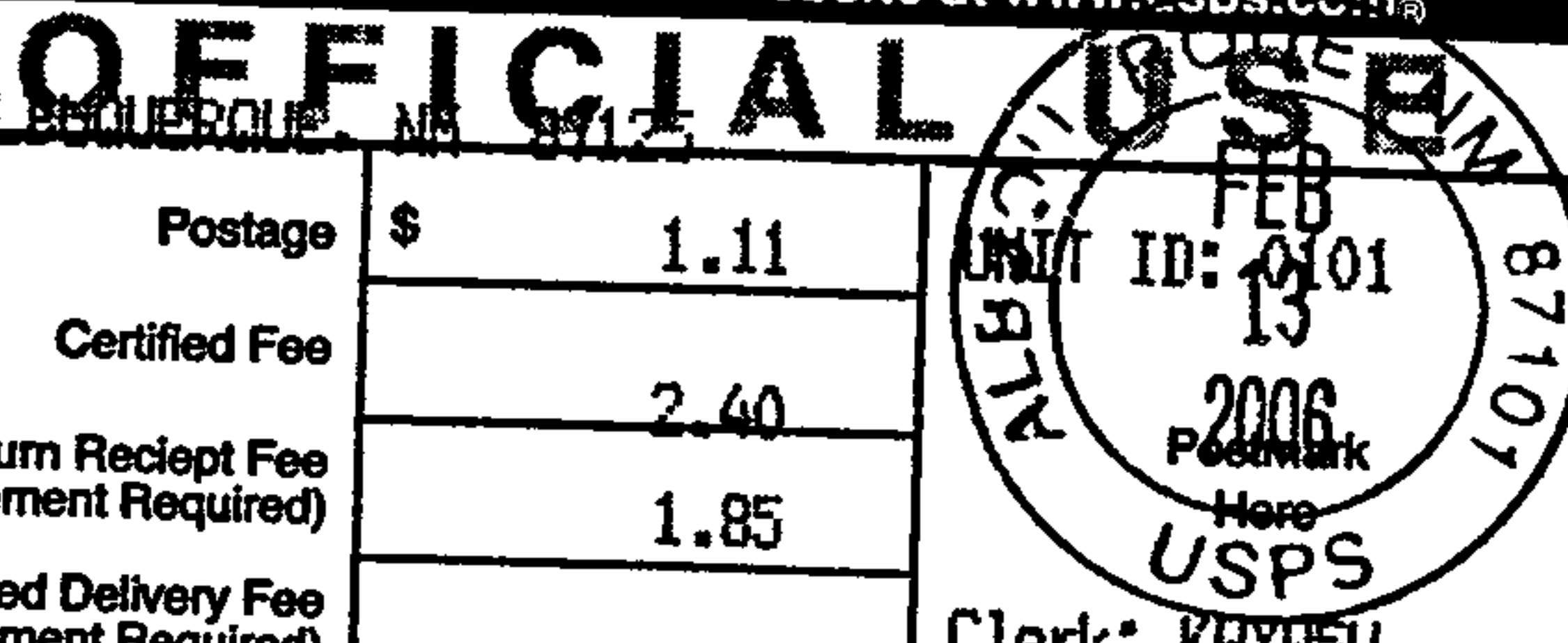
RECEIVED BY _____



7004 1160 0000 5114 6637

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	\$	1.11
Certified Fee		2.40
Return Receipt Fee (Endorsement Required)		1.85
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	5.36

Clerk: KWTW5V
02/13/06

Sent To Charles Atwood - APS
 Street, Apt. No.;
 or PO Box No. PO Box 87124
 City, State, ZIP+4 Alb. NM 87125

PS Form 3800, June 2002 See Reverse for Instructions

RECEIVED
FEB 13 2006
HYDROLOGY SECTION



**Rio Grande
Engineering**

Land Development and Civil Engineering Services

February 10, 2006

APS-Real Estate Department
C/O Charles O. Atwood
PO Box 87124
Albuquerque, NM 87125

**RE: APS Fee for
Autumn View Subdivision,
Albuquerque, New Mexico
Project # 1003198**

Dear Mr. Atwood:

The purpose of this letter is to introduce this project and explain the purpose of the enclosed check. This project required a preannexation agreement when annexed into the city of Albuquerque. In order to obtain Final Plat approval the developer is required to pay APS \$100.00 per lot. The proposed subdivision consists of 82 lots; therefore a check has been prepared in the amount of \$ 8,200.00. The preannaxation agreement does not state the specific purpose of the money. We urge you to use the money in the immediate area of Tower and Coors Southwest. Please fax a receipt for these funds to David Soule at Rio Grande engineering 872-2205.

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

Sincerely,

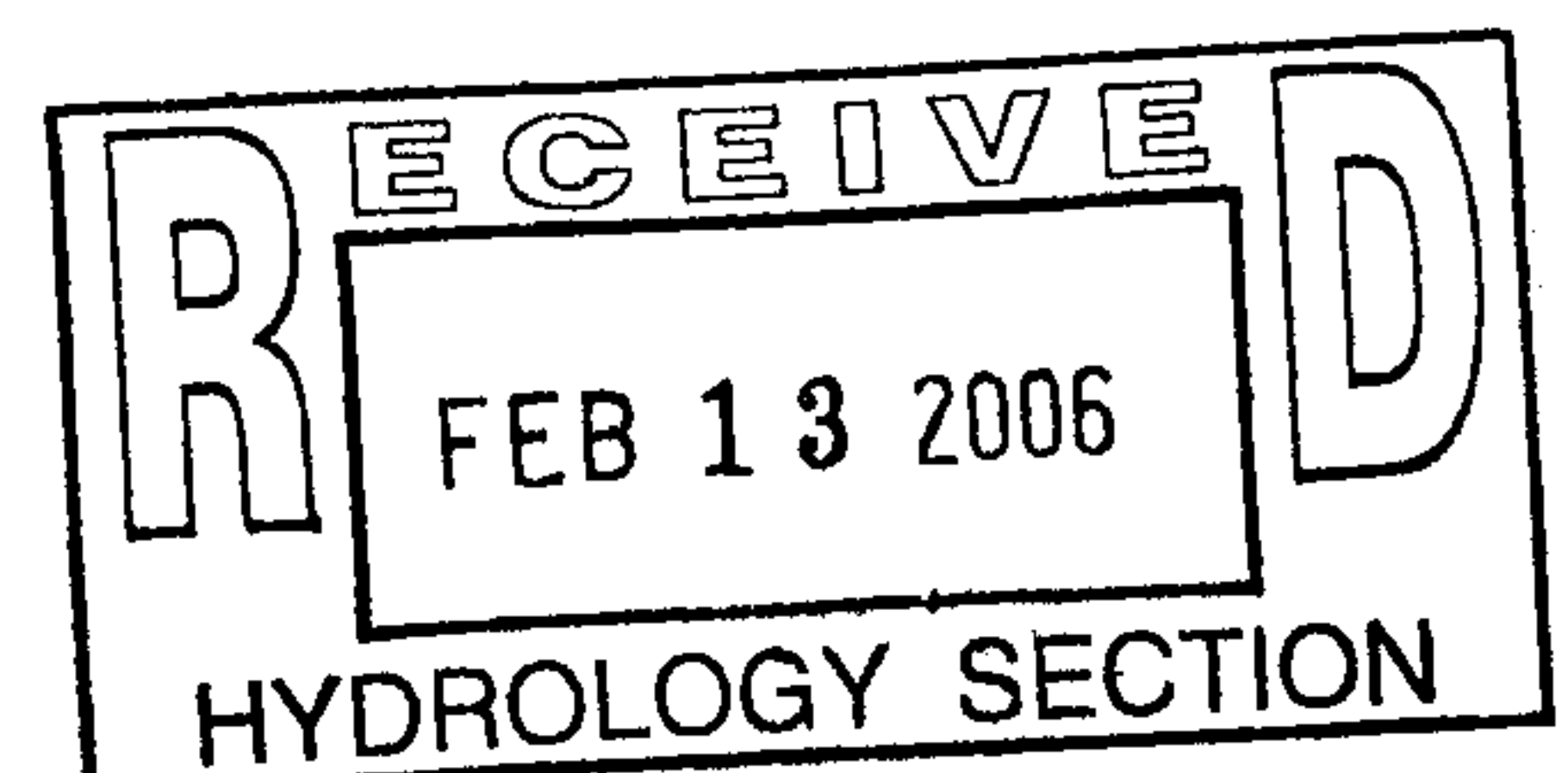
David Soule, PE
Rio Grande Engineering
1606 Central SE, Suite 201
Albuquerque, New Mexico 87106

Enclosures

cc: Jody Pauza

JN: 2302

APSletter021006



CITY of ALBUQUERQUE

SIXTEENTH COUNCIL

COUNCIL BILL NO. 0-04-50 ENACTMENT NO. 0-2005-020

SPONSORED BY: Miguel Gomez, By Request

ORDINANCE

1
2 ANNEXATION, 04EPC 00059, ANNEXING 40 ACRES, MORE OR LESS,
3 LOCATED ON THE AMOLE DEL NORTE DIVERSION CHANNEL, BETWEEN
4 SAGE ROAD SW AND TOWER ROAD SW, AND AMENDING THE ZONE MAP
5 TO ESTABLISH RD/R-1 ZONING AS PER EXHIBIT A, ATTACHED.

6 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
7 ALBUQUERQUE:

8 Section 1. AREA PROPOSED FOR ANNEXATION. The owners of the area
9 annexed hereby presented a properly signed petition to annex the following
10 territory: 40 acres, more or less, located on Amole Del Norte Diversion
11 Channel, between Sage Road SW and Tower Road SW; and more particularly
12 described as follows:

13 A. Lots 355, 356, 400, and 401, Town of Atrisco Grant; and
14 Tracts A & B, Lands of Hector Rojo.

15 B. All of the right-of-way adjoining the land described in A. of this
16 section to the extent it is not already in the City.

17 Section 2. ANNEXATION ACCEPTED. The area specified in Section 1
18 above is designated Developing Urban in the Comprehensive Plan which makes
19 it suitable for annexation. Furthermore, the petition for annexation meets the
20 requirements of Resolution 54-1990 (City's Annexation Policy). Therefore, the
21 area specified in Section 1 above is hereby annexed.

22 Section 3. ZONE MAP AMENDED. The request for R-1 zoning is justified
23 per Resolution 270-1980 because it will allow residential and commercial
24 development that is consistent with the existing property located to the

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1 southwest, which is more advantageous to the community. Therefore, the
2 zone map adopted by Section 14-16-1-1 et. Seq. R.O.A. 1994 is hereby
3 amended, establishing RD/R-1 zoning for the area specified in Section 1 above.

4 **Section 4. FINDINGS ACCEPTED.** The Council shall adopt the following
5 zone map amendment findings:

6 1. This is a request for establishment of RD/R-1 zoning for
7 approximately 39 acres, Lots 355, 356, 400, 401, Town of Atrisco Grant and
8 Lots A & B, Lands of Hector Rojo, located on the Amole del Norte Diversion
9 Channel, between Sage Road SW and Tower Road SW. The site is currently
10 undeveloped and includes a portion of the Amole del Norte Diversion Channel.
11 The site is currently zoned County A-1 and Diversion Channel.

12 2. The applicant requests RD/R-1 zoning for lots 355, 356, Town of
13 Atrisco Grant and for lots A and B, Lands of Hector Rojo as per the
14 Tower/Unser Sector Development Plan. Together these lots are approximately
15 15.1 acres.

16 3. The subject site is designated Developing Urban in the
17 Comprehensive Plan with a goal to create a quality urban environment with
18 identifiable, individual but integrated communities. The request for annexation
19 will implement this stated goal and will also implement the following policies for
20 Developing Urban areas:

- 21 a. This request for annexation and establishment of RD/R-1 zoning,
22 recommended by the Tower/Unser Sector Development Plan for the
23 northern portion of the annexation request, will allow the subject
24 property to achieve appropriate density patterns and design (Policy b).
- 25 b. This site is appropriate for annexation because it is vacant and
26 contiguous to existing and programmed urban facilities and services.
27 In addition, there are a variety of community and public services that
28 are accessible to this site (Policy e).
- 29 c. The applicant proposes to develop single-family homes (6 du/net
30 acre), which respects existing neighborhood values, natural
31 environmental conditions and carrying capacities, scenic resources,

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1 **and resources of other social, cultural, and recreational concern**
2 **(policy d).**

3 **4. The elementary schools in this area, including Mary Ann Binford**
4 **Elementary School, Truman Middle School, and West Mesa High School, are**
5 **operating close to or above their designed capacity and are projected to accrue**
6 **substantial enrollment increases in the next 5 years. An elementary school,**
7 **located at 86th Street and Tower Road, is slated to open in the fall of 2004 to**
8 **provide relief to Mary Ann Binford Elementary School. This new school is**
9 **expected to have an enrollment of 900 students, a number that would bring the**
10 **school above maximum capacity when it opens. This request for annexation**
11 **will add a strain to the overcrowded public schools in the region (West Side**
12 **Strategic Plan, Policy 2.5).**

13 **5. This request for establishment of RD/R-1 zoning supports the goals**
14 **for the Bridge/Westgate Community, as identified in the West Side Strategic**
15 **Plan by allowing this site to receive urban style services appropriate in this**
16 **community (Policy 3.40). At the same time, this request may lead to an**
17 **increase in the demand for public service facilities in this community, i.e.**
18 **schools, transit facilities, fire/police stations, libraries, or other community**
19 **services (Policy 3.44).**

20 **6. This request for a zone change from County A-1 to City RD/R-1**
21 **meets the requirements of R-270-1980 because the annexation constitutes a**
22 **changed condition that makes the current County A-1 zoning inappropriate**
23 **given the urban services that will become accessible to the site (Section 1.D).**
24 **Most importantly though, the requested zoning is more advantageous to the**
25 **community as articulated by the goals and policies of the Comprehensive Plan,**
26 **West Side Strategic Plan, and Tower/Unser Sector Development Plan.**

27 **7. According to the Office of Community and Neighborhood**
28 **Coordination, as of February 26, 2004, there were no known Recognized**
29 **Neighborhood Associations in this area affected by this request. There is**
30 **neighborhood opposition to this request.**

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1 8. *Several residents did not have actual notice of the County*
2 *Commission Hearing approving annexation of the subject property.*

3 **Section 5. PRE-ANNEXATION AGREEMENT AND PRE-ANNEXATION**
4 **AGREEMENT ADDENDUM.** *The City and the applicant for annexation have*
5 *agreed to all the measures listed in the attached Annexation Agreement and*
6 *Addendum, labeled EXHIBIT B.*

7 **Section 6. SEVERABILITY CLAUSE.** *If any section, paragraph, sentence,*
8 *clause, word or phrase of this ordinance is for any reason held to be invalid or*
9 *unenforceable by any court of competent jurisdiction, such decision shall not*
10 *affect the validity of the remaining provisions of this ordinance. The Council*
11 *hereby declares that it would have passed this ordinance and each section,*
12 *paragraph, sentence, clause, word or phrase thereof irrespective of any*
13 *provisions being declared unconstitutional or otherwise invalid.*

14 **Section 7. EFFECTIVE DATE AND PUBLICATION.** *This ordinance shall take*
15 *effect five days after publication by title and general summary and when a plat*
16 *of the territory hereby annexed is filed in the office of the County Clerk.*

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Mary Herrera Bern. Co. ANEX R 19.00
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29 X:\SHARE\Legislation\Sixteen\O-50fin.doc

30

1 PASSED AND ADOPTED THIS 7th DAY OF March, 2005
2 BY A VOTE OF: 5 FOR 4 AGAINST.

3

4

Yes: 5

5

No: Gomez, Griego, Heinrich, O'Malley

6

7

Brad Winter

8

Brad Winter, President

9

City Council

10

11

12

13

APPROVED THIS 1st DAY OF April, 2005

14

15

Bill No. O-04-50

16

17

18

19

20

21

ATTEST:

22

23

24

[Signature]

City Clerk

25

26

27

28

29

30

31



Mary Herrera

Bern. Co.

