

#13



COMPLETED 06/29/05 stt

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00870 (FP)
Project Name: TORRETTA ESTE SUBDIVISION
Agent: Mark Goodwin & Associates

Project # 1003237
Phone No.: 828-2200

Project Number

1003237

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/01/05 by the DRB with delegation of signature(s) to the following departments. OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: [blank lines]

UTILITIES: [blank lines]

CITY ENGINEER / AMAFCA: [blank lines]

PARKS / CIP: Fees, Open Space, Note

PLANNING (Last to sign): [blank lines]

- 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: 06/28/05
-Tax printout from the County Assessor.
Include 3 copies of the approved site plan along with the originals.
County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
Property Management's signature must be obtained prior to Planning Department's signature.
AGIS DXF File approval required. OK
Copy of recorded plat for Planning.
Called for pick up 06/28/05

#13



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: <u>05DRB-00870 (FP)</u>	Project # <u>1003237</u>
Project Name: <u>TORRETTA ESTE SUBDIVISION</u>	
Agent: <u>Mark Goodwin & Associates</u>	Phone No.: <u>828-2200</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/01/05 by the DRB with delegation of signature(s) to the following departments
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: Fees
 Open Space Note

PLANNING (Last to sign): _____

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

Project Number 1003237



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 1, 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 # 1000983**
05DRB-00773 Major-Two Year SIA
Procedure B

JAMES F. & DIANA K. CRABTREE request(s) the above action(s) for all or a portion of Lot(s) A through H, Block(s) 10, Unit 3, **MOJAVE TOWNHOMES**, zoned RT, located on UNSER NW, between MOJAVE NW and SANTO DOMINGO NW containing approximately 1 acre(s). (E-10) **A TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1003080**
05DRB-00765 Major-Vacation of
Public Easements

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE**) zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 5 acre(s). [REF: 04DRB-00591, 03EPC-01851, 05DRB00701, 04DRB01146, 04DRB01147, 04DRB01148, 04DRB01149] (D-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00701 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE**, zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 6 acre(s). [REF:04DRB-00591, 03EPC-01851] (*Deferred from 5/4/05*) (D-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD AND A PEDESTRIAN EASEMENT ACROSS LOT 8-P1 WITH MAINTENANCE AND BENEFICIARY NOTE.**

3. **Project # 1003273**
05DRB-00764 Major-Vacation of
Public Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A through 13A, **VISTA SUBDIVISION**, zoned C-2, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3, V-85-44, 04DRB00338, 04ZHE01933, 05ZHE00383] (K-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00671 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A thru 13A, **VISTA SUBDIVISION**, zoned C-2, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW

containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3,V-85-44, 04DRB00279, 04DRB00338, 04ZHE01933, 05ZHE00383] (*Deferred from 5/4/05*) (K-9) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

4. **Project # 1004160**
05DRB-00739 Major-Vacation of Pub
Right-of-Way

PETRONELLA J POUTSMA request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 3, **GRANT TRACT**, zoned SU-3, located on 6TH ST NW, between MARBLE AVENUE NW and SLATE ST NW (J-14) **VACATION DENIED BASED ON THE SUBDIVISION ORDINANCE.**

5. **Project # 1003634**
05DRB-00409 Major-Vacation of Pub
Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] [*Deferred from 4/6/05 & 4/13/05 & 5/11/05*] (K-14) **WITHDRAWN AT THE AGENT'S REQUEST.**

6. **Project # 1004071**
05DRB-00511 Major-Bulk Land
Variance
05DRB-00512 Major-Vacation of

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16,**

Public Easements
05DRB-00513 Minor-Prelim&Final Plat
Approval

11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2
OF SECTION 16, 11N, R2E, zoned RO-20, located
on RAINBOW BLVD NW, between COMPASS DR
NW and PETROGLYPH NATIONAL MONUMENT
containing approximately 289 acre(s). *[Deferred from
4/20/05 & 5/11/05 & 6/1/05]* (C-9) **DEFERRED AT
THE AGENT'S REQUEST TO 6/22/05.**

**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.

7. **Project # 1000985**
05DRB-00883 Minor-SiteDev Plan
Subd

SMPC ARCHITECTS agent(s) for ASPEN
INVESTMENTS request(s) the above action(s) for all
or a portion of Lot(s) 1A, Block(s) 12, NORTH
ALBUQUERQUE ACRES, TRACT A, UNIT A, (to be
known as **PALOMAS PLAZA**) zoned SU-2/C-1,
located on SAN PEDRO NE, between PALOMAS NE
and SAN BERNADINO NE containing approximately 3
acre(s). [REF: DRB-96-412] (D-18) **INDEFINITELY
DEFERRED AT THE AGENT'S REQUEST.**

8. **Project # 1004224**
05DRB-00887 Minor-SiteDev Plan
BldPermit

RHOMBUS PA INC agent(s) for SCOTT BARLOW
request(s) the above action(s) for all or a portion of
Lot(s) 31, Block(s) 30, Tract(s) A, **NORTH
ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR
1P, located on SAN PEDRO NE, between WILSHIRE
AVE NE and containing approximately 1 acre(s).
[Deferred from 6/1/05] (C-18) **DEFERRED AT THE
AGENT'S REQUEST TO 6/8/05.**

9. **Project # 1004231**
05DRB-00886 Minor-SiteDev Plan
BldPermit

JIM MILLER agent(s) for JOHN WILGER request(s) the above action(s) for all or a portion of Lot(s) 19, **LADERA INDUSTRIAL PARK, UNIT 2**, zoned SU-1, located on 98TH STREET NW and UNSER BLVD NW and containing approximately 2 acre(s). [REF: Z-92-45, 01EPC01405, Project 1001523] [Listed under Project 1004096 in error] [*Deferred from 6/1/05*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

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

10. **Project # 1001101**
05DRB-00868 Minor-Ext of SIA for Temp
Defer SDWK

SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 24, **VISTA DE ARENAL SUBDIVISION @ VENTANA RANCH**, zoned RLT, located on SIROCCO PL NW, between LAS VENTANAS RD NW and KHAMSIN DR NW [REF: DRB-98-225, V-98-68, 02DRB00619, 02DRB00604, 02DRB00603] (B-9) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

11. **Project # 1001096**
05DRB-00878 Major-Final Plat Approval

SURV-TEK INC agent(s) for STUART HARROUN request(s) the above action(s) for all or a portion of Tract(s) A1 and B2, **LANDS OF LLOYD LOZES GOFF** (to be known as **TRES LAGUNAS SUBDIVISION**) zoned RO-1, located on EDITH BLVD NE, between TYLER RD NE and LAS COLINAS NE containing approximately 15 acre(s). [REF: 04DRB01127, 03DRB01273, 02DRB01421] (D-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND AGIS DXF FILE AND UTILITIES DEVELOPMENT FOR SHEET 1 OF 4: DEFINE UNDER NOTE 1A THE PUBLIC WATER AND SAS COMMENTS, GRANT TO COA AND ABC, WUA, SHEET 4 OF 4: GRANT PUBLIC WATER AND/OR SAS COMMENTS TO COA AND ABCWUA.**

12. **Project # 1004208**
05DRB-00874 Minor-Prelim&Final Plat
Approval

WILKS CO agent(s) for JOHN J MCMULLEN request(s) the above action(s) for all or a portion of Block(s) B, Tract(s) B-2-1 & C-1, **LOUISIANA SUBDIVISION**, zoned O-1, SU-2, located on PROSPECT PL NE, between CUTLER AVE NE and PROSPECT AVE NE containing approximately 1 acre(s). [REF: ZA-79-191] (H-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. ~~Project # 1003237~~
05DRB-00870 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS VIII, LLC request(s) the above action(s) for all or a portion of Tract(s) 431, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **TORRETTA ESTE SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between 86TH ST SW and 90TH ST SW containing approximately 6 acre(s). [REF: 04DRB01249, 04DRB01250] (L-9) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR FEES AND OPEN SPACE NOTE.**

14. **Project # 1003790**
05DRB-00165 Minor-Final Plat Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] [*Deferred from 2/9/05 & 2/16/05*] [*Final Plat Indef. Deferred for SIA*] (B-18) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND COPY OF FINAL PLAT FOR PLANNING FILE AND PLANNING FOR AGIS DXF FILE.**

15. **Project # 1003667**
04DRB-01406 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2**, zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s). [Indef Deferred 9/22/04, deferred from 6/1/05] (F-23) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

16. **Project # 1004183**
05DRB-00809 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for LAURIE HICKS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 7, **PERFECTO, MARIANO & JESUS ARMIJO ADDITION**, zoned SU-2, located on 8TH STREET NW and MARQUETTE AVE NW and containing approximately 1 acre(s). [REF: ZA-85-456] [Deferred from 5/25/05] (J-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

17. **Project # 1001628**
05DRB-00881 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of Lot(s) Z-1, SADDLE RIDGE, UNIT 2 (to be known as **GALISTEO VILLAGE**, 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: Z-78-146, Z-79-145] (E-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1004205**
05DRB-00873 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for ICDC, LLC request(s) the above action(s) for all or a portion of Lot(s) 1, **LOOP INDUSTRIAL**, zoned SU-1 FOR M-1, located on PASEO DEL NORTE NE and WASHINGTON NE and containing approximately 10 acre(s). (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1004221**
05DRB-00879 Minor-Sketch Plat or Plan

ISAAC BENTON & ASSOCIATES agent(s) for GEORGE GARZA request(s) the above action(s) for all or a portion of Tract(s) D3, **ACADEMY PLACE**, zoned SU-1 special use zone, located on JUAN TABO NE, between SPAIN NE and OSUNA NE containing approximately 2 acre(s). [REF: DRB-96-133, Z-79-77] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for May 18, 2005. **DRB MINUTES FOR MAY 18, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 1, 2005 DRB Comments**

ITEM # 13

PROJECT # 1003237

APPLICATION # 05-00870

Re: Torretta Este Subdivision/final plat

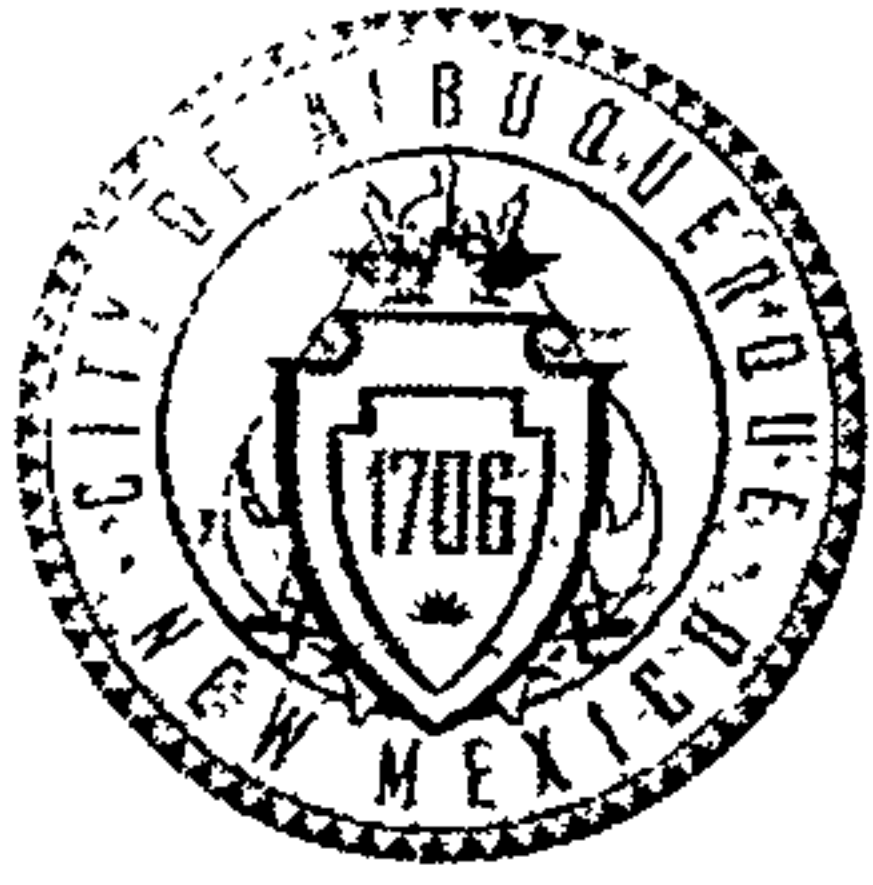
AGIS dxf is approved.

Perimeter walls are approved.

SIA is recorded.



Sherah Matson, AICP
924-3880 fax 924-3864
smatson@cabq.gov



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

Development Review Board Comments

Project Number: 1003237
Application Number: 05DRB-00870

DRB Date: 6/1/2005
Item Number: 13

Subdivision: Torretta Este Subdivision
Tracts 431, Town of Atrisco Grant, Unit 3

Zoning: RD

Zone Page: L-09

New Lots (or units) : 45

Request for:

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

Parks and Recreation Comments:


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

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

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

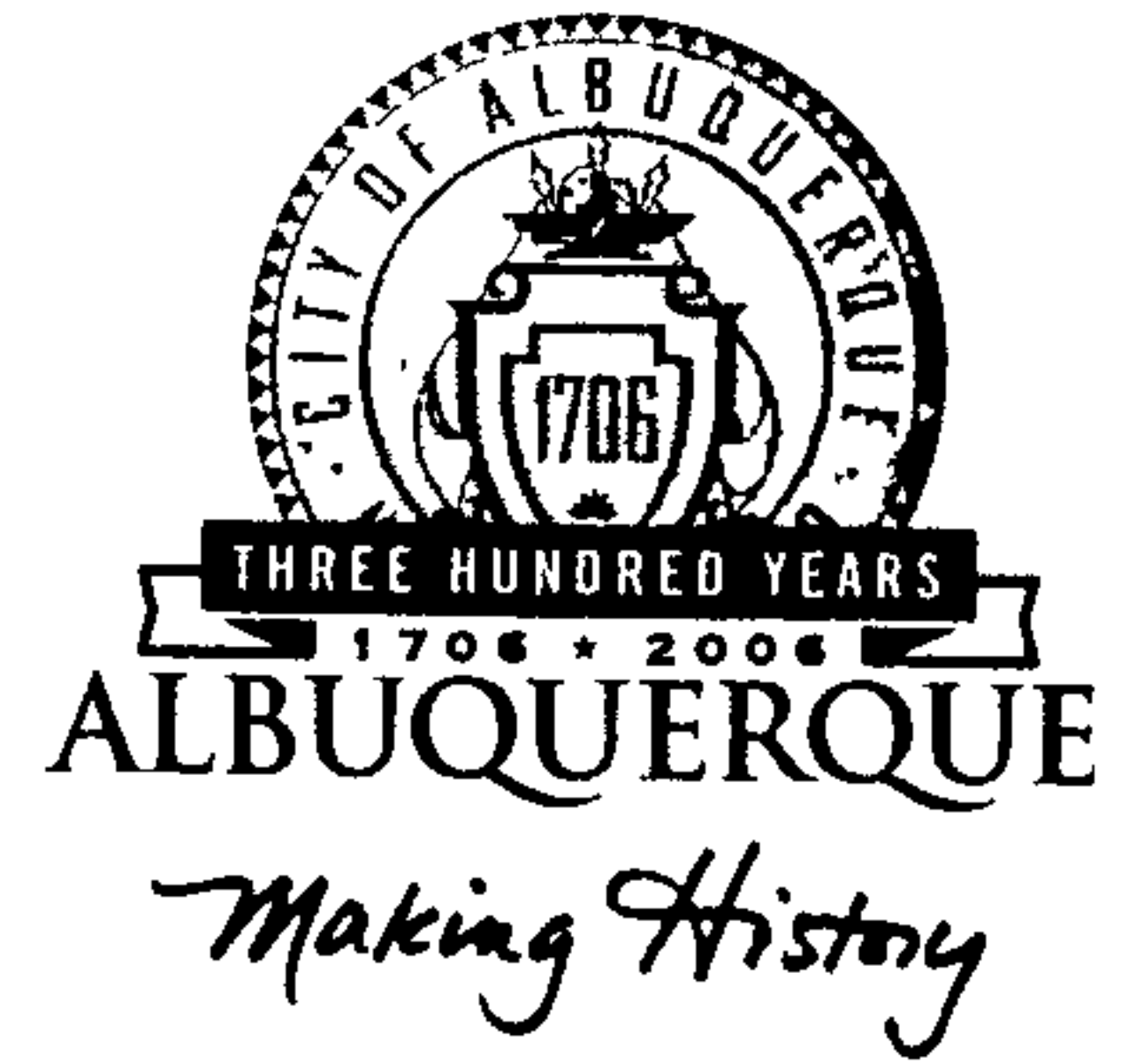
RD zone requires detached open space, the open space table provided shows that this development is short 30,207.68sq/ft. This will need to be paid and the following note added to the plat prior to sign off.

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

Signed: 
Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003237

AGENDA ITEM NO: 13

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 1, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

3237

DXF Electronic Approval Form

DRB Project Case #: 1003237

Subdivision Name: TORRETTA ESTE

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHEN STASIEWICZ

Contact Information: 828-2200

DXF Received: 3/29/2005

Hard Copy Received: 3/29/2005

Coordinate System: NMSP Grid (NAD 83)


Approved

03-29-2005
Date

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

AGIS Use Only

Copied cov 3237 to agiscov on 3/29/2005 Contact person notified on 3/29/2005



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 15, 2004

3. Project # 1003237
04DRB-01249 Major-Preliminary Plat Approval
04DRB-01250 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS VIII, LLC request(s) the above action(s) for all or a portion of Tract(s) 431, UNIT 3, TOWN OF ATRISCO GRANT, (to be known as **TORRETTA ESTE SUBDIVISION**), zoned R-D, located on TOWER RD SW, between 86TH ST SW and 90TH ST SW containing approximately 6 acre(s). [REF: AX-93-12, Z-93-125, O4EPC00152, O4EPC 00151, 04DRB00766] [*Deferred from 9/8/04*] (L-9)

At the September 15, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 9/15/04 and approval of the grading plan engineer stamp dated 8/23/04 the preliminary plat was approved with the following condition of final plat approval:

Revisit the connection at Tunnabora.

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 September 30, 2004 in the manner described below.

