

AGIS ELECTRONIC SUBMITTAL FORM

DRB Project Case #: 1003218

Subdivision Name: The Canyons at High Desert Unit 2 Lots 46-A & 47-A

Surveyor: A. Dwain Weaver

Company/Agent: Bohannon Huston

Contact Person: Mary Cole

E-mail: Mcole@bhinc.com Phone: \_\_\_\_\_

DXF Received Date: 2/4/2004

Hard-Copy Date: 2/4/2004

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

Neal Weinberg  
Approved

2/4/04  
Date

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

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

AGIS Use Only

Copied cov npw to agiscov on 2/4/2004. Contact person notified on 2/4/2004

15



Completed 2/5/04 [Signature]

# DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No: 04DRB-00104 (P&F)  
Project Name: CANYONS @ HIGH DESERT  
Agent: Bohannon Huston Inc.

Project # 1003218  
EPC Application No: \_\_\_\_\_  
Phone No: 823-1000

Project Number

1003218

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/4/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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UTILITIES: \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
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 \_\_\_\_\_

PLANNING (Last to sign): DXF + AMAFCA'S signature

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

- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

15



# DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No: **04DRB-00104 (P&F)**  
Project Name: **CANYONS @ HIGH DESERT**  
Agent: Bohannon Huston Inc.

Project # **1003218**  
EPC Application No:  
Phone No: 823-1000

Project Number 1003218

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/4/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

February 4, 2004

9:00 a.m.

**MEMBERS:**

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

Will Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1001122**  
04DRB-00008 Major-Two Year SIA

**BOHANNAN HUSTON, INC agent(s) for CENTEX HOMES request(s) the above action(s) for, **STONEBRIDGE SUBDIVISION UNIT 1, zoned R-1 & SU-1 FOR R-2 USES, located on MCMAHON BLVD NW, between STONEBROOK PL NW and BANDELIER DR NW containing approximately 28 acre(s). [REF: 1001122, 01410-01298, 02DRB-00896, 03DRB-00389] [Deferred from 2/4/04] (A-12) DEFERRED AT THE AGENT'S REQUEST TO 2/11/04.****

2. **Project # 1002861**  
04DRB-00002 Major-Preliminary Plat

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, **NEW MEXICO TOWN COMPANY TOWNSITE**, zoned SU-3, located on Silver Avenue SW between 8<sup>th</sup> Street SW and 9<sup>th</sup> Street SW containing approximately 1 acre(s). [REF: 03DRB-01299 ] (K-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/23/03 THE PRELIMINARY PLAT WAS APPROVED.**

3. **Project # 1003175**  
04DRB-00010 Major-Preliminary Plat Approval  
04DRB-00011 Minor-Sidewalk Waiver  
04DRB-00012 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, LANDS OF SALAZAR FAMILY TRUST, EL RANCHO GRANDE UNIT 12 (to be known as **SUN GATE SUBDIVISION**) zoned R-2, located on BLAKE RD SW, between GIBSON BLVD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). [Deferred from 2/4/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/18/04.**



4. **Project # 1000570**  
02DRB-01020 Major-Vacation of Public  
Easements  
02DRB-01019 Major-Preliminary Plat Approval  
02DRB-01021 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel A, Parkway, Unit 7, Tract A, Painted Sky, Unit 1 and Tract 95, Town of Atrisco Grant (to be known as **PARKWAY, UNIT 10**) zoned R-LT residential zone, located WEST OF UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW, containing approximately 13 acre(s). [REF: 00410-00162, 00410-00931, 00410-00933, Z-99-8, AX-99-2, DRB-95-94, S-98-5, S-98-62] [Deferred from 1-7-04 & 1/21/04] (J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/19/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF PARCEL A OF **PARKWAY, UNIT 7 AND TRACT A OF PAINTED SKY, UNIT 1 AND TRACT 95 OF TOWN OF ATRISCO GRANT**, (to be known as **PARKWAY UNIT 10**), zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] [Deferred from 1-7-04 & 1/21/04] (J-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LOTS 3-P1, (10 FEET) AND 4-P1, (5 FEET), BLOCK 2. PADS NARROWED TO MEET SETBACKS AND CHANGE WORDING IN NOTE 1.**