ANEX

R 13.00

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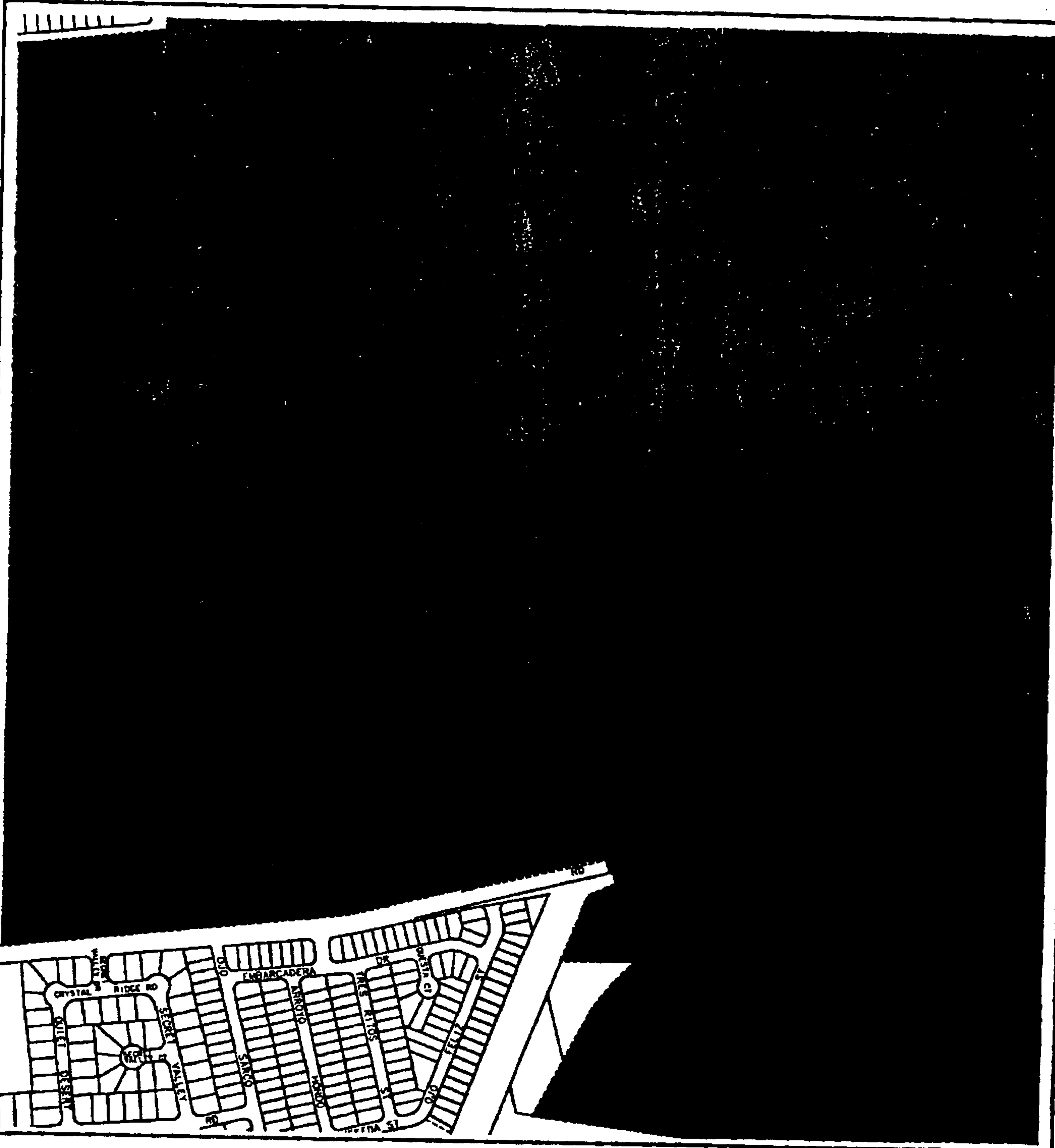
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Proposed annexation in Zone Map L-10

1003



Map Scale: 1" = 500'

Map Printed April 27, 2004

- MUNICIPAL U
-  AREA PROPOSED FOR ANNEXATION
-  GRAY SHADING INDICATES COUNTY



Maru Herrera

Bern. Co. ANEX R 19.00

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PRE-ANNEXATION AGREEMENT TO CONSTRUCT PUBLIC IMPROVEMENTS

THIS AGREEMENT is made this _____ day of _____, 2004, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293, One Civic Plaza, Albuquerque, New Mexico 87103, and Albuquerque Excavators ("Developer"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 7201 Isleta Blvd., Albuquerque, New Mexico 87105 and whose telephone number is 873-5000, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

RECITALS:

- A. WHEREAS, Developer is developing certain lands outside the City of Albuquerque Bernalillo County, New Mexico, known as [describe:] Tracts 355, 356, 400, 401, Town of Atrisco Grant and Tracts A & B, Lands of Hector Rojo recorded on December 5, 1944 in the records of Bernalillo County at Book Misc. D, pages 118 through _____ ("Developer's Property"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in Developer's Property to the present owner:] Albuquerque Excavators ("Owner").
- B. WHEREAS, Developer has applied for annexation of Developer's Property into the Albuquerque City limits under annexation AX _____; and
- C. WHEREAS, Developer represents and covenants that Developer will develop Developer's Property at a maximum residential density of 6 du's; and
- D. WHEREAS, Developer's development of the property at a density of 6 du's will require additional infrastructure to service the development; and
- E. WHEREAS, Developer has agreed to prepare a Traffic Impact Study ("TIS") acceptable to the City pursuant to criteria in the City's Development Process Manual ("DPM") in connection with the development of Developer's Property; and
- F. WHEREAS, under Albuquerque City Council Resolution R-68 Enactment No. 54-1990 annexation of areas planned to be urban intensity of development will be approved when certain policies are satisfied including a commitment by the land owner that he or his successors in interest will in a manner that satisfies City standards, install and pay for necessary major streets, water, sanitary sewer, and storm-water handling facilities; and
- G. WHEREAS, Developer proposes to install public infrastructure improvements upon City property that abuts or is near or on Developer's Property. The City requires, and the

Developer is willing to provide certain assurances as a prerequisite to the City's granting annexation approval and permission to the Developer to enter City property to construct the improvements; and

H. WHEREAS, the City and Developer desire to enter into this Agreement to satisfy the conditions of City policy for annexation of Developer's Property into the City.

THEREFORE, in consideration of the foregoing promises, THE CITY AND DEVELOPER AGREE:

1. Deadline and Improvements. The Developer agrees to install and complete the following public infrastructure improvements, identified as Project No. _____, to the satisfaction of the City, on or before the _____ day of _____, 20____ ("Construction Completion Deadline"), at no cost to the City.

Approximately 2150' LF of full width permanent street improvements on Tower Blvd. starting from Coors Blvd. to 2150' west of Coors Blvd. to include curb, asphaltic paving, median curbs, storm drainage lines, sanitary sewer lines, water lines, traffic signalization and necessary appurtenances ("Improvements").

On site and adjacent street infrastructure shall be determined by the City's Development Review Board at the time of site development plan approval or subdivision plat approval.

2. Albuquerque Public School Contribution: The Developer agrees to contribute a payment ("Payment") in the amount of One Hundred Dollars (\$100.00) per residential lot which payment shall be used by the Board of Education of the City of Albuquerque to defer educational expenses associated with the development of Developer's Property. Developer agrees to submit the Payment in the form of a cashiers check to the City prior to final subdivision plat approval of Developer's Property or any portion thereof.

3. Work Order Requirements. The City agrees to issue a Work Order for the construction of the Improvements after:

a. The Developer submits all documents and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Developer has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which are related to the activities covered by this Agreement which cause bodily injury, death or property damage to any member of the public as a result of any condition of the Developer's Property, the Improvements; or the Developer's construction activities on Developer's Property or the City's property. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insureds. The Developer must maintain the insurance until the City accepts the Improvements. The cancellation provision must provide that, if the policy is either canceled

prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

b. The Developer complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, price adjustment for asphalt and concrete paving, if applicable, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
Engineering Fee	3.25% of actual Construction
Excavation and Sidewalk Ordinance, Street Restorations Fees As required per City approved estimate (Figure 7)	as required per city approved estimate
Price adjustment (asphalt/concrete)	

(Note: The Developer must pay the City price adjustment for asphalt and concrete paving, if applicable, all City fees which have been incurred during construction before the City will accept the public Improvements.)

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

a. Construction Surveying. Construction surveying for the construction of the Improvements shall be performed by Armijo Land Surveys. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. The Developer shall pay the City a reasonable fee for any construction surveying performed by the City. As-built record drawings shall be provided to the City by the entity performing the survey.

b. Construction Inspection Methods. Inspection of the construction of the Improvements shall be performed by Rio Grande Engineering, a New Mexico Registered Professional Engineer. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed

necessary or advisable by the City Engineer. The Developer shall pay the City a reasonable fee for any inspections performed by the City.

c. **Field Testing.** Field testing of the construction of the Improvements shall be performed by Vinyard and Associates, a certified testing laboratory under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Developer shall pay the City a reasonable fee for any field testing performed by the City.

d. **Additional Testing.** The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the City a reasonable fee therefore.

5. **Acceptance and Termination.** After the Developer completes the Improvements to the satisfaction of the City and submits the final acceptance package, the City will review it, and, if acceptable, the City will issue a Certificate of Completion and Acceptance for the Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee that the Developer must provide to assure the materials and workmanship, as required by the Subdivision Ordinance.

6. **Payment for Incomplete Improvements.** If the Developer fails to complete construction of the Improvements satisfactorily by the Construction Completion Deadline, the City may make demand upon the excavation bond posted in accordance with City Street Excavation Ordinance 6-5-2-3(A)(3) or any successor ordinance in order to obtain payment for completing the Improvements. If the cost of completing the Improvements exceeds the amount of the excavation bond, the City may proceed against the Developer for the balance of the completion costs and for any costs or damages incurred by the City as a result of Developer's failure to perform according to the terms of this Agreement.

7. **Indemnification.** Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein; provided, however, to the extent, if at all, Section 56-7-1 N.M.S.A. 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure

to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

8. Covenant. This Agreement shall be a covenant running with the title to the Developer's Property and shall be binding upon the Developer, its heirs, personal representatives, successors and assigns.

9. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within three (3) days after the notice is mailed if there is no actual evidence of receipt.

10. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

12. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

13. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

14. Forms Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

15. Authority to Execute. If the Developer signing below is not the Owner of the Developers Property, the City may require the Developer to provide the City with satisfactory proof of Developer's authority to execute this Agreement.

16. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

17. Recitals. The Recitals are a material part of this Agreement and are incorporated herein by reference.

DEVELOPER

By: Jerry Padilla
Name: Jerry Padilla
Title: President
Dated: 3/24/05

CITY OF ALBUQUERQUE

James B. Lewis
James B. Lewis
Chief Administrative Officer
Dated: 7/6/05

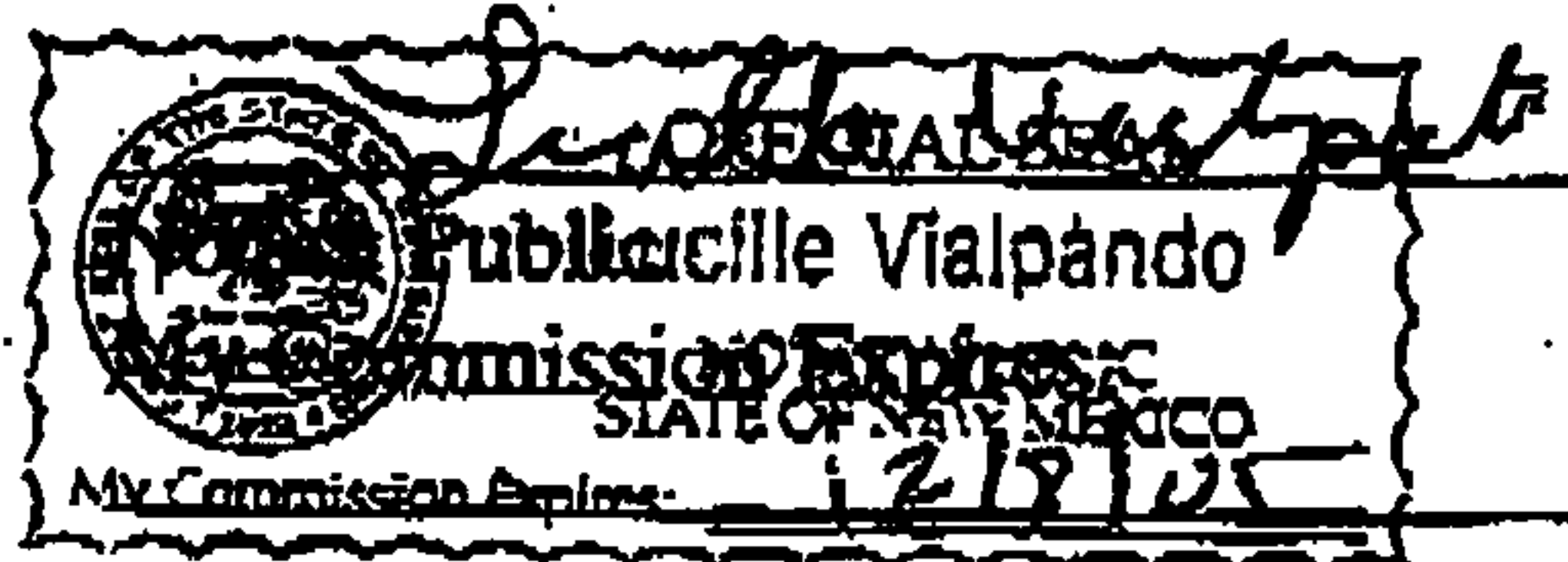
APPROVED BY

Richard Dourte
Richard Dourte
City of Albuquerque Engineer

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on this 29th day of MARCH 2005, by [name(s) of person(s):] Jerry Padilla, [title or capacity] President of [Subdivider:] ALBUQUERQUE (CANTON) INC.



CITY'S NOTARY

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

This instrument was acknowledged before me on this 6th day of July 2005, by James B. Lewis, Chief Administrative Officer for the City of Albuquerque, a municipal corporation.

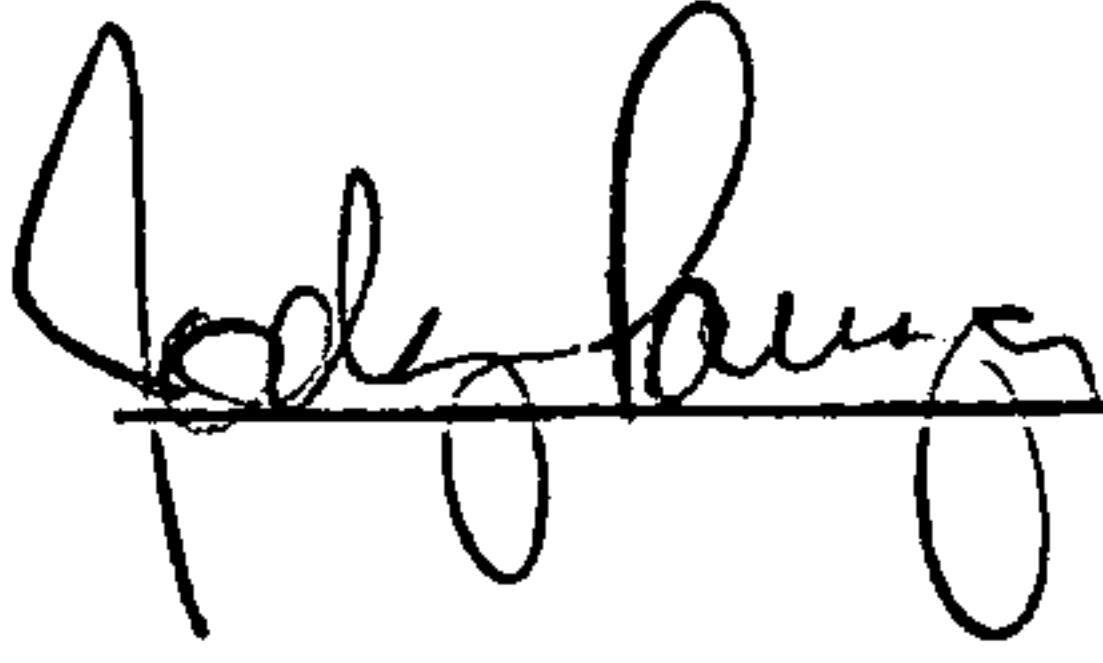
Felicia Liron
Notary Public
My Commission Expires: 1-27-06

ANNEXATION AGREEMENT ADDENDUM, O-04-50

The purpose of this addendum is to amend the previous annexation agreement between Albuquerque Excavators and the City of Albuquerque. This amendment is relative to annexation bill O-04-50. All items not specifically addressed in this amendment and covered under the original annexation agreement, shall remain. This addendum is based upon the meetings we have had to date with the neighborhood association representatives regarding the Albuquerque Excavators annexations. This Addendum covers the following items:

1. The zoning for this tract is RD/R1.
2. The developer has agreed to limit the west side of the development at the Tower/San Ignacio property to single story homes.
3. The portion of the annexation area between Tower/San Ignacio will have a maximum of 88 lots. In addition, the lots abutting the County land on the western property line will be larger in size (a minimum of 7,000 square feet).
4. The homes will have a package of standard amenities and several upgrades from which the homebuyer can choose. The package of standard amenities will be the same as or similar to those included in The Crossings, a Fuller Homes community located north of Interstate 40. These standard amenities shall include (but not be limited to):
 - a. six-panel wood doors;
 - b. tile roofs (if roof is pitched); and/or
 - c. flat roofs
 - d. cast iron sink;
 - e. cathedral ceilings;
 - f. plant ledges;
 - g. arches; and
 - h. walk-in closets;
5. The developer shall provide a retaining wall at the westerly edge of the proposed Subdivision.
6. Private Pocket Parks shall be provided as a part of the subdivisions.
7. The ^{ONE} ~~TWO~~ park sites^{4.P.} in the O-50 development are approximately 11,790 square feet for the site off of Tower Road and ~~21,315~~ ~~square feet for the site off of San Ygnacio.~~ ^{4.P. 8/25/05}

8. The developer shall construct a decorative perimeter wall consistent with the City's perimeter wall design standards to be approved in conjunction with the preliminary plat.
9. Interior lot walls shall be masonry block.
10. At least 15% of the homes shall be over 2,000 square feet and at least 5% shall be over 2,500 square feet. This will make the base sales price of these homes higher. The minimum square footage shall be 1,400 square feet.
11. The minimum home price shall be \$140,000.
12. Development will not exceed 6 dwelling units per acre.
13. Development will be governed by covenants with a mandatory homeowners' association.
14. The developer is also willing to vary its products in order to appeal to a diverse group of homeowners. Product types will be varied and will include flat roofs in certain parts of the subdivisions in order to maintain views.
15. The developer is willing to pay APS \$100/lot that could be used for future school construction.
16. The developer shall comply with all City of Albuquerque dust abatement regulations.
17. Lighting will be installed per City regulations.
18. Light fixtures will also be installed in order to minimize light pollution without compromising safety.
19. Pedestrian amenities and connections will be developed within the subdivisions with linkages to open space, trails, and bike lanes.
20. Subdivisions will include perimeter landscaping, street trees, and other amenities.