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

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

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


Sheran Matson, AICP, DRB Chair

Cc:STV Investments VIII, LLC, 1015 Tijeras NW, Suite 210, 87102
Mark Goodwin & Associates PA, P.O. Box 90606, 97199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003237 AGENDA#: 3 DATE: 9.15.04

1. Name: Scott Dones Address: 776 A J A St Zip: _____

2. Name: Carl Smith Address: TS L McManey 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: _____

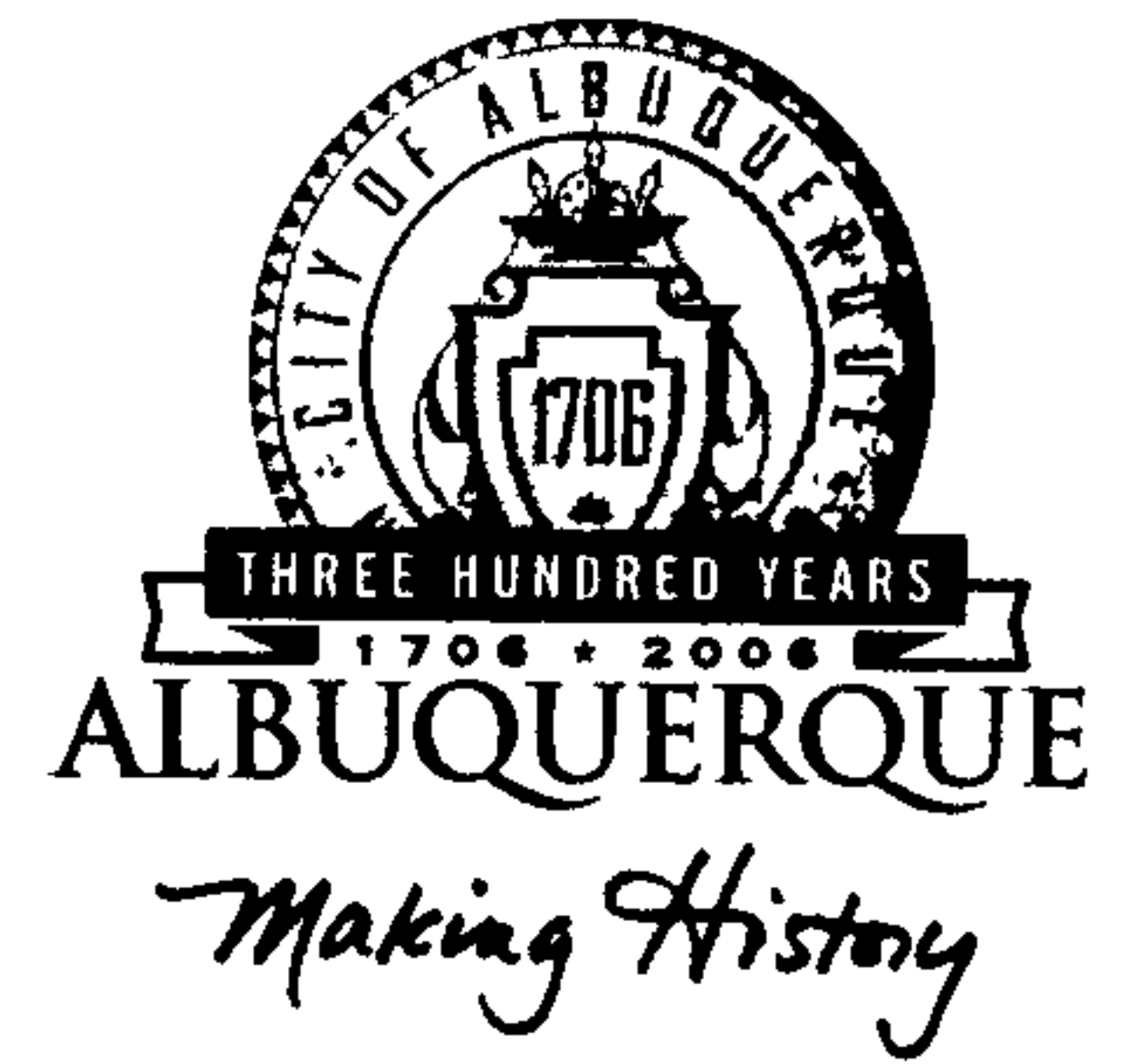
11. Name: _____ Address: _____ Zip: _____

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: 1003237

AGENDA ITEM NO: 3

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report dated 8-23-04 is on file for Preliminary Plat approval.
Comments on infrastructure list.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 15, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 8, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:35 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 # 1003610**
04DRB-01251 Major-Preliminary Plat Approval
04DRB-01252 Minor-Temp Defer SDWK

WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT (to be known as **ARROWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] [Deferred from 9/8/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/22/04.**

2. **Project # 1002473**
04DRB-01258 Major-Vacation of Pub
Right-of-Way
04DRB-01254 Major-Preliminary Plat
Approval
04DRB-01257 Minor-Temp Defer
SDWK

TIERRA WEST LLC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 & 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **DESERT VISTA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB00207, 04DRB00921] *[Deferred from 9/8/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 9/15/04.**

3. ~~**Project # 1003237**~~
04DRB-01249 Major-Preliminary Plat
Approval
04DRB-01250 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS VIII, LLC request(s) the above action(s) for all or a portion of Tract(s) 431, UNIT 3, TOWN OF ATRISCO GRANT, (to be known as **TORRETTA ESTE SUBDIVISION**), zoned R-D, located on TOWER RD SW, between 86TH ST SW and 90TH ST SW containing approximately 6 acre(s). [REF: AX-93-12, Z-93-125, 04EPC00152, 04EPC 00151, 04DRB00766] *[Deferred from 9/8/04]* (L-9) ~~**DEFERRED AT THE AGENT'S REQUEST TO 9/15/04.**~~

4. **Project # 1001946**
04DRB-01177 Major-Vacation of Pub
Right-of-Way
04DRB-01178 Major-Preliminary Plat
Approval
04DRB-01176 Minor-Vacation of Private
Easements

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE RD NE, between I-25 FRONTAGE RD. NE and SAN FRANCISCO DR. NE containing approximately 32 acre(s). [REF: 03DRB-01271] *[Deferred from 8/25/04]* (D-18) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT.**

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

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04 & 9/8/04] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS AND MASTER 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.

6. **Project # 1002855**
04DRB-01327 Minor-SiteDev Plan
BldPermit/EPC

VAN H GILBERT, ARCHITECT agent(s) for ETG PROPERTIES LLC, EDWARD GARCIA request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 24, **EAST END ADDITION**, zoned R-1 residential zone, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: 03EPC-00979, 03EPC-00981, 01EPC-01777, 01EPC-01778] (Juanita Garcia, EPC Case Planner) (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

04DRB-01326 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 4-8, 13-16, Block(s) 24 & 25, **EAST END ADDITION**, zoned P, C-2, SU-1, AUTO SALES & STORAGE, located on LOMAS BLVD NE, between VERMONT AVE NE and UTAH AVE NE containing approximately 4 acre(s). [REF: 03EPC000979, 03EPC-00981, 03DRB-01511] (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND AGIS DXF FILE.**

7. **Project # 1003170**
04DRB-01330 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01329 Minor-Prelim&Final Plat
Approval

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE, WATER RESOURCES DEPARTMENT, request(s) the above action(s) for ELENA GALLEGOS GRANT, (to be known as **TRACT A, CITY OF ALBUQUERQUE WATER TREATMENT FACILITY**, zoned SU-1 for M-1, sand and gravel Extraction & related act. located on MISSION AVE NE, between TOKAY ST NE and CHAPPELL DR NE containing approximately 162 acre(s). [REF: 03EPC-02194, AX-87-20, Z-87-23, Z-97-114, Z-98-51, DRB-96-316, DRB-98-165, S-99-94] (**Chris Hyer, EPC Case Planner**) (E-16/F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT. PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1003262**
04DRB-01328 Minor-Amnd SiteDev Plan
Subd

TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 30A, Block(s) 11, **NORTH ALBUQUERQUE ACRES**, zoned SU-1 for M-1, located on OAKLAND NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00215, 04DRB-00216] [*Deferred from 9/8/04*] (C-18) **DEFERRED AT THE BOARD'S REQUEST TO 9/15/04.**

9. **Project # 1003372**
04DRB-01234 Minor-SiteDev Plan Subd

DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] [*Deferred from 8/18/04*] (The site plan for building permit was withdrawn at the agent's request.) [*Deferred from 9/8/04*] (C-18) **DEFERRED AT THE BOARD'S REQUEST TO 9/15/04.**

10. **Project # 1003371**
04DRB-01184 Minor-SiteDev Plan
BldPermit

STEPHEN C DAY, ARCHITECT agent(s) for DRIVE TIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00531] [Deferred from 8/11/04 & 8/25/04] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR SIGN PERMIT AND ZONING VARIANCE.**

04DRB-01325 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for DRIVE TIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, Tract(s) A, NORTH ALBUQUERQUE ACRES UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00531, 04DRB-01184] (C-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITIONAL EASEMENT AND TO PLANNING FOR THE AGIS DXF FILE.**

11. **Project # 1003637**
04DRB-01302 Minor-SiteDev Plan
BldPermit

OPUS WEST CONSTRUCTION CORP request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 2, Unit(s) 1, **JOURNAL CENTER PHASE 2**, zoned IP industrial park zone, located on MASTHEAD ST NE, between MASTHEAD ST NE and TIBURON ST NE containing approximately 5 acre(s). [REF: AX-79-13, Z-79-80-2, 1000633] [Deferred from 9/1/04] [Deferred on 9/8/04 on a no show] (D-17) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

12. **Project # 1003469**
04DRB-00891 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) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] *(Deferred from 6/16/04 & 6/23/04 & 6/30/04)(Final Plat was indefinitely deferred for SIA)* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR AGIS DXF FILE.**
13. **Project # 1003634**
04DRB-01297 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04]* (K-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/6/04 THE PRELIMINARY PLAT WS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
14. **Project # 1002022**
04DRB-01308 Minor-Final Plat Approval
- BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04 & 9/8/04]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/15/04.**

15. **Project # 1003543**
04DRB-01275 Minor-Prelim&Final Plat
Approval

OLIVER TRUJILLO agent(s) for DESI BACA & MARY MARCO request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 66, **UNIVERSITY HEIGHTS** and the east 71 feet of the east 1/2 OF BLOCK 14, FIRST UNIT, **VICTORY ADDITION**, zoned R-3, located on PRINCETON AVE SE, between MC EARL SE and GARFIELD SE containing approximately 1 acre(s). [REF: 04DRB01275] *[Deferred from 9/1/04]* (K-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

16. **Project # 1003641**
04DRB-01311 Minor-Sketch Plat or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 2, **BACA ADDITION**, zoned R-G residential garden apartment zone, located on 2ND ST SW, between ATLANTIC SW and SANTA FE SW containing approximately 2 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for August 25, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 8/25/04 WERE APPROVED.**

ADJOURNED: 10:35 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003237 AGENDA#: 3 DATE: 9.8.04

1. Name: Scott Davis Address: 7MG A Zip: _____

2. Name: Carl Smith Address: TS McNaney Zip: _____

3. Name: Jim McNaney 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: _____

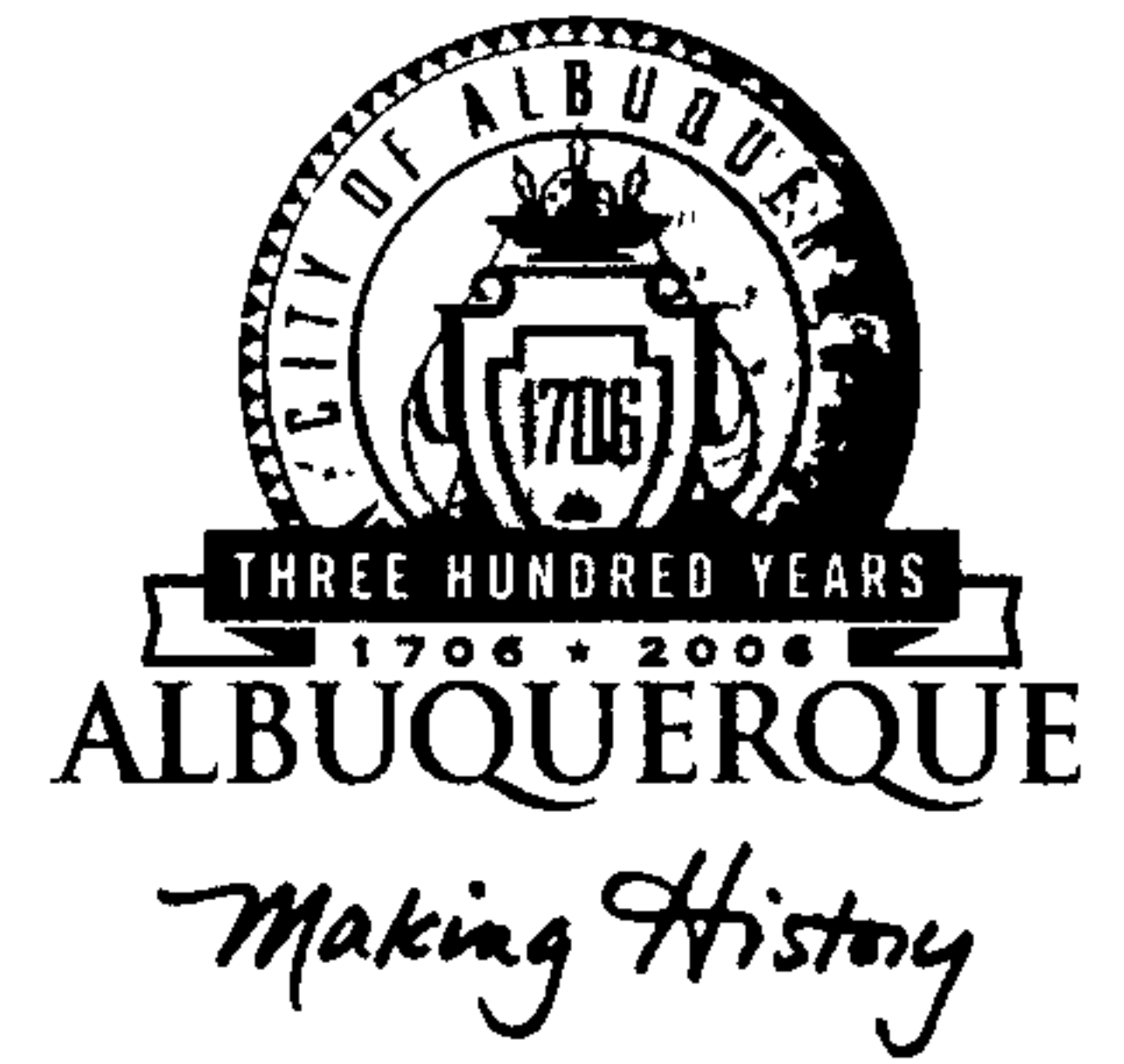
11. Name: _____ Address: _____ Zip: _____

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: 1003237

AGENDA ITEM NO: 3

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report dated 8-23-04 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED X ⁹⁻¹⁵⁻⁰⁴; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 8, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 8, 2004

Project # 1003237

04DRB-01249 Major-Preliminary Plat Approval

04DRB-01250 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS VIII, LLC request(s) the above action(s) for all or a portion of Tract(s) 431, UNIT 3, TOWN OF ATRISCO GRANT, (to be known as **TORRETTA ESTE SUBDIVISION**), zoned R-D, located on TOWER RD SW, between 86TH ST SW and 90TH ST SW containing approximately 6 acre(s). [REF: AX-93-12, Z-93-125, O4EPC00152, 04EPC 00151, 04DRB00766] (L-9)

AMAFCA No comment.

COG No adverse comments.

Transit No objection to either request.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coordination

Letters sent to Westgate Heights (R) and Vista Sandia HOA Neighborhood Associations.

APS No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Maintenance of landscaping

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

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval.

Transportation Development

What happened to connection to the west to existing subdivision (Tunnabora)? Ariquepa should be a 44' right-of-way unless more traffic is anticipated from the east. (This will require Torretta to become a 46' r/w) here is infrastructure for Tower and San Ygnacio?

Parks & Recreation

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

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

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit. No objection to the temporary deferral of sidewalks.

Utilities Development

No objection to Preliminary Plat approval. No objection to Sidewalk Deferral.

Planning Department

AGIS shows Delbert Latham as the owner of this property. Please provide documentation showing Mr. McNaney as the only owner. The perimeter wall submittal is approved.

Planning Department

The zoning is somewhat more dense than the Developing Urban category in the Comprehensive Plan allows. However, since the EPC approved the zoning recently, Planning has no objection.

Planning did not receive a sidewalk deferral exhibit. Please submit one copy prior to the DRB hearing date.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc:STV Investments VIII, LLC, 1015 Tijeras Ave NW, Suite 210, 87102
Mark Goodwin & Associates PA, P.O. Box 90606, 87199

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
5/24/04	1003237 Unit 431 Lower East	Sketch	Comments



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 8, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1003610

04DRB-01251 Major-Preliminary Plat
Approval
04DRB-01252 Minor-Temp Defer SDWK

WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT (to be known as **ARROWWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] (N-9)

Project # 1002473

04DRB-01258 Major-Vacation of Pub
Right-of-Way
04DRB-01254 Major-Preliminary Plat
Approval
04DRB-01257 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 & 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **DESERT VISTA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB00207, 04DRB00921] (C-20)

Project # 1003237

04DRB-01249 Major-Preliminary Plat
Approval
04DRB-01250 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS VIII, LLC request(s) the above action(s) for all or a portion of Tract(s) 431, UNIT 3, TOWN OF ATRISCO GRANT, (to be known as **TORRETTA ESTE SUBDIVISION**), zoned R-D, located on TOWER RD SW, between 86TH ST SW and 90TH ST SW containing approximately 6 acre(s). [REF: AX-93-12, Z-93-125, O4EPC00152, O4EPC 00151, 04DRB00766] (L-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, August 23, 2004.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 8, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1003610

04DRB-01251 Major-Preliminary Plat
Approval
04DRB-01252 Minor-Temp Defer SDWK

WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT (to be known as **ARROWWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] (N-9)

Project # 1002473

04DRB-01258 Major-Vacation of Pub
Right-of-Way
04DRB-01254 Major-Preliminary Plat
Approval
04DRB-01257 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 & 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **DESERT VISTA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB00207, 04DRB00921] (C-20)

Project # 1003237

04DRB-01249 Major-Preliminary Plat
Approval
04DRB-01250 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS VIII, LLC request(s) the above action(s) for all or a portion of Tract(s) 431, UNIT 3, TOWN OF ATRISCO GRANT, (to be known as **TORRETTA ESTE SUBDIVISION**), zoned R-D, located on TOWER RD SW, between 86TH ST SW and 90TH ST SW containing approximately 6 acre(s). [REF: AX-93-12, Z-93-125, 04EPC00152, 04EPC 00151, 04DRB00766] (L-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, August 23, 2004.

CITY OF ALBUQUERQUE

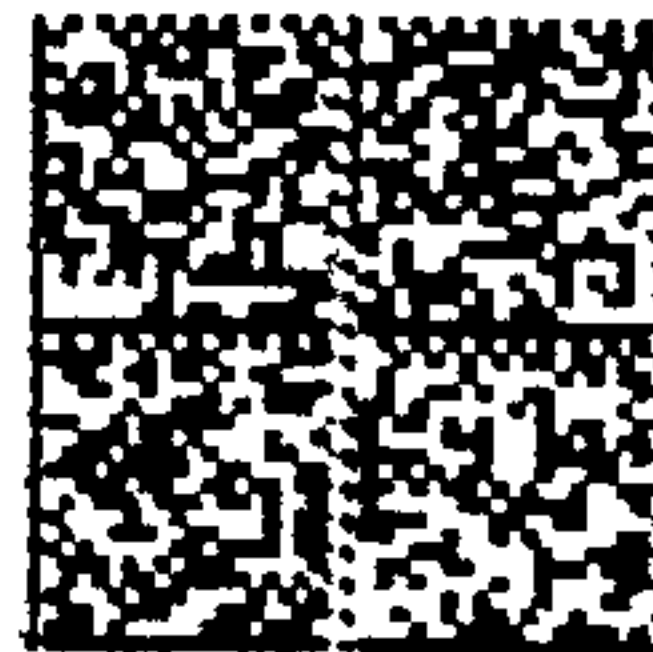


Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103



02 1A

\$ 00.37⁰

0004329277

AUG 20 2004

MAILED FROM ZIP CODE 87103



100905642105341301

RETURN TO SENDER

GARCIA JOAQUIN & VALENZUELA
8709 SUNRIDGE AV SW
ALBUQUERQUE NM 87121

ATTEMPTED NOT KNOWN

Albuquerque

412

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

Meeting Date: SEPTEMBER 8, 2004
Zone Atlas Page: L-9-Z
Notification Radius: 100 Ft.

