#4

Comp

DRB CASE ACTION LOG (PREL & FINAL)

Comp 6/16/06 $5-

REVISED 9/28/05

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

DRB Application No.: **06DRB-00432 (P&F)** Project # **1003238**

Project Name **FLORAL MEADOWS**

Agent: Surv Tek Inc. Phone No.: 897-3366

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 5/17/06 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: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): record
- ☒ 15 day appeal
- ☐ _____
- ☐ _____

6/06/06

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

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____

-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** -OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003238

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003238 **AGENDA ITEM NO: 6**

SUBJECT:

Sidewalk Waiver

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Waiver request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED X; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham **DATE:** OCTOBER 17, 2007
City Engineer / AMAFCA Designee 505-924-3986

0

CITY OF ALBUQUERQUE
Planning Department
October 17, 2007
DRB COMMENTS

ITEM # 6

PROJECT # 1003238 APPLICATION # 07-70295

RE: Lot 29 P-1, Floral Meadows/sw

Planning has no objection to the requested sidewalk waiver.

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD — OCTOBER 17, 2007

Project# 1003238
07DRB-70295 SIDEWALK WAIVER

EVERGREEN DURANES LTD CO request(s) the above acion(s) for all or a portion of Lot(s) 29 P-1, **FLORAL MEADOWS,** zoned R-LT, located on ON SARITA AVE containing approximately 0.25 acre(s). (H-13)

At the October 17, 2007 Development Review Board meeting the sidewalk variance for waiver of sidewalk was approved as shown on Exhibit C in the Planning file.

Sheran Matson, AICP, DRB Chair

Cc: Evergreen Duranes, LTd Co. – 4407 Lomas Blvd, NE – Albuquerque, NM 87110
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 17, 2007 9:00 AM

MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
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 ANGELA GOMEZ, 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: Changes and/or Additions to the Agenda
B. New or Old Business

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

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

1.	**Project# 1002848** 07DRB-70267 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)	TIERRA WEST LLC agent(s) for LARRY MILLER ANERICAN TOYOTA request(s) the above action(s) for all or a portion of Tract(s) A1 & B1, **AMERICAN TOYOTA,** zoned SU-2,SU-1 FOR AUTO SALES, located on ALAMEDA BLVD NE BETWEEN PAN AMERICAN FREEWAY NE AND SAN PEDRO DR NE containing approximately 5 acre(s). (C-18) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. **Project# 1005236**
07DRB-70268 VACATION OF PUBLIC EASEMENT
07DRB-70269 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC. agent(s) for ZIA PARK TOWNEHOMES LLC request(s) the above action(s) for all or a portion of Tract(s) H & I, **LA CUESTA SUBDIVISION,** zoned SU-1/TOWNHOMES, located on ZIA RD NE BETWEEN JUAN TABO NE AND ZENA LONA RD NE containing approximately 2.9788 acre(s). (K-22) **DEFERRED TO 10/24/07 AT THE AGENTS REQUEST**

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

3. **Project# 1004873**
07DRB-70283 EPC APPROVED SDP FOR BUILD PERMIT

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM, LLC request(s) the above action(s) for all or a portion of Tract(s) 23 & 24, **INNOVATION PARK,** zoned PC, located on STRYKER RD SE AND UNIVERSITY BLVD NORTHBOUND AND UNIVERSITY BLVD SOUTHBOUND containing 4.5 acre(s) *[Deferred from 10/10/07]* (R-16, R-17) *[Catalina Lehner, EPC Planner]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR CORRECTIONS TO NOTES 2, 9,10 AND 11 ON UTILITY PLAN, AND FOR 3 COPIES.**

4. **Project# 1000771**
07DRB-70281 EPC APPROVED SDP FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for H R RENTAL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE SUBDIVISION to be known as Eagle Vista Apartments,** zoned SU-1 FOR R-2, C-2 AND IP, located on EAGLE RANCH RD NW AND IRVING BLVD NW containing approximately 6.76 acre(s). (B-13) *[Deferred from 10/10/07] [Carol Toffaletti, EPC Planner]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/17/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, AND FOR EASEMENT TAPER, AND TO PLANNING FOR 3 COPIES.**

5. **Project# 1005132**
07DRB-70305 MINOR - SDP FOR BUILDING PERMIT

THE DESIGN GROUP agent(s) for DR BERNITSKY request(s) the above action(s) for all or a portion of Tract(s) B-1, **NORTH ALBUQUERQUE ACRES Unit(s) B,** zoned SU-2 FOR O1, located on HOLLY AVENUE NE BETWEEN SAN PEDRO NE AND LOUISANNA NE containing approximately 0.76 acre(s). (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR SIDEWALK EASEMENT ON HOLLY AVE, FOR PARTICIPATION IN TRAFFIC SIGNAL AT HOLLY NE AND SAN PEDRO NE, AND TO PLANNING FOR 3 COPIES.**

07DRB-70306 MINOR - SDP FOR BUILDING PERMIT

THE DESIGN GROUP agent(s) for ZIA RISING request(s) the above action(s) for all or a portion of Tract(s) C-1, **NORTH ALBUQUERQUE ACRES,** zoned SU-2 FOR O1, located on HOLLY PLACE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 1.27 acre(s). (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR SIDEWALK EASEMENT ON HOLLY AVE, FOR PARTICIPATION IN TRAFFIC SIGNAL AT HOLLY NE AND SAN PEDRO NE, AND TO PLANNING FOR 3 COPIES.**

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

6. **Project# 1003238**
07DRB-70295 SIDEWALK WAIVER

EVERGREEN DURANES LTD CO request(s) the above acion(s) for all or a portion of Lot(s) 29 P-1, **FLORAL MEADOWS,** zoned R-LT, located on ON SARITA AVE containing approximately 0.25 acre(s). (H-13) ~~**THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**~~

7. **Project# 1005539**
07DRB-70279 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for MGMe DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, Unit(s) 26, (to be known as TIERRA BUENA ESTATES)**, zoned SU-2 SRLL, located on KIMMICK DR NW BETWEEN ROSA PARKS RD NW AND VALIENTE RD NW containing approximately 3.62 acre(s). (C-11) *[Deferred from 10/03/07]* **DEFERRED TO 10/24/07 AT THE AGENTS REQUEST.**

8. **Project# 1005182**
07DRB-70309 MAJOR - FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION Unit(s) 2,** zoned SU2-SRSL, located on ROSA PARKS ROAD NW BETWEEN ALOE ROAD NW AND KIMMICK DRIVE containing approximately 35.4714 acre(s). (C-10 C-11) **DEFERRED TO 10/24/07 AT THE AGENTS REQUEST.**

9. **Project# 1005271**
07DRB-70303 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for WALDO GRIEGO request(s) the above action(s) for all or a portion of Lot(s) 31, **WEAKS ADDITION,** zoned R-1, located on 47TH STREET NW BETWEEN CENTRAL AVE NW AND GLENDALE PL NW containing approximately .1802 acre(s). (R-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DRY UTILITY SIGNATURES.**

10. **Project# 1006890**
07DRB-70308 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Lot(s) 5-11 AND PORTION OF 12 & 13-15, Block(s) 17, Tract(s) 15-A, **MONKBRIDGE ADDITION (TBK TRACTS A & B, NEW MEXICO BANK & TRUST),** zoned P, C-1 & C-3, located on CANDELARIA NW BETWEEN 4TH ST NW AND 5TH ST NW containing approximately 1.9616 acre(s). (G-14) **DEFERRED TO 10/24/07.**

11. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, **THE TRAILS, UNIT 2 (to be known as TAOS @ THE TRAILS, UNIT 2)** zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07, 08/22/07 & 09/05/07 & 09/26/07].* (C-9) **DEFERRED TO 4/16/08 AT THE AGENTS REQUEST.**

12. **Project# 1005465**
07DRB-70277 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DUKE CITY DISTRIBUTING request(s) the above action(s) for all or a portion of Tract(s) C, **SOUTH BROADWAY INDUSTRIAL ACRES,** zoned SU-2 HM, located on WOODWARD RD SE BETWEEN BROADWAY BLVD SE AND 2ND ST SE containing approximately 3.52 acre(s). (M-14) *[Deferred from 10/03/07]* **DEFERRED TO 10/24/07 AT THE AGENTS REQUEST.**

13. **Project #1003828**
07DRB-00717 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07, 7/11/07 & 08/22/07]* (G-13) **WITHDRAWN AT AGENTS REQUEST.**

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

14. **Project# 1006882**
07DRB-70304 SKETCH PLAT REVIEW AND COMMENT

MONICA MONTOYA - BARELAS CPC agent(s) for VERA M MONTOYA request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 4, **SANTA FE ADDITION,** zoned SU2-R1, located on SANTA FE SW BETWEEN 9TH ST SW AND 8TH ST SW containing approximately .1 acre(s). (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

15. Approval of the Development Review Board Minutes for August 22nd and August 29th 2007.

Other Matters: **Project # 1003102**
Application # 06DRB-00935 (Soft Lofts)
Application # 06DRB-00936 (Soft Lofts)
was withdrawn at the Agent's request.

ADJOURNED: 9:59 AM

#4

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: **06DRB-00432 (P&F)** Project # **1003238**

Project Name **FLORAL MEADOWS**

Agent: Surv Tek Inc. Phone No.: 897-3366

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 5/17/06 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:
- ☐
- ☐
- ☐
- ☐
- ☒ PLANNING (Last to sign): record
- ☒ 15 day appeal
- ☐
- ☐

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

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** -OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003238

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 17, 2006

4. Project # 1003238
06DRB-00543 Major-Vacation of Public Easements
06DRB-00432 Minor-Prelim&Final Plat Approval
06DRB-00545 Minor-Vacation of Private Easements

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Parcel E, **FLORAL MEADOWS,** zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). *[Deferred fro 5/10/06]* (H-12)

At the May 17, 2006, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

The preliminary and final plat was approved with final sign off delegated to Planning for the 15-day appeal period and to record the plat.

If you wish to appeal this decision, you must do so by June 1, 2006, in the manner described below.

OFFICIAL NOTICE OF DECISION

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

> The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

Sheran Matson, AICP, DRB Chair

Cc: Vantage Builders, P.O. Box 1443, Corrales, NM 8048
Surv-Tek Inc., 9384 Valley View Dr NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003238 **AGENDA#:** 4 **DATE:** 5-17-06

1. **Name:** Russ Hixs **Address:** 9384 Valley View NW **Zip:** 87114
2. **Name:** _____ **Address:** _____ **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003238 **AGENDA ITEM NO: 4**

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 17, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 10, 2006 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order : 9:00 A.M. Adjourned: 10:45 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000364**
   06DRB-00538 Major-Two Year SIA

   BRET & DEBRA TABOR request(s) the above action(s) for all or a portion of Lot(s) 1-B-1, Block(s) 1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION,** zoned C-2, located on CENTRAL NE, between BURMA NE and GLENRIDGE PARK NE containing approximately 1 acre(s). [REF: DRB-97-396] (L-22) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000515**
06DRB-00540 Major-Two Year SIA

WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B, **THE CROSSING,** zoned SU-2, RL-T, located on TIERRA PINTADA ST NW between 98TH STREET NW and LADERA DR NW and containing approximately 50 acre(s). [REF: 04DRB00444] (H-9) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1002857**
06DRB-00532 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-B **HIGHLANDS AT ANDERSON HILLS, UNIT 1,** zoned RLT, located on DENNIS CHAVEZ SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 04DRB-00233, 04DRB-00232, 03DRB-01200, 03DRB-01202, 03DRB-01203, 03DRB-01204, 03DRB-01205] (N-9/P-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1003859**
06DRB-00533 Major-Vacation of Pub Right-of-Way
06DRB-00534 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA AT LA LUZ,** zoned SU-1, O-1, C-2, PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 05DRB-00869, 05DRB-01010, 05DRB-00994] *[Deferred from 5/10/06]* (E-12/ F-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/24/06.**

5. **Project # 1002632**
06DRB-00541 Major-Preliminary Plat Approval
06DRB-00542 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1,** zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] *[Deferred from 5/10/06]* (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 5/31/06.**

6. **Project # 1003238**
06DRB-00543 Major-Vacation of Public Easements
06DRB-00432 Minor-Prelim&Final Plat Approval
06DRB-00545 Minor-Vacation of Private Easements

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Parcel E, **FLORAL MEADOWS,** zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). *[Deferred from 5/10/06]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/17/06.**

7. **Project # 1003779**
06DRB-00547 Major-Preliminary Plat Approval
06DRB-00548 Major-Vacation of Pub Right-of-Way
06DRB-00549 Minor-Sidewalk Waiver
06DRB-00550 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, **KUMAIL SUBDIVISION**, NORTH ALBUQUERQUE ACRES, UNIT 3, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01754, 04DRB-01765, 04DRB-01756, 04DRB-01757] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/10/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/4/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: NEED A RADIUS DEDICATION ON LOT 7P1. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR**

STREET WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

THERE ARE NO SITE PLANS THIS WEEK...

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

8. Project # 1004868
06DRB-00605 Minor-Prelim&Final Plat Approval

JACK'S HIGH COUNTRY INC agent(s) for ALAN & DOROTHEA SPAFFORD request(s) the above action(s) for all or a portion of Lot(s) 7-A, Block(s) 5, **ENCHANTED MESA SUBDIVISION,** zoned C-1, located on MENAUL NE, between ZENA LONA NE and HIAWATHA NE containing approximately 1 acre(s). (H-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

9. Project # 1004530
06DRB-00607 Major-Final Plat Approval

SURVEYS SOUTHWEST agent(s) for AMERI-CONTRACTORS, DWAYNE PINO request(s) the above action(s) for all or a portion of Tract(s) G-2, ALBUQUERQUE WEST, UNIT 1 (to be known as **LAS MIRADAS TOWNHOMES**) zoned SU-1 FOR PDA, located on PARADISE BLVD NW, between MARNA LYNN AVE NW and DAVENPORT ST NW containing approximately 2 acre(s). [REF: 05DRB-01769, 05DRB-01774, 05DRB-01773, 05DRB-01772, 05DRB-01770, 05DRB-01771] (C-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARIES STATEMENT ON THE PLAT FOR COMMON ACCESS EASEMENT AND A SIDEWALK EASEMENT ON MARNA LYNN AND TO PLANNING FOR NEW MEXICO UTILITIES INC SIGNATURE, DRY UTILITIES SIGNATURES, AGIS DXF FILE AND TO RECORD THE PLAT.**

10. Project # 1004039
06DRB-00606 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for all or a portion of Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS AT HIGH DESERT**) zoned SU-2 HD/C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF: O5ZHE-00449, 05ZHE-00480, 05DRB-01074, 05DRB-01532, 05DRB-01533, 05DRB-01536] (E-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

11. Project # 1003624
05DRB-01001 Minor-Final Plat Approval

MICHAEL RENFRO request(s) the above action(s) for all or a portion of Tract(s) 22A, 22B, 38A, 38B, MRGCD MAP 34, (to be known as **SAN ISIDRO GARDENS**), zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). *[Deferred from 6/22/05] [Indef Deferred from 7/13/05 for SIA]* [REF: 04ZHE-01281] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

12. Project # 1004788
06DRB-00408 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK,** zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE , between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). *[Deferred from 4/5/06][Indef deferred from 4/12/06]* (L-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

13. **Project # 1003285**
06DRB-00426 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 4, Tract(s) S, Block(s) 13, **SUNDORO SOUTH, UNIT 6,** zoned SU-2/R-LT, located on SILICA AVE NW, between 94TH ST NW and TUMULUS NW containing approximately 2 acre(s). [REF: 05DRB-01296, 05DRB-00106, 05DRB-00107] [Listed as Project #1004797 in error] *[Deferred from 4/12/06]* (J-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

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

14. **Project # 1004727**
06DRB-00600 Minor-Sketch Plat or Plan

ELADIO & ETNA CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF BACA & CHAVEZ,** zoned RA-2 residential and agricultural zone, located on GRIEGOS ST NW, between RIO GRANDE BLVD NW and the GRIEGOS DRAIN containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004867**
06DRB-00604 Minor-Sketch Plat or Plan

JR REALTY INC agent(s) for NORTH VALLEY SEVENTH DAY ADVENTIST request(s) the above action(s) for all or a portion of Tract(s) A & A-2-3, **ALBUQUERQUE WEST, UNIT 2,** zoned SU, C-1, located on PASEO DEL NORTE NW, between EAGLE RANCH RD NW and PARADISE RD NW containing approximately 4 acre(s). (C-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1004866**
06DRB-00592 Minor-Sketch Plat or Plan

PATSY F WELCH request(s) the above action(s) for all or a portion of Tract(s) 3, MRGCD MAP C, **ROBERSON CONSTRUCTION CO., INC.**, zoned SU-2, C-1, located on 12TH ST NW between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

ADJOURNED: 10:45 A.M.

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003238 **AGENDA ITEM NO: 6**

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

5-17-06

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 10, 2006

Mayer Ltr 5/17/06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003238 **AGENDA#:** 6 **DATE:** 5.10.06

1. **Name:** _____ **Address:**_____ **Zip:**_____
2. **Name:** _____ **Address:**_____ **Zip:**_____
3. **Name:** _____ **Address:**_____ **Zip:**_____
4. **Name:** _____ **Address:**_____ **Zip:** _____
5. **Name:** _____ **Address:**_____ **Zip:** _____
6. **Name:** _____ **Address:**_____ **Zip:**_____
7. **Name:** _____ **Address:**_____ **Zip:**_____
8. **Name:** _____ **Address:**_____ **Zip:**_____
9. **Name:** _____ **Address:**_____ **Zip:** _____
10. **Name:** _____ **Address:**_____ **Zip:** _____
11. **Name:** _____ **Address:**_____ **Zip:**_____
12. **Name:** _____ **Address:**_____ **Zip:** _____
13. **Name:** _____ **Address:**_____ **Zip:** _____
14. **Name:** _____ **Address:**_____ **Zip:** _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 10, 2006

Project # 1003238
06DRB-00543 Major-Vacation of Public Easements
06DRB-00432 Minor-Prelim&Final Plat Approval
06DRB-00545 Minor-Vacation of Private Easements

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Parcel E, **FLORAL MEADOWS,** zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). (H-12)

AMAFCA — No adverse comments.

COG For information, the Long Range Bikeway System identifies a trail/path along I 40 in the project vicinity.

Transit — No objection to the request.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — Letter sent to **Los Duranes NA (R)**

APS The requested vacation is for the **Floral Meadows** subdivision which is located on Sarita Ave NW between Montoya NW and Maciel NW. The proposed project will consist of 58 single-family units which will affect Duranes Elementary School, Garfield Middle School, and Valley High School. Currently, all three schools have available capacity to support student growth from the proposed development.

School	2006-07 Projections	2006-07 Prelim Cap	Space Available
DURANES ES	290	304	14
GARFIELD MS	367	456	89
VALLEY HS	1,750	2,200	450

Police Department — No crime prevention or CPTED comments at this time.

Fire Department — No adverse comments.

PNM Electric & Gas	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No comments received.
City Engineer	No objection.
Transportation Development	No objection to the vacation requests.
Parks & Recreation	Defer to Utilities and Transportation regarding the vacation request. No objection to the platting action.

Utilities Development

Vacation of Public Water/Sewer can not be approved unless convincing evidence can be provided that public water/sewer service will not be needed for property to the north. Approval of Preliminary/Final Plat is contingent upon approval of the Vacation request.

Planning Department

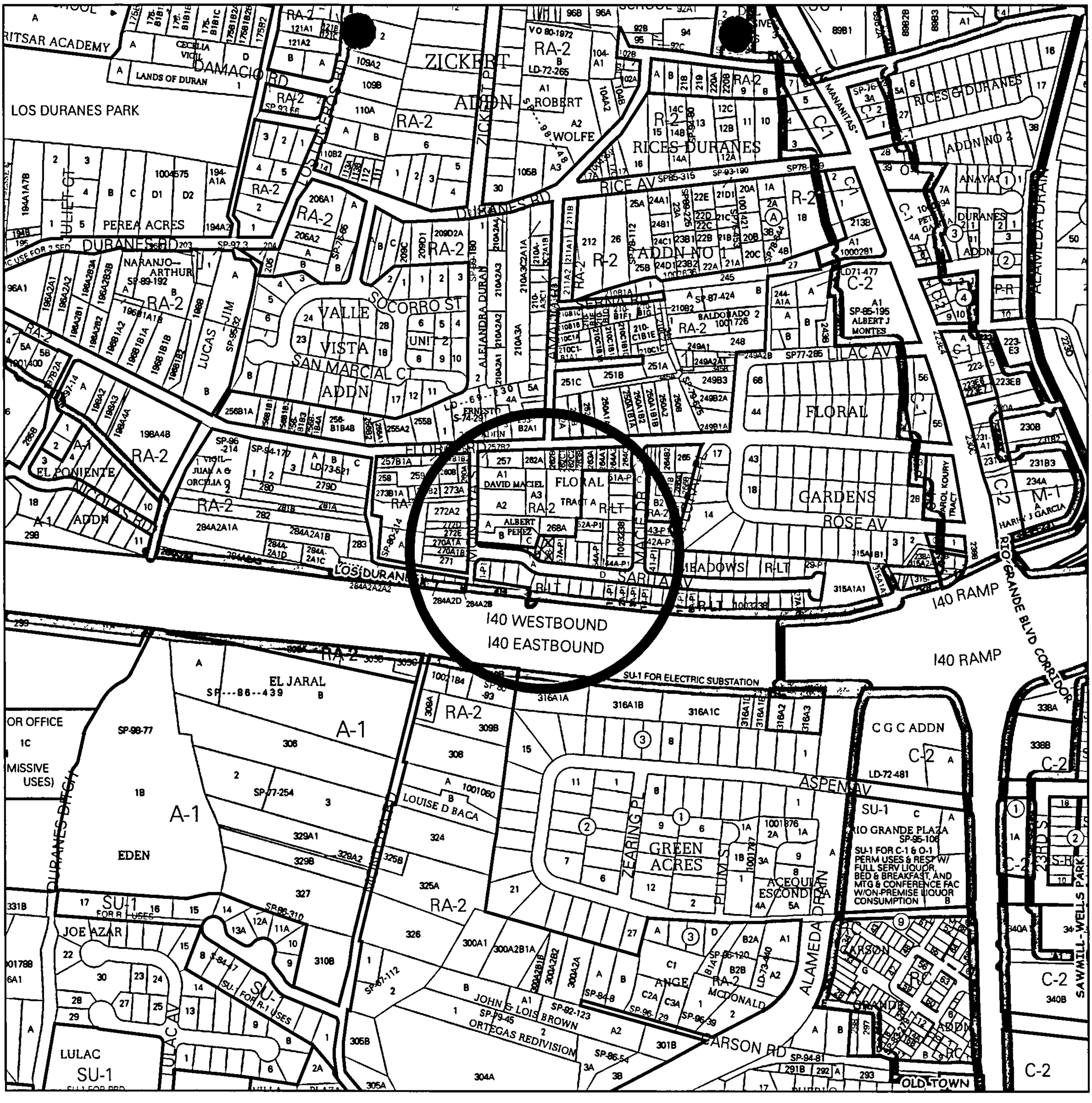
No objection to the vacation action. However, in the future, be sure to submit your vacation exhibits on a maximum 11" x 14" sheet. This size is much easier to locate in Planning's files.

Impact Fee Administrator

No comment on proposed vacation of public utility/ private driveway easement. Impact Fees will not be required at this time; however, at the time Building Permits are obtained, Impact Fees will be assessed and collected for Public Safety - $276.00 per 1000sf of heated area, and Parks & Recreation - $1,630.00 per 1000sf of heated area. Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006.

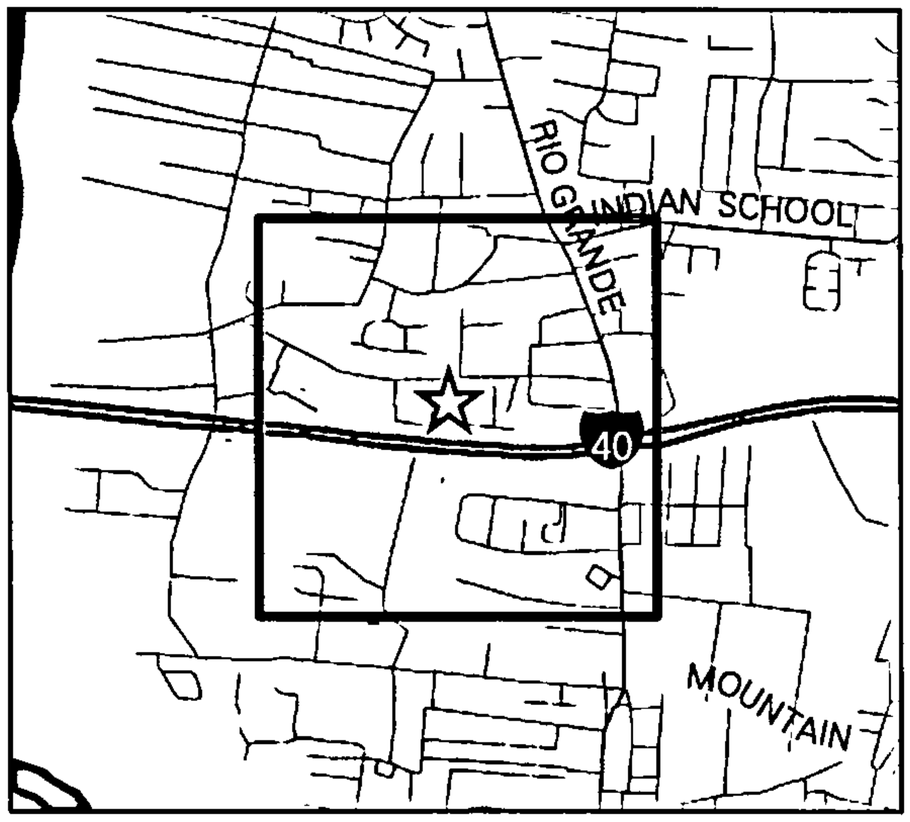
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: Vantage Builders, P.O. Box 1443, Corrales, NM 87048
Surv Tek Inc., 9384 Valley View Dr NW, 87114



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1003238
Hearing Date:
5/10/06
Zone Map Page:
H-12
Additional Case Numbers:
06DRB-00543 06DRB-00432
06DRB-00545

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002632
06DRB-00541 Major-Preliminary Plat Approval
06DRB-00542 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1,** zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] (B-11)

Project # 1003238
06DRB-00543 Major-Vacation of Public Easements
06DRB-00432 Minor-Prelim&Final Plat Approval
06DRB-00545 Minor-Vacation of Private Easements

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Parcel E, **FLORAL MEADOWS,** zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). (H-12)

Project # 1003779
06DRB-00547 Major-Preliminary Plat Approval
06DRB-00548 Major-Vacation of Pub Right-of-Way
06DRB-00549 Minor-Sidewalk Waiver
06DRB-00550 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, **KUMAIL SUBDIVISION**, NORTH ALBUQUERQUE ACRES, UNIT 3, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01754, 04DRB-01765, 04DRB-01756, 04DRB-01757] (C-19)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 24, 2006.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 10, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000364
06DRB-00538 Major-Two Year SIA

BRET & DEBORA TABOR request(s) the above action(s) for all or a portion of Lot(s) 1-B-1, Block(s) 1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION,** zoned C-2, located on CENTRAL NE, between BURMA NE and GLENRIDGE PARK NE containing approximately 1 acre(s). [REF: DRB-97-396] (L-22)

Project # 1000515
06DRB-00540 Major-Two Year SIA

WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B, **THE CROSSING,** zoned SU-2, RL-T, located on TIERRA PINTADA ST NW between 98TH STREET NW and LADERA DR NW and containing approximately 50 acre(s). [REF: 04DRB00444] (H-9)

Project # 1002857
06DRB-00532 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-B TBK HIGHLANDS AT ANDERSON HILLS UNIT 1 (to be known as **HIGHLANDS, UNIT 2**) zoned RLT, located on DENNIS CHAVEZ SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 04DRB-00233, 04DRB-00232, 03DRB-01200, 03DRB-01202, 03DRB-01203, 03DRB-01204, 03DRB-01205](N-9/P-9)

Project # 1003859
06DRB-00533 Major-Vacation of Pub Right-of-Way
06DRB-00534 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA AT LA LUZ,** zoned SU-1, O-1, C-2, PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 05DRB-00869, 05DRB-01010, 05DRB-00994] (E-12/ F-12)

SEE PAGE 2. . .

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MAY 10, 2006
Zone Atlas Page: H-12-Z
Notification Radius: 100 Ft.