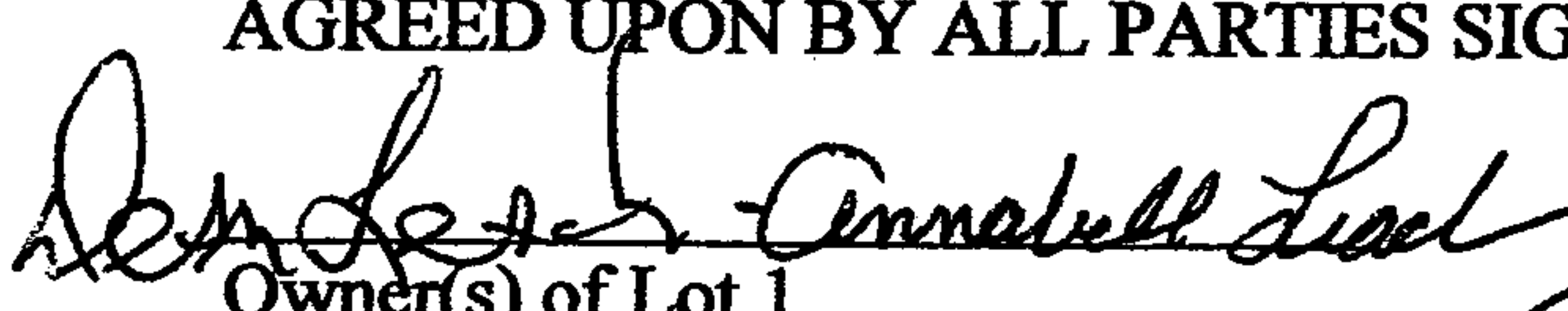
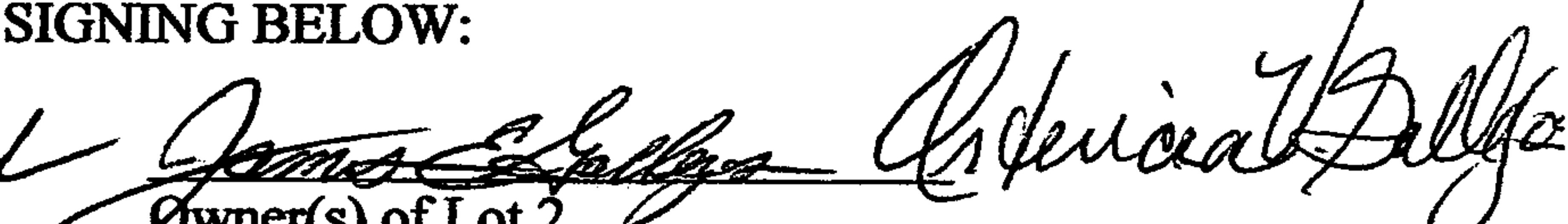
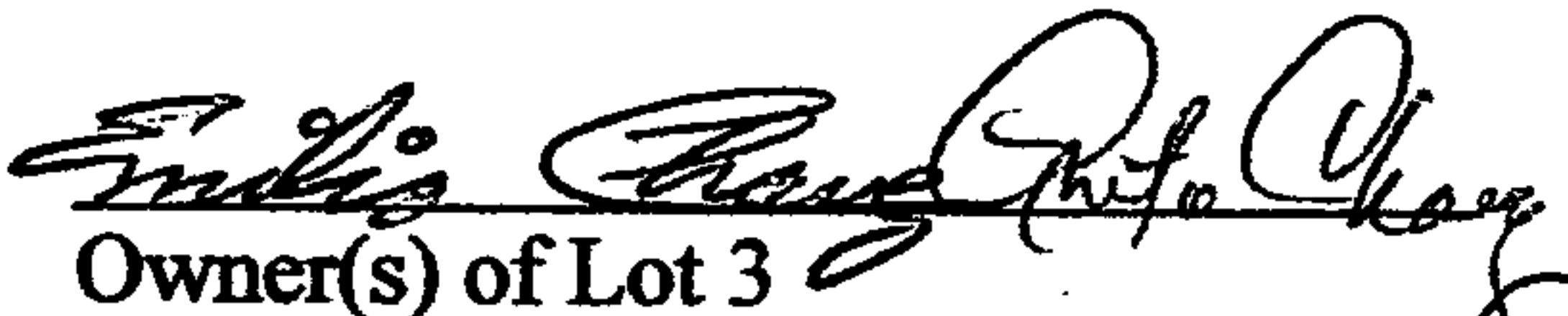
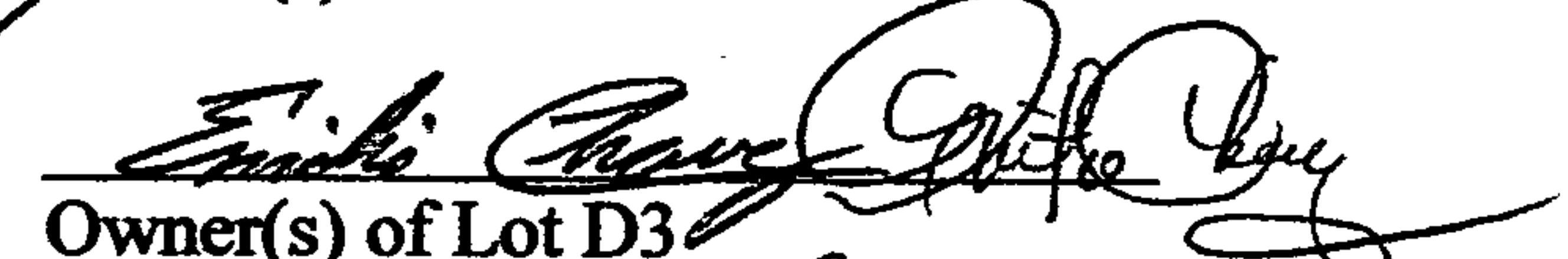


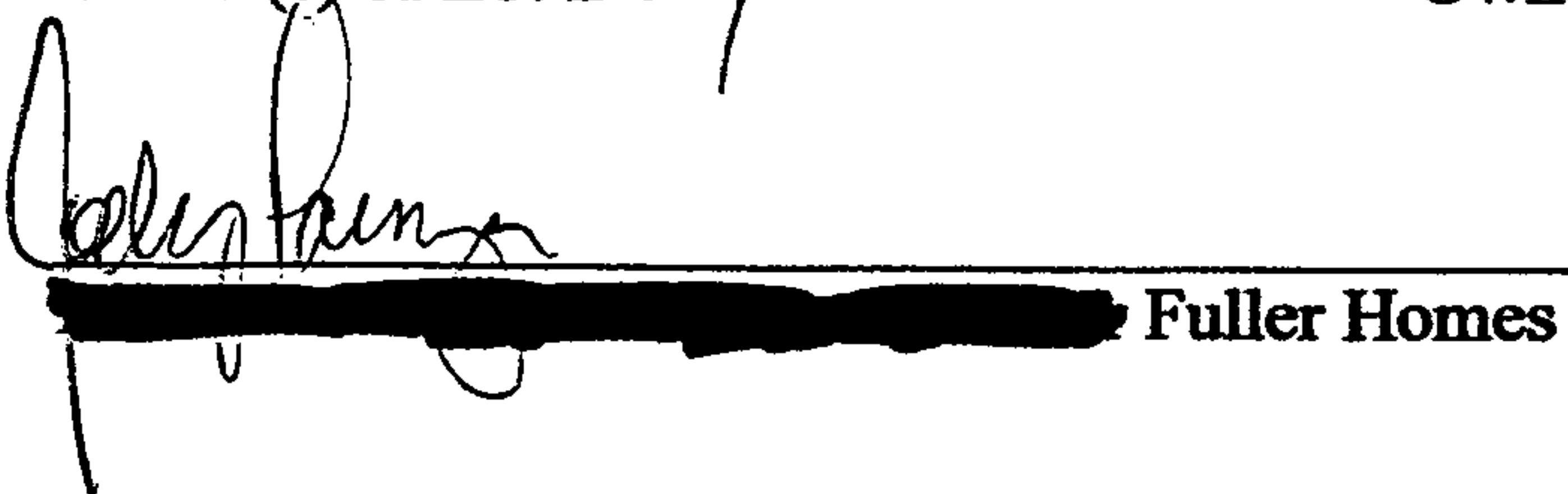
Approved:  Date: 8/25/05

Agreements with Rio Grande Engineering Firm

The following agreements have been reached between Rio Grande Engineering, Agent for Fuller Homes, and the current property owners of Lots 1,2,3, D3,D4, and D5 (formerly Lots D & 4 Land Division of James E. Gallegos, Town of Atrisco Grant Unit Three):

1. That the wall adjoining the new Fuller Homes Development and the properties mentioned above will be a retaining wall which will extend at least to the point of the current dirt elevation of the properties west of the Fuller Development.
2. That there will be a split face 8 inch block wall which will extend approximately six feet above the retaining wall running all along the properties mentioned above. (The property owner may opt for a five foot wall instead of the six foot wall.)
3. That the block portion of the pilasters on such wall will be slightly raised above the normal wall height.
4. That Fuller Homes will be responsible for removing all existing walls running north-south and tie into all existing interior landscaping walls running east-west on any of the above mentioned properties.
5. That the property owners mentioned above will allow Fuller Homes to place the wall adjoining the properties on the exact property line which will make such wall a shared wall between all Fuller Home residents and those property owners mentioned above. Although ownership of said wall will be shared, the property owners mentioned above will not have any liability for workmanship or construction of this wall. Allowing this wall to be placed exactly on the property line will be contingent on a separate satisfactory agreement being reached on a private drainage plan between Fuller Homes and the property owners of lots 2, 3, D3, D4, and D5.
6. That all above mentioned projects and construction (including all costs) will be the responsibility of Fuller Homes or its agent.

AGREED UPON BY ALL PARTIES SIGNING BELOW:

 Owner(s) of Lot 1	 Owner(s) of Lot 2
 Owner(s) of Lot 3	 Owner(s) of Lot D3
 Owner(s) of Lot D4	 Owner(s) of Lot D5
 Fuller Homes	<u>8/25/05</u> Date

FULLER HOMES, INC.
LAND ACCOUNT
P.O. BOX 13900 PH. 505-856-9397
ALBUQUERQUE, NM 87192

95-145/1070
001211587

1273

DATE 2/9/06

PAY TO THE ORDER OF Albuq. Board of Education

Eighty-two hundred 00/100

\$ 8200⁰⁰

DOLLARS

FIRST STATE BANK
www.fsbnm.com

MEMO Autumn View Annex Yea Brea

⑆107001452⑆ 1273 001211587⑈

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

ORIGINAL

Claire

Date Submitted: 08/15/05

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 8/31/05

Date Preliminary Plat Expires: 8/31/06

DRB Project No.: DRB-1003189

DRB Application No.: 05 DRB 01127

1003198

Revised 10/24/05

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

AUTUMN VIEW SUDIVISION


PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 355 & 356, UNIT 3, LANDS OF ATRISCO GRANT AND TRACT A & B LANDS OF HECTOR ROJO
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"	Water line	Tower Road	Coors Blvd	Autumn View St	/	/	/
		8"	Waterline	Autumn View ST	Tower Road	Balearic Ave	/	/	/
		6"	waterline	Balearic Ave	Zaragoza St	Santander st	/	/	/
		6"	waterline	Vigo st	Zaragoza St	Santander st	/	/	/
		6"	waterline	Bolero ave	Zaragoza St	Santander st	/	/	/
		6"	waterline	Alicante Ave	Zaragoza St	Santander st	/	/	/
		6"	waterline	Zaragoza st	Balearic ave	Alicante Ave	/	/	/
		6"	waterline	Santander st	Balearic ave	Alicante Ave	/	/	/
		8"	Waterline	public water easemtn lot 28	Alicante Ave	San Ygnacio rd	/	/	/
		8"	waterline	San Ygnacio	west property line	existing wl on east side of amole	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement  <i>Delete</i>	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Sewerline	San Jon Court	Taco Place	Terminus	/	/	/
		8"	Sewerline	Tower Road	1075' west of Coors	existing sas east of amole channel	/	/	/
		8"	Sewerline	Autumn View ST	Tower Road	Balearic Ave	/	/	/
		8"	Sewerline	Balearic Ave	Zaragoza St	Santander st	/	/	/
		8"	Sewerline	Vigo st	Zaragoza St	Santander st	/	/	/
		8"	Sewerline	Bolero ave	Zaragoza St	Santander st	/	/	/
		8"	Sewerline	Alicante Ave	Zaragoza St	Santander st	/	/	/
		8"	Sewerline	Zaragoza st	Balearic ave	Alicante Ave	/	/	/
		8"	Sewerline	Santander st	Balearic ave	Alicante Ave	/	/	/
		8"	Sewerline	public water easement lot 28	Alicante Ave	San Ygnacio rd	/	/	/
		8"	Sewerline	San Ygnacio	west property line	ex. sas in Coors	/	/	/
		60"	RCP storm drain and appurtanances per tower/sage master drainage plan	Tower Road	Amole channel	1075' West of Coors	/	/	/
		48"	RCP storm drain and appurtanances	Public drainage easmt lot 28	Alicante Ave	San Ygnacio	/	/	/
							/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		48' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Autumn View ST	Tower Road	Balearic Ave	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Balearic Ave	Zaragoza St	Santander st	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Vigo st	Zaragoza St	Santander st	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Bolero ave	Zaragoza St	Santander st	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Alicante Ave	Zaragoza St	Santander st	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Zaragoza st	Balearic ave	Alicante Ave	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Santander st	Balearic ave	Alicante Ave	/	/	/
		6' 28' F-F	Residential Road with Curb and Gutter including 4' Sidewalk including 4' Sidewalk Pedestrian trail	public water easement lot 28	Alicante Ave	San Ygnacio rd	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	San Ygnacio	west property line	east property line	/	/	/
		24F-E	Arterial Road with Curb and Gutter including 6' Sidewalk,	San Ygnacio	east property line	west property line	/	/	/
		66' F-F	Arterial Road with Curb and Gutter Including 8' Sidewalk, both sides, 8' bike lane all water, sewer, storm drainage required Traffic Signalization - as required.	Tower road 1075'	coors	1075' west of Coors	/	/	/

ORIGINAL

NAME OF PLAT AND/OR SITE PLAN AUTUMN VIEW SUBDIVISION

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

NOTES

- 1 Engineers Certification of Grading required for release of SIA and Financial Guarantee
Water line will must connect to pressure zone 1W
- 2 site lighting shall be installed per DPM Standards.
- 3 Landscape agreement between Autumn View Home Owners Association and the City of Albuquerque must be executed prior to release of Financial Guarantee.
- 4 Private improvements to adjacent property owners shall be constructed prior to release of financial guarantee including water meters & electrical.

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

David Sorle
NAME (print)
P10 Grade Engineers
FIRM
AMM 8/15/05
SIGNATURE - date

Andrew Garcia 8/31/05
DRB CHAIR - date

Christina Sandoval 8/31/05
PARKS & GENERAL SERVICES - date

Staff Sgt 8-31-05
TRANSPORTATION DEVELOPMENT - date

Robert Green 8/31/05
UTILITY DEVELOPMENT - date

Bradley J. Bigham 8/31/05
CITY ENGINEER - date

AMAFCA - date

- date

- date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
<u>1</u>	<u>10-24-05</u>	<u>[Signature]</u>	<u>Robert Green</u>	<u>AMM</u>



DEVELOPMENT REVIEW BOARD
FAX FORM

TO: David Spule

FAX NUMBER: 872-2205 # PAGES 1

SENT BY: Sheran Matson, DRB Chair DATE: 8/17/05

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1003189 APPLICATION NO: _____

Autumn View

David - The perimeter wall submittal needs:

- 3 copies
- on each → • closest intersection
- copy → • zone atlas page

~~Did~~ Otherwise, the design is fine.

Needs 3rd copy
Closed Interest.
Zone Atlas page

walls Ok.

...

...

...

...

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

ORIGINAL

Date Submitted: 08/15/05

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 8/31/05

Date Preliminary Plat Expires: 8/31/06

DRB Project No.: DRB-1003189

DRB Application No.: 05 DRB 01127

Handwritten initials/signature

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

AUTUMN VIEW SUDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 355 & 356, UNIT 3, LANDS OF ATRISCO GRANT AND TRACT A & B LANDS OF HECTOR ROJO
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		6"	waterline	Vigo st	Zaragoza St	Santander st	/	/	/
		6"	waterline	Bolero ave	Zaragoza St	Santander st	/	/	/
		8"	waterline	Alicante Ave	Zaragoza St	Santander st	/	/	/
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ORIGINAL

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ORIGINAL

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		66' F-F	Arterial Road with Curb and Gutter Including 6' Sidewalk, both sides, 8' bike lane all water, sewer, storm drainage required Traffic Signal. Etc. - as required.	Tower road 1075'	coors	1075' west of Coors	/	/	/

ORIGINAL

NAME OF PLAT AND/OR SITE PLAN AUTUMN VIEW SUBDIVISION

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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- 4 Private improvements to adjacent property owners shall be constructed prior to release of financial Guarantee
(Certified)

AGENT / OWNER

David Sord
NAME (print)

Rio Grande Engineers
FIRM

MSM 8/15/05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Anchew Garcia 8/31/05
DRB CHAIR - date

Christina Sandoval 8/31/05
PARKS & GENERAL SERVICES - date

Scott Lee 8-31-05
TRANSPORTATION DEVELOPMENT - date

Robert Green 8/31/05
UTILITY DEVELOPMENT - date

Bradley J. Bingham 8/31/05
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**CITY of ALBUQUERQUE
SIXTEENTH COUNCIL**

COUNCIL BILL NO. 0-04-50 ENACTMENT NO. 0-2005-020

SPONSORED BY: Miguel Gomez, By Request

ORDINANCE

1
2 **ANNEXATION, 04EPC 00059, ANNEXING 40 ACRES, MORE OR LESS,**
3 **LOCATED ON THE AMOLE DEL NORTE DIVERSION CHANNEL, BETWEEN**
4 **SAGE ROAD SW AND TOWER ROAD SW, AND AMENDING THE ZONE MAP**
5 **TO ESTABLISH RD/R-1 ZONING AS PER EXHIBIT A, ATTACHED.**
6 **BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF**
7 **ALBUQUERQUE:**

8 **Section 1. AREA PROPOSED FOR ANNEXATION. The owners of the area**
9 **annexed hereby presented a properly signed petition to annex the following**
10 **territory: 40 acres, more or less, located on Amole Del Norte Diversion**
11 **Channel, between Sage Road SW and Tower Road SW; and more particularly**
12 **described as follows:**

13 **A. Lots 355, 356, 400, and 401, Town of Atrisco Grant; and**
14 **Tracts A & B, Lands of Hector Rojo.**

15 **B. All of the right-of-way adjoining the land described in A. of this**
16 **section to the extent it is not already in the City.**

17 **Section 2. ANNEXATION ACCEPTED. The area specified in Section 1**
18 **above is designated Developing Urban in the Comprehensive Plan which makes**
19 **it suitable for annexation. Furthermore, the petition for annexation meets the**
20 **requirements of Resolution 54-1990 (City's Annexation Policy). Therefore, the**
21 **area specified in Section 1 above is hereby annexed.**

22 **Section 3. ZONE MAP AMENDED. The request for R-1 zoning is justified**
23 **per Resolution 270-1980 because it will allow residential and commercial**
24 **development that is consistent with the existing property located to the**

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1 southwest, which is more advantageous to the community. Therefore, the
2 zone map adopted by Section 14-16-1-1 et. Seq. R.O.A. 1994 is hereby
3 amended, establishing RD/R-1 zoning for the area specified in Section 1 above.