Project# 1003237
App# 04DRB-01249
App# 04DRB-01250

Cross Reference and Location:

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

Agent: MARK GOODWIN & ASSOCIATES
Address: PO BOX 90606
ALBUQUERQUE NM 87199

Special Instructions:

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

Date Mailed: AUGUST 20, 2004

Signature: KYLE TSETHLIKAI

RECORDS WITH LABELS

PAGE 1

100905641825240705	LEGAL: TRAC T 10 UNIT 2 TOWN OF ATRISCO GRANT PROPERTY ADDR: 00000 EUCARIZ OWNER NAME: BOARD OF EDUCATION OWNER ADDR: 00912 LOCUST	LAND USE: ST SE ALBUQUERQUE NM	87125
100905639824940704	LEGAL: TRAC T 19 UNIT 2 TOWN OF ATRISCO GRANT PROPERTY ADDR: 00000 EUCARIZ OWNER NAME: BOARD OF EDUCATION OWNER ADDR: 00912 LOCUST	LAND USE: ST SE ALBUQUERQUE NM	87125
100905637824840703	LEGAL: TRAC T 20 UNIT 2 TOWN OF ATRISCO GRANT PROPERTY ADDR: 00000 EUCARIZ OWNER NAME: BOARD OF EDUCATION OWNER ADDR: 00912 LOCUST	LAND USE: ST SE ALBUQUERQUE NM	87125
100905642717940511	LEGAL: NLY 213.53 FT OF TR 430 UNIT 3 ATRISCO GRANT CONT PROPERTY ADDR: 00000 86TH OWNER NAME: ANDRADE JOSEPHINE OWNER ADDR: 02615 8TH	LAND USE: ST NW ALBUQUERQUE NM	87107
100905641113540504	LEGAL: TRAC T 43 1 UNIT 3 ATRISCO GRANT PROPERTY ADDR: 00000 TOWER OWNER NAME: LATHAM DELBERT OWNER ADDR: 08360 TOWER	LAND USE: RD SW ALBUQUERQUE NM	87105
100905640916542218	LEGAL: LT 2 2-P1 PLAT FOR SAN YGNACIO PLACE CONT .1811 AC PROPERTY ADDR: 00000 TUNNABORA OWNER NAME: CASH WAYNE A OWNER ADDR: 08715 TUNNABORA	LAND USE: AV SW ALBUQUERQUE NM	87121
100905640316442217	LEGAL: LT 2 3-P1 PLAT FOR SAN YGNACIO PLACE CONT .1205 AC PROPERTY ADDR: 00000 TUNNABORA OWNER NAME: CANDELARIA MONICA OWNER ADDR: 08719 TUNNABORA	LAND USE: AV SW ALBUQUERQUE NM	87121
100905640915242501	LEGAL: LT 2 1-P1 PLAT FOR SAN YGNACIO PLACE CONT .1369 AC PROPERTY ADDR: 00000 LONE PINE OWNER NAME: NGUYEN VINH OWNER ADDR: 00600 LONE PINE	LAND USE: DR SW ALBUQUERQUE NM	87121
100905642916140510	LEGAL: SLY 160.15 FT OF NLY 373.68 FT OF TR 430 UNIT 3 AT PROPERTY ADDR: 00000 86TH OWNER NAME: MITCHELL JOHN ETUX OWNER ADDR: 25042 SPADRA	LAND USE: LN MISSION VIEJCA	92691
100905641014742502	LEGAL: LT 2 0-P1 PLAT FOR SAN YGNACIO PLACE CONT .1188 AC PROPERTY ADDR: 00000 LONE PINE OWNER NAME: MARTINEZ JOSEPH L OWNER ADDR: 00604 LOAN PINE	LAND USE: DR SW ALBUQUERQUE NM	87121
100905641014242503	LEGAL: LT 1 9-P1 PLAT FOR SAN YGNACIO PLACE CONT .1188 AC PROPERTY ADDR: 00000 LONE PINE OWNER NAME: RODRIGUEZ ELVIRA OWNER ADDR: 00608 LOAN PINE	LAND USE: DR SW ALBUQUERQUE NM	87121

RECORDS WITH LABELS

PAGE 2

100905641113742504	LEGAL: LT 1 8-P1 PLAT FOR SAN YGNACIO PLACE CONT .1188 AC PROPERTY ADDR: 00000 LONE PINE OWNER NAME: BUI TUAN D OWNER ADDR: 00612 LONE PINE	LAND USE: SW ALBUQUERQUE NM	87121
100905643114740509	LEGAL: SLY 106.76 FT OF NLY 480.44 FT OF TR 430 UNIT 3 AT PROPERTY ADDR: 00000 86TH OWNER NAME: WILLCUTT MARIA ROSARIO OWNER ADDR: 00425 CALLE DON MARCOS	LAND USE: LOS LUNAS NM	87031
100905641113242505	LEGAL: LT 1 7-P1 PLAT FOR SAN YGNACIO PLACE CONT .1188 AC PROPERTY ADDR: 00000 LONE PINE OWNER NAME: LOPEZ JOSE H & HERZOG RASA OWNER ADDR: 00616 LONE PINE	LAND USE: DR SW ALBUQUERQUE NM	87121
100905641212742506	LEGAL: LT 1 6-P1 PLAT FOR SAN YGNACIO PLACE CONT .1188 AC PROPERTY ADDR: 00000 LONE PINE OWNER NAME: WESTBROOK HEIGHTS LLC OWNER ADDR: 05801 OSUNA	LAND USE: RD NE ALBUQUERQUE NM	87109
100905643213340508	LEGAL: SLY 106.15 FT OF NLY 640.59 FT OF TR 430 UNIT 3 AT PROPERTY ADDR: 00000 86TH OWNER NAME: ANDRADE EDWARD ETUX OWNER ADDR: 01419 CANYON	LAND USE: TR SW ALBUQUERQUE NM	87121
100905641212242507	LEGAL: LT 1 5-P1 PLAT FOR SAN YGNACIO PLACE CONT .1188 AC PROPERTY ADDR: 00000 LONE PINE OWNER NAME: WESTBROOK HEIGHTS LLC OWNER ADDR: 05801 OSUNA	LAND USE: RD NE ALBUQUERQUE NM	87109
100905641311742508	LEGAL: LT 1 4-P1 PLAT FOR SAN YGNACIO PLACE CONT .1188 AC PROPERTY ADDR: 00000 LONE PINE OWNER NAME: WESTBROOK HEIGHTS LLC OWNER ADDR: 05801 OSUNA	LAND USE: RD NE ALBUQUERQUE NM	87109
100905641311242509	LEGAL: LT 1 3-P1 PLAT FOR SAN YGNACIO PLACE CONT .1188 AC PROPERTY ADDR: 00000 LONE PINE OWNER NAME: WESTBROOK HEIGHTS LLC OWNER ADDR: 05801 OSUNA	LAND USE: RD NE ALBUQUERQUE NM	87109
100905643411940507	LEGAL: NLY 106.76 FT OF SLY 427.06 FT OF TR 430 UNIT 3 AT PROPERTY ADDR: 00000 86TH OWNER NAME: LOVATO AARON & TRUJILLO OWNER ADDR: 00205 ALAMEDA	LAND USE: RD NW ALBUQUERQUE NM	87114
100905641410742510	LEGAL: LT 1 2-P1 PLAT FOR SAN YGNACIO PLACE CONT .1188 AC PROPERTY ADDR: 00000 LONE PINE OWNER NAME: WOLFEL JAMES J OWNER ADDR: 00700 LONE PINE	LAND USE: DR SW ALBUQUERQUE NM	87121
100905641410242511	LEGAL: LT 1 1-P1 PLAT FOR SAN YGNACIO PLACE CONT .1188 AC PROPERTY ADDR: 00000 LONE PINE OWNER NAME: PEREA ALFRED E OWNER ADDR: 00704 LONE PINE	LAND USE: DR SW ALBUQUERQUE NM	87121

RECORDS WITH LABELS

PAGE 3

100905641509742512 LEGAL: LT 1 0-P1 PLAT FOR SAN YGNACIO PLACE CONT .1188 AC LAND USE:
 PROPERTY ADDR: 00000 LONE PINE
 OWNER NAME: TRAN HOANG T
 OWNER ADDR: 00708 LONE PINE DR SW ALBUQUERQUE NM 87121

100905643510740506 LEGAL: NLY 106. 15 FT OF SLY 320.30 FT OF TR 430 UNIT 3 AT LAND USE:
 PROPERTY ADDR: 00000 86TH
 OWNER NAME: CHAVEZ LUCY J TRUSTEE
 OWNER ADDR: 15219 VAN NESS BL GARDENA CA 90249

100905641509242513 LEGAL: LT 9 -P1 PLAT FOR SAN YGNACIO PLACE CONT .1188 AC LAND USE:
 PROPERTY ADDR: 00000 LONE PINE
 OWNER NAME: PHAN THUY N
 OWNER ADDR: 00712 LONE PINE DR SW ALBUQUERQUE NM 87121

100905641608742514 LEGAL: LT 8 -P1 PLAT FOR SAN YGNACIO PLACE CONT .1188 AC LAND USE:
 PROPERTY ADDR: 00000 LONE PINE
 OWNER NAME: MONTOYA ANGELO S & ALICIA M
 OWNER ADDR: 00716 LONE PINE DR SW ALBUQUERQUE NM 87121

100905641708242515 LEGAL: LT 7 -P1 PLAT FOR SAN YGNACIO PLACE CONT .1236 AC LAND USE:
 PROPERTY ADDR: 00000 LONE PINE
 OWNER NAME: JASIONOWSKI TAMMY M
 OWNER ADDR: 00720 LONE PINE DR SW ALBUQUERQUE NM 87121

100905643609040505 LEGAL: SLY 160. 15 FT OF TR 430 UNIT 3 ATRISCO GRANT CONT LAND USE:
 PROPERTY ADDR: 00000 86TH
 OWNER NAME: GRIEGO RICHARD G & JUANA
 OWNER ADDR: 26241 VIA DE GAVILAN SAN JUAN CAPCA 92675

100905641707742516 LEGAL: LT 6 -P1 PLAT FOR SAN YGNACIO PLACE CONT .1236 AC LAND USE:
 PROPERTY ADDR: 00000 LONE PINE
 OWNER NAME: GALLEGOS JOSEPH & PRISCILLA
 OWNER ADDR: 00724 LONE PINE DR SW ALBUQUERQUE NM 87121

100905641807242517 LEGAL: LT 5 -P1 PLAT FOR SAN YGNACIO PLACE CONT .1236 AC LAND USE:
 PROPERTY ADDR: 00000 LONE PINE
 OWNER NAME: MONTOYA ELIZABETH C
 OWNER ADDR: 00728 LONE PINE DR SW ALBUQUERQUE NM 87121

100905641806642518 LEGAL: LT 4 -P1 PLAT FOR SAN YGNACIO PLACE CONT .1455 AC LAND USE:
 PROPERTY ADDR: 00000 LONE PINE
 OWNER NAME: ESPINOZA ANNA R & LORENZO
 OWNER ADDR: 00732 LONE PINE DR SW ALBUQUERQUE NM 87121

100905644006641307 LEGAL: LT 1 LAN D OF L W BARRETT REPL TR 458 UNIT 7 TOWN D LAND USE:
 PROPERTY ADDR: 00000 86TH
 OWNER NAME: WACTOR MARY L
 OWNER ADDR: 02703 N SPARKMAN BL TUCSON AZ 85716

100905643505441303 LEGAL: LOT 3 P1 BLK 2 PLAT OF SUNSET WEST SUBD UNIT III C LAND USE:
 PROPERTY ADDR: 00000 SUNRIDGE
 OWNER NAME: MAES BENITO J & LUCILLE C
 OWNER ADDR: 08701 SUNRIDGE AV SW ALBUQUERQUE NM 87121

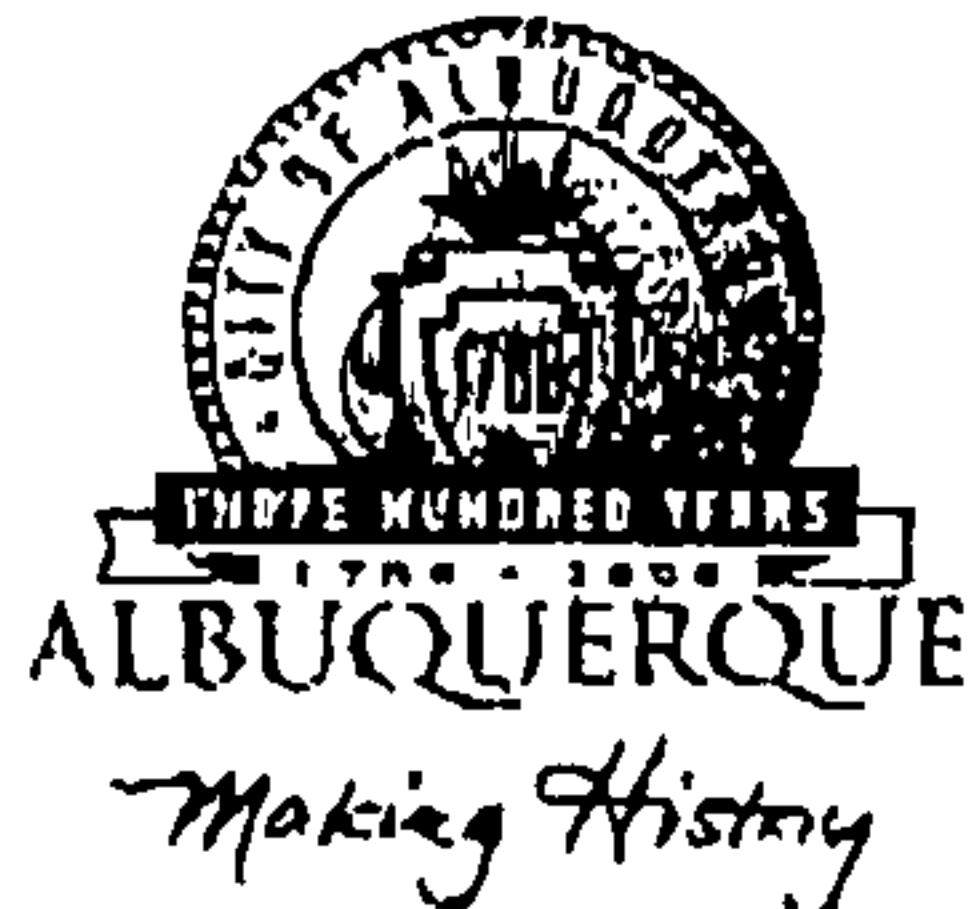
RECORDS WITH LABELS

PAGE 4

100905644204941304 LEGAL: LOT 4 P1 BLK 2 PLAT OF SUNSET WEST SUBD UNIT III C LAND USE:
 PROPERTY ADDR: 00000 SUNEAST
 OWNER NAME: DONOGHUE LISA E
 OWNER ADDR: 00800 SUNEAST DR SW ALBUQUERQUE NM 87121

100905642505341302 LEGAL: LOT 2 P1 BLK 2 PLAT OF SUNSET WEST SUBD UNIT III C LAND USE:
 PROPERTY ADDR: 00000 SUNRIDGE
 OWNER NAME: JUAREZ ESTEBAN & SOLEDAD
 OWNER ADDR: 08705 SUNRIDGE AV SW ALBUQUERQUE NM 87121

100905642105341301 LEGAL: LOT 1 P1 BLK 2 PLAT OF SUNSET WEST SUBD UNIT III C LAND USE:
 PROPERTY ADDR: 00000 SUNRIDGE
 OWNER NAME: GARCIA JOAQUIN & VALENZUELA
 OWNER ADDR: 08709 SUNRIDGE AV 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: August 11, 2004

TO CONTACT NAME: Susan Rabiniski
 COMPANY/AGENCY: Mark Goodwin + Assoc., PA
 ADDRESS/ZIP: P.O. Box 90606, Alb. Nm 87199
 PHONE/FAX #: 828. 2200 fax 797-9539

Thank you for your inquiry of 8/11/04 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract 431, Town of Atrisco Grant, Unit 3

zone map page(s) L-9-2

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

Westgate Heights NA
 Neighborhood Association
 Contacts: Matthew Archutala
1628 Summerfield SW 87121
836-7251
Libby McIntosh
1316 Ladrones Ct SW 87121
831-5189

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,

[Signature]
 OFFICE OF NEIGHBORHOOD COORDINATION

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

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Scott Davis Date of request: 8/11/04 Zone atlas page(s): L-9

CURRENT: Zoning R-D 904/AC Legal Description - TOWN OF ATRISED GRANT, UNIT 3
Parcel Size (acres / sq.ft.) 5.0029 AC Lot or Tract # TR 431 Block # _____
Subdivision Name TORREHA ESTE

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

No construction / development [] # of units - 45
New Construction [] Building Size - 2200 (sq. ft.)
Expansion of existing development []

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

Applicant or Representative [Signature] Date 8-11-04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

[Signature] TRAFFIC ENGINEER 8/11/04 DATE

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

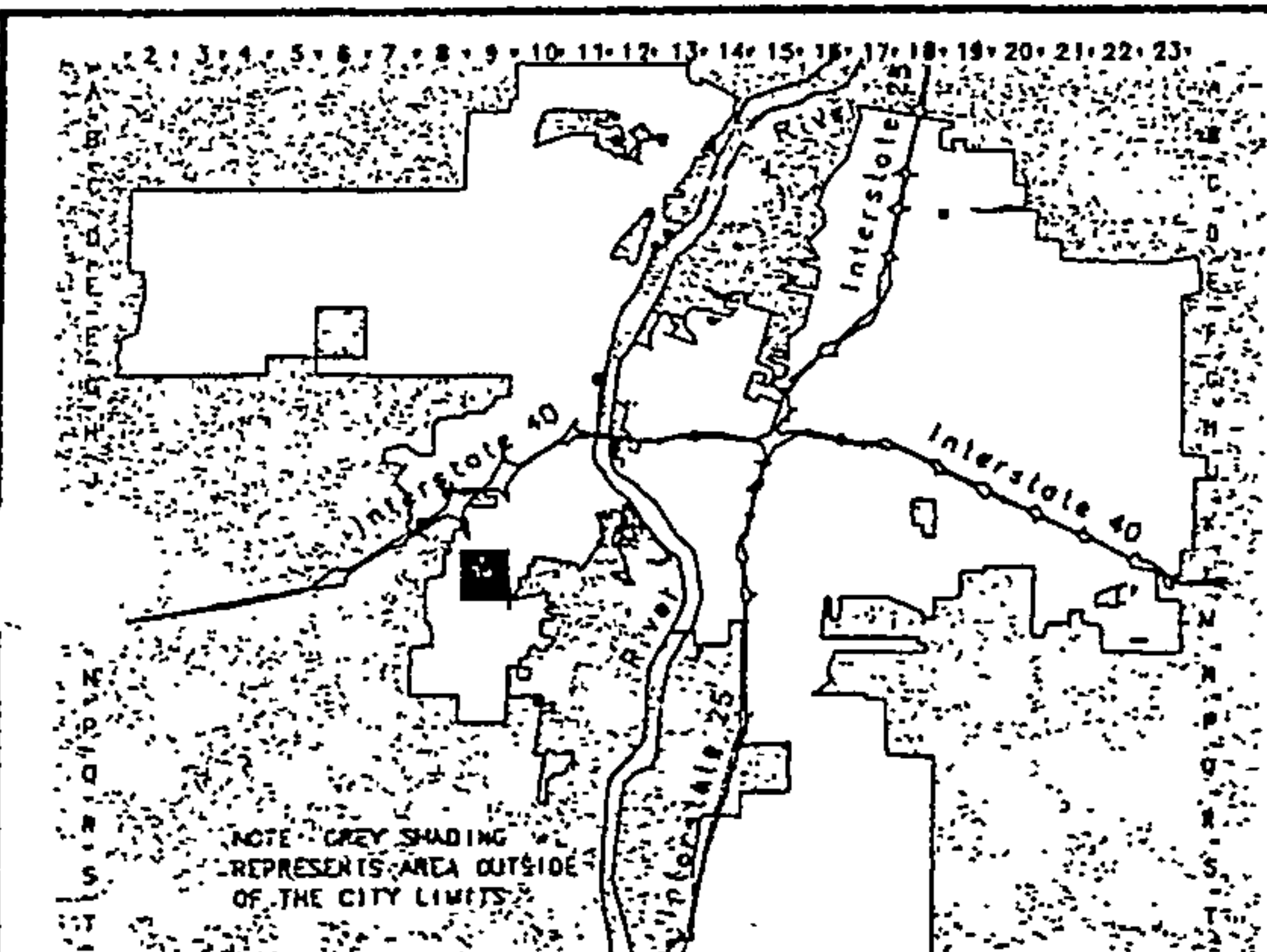
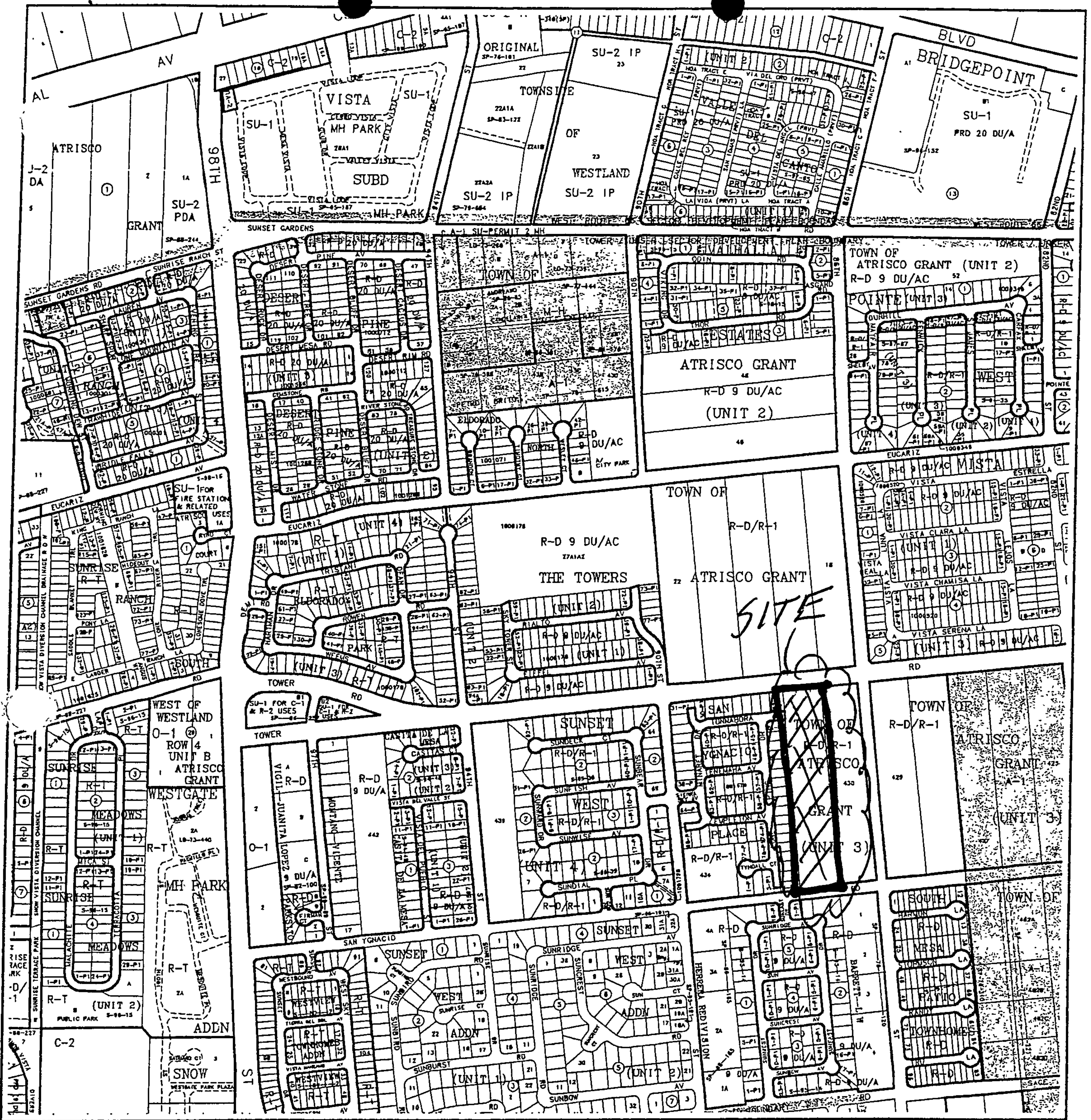
Required TIS must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