Project# 1003238
App#06DRB-00543
App#06DRB-00545

Cross Reference and Location: SARITA AVENUE NW WEST OF MONTOYA STREET NW

Applicant: VANTAGE BUILDERS
Address: PO BOX 1443
CORRALES, NM 87048

Agent: SURV-TEK, INC.
9384 VALLEY VIEW DRIVE NW
ALBUQUERQUE, NM 87114

Special Instructions:

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

Date Mailed: APRIL 21, 2006
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1003238
APPLICATION # _____

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
H-12	1012059	484-157	409-02	✓
		502-157	03	✓ Dup
		524-157	04	✓ Dup²
		466-158	01	✓
		453-165	31	✓ Dup²
		464-169	32	✓ Dup²
		475-167	33	✓ Dup²
		498-164	05	✓
		524-174	08	✓ Dup
	1013059	001-160	320-12	✓
		001-171	14	✓ Dup²
		005-171	15	✓ Dup²
	1012059	452-174	409-30	✓ Dup²
		463-152	24	✓
		474-152	25	✓
		457-146	29	✓ Dup 2

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1003238
APPLICATION # ______________

PAGE 2 **OF** 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
H-12	1012059	461-145	409-28	✓ Dup 2
		466-144	27	✓ Dup 2
		471-143	26	✓ Dup 2
	1013059	029-135	319-02	✓
	1012059	462-134	408-01	✓

mainframe@coa1mp3.cabq.gov
04/19/2006 01:27 PM

To
cc
bcc
Subject

```
1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01012059                  ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101205948415740902   LEGAL: MAP  35 T R 268 A
LAND USE:
                       PROPERTY ADDR: 00000   MONTOYA
                          OWNER NAME: BENSON CAROLINE
                          OWNER ADDR: 01306   MONTOYA                    RD NW
ALBUQUERQUE NM        87104
0101205950215740903   LEGAL: MAP  35 T R 268B
LAND USE:
                       PROPERTY ADDR: 00000   MARTIN
                          OWNER NAME: EVERGREEN DURANES LTD CO
                          OWNER ADDR: 03002   RIO BRAVO                      SW
ALBUQUERQUE NM        87105
0101205952415740904   LEGAL: MAP  35 T R 267
LAND USE:
                       PROPERTY ADDR: 00000   MARTIN
                          OWNER NAME: EVERGREEN DURANES LTD CO
                          OWNER ADDR: 03002   RIO BRAVO                      SW
ALBUQUERQUE NM        87105
0101205946615840901   LEGAL: LOT  A PL AT OF LTS A, B & C LAND OF ALBERT PEREZ
CO  LAND USE:
                        PROPERTY ADDR: 00000   MONTOYA
                           OWNER NAME: PEREZ ALBERT R & LAWANNA
                           OWNER ADDR: 01214   MONTOYA                   ST NW
ALBUQUERQUE NM        87104
0101205945316540931   LEGAL: TR A -2 L AND DIV PLAT SUMMARY SUBD LAND OF DAVID
MA  LAND USE:
                       PROPERTY ADDR: 00000   MONTOYA
                          OWNER NAME: PEREZ ALBERT R & LAWANNA N
                          OWNER ADDR: 01212   MONTOYA                     NW
ALBUQUERQUE NM        87104
0101205946416940932   LEGAL: TR A -3 L AND DIV PLAT SUMMARY SUBD LAND OF DAVID
MA  LAND USE:
                       PROPERTY ADDR: 00000   MONTOYA
                          OWNER NAME: PEREZ ALBERT R & LAWANNA N
                          OWNER ADDR: 01212   MONTOYA                     NW
ALBUQUERQUE NM        87104
0101205947516740933   LEGAL: TRAC T B- 1-LD DIV PLAT-SUMMARY SUB'N LD OF
MACIEL &  LAND USE:
                        PROPERTY ADDR: 00000   MONTOYA
                           OWNER NAME: EVERGREEN DURANES LTD CO LLC
                           OWNER ADDR: 01015   TIJERAS                     NW
ALBUQUERQUE NM        87102
0101205949816440905   LEGAL: TRAC T B- 2 LD DIV PLAT SUMMARY SUB'N LD OF
MACIEL &  LAND USE:
                       PROPERTY ADDR: 00000   FLORAL
                          OWNER NAME: PADILLA ALFREDO
                          OWNER ADDR: PO BOX 7223
ALBUQUERQUE NM        87194
```

```
01012059524174409O8   LEGAL: MAP  35 T R 261 B1 B
LAND USE:
                      PROPERTY ADDR: 00000   FLORAL
                         OWNER NAME: PEREZ JAMES L & PATSY A
                         OWNER ADDR: 01127   FLORAL                    PL NW
ALBUQUERQUE NM       87104
01013059001160320l2   LEGAL: MAP  35 T RACT 261 B2
LAND USE:
                      PROPERTY ADDR: 00000   FLORAL
                         OWNER NAME: TRUJILLO JERRY L & PATRICIA J
                         OWNER ADDR: 00220   LOS RANCHOS               RD NE
ALBUQUERQUE NM       87113
01013059001171320l4   LEGAL: MAP  35 T R 266 A
LAND USE:
                      PROPERTY ADDR: 00000   FLORAL
                         OWNER NAME: PEREZ JAMES & PATSY A
                         OWNER ADDR: 01127   FLORAL                    PL NW
ALBUQUERQUE NM       87104
01013059005171320l5   LEGAL: MAP  35 T R 266 B
LAND USE:
                      PROPERTY ADDR: 00000   FLORAL
                         OWNER NAME: PEREZ JAMES L & PATSY A
                         OWNER ADDR: 01127   FLORAL                    PL NW
ALBUQUERQUE NM       87104
01012059452174409l0   LEGAL: TR A 1 LA ND DIV PLAT SUMMARY SUBD LAND OF DAVID
MAC  LAND USE:
                      PROPERTY ADDR: 00000   MONTOYA
                         OWNER NAME: PEREZ ALBERT R & LAWANNA N
                         OWNER ADDR: 01212   MONTOYA                   RD NW
ALBUQUERQUE NM       87104
01012059463152409l4   LEGAL: LOT  B PL AT OF LTS A, B & C LAND OF ALBERT PEREZ
CO  LAND USE:
                      PROPERTY ADDR: 00000   MONTOYA
                         OWNER NAME: PEREZ ALBERT R & LAWANNA
                         OWNER ADDR: 01212   MONTOYA                   ST NW
ALBUQUERQUE NM       87104
01012059474152409l5   LEGAL: LOT  C PL AT OF LTS A, B & C LAND OF ALBERT PEREZ
CO  LAND USE:
                      PROPERTY ADDR: 00000   MONTOYA
                         OWNER NAME: PEREZ ALBERT R & LAWANNA
                         OWNER ADDR: 01214   MONTOYA                   ST NW
ALBUQUERQUE NM       87104
01012059457146409l9   LEGAL: MAP  35 T R 270A1C
LAND USE:
                      PROPERTY ADDR: 00000   MONTOYA
                         OWNER NAME: EVERGREEN DURANES LTD CO
                         OWNER ADDR: 03002   RIO BRAVO                      SW
ALBUQUERQUE NM       87105
01012059461145409l8   LEGAL: MAP  35 T R 270 AID
LAND USE:
                      PROPERTY ADDR: 00000   MONTOYA
                         OWNER NAME: EVERGREEN DURANES LTD CO
                         OWNER ADDR: 03002   RIO BRAVO                      SW
ALBUQUERQUE NM       87105
```

```
01012059466144409 27   LEGAL: MAP  35 T RACT 270A2
LAND USE:
                       PROPERTY ADDR: 00000   MONTOYA
                          OWNER NAME: EVERGREEN DURANES LTD CO
                          OWNER ADDR: 03002   RIO BRAVO                    SW
ALBUQUERQUE NM       87105
01012059471143409 26   LEGAL: MAP  35 T RACT 270B
LAND USE:
                       PROPERTY ADDR: 00000   MONTOYA
                          OWNER NAME: EVERGREEN DURANES LTD CO LLC
                          OWNER ADDR: 03002   RIO BRAVO                    SW
ALBUQUERQUE NM       87105
01013059029135319 02   LEGAL: MAP  35 T R 315 A1A1
LAND USE:
                       PROPERTY ADDR: 00000   RIO GRANDE
                          OWNER NAME: EVERGREEN DURANES LTD CO LLC
                          OWNER ADDR: 01015   TIJERAS                     NW
ALBUQUERQUE NM       87102
01012059462134408 01   LEGAL: MAP  35 T RACT 314 LESS POR TO R/W .22AC
LAND USE:
                       PROPERTY ADDR: 00000   MONTOYA
                          OWNER NAME: DOMINGUEZ DAVID & ROSE
                          OWNER ADDR: 01140   MONTOYA                   ST NW
ALBUQUERQUE NM       87104
 .
 QUIT
```

101205949816440905

LEGAL: TRACT B-2 LD DIV PLAT SUMMARY SUB'N LD OF MA REPLAT TR B LD OF D
PROPERTY ADDR: 1120 FLORAL PL NW

OWNERS NAME: PADILLA ALFREDO
OWNERS ADDR: PO BOX 7223
ALBUQUERQUE, NM 87194

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

April 12, 2006

Russ Hugg
SURV TEK, INC.
9384 VALLEY VIEW DRIVE NW/87114
PHONE: 897-3366/FAX: 897-3377

Dear Russ:

Thank you for your inquiry of **April 12, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 58-A-P1, FLORAL MEADOWS** zone map **H-12.**

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

LOS DURANES N.A. (LDU) "R"
***William C. Herring**
3104 Coca Rd. NW/87104 243-4664 (h) 243-5544 (w)
Beverly Schoonover
3308 Beach NW/87104 242-1788 (h)

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

Sincerely,

Stephani Winklepleck
Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(10/08/05)

7005 0390 0001 6078 6084

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

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

OFFICIAL USE

ALBUQUERQUE, NM 87104

Postage	$ 1.11
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.36

UNIT ID: 0118
Postmark Here
APR 13 2006
Clerk: KCW542
04/13/06

ALBUQUERQUE NM 87104 APR 13 2006 USPS R.J. PINO

Sent To: Los Duranes N.A
Street, Apt. No.; or PO Box No.: 3308 Beach NW
City, State, ZIP+4: Albuquerque, NM 87104

PS Form 3800, June 2002 — See Reverse for Instructions

7005 0390 0001 6078 6077

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

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

OFFICIAL USE

ALBUQUERQUE, NM 87104

Postage	$ 1.11
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.36

UNIT ID: 0118
Postmark Here
APR 13 2006
Clerk: KCW542
04/13/06

ALBUQUERQUE NM 87104 APR 13 2006 USPS R.J. PINO

Sent To: Los Duranes N.A
Street, Apt. No.; or PO Box No.: 3104 Coca Road NW
City, State, ZIP+4: Albuquerque, NM 87104

PS Form 3800, June 2002 — See Reverse for Instructions

Project # 1003238

VANTAGE BUILDERS
PO BOX 1443
CORRALES, NM 87048

Project # 1003238
BEVERLY SCHOONOVER
Los Duranes N.A.
3308 BEACH NW
ALBUQUERQUE, NM 87104

101205946615840901

PEREZ ALBERT R & LAWANNA
1214 MONTOYA ST NW
ALBUQUERQUE NM 87104

101205949816440905

PADILLA ALFREDO
PO BOX 7223
ALBUQUERQUE, NM 87194

101305900117132014

PEREZ JAMES & PATSY A
1127 FLORAL PL NW
ALBUQUERQUE NM 87104

Project # 1003238

SURV-TEK, INC.
9384 VALLEY VIEW DRIVE NW
ALBUQUERQUE, NM 87114

101205948415740902

BENSON CAROLINE
1306 MONTOYA RD NW
ALBUQUERQUE NM 87104

101205945316540931

PEREZ ALBERT R & LAWANNA N
1212 MONTOYA NW
ALBUQUERQUE NM 87104

101205952417440908

PEREZ JAMES L & PATSY A
1127 FLORAL PL NW
ALBUQUERQUE NM 87104

101205946213440801

DOMINGUEZ DAVID & ROSE
1140 MONTOYA ST NW
ALBUQUERQUE NM 87104

Project # 1003238
WILLIAM C HERRING
Los Duranes N.A.
3104 COCA RD NW
ALBUQUERQUE, NM 87104

101205950215740903

EVERGREEN DURANES LTD CO
3002 RIO BRAVO SW
ALBUQUERQUE NM 87105

101205947516740933

EVERGREEN DURANES LTD CO LLC
1015 TIJERAS NW
ALBUQUERQUE NM 87102

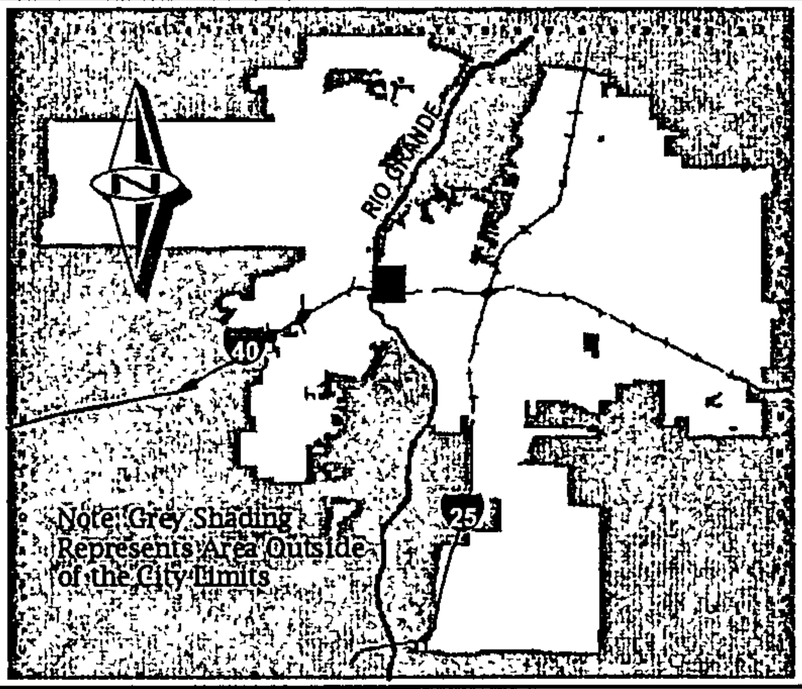
101305900116032012

TRUJILLO JERRY L & PATRICIA J
220 LOS RANCHOS RD NE
ALBUQUERQUE NM 87113

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

Albuquerque Geographic Information System

Map amended through: 3/14/2006



Zone Atlas Page:

H-12-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

April 13, 2006

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Lot 58-P1 and Parcel E, Floral Meadows, City of Albuquerque, Bernalillo County, (Zone Atlas Page K-18-Z).

The owner(s) of the above captioned property, Vantage Builders, Inc. and Albert Perez are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a portion of a Public Water and Sanitary Sewer Easement and a portion of a Private Driveway Easement which were granted by plat filed June 30, 2005 in Plat Book 2005C, page 233.

If you should have any further questions regarding this request, please call me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

CITY OF ALBUQUERQUE

FILE COPY

ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

April 21, 2006

TO: William C. Herring and Beverly Schoonover, Los Duranes Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately one (1) acre(s) – Major Preliminary Vacation of Public Easements; Minor Preliminary and Final Plat Approval and Minor Vacation of Private Easements for Floral Meadows.**

Proposed by: **Surv-Tek, Inc. at (505) 897-3366**
Agent for: **Vantage Builders**

For property located: **On or near Sarita Avenue NW between Montoya NW and Maciel NW.**

The case number(s) assigned is: **06DRB- 00543, 00432 and 00545, Project # 1003238**

City Planning accepted application for this request on **April 14, 2006.**

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, May 10, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

April 12, 2006 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 12:05 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000376**
   06DRB-00359 Major-Two Year SIA

   TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT COMPANY OF NM LTD request(s) the above action(s) for all or a portion of Lot(s) 1-117, UNIT 1 Lot(s) 1-35,UNIT 2, **PARADISE SKIES, UNITS 1 & 2,** zoned R-T, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 23 acre(s). [REF: DRB-94-107, 04DRB00410, 04DRB00391, 03DRB0013, 03DRB00188] (A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1003239**
06DRB-00364 Major-Vacation of Pub Right-of-Way

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Block(s) 264-A-1, **TOWN OF ATRISCO GRANT, UNIT 8,** located on ILLIF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s). [REF: 05EPC0186] (H-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH 3 ADDITIONAL CONDITIONS: STORM DRAIN EASEMENT SHALL BE RETAINED. THE PUBLIC WATER LINE EASEMENT SHALL BE RETAINED. TRACT 290A NEEDS TO BE A PUBLIC ROADWAY EASEMENT.**

06DRB-00443 Minor-SiteDev Plan Subd/EPC
06DRB-00444 Minor-SiteDev Plan BldPermit/EPC

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Tract(s) 264-A-1, TOWN OF ATRISCO GRANT, UNIT 8, (to be known as **ILIFF SELF STORAGE**) zoned SU-1/C-3, located on ILIFF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s). [REF: 05EPC-0186, 05EPC-01930] [David **Stallworth, EPC Case Planner**] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS, EPC LANGUAGE AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PRELIMINARY AND FINAL PLAT AND PLANNING FOR DAVID STALLWORTH'S INITIALS, EPC LANGUAGE AND 3 COPIES OF THE SITE PLAN.**

3. **Project # 1004712**
06DRB-00233 Major-Vacation of Public Easements
06DRB-00234 Minor-Prelim&Final Plat Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 4,** zoned R-D residential and related uses zone, developing area, located on SCHIST AVE NE, between MODESTO AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-46/SV-97-74] *[Was Indef Deferred on 3/15/06 to readvertise]* (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMNARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION OF GRADING PLAN AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE ON THE PLAT, CURRENT ZONING ON THE PLAT, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

4. **Project # 1004713**
06DRB-00235 Major-Vacation of Public Easements
06DRB-00236 Minor-Prelim&Final Plat Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on LIMESTONE AVE NE, between OAKLAND AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-17] *[Was Indef Deferred on 3/15/06 to readvertise]* (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMNARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION OF GRADING PLAN AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE ON THE PLAT, CURRENT ZONING ON THE PLAT, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

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

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] *[Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06 & 3/15/06 & 3/29/06 & 4/12/06]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/3/06.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

6. **Project # 1004725**
06DRB-00429 Minor-SiteDev Plan BldPermit

RICK BENNETT ARCHITECTS agent(s) for JOHN BATTAGLIA request(s) the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, **ATRISCO BUSINESS PARK, UNIT 4,** zoned SU-1 for IP special use zone, located on COORS BLVD NW, between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 1 acre(s). [REF: 06EPC-00278] (J-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

7. **Project # 1003364**
06DRB-00430 Minor-SiteDev Plan BldPermit/EPC

TAFAZZUL HUSSAIN agent(s) for PHIL LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A-2, Block(s) 10, Tract(s) 2, NORTH ALBUQUERQUE ACRES (to be known as **PASEO PLACE**) zoned SU-2 Mixed Use, located on HOLLY AVE NE, between LOUISIANA NE and WYOMING NE containing approximately 1 acre(s). [REF: DRB-

95-478, 06EPC-00078] [**David Stallworth, EPC Case Planner**] (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF DAVID STALLWORTH'S INITIALS AND TITLE SHOULD READ "SITE PLAN FOR BUILDING PERMIT" ON THE SITE PLAN SHEET.**

8. **Project # 1004672**
06DRB-00448 Minor-SiteDev Plan BldPermit/EPC

BRASHER & LORENZ INC agent(s) for PUBLIC SERVICE CO OF NEW MEXICO (PNM) request(s) the above action(s) for all or a portion of Tract(s) C, **RINCONADA POINT, UNIT 1,** zoned SU-1 RESIDENTIAL USES, located on UNSER BLVD NW, between ST JOSEPH NW and VISTA ALEGRE NW containing approximately 2 acre(s). [REF: 06EPC00133] [**Catalina Lehner, EPC Case Planner**] (G-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

9. **Project # 1003921**
06DRB-00436 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for CITY OF ALBUQUERQUE, DEPARTMENT OF MUNICIPAL DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) A, **NORTH DOMINGO BACA PARK (proposed) and Tract(s) A, AMAFCA KINNEY DAM (proposed),** zoned SU-1, Community Park & Related Facilities, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 60 acre(s). [REF: 05EPC-00183, Z-98-130, Z-99-83, DRB-98-212, DRB-99-7, DRB-96-549) [**Carmen Marron, EPC Case Planner**] (C-19) **SITE PLAN FOR SUBDIVISION (MASTER DEVELOPMENT PLAN) WAS APPROVED AND SIGNED OFF BY THE BOARD.**

06DRB-00439 Minor-Prelim&Final Plat Approval	JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & 28-32, Block(s) 7, and Lot(s) 1-5 & 28-32, Block(s) 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 (to be known as **AMAFCA KINNEY DAM, TRACT A**) zoned SU-1 & RD/RT, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NW containing approximately 21 acre(s). [REF: 05DRB-01758, 01759 AND 01760] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
06DRB-00440 Minor-Prelim&Final Plat Approval	JEFF MORTENSEN & ASSOCIATES agent(s) for PARK DESIGN & CONSTRUCTION DIVISION, DEPARTMENT OF MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 6-27, Block(s) 7 and Lot(s) 6-27, Block(s) 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 (to be known as **TRACT A, NORTH DOMINGO BACA PARK**) zoned SU-1 & RD/RT, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NW containing approximately 21 acre(s). [REF: 05DRB-01758, 01759 AND 01760] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. Project # 1002112
05DRB-01933 Minor-SiteDev Plan Subd/EPC
05DRB-01934 Minor-SiteDev Plan BldPermit/EPC

DCSW INC agent(s) for SOLID GOLD CLASSIC LTD request(s) the above action(s) for all or a portion of Lot(s) 1-5 and 28-32, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A, (to be known as **PASEO CROSSING SHOPPING CENTER**) zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS DR NE containing approximately 6 acre(s). [REF: 04EPC01221, 04EPC01222][**Carmen Marrone, EPC Case Planner**] *[Indef deferred on 1/25/06]* (D-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES.**

02DRB-01110 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 1-5, 28-32, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES - UNIT A, (to be known as **PASEO CROSSING SHOPPING CENTER**) zoned SU-2/Mixed Use, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: Z-98-141,AX-98-16] *[Was Indef Deferred 7/31/02. [Indef deferred on 1/25/06]* (D-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

11. Project # 1001409
06DRB-00446 Minor-Extension of Preliminary Plat

ADVANCED ENGINEERING & CONSULTING LLC. agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1,** zoned R-1 residential zone, located on LOMAS BLVD NE,

between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. Project # 1004083
06DRB-00427 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC agent(s) for SANCHEZ & WADE LLC request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2, located on ZUNI SE, between ADAMS SE and JEFFERSON SE containing approximately 1 acre(s). [REF: 05DRB-01849] (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE, AGIS DXF FILE, CURRENT ZONING ON PLAT AND TO RECORD.**

13. Project # 1004768
06DRB-00369 Minor-Prelim&Final Plat Approval

JACKS HIGH COUNTRY INC agent(s) for DAVID & JENNIFER THORNBURG request(s) the above action(s) for all or a portion of Lot(s) 1A, 1, 2 & 18, Block(s) 11, **MONTGOMERY HEIGHTS,** zoned R-1, located on MARS RD NE, between WELLESLY AVE NE and TULANE DR NE containing approximately 1 acre(s). *[Deferred from 3/29/06]* (G-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PNM'S SIGNATURE AND TO RECORD.**

06DRB-00428 Minor-Vacation of Private Easements

JACKS HIGH COUNTRY INC agent(s) for DAVID & JENNIFER THORNBURG request(s) the above action(s) for all or a portion of Lot(s) 1A,1, 2 & 18, Block(s) 11, **MONTGOMERY HEIGHTS,** zoned R-1 residential zone, located on MARS RD NE, between WELLESLEY AVE NE and TULANE DR NE containing approximately 1 acre(s). [REF:

06DRB00369] (G-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1004790**
06DRB-00411 Minor-Prelim&Final Plat Approval

JULIE MARS AND ROBERT FARRIS request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 5, **SANTA FE ADDITION,** zoned SU-2 for R-1 special neighborhood zone, located on SANTA FE AVE SW, between 9TH ST SW and 8TH ST SW containing approximately 1 acre(s). [REF: BA-167] (K-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF SIDEWALKS GREEN TAG AND PLANNING TO RECORD.**

15. **Project # 1003285**
06DRB-00426 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 4, Tract(s) S, Block(s) 13, **SUNDORO SOUTH, UNIT 6,** zoned SU-2/R-LT, located on SILICA AVE NW, between 94TH ST NW and TUMULUS NW containing approximately 2 acre(s). [REF: 05DRB-01296, 05DRB-00106, 05DRB-00107] [Listed as Project #1004797 in error] *[Deferred from 4/12/06]* (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/26/06.**

16. **Project # 1004798**
06DRB-00431 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KENNETH FAJARDO, AMERICAN POSTAL WORKERS UNION request(s) the above action(s) for

all or a portion of Lot(s) 1-5 and 14-18, Block(s) 2, **SPRINGER TRANSFER CO'S ADDITION, UNIT 1,** zoned SU-2 for M-1 light manufacturing zone, located on KINLEY AVE NE, between FRANCISCAN ST NE and ARNO ST NE containing approximately 1 acre(s).[REF: ZA-73-188] (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHALS OKAY FOR FIRE PROTECTION AND TRANSPORTATION DEVELOPMENT FOR CUL-DE-SAC DEDICATIONS ON FRANCISCAN AND ARNO.**

17. **Project # 1002176**
06DRB-00092 Major-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SEC 26 TION R4E TOGETHER W/ TRACT E-1, NORTH FOUR HILLS, (to be known as **COVERED WAGON SUBDIVISION**) zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s).*(Was Indef deferred on 2/1/06) [Deferred from 4/5/06]* (L-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR LANGUAGE ON SEWER EASEMENT GRANT ON LOT 24 WHO TO DEDICATE TOO AND PLANNING TO RECORD.**

18. **Project # 1003238**
06DRB-00432 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Tract(s) E, **FLORAL MEADOWS,** zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). [Listed as Project #1004799 in error] *[Indef deferred on 4/12/06]* (H-12)

Indef deferred

for public hearing to vacate public easements

INDEFINITELY DEFERRED AT AGENT'S REQUEST.

19. **Project # 1003687**
06DRB-00434 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 133, 134 & 135, **WESTERN RIDGE, UNIT 1, AT VENTANA RANCH WEST,** zoned R-LT residential zone, located on NACIMIENTO ST NW, between DRAGOON RD NW and VENTANA WEST PKWY NW containing approximately 1 acre(s). [REF: 05DRB00697] (B-8) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1004788**
06DRB-00408 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK,** zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE , between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). *[Deferred from 4/5/06][Indef deferred from 4/12/06]* (L-15) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

21. **Project # 1004771**
06DRB-00373 Minor-Prelim&Final Plat Approval

RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION,** zoned SU-2/NCR, located on COAL AVE SW, between 10TH ST SW and 11TH ST SW containing approximately 1

acre(s). *[Deferred from 3/29/06 & 4/5/06 & 4/12/06]* (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/19/06.**

22. Project # 1004770
06DRB-00372 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES, STEVE COE request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 10, **MESA GRANDE ADDITION,** zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and ZUNI RD SE containing approximately 1 acre(s). *[Deferred from 3/29/06 & 4/5/06]* (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

23. Project # 1004564
06DRB-00433 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for CURRY BRANDAW ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) 19-22, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned SU-2, O-1, located on PALOMAS AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 4 acre(s). *[Issued Project #1004800 in error]* (D-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004792**
06DRB-00414 Minor-Sketch Plat or Plan

SURVEY'S SOUTHWEST, LTD agent(s) for DUNCAN MILLOY request(s) the above action(s) for all or a portion of Lot(s) 5, **FITZGERALD ADDITION,** zoned R-1, located on FITZGERALD RD NW, between CANDELARIA RD NW and 4TH ST NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1003991**
06DRB-00437 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7, (to be known as **RESIDENTIAL @ 98TH AND SAGE**) zoned R-LT residential zone, located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 4 acre(s). [REF: Z-79-164, 05EPC-0364, 053PC-0365, 05EPC-0366, 05EPC-0367, 05DRB-01293, 05DRB-01294] (M-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1004801**
06DRB-00438 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for FRATERNAL ORDER OF POLICE, ALBUQUERQUE LODGE 1 request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE ADDITION,** zoned SU-1 FOR IP, located on JEFFERSON ST NE and the BEAR ARROYO and containing approximately 10 acre(s). [REF: SP-77-71] (E-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Project # 1004803
06DRB-00445 Minor-Sketch Plat or Plan

DAVID W SPRAGUE agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) A-H, **LOS BLANCOS ADDITION,** zoned R-T, located on 75TH ST NW, between CENTRAL ST NW and YUCCA NW containing approximately 2 acre(s). (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Project # 1004804
06DRB-00449 Minor-Sketch Plat or Plan

JESUS SANDOVAL agent(s) for ALEX MCLUSSER request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERNAS,** zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). (L-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. Approval of the Development Review Board Minutes for April 5, 2006. **NO MINUTES WERE DONE THIS WEEK.**

ADJOURNED: 12:05 P.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003238 **AGENDA ITEM NO: 18**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

Plat must show all easements of record.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 12, 2006

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 12, 2006
DRB Comments

ITEM # 18

PROJECT # 1003238 **APPLICATION # 06-00432**

RE: Floral Meadows, Lot 58 & Parcel E/minor replat

Planning has no objection.

We will take delegation for AGIS dxf approval and to record the plat.

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

#18

3238

DXF Electronic Approval Form

DRB Project Case #: 1003238

Subdivision Name: FLORAL MEADOWS LOT 58AP1 & PARCEL E1

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 4/11/2006 Hard Copy Received: 4/11/2006

Coordinate System: NMSP Grid (NAD 27)

Approved

04.11.2006
Date

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

AGIS Use Only

Copied fc **3238** to agiscov on **4/11/2006** Contact person notified on **4/11/2006**

#13

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

Comp 11/22/05 kg

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-01719 (P&F)** Project # **1003238**

Project Name: **FLORAL MEADOWS**

Agent: Tierra West LLC Phone No.: 858-3100

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 11/16/05 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: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ 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.
- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** BK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003238

#13

DRB CASE A(:TION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: **05DRB-01719 (?&F)** Project # **1003238**

Project Name: **FLORAL MEADOWS**

Agent: Tierra West LLC Phone No.: 858-3100

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 11/16/05 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: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ 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.
- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003238

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

NOVEMBER 16, 2005 9:00 A.M.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 12:20 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. Project # 1002556
05DRB-01636 Major-Vacation of Pub Right-of-Way

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) D, **PARADISE HEIGHTS, BLACK ARROYO DAM,** zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 8 acre(s). [REF: Z-98-19, Z-97-88] *[Deferred from 11/16/05]* (A-12)
DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.