5. **Project # 1002371**  
03DRB-02150 Major-Bulk Land Variance  
03DRB-02085 Minor-SiteDev Plan  
Subd/EPC  
03DRB-02086 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN CHURCH WEST request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A, 1B and 1C, **ALBAN HILLS SUBDIVISION, UNIT 1** and Tract A, **BOSQUE MEADOWS**, zoned SU-1 for R-2 with church related uses, located on LA ORILLA NW, between COORS BLVD. NW and CORRALES DRAIN containing approximately 17 acre(s). *[Deferred from 1/28/04]* (D-12) **BULK LAND VARIANCE WAS APPROVED. SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ROADWAY ENCROACHMENT INTO MRGCD EASEMENT AND PLANNING FOR EPC PLANNERS SIGNATURE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA AND M.R.G.C.D SIGNATURES AND PLANNING FOR THE 15-DAY APPEAL PERIOD AND THE AGIS DXF FILE.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] *[Deferred from 1/14/04 & 1/28/04 & 2/4/04]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/25/04.**

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

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C, E & F, AND Block(s) 2, **VISTA MAGNIFICA** and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [*Deferred from 1-7-04, 1-21-04 & 1/28/04 & 2/4/04*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/18/04.**

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

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

8. **Project # 1000162**  
04DRB-00106 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING agent(s) for TIM WHITE request(s) the above action(s) for all or a portion of Lot(s) A-2, **LUECKING PARK COMPLEX**, zoned SU-1 for Restricted IP uses, located on PATHWAY AVE NE, between PAN AMERICAN HIGHWAY NE and the NORTH DIVERSION CHANNEL containing approximately 7 acre(s). [REF: 03DRB-01636, 03EPC-01667 & 01668] [**RUSSELL BRITO, EPC CASE PLANNER**] (G-16) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ZONING UPDATE ON TRACT A-2.**



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

OTONO PARTNERS, LLC C/O KNIGHT SEAVEY request(s) the above action(s) for all or a portion of Tract(s) F-1-A, **LOOP INDUSTRIAL DISTRICT**, zoned SU-2 M-1, located on ALAMEDA NE, between ALAMEDA NE and JEFFERSON NE containing approximately 5 acre(s) [Was Indefinitely deferred] (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RESOLVE ISSUE OF PUBLIC SANITARY SEWER SIZE AND TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS, USE OF BUMPERS TO PREVENT PARKING OVERHANG AND NMDOT ACCESS PERMITS.**

04DRB-00103 Minor-Amnd SiteDev  
Plan BldPermit

JUDD CERVENAK agent(s) for OTONO PARTNERS, LLC C/O KNIGHT SEAVEY request(s) the above action(s) for all or a portion of Tract(s) F-1-A, **LOOP INDUSTRIAL DISTRICT, UNIT 1**, zoned SU-2 special neighborhood zone, M-1, located on ALAMEDA BLVD NE, between JEFFERSON ST. NE and SAN MATEO BLVD. NE containing approximately 5 acre(s). [REF: 04DRB-00034, 03DRB-01303 , 03DRB-00786 & 00787, 00DRB-00938, DRB-98-30, ZA-00-173] (C-17) **AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS, USE OF BUMPERS TO PREVENT PARKING OVERHANG AND NMDOT ACCESS PERMITS.**

10. **Project # 1000560**  
04DRB-00089 Minor-Amnd SiteDev Plan  
Subd

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP industrial park zone, located on PASEO DEL NORTE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 04-DRB00028,01DRB-00863, 01DRB-00453, 01DRB-00454, 00DRB-00801, 00DRB-00733, 00DRB-01428, 00DRB-01713] D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

04DRB-00028 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP, located on PASEO DEL NORTE AVE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 1000560, SV-94-48, S-94-58] [HEARD UNDER PROJECT #1003184 IN ERROR] [Deferred from 1/21/04] (D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

11. **Project # 1000440**  
04DRB-00105 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN, PA agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Lot(s) 10, **INTERSTATE BUSINESS PARK**, zoned M-2, located on MIDTOWN PL NE, between YALE BLVD NE and MIDTOWN NE containing approximately 6 acre(s). [REF: 03DRB-0296, DRB-97-362 ] (G-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ADDITION OF A PUBLIC DRAINAGE EASEMENT AND PLANNING FOR AGIS DXF FILE.**