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

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



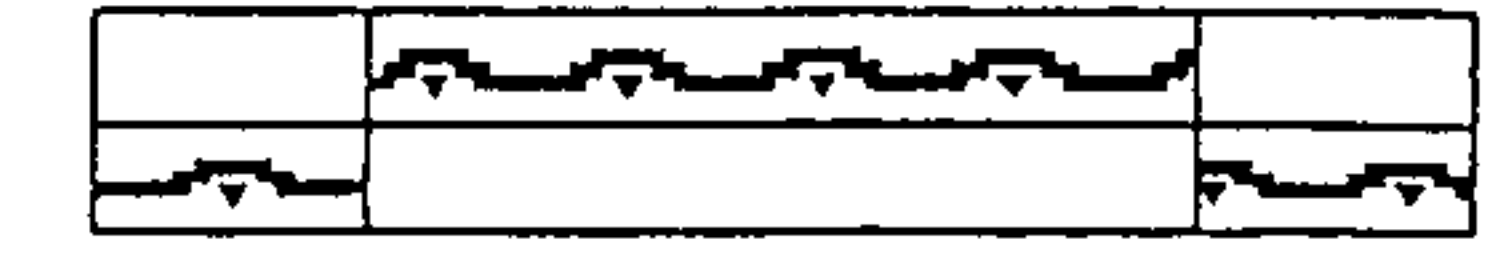
CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000



Zone Atlas Page

L-9-Z

Map Amended through January 21, 2003

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.

[Signature]
Applicant name (print)
[Signature]
Applicant signature / date



Form revised April 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 04DRB - 01249
 04DRB - 01250

[Signature] 8-13-04
Planner signature / date
Project # 1003237

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: STV Investments VIII, LLC PHONE: 338-2286
 ADDRESS: 1015 Tijeras NW, Suite 210 FAX: 944-1232
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:
 Proprietary interest in site: Owner List all owners:
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: scott@goodwinengineers.com

DESCRIPTION OF REQUEST: Torretta Este Subdivision: 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. Tract 431 Block: Unit: 3
 Subdiv. / Addn. Town of Atrisco Grant
 Current Zoning: R-D/9 DU/AC Proposed zoning: Same
 Zone Atlas page(s): L-9 No. of existing lots: 1 Tract No. of proposed lots: 45
 Total area of site (acres): 5.0029 Density if applicable: dwellings per gross acre: dwellings per net acre:
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 100905641113540504 MRGCD Map No.
 LOCATION OF PROPERTY BY STREETS: On or Near: Tower Road
 Between: 86th Street and 90th Street

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 04 DRB 01249
04 DRB 01250
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review:

SIGNATURE J. Scott Davis DATE 5/19/05
 (Print) J. Scott Davis Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05DRB - 00870</u>	<u>FP</u>	<u>3</u>	<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input 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				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>06/01/05</u>			<u>\$ 20.00</u>

Sandy Handley 05/20/05 Project # 1003237

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

SCOTT DAVIS
Applicant name (print)
[Signature]
Applicant signature / date

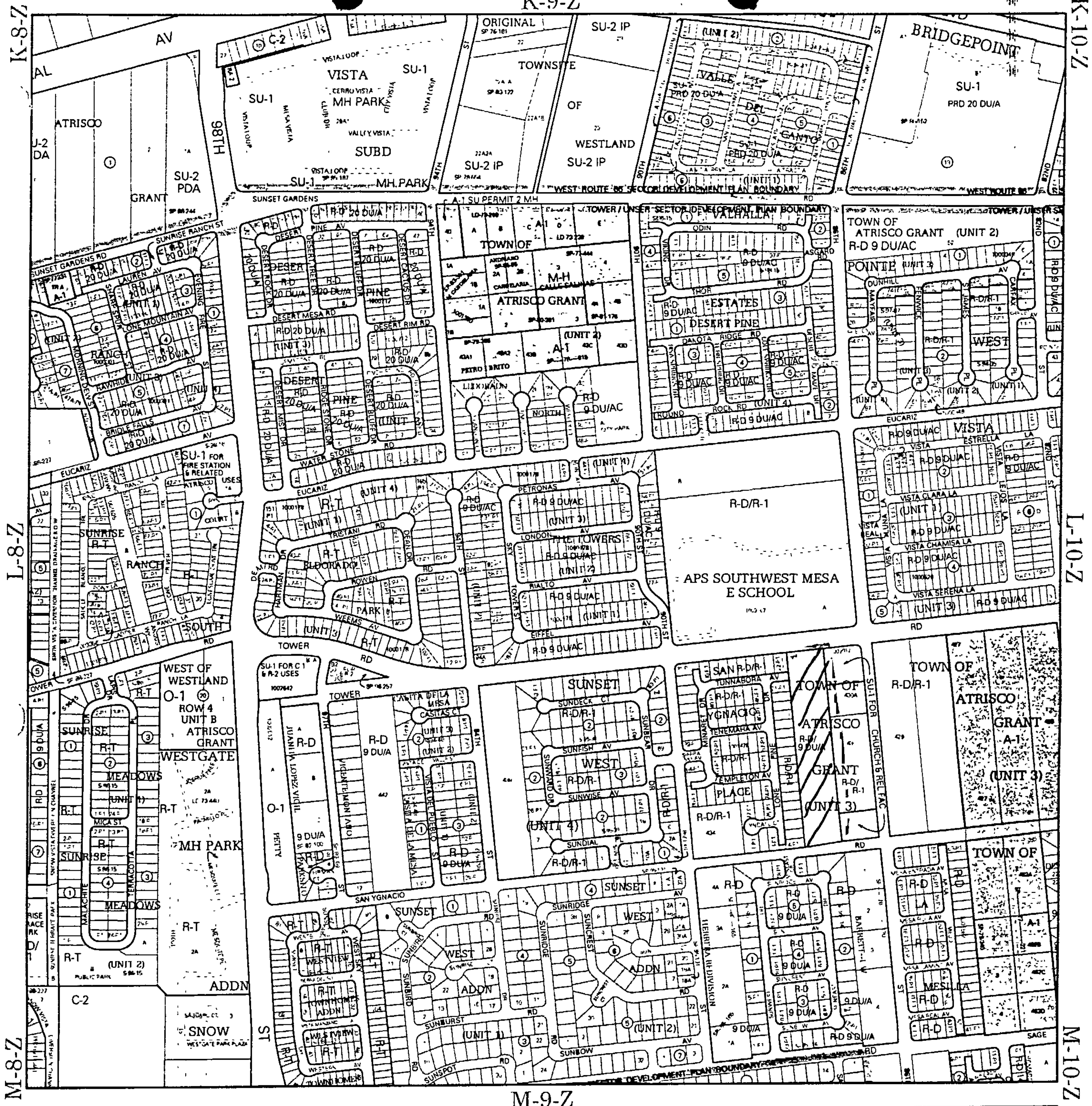


Form revised 3/03, 8/03 and 11/03

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

Application case numbers
OSDRB - 00870

Sandy Handley 05/20/05
Planner signature / date
Project # 1003237

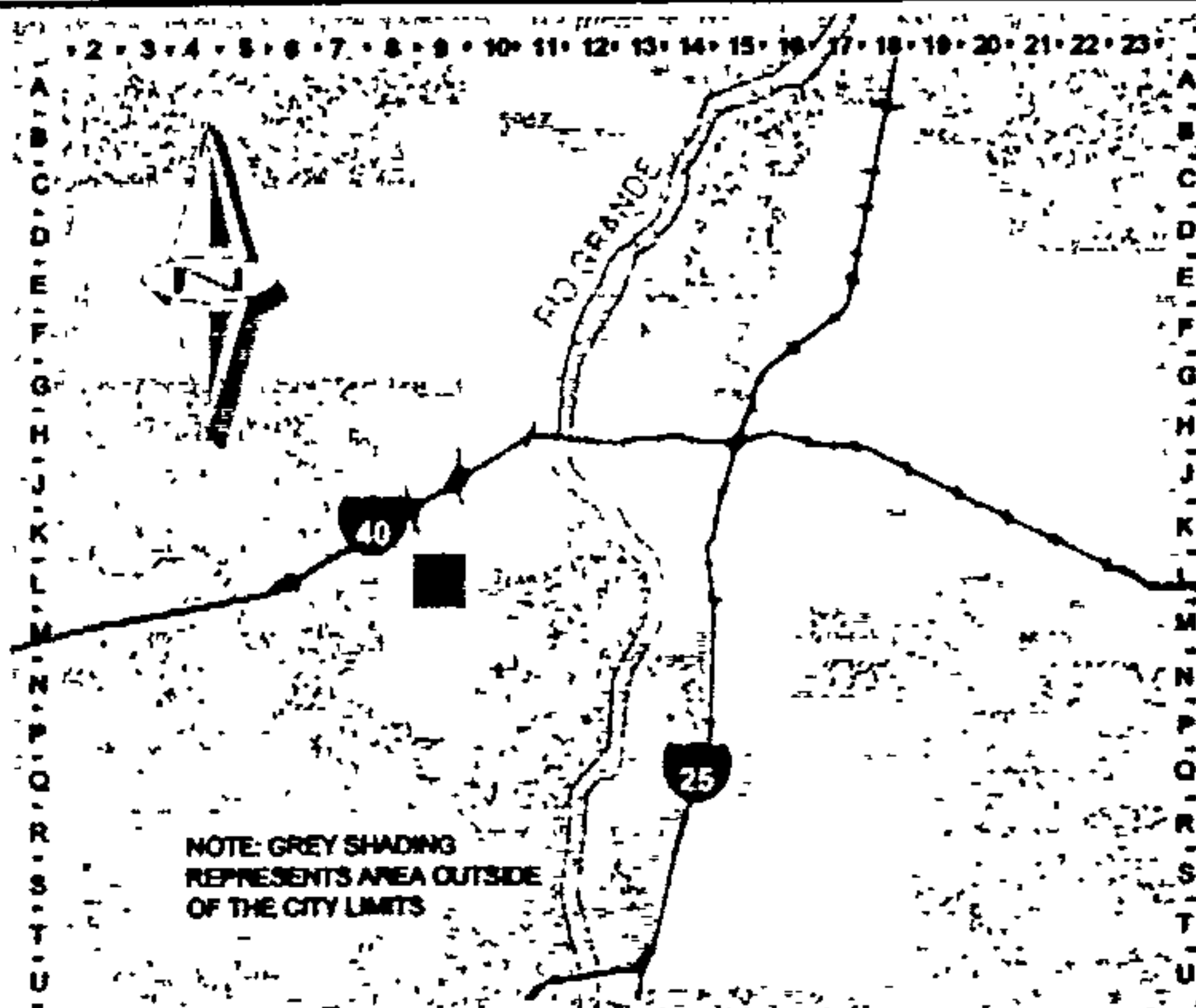
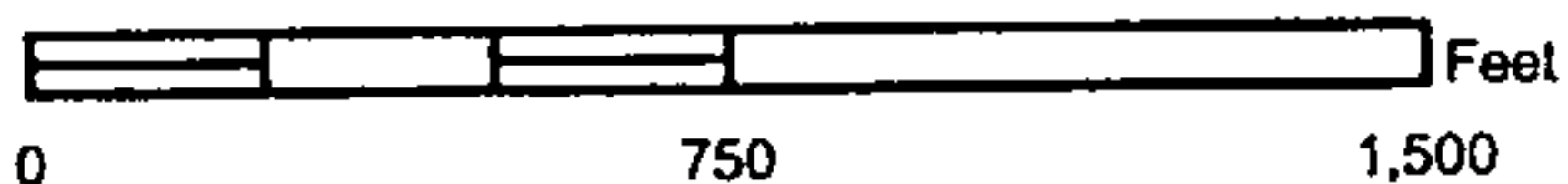


Zone Atlas Page: **L-9-Z**

Map amended through: Aug 06, 2004

Selected Symbols

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



THREE HUNDRED YEARS
1706 • 2006
ALBUQUERQUE

Haciendo Historia

Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004

1904

No. of Lots:
Nearest Major Streets

FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)**

Torretta Este

754081

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 21st day of March, 2004, 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 STV Investments VIII, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company, whose address is 1015 Tijeras NW, Suite 210, Albuq, NM 87102 and whose telephone number is 338-2286, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

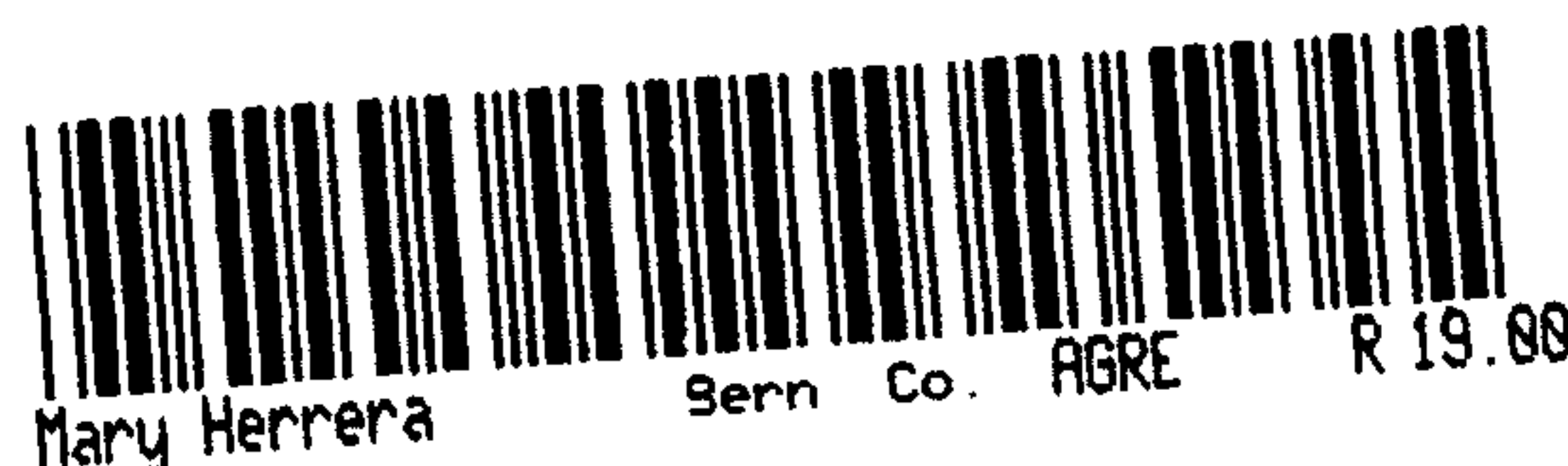
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract 431, Town of Atrisco Grant, Unit 3, recorded on 12/5/1944 in the records of the Bernalillo County Clerk at Book D, pages 118 through -- (the "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:] STV Investments VIII, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as TORRETTA ESTE 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 20th day of December 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. 754081.

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



2005039878
6235926
Page: 1 of 6
03/23/2005 04:05P
Bk-A93 Pg-9743



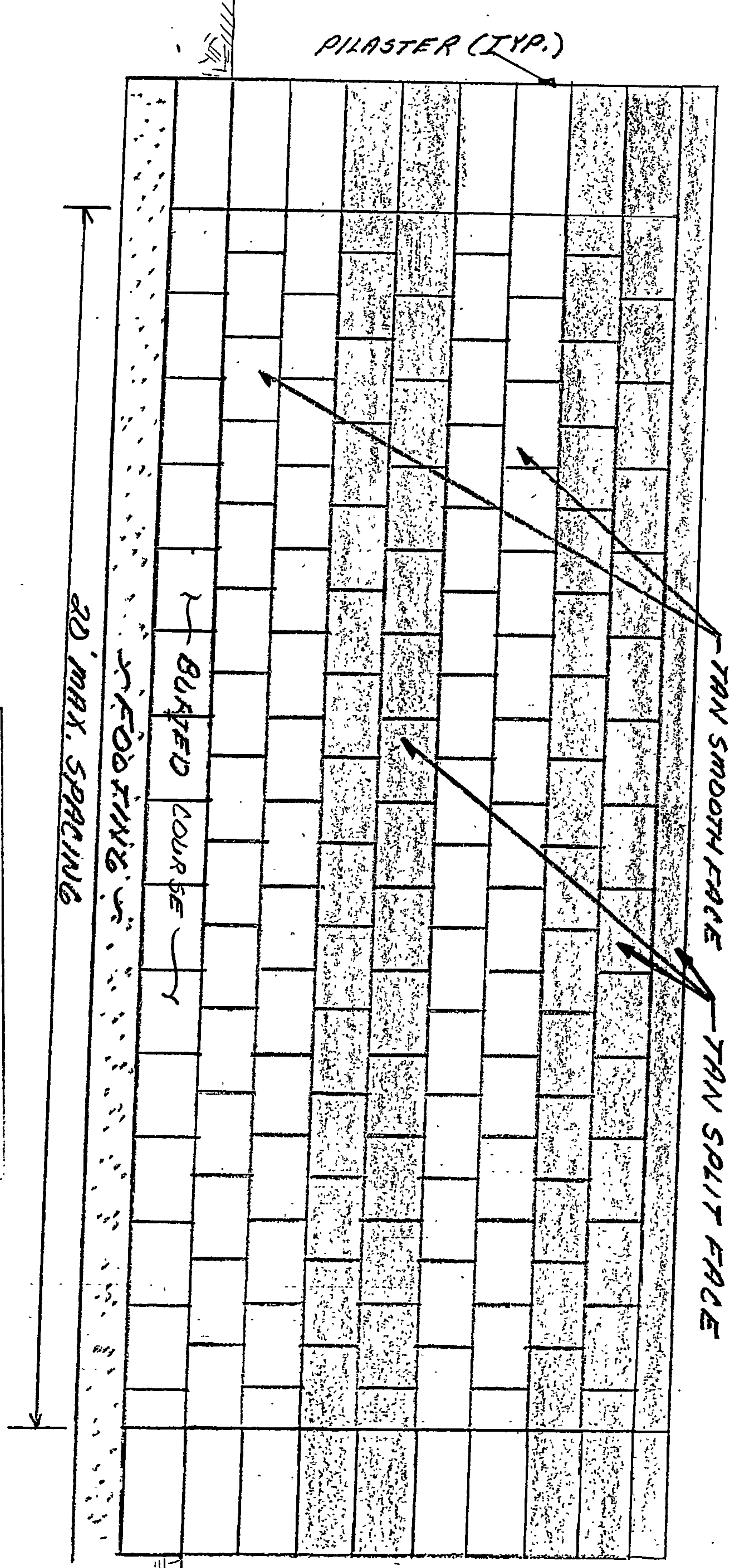
D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmg@swcp.com

PROJECT TORRETTA ESTE
SUBJECT PERIMETER WALLS
BY JSD DATE 8-12-04
CHECKED _____ DATE _____
SHEET _____ OF _____

NOTE

- DRAWING IS SCHEMATIC ONLY
- MAX. HEIGHT = 6'-0"



LOCATION:

ALONG SAN JOAQUIN
ALONG TOWER ROAD

DRB # 1003237

Perimeter Wall Approved

DRB Chair

DATE: 10/2/04

Date

J. DORRETTA ESTE

Stephen Stasiewicz

From: dmzamora@cabq.gov
Sent: Tuesday, March 29, 2005 11:52 AM
To: Stephen Stasiewicz
Subject: Project No. 1003237

The dxf file for Project No. 1003237 has been approved by AGIS.