2. **Project # 1004341**
05DRB-01634 Major-Preliminary Plat Approval
05DRB-01635 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO SUBDIVISION**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). *[Deferred from 11/16/05]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

3. **Project # 1004508**
05DRB-01630 Major-Vacation of Pub Right-of-Way

RICHARD MABRY agent(s) for FOUR HILLS PRIVATE COMMUNITY request(s) the above action(s) for Parcel(s) 1, Unit(s) 1-5 and Parcel(s) 2, Unit(s) 1-5, **FOUR HILLS MOBILE HOME PARK,** zoned SU-1 special use zone, located on SINGING ARROW SE, between JUAN TABO SE and WESTERN SKIES SE. (L-22) **VACATION DENIED.**

4. **Project # 1002254**
05DRB-01642 Major-SiteDev Plan Subd
05DRB-01643 Major-SiteDev Plan BldPermit

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] *[Deferred from 11/16/05]* (C-18) **SITE PLAN FOR SUBDIVISION WAS WITHDRAWN AT THE AGENT'S REQUEST. THE SITE PLAN FOR BUILDING PERMIT WAS DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

5. **Project # 1002196**
05DRB-01646 Major-Vacation of Pub Right-of-Way
05DRB-01647 Minor-Prelim&Final Plat Approval

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 42-P1, **LOS ANTEPASADOS,** zoned SU-1 MH, located on SUNSET GARDENS SW, between CORREGIDOR ST SW and SANTA CLARA CEMETERY containing approximately 1 acre(s). [REF: 04DRB00873, 04DRB00875, 04DRB00877, 04DRB-01000, 05DRB-00610] (K-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO CORRECT THE DRAINAGE EASEMENT AND PLANNING FOR 15-DAY APPEAL PERIOD AND THE AGIS DXF FILE.**

6. **Project # 1004462**
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

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 # 1001623
05DRB-01709 Minor-SiteDev Plan Subd/EPC
05DRB-01710 Minor-SiteDev Plan BldPermit/EPC
05DRB-01708 Minor-Prelim&Final Plat Approval

MARTIN GRUMMER agent(s) for CONSTANTINE NELLOS request(s) the above action(s) for all or a portion of Tract(s) G-2A, SEVEN BAR RANCH, (to be known as **QUARTERS PLAZA OFFICE BUILDING**) zoned SU-1, located on ELLISON DR NW, between STATE HIGHWAY 528 NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 01EPC-01743, 02DRB-00353] **[Russell Brito for Debbie Stover, EPC Case Planner]** *[Deferred from 11/16/05]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

8. Project # 1002513
05DRB-01715 Minor-Amnd SiteDev Plan BldPermit

DEKKER/ PERICH/ SABATINI agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **TRIANGLE REALTY CO,** zoned C-3, located on SAN MATEO BLVD NE, between OSUNA NE and I-25 NE containing approximately 9 acre(s). [REF: V-86-148, 03EPC00318, 03DRB00739, 05EPC01390] **[Catalina Lehner, EPC Case Planner]** (E-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

9. Project # 1004365
05DRB-01717 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for KEVIN DAVIS request(s) the above action(s) for all or a portion of Tract(s) 6A, **DAIRY QUEEN @ BOSQUE PLAZA,** zoned C-1 SC, located on BOSQUE PLAZA LANE NW, between COORS BLVD NW and LA ORILLA NW containing approximately 1 acre(s). [REF: 02DRB-01925, 05DRB-01042] **[Cataline Lehner, EPC Case Planner]** (E-12) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

10. **Project # 1003991**
05DRB-01716 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 4, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **RETAIL SHOPS @ SAGE MARKET PLACE**) zoned SU-1 FOR C-1 with Drive-Up Pharmacy, R-LT & C-1 (SC), located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 14 acre(s). [REF: Z-79-154, 05EPC00364, 05EPC00365, 05EPC00366, 05EPC00367, 05DRB01293, 05DRB01294] **[Stephanie Shumsky, EPC Case Planner]** (M-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS, CLOSURE AGREEMENT AND LAYOUT OF PARKING STALLS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

11. **Project # 1000551**
05DRB-01544 Minor-SiteDev Plan
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 10/12/05 & 10/26/05 & 11/9/05 & 11/16/05]* (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

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

12. **Project # 1001789**
05DRB-01718 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA,** zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). *[Deferred from 11/16/05]* (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

13. ~~**Project # 1003238**~~
05DRB-01719 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD., CO., LLC request(s) the above action(s) for Lot(s) 12-A-P1, 13-A-P-1, 18-A-P1 thru 27-A-P1, **FLORAL MEADOWS,** zoned R-LT, located on INTERSTATE 40 NW, between RIO GRANDE BLVD NW and MONTOYA STREET NW containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156, 04EPC-00157, 04DRB-00661, 04DRB-0227, 05DRB-01489] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1004322**
05DRB-01712 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for AL CARABAJAL & MICHELLE LESICKA request(s) the above action(s) for the north 87 feet of Lot(s) 24 & the north half of Lot(s) 21, **LOS HERMANOS ADDITION,** zoned R-1 residential zone, located on LOS HERMANAS ST NW, between CARLTON ST NW and BELLROSE AVE NW containing approximately 2 acre(s). [REF: 05DRB 01143] (G-15) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003475**
05DRB-01656 Minor-Final Plat Approval

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNDANCE ESTATES (to be known as PARADISE VIEW SUBDIVISION)** zoned R-LT residential zone, located on PARADISE BLVD NW, between JAMES MONROE MID-SCHOOL and ST JUDE CATHOLIC CHURCH containing approximately 23 acre(s). [REF: 04DRB01694, 04DRB01695, 04DRB01696] [*Deferred from 11/2/05 for SIA] [Deferred from 11/9/05]* (B-1011) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MISCELLANEOUS COMMENTS AND TO PLANNING FOR COPY OF FILED SIA AND TO RECORD.**

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

16. Project # 1004535
05DRB-01703 Minor-Sketch Plat or Plan

LA RESOLANA ARCHITECTS agent(s) for EXPLORABILITIES request(s) the above action(s) for all or a portion of Block(s) 39, Lot(s) 45 thru 52, **VALLEY VIEW ADDITION,** zoned C-1, C-2, located on COPPER AVE NE, between JACKSON ST NE and MANZANO ST NE containing approximately 1 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Project # 1004540
05DRB-01713 Minor-Sketch Plat or Plan

WILSON & CO agent(s) for MESA VERDE & LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1, 4, 5, 6 & 19, Block(s) 5, UNIT 25, VOLCANO CLIFFS AND TRACT D OF VISTA VIEJA, UNIT 2, (to be known as **BOCA NEGRA DAM, LOTS 1-3**) zoned R-1, located on 81ST ST NW, between COMPASS DR NW and UNSER BLVD NW containing approximately 25 acre(s). (D-9/D-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Project # 1004541
05DRB-01714 Minor-Sketch Plat or Plan

SURV-TEK INC agent(s) for CORE REALTY HOLDINGS LLC request(s) the above action(s) for all or a portion of Tract(s) B-9J-1A, **SEVEN BAR RANCH,** zoned SU-1 FOR R-2 USES, located on NM 528 NW, between COORS BLVD NW and CIBOLA LOOP NW containing approximately 37 acre(s). [REF: DRB-94-532, Z-94-96, AA-97-35] (A-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for November 2, 2005. **THE DRB MINUTES FOR NOVEMBER 2, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.

CITY OF ALBUQUERQUE
Planning Department
November 16, 2005
DRB Comments

ITEM # 13

PROJECT # 1003238 APPLICATION # 05-01719

RE: Lots 12-A-P1, 13-A-P1, 18-AP1 thru27-A-P1 FLORAL MEADOWS

There is no objection to this request.

AGIS dxf dated 11/8/05 is approved and on file with this office.

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

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003238 **AGENDA ITEM NO: 13**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.
All signed

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 16, 2005

#16

COMPLETED 11/16/05 stt

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **05DRB-01666 (FP)** Project # **1003238**

Project Name: **FLORAL MEADOWS**

Agent: Tierra West LLC Phone No.: 858-3100

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 11/9/05 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: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): Record plat
- ☐ _____
- ☐ _____
- ☐ _____

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

Project Number 1003238

#16

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **05DRB-01666 (FP)** Project # **1003238**

Project Name: **FLORAL MEADOWS**

Agent: Tierra West LLC Phone No.: 858-3100

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 11/9/05 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: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): Record plat
- ☐ _____
- ☐ _____
- ☐ _____

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

☐ **3 copies of the approved site plan. Include all pages.**

☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

☐ **AGIS DXF File approval required.** — Okay

☐ **Copy of recorded plat for Planning.**

Project Number 1003238

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 9, 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: 11:20 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. Project # 1001875
05DRB-01607 Major-Two Year SIA

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND OF PRESLEY CO OF N.M. (to be known as **WESTERN TRAILS ESTATES,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC-00838, 02DRB-01493, 02DRB-01495, 02DRB-01507, 02DRB-01508] (F-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2.	**Project # 1002848** 05DRB-01620 Major-Two Year SIA	TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION request(s) the above action(s) for all or a portion of Tract(s) A1 & B1, **AMERICAN TOYOTA,** zoned SU-2, SU-1, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 5 acre(s).[REF: 03DRB0127, DRB-95-75,04DRB00571] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**
3.	**Project # 1000650** 05DRB-01067 Major-SiteDev Plan BldPermit	TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP request(s) the above action(s) for all or a portion of Tract(s) 1A2, **LANDS OF LAMONICA,** zoned SU-1/C-1 permissive use, located on COORS BLVD SW, between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 2 acre(s). *[Deferred from 7/20/05. Indefinitely deferred on a no show on 8/10/05]* (P-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO UPDATE TIS AND TO PLANNING TO ADDRESS COMMENTS AND 3 COPIES OF THE SITE PLAN.**
4.	**Project # 1000560** 05DRB-01501 Major-SiteDev Plan BldPermit	TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, JOURNAL CENTER (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680]*[Deferred from 10/26/05 & 11/2/05]* (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/9/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT FOR ACCESS CLOSURE AGREEMENT.**

5. **Project # 1001370**
05DRB-01619 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10, Z-80-30] (M-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

7. **Project # 1004387**
05DRB-01332 Major-Vacation of Pub Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION,** located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). *[Deferred from 9/14/05 & 10/5/05 & 11/9/05]* (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

8. **Project # 1003523**
05DRB-01369 Major-Preliminary Plat Approval
05DRB-01368 Major-SiteDev Plan Subd
05DRB-01370 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98TH ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s).[REF:04EPC-01003, 04EPC-01352, 04EPC-01489] *[Deferred from 9/28/05 & 11/2/05 & 11/9/05]* (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

9. **Project # 1004462**
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/16/05.**

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.

10. **Project # 1000551**
05DRB-01544 Minor-SiteDev Plan BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 10/12/05 & 10/26/05 & 11/9/05]* (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/16/05.**

11. Project # 1003747 05DRB-01550 Minor-SiteDev Plan Subd/EPC 05DRB-01551 Minor-SiteDev Plan BldPermit/EPC	TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 10/12/05 & 10/26/05]* (H-20) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/9/05 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLANS AND TRANSPORTATION DEVELOPMENT FOR ENTRANCE AT BLACK ANGUS AND REMOVAL OF QWIK CURB.**
05DRB-01685 Minor-Prelim&Final Plat Approval	TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: 05DRB-01550, 05DRB-01551] (H-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING INFORMATION FOR "ECR'S" AND TO PLANNING FOR AGIS DXF FILE.**
12. Project # 1000500 05DRB-01689 Minor-SiteDev Plan BldPermit/EPC	CITY PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Block(s) 0000, CA SPORTS STADIUM PARK, (to be known as **ABQ SPORTS COMPLEX**) zoned SU-1 SPORTS COMPLEX, RESTAURANT, LOUNGE & RELATED FACILITIES, located on AVENIDA CESAR CHAVEZ SE, between UNIVERSITY BLVD SE and BUENA VISTA BLVD SE containing approximately 26 acre(s). [REF: Z-83-16] (L-15) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RESOLUTION OF PARKING RAMP ISSUES AND ADA RAMP NOTES.**

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

13. Project # 1000029
05DRB-01681 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C, B-1A-1 OF **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, of **ARBOLERA DE VIDA PHASE 2,** zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 04DRB01651] (H-13) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

14. Project # 1000296
05DRB-01682 Minor-Ext of SIA for Temp Defer SDWK

BYRD CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 106P1, **OXBOW PARK SUBDIVISION,** zoned R-1 residential zone, located on ALAMOGORDO DR NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). (G-11) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

15. Project # 1002819
05DRB-01506 Minor-Prelim&Final Plat Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3,** zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] *[Deferred from 10/5/05 & 10/12/05 & 10/19/05 & 10/26/05]* (N-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

16. **Project # 1003238**
05DRB-01666 Major-Final Plat Approval

TIERRA WEST agent(s) for EVERGREEN DURANES LTD CO LLC request(s) the above action(s) for Lot(s) 42-AP1 and 44-AP1 thru 57-AP1, **FLORAL MEADOWS,** zoned R-LT residential zone, located on I-40, between RIO GRANDE NW and MONTOYA ST NW containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,, 04EPC-00157, 04DRB-00661, 04DRB-01227, 05DRB-01489] (H-12/H-13) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1004434**
05DRB-01687 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for MS DEV ONE LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF JACK F CULLY (to be known as **EL POTRERO PROPERTIES**) zoned RA-2, located on EL PORTERO RD NW, between TIERRA VIVA NW and MONTANO NW containing approximately 2 acre(s). [REF: 05DRB-01475] (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR M.R.G.C.D. SIGNATURE AND ESTATE CURB AND TO PLANNING FOR AGIS DXF FILE AND ZONING DATA.**

18. **Project # 1003883**
05DRB-01000 Minor- Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CARL J BETTINGER ETAL, request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, JOURNAL CENTER PHASE 2, UNIT 1, (to be known as **JOURNAL CENTER LAW OFFICES**) zoned IP, located on TIBURON ST NE, between JEFFERSON ST NE and containing approximately 3 acre(s). *[Indef Deferred 6/22/05 for the SIA]* [Applicant's name has changed] (D-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

19. **Project # 1004454**
05DRB-01670 Minor- Prelim&Final Plat Approval

PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Block(s) B, Tract(s) 7, **SOUTH BROADWAY ACRES, UNIT 1,** zoned SU-2 MR, located on JOHN ST SE between BETHEL SE and WOODWARD ST SE containing approximately 1 acre(s). (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 9-FOOT SETBACK FROM FACE OF CURB AND PLANNING FOR PROPERTY MANAGEMENTS' SIGNATURE AND AGIS DXF FILE.**

20. **Project # 1004529**
05DRB-01683 Minor-Prelim&Final Plat Approval

DONART BRONDER request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) L, **ATLANTIC & PACIFIC ADDITION,** zoned SU-2 NCR, located on ATLANTIC AVE SW, between 4TH ST SW and 3RD ST SW containing approximately 1 acre(s). (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 2-FEET OF DEDICATION ALONG THE ALLEY AND PLANNING FOR CHANGE OF ZONING ON PLAT AND TO RECORD.**

21. **Project # 1003475**
05DRB-01656 Minor-Final Plat Approval

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNDANCE ESTATES (to be known as PARADISE VIEW SUBDIVISION)** zoned R-LT residential zone, located on PARADISE BLVD NW, between JAMES MONROE MID-SCHOOL and ST JUDE CATHOLIC CHURCH containing approximately 23 acre(s). [REF: 04DRB01694, 04DRB01695, 04DRB01696] *[Deferred from 11/2/05 for SIA] [Deferred from 11/9/05]* (B-1011) **DEFERRED AT THE AGENT'S REQUEST TO 11/16/05.**

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

22. **Project # 1004521**
05DRB-01663 Minor-Sketch Plat or Plan

ADIL RIZVI request(s) the above action(s) for all or a portion of Block(s) 30, Tract(s) A, **SONORA SUBDIVISION, UNIT B,** zoned RD, located on SIGNAL NE, between LOUISIANA NE and SAN PEDRO NE containing approximately 1 acre(s).(C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1004528**
05DRB-01680 Minor-Sketch Plat or Plan

JOHN C LORENZO agent(s) for JOSE & NORA CHAVEZ request(s) the above action(s) for Tract(s) 180B2, 176A5B and 176B1, **LANDS OF JOE B AND NORA G CHAVEZ,** zoned RA-2 residential and agricultural zone, located on CAMILO LN NW and LEONORA NW and containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004530**
05DRB-01686 Minor-Sketch Plat or Plan

ISAAC BENTON & ASSOCIATES agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for Tract(s) G-2, **ALBUQUERQUE WEST, UNIT 1,** zoned SU-1 FOR PDA to include C-3 USES, located on MARNA LYNN AVE NW, between DAVENPORT ST NW and CACTUS TRAIL DR NW containing approximately 2 acre(s). [REF: DRB-89-465,DRB-94-624,DRB-94-616,Z-94-134](C-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for October 26, 2005.

ADJOURNED: 11:20 a.m.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003238 **AGENDA ITEM NO: 16**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 9, 2005

#16

3238

DXF Electronic Approval Form

DRB Project Case #: 1003238

Subdivision Name: FLORAL MEADOWS LOTS 12AP1, 13AP1 & 18AP1 THRU 27AP1

Surveyor: RUSS P HUGG

Contact Person: KELLY KRUEGER

Contact Information: 858-3100

DXF Received: 11/8/2005 Hard Copy Received: 11/8/2005

Coordinate System: NMSP Grid (NAD 27)

Approved

11-8-2005
Date

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

AGIS Use Only

Copied fc **3238** to agiscov on **11/8/2005** Contact person notified on **11/8/2005**

CITY OF ALBUQUERQUE
Planning Department
November 9, 2005
DRB Comments

ITEM # 16

PROJECT # 1003238 APPLICATION # 05-01666

RE: Lots 42-AP1 and 44-AP1 thru 57-AP1, Floral Meadows/major fp

Has anything changed from the preliminary plat?

AGIS dxf approval is on file dated 10/28/05.

Planning will take delegation to file the plat.

Walls are approved.

Andrew Garcia.

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 19, 2005

1. Project # 1003238
05DRB-01489 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS,** zoned R-LT residential zone, located on MONTOYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,04EPC-00157, 04DRB-00661, 04DRB-01227] (H-12/13)

At the October 19, 2005, Development Review Board meeting, the preliminary plat was approved.

If you wish to appeal this decision, you must do so by November 3, 2005, in the manner described below.

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

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.)

For Sheran Matson, AICP, DRB Chair

Cc: Evergreen Duranes Ltd., Co., LLC, 1015 Tijeras NW, 87110
Tierra West LLC, 8509 Jefferson NE, 87113
Bob Harper, 2428 Rose Ave NW, 87104
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003238 AGENDA#: 1 DATE: 10.19.05

1. Name: Bob HARPER Address: 2428 ROSEAVE NW Zip: 87104
2. Name: Terra West Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003238 **AGENDA ITEM NO: 1**

SUBJECT:

Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 19, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 19, 2005

Project # 1003238
05DRB-01489 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS,** zoned R-LT residential zone, located on MONTOYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC00156,04EPC00157, 04DRB00661, 04DRB01227] (H-12/13)

AMAFCA — No adverse comments.

COG — For information, Floral Road is identified as a bike route on the Long Range Bikeway System map.

Transit — No adverse comments.

Zoning Enforcement — Lots less than .0918 acre are under the 4,000 square foot minimum required for RLT zone.

Neighborhood Coordination

Letters sent to Los Duranes NA (R) and West Old Town NA (R).

APS

The request for preliminary plat approval for **Floral Meadows** Subdivision will have minimal impacts to the APS district. The affected schools include Duranes Elementary, Garfield Middle School and Valley High School. All schools have sufficient capacity to absorb any students generated from this proposed development.

School	2005-06 Projections	Capacity	Space Available
DURANES ES	307	390	83
GARFIELD MS	416	710	294
VALLEY HS	1917	2290	373

Police Department — No CPTED or crime prevention comments at this time.

Fire Department	No adverse comments.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	No adverse comments.
Transportation Development	No objection to the request.
Parks & Recreation	No objection.
Utilities Development	No objection to Preliminary Plat approval.
Planning Department	No objection. Perimeter wall design was approved previously.
Impact Fee Administrator	Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of 2,000 square feet, it is estimated that impact fees will total approximately $1,296 if a building permit is obtained by December 30, 2005, $2,554 if a permit is obtained prior to December 29, 2006, and the full impact fee of $3,812 would be payable thereafter.

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

cc:Evergreen Duranes Ltd., Co., LLC, 1015 Tijeras NW, 87110
Tierra West LLC, 8509 Jefferson NE, 87113

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, October 19, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003238 05DRB-01489 Major-Preliminary Plat Approval	TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1. and 44-P1 through 57-P1, **FLORAL MEADOWS,** zoned R-LT residential zone, located on MONTOYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC00156,04EPC00157, 04DRB00661, 04DRB01227] (H-12/13)
Project # 1000788 05DRB-01491 Major-Vacation of Pub Right-of-Way	RICHARD EVANS & KELLY CONABOY, request(s) the above action(s) for all or a portion of Block(s) P & R, **PARADISE SKIES, UNIT 9,** zoned R-T, located on SKY WATCHER ST NW, between CELESTIAL AVE NW and MCMAHON BLVD NW. [REF: 05DRB00508] (A-11)
Project # 1004454 05DRB-01499 Major-Vacation of Pub Right-of-Way	PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) B **SOUTH BROADWAY ACRES, UNIT 1,** zoned SU-2 MR, located on JOHN ST SE, between BETHEL SE AND WOODWARD ST SE and containing approximately 1 acre(s). (M-14)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 3, 2005

CITY OF ALBUQUERQUE

FYI

Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

October 3, 2005

TO: William C. Herring and Beverly Schoonover, Los Duranes NA
Ramona Tafoya and Joann Bagley, West Old Town NA

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately two (2) acre(s): Major Preliminary Plat Approval for Floral Meadows Subdivision changing of lot lines for fifteen (15) lots from one half (1/2) foot to one (1) foot.**

Proposed by: **Tierra West, LLC at 858-3100**
Agent for: **Evergreen Duranes Ltd. Co., LLC**

For property located: **On or near Interstate 40 West between Rio Grande Boulevard NW and Montoya Street NW.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

The case number(s) assigned is: **05DRB- 01489, Project # 1003238.**

City Planning accepted application for this request on **September 21, 2005**.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, October 19, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: OCTOBER 19, 2005
Zone Atlas Page: H-12-H-13Z
Notification Radius: 100 Ft.

Project# 1003238
App#05DRB-01489

Cross Reference and Location: INTERSTATE 4O WEST BETWEEN RIO GRANDE BLVD NW AND MONTOYA STREET NW

Applicant: EVERGREEN DURANES LTD. CO LLC
Address: 1015 TIJERAS NW
ALBUQUERQUE, NM 87110

Agent: TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113

Special Instructions:

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

Date Mailed: SEPTEMBER 30, 2005
Signature: YVONNE SAAVEDRA

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z		
		SUBDIVISION	
_X_		Major Subdivision action	
____		Minor Subdivision action	
____		Vacation	
____		Variance (Non-Zoning)	
		SITE DEVELOPMENT PLAN	
____		for Subdivision Purposes	
____		for Building Permit	
____		IP Master Development Plan	
____		Cert. of Appropriateness (LUCC)	
		STORM DRAINAGE	
____		Storm Drainage Cost Allocation Plan	
		ZONING & PLANNING	
		____ Annexation	
		____ County Submittal	
	V	____ EPC Submittal	
		____ Zone Map Amendment (Establish or Change Zoning)	
P		____ Sector Plan (Phase I, II, III)	
		____ Amendment to Sector, Area, Facility or Comprehensive Plan	
		____ Text Amendment (Zoning Code/Sub Regs)	
		____ Street Name Change (Local & Collector)	
L	A	**APPEAL / PROTEST of...**	
D		____ 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: EVERGREEN DURANES LTD. CO LLC PHONE: 255.0249

ADDRESS: 1015 TIJERAS NW FAX: 831.6899

CITY: ABQ STATE NM ZIP 87110 E-MAIL:

Proprietary interest in site: OWNER/DEVELOPER List all owners: EVERGREEN DURANES LTD. CO LLC

AGENT (if any): TIERRA WEST LLC PHONE: 858.3100

ADDRESS: 8509 JEFFERSON NE FAX: 858.1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL

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

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

Lot or Tract No.

Subdiv. / Addn. FLORAL MEADOWS

Current Zoning: R-LT Proposed zoning: SAME

Zone Atlas page(s): H-12 & H-13 No. of existing lots: _15_ N o. of proposed lots: __NO CHANGE__

Total area of site (acres): __1.4214____ Density if applicable: dwellings per gross acre: __ ___ dwellings per net acre: ___ ____

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

UPC No. 101305902913531902, ETC..... MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: ___INTERSTATE 40 WEST_____

Between: __RIO GRANDE BLVD NW__ and _____MONTOYA STREET NW_____

CASE HISTORY:

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

Z-71-118/04EPC-00156/04EPC-00157/04DRB-00661/04DRB-01227– PROJ# 1003238

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

SIGNATURE _____ DATE 9/15/05

(Print) RONALD R. BOHANNAN, P.E. ___ Applicant _X__ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S F.	Fees
05DRB-_____-01451	PP	S	$ 790.00
_____-_____-_____	CME	___	$ 20.00
_____-_____-_____	ADV	___	$ 75.00
_____-_____-_____	_____	___	$_____
_____-_____-_____	_____	___	$_____
			Total
Hearing date 10/19/05			$ 885.00

Sandy Handley 09/21/05
Planner signature / date

Project # 1003238

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**

_X_ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
_X_ Proposed Infrastructure List
_X_ Design elevations & cross sections of perimeter walls **3 copies**
_X_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
_X_ Letter briefly describing, explaining, and justifying the request
_X_ Property owner's and City Surveyor's signature on the proposed plat
_X_ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
_X_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
_X_ Sign Posting Agreement
N/A **Signed** Pre-Annexation Agreement if Annexation required.
_X_ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
_X_ Fee (see schedule)
_X_ 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.

RONALD R. BOHANNAN, P.E.
Applicant name (print)

9/15/05
Applicant signature / date

Form revised 11/04

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

Application case numbers
05DRB - _____ - 01489
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 09/21/05
Planner signature / date

Project # 1003238

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1003238
Application# 05 DRB-01489

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
H-13	1013059	029-135	319-02	✓
H-12	1012059	471-143	409-26	✓
		466-144	27	✓ Dup
		461-145	28	✓ Dup2
		457-146	29	✓ Dup2
		463-152	24	✓
		474-152	25	✓ Dup
		466-158	01	✓ Dup2
		484-157	02	✓
		502-157	03	✓
		524-157	04	✓ Dup2
	1013059	011-159	319-24	✓
		019-151	23	✓
		027-150	22	✓
		033-151	21	✓
		040-150	20	✓ Dup
		044-149	19	✓ Dup2
		051-149	18	✓
		057-149	17	✓
		063-148	16	✓
		069-148	15	✓
		075-148	14	✓
		082-148	13	✓
		081-149	12	✓

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 100.3238
Application# 05 DRB-01489

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
H-13	1013059	101-148	319-09	✓
		104-142	08	✓ Dup
		099-142	10	✓ Dup 2
		081-143	11	✓
		083-139	07	✓ COA
		092-134	06	✓ Dup 2
		085-132	05	✓ Dup 2
		080-138	04	✓ Dup 2
		074-135	03	✓ Dup 2
	1012059	462-134	408-01	✓ Dup 2
		451-102	402-18	✓ [redacted]
		465-100	23	✓
		486-098	21	✓
		514-095	20	✓
	1013059	014-091	313-35	✓
		030-090	34	✓
		035-090	33	✓
		040-090	313-32 CA	No ownership
		051-089	313-31 CA	No ownership
		085-080	314-01	✓
		101-067	03	✓

mainframe@coa1mp3.cabq.gov
09/29/2005 01:48 PM

To
cc
bcc
Subject

```
1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01013059                    ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101305902913531902    LEGAL: MAP  35 T R 315 A1A1
LAND USE:
                            PROPERTY ADDR: 00000   RIO GRANDE
                               OWNER NAME: MCLEOD DUNCAN K & DON WYNN
                               OWNER ADDR: 04911   JEFFERSON                    NE
ALBUQUERQUE NM         87109
0101205947114340926    LEGAL: MAP  35 T RACT 270B
LAND USE:
                            PROPERTY ADDR: 00000   MONTOYA
                               OWNER NAME: LUCERO JUAN
                               OWNER ADDR: 12523   ARLINGTON                   PL
CHINO        CA        91710
0101205946614440927    LEGAL: MAP  35 T RACT 270A2
LAND USE:
                            PROPERTY ADDR: 00000   MONTOYA
                               OWNER NAME: LUCERO RUBY
                               OWNER ADDR: 04935   ELIZABETH                   ST
CUDAHY       CA        90201
0101205946114540928    LEGAL: MAP  35 T R 270 AID
LAND USE:
                            PROPERTY ADDR: 00000   MONTOYA
                               OWNER NAME: LUCERO RUBY V
                               OWNER ADDR: 04935   ELIZABETH                   ST
CUDAHY       CA        90201
0101205945714640929    LEGAL: MAP  35 T R 270A1C
LAND USE:
                            PROPERTY ADDR: 00000   MONTOYA
                               OWNER NAME: LUCERO RUBY VIRGINIA
                               OWNER ADDR: 04935   ELIZABETH                   ST
BELL         CA        90201
0101205946315240924    LEGAL: LOT  B PL AT OF LTS A, B & C LAND OF ALBERT PEREZ
CO  LAND USE:
                            PROPERTY ADDR: 00000   MONTOYA
                               OWNER NAME: PEREZ ALBERT R & LAWANNA
                               OWNER ADDR: 01212   MONTOYA                    ST NW
ALBUQUERQUE NM         87104
0101205947415240925    LEGAL: LOT  C PL AT OF LTS A, B & C LAND OF ALBERT PEREZ
CO  LAND USE:
                            PROPERTY ADDR: 00000   N/A
                               OWNER NAME: PEREZ ALBERT R & LAWANNA
                               OWNER ADDR: 01214   MONTOYA                    ST NW
ALBUQUERQUE NM         87104
0101205946615840901    LEGAL: LOT  A PL AT OF LTS A, B & C LAND OF ALBERT PEREZ
CO  LAND USE:
                            PROPERTY ADDR: 00000   MONTOYA
                               OWNER NAME: PEREZ ALBERT R & LAWANNA
                               OWNER ADDR: 01214   MONTOYA                    ST NW
ALBUQUERQUE NM         87104
```

0101205948415740902 LEGAL: MAP 35 T R 268 A
LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: BENSON CAROLINE
OWNER ADDR: 01306 MONTOYA RD NW
ALBUQUERQUE NM 87104
0101205950215740903 LEGAL: MAP 35 T R 268B
LAND USE:
PROPERTY ADDR: 00000 MARTIN
OWNER NAME: BARELA EDWIN M & BETTY T
OWNER ADDR: 02100 LA POSADA SW
ALBUQUERQUE NM 87105
0101205952415740904 LEGAL: MAP 35 T R 267
LAND USE:
PROPERTY ADDR: 00000 MARTIN
OWNER NAME: BARELA EDWIN M & BETTY T
OWNER ADDR: 02100 LA POSADA SW
ALBUQUERQUE NM 87105
0101305901115931924 LEGAL: 014 FLOR AL GARDENS SUBD
LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: STRICKLAND RICHARD D ETUX
OWNER ADDR: 02454 ROSE AV NW
ALBUQUERQUE NM 87104
0101305901915131923 LEGAL: 013 FLOR AL GARDENS SUBD
LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: WALCK JOHN E ETUX
OWNER ADDR: 02452 ROSE AV NW
ALBUQUERQUE NM 87104
0101305902715031922 LEGAL: 012 FLOR AL GARDENS SUBD
LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: WILCOX ROGER B C
OWNER ADDR: 02448 ROSE AV NW
ALBUQUERQUE NM 87104
0101305903315131921 LEGAL: 011 FLOR AL GARDENS SUBD
LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: NOTAH KENNETH J & BERNICE
OWNER ADDR: 02442 LILAC NW
ALBUQUERQUE NM 87104
0101305904015031920 LEGAL: 010 FLOR AL GARDENS SUBD
LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: PARRA JOSE E & ESTELLA J
OWNER ADDR: 02436 ROSE AV NW
ALBUQUERQUE NM 87104
0101305904414931919 LEGAL: 009 FLOR AL GARDENS SUBD
LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: PARRA JOSE E & ESTELLA J
OWNER ADDR: 02436 ROSE AV NW
ALBUQUERQUE NM 87104

0101305905114931918 LEGAL: 008 FLOR AL GARDENS SUB
LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: HARMAN JANET &
OWNER ADDR: 02432 ROSE NW
ALBUQUERQUE NM 87104
0101305905714931917 LEGAL: 007 FLOR AL GARDENS SUBD
LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: HARPER BOBBY G ETUX
OWNER ADDR: 02428 ROSE AV NW
ALBUQUERQUE NM 87104
0101305906314831916 LEGAL: 006 FLOR AL GARDENS SUBD
LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: ORTEGA JIMMY F & DIANNE D
OWNER ADDR: 02424 ROSE AV NW
ALBUQUERQUE NM 87104
0101305906914831915 LEGAL: 005 FLOR AL GARDENS SUBD
LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: LEATHERS MARIA B & ROGER S
OWNER ADDR: 02420 ROSE AV NW
ALBUQUERQUE NM 87104
0101305907514831914 LEGAL: FLOR AL G ARDENS SUBD & W15FT L3 ALL L4
LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: CHAVEZ DANIEL L & EMILY D
OWNER ADDR: 02416 ROSE DR NW
ALBUQUERQUE NM 87104
0101305908214831913 LEGAL: FLOR AL G ARDENS SUBD E45 F LT 3
LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: RUIZ BEN & MARGARET J
OWNER ADDR: 01922 CHERRY LN NW
ALBUQUERQUE NM 87104
0101305908114931912 LEGAL: 002 FLOR AL GARDENS SUBD
LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: UNITED DRILLING INC &
OWNER ADDR: 02400 ROSE DR NW
ALBUQUERQUE NM 87104
0101305910114831909 LEGAL: 001 FLOR AL GARDENS SUBD
LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: UNITED DRILLING INC &
OWNER ADDR: 02400 ROSE DR NW
ALBUQUERQUE NM 87104
0101305910414231908 LEGAL: MAP 35 T R 238B
LAND USE:
PROPERTY ADDR: 00000 RIO GRANDE
OWNER NAME: STATE HIGHWAY DEPARTMENT
OWNER ADDR: PO BOX 1149
SANTA FE NM 87501