12. **Project # 1000444**  
04DRB-00081 Minor-Ext of SIA for Temp  
Defer SDWK

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s), **STONEBRIDGE SUBDIVISION, UNIT 3**, zoned R-1 residential zone, located on MCMAHON BLVD NW, between STONE MOUNTAIN RD NW and PEBBLE RD NW containing approximately 21 acre(s). [REF: DRB-98-351, DRB-99-114, 00DRB-01239 ] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

13. **Project # 1002775**  
04DRB-00102 Minor-Prelim&Final Plat  
Approval

KEVIN & MARY MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **PEREA ADDITION**, zoned SU-2 TH, located on GRANITE NW, between MOUNTAIN NW and 12<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 03DRB-01042, 03DRB-01703] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**

14. **Project # 1003131**  
04DRB-00091 Minor-Prelim&Final Plat  
Approval

BILLY BACA request(s) the above action(s) for all or a portion of Lot(s) B & C, Block(s) 29, **HUNING CASTLE ADDITION**, zoned R-T, located on SAN PATRICIO AVE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). [REF: 03DRB-02068] (K-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU OF PARK DEDICATION AND PLANNING FOR AGIS DXF FILE.**

15. ~~**Project # 1003218**~~  
04DRB-00104 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON, INC agent(s) for RUTLEDGE HOMES request(s) the above action(s) for all or a portion of Lot(s) 46-A & 47-A, **THE CANYONS AT HIGH DESERT - UNIT 2**, zoned SU-2 HD/R-T, located on JUNIPER CANYON TRAIL NE, between HIGH CANYON TRAIL NE and CANYON BLUFF TRAIL NE containing approximately 1 acre(s). [REF: 1000542] (F-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND AGIS DXF FILE.**

**NO ACTION IS TAKEN ON THESE CASES:**

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

16. **Project # 1003217**  
04DRB-00101 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract A, **LANDS OF PARADISE HEIGHTS** and the remainder of **PARADISE HEIGHTS, UNIT 5**. All of Lots 51 through 55, Block 4; Lots 1 through 5 and 10 through 14, Block 6; all of Block 7; Lots 1 through 13, Block 8; Lots 1 through 8 and Lots 22 through 45, Block 9; all of Block 10 through 17, **PARADISE HEIGHTS, UNIT 4**. All of Lots 9 through 14, Block 9, **PARADISE HEIGHTS, UNIT 4**. A PORTION OF Rockcliff Blvd NW, Brookline Blvd NW and Westside Blvd NW, TOGETHER WITH ALL OF Douglas Ave NW, Dooley St NW, Dimas St NW, Dillon St NW, Dowling St NW, Dodge Pl NW, Dunn Ave NW, Doolittle St NW, Doyle Ave NW, Dressler Ave NW, Drisdale Ave NW, Drum Ave NW, Driver Ave NW, Belleville St NW, Fair St NW, Navajo Dr NW, Pratt St NW, Ramsey St NW, Gates St NW, Frost St NW, Mason St NW and Gordon Ave NW, zoned R-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 123 acre(s). [REF: 1002643, SC5-72-23] (A-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for December 10, December 17, December 31, 2003 and January 7, January 14 and January 21, 2004. **DRB MINUTES FOR DECEMBER 10 AND DECEMBER 17, 2003 WERE APPROVED SUBJECT TO CHANGES BY THE BOARD. THE REMAINDER OF THE MINUTES WILL BE REVIEWED AT A LATER DATE.**

ADJOURNED: 11:00 A.M.





F

**City of Albuquerque**  
**Parks and Recreation Department**  
PO Box 1293, Albuquerque, New Mexico 87103  
Inter-Office Correspondence  
Development Review Board Comments

**Project Number:** 1003218  
**Application Number:** 04DRB-00104

**DRB Date:** 2/4/04  
**Item Number:** 15

**Subdivision:**

Lots 46-A & 47-A, The Canyons at High Desert- Unit 2

**Zoning:** SU-2 HD/RT

**Zone Page:** F-23

**New Lots (or units) :** 0

**Request for:**

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

**Parks and Recreation Comments:**

Lot line adjustment, therefore no park dedication requirement.