David Zamora
GIS Coordinator
Planning Dept. - AGIS
924-3929
dmzamora@cabq.gov

AMAFCA

City Engineer

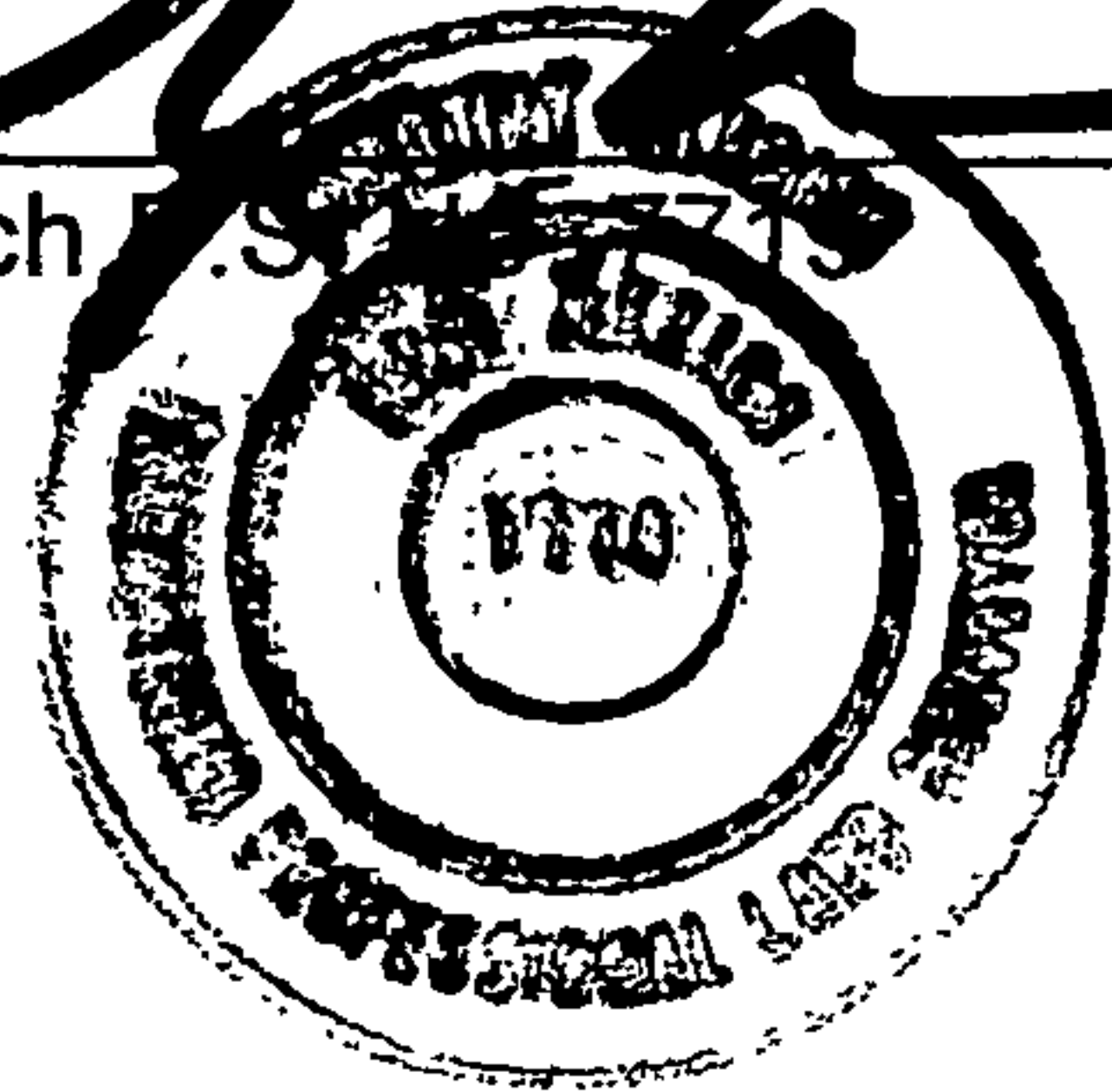
DRB Chairperson, Planning Department

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the State of New Mexico, do hereby certify that this plat and description were prepared or under my supervision, shows all easements as shown on the plat of record or made to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monuments and surveys of the Albuquerque Subdivision Ordinance, and further meets the Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich

05-12-

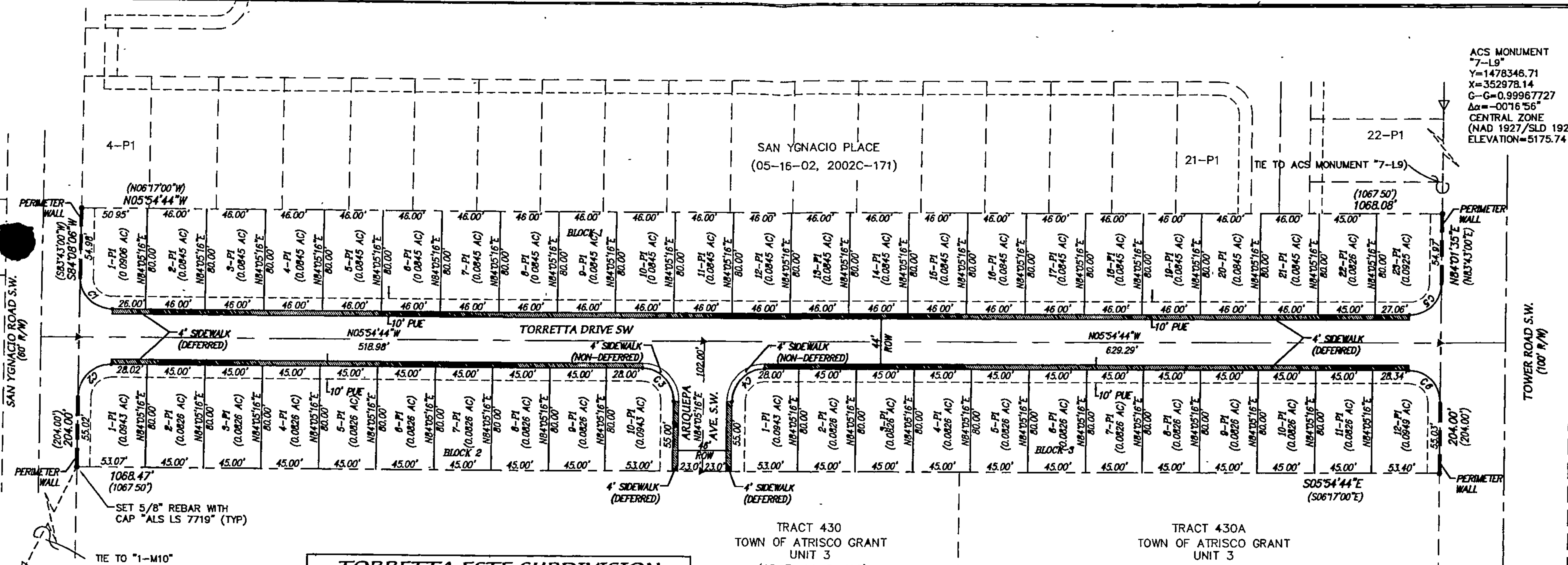


P.O. BOX 30701, ALBQ., N.M.
505-884-1990

A04JOBS\A4018\final plat\base.dwg (04-12-05) SPS

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Scale: as shown	Date: 04/12/05	Job: A04018	

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 X=352978.14
 G-C=0.99967727
 Δα=-00'16"56"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5175.74



TORRETTA ESTE SUBDIVISION
 DEFERRED SIDEWALK / PERIMETER WALL EXHIBIT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2004

ACS MONUMENT
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 (NAD 1927/NGVD 1929)
 ELEVATION=5080.04

A4018PPS1.DWG	Drawn: TIM	Checked: ALS	Sheet 1 of 1
Scale: NTS	Date: 08/13/04	Job: A04018	

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

PAID RECEIPT

APPLICANT NAME STV INVESTMENTS

AGENT MARK GOODWIN

ADDRESS _____

PROJECT & APP # 1003237

PROJECT NAME TORRETTA ESTE SUBD.

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

D. MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

4528

City of Albuquerque 95-681/1070

DATE May 20 2005

PAY TO THE ORDER OF City of Albuquerque
Quarterly Notice

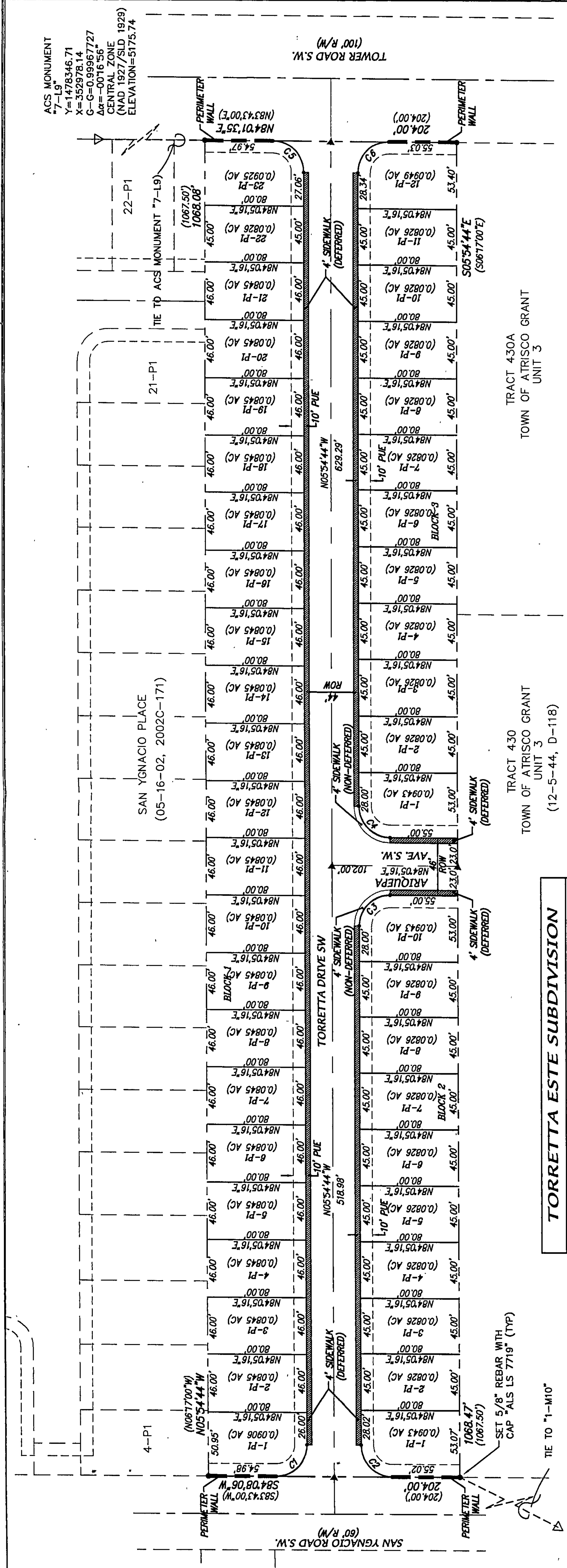
5/20/2005 11:03AM \$ 20.00 FUND 0110
RECEIPT# 00040948 WSH 006 TRANS# 0014
Account 441032 Fund 0110
Activity 3424000 DOLLARS SEJA
Trans Amt - \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00

BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

FOR _____

Erin Resende
Thank You

⑈004528⑈ ⑆107006813⑆ 283007003⑈



ACS MONUMENT
 "7-L9"
 Y=1478346.71
 X=352978.14
 G-G=0.99967727
 Δα=-0016'56"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5175.74

TOWER ROAD S.W.
 (100' R/W)

TRACT 430A
 TOWN OF ATRISCO GRANT
 UNIT 3

TRACT 430
 TOWN OF ATRISCO GRANT
 UNIT 3
 (12-5-44, D-118)

TORRETTA ESTE SUBDIVISION
 DEFERRED SIDEWALK / PERIMETER WALL EXHIBIT

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2004

ACS MONUMENT
 "1-M10"
 Y=1476654.54
 X=358862.36
 G-G=0.99967987
 Δα=-0016'15"
 CENTRAL ZONE
 (NAD 1927/NGVD 1929)
 ELEVATION=5080.04

Scale:	NTS	Drawn:	TTM	Checked:	ALS	Sheet	of
Date:	08/13/04	Date:	08/13/04	Job:	A04018		I

SET 5/8" REBAR WITH
 CAP "ALS LS 7719" (TYP)

TIE TO "1-M10"

Claire

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

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

**TORRETTA ESTE SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tract 431, Town of Atrisco Grant, Unit 3
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' FF 4'	PAVING Res Pvmnt Sidewalk (Both Sides) (*) C & G (Both Sides)	Torretta Drive	San Ygnacio Road	Tower Road	/	/	/
		26' FF 4'	Res Pvmnt Sidewalk (Both Sides) (*) C & G (Both Sides)	Ariquepa Avenue	Toretta Drive	East Boundary	/	/	/
		26' FF 4'	RES. PVMNT C & G SIDEWALK BOTH SIDES WATER	TORRETTA DRIVE	TORRETTA DRIVE	WEST BOUNDARY	/	/	/
		6"	Waterline	Torretta Drive	San Ygnacio Road	Tower Road	/	/	/
		6"	Waterline	Ariquepa Avenue	Toretta Drive	East Boundary	/	/	/
		8"	SEWER SAS	Torretta Drive	San Ygnacio Road	Tower Road	/	/	/
		8"	SAS	Ariquepa Avenue	Toretta Drive	East Boundary	/	/	/

Paving & Sidewalk

*San Ygnacio Rd
Tower Rd*

*Built w/ SMDZZZ
Improvements*

- * Sidewalk to be deferred
- 1 Storm Drain to include drop inlet & manhole
- 2 Water Infrastructure to include valves, fittings, valve boxes, and fire hydrants
- 3 Sanitary Sewer to include manholes and service connections
- 4 Street lights to be included per C O A. approved plan
- 5 *Engineer's certification of grading & drainage plan req'd. for release of SIA and Financial Guarantee*

Project name: Torretta Este Subdivision

ORIGINAL

AGENT / OWNER

J. Scott Davis
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

J. Scott Davis 8/11/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

J. Matson 9/15/04
DRB CHAIR - date

Christina Sandoval 9/15/04
PARKS & GENERAL SERVICES - date

[Signature] 9-15-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 9/15/04
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 9/15/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
<i>A</i>	<i>2-17-05</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

3 ORIGINAL

INFRASTRUCTURE LIST

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

**TORRETTA ESTE SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tract 431, Town of Atrisco Grant, Unit 3
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' FF 4'	PAVING Res Pvmt Sidewalk (Both Sides) (*) C & G (Both Sides)	Torretta Drive	San Ygnacio Road	Tower Road	/	/	/
		26' FF 4'	Res Pvmt Sidewalk (Both Sides) (*) C & G (Both Sides)	Anquepa Avenue	Toretta Drive	East Boundary	/	/	/
		6"	WATER Waterline	Torretta Drive	San Ygnacio Road	Tower Road	/	/	/
		6"	Waterline	Anquepa Avenue	Toretta Drive	East Boundary	/	/	/
		8"	SEWER SAS	Torretta Drive	San Ygnacio Road	Tower Road	/	/	/
		8"	SAS	Ariquepa Avenue	Toretta Drive	East Boundary	/	/	/

Paving & Sidewalk

*San Ygnacio Rd
&
Tower Rd*

*Built w/ SMDZZZ
Improvements*

- * Sidewalk to be deferred
- 1 Storm Drain to include drop inlet & manhole
- 2 Water Infrastructure to include valves, fittings, valve boxes, and fire hydrants
- 3 Sanitary Sewer to include manholes and service connections
- 4 Street lights to be included per C.O.A. approved plan

Engineer's certification of grading & drainage plan req'd. for release of SIA and Financial Guarantee

Project name: Torretta Este Subdivision

ORIGINAL

AGENT / OWNER

J. Scott Davis
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Scott Davis 8/14/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

J. Matson 9/15/04
DRB CHAIR - date

Christina Sandoval 9/15/04
PARKS & GENERAL SERVICES - date

[Signature] 9-15-04
TRANSPORTATION DEVELOPMENT - date

Robert [Signature] 9/15/04
UTILITY DEVELOPMENT - date

Bradley L. Bingham 9/15/04
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



Fidelity National Title
INSURANCE COMPANY

8500 Menaul N.E. Suite B-150 Albuquerque, NM 87112
(505) 296-5418 FAX (505) 291-5110

DATE: July 15, 2004

TIME: 09:59:38

GF #: 04-01041593-B-RAD

CLOSING OFFICER: Richard A. Davis

CLOSING DATE: July 15, 2004

BUYER FINAL CLOSING STATEMENT

SELLER(S): Delbert Latham
BUYER(S): STV Investments VIII, L.L.C.
PROPERTY: 8360 Tower Road SW, Albuquerque, NM 87121
SHORT LEGAL: Tract 431 Unit 3 Atrisco Grant

	\$ DEBITS	\$ CREDITS
FINANCIAL:		
Total Consideration	333,000.00	
Earnest Money Deposit - McNaney Bldg Inv.		1,666.67
Earnest Money Deposit - Raylee Homes		1,666.67
Earnest Money Deposit - Vantage Homes		1,666.66
New 1st Mortgage to First State Bank		328,000.00
PRORATIONS/ADJUSTMENTS:		
Tax Prorate at \$1,146.62 from 1/1/04 to 7/15/04		615.72
City SAD Paid by Seller	6,408.90	
TITLE CHARGES:		
Loan Title Policy for \$328,000.00	30.00	
Title Binder Fee	50.00	
Endorsement Fees	25.00	
Recording Fees	44.00	
ESCROW CHARGES		
1/2 Escrow Fee	212.12	
1/2 Doc Fee	25.00	
City Special Assessment	60.00	
NEW LOAN CHARGES - FIRST STATE BANK		
Loan Doc Prep Fee	250.00	
<hr/>		
BALANCE DUE ESCROW		\$ 6,489.30
TOTALS	\$ 340,105.02	\$ 340,105.02

SAVE THIS STATEMENT FOR INCOME TAX PURPOSES

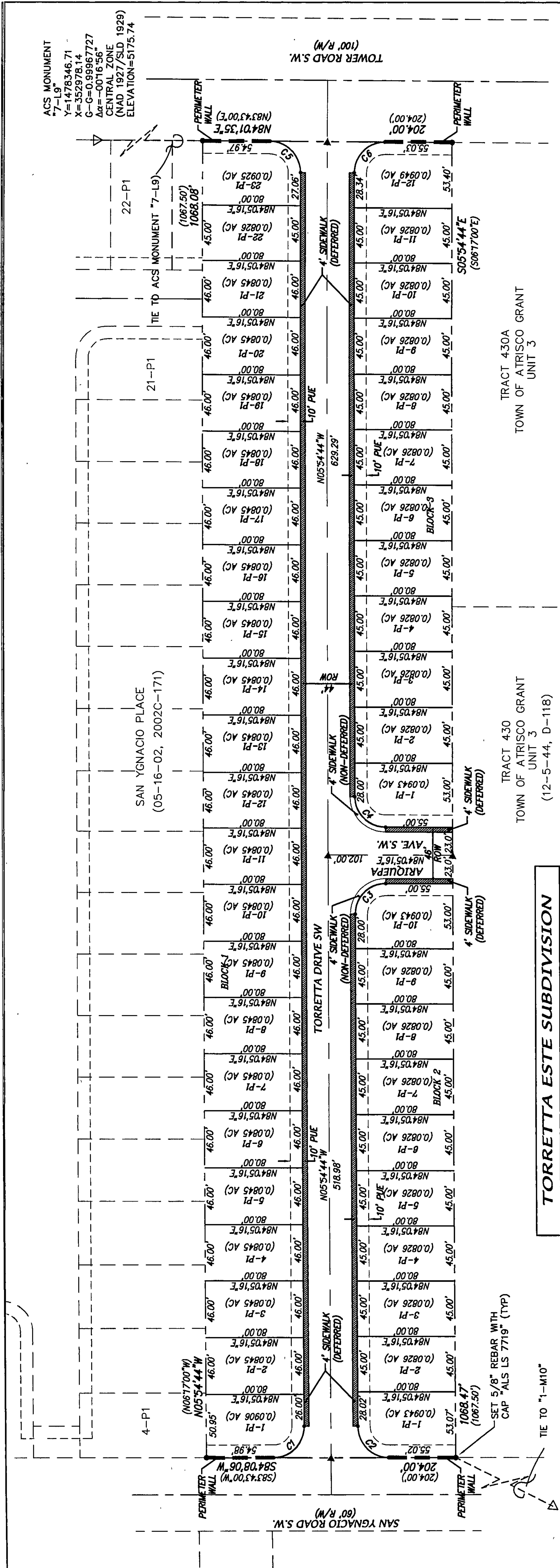
We do hereby approve this statement as true and correct, authorize payments in accordance therewith, and hereby instruct Fidelity National Title Insurance Company to record the instruments necessary to convey title and create encumbrances, if any, herein described. We hereby approve any variance in the terms of the transaction from those originally proposed in escrow or preliminary deposit receipt and sales agreement. We acknowledge that tax prorations were made based upon preceding year or estimates for current year. Re-prorations, if necessary by subsequent changes, will be made direct and outside of escrow.