0101305909914231910 LEGAL: MAP 35 T R 238 A2
LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: STATE HIGHWAY DEPT
OWNER ADDR: PO BOX 1149
SANTA FE NM 87501
0101305908114331911 LEGAL: MAP 35 T R 238 A1
LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: GARCIA SHEILAH P
OWNER ADDR: PO BOX 26207
ALBUQUERQUE NM 87125
0101305908313931907 LEGAL: MAP 35 T R 315 A2A
LAND USE:
PROPERTY ADDR: 00000 RIO GRANDE
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101305909213431906 LEGAL: MAP 35 T R 315 A2B
LAND USE:
PROPERTY ADDR: 00000 RIO GRANDE
OWNER NAME: N M STATE HWY DEPT
OWNER ADDR: PO BOX 1641
SANTA FE NM 87501
0101305908513231905 LEGAL: MAP 35 T R 315 A1B2
LAND USE:
PROPERTY ADDR: 00000 RIO GRANDE
OWNER NAME: N M STATE HWY DEPT
OWNER ADDR: PO BOX 1641
SANTA FE NM 87501
0101305908013831904 LEGAL: MAP 35 T R 315 A1B1
LAND USE:
PROPERTY ADDR: 00000 RIO GRANDE
OWNER NAME: N M STATE HIGHWAY DEPT
OWNER ADDR: PO BOX 1641
SANTA FE NM 87501
0101305907413531903 LEGAL: MAP 35 T R 315 A1A2
LAND USE:
PROPERTY ADDR: 00000 RIO GRANDE
OWNER NAME: N M STATE HIGHWAY DEPT
OWNER ADDR: PO BOX 1641
SANTA FE NM 87501
0101205946213440801 LEGAL: MAP 35 TRACT 314 LESS POR TO R/W .22AC
LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: RAMIREZ CHERYL B
OWNER ADDR: 01140 MONTOYA NW
ALBUQUERQUE NM 87104
0101205946213440801 LEGAL: MAP 35 T RACT 314 LESS POR TO R/W .22AC
LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: RAMIREZ CHERYL B
OWNER ADDR: 01140 MONTOYA NW
ALBUQUERQUE NM 87104
0101205945110240218 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

```
01012059465100402 23   LEGAL: TRAC T 31 0B SUMMARY PLAT OF TRS 310 A & 310B
LANDS   LAND USE:
                       PROPERTY ADDR: 00000   N/A
                          OWNER NAME: DIMAS RAYMOND N & BETTY C
                          OWNER ADDR: 09975   RADCLIFFE                    NW
ALBUQUERQUE NM        87114
01012059486098402 21   LEGAL: MAP  35 T R 316A1A
LAND USE:
                       PROPERTY ADDR: 00000   MONTOYA
                          OWNER NAME: DIMAS RAY A & DARLENE ANGELA
                          OWNER ADDR: 01130   MONTOYA                      RD NW
ALBUQUERQUE NM        87104
01012059514095402 20   LEGAL: MAP  35 T R 316A1B
LAND USE:
                       PROPERTY ADDR: 00000   MONTOYA
                          OWNER NAME: TAFOYA  JERRY  J
                          OWNER ADDR: 02615   ASPEN                          NW
ALBUQUERQUE NM        87104
01013059014091313 35   LEGAL: MAP  35 T R 316 A1C LESS 1.32 AC TO RW
LAND USE:
                       PROPERTY ADDR: 00000   CORONADO
                          OWNER NAME: SANCHEZ GILBERT
                          OWNER ADDR: 02504   EL FEGO                      RD NW
ALBUQUERQUE NM        87107
01013059030090313 34   LEGAL: MAP  35 T R 316 A1D
LAND USE:
                       PROPERTY ADDR: 00000   CORONADO
                          OWNER NAME: SANCHEZ GILBERT JOSEPH ETUX
                          OWNER ADDR: 02504   ELFEGO                     RD NW
ALBUQUERQUE NM        87107
01013059035090313 33   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01013059040090313 32ca ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01013059051089313 31ca ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01013059085080314 01   LEGAL: THE  CGC  ADD CONT 2.8927 AC
LAND USE:
                       PROPERTY ADDR: 00000   RIO GRANDE
                          OWNER NAME: CGC HOSPITALITY ASSOCIATES LLC
                          OWNER ADDR: 01015   RIO GRANDE                   BL NW
ALBUQUERQUE NM        87104
01013059101067314 03   LEGAL: TRAC T A  RIO GRANDE BLVD X ASPEN AVE AREA CONT
0.54  LAND USE:
                       PROPERTY ADDR: 00000   RIO GRANDE
                          OWNER NAME: RGI ADDITION LLC
                          OWNER ADDR: 01015   RIO GRANDE                   BL NW
ALBUQUERQUE NM        87104
.
QUIT
```

101305910414231908	LEGAL: MAP 35 TRACT 238B	
	PROPERTY ADDR:	1105 RIO GRANDE BLV NW
	OWNERS NAME:	STATE HIGHWAY DEPARTMENT
	OWNERS ADDR:	PO BOX 1149 SANTA FE, NM 87501
101305909914231910	LEGAL: MAP 35 TRACT 238 A2	
	PROPERTY ADDR:	ROSE AVE NW
	OWNERS NAME:	STATE HIGHWAY DEPARTMENT
	OWNERS ADDR:	PO BOX 1149 SANTA FE, NM 87501
101305908114331911	LEGAL: MAP 35 TRACT 238 A1	
	PROPERTY ADDR:	ROSE AVE NW
	OWNERS NAME:	GARCIA SHEILAH P
	OWNERS ADDR:	PO BOX 26207 ALBUQUERQUE, NM 87125
1013059083131931907	LEGAL: MAP 35 TRACT 315 A2A	
	PROPERTY ADDR:	RIO GRANDE BLVD NW
	OWNERS NAME:	CITY OF ALBUQUERQUE
	OWNERS ADDR:	PO BOX 1293 ALBUQUERQUE, NM 87103
101305909213431906	LEGAL: MAP 35 TRACT 315 A2B	
	PROPERTY ADDR:	RIO GRANDE BLVD NW
	OWNERS NAME:	NM STATE HIGHWAY DEPARTMENT
	OWNERS ADDR:	PO BOX 1641 SANTA FE, NM 87501
101305908513231905	LEGAL: MAP 35 TRACT 315 A1B2	
	PROPERTY ADDR:	RIO GRANDE BLVD NW
	OWNERS NAME:	NM STATE HIGHWAY DEPARTMENT
	OWNERS ADDR:	PO BOX 1641 SANTA FE, NM 87501
101305908013831904	LEGAL: MAP 35 TRACT 315 A1B1	
	PROPERTY ADDR:	RIO GRANDE BLVD NW
	OWNERS NAME:	NM STATE HIGHWAY DEPARTMENT
	OWNERS ADDR:	PO BOX 1641 SANTA FE, NM 87501
101305907413531903	LEGAL: MAP 35 TRACT 315 A1A2	
	PROPERTY ADDR:	RIO GRANDE BLVD NW
	OWNERS NAME:	NM STATE HIGHWAY DEPARTMENT
	OWNERS ADDR:	PO BOX 1641 SANTA FE, NM 87501
101205945110240218	LEGAL: LOT 2 PLAT OF LOTS 1 & 2 LAND OF RAYMOND N	
	PROPERTY ADDR:	N/A
	OWNERS NAME:	DIMAS LINDA A
	OWNERS ADDR:	9975 RADCLIFF RD NW ALBUQUERQUE, NM 87114

101305903509031333	LEGAL: MAP 35 TRACT 316 A1E	
	PROPERTY ADDR:	CORONADO FREEWAY NW
	OWNERS NAME:	SANCHEZ GILBERT JOSEPH ETUX
	OWNERS ADDR:	2504 ELFEGO RD NW ALBUQUERQUE, NM 87107
101305904009031332CA	NO LEGAL DESCRIPTION ON SONATA AND GIS	
101305905108931331CA	NO LEGAL DESCRIPTION ON SONATA AND GIS	

Project # 1003238

EVERGREEN DURANES LTD. CO LLC
1015 TIJERAS NW
ALBUQUERQUE, NM 87110

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113

WILLIAM C HERRING
Los Duranes N.A.
3104 COCA RD NW
ALBUQUERQUE, NM 87104

BEVERLY SCHOONOVER
Los Duranes N.A.
3308 BEACH NW
ALBUQUERQUE, NM 87104

RAMONA TAFOYA
West Old Town N.A.
2536 ZEARING NW
ALBUQUERQUE, NM 87104

JOANN BAGLEY
West Old Town N.A.
903 GREEN ACRES NW
ALBUQUERQUE, NM 87104

101305902913531902

MCLEOD DUNCAN K & DON WYNN
4911 JEFFERSON NE
ALBUQUERQUE NM 87109

101205947114340926

LUCERO JUAN
12523 ARLINGTON PL
CHINO CA 91710

101205946614440927

LUCERO RUBY
4935 ELIZABETH ST
CUDAHY CA 90201

101205945714640929

LUCERO RUBY VIRGINIA
4935 ELIZABETH ST
BELL CA 90201

101205946315240924

PEREZ ALBERT R & LAWANNA
1212 MONTOYA ST NW
ALBUQUERQUE NM 87104

101205947415240925

PEREZ ALBERT R & LAWANNA
1214 MONTOYA ST NW
ALBUQUERQUE NM 87104

101205948415740902

BENSON CAROLINE
1306 MONTOYA RD NW
ALBUQUERQUE NM 87104

101205950215740903

BARELA EDWIN M & BETTY T
2100 LA POSADA SW
ALBUQUERQUE NM 87105

101205952415740904

BARELA EDWIN M & BETTY T
2100 LA POSADA SW
ALBUQUERQUE NM 87105

101305901115931924

STRICKLAND RICHARD D ETUX
2454 ROSE AV NW
ALBUQUERQUE NM 87104

101305901915131923

WALCK JOHN E ETUX
2452 ROSE AV NW
ALBUQUERQUE NM 87104

101305902715031922

WILCOX ROGER B C
2448 ROSE AV NW
ALBUQUERQUE NM 87104

101305903315131921

NOTAH KENNETH J & BERNICE
2442 LILAC NW
ALBUQUERQUE NM 87104

101305904015031920

PARRA JOSE E & ESTELLA J
2436 ROSE AV NW
ALBUQUERQUE NM 87104

101305905114931918

HARMAN JANET &
2432 ROSE NW
ALBUQUERQUE NM 87104

101305905714931917

HARPER BOBBY G ETUX
2428 ROSE AV NW
ALBUQUERQUE NM 87104

101305906314831916

ORTEGA JIMMY F & DIANNE D
2424 ROSE AV NW
ALBUQUERQUE NM 87104

101305906914831915

LEATHERS MARIA B & ROGER S
2420 ROSE AV NW
ALBUQUERQUE NM 87104

101305907514831914

CHAVEZ DANIEL L & EMILY D
2416 ROSE DR NW
ALBUQUERQUE NM 87104

101305908214831913

RUIZ BEN & MARGARET J
1922 CHERRY LN NW
ALBUQUERQUE NM 87104

101305908114931912

UNITED DRILLING INC &
2400 ROSE DR NW
ALBUQUERQUE NM 87104

101305910114831909

UNITED DRILLING INC &
2400 ROSE DR NW
ALBUQUERQUE NM 87104

101305910414231908

STATE HIGHWAY DEPARTMENT
PO BOX 1149
SANTA FE, NM 87501

101305908114331911

GARCIA SHEILAH P
PO BOX 26207
ALBUQUERQUE, NM 87125

101305908313931907

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NM 87103

101205948609840221

DIMAS RAY A & DARLENE ANGELA
1130 MONTOYA RD NW
ALBUQUERQUE NM 87104

101305903009031334

SANCHEZ GILBERT JOSEPH ETUX
2504 ELFEGO RD NW
ALBUQUERQUE NM 87107

101305909213431906

NM STATE HIGHWAY DEPARTMENT
PO BOX 1641
SANTA FE, NM 87501

101205946213440801

RAMIREZ CHERYL B
1140 MONTOYA NW
ALBUQUERQUE NM 87104

101205951409540220

TAFOYA JERRY J
2615 ASPEN NW
ALBUQUERQUE NM 87104

101305908508031401

CGC HOSPITALITY ASSOCIATES LL
1015 RIO GRANDE BL NW
ALBUQUERQUE NM 87104

101205945110240218

DIMAS LINDA A
9975 RADCLIFF RD NW
ALBUQUERQUE, NM 87114

101205946510040223

DIMAS RAYMOND N & BETTY C
9975 RADCLIFFE NW
ALBUQUERQUE NM 87114

101305901409131335

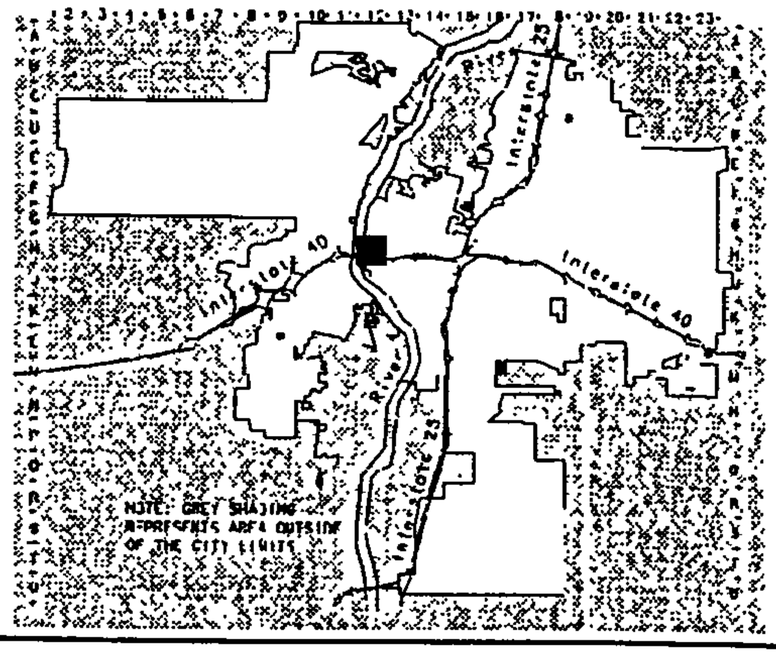
SANCHEZ GILBERT
2504 EL FEGO RD NW
ALBUQUERQUE NM 87107

101305910106731403

RGI ADDITION LLC
1015 RIO GRANDE BL NW
ALBUQUERQUE NM 87104

101305903509031333

SANCHEZ GILBERT JOSEPH ETUX
2504 ELFEGO RD NW
ALBUQUERQUE, NM 87107



CITY OF
Albuquerque

A Albuquerque G Geographic I Information S System
PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-12-Z

Map Amended through August 01, 2003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

September 13, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 2193
Albuquerque, NM 87103

RE: Preliminary Plat for Floral Meadows Subdivision
Zone Atlas Page H12 & H13; Project #1003238

Dear Ms. Matson:

Tierra West LLC, on behalf of Evergreen Duranes Ltd. Co. LLC, requests the approval of the Preliminary Plat for Floral Meadows Subdivision. The site is located north of Interstate 40 West and between Montoya Street NW and Rio Grande Boulevard NW. This plat is being submitted in reference to the change in lot lines for fifteen lots. The lines are shifting from one half foot to one foot.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

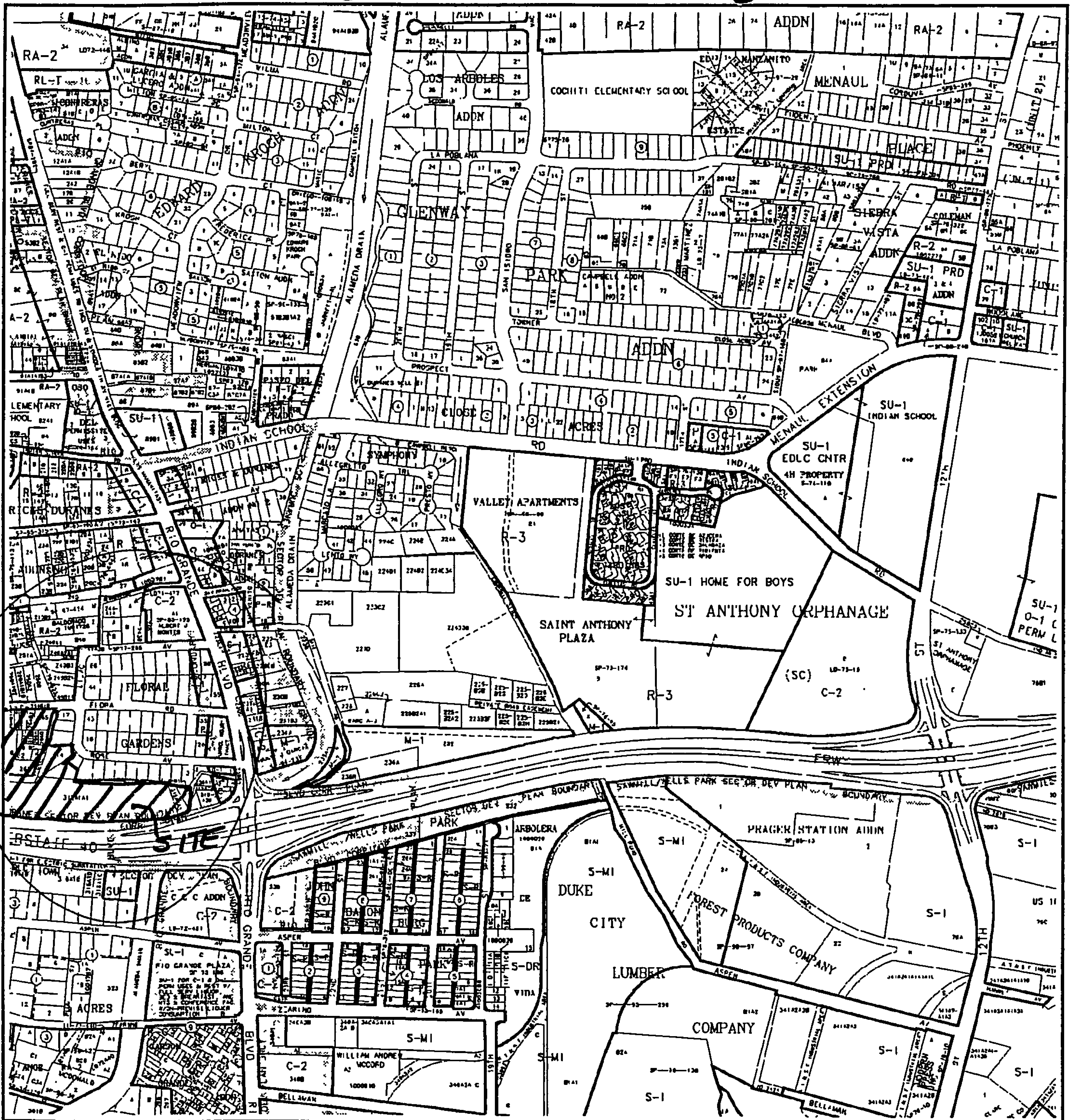
Karen Kline for
Ronald R. Bohannan, P.E.

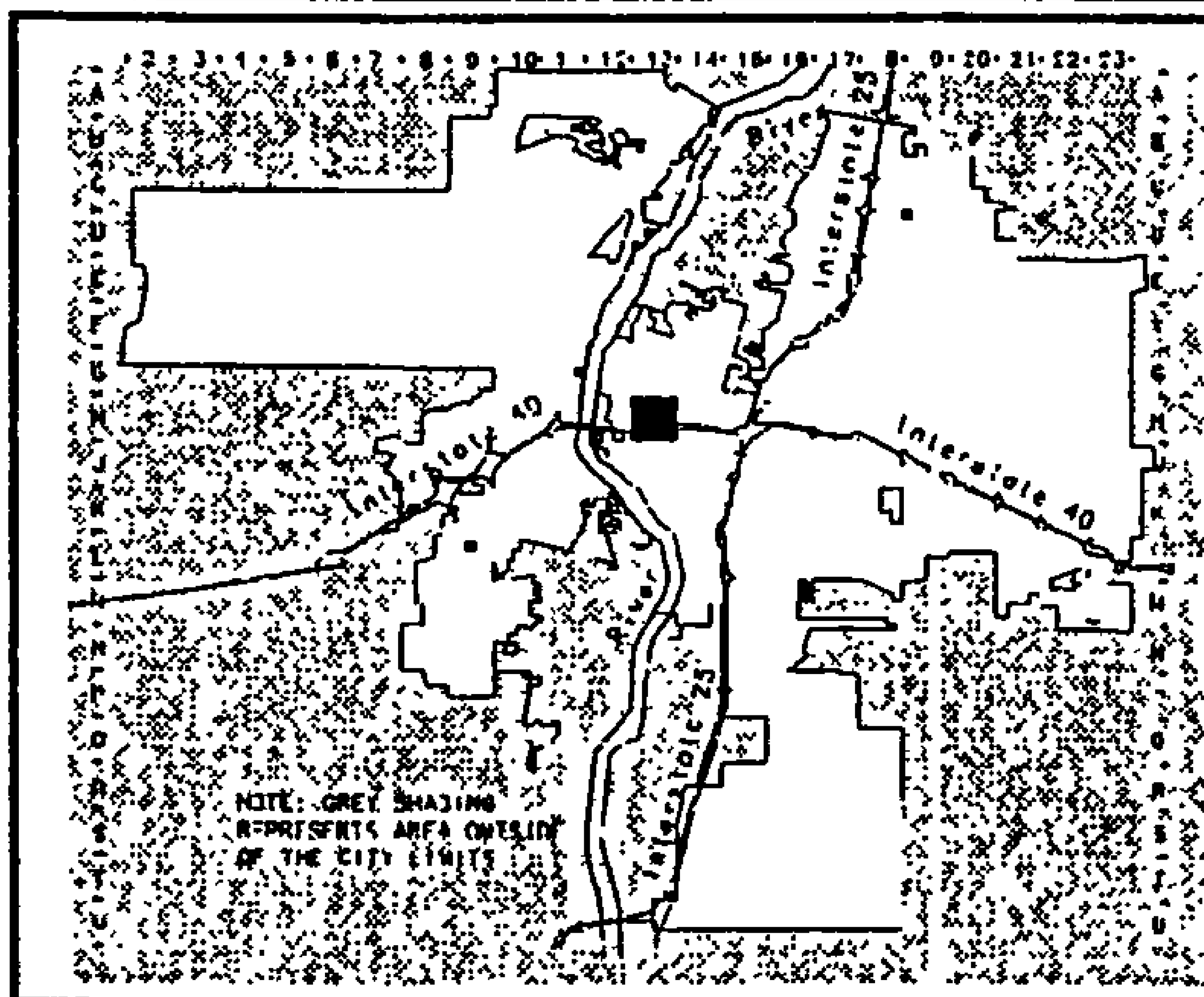
Enclosure/s

cc: Norm Gregory
Jeff Jesionowski
William C. Herring, Los Duranes N.A.
Beverly Schoonover, Los Duranes N.A.
Ramona Tafoya, West Old Town N.A.
Joann Bagley, West Old Town N.A.

JN: 23134
RRB/kk

2003:23134DRB Prelim Plat for Lots091305.doc





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-13-Z

Map Amended through August 01, 2003

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.

September 14, 2005

Keli Krueger
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118

Dear Keli:

Thank you for your inquiry of **September 14, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **FLORAL MEADOWS, LOCATED ON INTERSTATE 40 WEST, BETWEEN RIO GRANDE BOULEVARD AND MONTOYA STREET NW** zone map **H-12, 13.**

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

LOS DURANES N.A. (LDU) "R"
***William C. Herring** *e-mail:* wherring@highfiber.com
3104 Coca Rd. NW/87104 243-4664 (h) 243-5544 (w)
Beverly Schoonover *e-mail:* schottover@gbronline.com
3308 Beach NW/87104 242-1788 (h)

Council District: 2&County
County District: 1
Police Beat: 235/VA
Zone Map #: G-H-12-13

WEST OLD TOWN N.A. (WOT)
***Ramona Tafoya**
2536 Zearing NW/87104 243-2081 (h)
Joann Bagley
903 Green Acres NW/87104 224-9019 (h)

Council District: 2
County District: 2
Police Beat: 231/VA
Zone Map: H-J-12-13

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,

Dalaina L Carmona
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

#23

COMPLETED 07/01/05 SH

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-01012 (FP)** Project # **1003238**

Project Name: **FLORAL MEADOWS SUBD.**

Agent: Tierra West LLC Phone No.: 858-3100

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**) (**MASTER DEVELOP. PLAN**), was approved on 6/22/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐
- ☒ UTILITIES: Need easements on parcels D & E for Water/Sewer Services (or show off site easements for lots next to Parcel E)
- ☐ The Public W+S/AS easements MUST BE EXCLUSIVE. You have a P.U.E. on PARCEL D – This is unacceptable; cannot share with Public W+S/AS.
- ☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐

done 6/30/05 MSM — done MSM

- ☐ PARKS / CIP:
- ☐
- ☐
- ☐
- ☒ PLANNING (Last to sign): Record plat w/ PNM/CO signatures
- ☐
- ☐
- ☐

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

Project Number 1003238

#23

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-01012 (FP)** Project # **1003238**

Project Name: **FLORAL MEADOWS SUBD.**

Agent: Tierra West LLC Phone No.: 858-3100

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN**), was approved on 6/22/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐
- ☒ UTILITIES: Need easements on parcels D & E for Water/Sewer Services (or show off site easements for lots next to parcel E)
- ☐
- ☐
- ☐
- ☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐
- ☐ PARKS / CIP:
- ☐
- ☐
- ☐
- ☒ PLANNING (Last to sign): Record plat MRGCD signature
- ☐
- ☐
- ☐

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

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

OK

Project Number 1003238

3p

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 22, 2005 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 12:55 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000635**
   05DRB-00904 Major-One Year SIA

   TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH,** zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] *[Deferred from 6/22/05]* (E-12) **DEFERRED AT AGENT'S REQUEST TO 6/29/05.**

2. **Project # 1000650**
05DRB-00903 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK,** zoned SU-1, C-1, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 00EPC00905, 00EPC00907, 04DRB00277] (P-10) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003874**
05DRB-00894 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16-D, 16-E and 16-F, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW. [REF: 04DRB00717, 04DRB01892, 05DRB00032, 05DRB0033, 05DRB00034, 05DRB00035, 05DRB00126, 05DRB00199, 05DRB00342] (N-8) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004223**
05DRB-00884 Major-Vacation of Public Easements
05DRB-00885 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] *[Deferred from 6/22/05]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

5.	**Project # 1004228** 05DRB-00888 Major-Vacation of Pub Right-of-Way	PHILIP TURNER agent(s) for JAMES P GUTHRIE request(s) the above action(s) for all or a portion of Tract(s) 89A2, 89B2, 89B3, 89C3, 89C4 SUNRISE HEIGHTS ADDITION, (to be known as **GUTHRIE COMMERCE PARK**) zoned M-1, located on MONTANO NE and RENAISSANCE NE containing approximately 1 acre(s). (F-15) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
6.	**Project # 1004232** 05DRB-00896 Major-Vacation of Public Easements	MIGUEL TRUJILLO agent(s) for WILLIAM WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION,** zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Will be readvertised] (L-15) **INDEFINITELY DEFERRED ON A NO SHOW.**
7.	**Project # 1004233** 05DRB-00899 Major-Preliminary Plat Approval 05DRB-00900 Major-Vacation of Public Easements 05DRB-00901 Minor-Sidewalk Waiver 05DRB-00902 Minor-Temp Defer SDWK	BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION)** zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). *[Deferred from 6/22/05]* (H-9, J-8, J-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

8. **Project # 1004071**
05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval

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, 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) **BULK LAND VARIANCE APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, RECORDING OF PLAT AND AGIS DXF FILE.**

9. **Project # 1004204**
05DRB-00871 Major-Vacation of Public Easements

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2,** zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] *[Deferred from 6/15/05]*(J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-01007 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2,** zoned R-1 residential zone, located on SILKWOOD AVE NW and LOS VOLCANES RD NW and containing approximately 1 acre(s). [REF: S-93-23, DRB-96-150] (J-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF GRADING PERMIT AND ACCEPTANCE OF STORM DRAIN IN LOS VOLCANES AND PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

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.