4 **Section 4. FINDINGS ACCEPTED.** The Council shall adopt the following
5 zone map amendment findings:

6 1. This is a request for establishment of RD/R-1 zoning for
7 approximately 39 acres, Lots 355, 356, 400, 401, Town of Atrisco Grant and
8 Lots A & B, Lands of Hector Rojo, located on the Amole del Norte Diversion
9 Channel, between Sage Road SW and Tower Road SW. The site is currently
10 undeveloped and includes a portion of the Amole del Norte Diversion Channel.
11 The site is currently zoned County A-1 and Diversion Channel.

12 2. The applicant requests RD/R-1 zoning for lots 355, 356, Town of
13 Atrisco Grant and for lots A and B, Lands of Hector Rojo as per the
14 Tower/Unser Sector Development Plan. Together these lots are approximately
15 15.1 acres.

16 3. The subject site is designated Developing Urban in the
17 Comprehensive Plan with a goal to create a quality urban environment with
18 identifiable, individual but integrated communities. The request for annexation
19 will implement this stated goal and will also implement the following policies for
20 Developing Urban areas:

- 21 a. This request for annexation and establishment of RD/R-1 zoning,
22 recommended by the Tower/Unser Sector Development Plan for the
23 northern portion of the annexation request, will allow the subject
24 property to achieve appropriate density patterns and design (Policy b).
- 25 b. This site is appropriate for annexation because it is vacant and
26 contiguous to existing and programmed urban facilities and services.
27 In addition, there are a variety of community and public services that
28 are accessible to this site (Policy e).
- 29 c. The applicant proposes to develop single-family homes (6 du/net
30 acre), which respects existing neighborhood values, natural
31 environmental conditions and carrying capacities, scenic resources,

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1 **and resources of other social, cultural, and recreational concern**
2 **(policy d).**
3 **4. The elementary schools in this area, including Mary Ann Binford**
4 **Elementary School, Truman Middle School, and West Mesa High School, are**
5 **operating close to or above their designed capacity and are projected to accrue**
6 **substantial enrollment increases in the next 5 years. An elementary school,**
7 **located at 86th Street and Tower Road, is slated to open in the fall of 2004 to**
8 **provide relief to Mary Ann Binford Elementary School. This new school is**
9 **expected to have an enrollment of 900 students, a number that would bring the**
10 **school above maximum capacity when it opens. This request for annexation**
11 **will add a strain to the overcrowded public schools in the region (West Side**
12 **Strategic Plan, Policy 2.5).**
13 **5. This request for establishment of RD/R-1 zoning supports the goals**
14 **for the Bridge/Westgate Community, as identified in the West Side Strategic**
15 **Plan by allowing this site to receive urban style services appropriate in this**
16 **community (Policy 3.40). At the same time, this request may lead to an**
17 **increase in the demand for public service facilities in this community, i.e.**
18 **schools, transit facilities, fire/police stations, libraries, or other community**
19 **services (Policy 3.44).**
20 **6. This request for a zone change from County A-1 to City RD/R-1**
21 **meets the requirements of R-270-1980 because the annexation constitutes a**
22 **changed condition that makes the current County A-1 zoning inappropriate**
23 **given the urban services that will become accessible to the site (Section 1.D).**
24 **Most importantly though, the requested zoning is more advantageous to the**
25 **community as articulated by the goals and policies of the Comprehensive Plan,**
26 **West Side Strategic Plan, and Tower/Unser Sector Development Plan.**
27 **7. According to the Office of Community and Neighborhood**
28 **Coordination, as of February 26, 2004, there were no known Recognized**
29 **Neighborhood Associations in this area affected by this request. There is**
30 **neighborhood opposition to this request.**

1 **8. Several residents did not have actual notice of the County**
2 **Commission Hearing approving annexation of the subject property.**

3 **Section 5. PRE-ANNEXATION AGREEMENT AND PRE-ANNEXATION**
4 **AGREEMENT ADDENDUM. The City and the applicant for annexation have**
5 **agreed to all the measures listed in the attached Annexation Agreement and**
6 **Addendum, labeled EXHIBIT B.**

7 **Section 6. SEVERABILITY CLAUSE. If any section, paragraph, sentence,**
8 **clause, word or phrase of this ordinance is for any reason held to be invalid or**
9 **unenforceable by any court of competent jurisdiction, such decision shall not**
10 **affect the validity of the remaining provisions of this ordinance. The Council**
11 **hereby declares that it would have passed this ordinance and each section,**
12 **paragraph, sentence, clause, word or phrase thereof irrespective of any**
13 **provisions being declared unconstitutional or otherwise invalid.**

14 **Section 7. EFFECTIVE DATE AND PUBLICATION. This ordinance shall take**
15 **effect five days after publication by title and general summary and when a plat**
16 **of the territory hereby annexed is filed in the office of the County Clerk.**

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30

1 PASSED AND ADOPTED THIS 7th DAY OF March 2005
2 BY A VOTE OF: 5 FOR 4 AGAINST.

3
4 Yes: 5

5 No: Gomez, Griego, Heinrich, O'Malley

6
7 Brad Winter's

8 Brad Winter, President

9 City Council

10
11
12
13 APPROVED THIS 1st DAY OF April 2005

14
15 BILL No. O-04-50

16
17 Martin J. Chavez

18 Martin J. Chavez, Mayor

19 City of Albuquerque

20
21 ATTEST:

22
23 Mary Herrera

24 City Clerk

25
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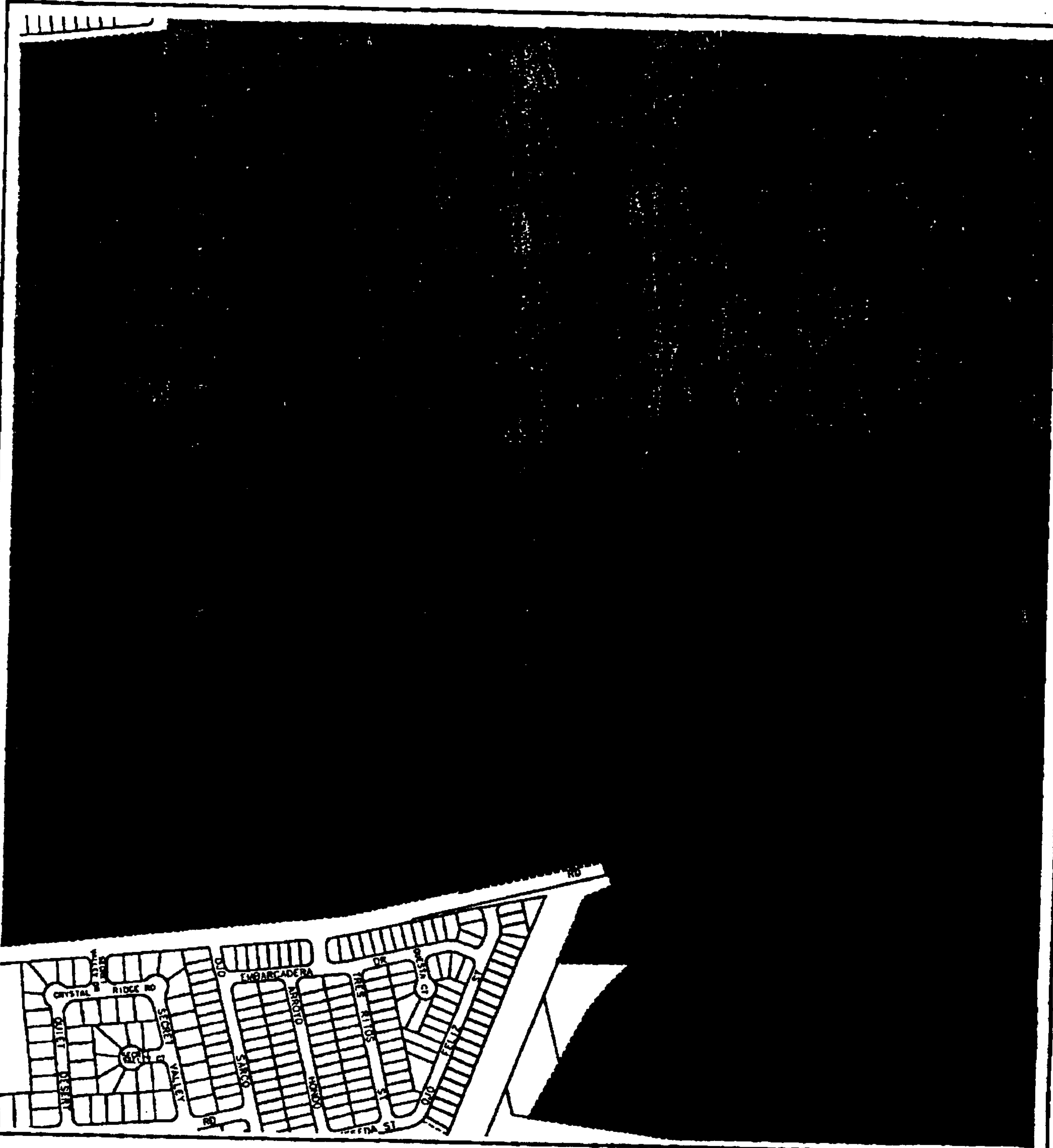


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Mary Herrera

Bern. Co. FINEY

R 19.09



Proposed annexation in Zone Map L-10

100?



Map Scale: 1" = 500'

Map Printed April 27, 2004

----- MUNICIPAL U



AREA PROPOSED FOR ANNEXATION



GRAY SHADING INDICATES COUNTY



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Bern. Co. ANEX R 19.99

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PRE-ANNEXATION AGREEMENT TO CONSTRUCT PUBLIC IMPROVEMENTS

THIS AGREEMENT is made this _____ day of _____, 2004, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293, One Civic Plaza, Albuquerque, New Mexico 87103, and Albuquerque Excavators ("Developer"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 7201 Isleta Blvd., Albuquerque, New Mexico 87105 and whose telephone number is 873-5000, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

RECITALS:

- A. WHEREAS, Developer is developing certain lands outside the City of Albuquerque Bernalillo County, New Mexico, known as [describe:] Tracts 355, 356, 400, 401, Town of Atrisco Grant and Tracts A & B, Lands of Hector Rojo recorded on December 5, 1944 in the records of Bernalillo County at Book Misc. D, pages 118 through _____ ("Developer's Property"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in Developer's Property to the present owner:] Albuquerque Excavators ("Owner").
- B. WHEREAS, Developer has applied for annexation of Developer's Property into the Albuquerque City limits under annexation AX _____; and
- C. WHEREAS, Developer represents and covenants that Developer will develop Developer's Property at a maximum residential density of 6 du's; and
- D. WHEREAS, Developer's development of the property at a density of 6 du's will require additional infrastructure to service the development; and
- E. WHEREAS, Developer has agreed to prepare a Traffic Impact Study ("TIS") acceptable to the City pursuant to criteria in the City's Development Process Manual ("DPM") in connection with the development of Developer's Property; and
- F. WHEREAS, under Albuquerque City Council Resolution R-68 Enactment No. 54-1990 annexation of areas planned to be urban intensity of development will be approved when certain policies are satisfied including a commitment by the land owner that he or his successors in interest will in a manner that satisfies City standards, install and pay for necessary major streets, water, sanitary sewer, and storm-water handling facilities; and
- G. WHEREAS, Developer proposes to install public infrastructure improvements upon City property that abuts or is near or on Developer's Property. The City requires, and the

Developer is willing to provide certain assurances as a prerequisite to the City's granting annexation approval and permission to the Developer to enter City property to construct the improvements; and

H. WHEREAS, the City and Developer desire to enter into this Agreement to satisfy the conditions of City policy for annexation of Developer's Property into the City.

THEREFORE, in consideration of the foregoing promises, THE CITY AND DEVELOPER AGREE:

1. Deadline and Improvements. The Developer agrees to install and complete the following public infrastructure improvements, identified as Project No. _____, to the satisfaction of the City, on or before the _____ day of _____, 20____ ("Construction Completion Deadline"), at no cost to the City.

Approximately 2150' LF of full width permanent street improvements on Tower Blvd. starting from Coors Blvd. to 2150' west of Coors Blvd. to include curb, asphaltic paving, median curbs, storm drainage lines, sanitary sewer lines, water lines, traffic signalization and necessary appurtenances ("Improvements").

On site and adjacent street infrastructure shall be determined by the City's Development Review Board at the time of site development plan approval or subdivision plat approval.

2. Albuquerque Public School Contribution: The Developer agrees to contribute a payment ("Payment") in the amount of One Hundred Dollars (\$100.00) per residential lot which payment shall be used by the Board of Education of the City of Albuquerque to defer educational expenses associated with the development of Developer's Property. Developer agrees to submit the Payment in the form of a cashiers check to the City prior to final subdivision plat approval of Developer's Property or any portion thereof.

3. Work Order Requirements. The City agrees to issue a Work Order for the construction of the Improvements after:

a. The Developer submits all documents and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Developer has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which are related to the activities covered by this Agreement which cause bodily injury, death or property damage to any member of the public as a result of any condition of the Developer's Property; the Improvements; or the Developer's construction activities on Developer's Property or the City's property. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insureds. The Developer must maintain the insurance until the City accepts the Improvements. The cancellation provision must provide that, if the policy is either canceled

prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

b. The Developer complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, price adjustment for asphalt and concrete paving, if applicable, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
Engineering Fee	3.25% of actual Construction
Excavation and Sidewalk Ordinance, Street Restorations Fees As required per City approved estimate (Figure 7)	as required per city approved estimate
Price adjustment (asphalt/concrete)	

(Note: The Developer must pay the City price adjustment for asphalt and concrete paving, if applicable, all City fees which have been incurred during construction before the City will accept the public Improvements.)

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

a. Construction Surveying. Construction surveying for the construction of the Improvements shall be performed by Armijo Land Surveys. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. The Developer shall pay the City a reasonable fee for any construction surveying performed by the City. As-built record drawings shall be provided to the City by the entity performing the survey.

b. Construction Inspection Methods. Inspection of the construction of the Improvements shall be performed by Rio Grande Engineering, a New Mexico Registered Professional Engineer. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed

necessary or advisable by the City Engineer. The Developer shall pay the City a reasonable fee for any inspections performed by the City.

c. **Field Testing.** Field testing of the construction of the Improvements shall be performed by Vinyard and Associates, a certified testing laboratory under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Developer shall pay the City a reasonable fee for any field testing performed by the City.

d. **Additional Testing.** The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the City a reasonable fee therefore.

5. **Acceptance and Termination.** After the Developer completes the Improvements to the satisfaction of the City and submits the final acceptance package, the City will review it, and, if acceptable, the City will issue a Certificate of Completion and Acceptance for the Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee that the Developer must provide to assure the materials and workmanship, as required by the Subdivision Ordinance.

6. **Payment for Incomplete Improvements.** If the Developer fails to complete construction of the Improvements satisfactorily by the Construction Completion Deadline, the City may make demand upon the excavation bond posted in accordance with City Street Excavation Ordinance 6-5-2-3(A)(3) or any successor ordinance in order to obtain payment for completing the Improvements. If the cost of completing the Improvements exceeds the amount of the excavation bond, the City may proceed against the Developer for the balance of the completion costs and for any costs or damages incurred by the City as a result of Developer's failure to perform according to the terms of this Agreement.

7. **Indemnification.** Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein; provided, however, to the extent, if at all, Section 56-7-1 N.M.S.A. 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure

to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

8. Covenant. This Agreement shall be a covenant running with the title to the Developer's Property and shall be binding upon the Developer, its heirs, personal representatives, successors and assigns.

9. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within three (3) days after the notice is mailed if there is no actual evidence of receipt.

10. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

12. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

13. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

14. Forms Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

15. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the City may require the Developer to provide the City with satisfactory proof of Developer's authority to execute this Agreement.

16. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

17. Recitals. The Recitals are a material part of this Agreement and are incorporated herein by reference.

DEVELOPER

By: Jerry Padilla
Name: Jerry Padilla
Title: President
Dated: 3/24/05

CITY OF ALBUQUERQUE

James B. Lewis
James B. Lewis
Chief Administrative Officer
Dated: 7/6/05

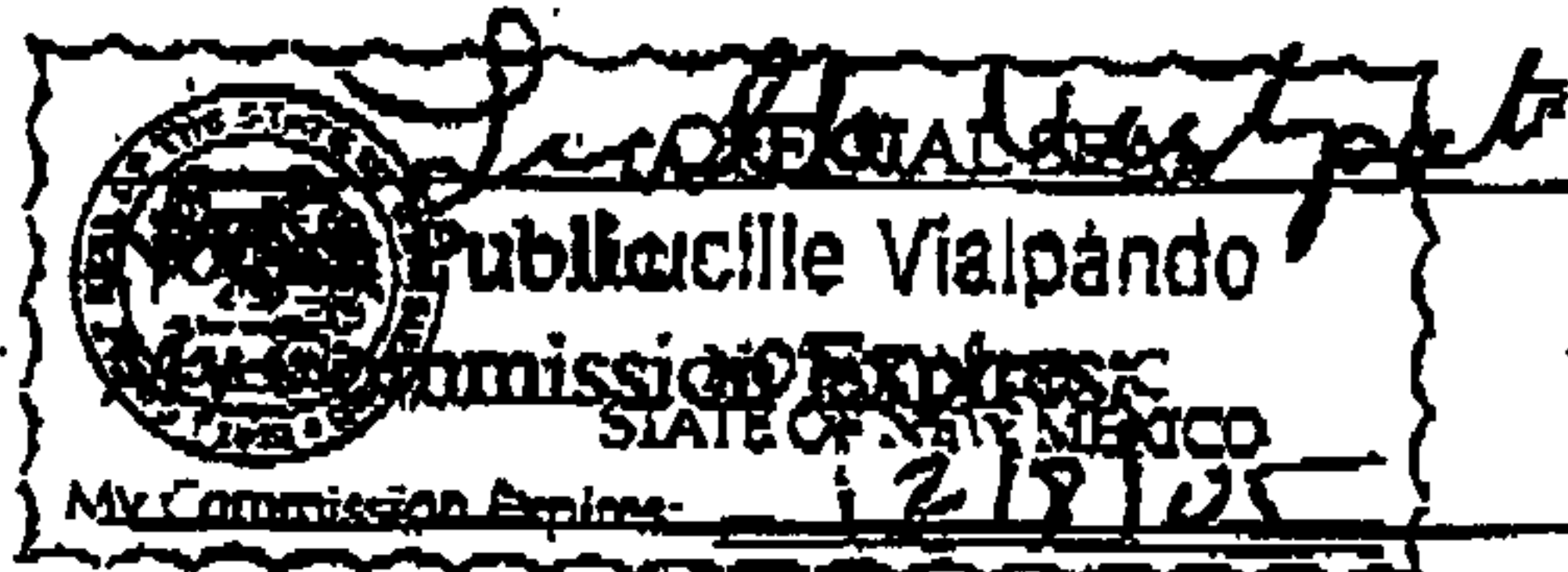
APPROVED BY

Richard Dourte
Richard Dourte
City of Albuquerque Engineer

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on this 24th day of MARCH 2005, by [name(s) of person(s):] Jerry Padilla, [title or capacity] President of [Subdivider:] ALBUQUERQUE RECREATION CENTER



CITY'S NOTARY

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

This instrument was acknowledged before me on this 6th day of July 2005, by James B. Lewis, Chief Administrative Officer for the City of Albuquerque, a municipal corporation.

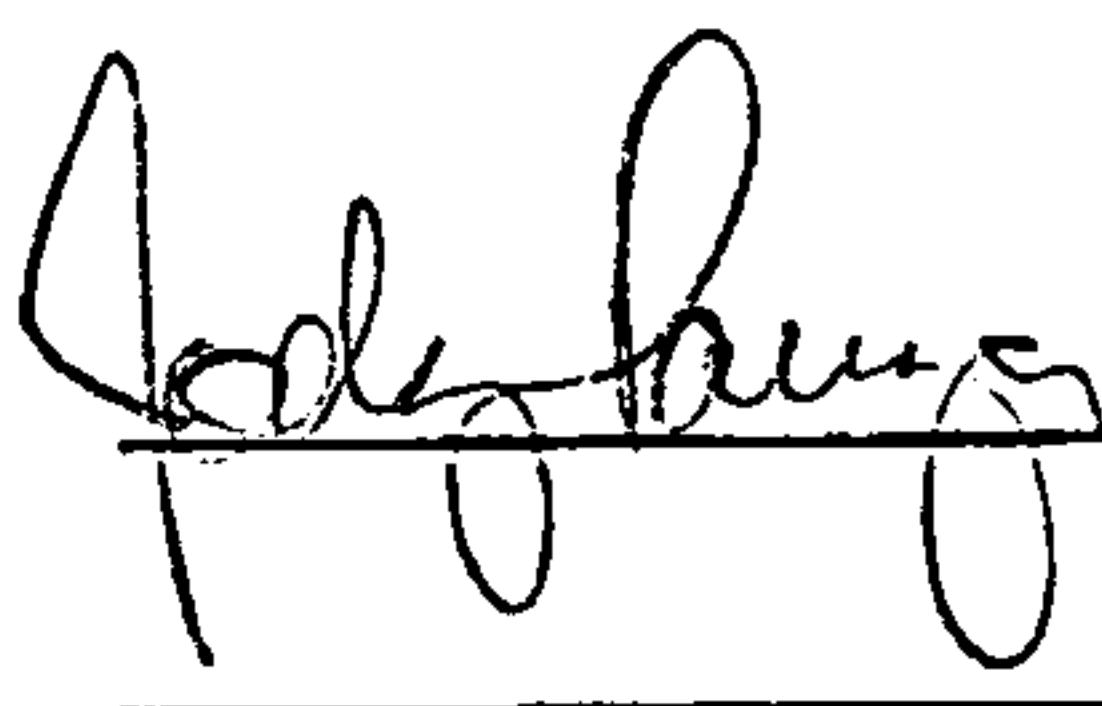
Felicia Lison
Notary Public
My Commission Expires: 1-27-06

ANNEXATION AGREEMENT ADDENDUM, O-04-50

The purpose of this addendum is to amend the previous annexation agreement between Albuquerque Excavators and the City of Albuquerque. This amendment is relative to annexation bill O-04-50. All items not specifically addressed in this amendment and covered under the original annexation agreement, shall remain. This addendum is based upon the meetings we have had to date with the neighborhood association representatives regarding the Albuquerque Excavators annexations. This Addendum covers the following items:

1. The zoning for this tract is RD/R1.
2. The developer has agreed to limit the west side of the development at the Tower/San Ignacio property to single story homes.
3. The portion of the annexation area between Tower/San Ignacio will have a maximum of 88 lots. In addition, the lots abutting the County land on the western property line will be larger in size (a minimum of 7,000 square feet).
4. The homes will have a package of standard amenities and several upgrades from which the homebuyer can choose. The package of standard amenities will be the same as or similar to those included in The Crossings, a Fuller Homes community located north of Interstate 40. These standard amenities shall include (but not be limited to):
 - a. six-panel wood doors;
 - b. tile roofs (if roof is pitched); and/or
 - c. flat roofs
 - d. cast iron sink;
 - e. cathedral ceilings;
 - f. plant ledges;
 - g. arches; and
 - h. walk-in closets;
5. The developer shall provide a retaining wall at the westerly edge of the proposed Subdivision.
6. Private Pocket Parks shall be provided as a part of the subdivisions.
7. The ^{ONE P.P.} ~~two~~ park sites in the O-50 development are approximately 11,790 square feet for the site off of Tower Road and ~~21,315~~ ~~square-feet-for-the-site-off-of-San-Ygnacio.~~ ^{Q.P. 8/25/05}

8. The developer shall construct a decorative perimeter wall consistent with the City's perimeter wall design standards to be approved in conjunction with the preliminary plat.
9. Interior lot walls shall be masonry block.
10. At least 15% of the homes shall be over 2,000 square feet and at least 5% shall be over 2,500 square feet. This will make the base sales price of these homes higher. The minimum square footage shall be 1,400 square feet.
11. The minimum home price shall be \$140,000.
12. Development will not exceed 6 dwelling units per acre.
13. Development will be governed by covenants with a mandatory homeowners' association.
14. The developer is also willing to vary its products in order to appeal to a diverse group of homeowners. Product types will be varied and will include flat roofs in certain parts of the subdivisions in order to maintain views.
15. The developer is willing to pay APS \$100/lot that could be used for future school construction.
16. The developer shall comply with all City of Albuquerque dust abatement regulations.
17. Lighting will be installed per City regulations.
18. Light fixtures will also be installed in order to minimize light pollution without compromising safety.
19. Pedestrian amenities and connections will be developed within the subdivisions with linkages to open space, trails, and bike lanes.
20. Subdivisions will include perimeter landscaping, street trees, and other amenities.

Approved:  Date: 8/25/05

Agreements with Rio Grande Engineering Firm

The following agreements have been reached between Rio Grande Engineering, Agent for Fuller Homes, and the current property owners of Lots 1,2,3, D3,D4, and D5 (formerly Lots D & 4 Land Division of James E. Gallegos, Town of Atrisco Grant Unit Three):

1. That the wall adjoining the new Fuller Homes Development and the properties mentioned above will be a retaining wall which will extend at least to the point of the current dirt elevation of the properties west of the Fuller Development.
2. That there will be a split face 8 inch block wall which will extend approximately six feet above the retaining wall running all along the properties mentioned above. (The property owner may opt for a five foot wall instead of the six foot wall.)
3. That the block portion of the pilasters on such wall will be slightly raised above the normal wall height.
4. That Fuller Homes will be responsible for removing all existing walls running north-south and tie into all existing interior landscaping walls running east-west on any of the above mentioned properties.
5. That the property owners mentioned above will allow Fuller Homes to place the wall adjoining the properties on the exact property line which will make such wall a shared wall between all Fuller Home residents and those property owners mentioned above. Although ownership of said wall will be shared, the property owners mentioned above will not have any liability for workmanship or construction of this wall. Allowing this wall to be placed exactly on the property line will be contingent on a separate satisfactory agreement being reached on a private drainage plan between Fuller Homes and the property owners of lots 2, 3, D3, D4, and D5.
6. That all above mentioned projects and construction (including all costs) will be the responsibility of Fuller Homes or its agent.

AGREED UPON BY ALL PARTIES SIGNING BELOW:

<p><u><i>Annatull Lead</i></u> Owner(s) of Lot 1</p> <p><u><i>Emilia Chang White Day</i></u> Owner(s) of Lot 3</p> <p><u><i>Richard A Chavez Barbara Chavez</i></u> Owner(s) of Lot D4</p> <p><u><i>[Redacted Signature]</i></u> Fuller Homes</p>	<p><u><i>James E Gallegos Ardenia Gallegos</i></u> Owner(s) of Lot 2</p> <p><u><i>Emilia Chang White Day</i></u> Owner(s) of Lot D3</p> <p><u><i>Demetrius Gomez</i></u> Owner(s) of Lot D5</p> <p><u><i>8/25/05</i></u> Date</p>
---	---



**Rio Grande
Engineering**

#10

August 25, 2005

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

\$ 110⁰⁰

**RE: Preliminary Plat Approval for Autumn View Subdivision
Project # 103189 1003189
Albuquerque, New Mexico**

Dear Ms. Matson

Rio Grande Engineering, on behalf of the Owner/Developer of the reference property, requests a one week deferral until the August 31, 2005 hearing of the Development Review Board. The purpose for the deferral is to obtain the Pre-annexation agreement from the City. At this time we are still unable to locate it. I made a resubmittal addressing the previous DRB comments, yet until I obtain the Annexation Agreement I can not prove to the DRB the required improvements.

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

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING

CC:

JN: 2302
ds

prelimplatlterdev082405
1

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

PAID RECEIPT

APPLICANT NAME _____

AGENT RIO GRANDE ENGINEERING

ADDRESS _____

PROJECT & APP # 1003189

PROJECT NAME AUTUMN VIEW SUBDIVISIONS

\$ _____ 441032/3424000 Conflict Management Fee

\$ 110.00 441006/4983000 DRB Actions DEFERRAL

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

\$ _____ 441018/4971000 Public Notification

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

\$ 110.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

8/25/2005 10:27AM LOC: 4VNX
RECEIPT# 00048404 WSH# 007 TRNSH# 0013
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$110.00
J24 Misc
MC \$110.00
CHANGE \$110.00
\$0.00

Thank You

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

PAID RECEIPT

APPLICANT NAME

Fuller Homes

AGENT

Rio Grande Engr

ADDRESS

PROJECT & APP #

1003189 / 05DRB01127

PROJECT NAME

Autumn View Subd

\$ _____ 441032/3424000 Conflict Management Fee

\$ 220.00 441006/4983000 DRB Actions Defense Fee (2)

\$ _____ 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

\$ 220.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

8/16/2005 1:58PM LOC: ANNX
RECEIPT# 00044660 WSH# 008. TRANS# 0034
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt \$220.00
J24 Misc

CK \$220.00
CHANGE \$220.00
\$0.00

Thank You



August 16, 2005

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

**RE: Preliminary Plat Approval for Autumn View Subdivision
Project # 103189
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of the Owner/Developer of the reference property, requests a one week deferral until the August 24, 2005 hearing of the Development Review Board. The purpose for the deferral is to obtain the Pre-annexation agreement from the City. At this time we are unable to locate it. I made a resubmittal addressing the previous DRB comments, yet until I obtain the Annexation Agreement I can not prove to the DRB the required improvements.

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

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING

CC:

JN: 2302
ds

prelimplatlterdev081605

ANNEXATION AGREEMENT ADDENDUM, O-04-50

The purpose of this addendum is to amend the previous annexation agreement between Albuquerque Excavators and the City of Albuquerque. This amendment is relative to annexation bill O-04-50. All items not specifically addressed in this amendment and covered under the original annexation agreement, shall remain. This addendum is based upon the meetings we have had to date with the neighborhood association representatives regarding the Albuquerque Excavators annexations. This Addendum covers the following items:

1. The zoning for this tract is RD/R1.
2. The developer has agreed to limit the west side of the development at the Tower/San Ignacio property to single story homes.
3. The portion of the annexation area between Tower/San Ignacio will have a maximum of 88 lots. In addition, the lots abutting the County land on the western property line will be larger in size (a minimum of 7,000 square feet).
4. The homes will have a package of base amenities and several upgrades from which the homebuyer can choose. The package of standard amenities will be the same as or similar to those included in The Crossings, a Fuller Homes community located north of Interstate 40. These standard amenities may include (but not be limited to):
 - a. six-panel wood doors;
 - b. tile roofs (if roof is pitched)
 - c. cast iron sink;
 - d. cathedral ceilings;
 - e. plant ledges;
 - f. arches; and
 - g. walk-in closets;
5. The developer shall provide a retaining wall at the westerly edge of the proposed Subdivision.
6. Private Pocket Parks shall be provided as a part of the subdivisions.
7. The two park sites in the O-50 development are approximately 11,790 square feet for the site off of Tower Road and 21,315 square feet for the site off of San Ygnacio.

8. The developer shall construct a decorative perimeter wall consistent with the City's perimeter wall design standards to be approved in conjunction with the preliminary plat.
9. Interior lot walls shall be masonry block.
10. 15% of the homes shall be over 2,000 square feet and 5% shall be over 2,500 square feet. This will make the base sales price of these homes higher. The minimum home size will be 1,400 square feet.
11. The minimum home price shall be \$140,000.
12. Development will not exceed 6 dwelling units per acre.
13. Development will be governed by covenants with a mandatory homeowners' association.
14. The developer is also willing to vary its products in order to appeal to a diverse group of homeowners. Product types will be varied and will include flat roofs in certain parts of the subdivisions in order to maintain views.
15. The developer is willing to pay APS \$100/lot that could be used for future school construction.
16. The developer shall comply with all City of Albuquerque dust abatement regulations.
17. Lighting will be installed per City regulations.
18. Light fixtures will also be installed in order to minimize light pollution without compromising safety.
19. Pedestrian amenities and connections will be developed within the subdivisions with linkages to open space, trails, and bike lanes.
20. Subdivisions will include perimeter landscaping, street trees, and other amenities.

Approved: _____ Date: _____

DANIEL SOSA, III and SUSAN ROMERO SOSA
3615 Tower, SW
(505) 873-6587

#3

August 3, 2005
HAND DELIVERED

City of Albuquerque
Development Review Board
Sheran Matson, Chair
Plaza del Sol Hearing Room

Re: Agenda Case #3; Project 1003189

Dear Ms. Matson:

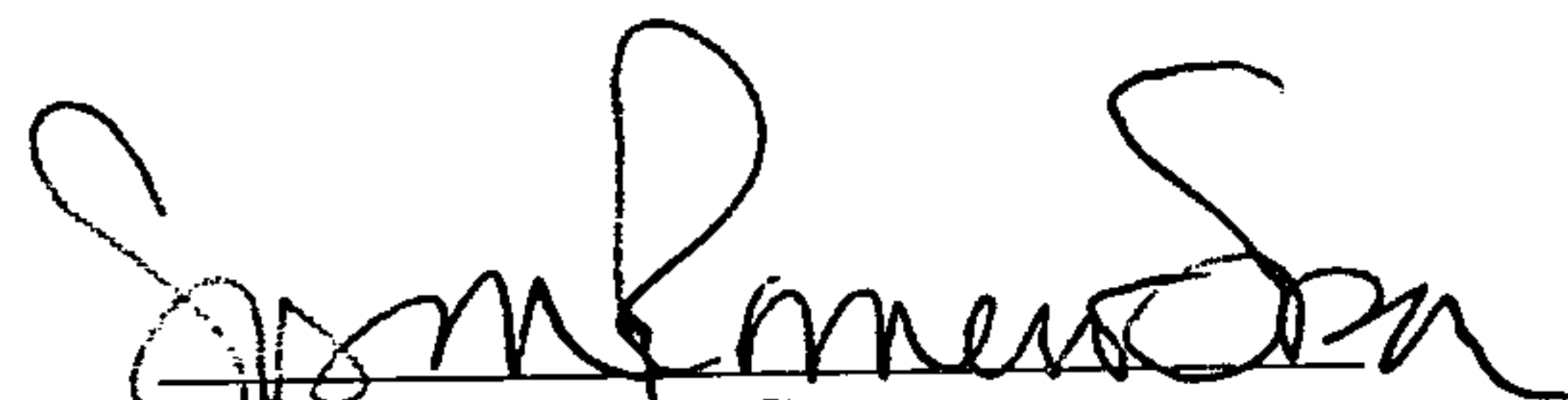
Our residence is directly across the street from the site of the proposed development and single point of ingress/egress according plans submitted with reference to the above referenced project. We have many concerns about the plan, but will be unable to attend the DRB meeting today.