STV Investments VIII, L.L.C., a Limited Liability Company
BY: McNaney Building Investment, its Manager

By:
Timothy S. McNaney, Manager

Fidelity National Title Insurance Company

BY:
Richard A. Davis, Escrow Officer



ACS MONUMENT
 7-L9
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 Y=352978.14
 G-G=0.99967727
 Δα=-0°01'56"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5175.74

SAN YGNACIO ROAD S.W.
 (60' R/W)

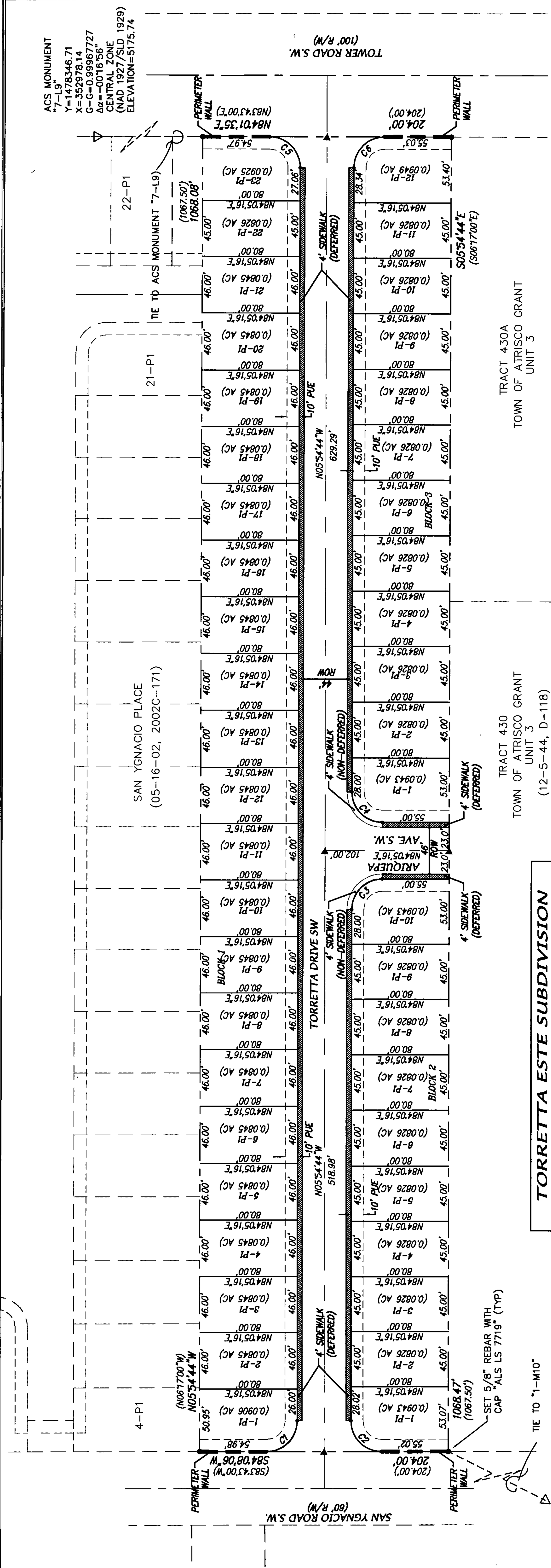
TOWER ROAD S.W.
 (100' R/W)

TORRETTA ESTE SUBDIVISION
 DEFERRED SIDEWALK / PERIMETER WALL EXHIBIT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2004

TRACT 430
 TOWN OF ATRISCO GRANT
 UNIT 3
 (12-5-44, D-118)

ACS MONUMENT
 1-M10
 X=1476654.54
 Y=358862.36
 G-G=0.99967987
 Δα=-0°01'15"
 CENTRAL ZONE
 (NAD 1927/NGVD 1929)
 ELEVATION=5080.04

Scale:	NTS	Drawn:	TJM	Checked:	ALS	Sheet	of
Date:	08/13/04	Date:	08/13/04	Job:	A04018	I	I



ACS MONUMENT
"7-19"
Y=1478346.71
X=352978.14
G-G=0.99967727
Δα=-00°16'56"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5175.74

TOWER ROAD S.W.
(100' R/W)

TORRETTA ESTE SUBDIVISION
DEFERRED SIDEWALK / PERIMETER WALL EXHIBIT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2004

ACS MONUMENT
"1-M10"
Y=1476654.54
X=358862.36
G-G=0.99967987
Δα=-00°16'15"
CENTRAL ZONE
(NAD 1927/NGVD 1929)
ELEVATION=5080.04

TRACT 430
TOWN OF ATRISCO GRANT
UNIT 3
(12-5-44, D-118)

TRACT 430A
TOWN OF ATRISCO GRANT
UNIT 3

Scale: NTS	Drawn: TTM	Checked: ALS	Sheet of
Date: 08/13/04	Job: A04018		I

SET 5/8" REBAR WITH
CAP "ALS LS 7719" (TYP)

TIE TO "1-M10"

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	2056	
CONNECTION TEL		97979539
SUBADDRESS		
CONNECTION ID		
ST. TIME	08/24 14:26	
USAGE T	00'46	
PGS.	2	
RESULT	OK	

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

TO: Scott Davis FAX # 797-9539

PAGES (INCLUDING COVER SHEET) 3

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

COMMENTS:

#1003237 Torretta Oeste
My comments only.

Project # 1003237
04DRB-01249 Major-Preliminary Plat
Approval
04DRB-01250 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS VIII, LLC request(s) the above action(s) for all or a portion of Tract(s) 431, UNIT 3, TOWN OF ATRISCO GRANT, (to be known as **TORRETTA ESTE SUBDIVISION**), zoned R-D, located on TOWER RD SW, between 86TH ST SW and 90TH ST SW containing approximately 6 acre(s). [REF: AX-93-12, Z-93-125, O4EPC00152, O4EPC 00151, 04DRB00766] (L-9)

AGIS shows Delbert Latham as the owner of this property. Please provide documentation showing Mr. McNaney as the only owner.

The perimeter wall submittal is approved.

The zoning is somewhat more dense than the Developing Urban category in the Comprehensive Plan allows. However, since the EPC approved the zoning recently, Planning has no objection.

Planning did not receive a sidewalk deferral exhibit. Please submit one copy prior to the DRB hearing date.

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, August 23, 2004.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

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

SITE DEVELOPMENT PLAN **P**

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

ZONING & PLANNING Supplemental form **Z**

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

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

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

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

APPLICANT INFORMATION:

NAME: STV Investments VIII, LLC PHONE: 338-2286
 ADDRESS: 1015 Tijeras NW, Suite 210 FAX: 944-1232
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:
 Proprietary interest in site: Owner List all owners:
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: scott@goodwinengineers.com

DESCRIPTION OF REQUEST: Toretta Este Subdivision: Preliminary Plat Approval & Sidewalk Deferral

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

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

Lot or Tract No. Tract 431 Block: Unit: 3
 Subdiv. / Addn. Town of Atrisco Grant
 Current Zoning: R-D/9 DU/AC Proposed zoning: Same
 Zone Atlas page(s): L-9 No. of existing lots: 1 Tract No. of proposed lots: 45
 Total area of site (acres): 5.0029 Density if applicable: dwellings per gross acre: dwellings per net acre:
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 100905641113540504 MRGCD Map No.
 LOCATION OF PROPERTY BY STREETS: On or Near: Tower Road
 Between: 86th Street and 90th Street

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): AX 93-12
2-93-125, 04EPC 00152, 04EPC 00151, 04DRB 00760
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review:

SIGNATURE J. Scott Davis DATE 8/11/04
 (Print) J. Scott Davis 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>04DRB - 01249</u>	<u>PP</u>	<u>SC2</u>	<u>\$ 1525.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>04DRB - 01250</u>	<u>TDS</u>	<u>V</u>	<u>\$</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>-</u>	<u>OMF</u>	<u>-</u>	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>-</u>	<u>AD Fee</u>	<u>-</u>	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	<u>-</u>	<u>-</u>	<u>-</u>	<u>Total</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$ 1620.00</u>
Hearing date <u>9-8-04</u>				
Planner signature / date <u>[Signature] 8-13-04</u>		Project # <u>1003237</u>		

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

Scott Davis Applicant name (print)
Scott Davis Applicant signature / date
8/13/04



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

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

Application case numbers	
04DRB -	- 01249
04DRB -	- 01250
_____ -	- _____

Scott Davis 8-13-04
 Planner signature / date
Project # 1003237

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.

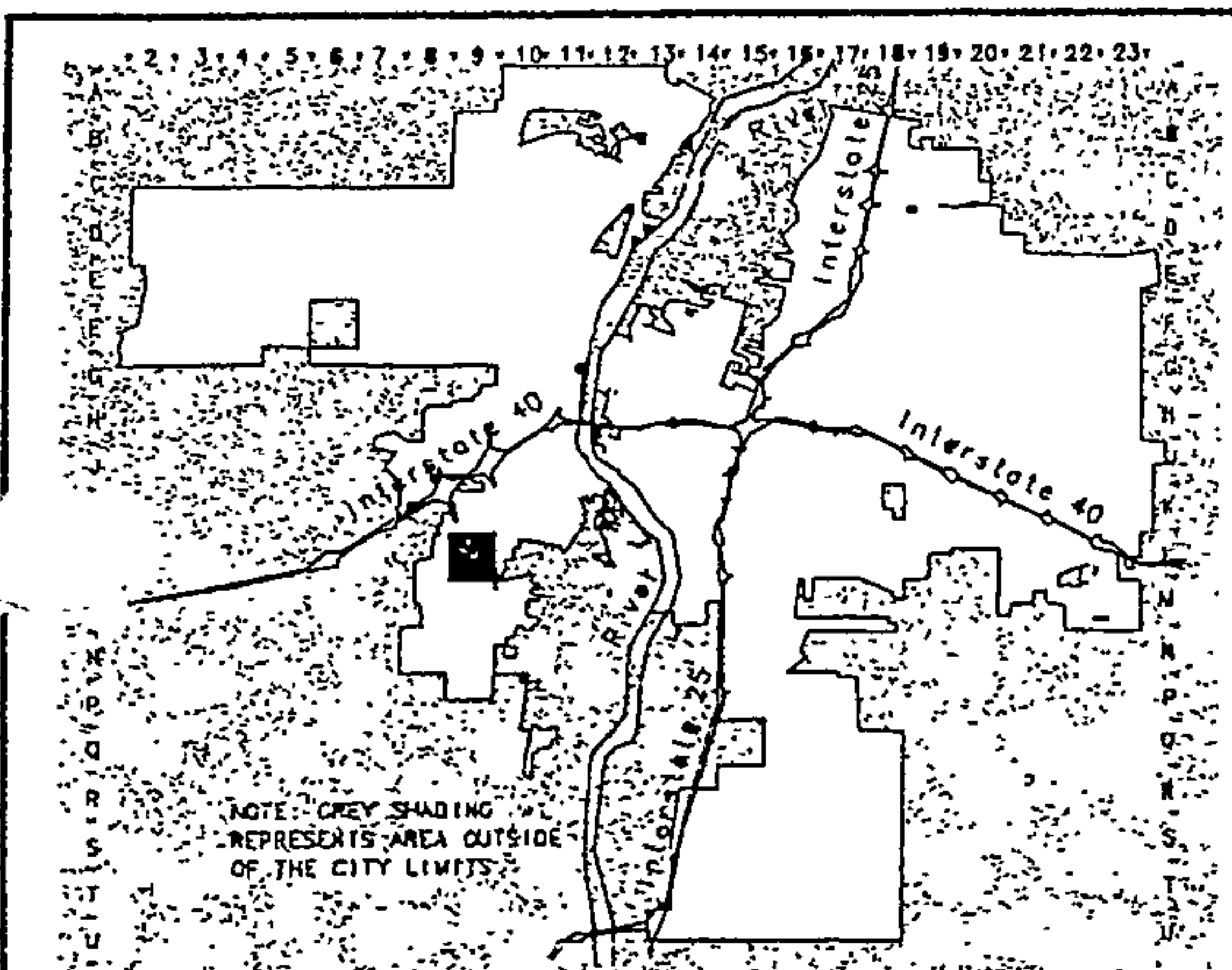
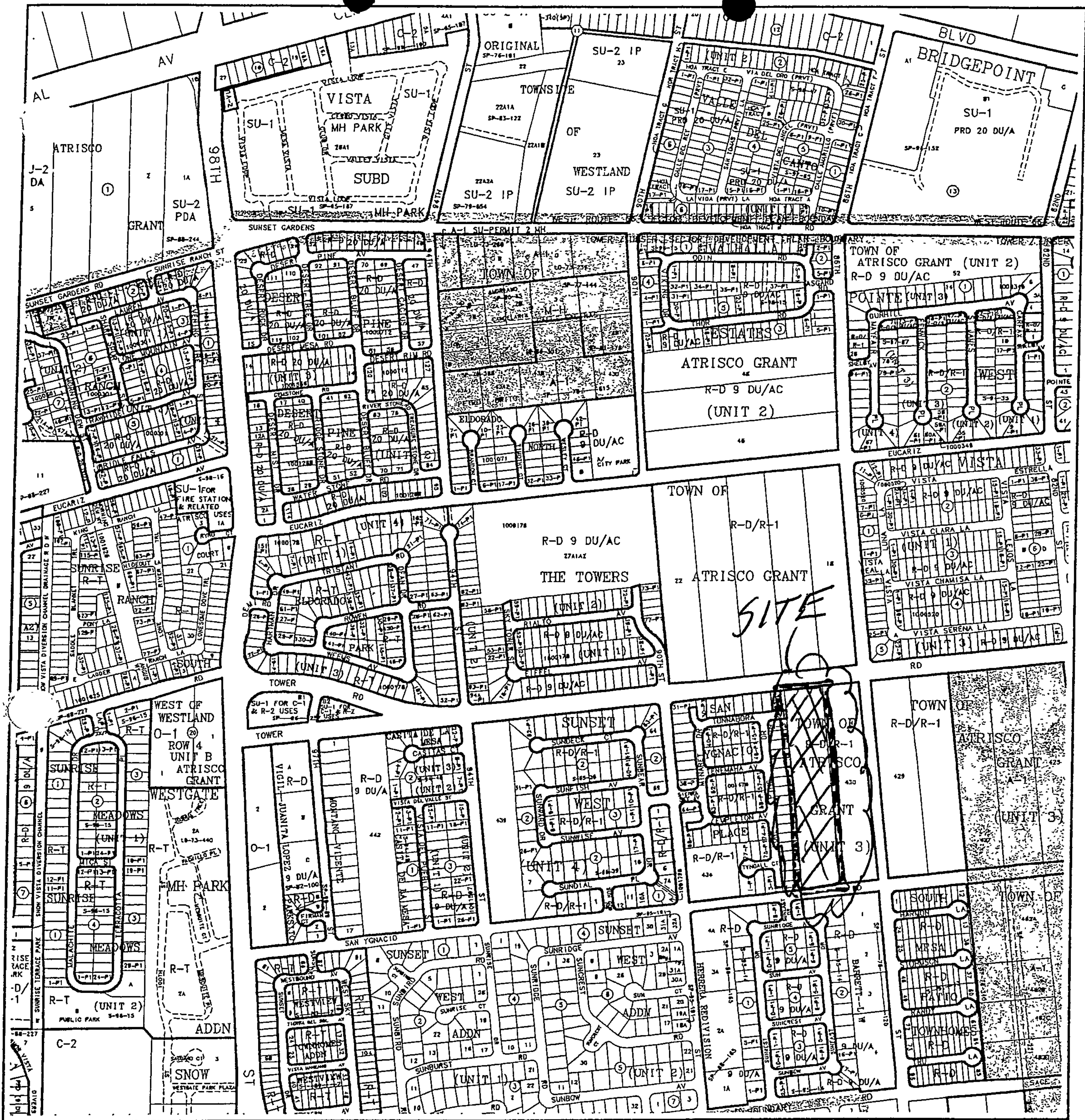
Scott Davis Applicant name (print)
Scott Davis Applicant signature / date
8/13/04



Form revised April 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
04DRB - 01249
04DRB - 01250

Paul 8-13-04
 Planner signature / date
Project # 1003237

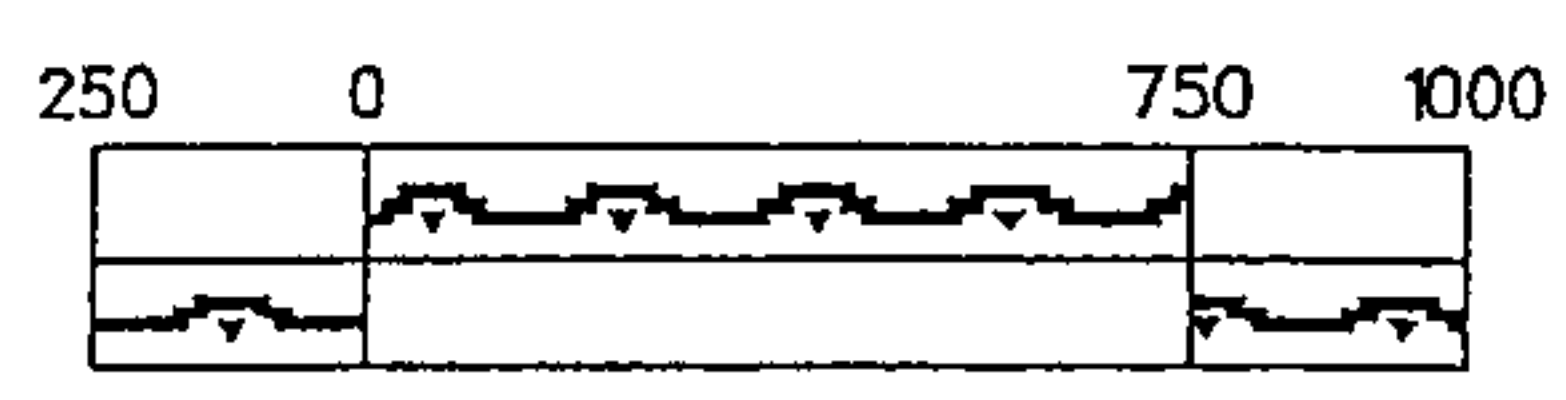


CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

L-9-Z

Map Amended through January 21, 2003



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: goodwinengrs@comcast.net

13 August 2004

Sharen Matson - DRB Chair
600 2nd St. NW
Albuquerque, NM 87102

Re: Torretta Este Subdivision - Preliminary Plat Approval

Dear Ms. Matson:

On behalf of our client, we are submitting the referenced project for DRB approval of the Preliminary Plat. The proposed project is a 45 lot single-family residential subdivision. Included in this submittal is a request to defer interior sidewalk construction until after homes are constructed to avoid damaging the sidewalk.