10. Project # 1004266
05DRB-01017 Minor-SiteDev Plan BldPermit

ADVANCED ENGINEERING & CONSULTING agent(s) for MAVERICK DEVELOPMENT INC., RON SPRADLIN request(s) the above action(s) for all or a portion of Lot(s) 29, **ALAMEDA BUSINESS PARK,** zoned SU-2 IP, located on ALAMEDA DR NE, between ALAMEDA PARK DR NE and the AMAFCA NORTH DIVERSION CHANNEL, containing approximately 2 acre(s). [REF: DRB-98-223] [*Deferred from 6/22/05]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

11. Project # 1000195
05DRB-01016 Minor-SiteDev Plan Subd/EPC
05DRB-01018 Minor-SiteDev Plan BldPermit/EPC

MARK GOODWIN & ASSOCIATES agent(s) for GRAYBAR ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK ADDITION,** zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE, between NBSR RR AND BROADWAY NE and containing approximately 5 acre(s). [REF: 05EPC00584, 05EPC00583] **[Elvira Lopez, EPC Case Planner]** (H-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND PLANNING FOR EPC CASE PLANNER'S INITIALS.**

05DRB-01014 Minor-Prelim&Final Plat Approval
05DRB-01015 Minor-Vacation of Private Easements

MARK GOODWIN & ASSOCIATES, PA agent(s) for HENSLEY CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, C & D, GATEWAY INDUSTRIAL PARK, (to be known as **GRAYBAR ELECTRIC)** zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE and BROADWAY BLVD NE and containing approximately 5 acre(s). (H-14) **PRELIMINARY**

PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENTS. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

12. Project # 1003859

05DRB-00994 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY GRAHAM III, OVENWEST CORPORATION AND CITY OF ALBUQUERQUE, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845] **[Juanita Garcia, EPC Case Planner]** (E-12/F-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MTB APPROVAL, NMDOT APPROVAL AND DMD APPROVAL.**

05DRB-01010 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s).[REF: [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845](E-12/F-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: A PUBLIC DRAINAGE EASEMENT IS REQUIRED ON TRACT 9. A WATERLINE MUST BE RELOCATED AND ACCEPTED BY WATER UTILITY DEPARTMENT**

OR HAVE A TEMPORARY EASEMENT IN PLACE FOR THE EXISTING WATER LINE LOCATION. A ROUND-ABOUT DESIGN SHALL BE PROVIDED. STREET INTERSECTION ANGLES MUST BE REEVALUATED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

13. **Project # 1003883**
05DRB-00999 Minor-SiteDev Plan BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, **JOURNAL CENTER PHASE 2, UNIT 1,** zoned IP, located on TIBURON ST NE and JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING DIMENSIONS AND PLANNING FOR WRITTEN COMMENTS AND 3 COPIES OF THE SITE PLAN.**

05DRB-01000 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, JOURNAL CENTER PHASE 2, UNIT 1, (to be known as **JOURNAL CENTER LAW OFFICES**) zoned IP, located on TIBURON ST NE, between JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROVIDE A SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. Project # 1003057
05DRB-00980 Minor-SiteDev Plan BldPermit

KEN HOVEY, agent(s) for I-40 GATEWAY WEST LLC request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A-2-C-1, **CLIFFORD WEST BUSINESS PARK, UNIT 3,** zoned IP industrial park zone, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 7 acre(s).[REF: Z-97-11, AA-98-54] [Given Project #1004257 in error.] *[Deferred from 6/22/05]* (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

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

15. Project # 1003591
05DRB-00996 Minor-Final Plat Approval

BOHANNAN HUSTON INC. agent(s) for D.R. HORTON, INC. request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUNGATE ESTATES SUBDIVISION, UNIT 1,** zoned R-2 FOR R-T & R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and 98TH ST SW containing approximately 46 acre(s). [REF: 04DRB-01185] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PLAT RECORDING.**

16. Project # 1003429
05DRB-00995 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 16B and 16C, EL RANCHO GRANDE (to be known as **SIERRA RANCH SUBDIVISION, UNIT 1**) zoned R-LT, R-D, located on GIBSON BLVD SW, and containing approximately 62 acre(s). (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

17. **Project # 1003030**
05DRB-00997 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15,** zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s).[REF: 05DRB00282] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

18. **Project # 1003571**
05DRB-01002 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, ATRISCO GRANT (to be known as **EL RANCHO GRANDE, UNIT 9B**) zoned R-LT residential zone, located south of BLAKE RD NW and west of the AMOLE CHANNEL and containing approximately 35 acre(s). [REF: 04DRB01518] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK WAIVER APPLICATION, TRACT A REFERENCE, AMAFCA LICENSE AGREEMENT FOR WATER AND SEWER LINES AND PLANNING FOR RECORDING OF PLAT.**

19. **Project # 1002857**
05DRB-01004 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 2**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s).[REF:Z-99-8] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING. UNIT 2 NEEDS TO BE RECORDED FIRST.**

05DRB-01006 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 3**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s). [REF: Z-99-8, SPR-95-22] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

20. Project # 1003696
05DRB-00998 Minor-Prelim&Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for J D HOME CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 26 and 27, **TORRENTINO SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). (L-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

21. Project # 1003624
05DRB-01001 Minor-Prelim&Final Plat Approval

MICHAEL RENFRO, request(s) the above action(s) for all or a portion of Tract(s) 22-A, 22-B, 38-A and 38-B, M.R.G.C.D. MAP #34, (to be known as **SAN ISIDRO GARDENS**) zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [REF: 04ZHE01281] [Deferred from 6/22/05] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

22. **Project # 1004178**
05DRB-01013 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC., agent(s) for GREVEY INVESTMENTS, request(s) the above action(s) for all or a portion of Tract(s) D, E, F & G, Block(s) 27, (to be known as **MESA VILLAGE**) zoned C-1, C-2 and O-1, located on EUBANK BLVD NE between LOMAS BLVD NE and WALKER DR NE, containing approximately 5 acre(s). [REF: 05DRB00794] (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

23. **Project # 1003238**
05DRB-01012 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**) zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] (H-12/H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENTS ON PARCELS D & E FOR WATER/SEWER SERVICES (OR SHOW OFFSITE EASEMENTS FOR LOTS NEXT TO PARCEL E) AND TO PLANNING FOR M.R.G.C.D. SIGNATURE AND PLAT RECORDING.**

24. Project # 1004264
05DRB-01003 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for TERRY & SHIRLEY CURRY request(s) the above action(s) for all or a portion of Lot(s) 20, 21 and 22, Block(s) 3, **DEL NORTE ADDITION,** zoned R-1, located on ESPANOLA NE, between COPPER NE and GIRARD NE containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

25. Project # 1003629
05DRB-01008 Minor-Prelim&Final Plat Approval

ARMIJO SURVEYING agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION,** zoned R-D, located on 97TH ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55] (L-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

26. Project # 1004261
05DRB-00988 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MATT SMITH request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF W. D. KING & C. D. KING,** and Tract(s) 140, **M.R.G.C.D. MAP 38,** zoned SU-2, located on CENTRAL AVE SW, between SAN PASQUALE AVE SW and CHACOMA PL SW containing approximately 1 acre(s). [REF: LUC-9-25, LUC-98-7, LUC-95-31, LUC-94-1] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG SAN PASQUALE AND PLANNING FOR AGIS DXF FILE.**

27. **Project # 1003554**
05DRB-00530 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, SKYLINE HEIGHTS, (to be known as **CENTRAL PARK PLACE, PHASE 1)** zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05 and 4/20/05 FINAL PLAT WAS INDEF DEFERRED FOR SIA]* (L-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

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

28. **Project # 1000696**
05DRB-00977 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 Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between EAGLE RANCH RD NW and LA ORILLA RD NW containing approximately 7 acre(s). (D-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1004258**
05DRB-00984 Minor-Sketch Plat or Plan

KIMBERLY A. KIEGEL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 32, **MONTEREY HILLS ADDITION, UNIT 2,** zoned R-1, located on SAN RAFAEL SE, between GIRARD SE and RICHMOND SE containing approximately 1 acre(s).(L-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1004232**
05DRB-00991 Minor-Sketch Plat or Plan

MIGUEL TRUJILLO agent(s) for WILLIAM K WILSON, request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 13, **CLAYTON HEIGHTS,** zoned C-2, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Was issued Project #1004262 in error.] (L-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. **Project # 1004267**
05DRB-01019 Minor-Sketch Plat or Plan

GARY MIRABAL request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF MANUEL GONZALES (to be known as **VILLA PLAZA VIEJA)** zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between MONTOYA RD NW and CENTRAL AVE NW containing approximately 2 acre(s). [REF: DRB-97-247] (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. **Project # 1004240**
05DRB-00918 Minor-Sketch Plat or Plan

SCHARLES WILDER agent(s) for ED GARCIA request(s) the above action(s) for all or a portion of Tract(s) 87A2, 87B1, 87B2, 87B3, 88, 89A, A2 and A1, **MAES-ERNEST,** zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and MEADOW VIEW RD NW containing approximately 3 acre(s). *[Deferred from 6/15/05]* (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

33. Approval of the Development Review Board Minutes for June 8, 2005. **DRB MINUTES FOR JUNE 8, 2005 WERE APPROVED.**

ADJOURNED: 12:55 P.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 22, 2005
DRB Comments

AGENDA ITEM # 23

PROJECT # 1003238 APPLICATION # 05-01012

RE: Floral Meadows/final plat

Are there any changes from the approved preliminary plat?

Is the SIA recorded?

Planning will take delegation for recording of the plat.

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

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

June 20, 2005

Mr. Ronald R. Bohannan
Tierra West LLC.
8509 Jefferson St. N.E.
Albuquerque, NM 87113

Re: License Agreement for Floral Meadows Subdivision

Dear Ron,

This is to advise you that we have received your License requests for Floral Meadows Subdivision improvements within MRGCD Alameda Drain and Zearing Lateral rights of way. The District is processing your applications for improvements and encroachments.

The licenses will be approved shortly upon review and final comments on construction plans. Please bring your survey plat for my signature.

If you have any questions, please feel free to contact Mr. Ray Gomez at 247-0234 Ext. 338.

Sincerely,

Subhas K. Shah
Chief Engineer/ CEO

Xc: Leonard Utter Asst. Engineer
Ray Gomez, Asst. Engineer
John Mahoney
File

P.O. Box 581

87103-0581

1931 Second St. SW

Albuquerque, NM

87102-4515

505·247·0234

Fax # 505·243·7308

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

Development Review Board Comments

Project Number: 1003238
Application Number: 05DRB-01012

DRB Date: 6/22/2005
Item Number: 23

Subdivision: Floral Meadows Subdivision

Lots A, B, C, Tracts 267, 268-B, 270-A-2, 270-A-1-C, 270-A1-D, 270-B and 315-A-1-A-1, MRGCD Map 35 & Land of Albert Perez, Tracts B1 and B2, Land of Maciel & Trujillo

Zoning: RLT

Zone Page: H-12/H-13

New Lots (or units) : 58

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

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

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003238 **AGENDA ITEM NO: 23**

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.
Need offsite drainage easement on Tract G-30-22.

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 22, 2005

#23

3238

DXF Electronic Approval Form

DRB Project Case #: 1003238

Subdivision Name: FLORAL MEADOWS

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 6/14/2005 Hard Copy Received: 6/14/2005

Coordinate System: Ground rotated to NMSP Grid

Approved — Date: 06-15-2005

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

AGIS Use Only

Copied fc **3238** to agiscov on **6/15/2005** Contact person notified on **6/15/2005**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 17, 2004

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

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION,** zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] *[Deferred from 11/3/04]* (H-12/H-13)

At the November 17, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 11/17/04 and approval of the grading plan engineer stamp dated 11/10/04 the preliminary plat was approved.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

2. Offsite easements for the pond, waterline and channel shall be recorded prior to final plat approval.

3. All lots shall be designated P-1 on the final plat

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

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

If you wish to appeal this decision, you must do so by December 2, 2004 in the manner described below.

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

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

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

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: Tierra West LLC, 8509 Jefferson NE, 87113
AMC Development Services, 1015 Tijeras NW, Suite 200, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003238 AGENDA#: 5 DATE: 11.17.04

1. Name: Ron Bohannan Address: Sierra Zip:
2. Name: Sara Abeyta Address: " Zip:
3. Name: Address: Zip:
4. Name: Address: Zip:
5. Name: Address: Zip:
6. Name: Address: Zip:
7. Name: Address: Zip:
8. Name: Address: Zip:
9. Name: Address: Zip:
10. Name: Address: Zip:
11. Name: Address: Zip:
12. Name: Address: Zip:
13. Name: Address: Zip:
14. Name: Address: Zip:

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003238 **AGENDA ITEM NO: 5**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 11-10-04 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.
Comments on infrastructure list.

RESOLUTION: signed I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 17, 2004

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 3, 2004 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 a.m. Adjourned: 11:40 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 # 1003571**
   04DRB-01517 Major-Vacation of Public Easements
   04DRB-01518 Major-Preliminary Plat Approval
   04DRB-01519 Minor-Sidewalk Waiver
   04DRB-01520 Minor-Temp Defer SDWK

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

2. **Project # 1003520**
04DRB-01567 Major-Preliminary Plat Approval
04DRB-01570 Minor-Ext of SIA for Temp Defer SDWK (WITHDRAWN)
04DRB-01568 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] [Deferred from 11/3/04] (B-20) 04DRB-1570 WAS WITHDRAWN. **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

3. **Project # 1001685**
04DRB-01566 Major-Vacation of Pub Right-of-Way

WILSON & COMPANY agent(s) for GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1-B, **PARADISE NORTH,** zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB-00005] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

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

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION,** zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] *[Deferred from 11/3/04]* (H-12/H-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38] *[Deferred from 11/3/04]* (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

7. **Project # 1003717**
04DRB-01565 Major-Vacation of Pub Right-of-Way

ERIC C JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION,** zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14) **VACATION WAS DENIED.**

8. **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, 8/25/04,9/8/04,10/6/04 & 11/3/04]* (C-20) **DEFERRED AT THE BOARD'S REQUEST TO JANUARY 12, 2005.**

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

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04]* [REF: 03EPC02054](F-6/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

04DRB-01630 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506]**[Chris Hyer, EPC Case Planner]** *[Deferred from 10/27/04 & 11/3/04]* (F-5/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

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

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

11. **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] (The site plan for building permit was withdrawn at the agent's request.) *[Site Plan for Subdivision was deferred from 8/18/04 & 9/8/04]* (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ACCOMMODATE NEW PUBLIC SAS MANHOLE WITHIN NEW PUBLIC SAS & WATER EASEMENTS AND TO PLANNING FOR 3 COPIES OF SITE PLAN.**

04DRB-01665 Minor-Prelim&Final Plat Approval

Forstbauer Surveying agent(s) for Tijeras Place LLC 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, 04DRB01369] (C-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ACCOMMODATE NEW PUBLIC SAS MANHOLE WITHIN NEW PUBLIC SAS & WATER EASEMENTS AND TO PLANNING TO RECORD.**

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

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

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA,** zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587,04DRB00707, 04DRB00798] *[Deferred from 11/3/04]* (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

13. **Project # 1002711**
04DRB-01646 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS VII, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 and 21-26, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **OAKLAND ESTATES,** zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC00907, 03EPC00908, 03EPC00915] (C-18) **FINAL PLAT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND OPEN SPACE NOTE.**

14. **Project # 1002948**
04DRB-01669 Minor-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Tract(s) A1,171A1BA, LANDS OF JACK F CULLY (to be known as **VISTA FAISAN SUBDIVISION,** zoned RA-2, located on ADOBE RD NW, between GUADALUPE TRAIL NW and OPEN SPACE containing approximately 6 acre(s). [REF: 03EPC01736, 03DRB01485, 03DRB01486, 03DRB01497, 04DRB01504] (F-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M.R.G.C.D. SIGNATURE AND PARKS FOR CASH-IN-LIEU.**

15. **Project # 1003573**
04DRB-01417 Minor-Prelim&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) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH 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-01138] *[Deferred from 9/22/04 & 10/6/04]* (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

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

17. **Project # 1003748**
04DRB-01660 Minor-Sketch Plat or Plan

SANDRA DAVIS request(s) the above action(s) for all or a portion of Tract(s) 8-E & 9-E, **LANDS OF HOLLINGSWORTH,** zoned RA-2 residential and agricultural zone, located on ARCADIAN TRAIL NW, between VAN CLEAVE RD NW and GRIEGOS RD NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for October 20, 2004. **THE DRB MINUTES FOR OCTOBER 20, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:40 A.M.

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

TRANSMISSION OK

TX/RX NO	2323	
CONNECTION TEL		98581118
SUBADDRESS		
CONNECTION ID		
ST. TIME	10/12 15:58	
USAGE T	00'51	
PGS.	2	
RESULT	OK	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Jon Bohannon FAX # 858-1118

 # PAGES (INCLUDING COVER SHEET) 2

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

COMMENTS:

Planning's comments

1003238

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

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION,** zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] (H-12/H-13)

A ~~note should be added to the plat stating the minimum lot width as well as the lot size (already on the plat).~~

No objection to the requested actions as soon as the perimeter wall design submittal is approved.

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

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38](K-15)

The exhibit from Rio Grande Title is unreadable. Please provide 6 new, readable copies.

Project # 1003717
04DRB-01565 Major-Vacation of Pub Right-of-Way

ERIC C JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION,** zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14)

Defer to Transportation.

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.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003238 AGENDA#: 5 DATE: 11.3.04

1. Name: Ron Bohannan Address:_____ Zip:_____
2. Name: [illegible] Address:_____ Zip:_____
3. Name: Abeyta 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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003238 **AGENDA ITEM NO: 5**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

11-17-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 3, 2004

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 3, 2004

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

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION,** zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] (H-12/H-13)

AMAFCA — No comment.

COG — For information, the Long Range Bikeway System map identifies Floral Road NW on the north boundary of the proposed project as having a bike route. Additionally, a separate bike path is identified along I-40; City of Albuquerque Parks and Recreation Department should be consulted for precise alignment north or south of the interstate.

Transit

Transit objects to the sidewalk waiver requested on the north side of Floral Desert Ave and the east side of Floral Grande Rd, the primary access for the development. Twenty residential lots will have not have sidewalks. At over 7 du/acre, this urban development should have urban features, including full pedestrian facilities. No objection to the other requests.

Zoning Enforcement — No comments received.

Neighborhood Coordination

Letters sent to Los Duranes (R) and West Old Town (R) Neighborhood Assns.

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. traffic control devices, lighting issues, maintenance of landscaping, other - eliminating sidewalk blurs the line between public, private and semi public/private space. Suspicious behavior/activity is better recognized when sidewalks are in place. Using the street as a walkway reduces the ability to determine who belongs in the environment & who does not.

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

East/west easement which extends west along the north boundary of Tract 315-A-1-A-1 from the NE corner of proposed lot S-29 to the SW corner of Lot 14 Floral Gardens, will have to be retained or re-dedicated by final plat because it now serves customers in the Floral Gardens SD. The remaining westerly portion can be vacated.

The easement on the south boundary of Tract A-2, A-3 and Tract A Land of David Maciel will have to be retained to the SE corner of Tract A because it serves these Tracts. The remaining easterly portion can be vacated.

There is an underground gas line which is in the R o W along the current alignment of Floral Place NW, this line will have to be cut off or relocated at the developers expense.

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. No objection to the vacation request.

Transportation Development

Defer to agencies affected by the vacation action. Object to sidewalk waiver. Streets need to have sidewalk in place for pedestrians. No objection to sidewalk deferral. 46' of right-of-way requires 32' f-f for roadway with lots less than 55' wide. Dimension K-turn at the end of Floral Place. Is Floral Place paved? Improvements? The private easements need to be graveled. The use of a hammerhead requires approval from Fire and Solid Waste Departments.

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 58 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. Defer to Hydrology regarding the vacation request. No objection to the sidewalk requests.

Utilities Development

Comments on plat. Dead-end waterline is unacceptable. Need utility plan. Show that gravity sewer will work by providing elevations. Invert of sewer outfall may be no lower than top of Interceptor. No objection to Vacation. No objection to Sidewalk Waiver. May not defer sidewalk at north entrance.

Planning Department

A note should be added to the plat stating the minimum lot width as well as the lot size (already on the plat).

No objection to the requested actions as soon as the perimeter wall design submittal is approved.

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

cc: AMC Development Services, 1015 Tijeras Ave NW, Suite #200, 87102
Tierra West LLC, 8509 Jefferson NE, 87113

ZONING MAP

Scale 1"=443 '

PROJECT NO.
1003238

HEARING DATE
11-3-04

MAP NO.
H-12

ADDITIONAL CASE NUMBER(S)
04DRB-01569
04DRB-01571
04DRB-01572

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2

Project # 1003238 04DRB-01569 Major-Preliminary Plat Approval 04DRB-01573 Minor-Vacation of Private Easements 04DRB-01571 Minor-Sidewalk Waiver 04DRB-01572 Minor-Temp Defer SDWK	TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION,** zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] (H-12/H-13)
Project # 1003705 04DRB-01540 Major-Vacation of Public Easements 04DRB-01539 Minor-Sketch Plat or Plan	FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38](K-15)
Project # 1003717 04DRB-01565 Major-Vacation of Pub Right-of-Way	ERIC C JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION,** zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14)

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, OCTOBER 18, 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, November 3, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003571 04DRB-01517 Major-Vacation of Public Easements 04DRB-01518 Major-Preliminary Plat Approval 04DRB-01519 Minor-Sidewalk Waiver 04DRB-01520 Minor-Temp Defer SDWK	MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B,** zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] (N-9)
Project # 1003520 04DRB-01567 Major-Preliminary Plat Approval 04DRB-01570 Minor-Ext of SIA for Temp Defer SDWK 04DRB-01568 Minor-Temp Defer SDWK	MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] (B-20)
Project # 1001685 04DRB-01566 Major-Vacation of Pub Right-of-Way	WILSON & COMPANY agent(s) for GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1-B, **PARADISE NORTH,** zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB-00005] (A-12)
Project # 1003470 04DRB-01522 Major-Bulk Land Variance 04DRB-01523 Major-Preliminary Plat Approval 04DRB-01524 Minor-Temp Defer SDWK	WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

SEE PAGE 2 . . .

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: NOVEMBER 3, 2004
Zone Atlas Page: H-12-Z & H-13-Z
Notification Radius: 100 Ft.

Project# 1003238
App# 04DRB-01569
App# 04DRB-01571
App# 04DRB-01572
App# 04DRB-01573

Cross Reference and Location:

Applicant: AMC DEVELOPMENT SERVICES
Address: 1015 TIJERAS AVE NW, STE# 200
ALBUQUERQUE NM 87102

Agent: TIERRA WEST, LLC
Address: 8509 JEFFERSON ST NE
ALBUQUERQUE NM 87113

Special Instructions:

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

Date Mailed: OCTOBER 15, 2004

Signature: KYLE TSETHLIKAI

101305900519432410 LEGAL: MAP 35 T R 250 B LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: GONZALES JOSE E
OWNER ADDR: 07417 LUELLA ANNE NE ALBUQUERQUE NM 87109

101305901319832408 LEGAL: TR 2 49B- 2-A SUMMARY PLAT REDIV OF TRS 249B-2 & 249 LAND USE:
PROPERTY ADDR: 00000 LILAC
OWNER NAME: QUINTANA GILBERT L & ANGIE M
OWNER ADDR: 02465 LILAC DR NW ALBUQUERQUE NM 87104

101205952320141408 LEGAL: MAP 35 T RACT 250A2 LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: GONZALES JOSE E
OWNER ADDR: 07417 LUELLA ANNE NE ALBUQUERQUE NM 87109

101205951820141407 LEGAL: MAP 35 T RACT 250A1B1B LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: ABEYTA JUAN B & LOUISA G AND
OWNER ADDR: 02617 FLORAL NW ALBUQUERQUE NM 87104

101205951420041406 LEGAL: MAP 35 T RACT 250A1B2 LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: MAESTAS NOAMI M
OWNER ADDR: 02621 FLORAL RD NW ALBUQUERQUE NM 87104

101305903119332201 LEGAL: 044 FLOR AL GARDENS SUBD LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: CHRISTIANSON BRENDA A
OWNER ADDR: 02447 FLORAL RD NW ALBUQUERQUE NM 87104

101305901419032409 LEGAL: TR 2 49B- 1-A SUMMARY PLAT REDIV OF TRS 249B-2 & 249 LAND USE:
PROPERTY ADDR: 00000 LILAC
OWNER NAME: JARAMILLO DAVID A & JUDY L
OWNER ADDR: 02469 LILAC NW ALBUQUERQUE NM 87104

101305900518132016 LEGAL: MAP 35 T R 265 LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: GUTIERREZ CATALINA T
OWNER ADDR: 02600 FLORAL RD NW ALBUQUERQUE NM 87104

101205952218340910 LEGAL: MAP 35 T RS 264B1A2B &264B1B & 264B2 LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: BACA ELFEGO ETUX
OWNER ADDR: 02610 FLORAL RD NW ALBUQUERQUE NM 87104

101305901618031927 LEGAL: 017 FLOR AL GARDENS SUBD LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: DIAZ ELIZABETH J
OWNER ADDR: 02476 ROSE AV NW ALBUQUERQUE NM 87104

101305903017632123 LEGAL: 043 FLOR AL GARDENS SUBD LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: MCSORLEY JOSEPH V
OWNER ADDR: 02450 FLORAL RD NW ALBUQUERQUE NM 87104

101305903617532122 LEGAL: 042 FLOR AL GARDENS SUBD LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: OLIVAREZ RUTH
OWNER ADDR: 02444 FLORAL RD NW ALBUQUERQUE NM 87104

101205951818340911 LEGAL: MAP 35 T R 264 B1 A2A LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: BACA ELFIGO ETUX
OWNER ADDR: 02610 FLORAL RD NW ALBUQUERQUE NM 87104

101205951418340912 LEGAL: MAP 35 T RACT 264B1A1 LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: RAEL GEORGIA G
OWNER ADDR: 02622 FLORAL RD NW ALBUQUERQUE NM 87104

101205951018340913 LEGAL: MAP 35 T RACT 264C LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: WRIGHT RUDOLPH D
OWNER ADDR: 00416 JUDITH LN SW ALBUQUERQUE NM 87105

101205950518340914 LEGAL: MAP 35 T RACT 264 A-2 LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: GRIEGO VIRGINIA & LEROY H CAND
OWNER ADDR: 04206 SHELDON RD SE ALBUQUERQUE NM 87105

101305901517431926 LEGAL: 016 FLOR AL GARDENS SUBD LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: GARCIA SHEILAH P
OWNER ADDR: 00000 Po Bx 26207 ALBUQUERQUE NM 87125

101205943817040713 LEGAL: MAP 35 T R 259 273A273B 1A2273B1BX273B2 0.59 LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: NIWA JOHN A &
OWNER ADDR: 02704 DURANES RD NW ALBUQUERQUE NM 87104

101205945217440930 LEGAL: TR A 1 LA ND DIV PLAT SUMMARY SUBD LAND OF DAVID MAC LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: PEREZ ALBERT R & LAWANNA N
OWNER ADDR: 01212 MONTOYA RD NW ALBUQUERQUE NM 87104

101205946416940932 LEGAL: TR A -3 L AND DIV PLAT SUMMARY SUBD LAND OF DAVID MA LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: PEREZ ALBERT R & LAWANNA N
OWNER ADDR: 01212 MONTOYA NW ALBUQUERQUE NM 87104

101205947516740933 LEGAL: TRAC T B- 1-LD DIV PLAT-SUMMARY SUB'N LD OF MACIEL & LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: MACIEL DAVID
OWNER ADDR: 01306 MONTOYA NW ALBUQUERQUE NM 87104

101305903016632101 LEGAL: 018 FLOR AL GARDENS SUBD IV LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: JEANTETTE PETER M
OWNER ADDR: 02451 ROSE AV NW ALBUQUERQUE NM 87104

101205949816440905	LEGAL: TRAC T B- 2 LD DIV PLAT SUMMARY SUB'N LD OF MACIEL &	LAND USE:		
	PROPERTY ADDR: 00000 FLORAL			
	OWNER NAME: PADILLA ALFREDO			
	OWNER ADDR: ~~00000~~ PO Box 7223		ALBUQUERQUE NM	87194
101205952417440908	LEGAL: MAP 35 T R 261 B1 B	LAND USE:		
	PROPERTY ADDR: 00000 FLORAL			
	OWNER NAME: PEREZ JAMES L & PATSY A			
	OWNER ADDR: 01127 FLORAL		PL NW ALBUQUERQUE NM	87104
101305900117132014	LEGAL: MAP 35 T R 266 A	LAND USE:		
	PROPERTY ADDR: 00000 FLORAL			
	OWNER NAME: PEREZ JAMES & PATSY A			
	OWNER ADDR: 01127 FLORAL		PL NW ALBUQUERQUE NM	87104
101305901316731925	LEGAL: 015 FLOR AL GARDENS SUB	LAND USE:		
	PROPERTY ADDR: 00000 ROSE			
	OWNER NAME: SAIZ WENDY T			
	OWNER ADDR: 02456 ROSE		NW ALBUQUERQUE NM	87104
101305900517132015	LEGAL: MAP 35 T R 266 B	LAND USE:		
	PROPERTY ADDR: 00000 FLORAL			
	OWNER NAME: PEREZ JAMES L & PATSY A			
	OWNER ADDR: 01127 FLORAL		PL NW ALBUQUERQUE NM	87104
101305903916632102	LEGAL: 019 FLOR AL GARDENS SUBD & L20	LAND USE:		
	PROPERTY ADDR: 00000 ROSE			
	OWNER NAME: PARRA JOSE E & ESTELLA			
	OWNER ADDR: 02436 ROSE		AV NW ALBUQUERQUE NM	87104
101205945316540931	LEGAL: TR A -2 L AND DIV PLAT SUMMARY SUBD LAND OF DAVID MA	LAND USE:		
	PROPERTY ADDR: 00000 MONTOYA			
	OWNER NAME: PEREZ ALBERT R & LAWANNA N			
	OWNER ADDR: 01212 MONTOYA		NW ALBUQUERQUE NM	87104
101305901115931924	LEGAL: 014 FLOR AL GARDENS SUBD	LAND USE:		
	PROPERTY ADDR: 00000 ROSE			
	OWNER NAME: STRICKLAND RICHARD D ETUX			
	OWNER ADDR: 02454 ROSE		AV NW ALBUQUERQUE NM	87104
101205944616040707	LEGAL: MAP 35 T R 272A2	LAND USE:		
	PROPERTY ADDR: 00000 MONTOYA			
	OWNER NAME: SANCHEZ FELIPE			
	OWNER ADDR: 01213 MONTOYA		RD NW ALBUQUERQUE NM	87104
101305900116032012	LEGAL: MAP 35 T RACT 261 B2	LAND USE:		
	PROPERTY ADDR: 00000 FLORAL			
	OWNER NAME: TRUJILLO JERRY L & PATRICIA J			
	OWNER ADDR: 01119 FLORAL		NW ALBUQUERQUE NM	87105
101305901915131923	LEGAL: 013 FLOR AL GARDENS SUBD	LAND USE:		
	PROPERTY ADDR: 00000 ROSE			
	OWNER NAME: WALCK JOHN E ETUX			
	OWNER ADDR: 02452 ROSE		AV NW ALBUQUERQUE NM	87104

101205946615840901	LEGAL: LOT A PL AT OF LTS A, B & C LAND OF ALBERT PEREZ CO	LAND USE:		
	PROPERTY ADDR: 00000 MONTOYA			
	OWNER NAME: PEREZ ALBERT R & LAWANNA			
	OWNER ADDR: 01214 MONTOYA		ST NW ALBUQUERQUE NM	87104
101305902715031922	LEGAL: 012 FLOR AL GARDENS SUBD	LAND USE:		
	PROPERTY ADDR: 00000 ROSE			
	OWNER NAME: WILCOX ROGER B C			
	OWNER ADDR: 02448 ROSE		AV NW ALBUQUERQUE NM	87104
101205948415740902	LEGAL: MAP 35 T R 268 A	LAND USE:		
	PROPERTY ADDR: 00000 MONTOYA			
	OWNER NAME: BENSON CAROLINE			
	OWNER ADDR: 01306 MONTOYA		RD NW ALBUQUERQUE NM	87104
101205944515540706	LEGAL: TRAC TS 2 72D & 272E MRGCD MAP 35	LAND USE:		
	PROPERTY ADDR: 00000 MONTOYA			
	OWNER NAME: PEREZ ALBERT AND LAWANNA			
	OWNER ADDR: 01212 MONTOYA		NW ALBUQUERQUE NM	87104
101205950215740903	LEGAL: MAP 35 T R 268B	LAND USE:		
	PROPERTY ADDR: 00000 MARTIN			
	OWNER NAME: BARELA EDWIN M & BETTY T			
	OWNER ADDR: 02100 LA POSADA		SW ALBUQUERQUE NM	87105
101305903315131921	LEGAL: 011 FLOR AL GARDENS SUBD	LAND USE:		
	PROPERTY ADDR: 00000 ROSE			
	OWNER NAME: NOTAH KENNETH J & BERNICE			
	OWNER ADDR: 02442 LILAC		NW ALBUQUERQUE NM	87104
101305904015031920	LEGAL: 010 FLOR AL GARDENS SUBD	LAND USE:		
	PROPERTY ADDR: 00000 ROSE			
	OWNER NAME: PARRA JOSE E & ESTELLA J			
	OWNER ADDR: 02436 ROSE		AV NW ALBUQUERQUE NM	87104
101205952415740904	LEGAL: MAP 35 T R 267	LAND USE:		
	PROPERTY ADDR: 00000 MARTIN			
	OWNER NAME: BARELA EDWIN M & BETTY T			
	OWNER ADDR: 02100 LA POSADA		SW ALBUQUERQUE NM	87105
101305904414931919	LEGAL: 009 FLOR AL GARDENS SUBD	LAND USE:		
	PROPERTY ADDR: 00000 ROSE			
	OWNER NAME: PARRA JOSE E & ESTELLA J			
	OWNER ADDR: 02436 ROSE		AV NW ALBUQUERQUE NM	87104
101305905114931918	LEGAL: 008 FLOR AL GARDENS SUB	LAND USE:		
	PROPERTY ADDR: 00000 ROSE			
	OWNER NAME: HARMAN JANET &			
	OWNER ADDR: 02432 ROSE		NW ALBUQUERQUE NM	87104
101305905714931917	LEGAL: 007 FLOR AL GARDENS SUBD	LAND USE:		
	PROPERTY ADDR: 00000 ROSE			
	OWNER NAME: HARPER BOBBY G ETUX			
	OWNER ADDR: 02428 ROSE		AV NW ALBUQUERQUE NM	87104