This is a case which requires public notice. According to the file, signs were issued but the property was never posted, and members of the neighborhood association were mostly unaware of the hearing today. Therefore, we respectfully demand that any action on the above referenced project be deferred until proper public notice has been given.

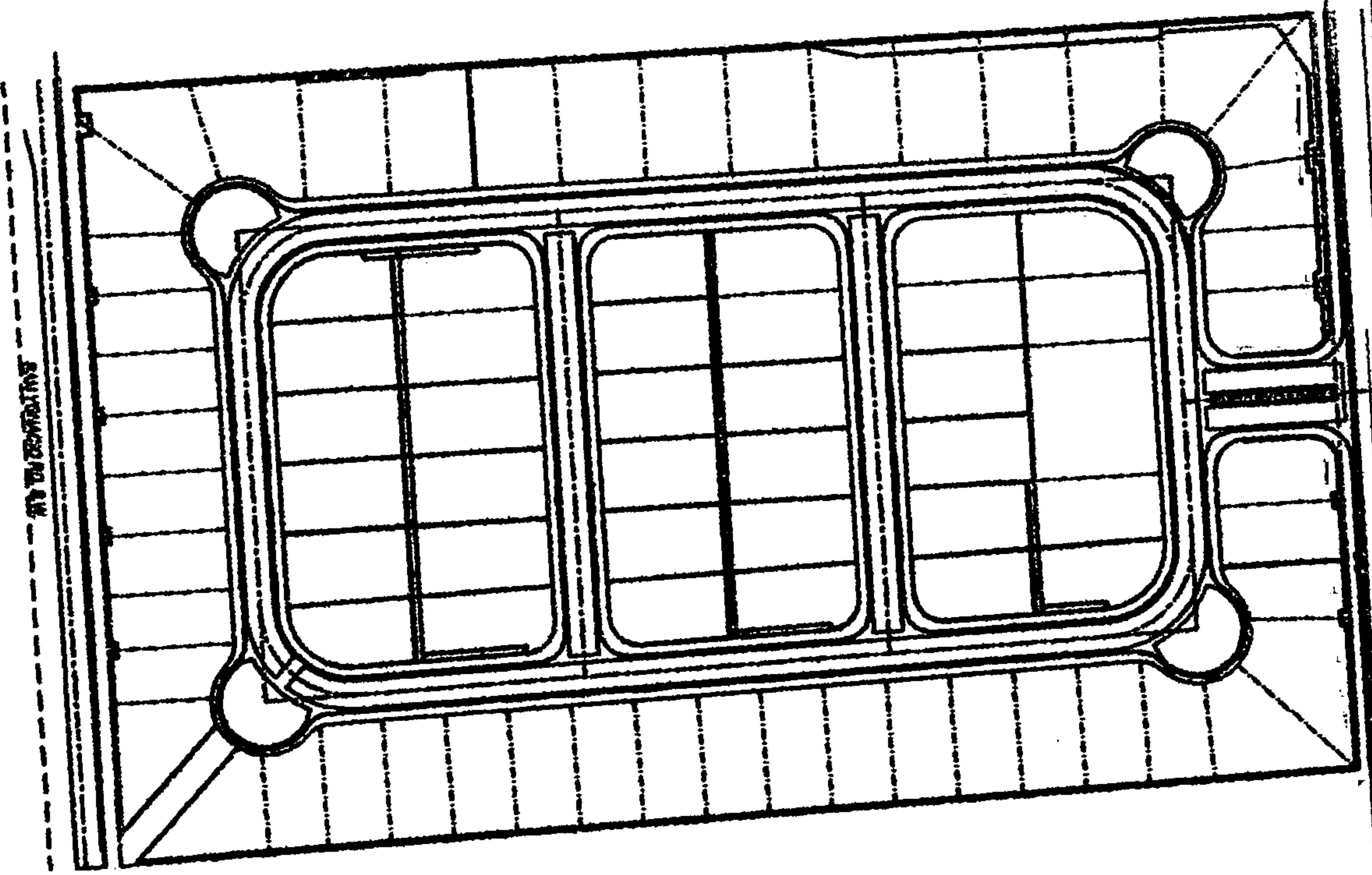
Yours Truly,



Daniel Sosa, III



Susan Romero Sosa



FOUNDATION

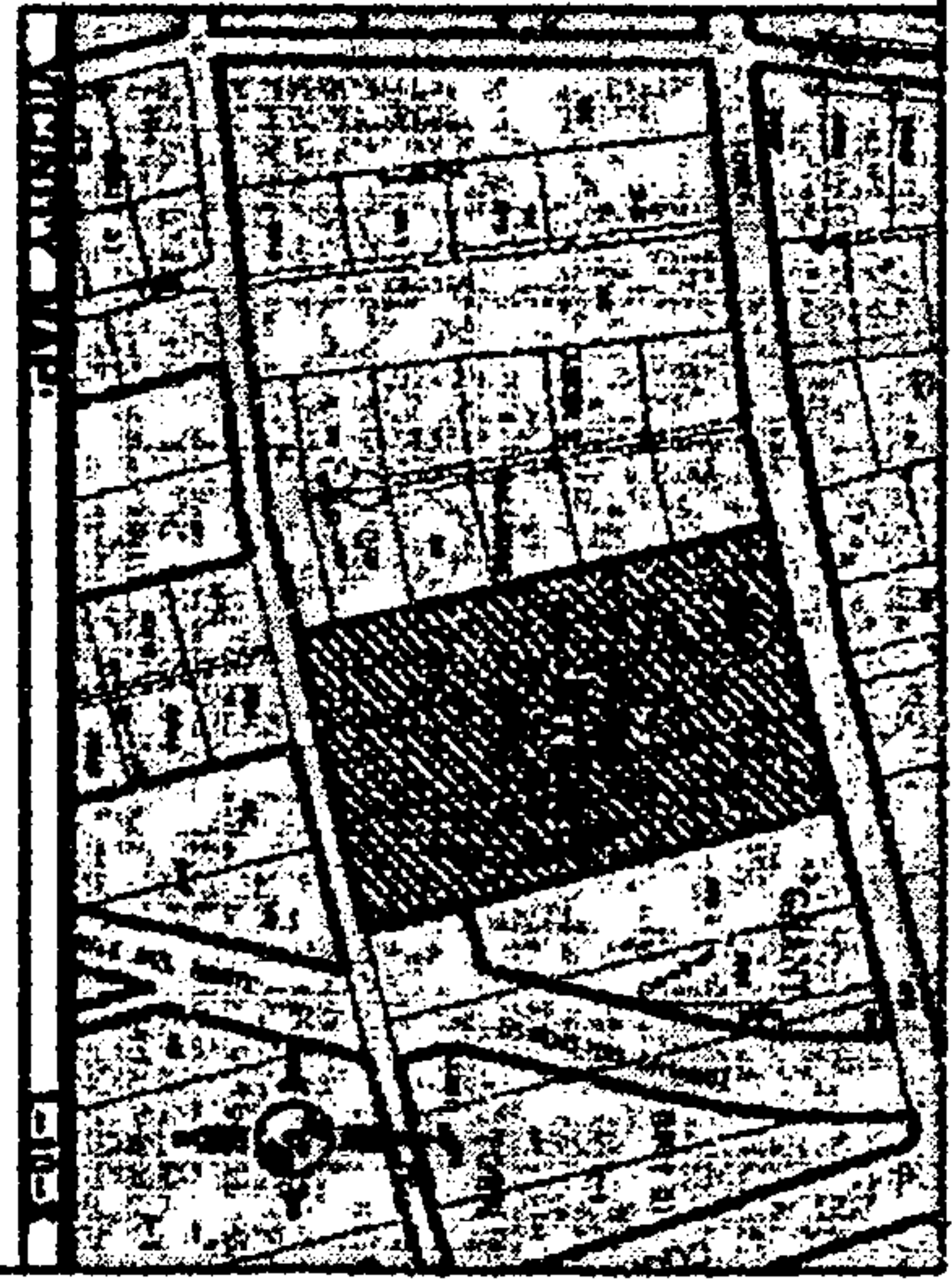
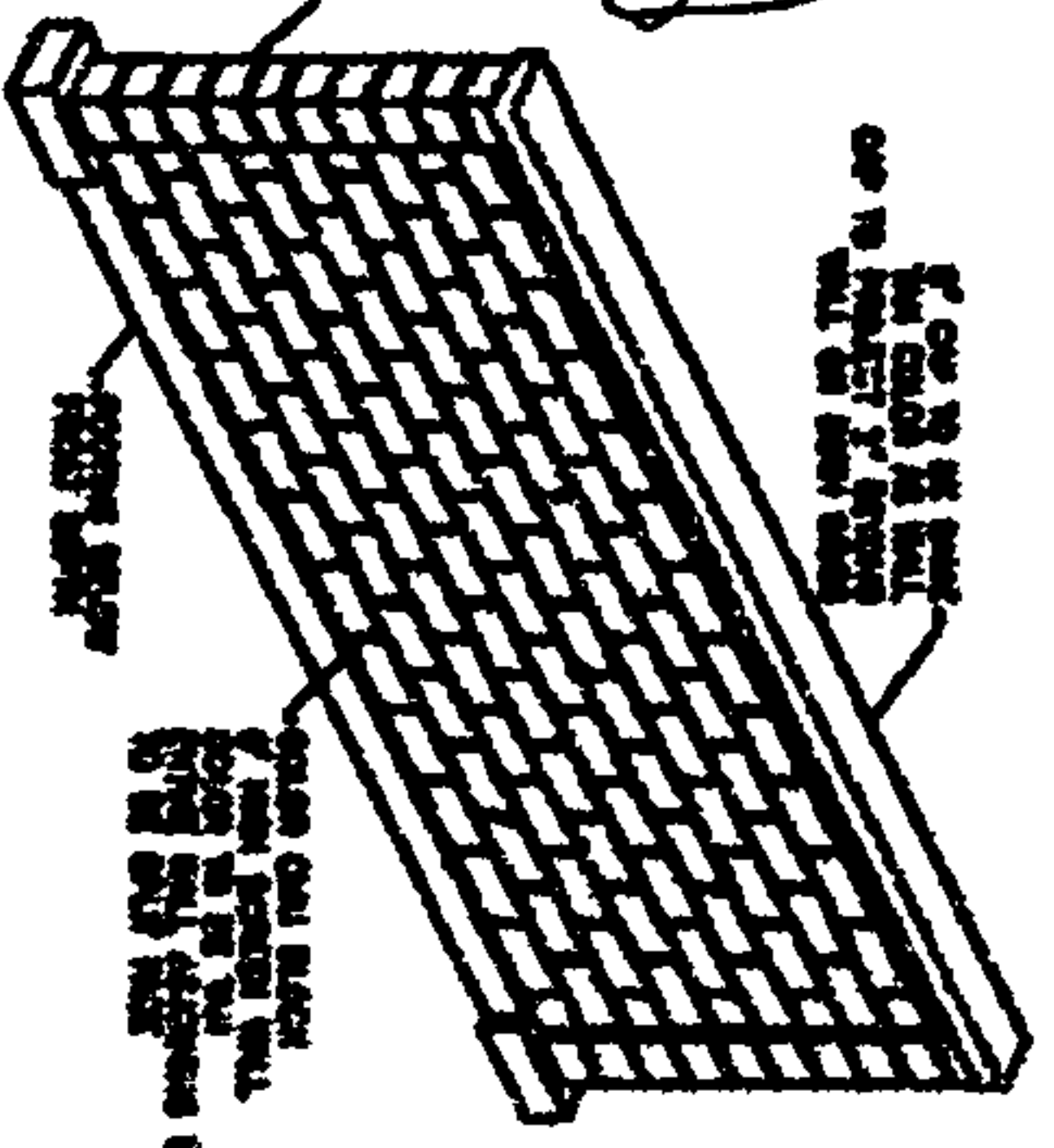
FOUNDATION

LEGEND

- BOUNDARY LINE
- BOUNDARY BOUNDARY LINE
- CONCRETE
- MASONRY
- PERFORATED PERFORATED WALL
- PERFORATED PERFORATED WALL
- PERFORATED PERFORATED WALL
- PERFORATED PERFORATED WALL
- PERFORATED PERFORATED WALL
- PERFORATED PERFORATED WALL

W. M. ...

8' PERFORATED SCREEN WALL DETAIL ALONG SAN YOUNGBO ROAD AND TOWER ROAD AND INTERIOR SIDE WALLS



LEGAL DESCRIPTION:
TRACT 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

OWNER'S SITE	AUTUMN VIEW	DATE 1-28-48
WALL EXHIBIT		
Robt. Crandall <i>Engineering</i> 1000		
DATE 1-28-48		

INFRASTRUCTURE LIST

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

AUTUMN VIEW SUDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 355 & 356, UNIT 3, LANDS OF ATRISCO GRANT AND TRACT A & B LANDS OF HECTOR ROJO

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"	Water line	Tower Road	Coors Blvd	Autumn View St	/	/	/
		8"	Waterline	Autumn View ST	Tower Road	Balearic Ave	/	/	/
		6"	waterline	Balearic Ave	Zaragoza St	Santander st	/	/	/
		6"	waterline	Vigo st	Zaragoza St	Santander st	/	/	/
		6"	waterline	Bolero ave	Zaragoza St	Santander st	/	/	/
		6"	waterline	Alicante Ave	Zaragoza St	Santander st	/	/	/
		6"	waterline	Zaragoza st	Balearic ave	Alicante Ave	/	/	/
		6"	waterline	Santander st	Balearic ave	Alicante Ave	/	/	/
		8"	Waterline	public water easemtn lot 28	Alicante Ave	San Ygnacio rd	/	/	/
		8"	waterline	San Ygnacio	west property line	existing wl on east side of amole	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Sewerline	San Jon Court	Taos Place	Terminous	/	/	/
		8"	Sewerline	Tower Road	1075' west of Coors	esting sas east of amole channel	/	/	/
		8"	Sewerline	Autumn View ST	Tower Road	Balearic Ave	/	/	/
		8"	Sewerline	Balearic Ave	Zaragoza St	Santander st	/	/	/
		8"	Sewerline	Vigo st	Zaragoza St	Santander st	/	/	/
		8"	Sewerline	Bolero ave	Zaragoza St	Santander st	/	/	/
		8"	Sewerline	Alicante Ave	Zaragoza St	Santander st	/	/	/
		8"	Sewerline	Zaragoza st	Balearic ave	Alicante Ave	/	/	/
		8"	Sewerline	Santander st	Balearic ave	Alicante Ave	/	/	/
		8"	Sewerline	public water easement lot 28	Alicante Ave	San Ygnacio rd	/	/	/
		8"	Sewerline	San Ygnacio	west property line	east property line	/	/	/
		48" & 66"	RCP storm drain and appurtanances per tower/sage master drainage plan	Tower Road	Amole channel	1075' West of Coors	/	/	/
		36"	RCP storm drain and appurtanances	Public drainage easmt lot 28	Alicante Ave	San Ygnacio	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		48' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Autumn View ST	Tower Road	Balearic Ave	/	/	/
		26' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Balearic Ave	Zaragoza St	Santander st	/	/	/
		26' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Vigo st	Zaragoza St	Santander st	/	/	/
		26' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Bolero ave	Zaragoza St	Santander st	/	/	/
		26' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Alicante Ave	Zaragoza St	Santander st	/	/	/
		26' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Zaragoza st	Balearic ave	Alicante Ave	/	/	/
		26' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	Santander st	Balearic ave	Alicante Ave	/	/	/
		26' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	public water easement lot 28	Alicante Ave	San Ygnacio rd	/	/	/
		26' F-F	Residential Road with Curb and Gutter including 4' Sidewalk	San Ygnacio	west property line	east property line	/	/	/
		24F-E	Arterial Road with Curb and Gutter including 6' Sidewalk,	San Ygnacio	east property line	west property line	/	/	/
		66' F-F	Arterial Road with Curb and Gutter Including 6' Sidewalk, both sides, 6' bike lane all water,sewer,stormdrainage required	Tower road 1075'	coors	1075' west of Coors	/	/	/

NAME OF PLAT AND/OR SITE PLAN AUTUMN VIEW SUDIVISION

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

- 1 Engineers Certification of Grading required for release of SIA and Financial Guarantee
- 2 site lighting shall be installed per DPM Standards.
- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

David Sale
 NAME (print)
Pro Grade Engineers
 FIRM
DMM 7/7/06
 SIGNATURE - date

 DRB CHAIR - date

 TRANSPORTATION DEVELOPMENT - date

 UTILITY DEVELOPMENT - date

 CITY ENGINEER - date

 PARKS & GENERAL SERVICES - date

 AMAFCA - date
 _____ - date
 _____ - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: FULLER HOMES, INC PHONE: 505-888-4740
 ADDRESS: PO BOX 13900 FAX: 505-797-8914
 CITY: ALBUQUERQUE STATE NM ZIP 87192 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: SOLE OWNER
 AGENT (if any): RIO GRANDE ENGINEERING PHONE: 505-321-9099
 ADDRESS: 1606 CENTRAL SE, SUITE 201 FAX: 505-872-2205
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST: Preliminary Plat Approval, Temporary Deferral of Internal sidewalks

TBR Autumn View

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. Tracts 355,356, Town of Atrisco Grant and Tracts A & B, Lands of Hector Rojo Block: _____ Unit: _____
 Subdiv. / Addn. Town of Atrisco Grant
 Current Zoning: RD-R1 Proposed zoning: RD-R1
 Zone Atlas page(s): L-10 No. of existing lots: 3 No. of proposed lots: 82
 Total area of site (acres): 15 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: 6
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no
 UPC No. 101005640219540608, 101005642220140609, 101005643222040610 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Tower Road SW
 Between: Coors Boulevard SW and Stinson Road SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1003189

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

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

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
• 05DRB - 01127	PP	5(2)	\$ 1795.00
- - -	CMF	-	\$ 20.00
- - -	APV	-	\$ 75.00
• 05DRB - 01129	TDS	V	\$ 0.00
- - -	-	-	\$
Total			\$ 1890.00

Hearing date 08/03/05

Should be C.S. 1003189 1003198

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 (INCLUDE COPY)
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (Temporary sidewalk deferral uses FORM-V)

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

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

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

David Sork
Applicant name (print)

MM 7/7/05
Applicant signature / date



Form revised 10/03

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

Application case numbers
 05DRB- _____ -01127
 _____ - _____
 _____ - _____

Sandy Landley 07/08/05
Planner signature / date

Project # 1003189

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

David Sorle
 Applicant name (print)
MM
 Applicant signature / date



Form revised April 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 05DRB - 01129

Sandy Handley 07/08/05
 Planner signature / date
Project # 1003189



July 8, 2005

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

**RE: Preliminary Plat Approval for Autumn View Subdivision
Lots 355, 356- Lands of Atrisco Grant- Unit 3 and
Tracts A & B- Lands of Hector Rojo
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of the Owner/Developer of the reference property, requests approval of the enclosed Preliminary Plat by the Development Review Board. As shown on the enclosed vicinity map, the property is located on Tower Road SW between Stinson Road and San Ygnacio Road SE. The property is zoned RD-R-1. The proposed development will consist of replating the existing parcels into 82 individual lots. This project was recently annexed into the City of Albuquerque. In addition we request a temporary deferral of internal sidewalks.