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

**Signed:** CS  
Christina Sandoval, (DMD)

Phone: 768-3808



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003218**

**AGENDA ITEM NO: 15**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** February 4, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
2/4/04 Comments**

**ITEM # 15**

**PROJECT # 1003218**


**APPLICATION #04-00104**

**RE: Lots 46A & 47A, The Canyons at High Desert, Unit 2/minor plat**

No objection to the platting action.

AGIS dxf approval is required before Planning signs the final plat.

Applicant may file the plat provided a recorded copy is returned to Planning to close the file.



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



<b>SUBDIVISION</b>	Supplemental form <b>S</b>	<b>ZONING &amp; PLANNING</b>	<b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment	
<input type="checkbox"/> IP Master Development Plan		<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	<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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: <u>RUTLEDGE HOMES</u>	PHONE: <u>294-5084</u>
ADDRESS: <u>11000 SPAIN RD NE SUITE A</u>	FAX: <u>294-5089</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87111</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>BOHANNAN HUSTON, INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

**DESCRIPTION OF REQUEST: PRELIMINARY/FINAL PLAT**

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

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

Lot or Tract No. LOTS 46-A & 47-A Block: \_\_\_\_\_ Unit: 2

Subdiv. / Addn. THE CANYONS AT HIGH DESERT

Current Zoning: SU-2 HD/R-T Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): F-23 No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres): 0.4901 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

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

UPC No. 102306115046120542 ; 102306115846720543 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: JUNIPER CANYON TRAIL NE  
Between: HIGH CANYON TRAIL NE and CANYON BLUFF TRAIL NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): DRB# 1000542

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

SIGNATURE [Signature] DATE \_\_\_\_\_  
(Print) KEVIN PATTON  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00104</u>	<u>P+F</u>	<u>S(3)</u>	<u>\$285-</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20-</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 checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>2/4/04</u>			Total <u>\$305-</u>
<input type="checkbox"/> F.H.D.P. fee rebate	<u>[Signature]</u> <u>1/27/04</u>	Project # <u>1003218</u>		<u>1000542</u>



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**Your attendance is required.**

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

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

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

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

Amended preliminary plat approval expires after one year.

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

KEVIN D. HANON  
 Applicant name (print)  
Kevin D. Hanon  
 Applicant signature / date



Form revised 10/02

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

Application case numbers  
 04 DRB - - - - - 00104  
 - - - - -  
 - - - - -

A. Bellinger 1/27/04  
 Planner signature / date  
**Project # 1000542**  
1003218

Courtyard I  
7500 Jefferson NE  
Albuquerque, NM  
87109-4335

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
fax: 505.798.7988  
toll free: 800.877.5332

January 27, 2004

Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Re: Preliminary/Final Plat Approval  
Lots 46-A & 47-A The Canyons at High Desert Unit 2

Dear Sheran:

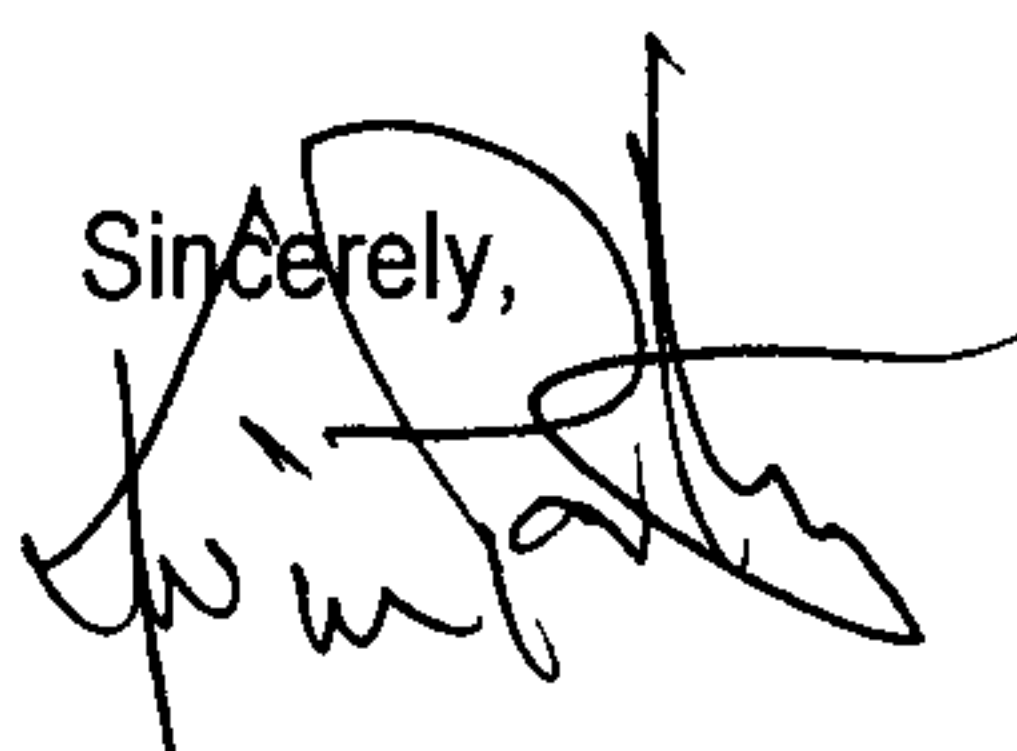
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Fee on the amount of \$ 305.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property