101305906314831916 LEGAL: 006 FLOR AL GARDENS SUBD LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: ORTEGA JIMMY F & DIANNE D
OWNER ADDR: 02424 ROSE AV NW ALBUQUERQUE NM 87104

101305906914831915 LEGAL: 005 FLOR AL GARDENS SUBD LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: LEATHERS MARIA B & ROGER S
OWNER ADDR: 02420 ROSE AV NW ALBUQUERQUE NM 87104

101305907514831914 LEGAL: FLOR AL G ARDENS SUBD & W15FT L3 ALL L4 LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: CHAVEZ DANIEL L & EMILY D
OWNER ADDR: 02416 ROSE DR NW ALBUQUERQUE NM 87104

101305908214831913 LEGAL: FLOR AL G ARDENS SUBD E45 F LT 3 LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: RUIZ BEN & MARGARET J
OWNER ADDR: 01922 CHERRY LN NW ALBUQUERQUE NM 87104

101205946315240924 LEGAL: LOT B PL AT OF LTS A, B & C LAND OF ALBERT PEREZ CO LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: PEREZ ALBERT R & LAWANNA
OWNER ADDR: 01212 MONTOYA ST NW ALBUQUERQUE NM 87104

101205947415240925 LEGAL: LOT C PL AT OF LTS A, B & C LAND OF ALBERT PEREZ CO LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PEREZ ALBERT R & LAWANNA
OWNER ADDR: 01214 MONTOYA ST NW ALBUQUERQUE NM 87104

101305908114931912 LEGAL: 002 FLOR AL GARDENS SUBD LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: UNITED DRILLING INC &
OWNER ADDR: 02400 ROSE DR NW ALBUQUERQUE NM 87104

101205944515140704 LEGAL: MAP 35 T R 270A1A LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: TRUJILLO MARTIN
OWNER ADDR: 01116 PALISADES NW ALBUQUERQUE NM 87105

101305908114331911 LEGAL: MAP 35 T R 238 A1 LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: GARCIA SHEILAH P
OWNER ADDR: 00000 ALBUQUERQUE NM 87125

101205944514740703 LEGAL: MAP 35 T R 270A1B LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: TRUJILLO MARTIN
OWNER ADDR: 01116 PALISADES NW ALBUQUERQUE NM 87105

101205945714640929 LEGAL: MAP 35 T R 270A1C LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: LUCERO RUBY VIRGINIA
OWNER ADDR: 04935 ELIZABETH ST BELL CA 90201

101205946114540928 LEGAL: MAP 35 T R 270 AID LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: LUCERO RUBY V
OWNER ADDR: 04935 ELIZABETH ST CUDAHY CA 90201

101205946614440927 LEGAL: MAP 35 T RACT 270A2 LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: LUCERO RUBY
OWNER ADDR: 04935 ELIZABETH ST CUDAHY CA 90201

101305902913531902 LEGAL: MAP 35 T R 315 A1A1 LAND USE:
PROPERTY ADDR: 00000 RIO GRANDE
OWNER NAME: MCLEOD DUNCAN K & DON WYNN
OWNER ADDR: 04911 JEFFERSON NE ALBUQUERQUE NM 87109

101205947114340926 LEGAL: MAP 35 T RACT 270B LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: LUCERO JUAN
OWNER ADDR: 12523 ARLINGTON PL CHINO CA 91710

101205944414440702 LEGAL: MAP 35 T R 271 LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: RAMIREZ JR JESUS ETUX
OWNER ADDR: 01201 MONTOYA RD NW ALBUQUERQUE NM 87104

101205942813940603 LEGAL: MAP 35 T RACT 284A1284A2A1284A2A2A2284 LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: MONTOYA GABINA P
OWNER ADDR: 02420 FLORAL RD NW ALBUQUERQUE NM 87104

101305907413531903 LEGAL: MAP 35 T R 315 A1A2 LAND USE:
PROPERTY ADDR: 00000 RIO GRANDE
OWNER NAME: N M STATE HIGHWAY DEPT
OWNER ADDR: ~~00000~~ PO Box 1149 SANTA FE NM 87501

101305908013831904 LEGAL: MAP 35 T R 315 A1B1 LAND USE:
PROPERTY ADDR: 00000 RIO GRANDE
OWNER NAME: N M STATE HIGHWAY DEPT
OWNER ADDR: 00000 SANTA FE NM 87501

101305908313931907 LEGAL: MAP 35 T R 315 A2A LAND USE:
PROPERTY ADDR: 00000 RIO GRANDE
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101305908513231905 LEGAL: MAP 35 T R 315 A1B2 LAND USE:
PROPERTY ADDR: 00000 RIO GRANDE
OWNER NAME: N M STATE HWY DEPT
OWNER ADDR: 00000 SANTA FE NM 87501

101305909213431906 LEGAL: MAP 35 T R 315 A2B LAND USE:
PROPERTY ADDR: 00000 RIO GRANDE
OWNER NAME: N M STATE HWY DEPT
OWNER ADDR: 00000 SANTA FE NM 87501

101205946213440801	LEGAL: MAP 35 T RACT 314 LESS POR TO R/W .22AC PROPERTY ADDR: 00000 MONTOYA OWNER NAME: RAMIREZ CHERYL B OWNER ADDR: 01140 MONTOYA	LAND USE:	NW ALBUQUERQUE NM	87104
101205942910640129	LEGAL: MAP 35 T R 303C 0.24 AC PROPERTY ADDR: 00000 MONTOYA OWNER NAME: HALBERT MERLE T & CHRISTINA G OWNER ADDR: 01115 MONTOYA	LAND USE:	NW ALBUQUERQUE NM	87104
101205944210440219	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE			
101205945110240218	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE			
101205948609840221	LEGAL: MAP 35 T R 316A1A PROPERTY ADDR: 00000 MONTOYA OWNER NAME: DIMAS RAY A & DARLENE ANGELA OWNER ADDR: 01130 MONTOYA	LAND USE:	RD NW ALBUQUERQUE NM	87104
101205946510040223	LEGAL: TRAC T 31 OB SUMMARY PLAT OF TRS 310 A & 310B LANDS PROPERTY ADDR: 00000 N/A OWNER NAME: DIMAS RAYMOND N & BETTY C OWNER ADDR: 09975 RADCLIFFE	LAND USE:	NW ALBUQUERQUE NM	87114
101205951409540220	LEGAL: MAP 35 T R 316A1B PROPERTY ADDR: 00000 MONTOYA OWNER NAME: TAFOYA JERRY J OWNER ADDR: 02615 ASPEN	LAND USE:	NW ALBUQUERQUE NM	87104
101305901409131335	LEGAL: MAP 35 T R 316 A1C LESS 1.32 AC TO RW PROPERTY ADDR: 00000 CORONADO OWNER NAME: SANCHEZ GILBERT OWNER ADDR: 02504 EL FEGO	LAND USE:	RD NW ALBUQUERQUE NM	87107
101305903009031334	LEGAL: MAP 35 T R 316 A1D PROPERTY ADDR: 00000 CORONADO OWNER NAME: SANCHEZ GILBERT JOSEPH ETUX OWNER ADDR: 02504 ELFEGO	LAND USE:	RD NW ALBUQUERQUE NM	87107
101305908508031401	LEGAL: THE CGC ADD CONT 2.8927 AC PROPERTY ADDR: 00000 RIO GRANDE OWNER NAME: CGC HOSPITALITY ASSOCIATES LLC OWNER ADDR: 01015 RIO GRANDE	LAND USE:	BL NW ALBUQUERQUE NM	87104
101305903509031333	LEGAL: MAP 35 T R 316 A1E PROPERTY ADDR: 00000 CORONADO OWNER NAME: SANCHEZ GILBERT JOSEPH ETUX OWNER ADDR: 02504 ELFEGO	LAND USE:	RD NW ALBUQUERQUE NM	87107
101305905108931331CA	LEGAL: TRAC T 31 6-A-3 MRGCD MAP # 35 EXCEPT PORTION OUT TO PROPERTY ADDR: 00000 N/A OWNER NAME: PUBLIC SERVICE CO OF NM OWNER ADDR: ~~00000~~ Alvarado Square	LAND USE:	ALBUQUERQUE NM	87158
101305904009031332CA	LEGAL: TRAC T 31 6-A-2 MRGCD MAP # 35 EXCEPT PORTION OUT TO PROPERTY ADDR: 00000 N/A OWNER NAME: PUBLIC SERVICE CO OF NM OWNER ADDR: 00000	LAND USE:	ALBUQUERQUE NM	87158

"Attachment A"

Karen Kline, Tierra West, LLC
Zone Map: H-12-13

LOS DURANES N.A. (R)
***William C. Herring**
3104 Coca Rd. NW/87104 243-4664 (h) 243-5544 (w)
Lawrence Segura
2904 Carlota NW/87104 247-3675 (h) 767-6514 (w)

WEST OLD TOWN N.A. (R)
***Ramona Tafoya**
2536 Zearing NW/87104 243-2081 (h)
Joann Bagley
903 Green Acres NW/87104 224-9019 (h)

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

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

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

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

October 6, 2004

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkline@tierrawestllc.com

Dear Karen:

Thank you for your inquiry of **October 6, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRS. 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D AND 315-A-1-A-1 AND LOTS A,B & C, TRS. B1 AND B2, MRGCD MAP 35, LAND OF ALBERT PEREZ AND LAND OF MACIEL AND TRUJILLO NEAR INTERSTATE 40 BETWEEN RIO GRANDE BLVD. NW AND MONTOYA ST. NW** zone map **H-12-13.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

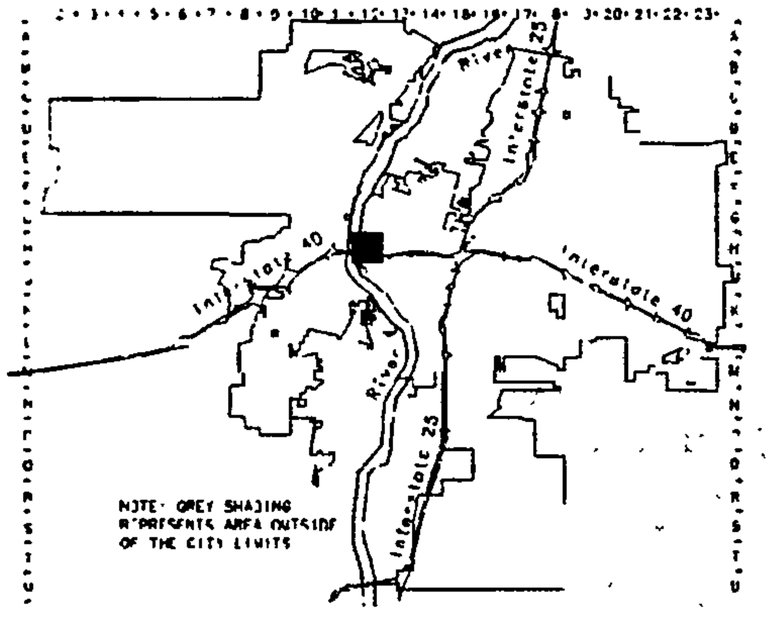
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred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

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/6/04)



CITY OF
Albuquerque

A Albuquerque G Geographic I Information S System
PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-12-Z

Map Amended through August 01, 2003

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.

Ronald R. Bohannan, P.E.
Applicant name (print)

Applicant signature / date 10/7/04

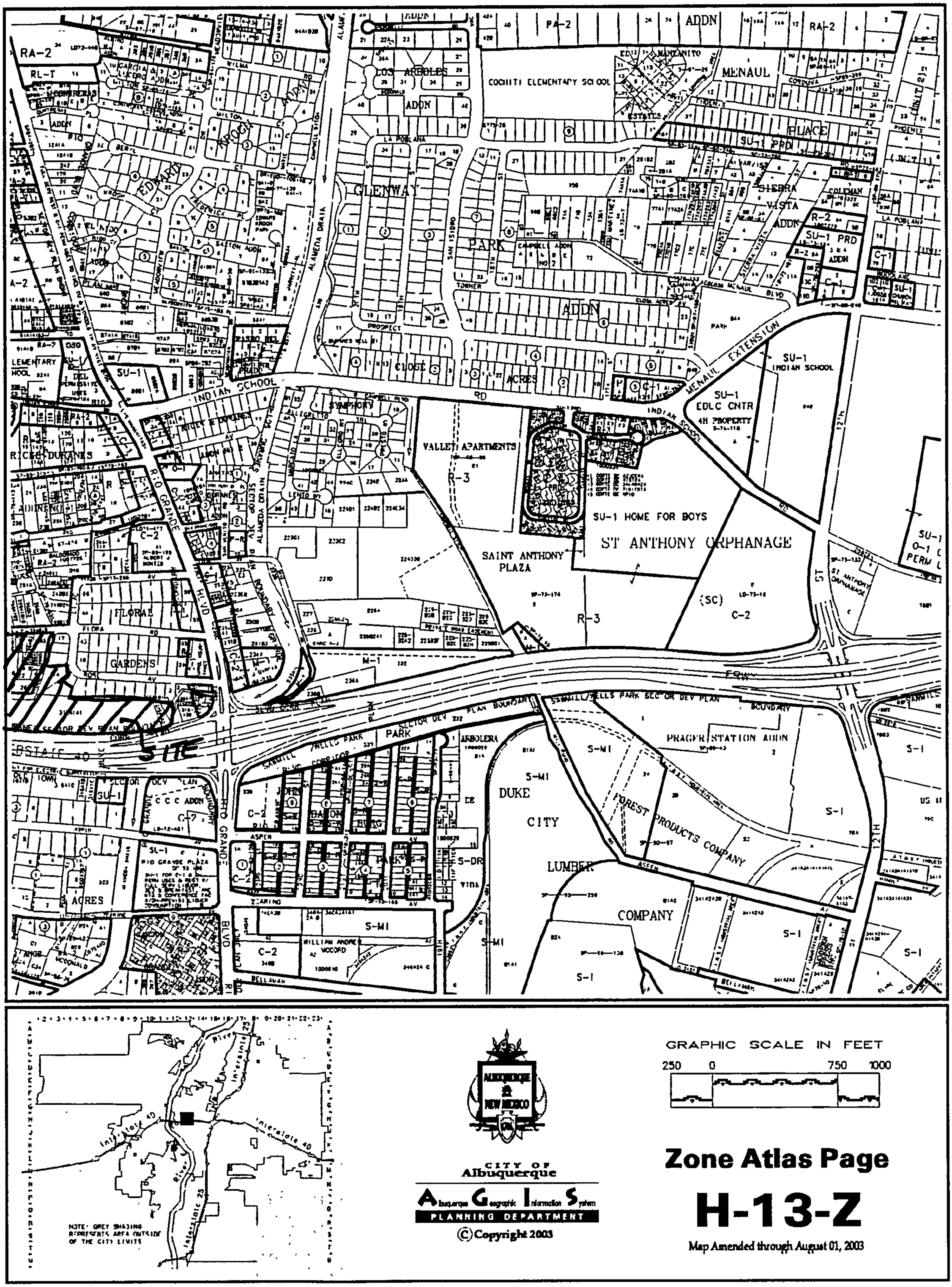
Form revised 10/03

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

Application case numbers
04DRB - _____ - 01569
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date 10/8/04

Project # 1003238



©Copyright 2003

Zone Atlas Page

H-13-Z

Map Amended through August 01, 2003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

October 7, 2004

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Vacation of Private Drainage, Preliminary Plat Approval, Sidewalk Deferral and Sidewalk Waiver
Tracts 267, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, & 315-A-1-A-1 – MRGCD MAP 35; Lots A, B, & C – Land of Albert Perez; Tracts B1 & B2 – Land of Maciel & Trujillo to be known as Floral Vista Subdivision
DRB# 1003238, Zone Atlas Page H12 & H13

Dear Ms. Matson:

Tierra West LLC, on behalf of AMC Development Services, requests the approval of the Vacation of the Private Drainage, Preliminary Plat and Sidewalk Deferral and Waiver for the above referenced project. The site is located south of Floral Road NW, north of Interstate 40, east of Rio Grande Boulevard NW, and west of Montoya Road NW. The site contains approximately 8.0 Acres and is zoned R-LT. The client proposes to divide the tracts into 58 lots for single and two-story family residences. We request the vacation of the Private Drainage easement that was utilized for irrigation and is no longer in service. We are also asking for Preliminary Plat approval along with the Deferral of Sidewalks and also a Waiver of Sidewalks for this project. The Los Duranes Neighborhood Association had requested elimination of sidewalk on one side of the road. We are requesting elimination to meet that request.

3238

DXF Electronic Approval Form

DRB Project Case #: 1003238

Subdivision Name: FLORAL MEADOWS LOTS 42AP1 & 44AP1 THRU 57-AP1

Surveyor: RUSS P HUGG

Contact Person: KAREN KLINE

Contact Information: 858-3100

DXF Received: 10/27/2005 Hard Copy Received: 10/28/2005

Coordinate System: NMSP Grid (NAD 27)

Approved — Date: 10-28-2005

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

AGIS Use Only

Copied fc **3238** to agiscov on **10/28/2005** Contact person notified on **10/28/2005**

#6

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1002632
06DRB-00541 Major-Preliminary Plat Approval
06DRB-00542 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1,** zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] (B-11)

Project # 1003238
06DRB-00543 Major-Vacation of Public Easements
06DRB-00432 Minor-Prelim&Final Plat Approval
06DRB-00545 Minor-Vacation of Private Easements

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Parcel E, **FLORAL MEADOWS,** zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). (H-12)

Project # 1003779
06DRB-00547 Major-Preliminary Plat Approval
06DRB-00548 Major-Vacation of Pub Right-of-Way
06DRB-00549 Minor-Sidewalk Waiver
06DRB-00550 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, **KUMAIL SUBDIVISION**, NORTH ALBUQUERQUE ACRES, UNIT 3, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01754, 04DRB-01765, 04DRB-01756, 04DRB-01757] (C-19)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 24, 2006.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

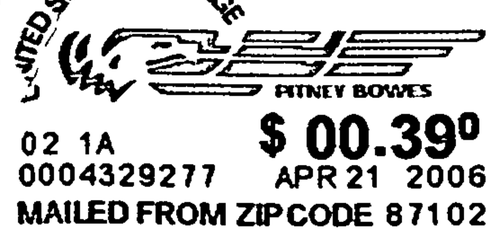
Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 10, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000364 06DRB-00538 Major-Two Year SIA	BRET & DEBORA TABOR request(s) the above action(s) for all or a portion of Lot(s) 1-B-1, Block(s) 1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION,** zoned C-2, located on CENTRAL NE, between BURMA NE and GLENRIDGE PARK NE containing approximately 1 acre(s). [REF: DRB-97-396] (L-22)
Project # 1000515 06DRB-00540 Major-Two Year SIA	WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B, **THE CROSSING,** zoned SU-2, RL-T, located on TIERRA PINTADA ST NW between 98TH STREET NW and LADERA DR NW and containing approximately 50 acre(s). [REF: 04DRB00444] (H-9)
Project # 1002857 06DRB-00532 Major-Two Year SIA	MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-B TBK HIGHLANDS AT ANDERSON HILLS UNIT 1 (to be known as **HIGHLANDS, UNIT 2**) zoned RLT, located on DENNIS CHAVEZ SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 04DRB-00233, 04DRB-00232, 03DRB-01200, 03DRB-01202, 03DRB-01203, 03DRB-01204, 03DRB-01205](N-9/P-9)
Project # 1003859 06DRB-00533 Major-Vacation of Pub Right-of-Way 06DRB-00534 Major-Vacation of Public Easements	PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA AT LA LUZ,** zoned SU-1, O-1, C-2, PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 05DRB-00869, 05DRB-01010, 05DRB-00994] (E-12/ F-12)

SEE PAGE 2. . .

CITY OF ALBUQUERQUE

Planning Department

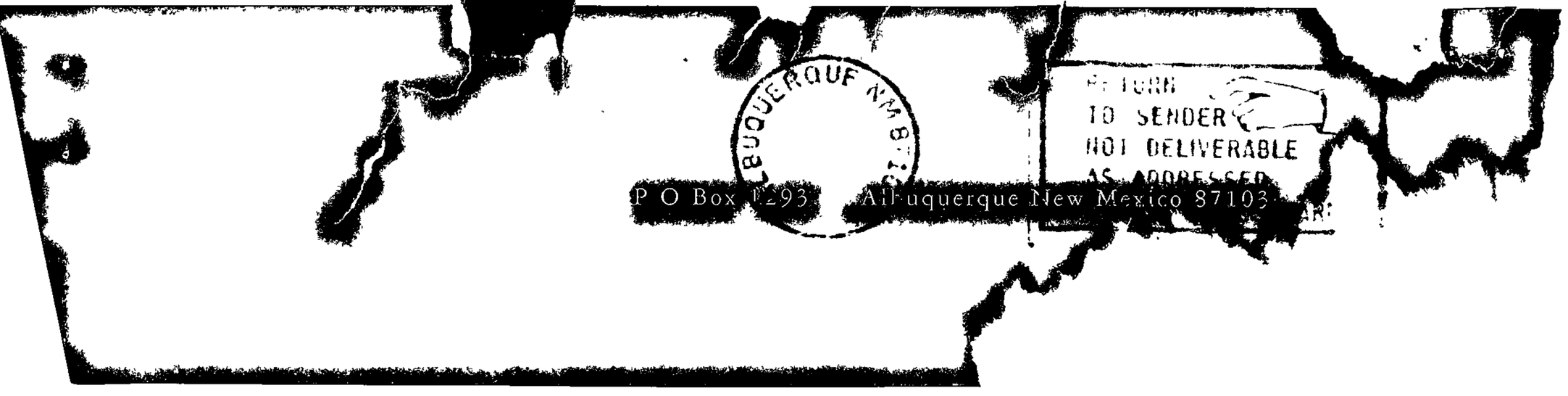


101205946213440801

DOMINGUEZ DAVID & ROSE
1140 MONTOYA ST NW
ALBUQUERQUE NM 87104

87104+1360-40 C003

DRB


ALBUQUERQUE NM 87103
RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
P O Box 1293 Albuquerque New Mexico 87103

87103/1293

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 19, 2005

1. Project # 1003238
05DRB-01489 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS,** zoned R-LT residential zone, located on MONTOYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,04EPC-00157, 04DRB-00661, 04DRB-01227] (H-12/13)

At the October 19, 2005, Development Review Board meeting, the preliminary plat was approved.

If you wish to appeal this decision, you must do so by November 3, 2005, in the manner described below.

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

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.)

For Sheran Matson, AICP, DRB Chair

Cc: Evergreen Duranes Ltd., Co., LLC, 1015 Tijeras NW, 87110
Tierra West LLC, 8509 Jefferson NE, 87113
Bob Harper, 2428 Rose Ave NW, 87104
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

Planning

DRB

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 OCT 20 2005
MAILED FROM ZIP CODE 87102

EVERGREEN DURANES LTD CO LLC
1015 TIJERAS NW
ALBUQUERQUE NM 87110

87102+3393-33 C003

P O Box 1293 Albuquerque New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, October 19, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003238 05DRB-01489 Major-Preliminary Plat Approval	TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS,** zoned R-LT residential zone, located on MONTOYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC00156,04EPC00157, 04DRB00661, 04DRB01227] (H-12/13)
Project # 1000788 05DRB-01491 Major-Vacation of Pub Right-of-Way	RICHARD EVANS & KELLY CONABOY, request(s) the above action(s) for all or a portion of Block(s) P & R, **PARADISE SKIES, UNIT 9,** zoned R-T, located on SKY WATCHER ST NW, between CELESTIAL AVE NW and MCMAHON BLVD NW. [REF: 05DRB00508] (A-11)
Project # 1004454 05DRB-01499 Major-Vacation of Pub Right-of-Way	PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) B **SOUTH BROADWAY ACRES, UNIT 1,** zoned SU-2 MR, located on JOHN ST SE, between BETHEL SE AND WOODWARD ST SE and containing approximately 1 acre(s). (M-14)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

S Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 3, 2005

CITY OF ALBUQUERQUE

Planning Department

RETURN
TO SENDER
INSUFFICIENT
ADDRESS

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 SEP 30 2005
MAILED FROM ZIP CODE 87102

Not At This Address

RTS

Project # 1003238

EVERGREEN DURANES LTD. CO LLC
1015 TIJERAS NW
ALBUQUERQUE, NM 87110

87102+3333-33 C003

P O Box 1293 Albuquerque New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, October 19, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003238 05DRB-01489 Major-Preliminary Plat Approval	TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS,** zoned R-LT residential zone, located on MONTOYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC00156,04EPC00157, 04DRB00661, 04DRB01227] (H-12/13)
Project # 1000788 05DRB-01491 Major-Vacation of Pub Right-of-Way	RICHARD EVANS & KELLY CONABOY, request(s) the above action(s) for all or a portion of Block(s) P & R, **PARADISE SKIES, UNIT 9,** zoned R-T, located on SKY WATCHER ST NW, between CELESTIAL AVE NW and MCMAHON BLVD NW. [REF: 05DRB00508] (A-11)
Project # 1004454 05DRB-01499 Major-Vacation of Pub Right-of-Way	PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) B **SOUTH BROADWAY ACRES, UNIT 1,** zoned SU-2 MR, located on JOHN ST SE, between BETHEL SE AND WOODWARD ST SE and containing approximately 1 acre(s). (M-14)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 3, 2005

CITY OF ALBUQUERQUE

Planning Department

RETURN
TO SENDER
ATTEMPTED
NOT KNOWN

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 SEP 30 2005
MAILED FROM ZIPCODE 87102

DRB

101305910114831909

UNITED DRILLING INC &
2400 ROSE DR NW
ALBUQUERQUE NM 87104

B71041342-00 C003

P O Box 1293 Albuquerque New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, October 19, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003238 05DRB-01489 Major-Preliminary Plat Approval	TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS,** zoned R-LT residential zone, located on MONTOYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC00156,04EPC00157, 04DRB00661, 04DRB01227] (H-12/13)
Project # 1000788 05DRB-01491 Major-Vacation of Pub Right-of-Way	RICHARD EVANS & KELLY CONABOY, request(s) the above action(s) for all or a portion of Block(s) P & R, **PARADISE SKIES, UNIT 9,** zoned R-T, located on SKY WATCHER ST NW, between CELESTIAL AVE NW and MCMAHON BLVD NW. [REF: 05DRB00508] (A-11)
Project # 1004454 05DRB-01499 Major-Vacation of Pub Right-of-Way	PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) B **SOUTH BROADWAY ACRES, UNIT 1,** zoned SU-2 MR, located on JOHN ST SE, between BETHEL SE AND WOODWARD ST SE and containing approximately 1 acre(s). (M-14)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 3, 2005

CITY OF ALBUQUERQUE

Planning Department

RETURN
TO SENDER
ATTEMPTED
NOT KNOWN

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 SEP 30 2005
MAILED FROM ZIP CODE 87102

DLB

101305908114931912

UNITED DRILLING INC &
2400 ROSE DR NW
ALBUQUERQUE NM 87104

87104413 42-00 C003

P O Box 1293 Albuquerque New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, October 19, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003238 05DRB-01489 Major-Preliminary Plat Approval	TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS,** zoned R-LT residential zone, located on MONTOYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC00156,04EPC00157, 04DRB00661, 04DRB01227] (H-12/13)
Project # 1000788 05DRB-01491 Major-Vacation of Pub Right-of-Way	RICHARD EVANS & KELLY CONABOY, request(s) the above action(s) for all or a portion of Block(s) P & R, **PARADISE SKIES, UNIT 9,** zoned R-T, located on SKY WATCHER ST NW, between CELESTIAL AVE NW and MCMAHON BLVD NW. [REF: 05DRB00508] (A-11)
Project # 1004454 05DRB-01499 Major-Vacation of Pub Right-of-Way	PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) B **SOUTH BROADWAY ACRES, UNIT 1,** zoned SU-2 MR, located on JOHN ST SE, between BETHEL SE AND WOODWARD ST SE and containing approximately 1 acre(s). (M-14)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 3, 2005

CITY OF ALBUQUERQUE

Planning Department

RETURN
TO SENDER
ATTEMPTED
NOT KNOWN

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 SEP 30 2005
MAILED FROM ZIP CODE 87102

DRB

101205946213440801

RAMIREZ CHERYL B
1140 MONTOYA NW
ALBUQUERQUE NM 87104

87104+1360-40 C003

P O Box 1293 Albuquerque New Mexico 87103

1B

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, October 19, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003238 05DRB-01489 Major-Preliminary Plat Approval	TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS,** zoned R-LT residential zone, located on MONTOYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC00156,04EPC00157, 04DRB00661, 04DRB01227] (H-12/13)
Project # 1000788 05DRB-01491 Major-Vacation of Pub Right-of-Way	RICHARD EVANS & KELLY CONABOY, request(s) the above action(s) for all or a portion of Block(s) P & R, **PARADISE SKIES, UNIT 9,** zoned R-T, located on SKY WATCHER ST NW, between CELESTIAL AVE NW and MCMAHON BLVD NW. [REF: 05DRB00508] (A-11)
Project # 1004454 05DRB-01499 Major-Vacation of Pub Right-of-Way	PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) B **SOUTH BROADWAY ACRES, UNIT 1,** zoned SU-2 MR, located on JOHN ST SE, between BETHEL SE AND WOODWARD ST SE and containing approximately 1 acre(s). (M-14)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

S Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 3, 2005

CITY OF ALBUQUERQUE

Planning Department

RETURN
TO SENDER
ATTEMPTED
NOT KNOWN

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 SEP 30 2005
MAILED FROM ZIP CODE 87102

D LB

101305902715031922

WILCOX ROGER B C
2448 ROSE AV NW
ALBUQUERQUE NM 87104

87104141942-48 C003

P O Box 1293 Albuquerque New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, October 19, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003238 05DRB-01489 Major-Preliminary Plat Approval	TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS,** zoned R-LT residential zone, located on MONTOYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC00156,04EPC00157, 04DRB00661, 04DRB01227] (H-12/13)
Project # 1000788 05DRB-01491 Major-Vacation of Pub Right-of-Way	RICHARD EVANS & KELLY CONABOY, request(s) the above action(s) for all or a portion of Block(s) P & R, **PARADISE SKIES, UNIT 9,** zoned R-T, located on SKY WATCHER ST NW, between CELESTIAL AVE NW and MCMAHON BLVD NW. [REF: 05DRB00508] (A-11)
Project # 1004454 05DRB-01499 Major-Vacation of Pub Right-of-Way	PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) B **SOUTH BROADWAY ACRES, UNIT 1,** zoned SU-2 MR, located on JOHN ST SE, between BETHEL SE AND WOODWARD ST SE and containing approximately 1 acre(s). (M-14)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

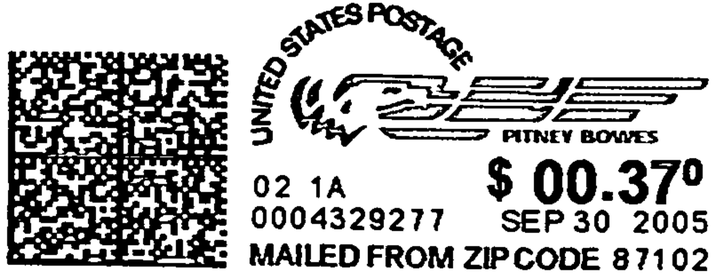
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 3, 2005

CITY OF ALBUQUERQUE

Planning Department

DRB



101305908313931907

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NM 87103

B710341233-33 B013

P O Box 1293 Albuquerque New Mexico 87103

Project # 1003238
04DRB-01560 Major-Preliminary Plat Approval
04DRB-01573 Minor-Vacation of Private Easements
04DRB-01571 Minor-Sidewalk Waiver
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION,** zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] (H-12/H-13)

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

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38](K-15)

Project # 1003717
04DRB-01565 Major-Vacation of Pub Right-of-Way

ERIC C JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION,** zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14)

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, OCTOBER 18, 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, November 3, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003571 04DRB-01517 Major-Vacation of Public Easements 04DRB-01518 Major-Preliminary Plat Approval 04DRB-01519 Minor-Sidewalk Waiver 04DRB-01520 Minor-Temp Defer SDWK	MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B,** zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] (N-9)
Project # 1003520 04DRB-01567 Major-Preliminary Plat Approval 04DRB-01570 Minor-Ext of SIA for Temp Defer SDWK 04DRB-01568 Minor-Temp Defer SDWK	MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] (B-20)
Project # 1001685 04DRB-01566 Major-Vacation of Pub Right-of-Way	WILSON & COMPANY agent(s) for GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1-B, **PARADISE NORTH,** zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB-00005] (A-12)
Project # 1003470 04DRB-01522 Major-Bulk Land Variance 04DRB-01523 Major-Preliminary Plat Approval 04DRB-01524 Minor-Temp Defer SDWK	WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

SEE PAGE 2 . . .