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

Sincerely,

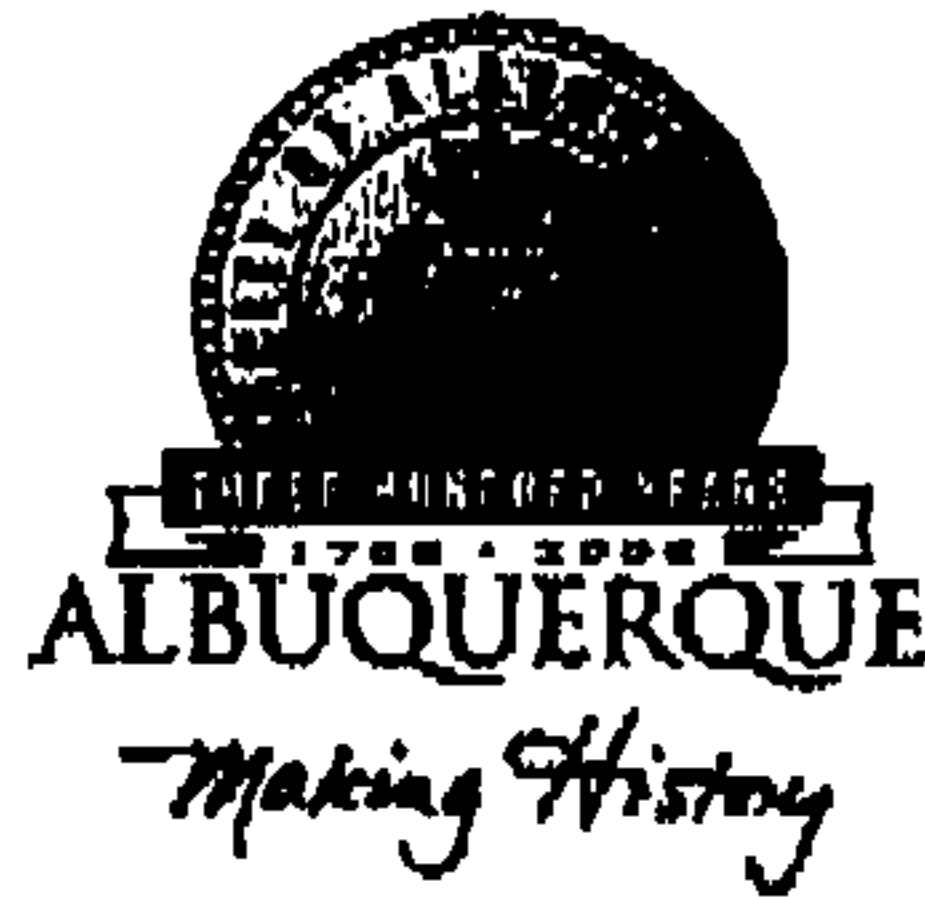
David Soule, PE

Enclosures

cc: Jody Pauza
Chris Rodriguez
Victor Wyant

JN: 2302
ds

prelimplatlter070805



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: July 8, 2005

TO CONTACT NAME: David Soule
 COMPANY/AGENCY: Rio Grande Engineering
 ADDRESS/ZIP: 1606 Central SE suite 201 / 87106
 PHONE/FAX #: 872-0994 / 872-2205

Thank you for your inquiry of 7/8/05 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract 355 & 356 Town of Atrisco Grant Unit 3 & Tracts A & B Lands of R&D, located on Towner Rd SW between Coors Blvd SW & Stinson Rd SW zone map page(s) L-10.

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

Stinson Tower
 Neighborhood Association
 Contact: Victor Wyant
612 Cottontail SW
239-8856 (h) 287-8833(w) 87121
Chris Rodriguez
604 Cottontail SW 87121
417-5543

Neighborhood Association
 Contact: _____

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

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

.....
 Attention: Both contacts per neighborhood association need to be notified.

NOTICE TO APPLICANTS

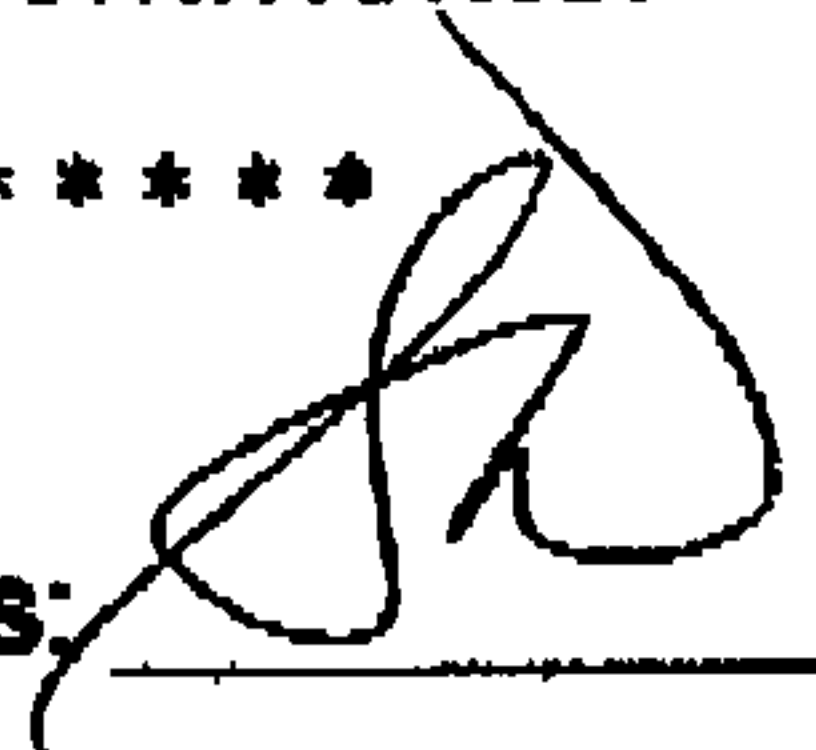
SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(Below this line for ONC use only)

Date of Inquiry: 7/8/05 Time Entered: 8:45 am ONC Rep. Initials: 

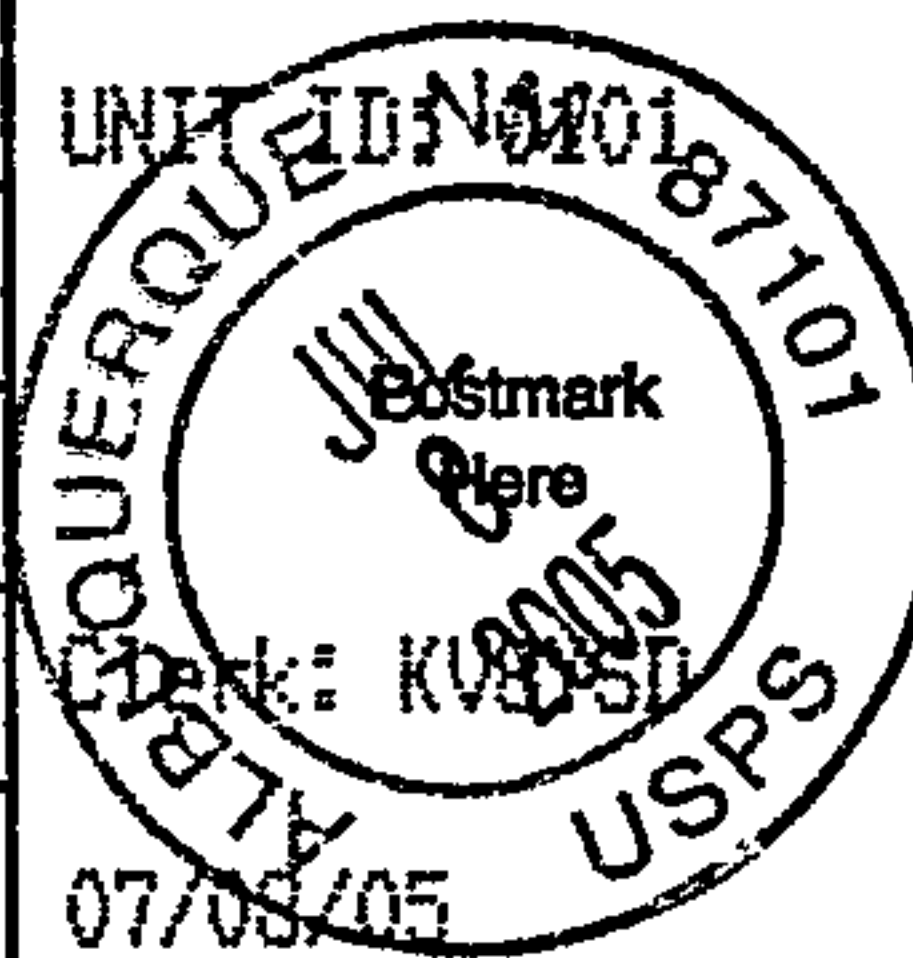
7004 1160 0000 5114 6798

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	\$	1.06
Certified Fee		2.30
Return Receipt Fee (Endorsement Required)		1.75
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	5.11



Sent To Victor Wyant
 Street, Apt. No.;
 or PO Box No. 612 Cottonail SW
 City, State, ZIP+4 Alb NM 87121

PS Form 3800, June 2002

See Reverse for Instructions

7004 1160 0000 5114 6804

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	\$	1.06
Certified Fee		2.30
Return Receipt Fee (Endorsement Required)		1.75
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	5.11



Sent To Chris Rodriguez
 Street, Apt. No.;
 or PO Box No. 604 Cottonail SW
 City, State, ZIP+4 Alb NM 87121

PS Form 3800, June 2002

See Reverse for Instructions

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 Autumn View

AGIS MAP # L-10-2

LEGAL DESCRIPTION Tracts 355 & 356, Town of Atresco Grant, Tracts A & B Lands of Hector Rojo

4 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 7/8/05 [date].

[Signature]
Applicant / Agent

7-8-05
Date

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 Utilities Development Division (2nd floor Plaza del Sol) on 4-22-04 [date].

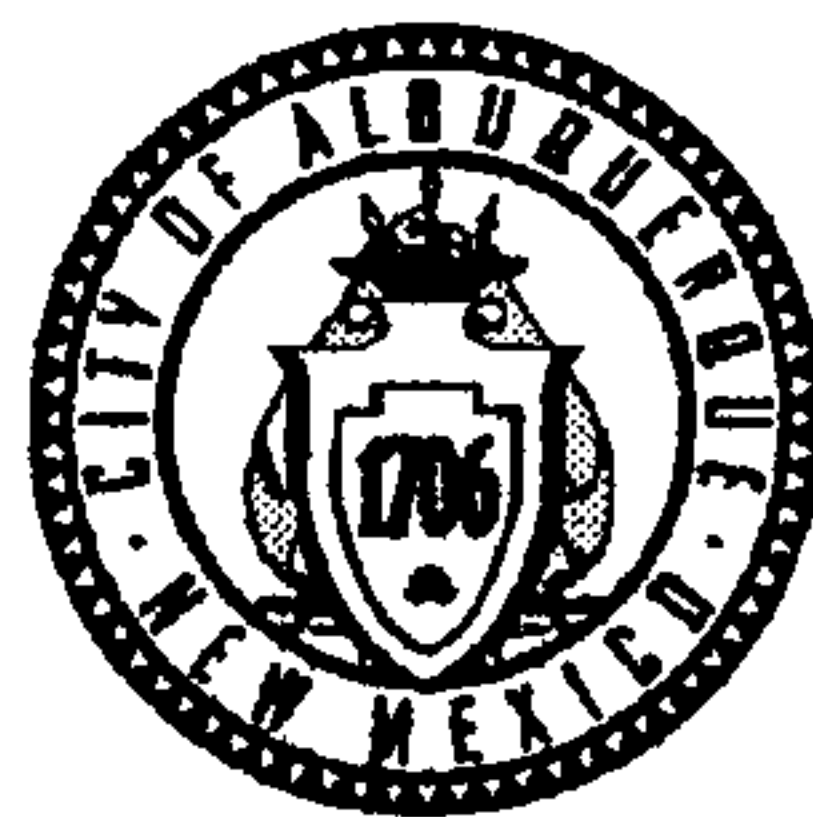
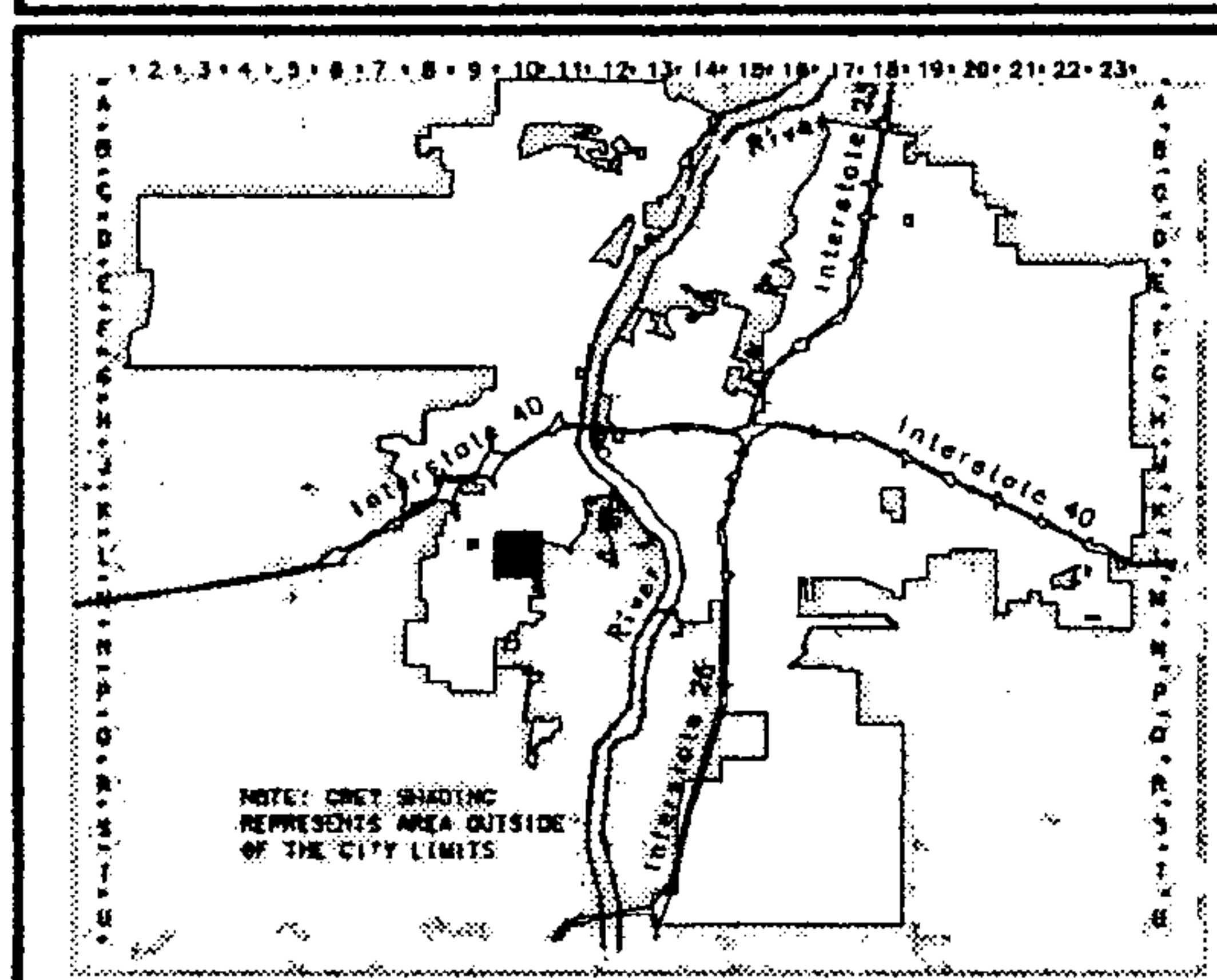
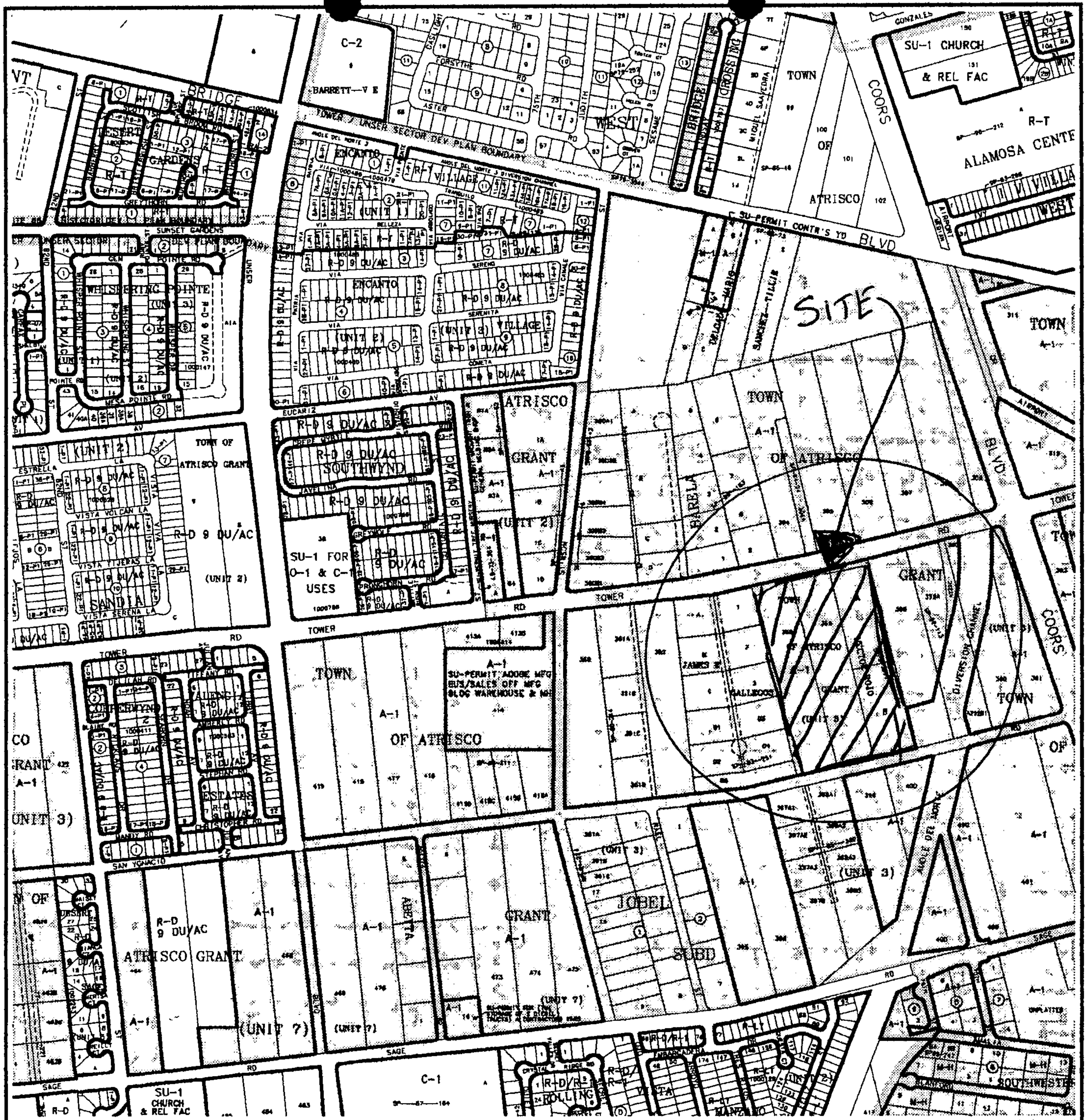
[Signature]
Applicant / Agent