The purpose of this replat is to move the lot line between lot 46 and 47. Currently the width of one of the lots is 85 feet wide and the other is 95 feet wide. This replat proposes to move the lot line five feet so that each lot becomes 90 feet wide.

Please place this item on the DRB Agenda to be heard on February 4, 2004. If you have any questions or require additional information, please contact me.

Sincerely,



Kevin Patton, P.E.  
Vice President  
Community Development and Planning Group

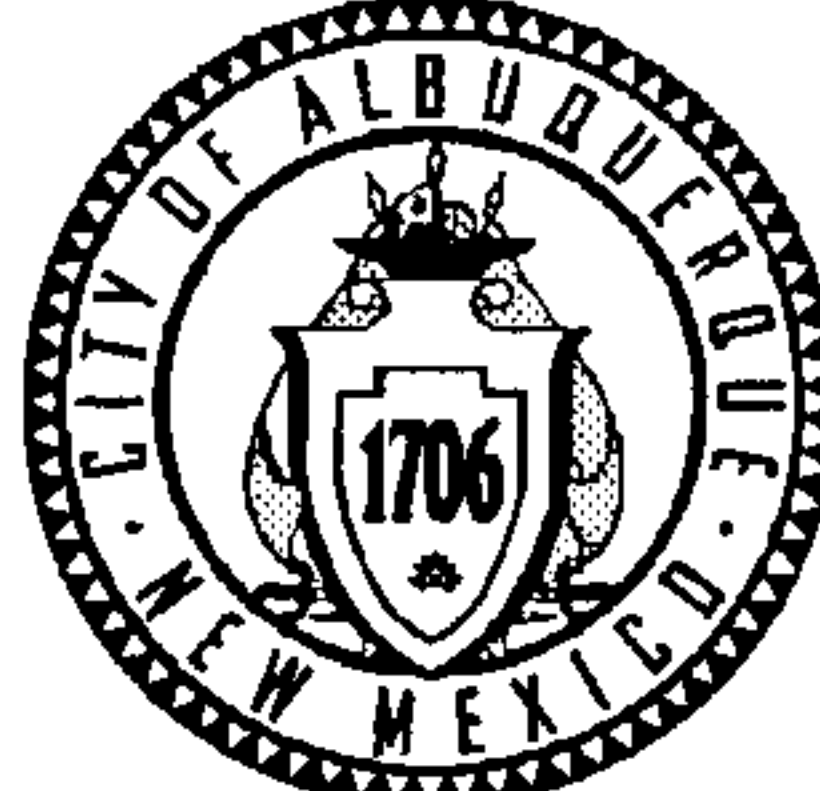
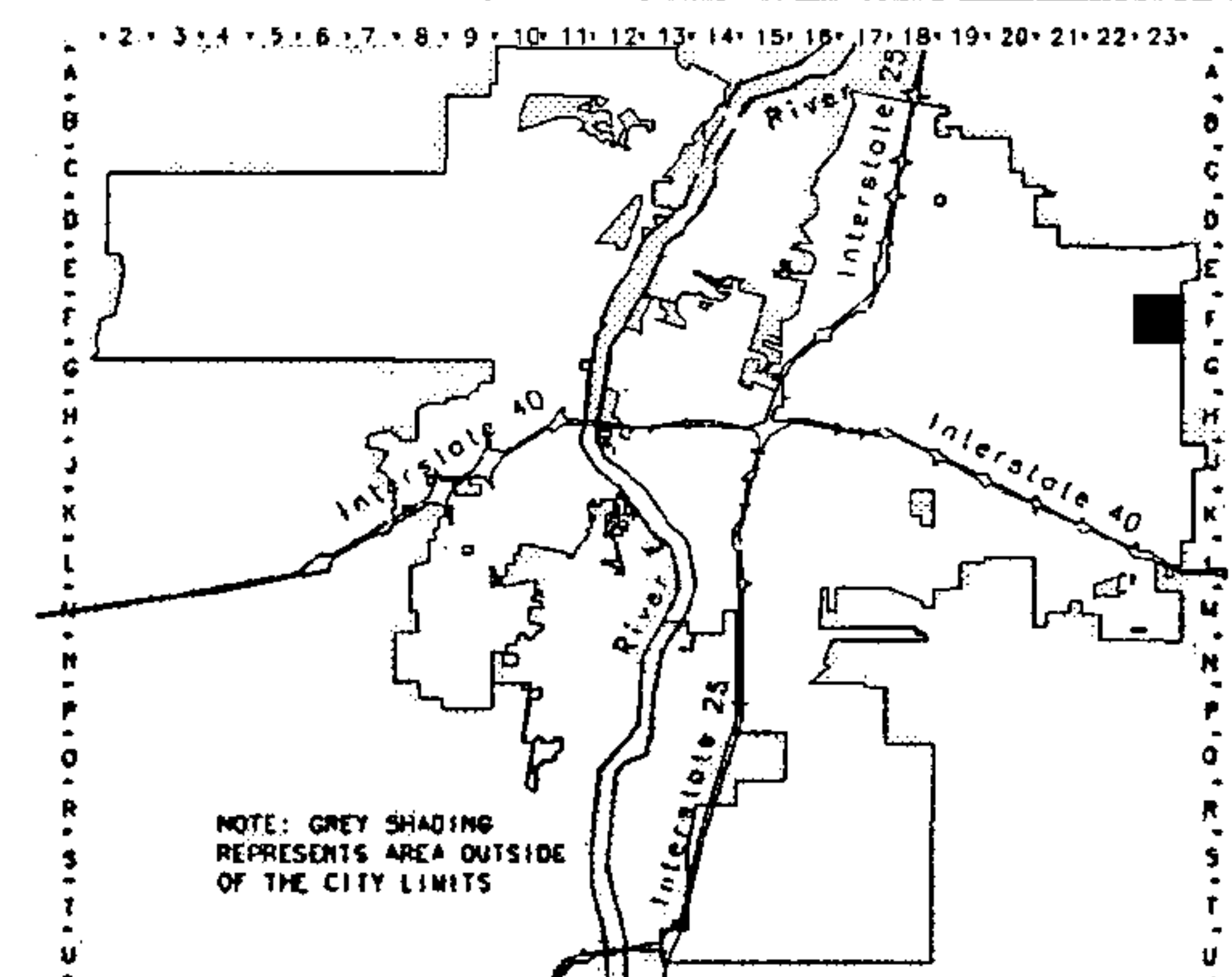
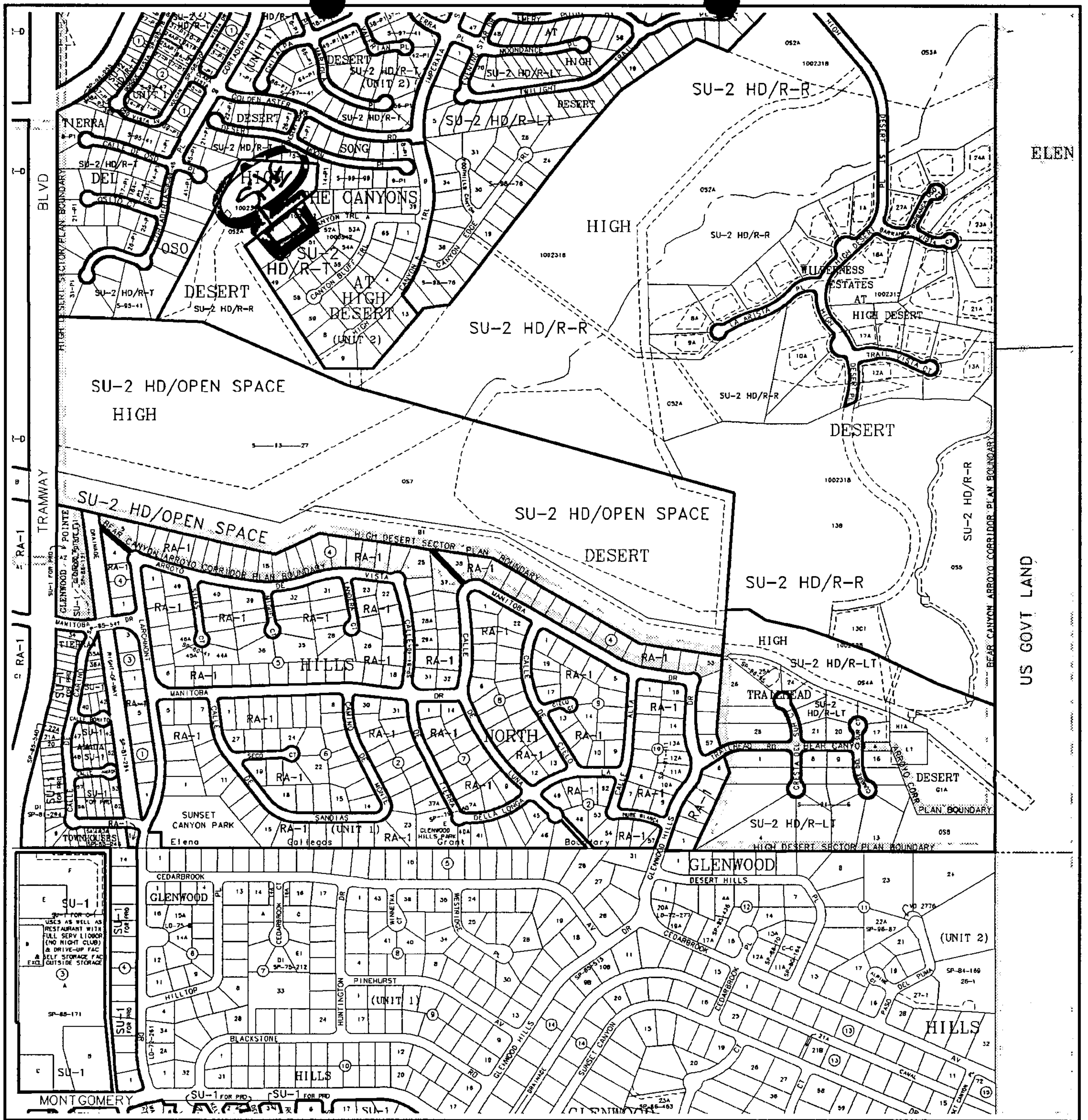
SS  
Enclosures