CITY OF ALBUQUERQUE

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

UNITED STATES POSTAGE
PITNEY BOWES
02 1A
0004329277
$ 00.37⁰
OCT 18 2004
MAILED FROM ZIP CODE 8710

10120595141834O912

RAEL GEORGIA G
2622 FLORAL RD NW
ALBUQUERQUE NM 87104

87104 41926 03

Project # 1003238
04DRB-01560 Major-Preliminary Plat Approval
04DRB-01573 Minor-Vacation of Private Easements
04DRB-01571 Minor-Sidewalk Waiver
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION,** zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] (H-12/H-13)

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

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38](K-15)

Project # 1003717
04DRB-01565 Major-Vacation of Pub Right-of-Way

ERIC C JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION,** zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14)

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, OCTOBER 18, 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, November 3, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003571 04DRB-01517 Major-Vacation of Public Easements 04DRB-01518 Major-Preliminary Plat Approval 04DRB-01519 Minor-Sidewalk Waiver 04DRB-01520 Minor-Temp Defer SDWK	MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B,** zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] (N-9)
Project # 1003520 04DRB-01567 Major-Preliminary Plat Approval 04DRB-01570 Minor-Ext of SIA for Temp Defer SDWK 04DRB-01568 Minor-Temp Defer SDWK	MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] (B-20)
Project # 1001685 04DRB-01566 Major-Vacation of Pub Right-of-Way	WILSON & COMPANY agent(s) for GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1-B, **PARADISE NORTH,** zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB-00005] (A-12)
Project # 1003470 04DRB-01522 Major-Bulk Land Variance 04DRB-01523 Major-Preliminary Plat Approval 04DRB-01524 Minor-Temp Defer SDWK	WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

SEE PAGE 2 . . .

CITY OF ALBUQUERQUE

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

UNITED STATES POSTAGE
PITNEY BOWES
02 1A
0004329277
$ 00.37⁰
OCT 18 2004
MAILED FROM ZIP CODE 87102

Vacant

DRB

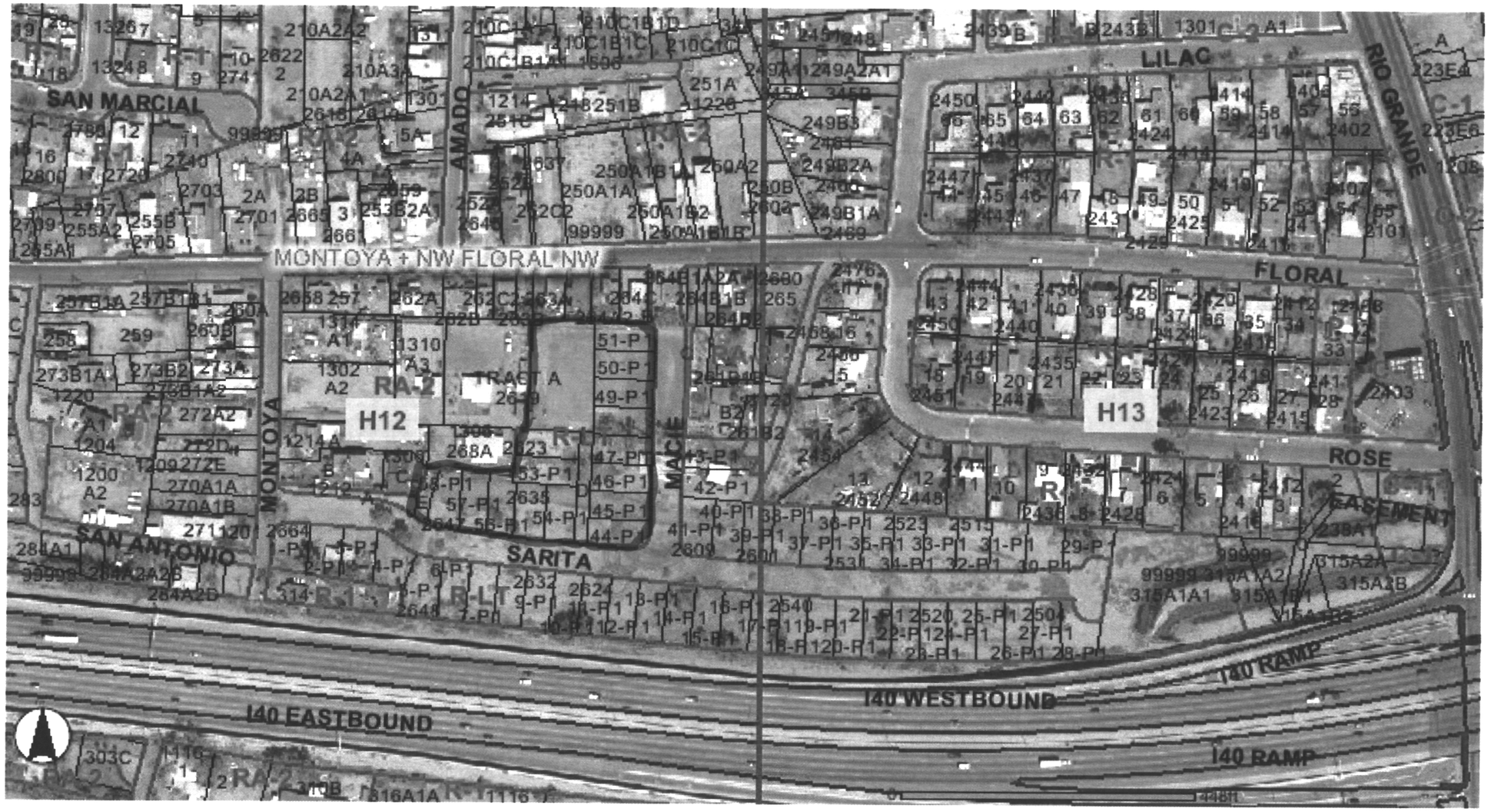
10130590311933220 1

CHRISTIANSON BRENDA A
2447 FLORAL RD NW
ALBUQUERQUE NM 87104

87104+1923 03

1302 A2
A3
2619
TRACT A
48A-P1
1119
272A2
1213
A
1214
1306
268A
52A-P1
2623
1115
47A-P1
272D
1209
272E
1212
B
C
1306
2627
53A-P1
46A-P1
1109
RA-2
270A1A
R-LT
D
9999
9999 A
SARITA AV + NW MONTOYA ST NW
E
9999
58-P1
2647
57A-P1
2643
56A-P1
2639
55A-P1
2635
54A-P1
2631
1105
45A-P1
99999
H12
MONTOYA
271
1201
44A-P1
1101
1-P1
2664
2-P1
3-P1
2656
4-P1
2652
SARITA
RA-2
2648
5-P1
6-P1
2644
2640
R-LT
7-P1
8-P1
2636
9-P1
2632
10-P1
2628
2624
11-P1
2620
12A-P1
314
R-1
1140
0

LILAC
RIO GRANDE
AMADO
FLORAL + NW LILAC NW
FLORAL
ROSE
CAROL KOURY TRACT
EASEMENT
MONTOYA
SARITA
TRACT A
I40 WESTBOUND
I40 EASTBOUND
I40 RAMP
I40 RAMP
444ft


SAN MARCIAL
AMADO
MONTOYA + NW FLORAL NW
LILAC
RIO GRANDE
FLORAL
ROSE
MONTOYA
SARITA
SAN ANTONIO
H12
H13
RA-2
TRACT A
I40 EASTBOUND
I40 WESTBOUND
I40 RAMP
I40 RAMP
EASEMENT

#16

AMADO
LILAC
RIO GRANDE
FLORAL
H12
H13
MACIE
ROSE
EASEMENT
SARITA
I40 RAMP
I40 WESTBOUND
0
0.061m

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

10/03/2007 Issued By: PLNABG

Permit Number: **2007 070 295** **Category Code 910**

Application Number: 07DRB-70295, Sidewalk Waiver

Address:

Location Description: ON SARITA AVE

Project Number: 1003238

Applicant
Evergreen Duranes Ltd Co

4407 Lomas Blvd Ne
Albuquerque, NM 87110
259-0991

Agent / Contact

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	
TOTAL:		**$20.00**

City Of Albuquerque
Treasury Division

10/3/2007 11:23AM LOC: ANNX
WS# 007 TRANS# 0030
RECEIPT# 00088844-00088844
PERMIT# 2007070295 TRSMSP
Trans Amt $20.00
Conflict Manag. Fee $20.00
CA $20.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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

APPEAL / PROTEST of... — 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:

Professional/Agent (if any): Evergreen Durango, Ltd Co. PHONE: 259-0991
ADDRESS: 4407 Lomas Blvd. NE FAX: 831-6899
CITY: ABQ STATE NM ZIP 87110 E-MAIL: jeff@amcdevelopment.net

APPLICANT: same PHONE:
ADDRESS: FAX:
CITY: STATE ZIP E-MAIL:
Proprietary interest in site: List all owners:

DESCRIPTION OF REQUEST: Waive installation of sidewalk on Lot 29-P-1 Floral Meadows Subdivision — Lot was given to HOA for a park — sidewalk not necessary

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

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

Lot or Tract No. 29 P-1 Block: NA Unit:
Subdiv/Addn/TBKA: Floral Meadows
Existing Zoning: R-LT Proposed zoning: R-LT
Zone Atlas page(s): H-13 UPC Code: MRGCD Map No

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ~~1004764~~ 1003788 1003238

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1/4 Ac
LOCATION OF PROPERTY BY STREETS: On or Near: ~~Sarita Ave.~~ SARITA AVE.
Between: and

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

SIGNATURE DATE 10-3-07
(Print) Jeffrey Jesionowski, Manager Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers: 07DRB - 70295

Action	S.F.	Fees
SW	√	$ 0
CMF		$ 20.00
		$
		$
		$
		Total $ 20.00

Hearing date 10-17-07

1003238

Project # ~~1004764~~

KES 10/3/07
Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

❑ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- __ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

❑ **VACATION OF PUBLIC EASEMENT (DRB27)**

❑ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

❑ **SIDEWALK VARIANCE (DRB20)**

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

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

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

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

❑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

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

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

❑ **VACATION OF PRIVATE EASEMENT (DRB26)**

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

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

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

Jeff Jesionowski — Applicant name (print)

Applicant signature / date 10/3/07

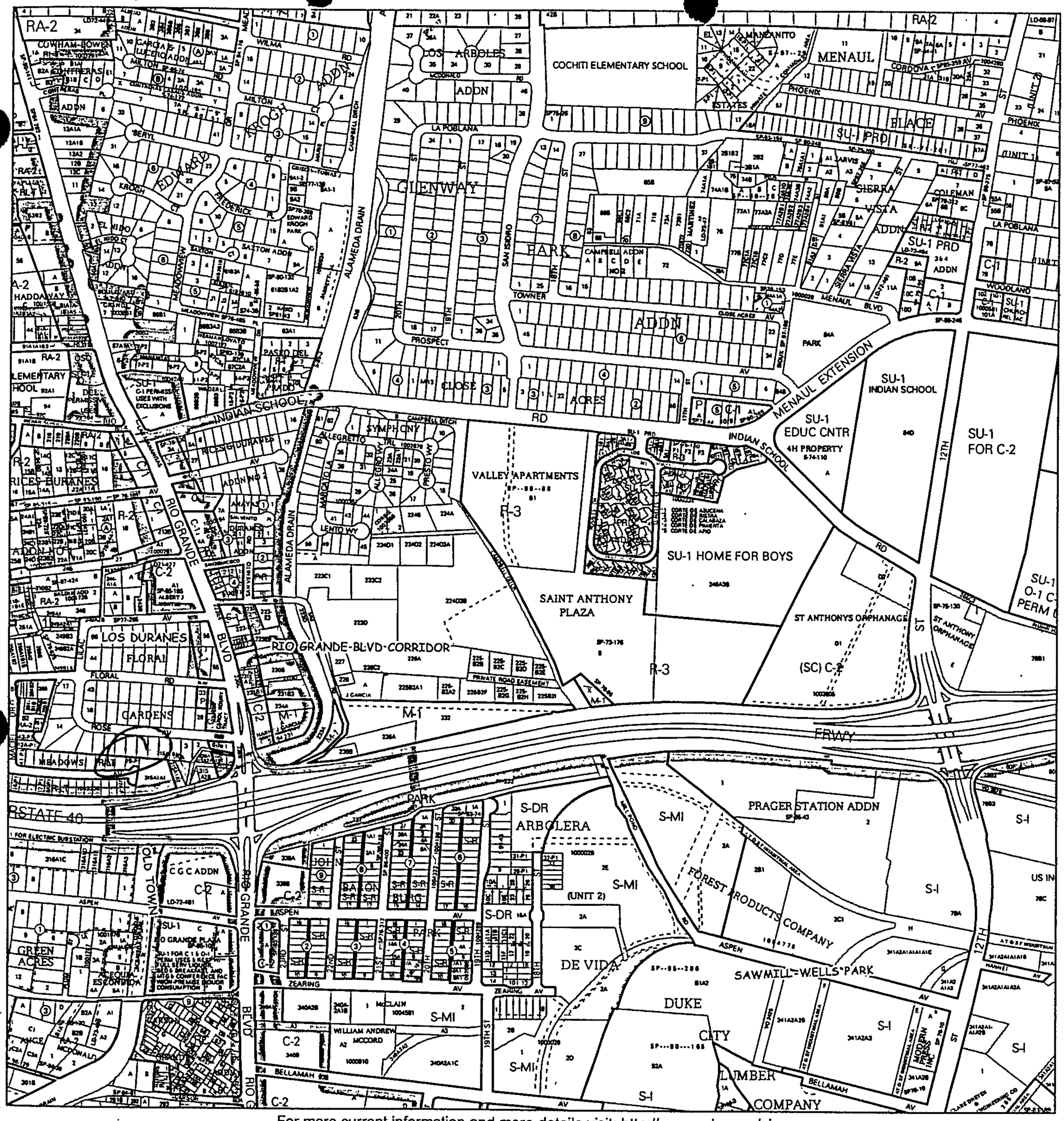
Form revised 4/07

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

Application case numbers
07DRB - 70295
- - -
- - -

Planner signature / date 10/3/07

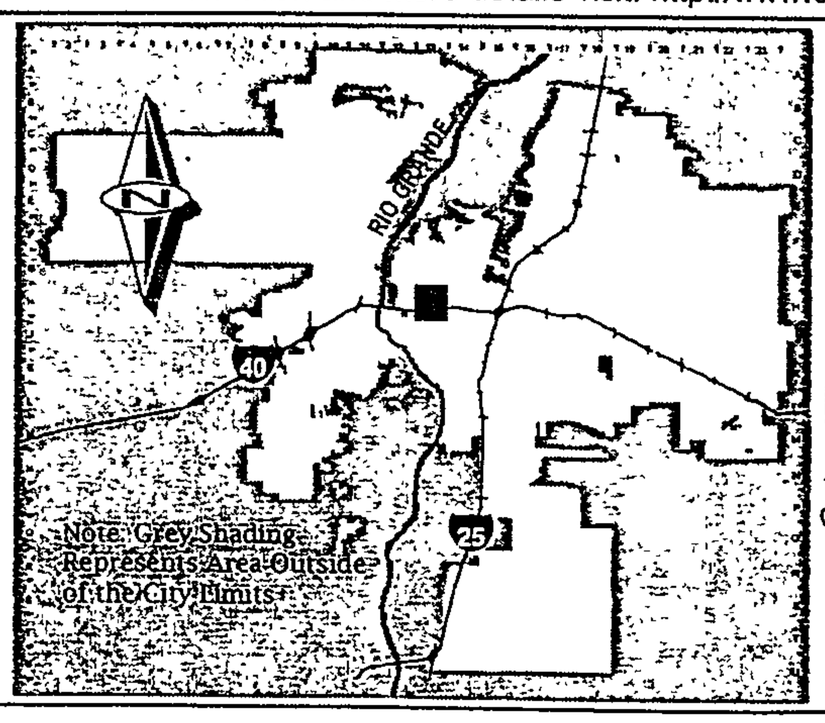
Project # ~~1004764~~ 1003238



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

Albuquerque Geographic Information System

Map amended through: 5/17/2007



Zone Atlas Page:

H-13-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

FLORAL GARDENS
Filed 4-24-1940, in Vol. D, Page 2

LOT 10 | LOT 9 | LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3

5' Public Service Company of New Mexico Easement per Document Filed 10-18-50, Bk. D157, Pg. 461

552.92'

02' | 53.78' | 57.65' | 76.91' | (S 86°17'30" E, 161.07')

N 03°50'18" E 80.25' | N 03°50'18" E 75.33' | N 03°50'18" E 69.14'

P1 | 31-P1 | 30-P1 | 29-P1

47.89' | 203.28"

5' Public Utility Easement granted by this plat.

SDWK to Be WAIVED.

C63 | C62 | C61 | C14 | C13 | L12

23' | 23'

S81°47'47"E 26.71 / 60.00'

33.98'

V.W.

PORTION OF PARCEL G-30-22

R/W Maps for New Mexico Project No. "I-040-3(27)155" Judgement rendered in District Court Cause No. A-3415, filed August 11, 1966, Document No. 18905

97.48 | S08°08'30"W, 204.75')

C11 | C60 | L10 | C12 | L11

33.29 / S08°12'13"W

C54 | C56 | C58

N 00°38'51" W 94.00' | N 01°19'23" W 94.00' | N 01°59'54" W 94.00' | N 02°40'25" W 94.00'

25-P1 | 26-P1 | 27-P1 | 28-P1

57.91' | S08°12'13"W

C53 | C55 | C57 | C59

P.O.B.

S33°04'10"E 304.01'

SIDEWALK EXHIBIT C
Date 10/17/07

Albuquerque Control Survey
Monument "5-J13A"
(NMSPCS - NAD27)
Y=1,491,255.48
X=375,387.46
Delta Alpha=-00°14'22"
G-G=0.9996807
Elevation=4957.87 (NGVD29)

PARCEL G-30-22

R/W Maps for New Mexico Project No. "I-040-3(27)155" Judgement rendered in District Court Cause No. A-3415, filed August 11, 1966, Document No. 18905

SHEET 6 OF 7

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

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

PAID RECEIPT

APPLICANT NAME _____

AGENT SURV TEK

ADDRESS _____

PROJECT & APP # 1003238

PROJECT NAME FLORAL MEADOWS

$ _____ **441032/3424000 Conflict Management Fee**

$ 110.00 **441006/4983000 DRB Actions** DEFERRAL

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

$ _____ **441018/4971000 Public Notification**

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

$ 110.00 **TOTAL AMOUNT DUE**

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

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK IN PAPER. SEE BACK SIDE FOR OTHER SECURITY FEATURES

SURV-TEK, Inc.
Consulting Surveyors
9384 Valley View Drive · Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

BANK OF AMERICA
ACH R/T 107000327
95-32
1070

052821

5/15/2006

PAY TO THE ORDER OF CITY OF ALBUQUERQUE

$**110.00

One Hundred Ten and 00/100********** DOLLARS

CITY OF ALBUQUERQUE

MEMO

051484

AUTHORIZED SIGNATURE

⑈052821⑈ ⑆107000327⑆ 004275593649⑈

MP

#6

SURV TEK, INC.

Fax

Subject: DRB 1003238 **Date:** 5.8.06

To: DRB **Attn:** CLAIRE SENOVA

Phone: **Fax:** 927-3864

From: RUSS HUGG **Pages:** 2

☐ Urgent ☐ For Your Use ☐ For Your Files

☐ For Review ☐ Please Comment ☐ Please Reply

COMMENTS:

CLAIRE – PLEASE DEFER

DRB 1003238 1 WEEK

TO MAY 17TH

THANKS

RUSS

9384 Valley View Drive NW • Albuquerque, New Mexico 87114
Phone: (505) 897-3366 • Fax: (505) 897-3377 • E-Mail: hugg@swcp.com

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897 3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

May 8, 2006

Albuquerque Development Review Board
P O Box 1293
Albuquerque, New Mexico 87103

Attention : Claire Senova, DRB Administrative Assistant

Re: DRB-Project No. 1003238: Lot 58-P1 and Parcel E, Floral Meadows, City of Albuquerque, Bernalillo County, New Mexico.

Please defer the public hearing on this project to May 17, 2006.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

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

		Supplemental form
ZONING AND PLANNING		**Z**
____	Annexation	
____	County Submittal	
____	EPC Submittal	
____	Zone Map Amendment (Establish or Change Zoning)	
____	Sector Plan (Phase I, II, III)	
____	Amendment to Sector, Area, Facility or Comprehensive Plan	
____	Text Amendment (Zoning Code/Sub Regs)	
APPEAL / PROTEST OF …		**A**
____	Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: VANTAGE BUILDERS PHONE: 892-5533
ADDRESS: PO BOX 1443 FAX: 892-4212
CITY: CORRALES STATE NM ZIP 87048 E-MAIL: ____
Proprietary Interest in Site: OWNERS **List all owners:** AL PEREZ

AGENT (if any): **Surv-Tek, Inc** PHONE: **897-3366**
ADDRESS: **9384 Valley View Drive NW** FAX: **897-3377**
CITY: **Albuquerque** STATE **NM** ZIP **87114** E-MAIL: **Hugg@survtek.com**

DESCRIPTION OF REQUEST: VACATION OF A PORTION OF A PUBLIC WATER AND SANITARY SEWER EASEMENT AND A PORTION OF A PRIVATE DRIVEWAY EASEMENT

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. LOT 58-P1 AND PARCEL E Block: — Unit: —
Subdv. / Addn. FLORAL MEADOWS
Current Zoning: R-LT Proposed zoning: SAME
Zone Atlas pages(s) H-12 No. of **existing** lots: 2 No. of **proposed** lots: 2
Total area of site (acres): 0.13 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city Limits? ✓ Yes. ____ No, (but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A
UPC No. ____ MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: SARITA AVENUE NW
~~Between~~: WEST OF MONTOYA ~~and~~ STREET NW

CASE HISTORY:

List any current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX_,Z_,V_,S_, etc.): 1003238

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

SIGNATURE ____ DATE 4/14/06

(Print) RUSS HUGG ____ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03,
3/04

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

Application case numbers	Action	S.F.	Fees
06DRB - ____ - 00543	VPE	✓	$ 45.00
06DRB - ____ - 00545	VPRE	✓	$ 45.00
____ - ____ - ____	ADV	____	$ 75.00
____ - ____ - ____	CMF	____	$ 20.00
____ - ____ - ____	____	____	$ ____
			Total $ 185.00

Hearing date 5-10-06

Lisa Sims 4/14/06
Planner signature / date

Project # 1003238

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☑ **VACATION OF PUBLIC EASEMENT**

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

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

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

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

☑ **VACATION OF PRIVATE EASEMENT**

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

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

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

RUSS HUGG
Applicant name (print)

4.14.06
Applicant signature / date

Form revised 4/03 and **October 2003**

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

Application case numbers
06DRB-00543
06DRB-00544
_____
_____

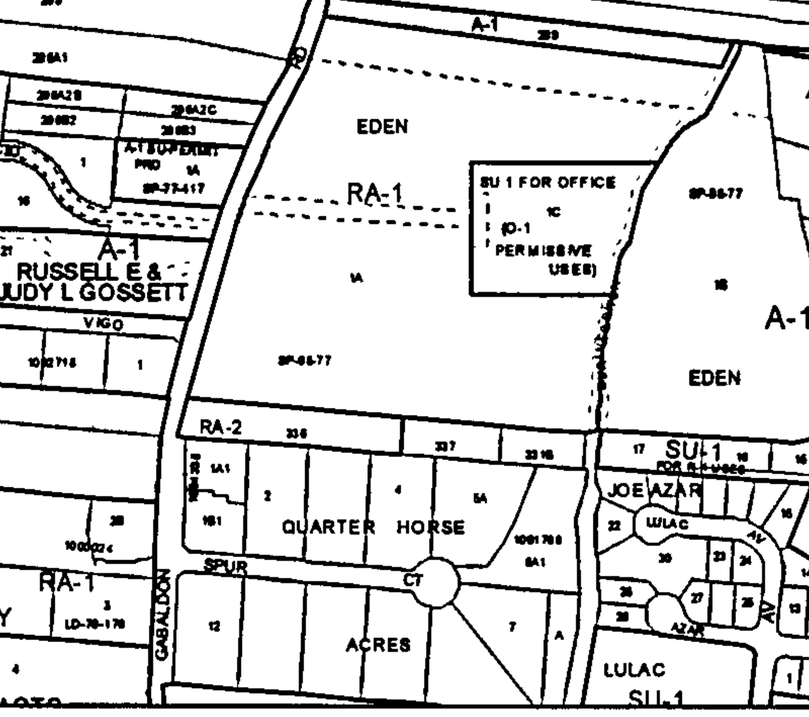
Kim Sanchez 4/14/06
Planner signature / date

Project # 1003738

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

Albuquerque Geographic Information System

Map amended through: 3/14/2006



Zone Atlas Page:

H-12-Z

Selected Symbols

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

0 750 1,500 Feet

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

April 13, 2006

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Lot 58-P1 and Parcel E, Floral Meadows, City of Albuquerque, Bernalillo County, (Zone Atlas Page K-18-Z).

The owner(s) of the above captioned property, Vantage Builders, Inc. and Albert Perez are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a portion of a Public Water and Sanitary Sewer Easement and a portion of a Private Driveway Easement which were granted by plat filed June 30, 2005 in Plat Book 2005C, page 233.

If you should have any further questions regarding this request, please call me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

April 3, 2006

Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on my behalf for the purpose of replatting Parcel E, Floral Meadows, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

Albert Perez

April 3, 2006

Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Vantage Builders, Inc., for the purpose of replatting Lot 58-P1, Floral Meadows, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

Vantage Builders, Inc.

Scott Grady, Co President

Vantage Builders, Inc.
PO Box 1443
Corrales, New Mexico 87048

SURV-TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

April 14, 2006

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Los Duranes N.A.
3308 Beach NW
Albuquerque 87104
Attention: Beverly Schoonover

Re: Lot 58-P1 and Parcel E, Floral Meadows, City of Albuquerque, Bernalillo County, (Zone Atlas Page K-18-Z).

The owners of the above captioned property, Vantage Builders, Inc. and Albert Perez, are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a portion of a Public Water and Sanitary Sewer Easement and a portion of a Private Driveway Easement as shown on the attached Vacation Exhibit and for Preliminary and Final Plat approval to adjust the interior lot line between Lot 58-P1 and Parcel E as shown on the plat.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

SURV-TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

April 14, 2006

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Los Duranes N.A.
3104 Coca Road NW
Albuquerque 87104
Attention: William Herring

Re: Lot 58-P1 and Parcel E, Floral Meadows, City of Albuquerque, Bernalillo County, (Zone Atlas Page K-18-Z).

The owners of the above captioned property, Vantage Builders, Inc. and Albert Perez, are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a portion of a Public Water and Sanitary Sewer Easement and a portion of a Private Driveway Easement as shown on the attached Vacation Exhibit and for Preliminary and Final Plat approval to adjust the interior lot line between Lot 58-P1 and Parcel E as shown on the plat.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

7005 0390 0001 6078 6084

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

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

OFFICIAL USE

ALBUQUERQUE, NM 87104

Postage	$ 1.11
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.36

UNIT ID: 0118
Postmark Here
APR 13 2006
Clerk: KCWS42
04/13/06

ALBUQUERQUE NM 87104 USPS

Sent To: Los Duranes N.A
Street, Apt. No.; or PO Box No.: 3308 Beach NW
City, State, ZIP+4: Albuquerque, NM 87104

PS Form 3800, June 2002 — See Reverse for Instructions

7005 0390 0001 6078 6077

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

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

OFFICIAL USE

ALBUQUERQUE, NM 87104

Postage $ 1.11
Certified Fee 2.40
Return Receipt Fee (Endorsement Required) 1.85
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 5.36

UNIT ID: 0118
Postmark Here
APR 13 2006
Clerk: KCWS42
04/13/06

ALBUQUERQUE NM 87104 USPS

Sent To: Los Duranes N.A
Street, Apt. No.; or PO Box No.: 3104 Coca Road NW
City, State, ZIP+4: Albuquerque, NM 87104

PS Form 3800, June 2002 — See Reverse for Instructions

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

April 12, 2006

Russ Hugg
SURV TEK, INC.
9384 VALLEY VIEW DRIVE NW/87114
PHONE: 897-3366/FAX: 897-3377

Dear Russ:

Thank you for your inquiry of **April 12, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 58-A-P1, FLORAL MEADOWS** zone map **H-12**.