A Grade & Drain submittal has been made to the Hydrology Division, and we have received a Water/Sewer Availability Statement for this project.

If you find the submittal package complete, please schedule this project to be heard before the DRB at your earliest convenience. If you have any questions, please call.

Sincerely,

D. MARK GOODWIN & ASSOCIATES, P.A.


Scott Davis
Project Engineer

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 Torreña Este

AGIS MAP # L-9

LEGAL DESCRIPTION TRACT 431 TOWN OF ATRISCO COUNTY UNIT 3

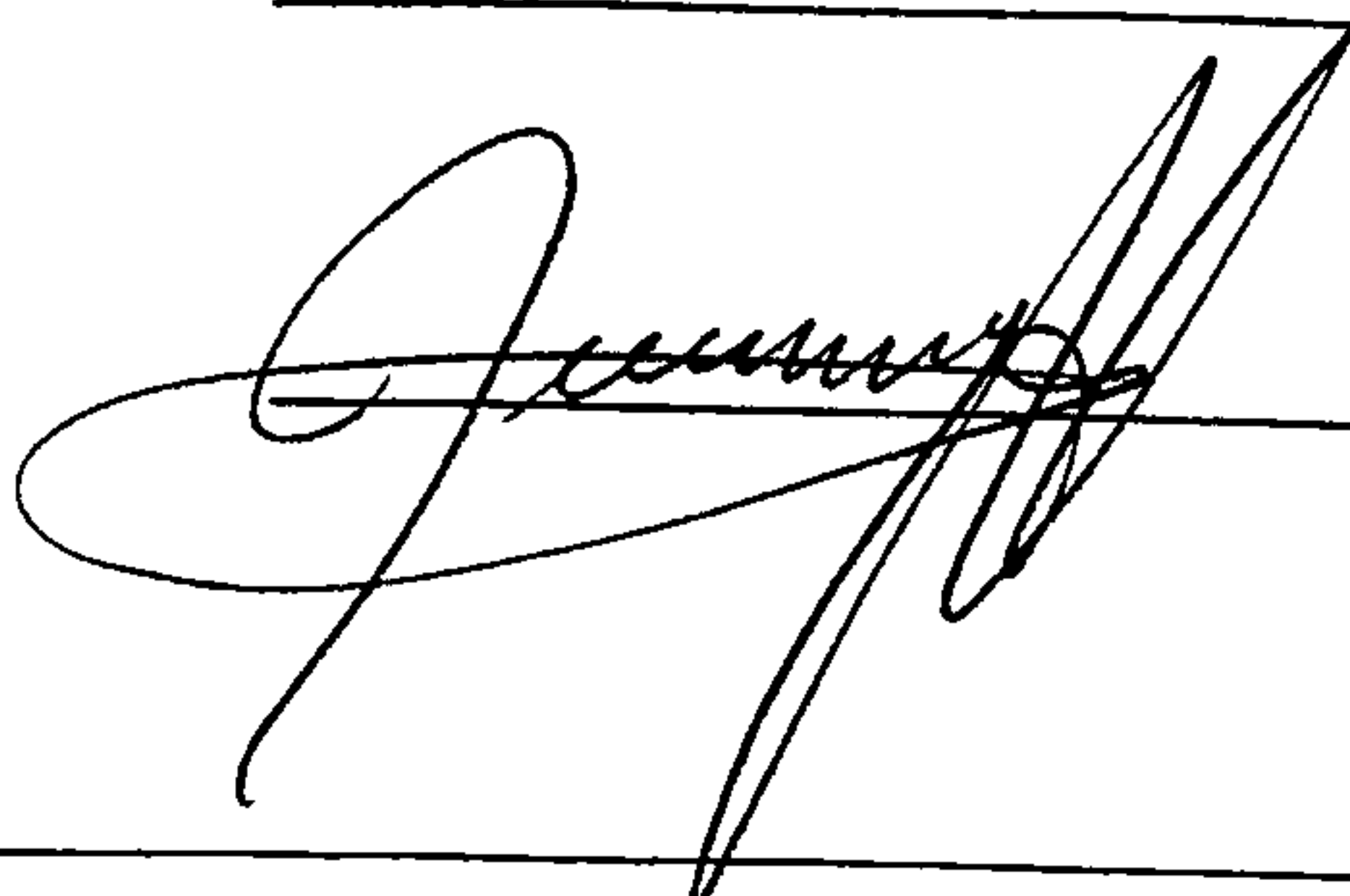
DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 7/20/04 [date].

_____	Applicant / Agent	_____	Date
<u>Arlene V. Portillo</u>		<u>8/11/04</u>	
_____	Hydrology Division Representative	_____	Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 5/04 [date].

_____	Applicant / Agent	_____	Date
		<u>8-11-04</u>	
_____	Utilities Division Representative	_____	Date

DRB# _____

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Scott Davis Date of request: 8/11/04 Zone atlas page(s): L-9

CURRENT: Zoning R-O 904/AC

Legal Description - TOWN OF ATRISIO GRANT, UNIT 3
Lot or Tract # TR 431 Block #

Parcel Size (acres / sq.ft.) 5.0029 AC

Subdivision Name YOLIPHA ESTE

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

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

of units - 45
Building Size - 2200 (sq. ft.)

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

Applicant or Representative [Signature] Date 8-11-04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

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

Notes:

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

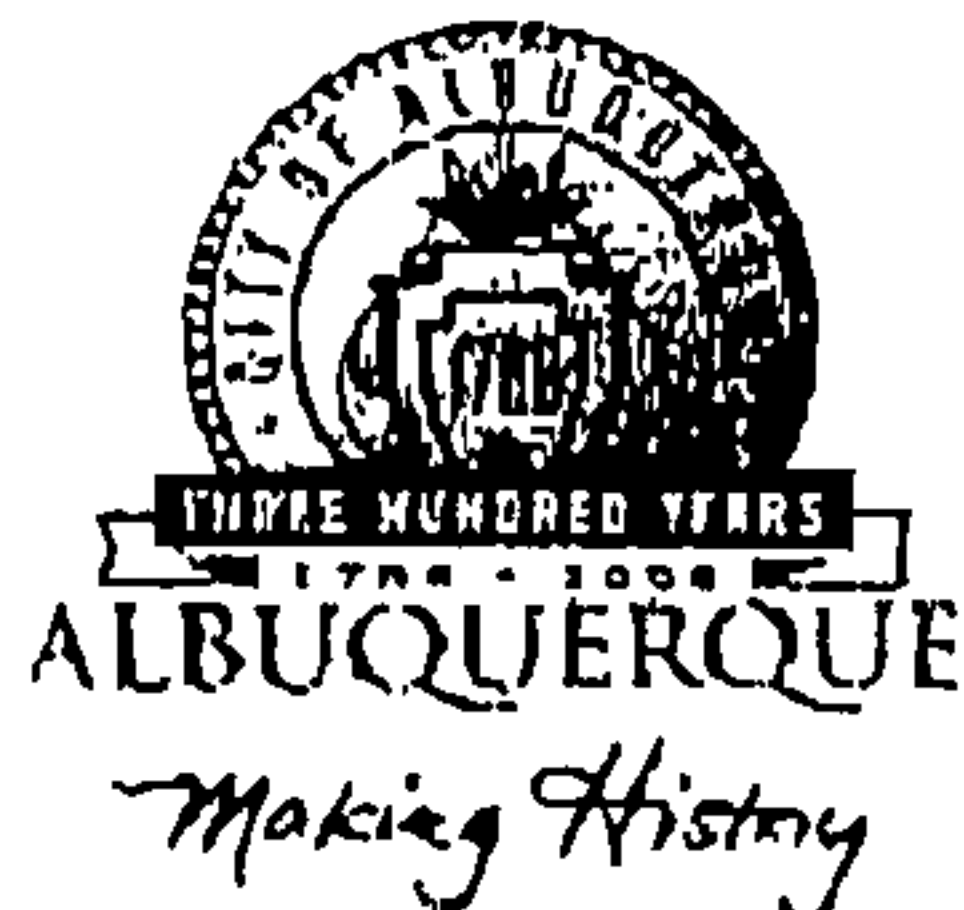
[Signature] TRAFFIC ENGINEER
8/11/04 DATE

ENVIRONMENTAL HEALTH

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

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

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



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: August 11, 2004

TO CONTACT NAME: Susan Rabiniski
COMPANY/AGENCY: Mark Goodwin + Assoc., PA
ADDRESS/ZIP: P.O. Box 90606, Alb. Nm 87199
PHONE/FAX #: 828-2200 fax 797-9539

Thank you for your inquiry of 8/11/04 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract 431, Town of Atrisco Grant, Unit 3

zone map page(s) L-9-2

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

Westgate Heights NA

Neighborhood Association
Contacts: Matthew Archuleta
1628 Summerfield SW 87121
836-7251

Libby McIntosh
1316 Ladrones Ct SW 87121
831-5189

Neighborhood Association
Contacts: _____

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,

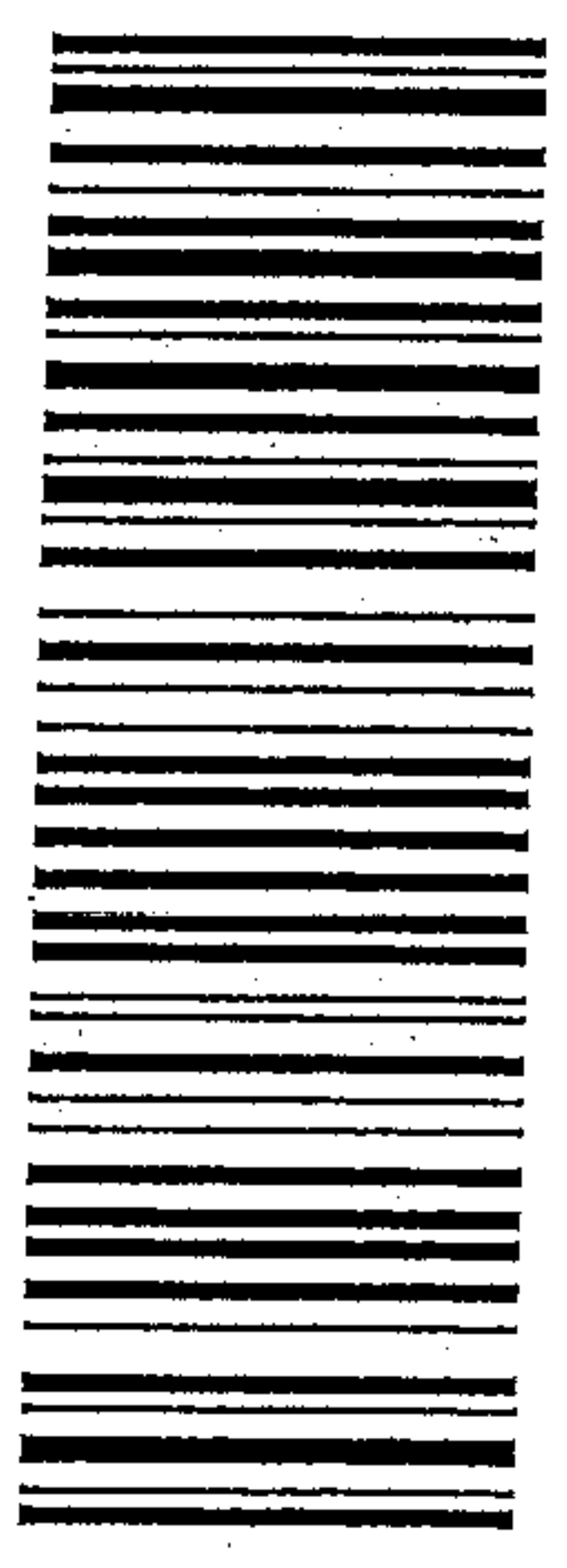
[Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (<i>Printed Name</i>)</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>Libby McIntosh Westgate Heights NA 1316 Ladrones Ct SW Albuq, NM 87121</p> <p>JACQUETTA ESTE / PSD</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label) 7001 1140 0001 0574 2425</p>	
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

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

CERTIFIED MAIL



7001 1140 0001 0574 2425
7001 1140 0001 0574 2425

U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
OFFICIAL USE	
<p>Postage \$</p> <p>Certified Fee</p> <p>Return Receipt Fee (Endorsement Required)</p> <p>Restricted Delivery Fee (Endorsement Required)</p> <p>Total Postage & Fees \$</p>	<p>Postmark Here</p>
<p>Sent To <u>Libby Mc Intosh / Westgate</u></p> <p>Street, Apt. No.; or PO Box No. <u>1316 Ladrones Ct SW</u></p> <p>City, State, ZIP+ 4 <u>Albuq NM 87121</u></p>	
<p>PS Form 3800, January 2001 See Reverse for Instructions</p>	

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 Matthew Archuleta
 Westgate Heights NA
 1628 Summerfield SW
 Albuquerque NM 87121

2. Article Number
 (Transfer from service label) **7001 1140 0001 0567 6744**

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

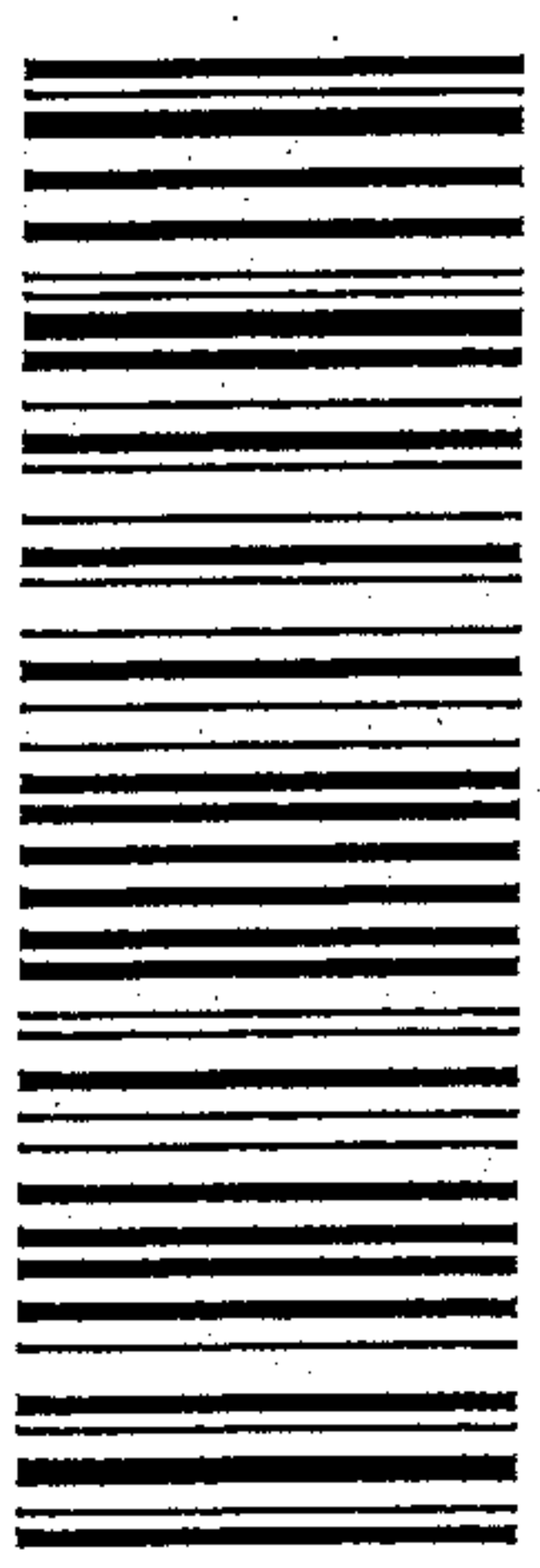
B. Received by (Printed Name) C. Date of Delivery

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

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

4. Restricted Delivery? (Extra Fee) Yes

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE
CERTIFIED MAIL



7001 1140 0001 0567 6744
 7001 1140 0001 0567 6744

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

OFFICIAL USE

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

Postmark Here

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

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

PAID RECEIPT

APPLICANT NAME STV Investments V LLC
 AGENT Mark Goodwin & Assoc
 ADDRESS PO Box 90606 87199
 PROJECT & APP # 1003237/04DRB01249
 PROJECT NAME Tonetta Este Subd.

*****DUPLICATE*****
 City Of Albuquerque
 Treasury Division
 LOC: ANNX
 8/13/2004 11:35AM
 RECEIPT# 00027421 WSH 008 TRANS# 0028
 Account# 441018 Fund 0110
 Activity# 4971000 TRSDMM
 Trans Amt \$1,620.00
 J24 Misc \$75.00
 CK \$1,525.00
 CK \$95.00
 CHANGE \$0.00

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 1525.00 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

\$ 1620.00 TOTAL AMOUNT DUE

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

S.T.V. INVESTMENTS IX, LLC

P.O. BOX 1443
CORRALES, NM 87048

FIRST STATE BANK
95-145-1070

Aug. 12, 2004

AMOUNT

**\$1,525.00

PAY One Thousand, Five Hundred Twenty-five Dollars and 00 Cents.

TO THE ORDER OF CITY OF ALBUQUEQUE

[Signature]

⑈001005⑈ ⑆107001452⑆ 001906186⑈

D. MARK GOODWIN AND ASSOCIATES, P.A.

4307

Thank You

PAY TO THE ORDER OF City of Albuquerque
Mark Goodwin & Assoc
107100

*****DUPLICATE*****
 DATE of Albuquerque 8/13/2004
 Treasury Division

8/13/2004 11:35AM LOC: ANNX
 RECEIPT# 00027420 WSH 008 TRANS# 0028
 Account# 441006 Fund 0110
 Activity 4983000 TRSDMM
 Trans Amt \$1,620.00
 J24 Misc \$1,525.00

BANKWEST Coronado Office
1-800-488-2265

FOR Tonetta Este *[Signature]*

⑈001005⑈ ⑆107006813⑆ 283007003⑈

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 8-24-04 To 9-8-04

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

8/13/04
(Date)

I issued 3 signs for this application, 8-13-04
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1003237

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
May 26, 2004 Comments**

ITEM # 15

PROJECT # 1003237

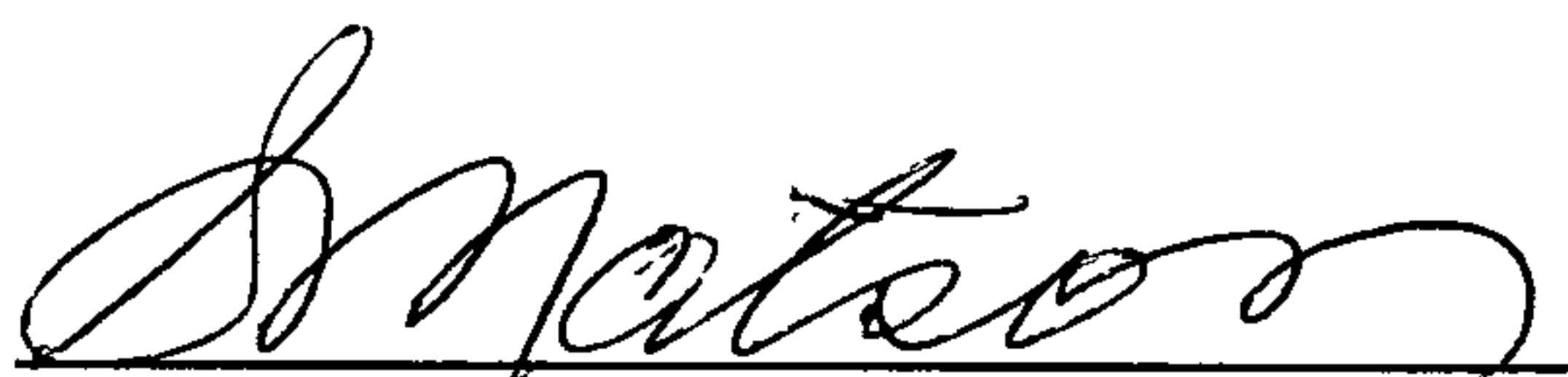
APPLICATION # 04-00766

RE: Tower East/sketch

This property lies within the Tower Unser Sector Plan boundaries. Please be sure to consult this sector plan as development plans proceed.

OK ~~X~~ The application will need a copy of the zone change approval to proceed beyond sketch plat.

ONAGIS
AS RDT
Adis
Delheutatham
If there are any perimeter walls to be built along the streets, a wall design submittal is required with preliminary plat submittal.