7-8-05
Date

Roger Huan
Utilities Division Representative

7/8/05
Date

DRB# _____

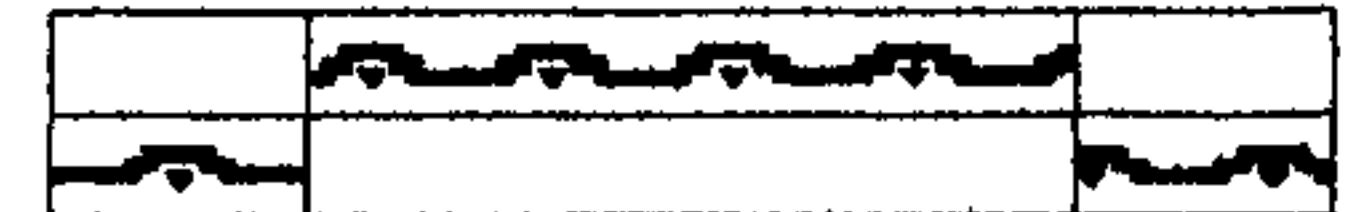


A Albuquerque **G** Geographic Information **S**ystem
PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000



Zone Atlas Page

L-10-Z

Map Amended through February 03, 2004

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 JULY 19, 05 To AUGUST 03, 2005

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

7/18/05
(Date)

I issued 2 signs for this application, 07/08/05, Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003189

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

PAID RECEIPT

IMP-ICATE
City of Albuquerque
Treasury Division

7/8/20 11:39AM LOC: ANMX
RECEIPT: 00043641 GSH 006 TRANSH 0011
ACCOUNT 44101B Fund 0110
ACTIVITY 4971000 TRSASR
TRANS AMT \$1,870.00
J24 MISC \$75.00
CK \$1,890.00
CHANGE \$0.00

APPLICANT NAME FULLER HOMES, INC
AGENT RIO GRANDE ENGINEERING
ADDRESS 1606 CENTRAL SE STE 201
PROJECT & APP # 1003189/05DRB01127/05DRB01129
PROJECT NAME AUTUMN VIEW

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 1795.00 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
\$ 1890.00 TOTAL AMOUNT DUE

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

7/8/20
RECEIPT
ACCOUNT
ACTIVITY
TRANS
J24 MI

Rio Grande Engineering
1606 Central Ave SE Suite 201
Albuquerque New Mexico 87106

BANK OF THE WEST
THE ACADEMY OFFICE
1-800-488-2265
95-681/1070

10324

Pay to the Order of City of Albuquerque \$ 1890.00

Autumn View

Dollars

7/8/20 11:39AM
RECEIPT: 00043641 GSH 006 TRANSH 0011
ACCOUNT 44101B Fund 0110
ACTIVITY 4971000 TRSASR
TRANS AMT \$1,870.00
J24 MISC \$75.00
CK \$1,890.00
CHANGE \$0.00

MEMO

⑈010324⑈ ⑈1070068131⑈ 285027249⑈



P.O. Box 13900
Albuquerque, New Mexico 87192

Telephone (505) 888-4740
Fax (505) 888-4734

September 29, 2011

RE: Autumn View Subdivision
DRB Project # 1003198
ALBUQUERQUE, NEW MEXICO

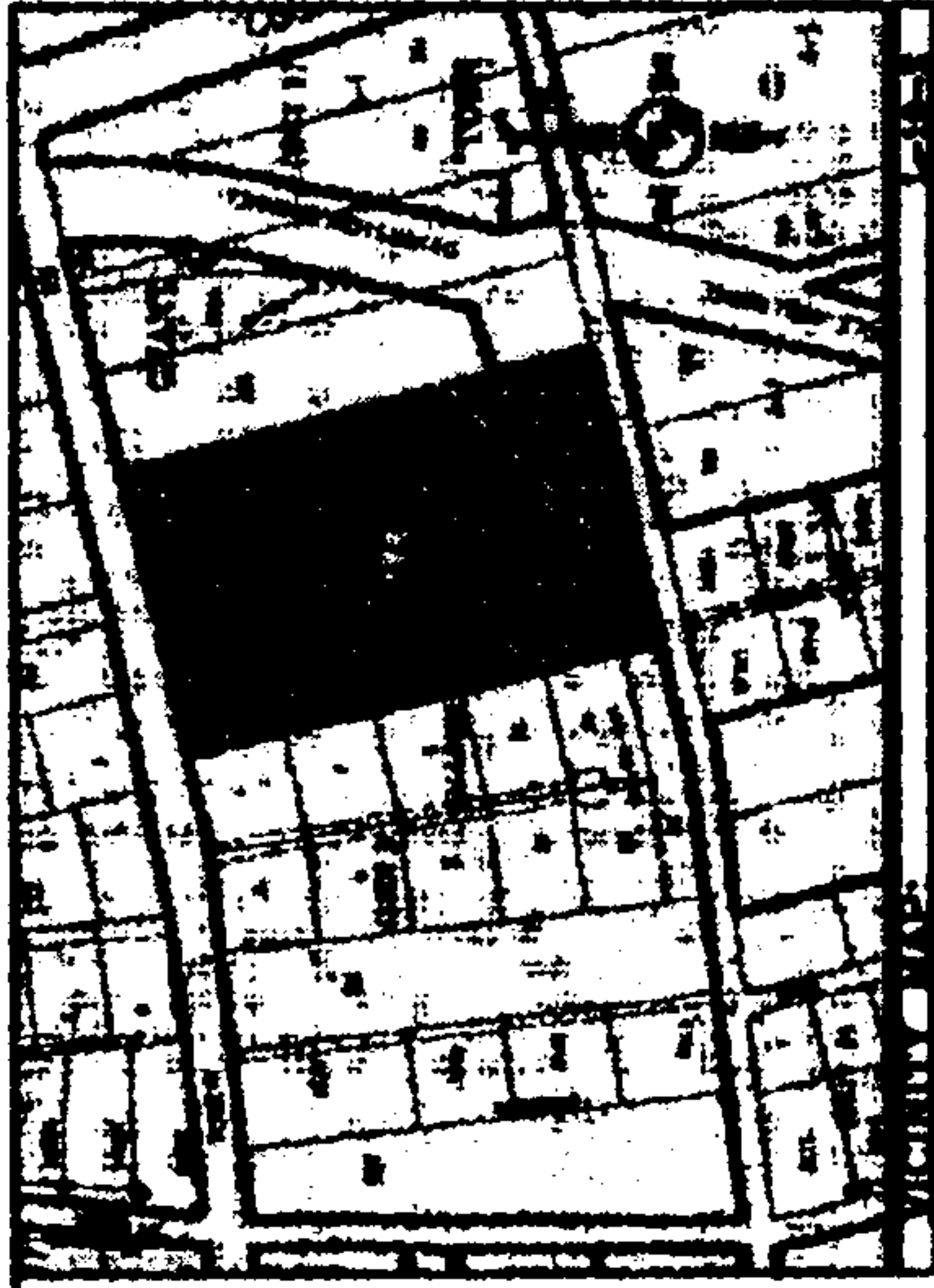
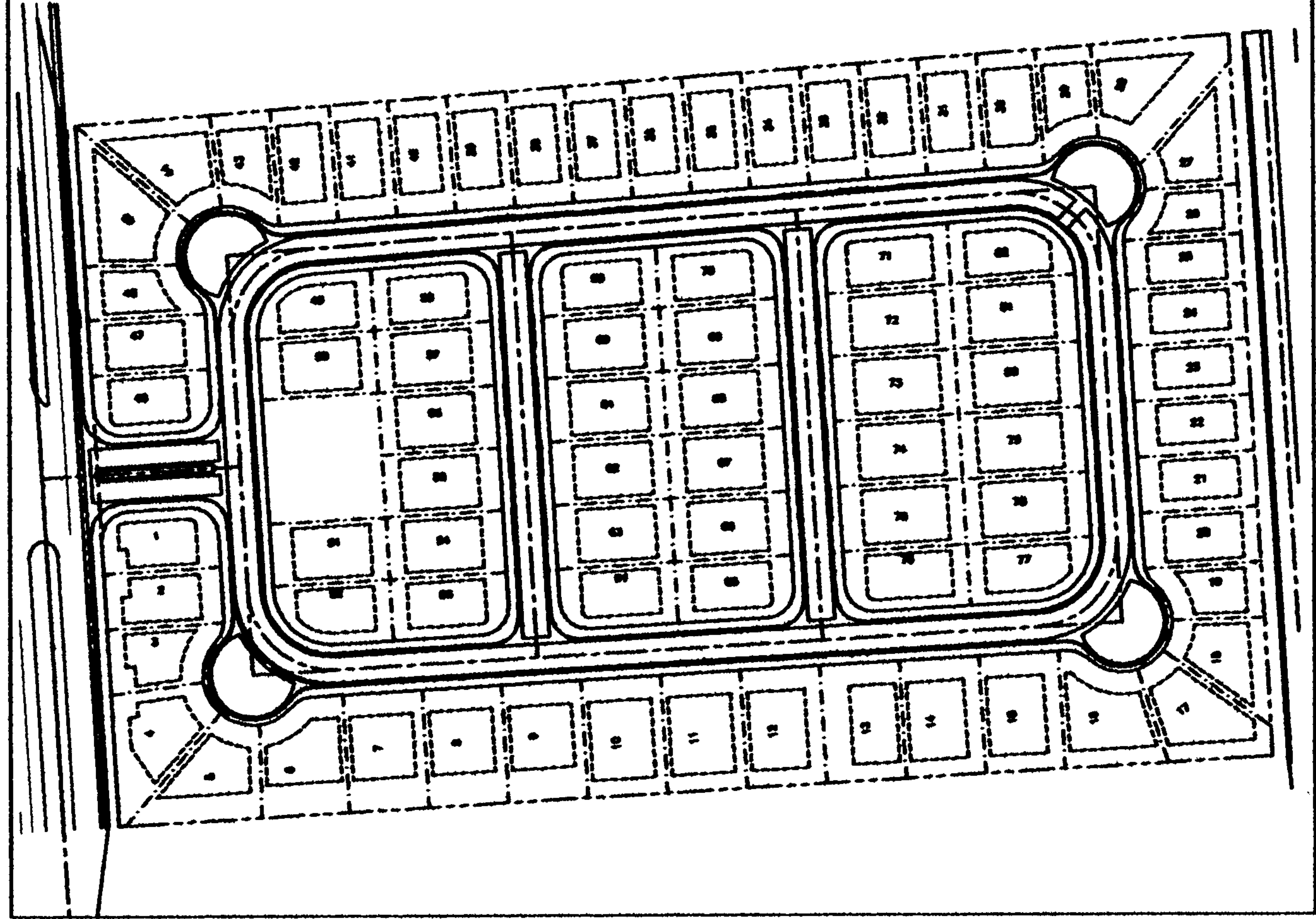
To whom it may concern:

As the OWNER/DEVELOPER of the above-reference property, I hereby grant Rio Grande Engineering to act as agents on behalf of Fuller Homes, Inc. on matters pertaining to the extension of the development agreements and sidewalk deferrals for the development of the Autumn View Subdivision project.

Sincerely,

A handwritten signature in black ink, appearing to read "Marianne A. Baca". The signature is written in a cursive, flowing style.

Marianne A. Baca
Secretary/Treasurer
FULLER HOMES, INC.



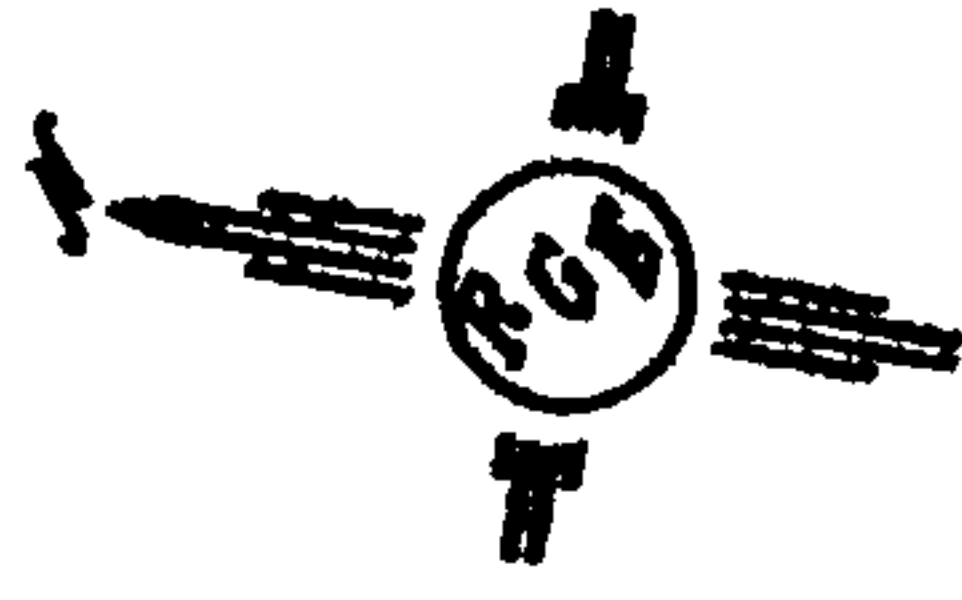
LEGAL DESCRIPTION:
 TRACT A & B OF THE HUNTER HARB SUBDIVISION

OPEN SPACE TABLE

TYPICAL LOT	TYP. PAD SIZE	OPEN SPACE	# OF LOTS	SHORTAGE/OVERAGE
LOTS 1-18	4347 SF	3150 SF	18 LOTS	+ 750 SF
LOTS 19-26	2395 SF	2395 SF	8 LOTS	- 5 SF
LOTS 27-48	4347 SF	3150 SF	22 LOTS	+ 750 SF
LOTS 49-82	3629 SF	2229 SF	34 LOTS	- 171 SF

LEGEND

- BOUNDARY LINE
- - - - - SETBACK BOUNDARY LINE
- SETBACK LINE
- ROAD-UP-DRY
- SETBACK TO BE BUILT WITHIN PROJECT
- - - - - PROPOSED LOT LINE
- PROPOSED ROAD AND GUTTER
- SETBACK CURB AND GUTTER



DATE	AUTUMN VIEW	DATE
		7-28-88
DRAWN BY	OPEN SPACE EXHIBIT	DATE
SCALE		DATE
		DATE

RCS

RCS
 Engineering
 1000 1/2 1st St. S.W.
 Seattle, WA 98101
 (206) 461-1111