**ENGINEERING** ▲

**SPATIAL DATA** ▲

**ADVANCED TECHNOLOGIES** ▲





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

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**Zone Atlas Page**

**F-23-Z**

Map Amended through September 02, 2003

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

PAID RECEIPT

APPLICANT NAME Rutledge Homes  
AGENT Bohannon Huston Inc  
ADDRESS 7500 Jefferson NE  
PROJECT & APP # ~~1000542~~ 1003218  
PROJECT NAME The CANYONS AT High Desert

\$ 20- 469099/4916000 Conflict Management Fee

\$ 285- 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

\$ 305- TOTAL AMOUNT DUE

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

01/27/2004 9:45AM LOC: ANNX  
RECEIPT# 00018860 WS# 008 TRNS# 0005  
Account 469099 Fund 0110  
Activity 4916000 TRSTAM  
Trans Amt \$305.00  
J24 Misc \$20.00

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division  
Counter receipt.doc 12/29/03

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

01/27/2004 9:45AM LOC: ANNX  
RECEIPT# 00018861 WS# 008 TRNS# 0005  
Account 441006 Fund 0110  
Activity 4983000 TRSTAM  
Trans Amt \$305.00  
J24 Misc \$285.00  
CK \$305.00  
CHANGE \$0.00

Thank You

Thank You