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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003237

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:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

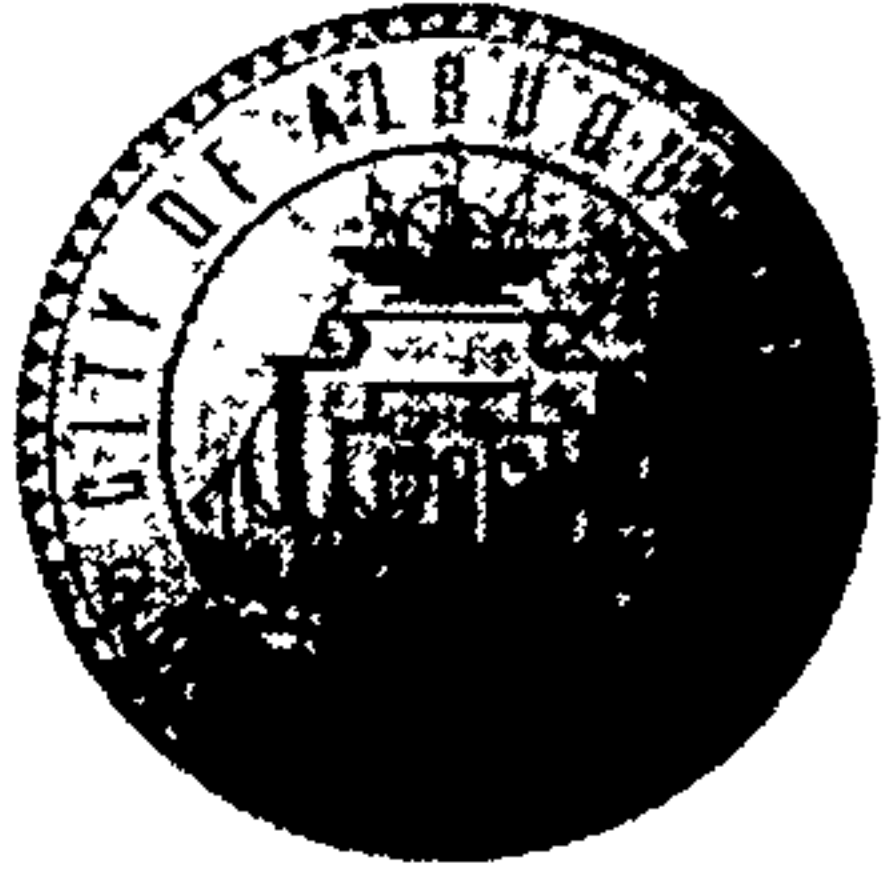
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 26, 2004

discuss



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

Project Number: 1003237
Application Number: 04DRB-00766

DRB Date: 5/26/04
Item Number: 15

Subdivision: Tower East

Tract 431, Town of Atrisco Grant, Unit 3

Zoning: Rd/R-1

Zone Page: L-09

New Lots (or units) : 46

Request for:

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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 46 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

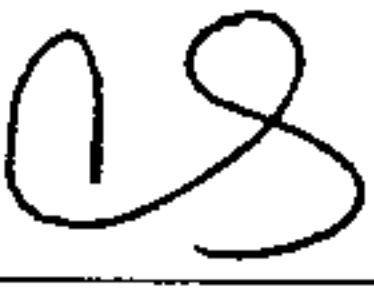
The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table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

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

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

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

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

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

Supplemental form **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: T.S. McNaney PHONE: 975-1154

ADDRESS: 1015 Tijeras NW, Suite 210 FAX: 944-1232

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:

Proprietary interest in site: Owner List all owners:

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: goodwinengrs@comcast.net

DESCRIPTION OF REQUEST: Application for Sketch Plat Approval: Tower East

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

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

Lot or Tract No. Tract 431 Block: Unit: 3

Subdiv. / Addn. Town of Atrisco Grant

Current Zoning: R-D/R-1 Proposed zoning: Same

Zone Atlas page(s): L-9 No. of existing lots: 1 Tract No. of proposed lots: 46

Total area of site (acres): 5.0029 Density if applicable: dwellings per gross acre: dwellings per net acre:

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

UPC No. 100905641113540504 MRGCD Map No.:

LOCATION OF PROPERTY BY STREETS: On or Near: Tower Road SW

Between: 90th Street SW and 86th Street 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.): AX-93-12

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 07/16/2003

SIGNATURE John M. MacKenzie DATE _____

for (Print) John M. MacKenzie, PE _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04 DRB - 00766</u>	<u>SK</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<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 checked="" type="checkbox"/> H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>5-26-04</u>			Total \$ <u>0</u>

Babushka 5/17/04
Planner signature / date

Project # 1003237

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

for John M. Mackenzie, PE
 Applicant name (print)
[Signature] 5/17/04
 Applicant signature / date

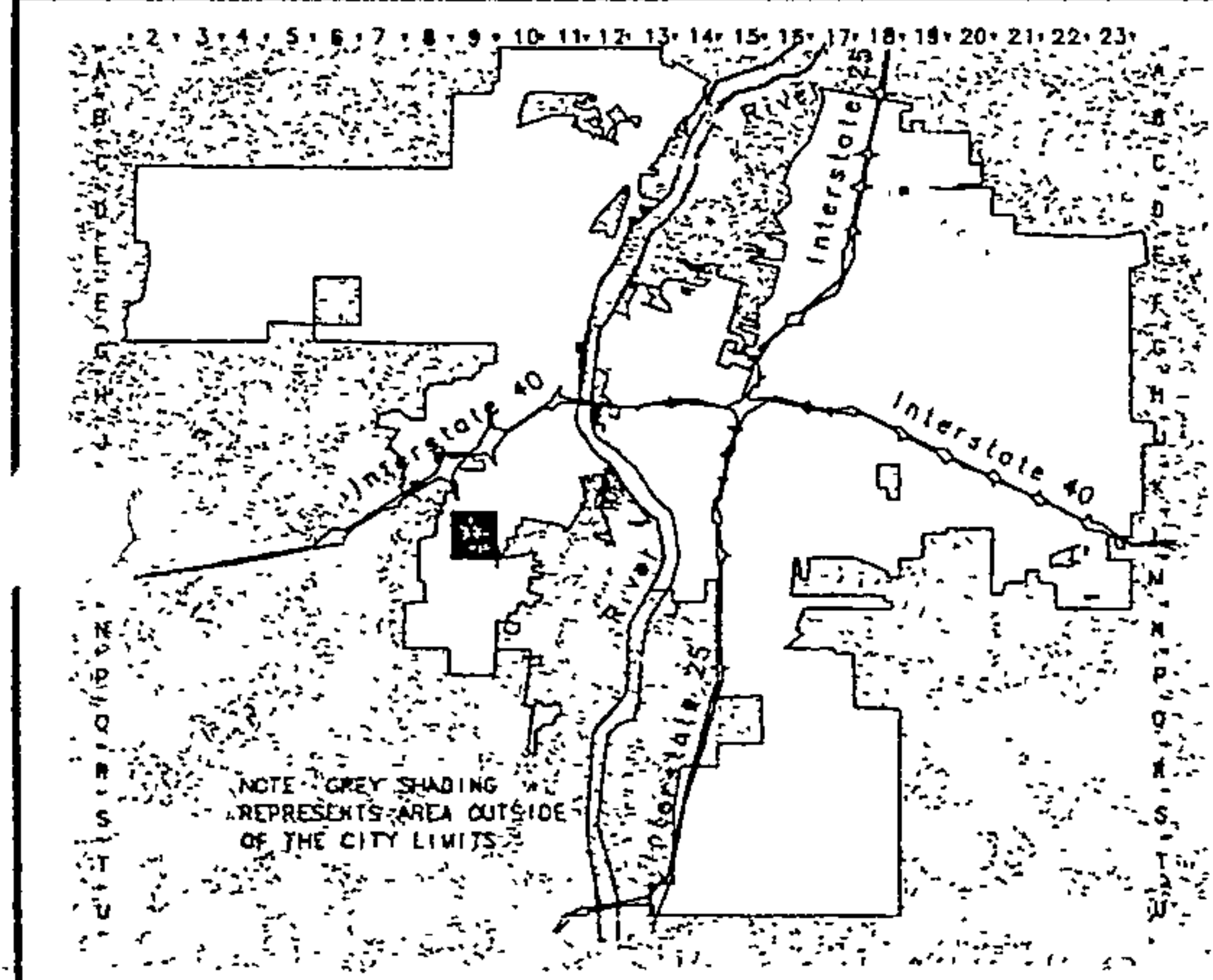
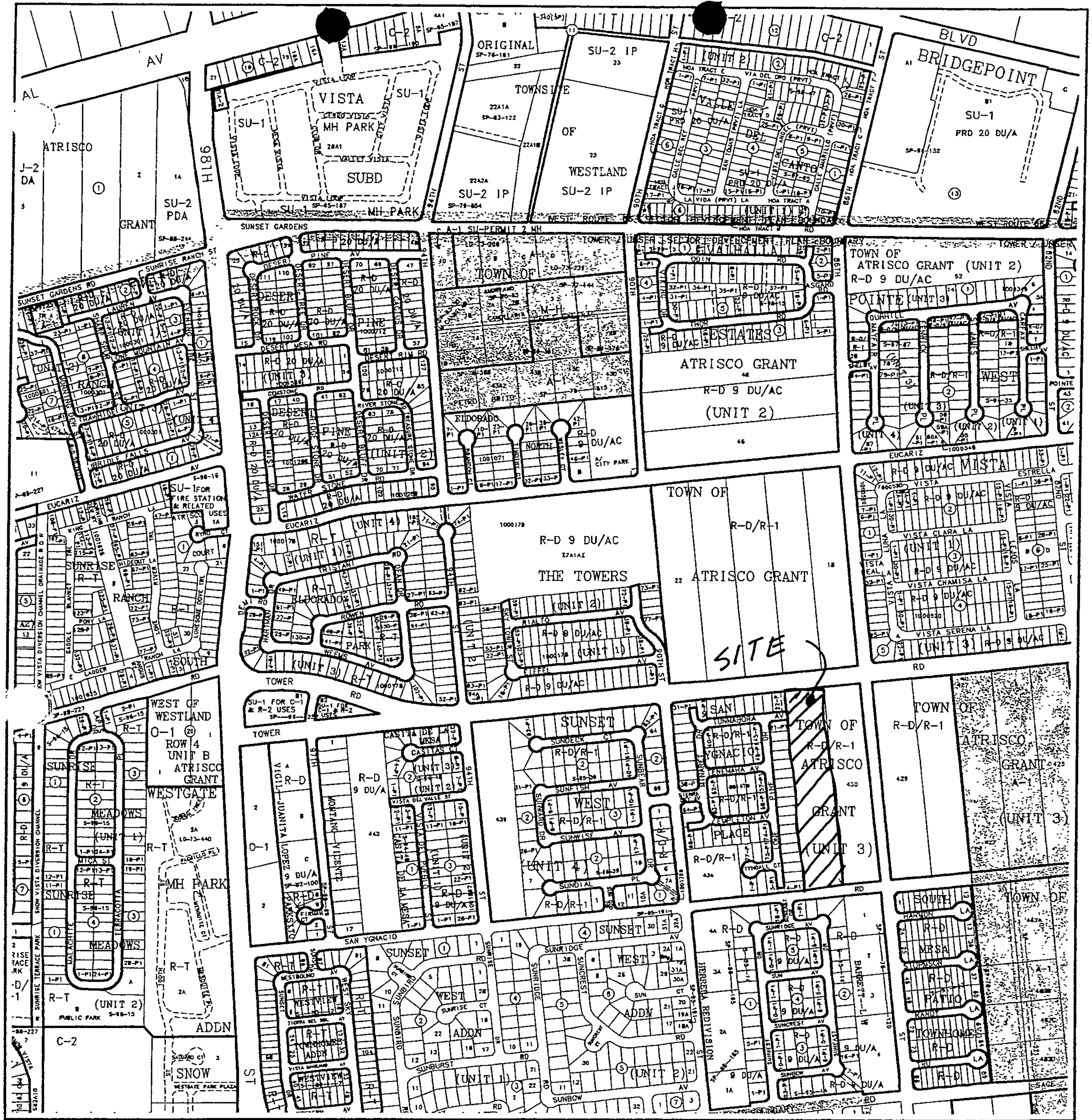


Form revised 3/03, 8/03 and 11/03

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

Application case numbers
 04DRB- _____ -00766
 _____ - _____
 _____ - _____

[Signature] 5/17/04
 Planner signature / date
Project # 1003237

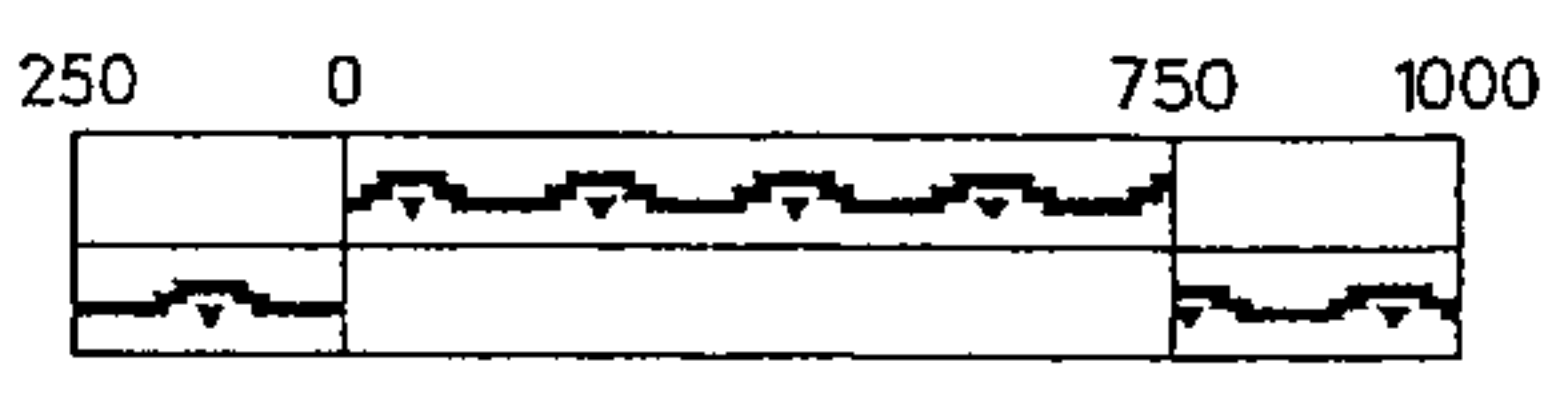


CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



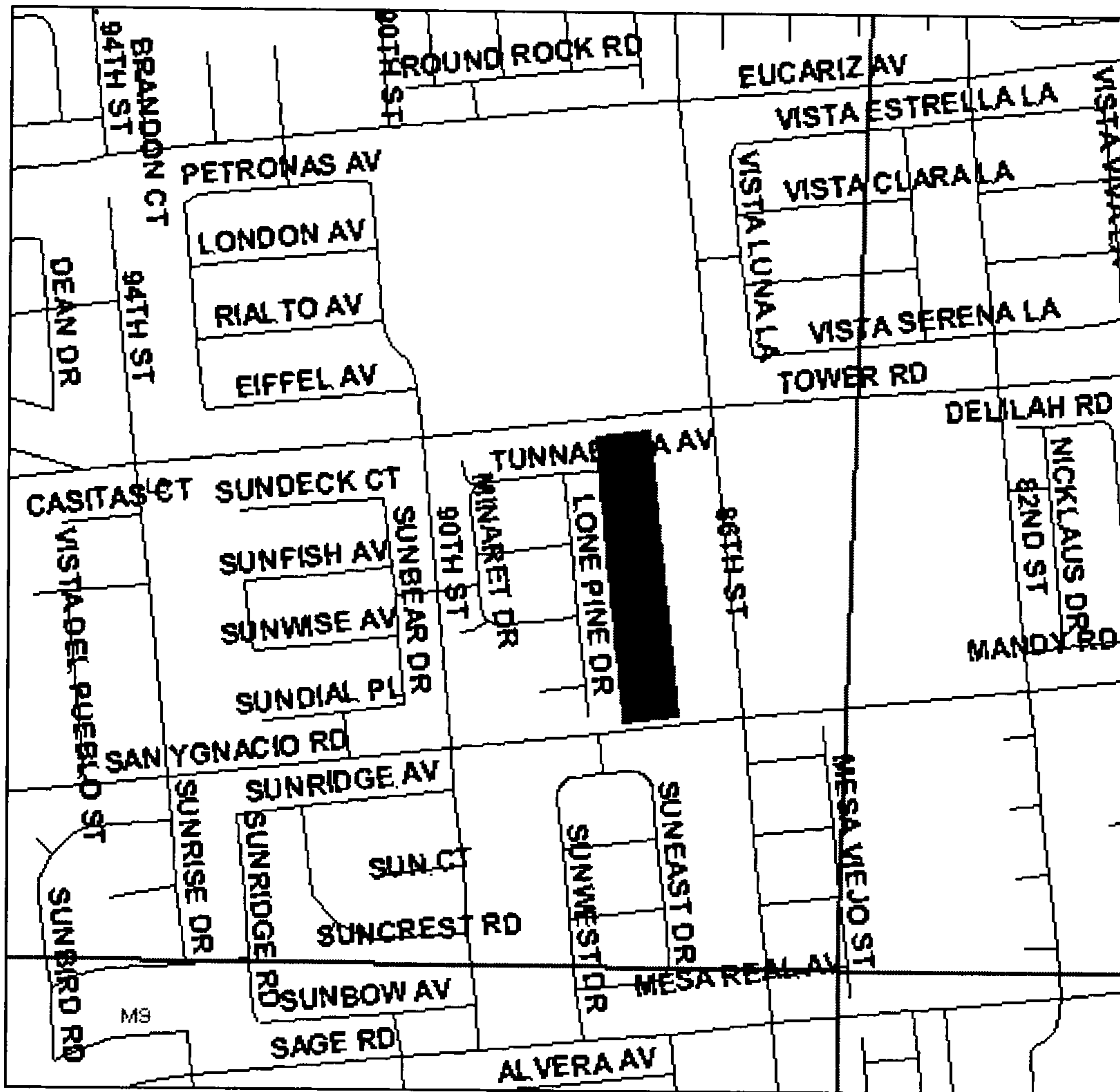
Zone Atlas Page

L-9-Z

Map Amended through January 21, 2003


ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Zoom In Id Address Id ZM Pan Zoom Out



ReDraw Screen

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- 
- NBR BOUNDARY
- COMMUNITY PLANNING
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS
- ZIP CODES
- COUNCIL DISTRICTS
- FLOOD ZONES (disclaimer)
- PARCELS
- CONTROL STATIONS
- SENATE DIST.
- REPRESENTATIVE DIST.
- COUNTY COMMISSION DIST
- PARCEL ADDRESS
- CRIMINAL ACTIVITY
- PUBLIC FACILITIES
- LAND USE
- 1960 CITY LIMITS
- LANDFILLS/BUFFERS
- CRP LOCATIONS
- CASE HISTORY

SHOW LOCATION MAP

SHOW 1999 AERIAL

Selected Address: 99999 TOWER RD SW

Zoning: R-D/R-1 **Lot/Block/Subd:** 431 , 0000 , TOWN OF ATRISCO GRANT UNIT 3

Council District/Name: ONE , GOMEZ **County Commission:** 2 **Rep District/Sen District:** 13 , 11

Nbr Assoc: WESTGATE HTS R

Sector Plan: TOWER/UNSER Comp. Plan: Developing Urban

Voter Pct: 50

High Sch District: WEST MESA **Mid Sch District:** TRUMAN **Elem Sch District:** MARY ANN BINFORD

ZoneMap Page: L9 **Jurisdiction:** CITY

Police Beat: 155/WESTSIDE

Flood Zone: ZONE X

Comm Plan Area: SOUTHWEST MESA

UPC #: 100905641113540504

Owner Name: LATHAM DELBERT

Owner Street Address: 8360 TOWER RD

Owner City/State/Zip: ALBUQUERQUE / NM / 87105 NM

Note Accuracy for Owner info cannot be guaranteed correct

Please check with the Bernalillo County Assessor for official data

SEARCH FOR OTHER SERVICES AROUND THIS ADDRESS



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: goodwinengrs@comcast.net

May 17, 2004

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Tract 431, Town of Atrisco Grant, Unit 3


Dear Ms. Matson:

This is a request for sketch plat comments on the referenced property. The site was recently re-zoned to RD-9DU/Ac. The attached sketch shows a simple internal public road taking access off of both San Ygnacio and Tower. Property is to contain typical single family detached residential units subdivided in accordance with the subdivision ordinances.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.



Mark Goodwin, PE
President

DMG/bg

Attachment