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

LOS DURANES N.A. (LDU) "R"
***William C. Herring**
3104 Coca Rd. NW/87104 243-4664 (h) 243-5544 (w)
Beverly Schoonover
3308 Beach NW/87104 242-1788 (h)

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

Sincerely,

Stephani Winklepleck
Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(10/08/05)

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

PAID RECEIPT

APPLICANT NAME VANTAGE BUILDERS

AGENT SURV-TEK

ADDRESS

PROJECT & APP # 100 3238 - 06DRB - 00543, 00545

PROJECT NAME FLORAL MEADOWS

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 90 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

$ 185.00 **TOTAL AMOUNT DUE**

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

City Of Albuquerque
Treasury Division
4/14/2006 10:03AM LOC: ANNX
RECEIPT# 00058515 WS# 006 TRANS# 0010
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $235.00
J24 Misc $90.00
Thank You

City Of Albuquerque
Treasury Division
4/14/2006 10:03AM LOC: ANNX
RECEIPT# 00058516 WS# 006 TRANS# 0010
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $235.00
J24 Misc $75.00
CK
CHANGE

City Of Albuquerque
Treasury Division

4/14/2006 10:03AM LOC: ANNX
RECEIPT# 00058514 WS# 006 TRANS# 0010
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $235.00
J24-Misc

$20.00
Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from APRIL 25, 2006 To MAY 10, 2006

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.

_____ 4/14/06
(Applicant or Agent) (Date)

I issued 1 signs for this application, 4/14/06 _____
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003238

Rev. 1/11/05

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

PAID RECEIPT

APPLICANT NAME VANTAGE BUILDERS

AGENT SURV-TEK

ADDRESS

PROJECT & APP # 1003238 / 06DRB-00432

PROJECT NAME FLORAL MEADOWS

$ _____ **441032/3424000 Conflict Management Fee**

$ 50.00 **441006/4983000 DRB Actions** DEFERRAL

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

$ _____ **441018/4971000 Public Notification**

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

$ 50.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

4/14/2006 10:02AM LOC: ANNX
RECEIPT# 00038513 WS#.006 TRANS# 0010
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $235.00
J24-Misc

$50.00
Thank You

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

	Supplemental form
ZONING AND PLANNING	**Z**
____ Annexation	
____ County Submittal	
____ EPC Submittal	
____ Zone Map Amendment (Establish or Change Zoning)	
Sector Plan (Phase I, II, III)	
____ Amendment to Sector, Area, Facility or Comprehensive Plan	
____ Text Amendment (Zoning Code/Sub Regs)	
APPEAL / PROTEST OF ...	**A**
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: VANTAGE BUILDERS PHONE: 892-5533

ADDRESS: P.O Box 1443 FAX: 892-4212

CITY: CORRALES STATE NM ZIP 87048 E-MAIL:

Proprietary Interest in Site: OWNERS List all owners: AL PEREZ

AGENT (if any): Surv-Tek, Inc PHONE: 897-3366

ADDRESS: 9384 Valley View Drive NW FAX: 897-3377

CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: Hugg@survtek.com

DESCRIPTION OF REQUEST: MINOR SUBDIVISION ACTION FOR LOT LINE ADJUSTMENT

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. LOT 58-P1 AND PARCEL E Block: — Unit: —

Subdv. / Addn. FLORAL MEADOWS

Current Zoning: R-LT Proposed zoning: SAME

Zone Atlas pages(s) H-12 No. of **existing** lots: 2 No. of **proposed** lots: 2

Total area of site (acres): 0.13 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city Limits? ✓ Yes. ____ No, (but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A

UPC No. MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On ~~or Near:~~ SARITA AVENUE NW

~~Between:~~ ~~WEST OF~~ MONTOYA NW ST ~~and~~ ~~STREET NW~~ Between Maciel NW

CASE HISTORY:

List **any** current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX_,Z_,V_,S_, etc.): ~~1004804~~

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

SIGNATURE RUSS HUGG DATE 3/29/06

(Print) RUSS HUGG ____ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03,
3/04

NA ☐ **INTERNAL ROUTING**

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

Application case numbers	Action	S.F.	Fees
06DRB - ____ - ~~00483~~ 00482	P & F	$(3)	$ 285.00
____ - ____ - ____	CMF	____	$ 20.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 305.00

Hearing date 4-12-06

Kim Sims 4/4/06
Planner signature / date

Project # ~~1004799~~ 1003238

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

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

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

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

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

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

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

1 Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
VACANT 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.
1 Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
1 Letter briefly describing, explaining, and justifying the request
1 Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
1 Property owner's and City Surveyor's signatures on the Mylar drawing
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
N/A **Signed** Pre-Annexation Agreement if Annexation required.
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
PENDING __ **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.

RUSS HUGG
Applicant name (print)

3/29/06
Applicant signature / date

Form revised **11/04**

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

Application case numbers
06DRB - _____ - 00423
_____ - _____ - _____
_____ - _____ - _____

4/4/06
Planner signature / date

Project # ~~1004799~~
1003238

SURV-TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

April 3, 2006

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Lot 58-P1 and Parcel E, Floral Meadows, City of Albuquerque, Bernalillo County, (Zone Atlas Page K-18-Z).

The owner(s) of the above captioned property, Vantage Builders, Inc. and Albert Perez are hereby filing application with the City of Albuquerque Development Review Board for Preliminary and Final Plat approval to adjust the existing interior lot line between Lot 58-P1 and Parcel E to conform to the centerline of a newly constructed block wall.

If you should have any further questions regarding this request, please call me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

April 3, 2006

Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on my behalf for the purpose of replatting Parcel E, Floral Meadows, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

Albert Perez

April 3, 2006

Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Vantage Builders, Inc., for the purpose of replatting Lot 58-P1, Floral Meadows, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

Vantage Builders, Inc.

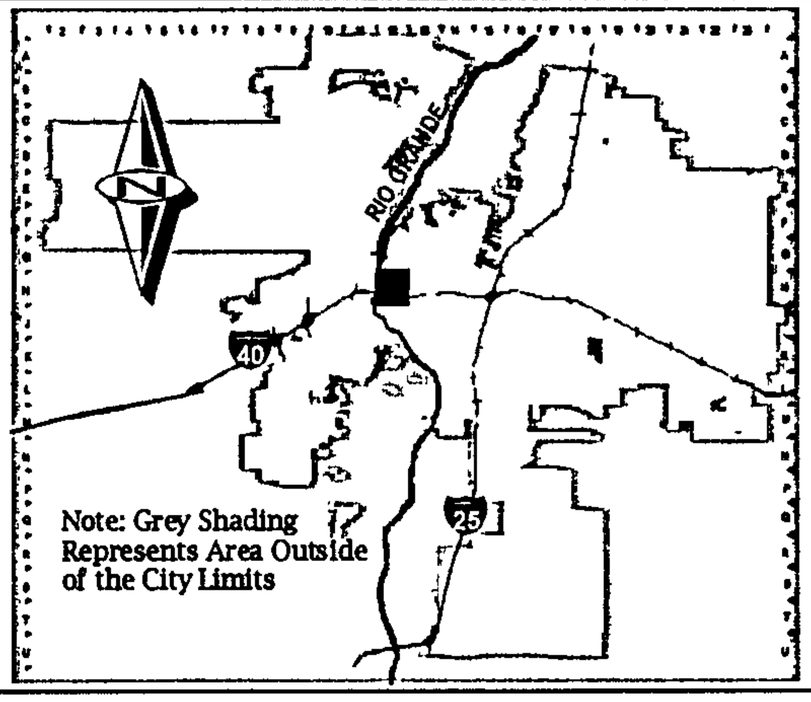
Scott Grady, Co President

Vantage Builders, Inc.
PO Box 1443
Corrales, New Mexico 87048

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

Albuquerque Geographic Information System

Map amended through: 3/14/2006



Zone Atlas Page:

H-12-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

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

PAID RECEIPT

APPLICANT NAME VANTAGE BUILDERS

AGENT SURVTEK

ADDRESS

PROJECT & APP # 1004799 / 06DRB - 00423

PROJECT NAME LOT 5-B P-1 & LOT C FLORAL MEADOWS

$ 20.00 441032/3424000 Conflict Management Fee

$ 285.00 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

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

$ 305.00 TOTAL AMOUNT DUE

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

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK IN PAPER. SEE BACK SIDE FOR OTHER SECURITY FEATURES

SURV-TEK, Inc.
Consulting Surveyors
9384 Valley View Drive Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

BANK OF AMERICA
ACH R/T 107000327

95-32
1070

052665

PAY TO THE ORDER OF City Of Albuquerque

$ 305.00

City Of Albuquerque
Treasury Division

three hundred and five dollar 00/100 DOLLARS

4/4/2006 10:03AM LOC: ANNX
RECEIPT# 00055548 WS# 008 TRANS# 0027
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $305.00
J24 Misc $20.00

AUTHORIZED SIGNATURE

Thank You

MEMO

City Of Albuquerque
Treasury Division
LOC: ANNX
WS# 008 TRANS# 0027
10:04AM
Fund 0110
TRSCCS
$305.00

J24 Misc
CHANGE
$285.00
$0.00
$305.00
441032
3424000
Thank You

"052665" 1:107000327: 00427559364 9"

MP MP

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ____ Major Subdivision action
- _X_ Minor Subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

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

STORM DRAINAGE
- ____ Storm Drainage Cost Allocation Plan

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

L A APPEAL / PROTEST of...
- **D** ____ 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: EVERGREEN DURANES LTD. CO LLC — PHONE: 255.0249

ADDRESS: 1015 TIJERAS NW — FAX: 831.6899

CITY: ABQ STATE NM ZIP 87110 E-MAIL:

Proprietary interest in site: OWNER/DEVELOPER **List all owners**: EVERGREEN DURANES LTD. CO LLC

AGENT (if any): TIERRA WEST LLC — PHONE: 858.3100

ADDRESS: 8509 JEFFERSON NE — FAX: 858.1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT APPROVAL - LOT LINE ADJUSTMENT

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

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

Lot or Tract No. LOTS 12-A-P1, 13-A-PI AND 18-A-P1 THRU 27-A-P1

Subdiv. / Addn. FLORAL MEADOWS

Current Zoning: R-LT — Proposed zoning: SAME

Zone Atlas page(s): H-12 & H-13 — No. of **existing** lots: _12_ N o. of **proposed** lots: __NO CHANGE__

Total area of site (acres): __1.1139____ Density if applicable: dwellings per gross acre: __ ___ dwellings per net acre: ___ ____

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

UPC No. 101305902913531902, ETC..... MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: ___INTERSTATE 40 WEST_____

Between: __RIO GRANDE BLVD NW__ and _____MONTOYA STREET NW_____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Z-71-118/04EPC-00156/04EPC-00157/04DRB-00661/04DRB-01227/ 05DRB-01489-- PROJ# 1003238

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

SIGNATURE for Donna J Bohannan DATE 11.08.05

(Print) RONALD R. BOHANNAN, P.E. ___ Applicant _X__ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
05DRB - ____ - 01719	P & F	$ (3)	$ 985.00
____ - ____ - ____	CMF	___	$ 20.00
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
			Total
			$ 1005.00

Hearing date 11/16/05

Planner signature / date 11/8/05

Project # 1003238

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

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

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

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

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

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

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

❑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

_X_ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
_vl_ 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.
_X_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
_X_ Letter briefly describing, explaining, and justifying the request
_X_ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
_X_ Property owner's and City Surveyor's signatures on the Mylar drawing
_N/A_ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
N/A **Signed** Pre-Annexation Agreement if Annexation required.
_X_ Fee (see schedule)
_X_ Any original and/or related file numbers are listed on the cover application
_X_ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
PEND **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.

RONALD R. BOHANNAN, PE
Applicant name (print)

s/ Donna J Bohannan 11.08.05
Applicant signature / date

Form revised **11/04**

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

Application case numbers
05DRB - ____ - 01719
____ - ____ - ____
____ - ____ - ____

Andrew Garcia 11/8/05
Planner signature / date

Project # 1003238

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

November 8, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 2193
Albuquerque, NM 87103

RE: Preliminary / Final Plat for Floral Meadows Subdivision
Zone Atlas Page H12 & H13; Project #1003238

Dear Ms. Matson:

Tierra West LLC, on behalf of Evergreen Duranes Ltd. Co. LLC, requests approval of the Preliminary / Final Plat for lot line adjustments for Floral Meadows Subdivision. The site is located north of Interstate 40 West and between Montoya Street NW and Rio Grande Boulevard NW. DRB approved the Floral Meadows Plat and Infrastructure List on November 17, 2004 . This SIA is recorded and in place. The Perimeter Wall plan was approved on October 25, 2004. DRB approved the Preliminary Plat for the lot line adjustments on October 19, 2005.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Donna J. Bohannan

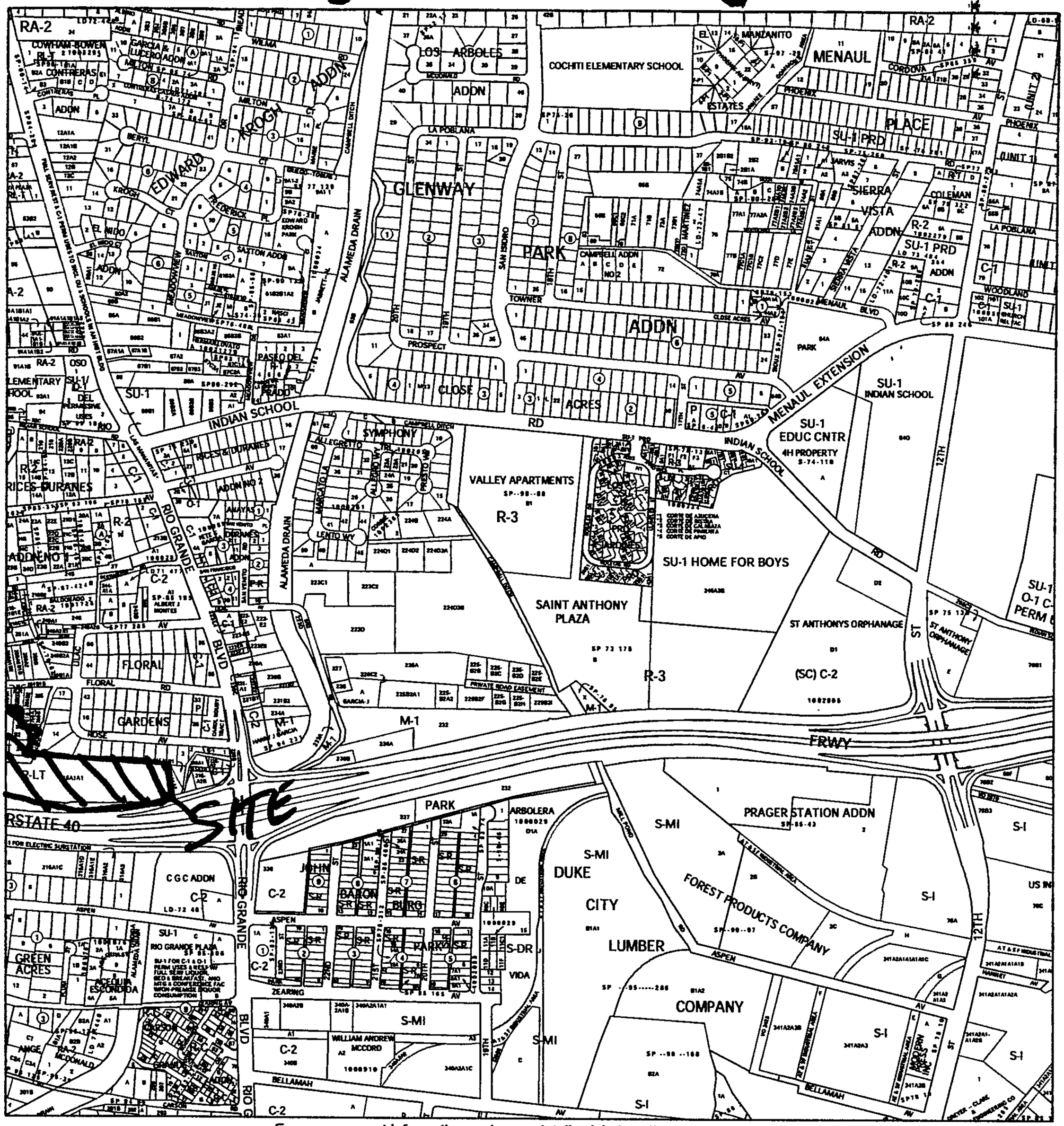
for Ronald R. Bohannan, P.E.

Enclosure/s

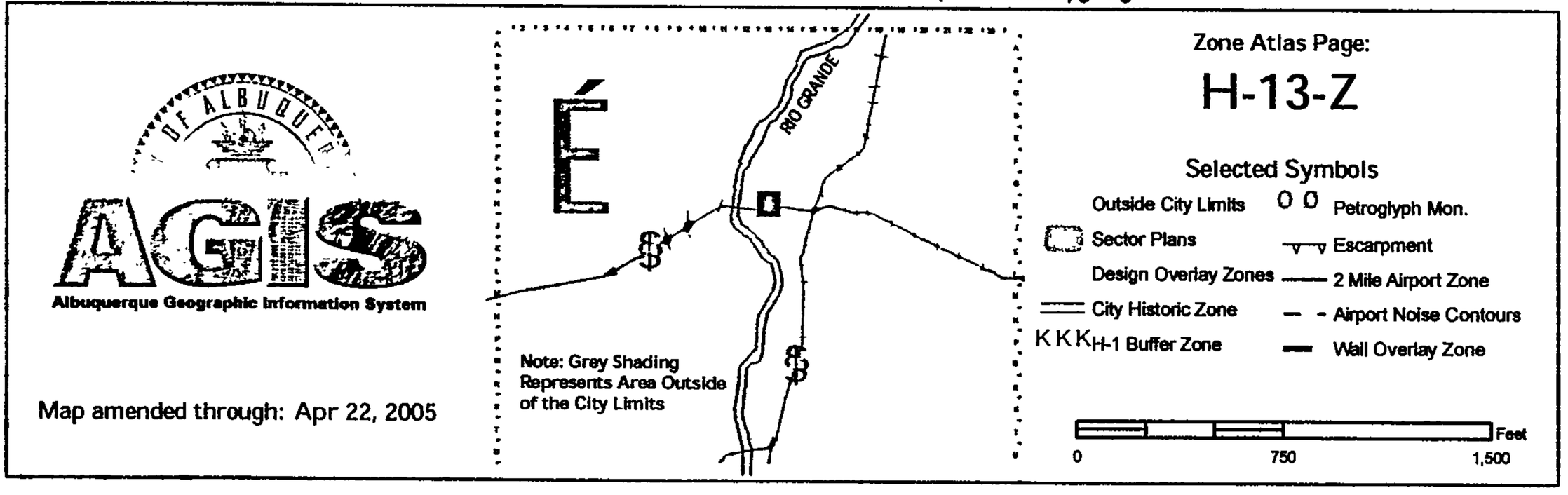
cc: Norm Gregory
Jeff Jesionowski

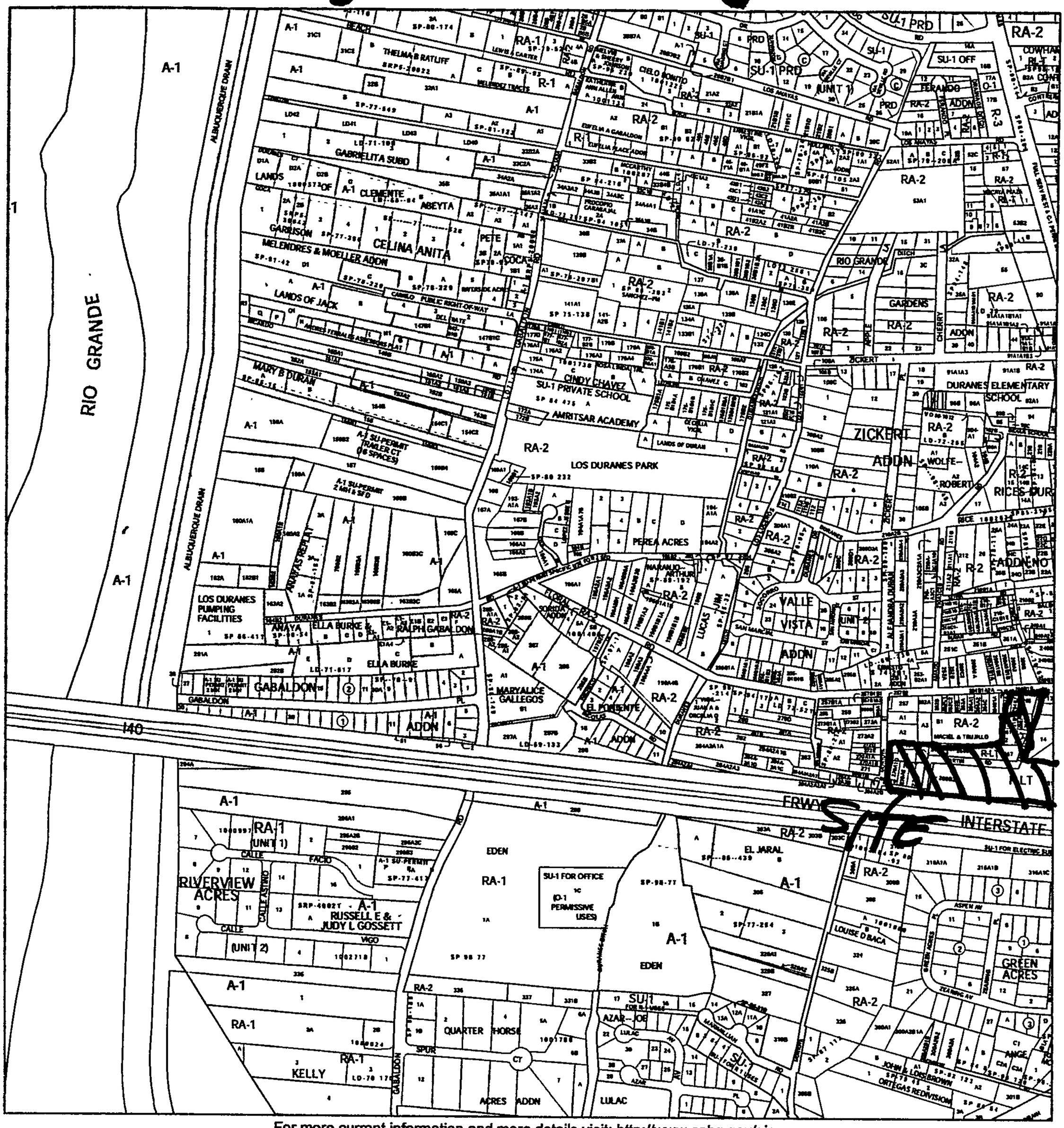
JN: 23134
RRB/kdk

2003\23134DRB prelimFinal Plat for Lots110805.doc



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





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

Project Number:_____

FIGURE 12

Date Submitted: 10.06.04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 11/17/04
Date Preliminary Plat Expires: 11/17/05
DRB Project No.: 1003238
DRB Application No.: 04-01569

ORIGINAL

INFRASTRUCTURE LIST

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

Rio Grande & I-40 (Floral Meadows Subdivision)
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRS. 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, & 315-A-1-A-1 -- MRGCD Map 35; Lots A, B, & C -- Land of Albert Perez; TRS. B1 & B2 -- Land of Maciel & Trujillo
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
		30' F-F	Residential Paving Curb an Gutter 6' Sidewalk (West Side)*	Maciel Dr NW ~~Floral Grande Rd. NW~~	Floral ~~Floral Road~~ NW	Santa Ave NW ~~Floral Desert Ave. NW~~	1	1	1
		30' F-F	Residential Paving Curb an Gutter ~~6'~~ 4' Sidewalk (~~South~~ Both Side)*	Santa Ave ~~Floral Desert Avenue~~ NW	Montoya Street NW	Park/Drainage Pond***	1	1	1
		8"	SAS Gravity Line	Maciel Dr ~~Floral Grande Rd.~~ NW	Floral Road NW	Santa Ave ~~Floral Desert Ave.~~ NW	1	1	1
		8"	SAS Gravity Line/FORCE MAIN	Santa ~~Floral Desert~~ Avenue NW	Montoya Street NW	Park/Drainage Pond***	1	1	1
		8"	Water PVC Line	Maciel Dr ~~Floral Grande Rd.~~ NW	Floral Road NW	Santa ~~Floral Desert~~ Ave. NW	1	1	1
		8"	Water PVC Line	Santa ~~Floral Desert~~ Avenue NW	Montoya Street NW	Rio Grande Blvd ~~Park/Drainage Pond***~~	1	1	1
			Drop Inlet Modification	Floral Road NW	Montoya Street NW	Rose Ave. NW	1	1	1
			Sidewalk Waiver** East Side Only	Maciel Dr ~~Floral Grande Rd.~~ NW	Floral Road NW	Santa ~~Floral Desert~~ Ave. NW	1	1	1

BLW

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To
			Sidewalk Waiver*** North Side Only	~~Santa Fe Desert~~ Avenue NW	Montoya Street NW	~~Park/Drainage Pond***~~ Lot 58
			Steet lights and signs per DPM	Saeita ~~Floral Desert~~ Avenue NW	Montoya Street NW	Park/Drainage Pond***
			Steet lights and signs per DPM	Maciel Dr ~~Floral Grande Rd.~~ NW	Montoya St. ~~Floral Road~~ NW	Park/Drainage Pond ~~Floral Desert Ave. NW~~
		~~30"~~ 36"	RCP SD	Saeita AVE NW ~~Floral Grande~~	Montoya St. NW ~~Floral Desert~~	Park/Drainage Pond ~~Floral Rd~~
		.25 AF	Detention Pond w/ private facility covenant	Tract G-30-22		

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

NOTES

1 *All internal sidewalks deferred.

* STREET LIGHTING PER DPM

2 **Sidewalk Waiver

3 ***Pond Agreement will be submitted prior to final plat approval.

4. Engineering Certification of grading + drainage plan req'd for release of SIA

5. Approved LOMR req'd for release of SIA

AGENT / OWNER

Ronald R. Bohannan, P.E.
NAME (print)

Tierra West LLC
FIRM

10/7/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

11/17/04
DRB CHAIR - date

11-17-04
TRANSPORTATION DEVELOPMENT - date

11/17/04
UTILITY DEVELOPMENT - date

11/17/04
CITY ENGINEER - date

Christina Sandoval 11/17/04
PARKS & GENERAL SERVICES - date

_____
AMAFCA - date

_____
_____ - date

_____
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
A	3-8-05			Karen Kline

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

PAID RECEIPT

APPLICANT NAME Evergreen Dwanes LTD, Co LL

AGENT Terra West LLC

ADDRESS 8509 Jefferson NE.

PROJECT & APP # 1003238 / 05 DRB 01719

PROJECT NAME Floral Meadows

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 985.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 1005.00 **TOTAL AMOUNT DUE**

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

City Of Albuquerque
Treasury Division
11/8/2005 12:21PM LOC: ANNX
RECEIPT# 00048215 WS# 008 TRANS# 0016
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt $1,005.00
J24 Misc $985.00 $1,005.00
CK $0.00
CHANGE
Thank You

25328

VANTAGE BUILDERS, INC.
DBA VANTAGE HOMES
P.O. BOX 1443
CORRALES, NM 87048

BANK OF ALBUQUERQUE N.A.
ALBUQUERQUE, NEW MEXICO
95-660-1070

DATE Nov 08, 2005
AMOUNT $1,005.00

PAY One Thousand Five and 00/100********** City Of Albuquerque Treasury Division Dollars

Memo

TO THE ORDER OF
City Of Albuquerque
PO Box 1313
Albuquerque, NM 87103

11/8/2005 12:20PM LOC: ANNX
RECEIPT# 00048214 WS# 008 TRANS# 0016
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $1,005.00
J24 Misc $20.00
Thank You

Nellie E. Whitlock
Betty Garland

MP

"025328" :107006606: 78272 11758"

Details on back.
Security Features Included.

Project 1003238

No. Of Lots 58
Nearest Major Streets Rio Grande & Floral

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 14th day of June, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and EVERGREEN DURANES, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] A NEW MEXICO LIMITED LIABILITY COMPANY, whose address is 4407 LOMAS BLVD. NE, ALBUQUERQUE NM 87110 and whose telephone number is (505) 255-0249, 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 [describe:] Tracts 264-B-1-A-1, 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, and 315-A-1-A-1, MRGCD Map 35 Together with Tract B-1 Lands of Maciel & Trujillo, S12T10NR2E and S7T10NR3E, recorded on December 15, 1975 in the records of the Bernalillo County Clerk at Book 454, Folio 619-622, and recorded on August 2, 1971, in the records of the Bernalillo County Clerk at Book D899, Folio 490, and recorded on October 16, 1981 in the records of the Bernalillo County Clerk at Book A7, Folio 107 (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:] EVERGREEN DURANES, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as FLORAL MEADOWS SUBDIVISION describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private Improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1st day of November, 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: 759481.

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

2005095046
8261694
Page: 1 of 7
06/15/2005 11:11A
Bk-A58 Pg-4789
Mary Herrera Bern. Co. AGRE R 21.00

****
*** RX REPORT ***
****

RECEPTION OK

TX/RX NO	5055
CONNECTION TEL	505 858 1118
SUBADDRESS	
CONNECTION ID	
ST. TIME	11/04 16:04
USAGE T	00'43
PGS.	1
RESULT	OK

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- _X_ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

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

STORM DRAINAGE — **D**
- ____ Storm Drainage Cost Allocation Plan

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

L A APPEAL / PROTEST of...
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: EVERGREEN DURANES LTD. CO LLC — PHONE: 255.0249

ADDRESS: 1015 TIJERAS NW — FAX: 831.6899

CITY: ABQ STATE NM ZIP 87110 E-MAIL:

Proprietary interest in site: OWNER/DEVELOPER **List all owners**: EVERGREEN DURANES LTD. CO LLC

AGENT (if any): TIERRA WEST LLC — PHONE: 858.3100

ADDRESS: 8509 JEFFERSON NE — FAX: 858.1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. Lots 42API – 44API thru 57- API

Subdiv. / Addn. FLORAL MEADOWS

Current Zoning: R-LT — Proposed zoning: SAME

Zone Atlas page(s): H-12 & H-13 — No. of **existing** lots: _15_ N o. of **proposed** lots: __NO CHANGE__

Total area of site (acres): __1.4214____ Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

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

UPC No. 101305902913531902, ETC..... MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: ___INTERSTATE 40 WEST_____

Between: __RIO GRANDE BLVD NW__ and _____MONTOYA STREET NW_____

CASE HISTORY:

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

Z-71-118/04EPC-00156/04EPC-00157/04DRB-00661/04DRB-01227/ 05DRB-01489-- PROJ# 1003238

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

SIGNATURE _____ DATE 10/24/05

(Print) RONALD R. BOHANNAN, P.E. ___ Applicant _X__ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

		Application case numbers	Action	S.F.	Fees
☐	**INTERNAL ROUTING**				
☑	All checklists are complete	05DRB - ____ - 01666	FP	X(3)	$ -0-
☑	All fees have been collected		CMF		$ 20.00
☑	All case #s are assigned				$
☑	AGIS copy has been sent				$
☑	Case history #s are listed				$
N/A ☐	Site is within 1000ft of a landfill				$
N/A ☐	F.H.D.P. density bonus				Total
N/A ☐	F.H.D.P. fee rebate				$ 20.00

Hearing date ~~11/2~~ 11/9/05

10/27/05

Planner signature / date

Project # 1003238

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.
N/A Design elevations & cross sections of perimeter walls **3 copies**
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ ~~Property owner's and City Surveyor~~'s signatures on the Mylar drawing
N/A SIA financial guaranty verification
N/A ~~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
REQ'D ✓ **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
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ 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.

RONALD R. BOHANNAN, P.E.
Applicant name (print)

10/27/05
Applicant signature / date

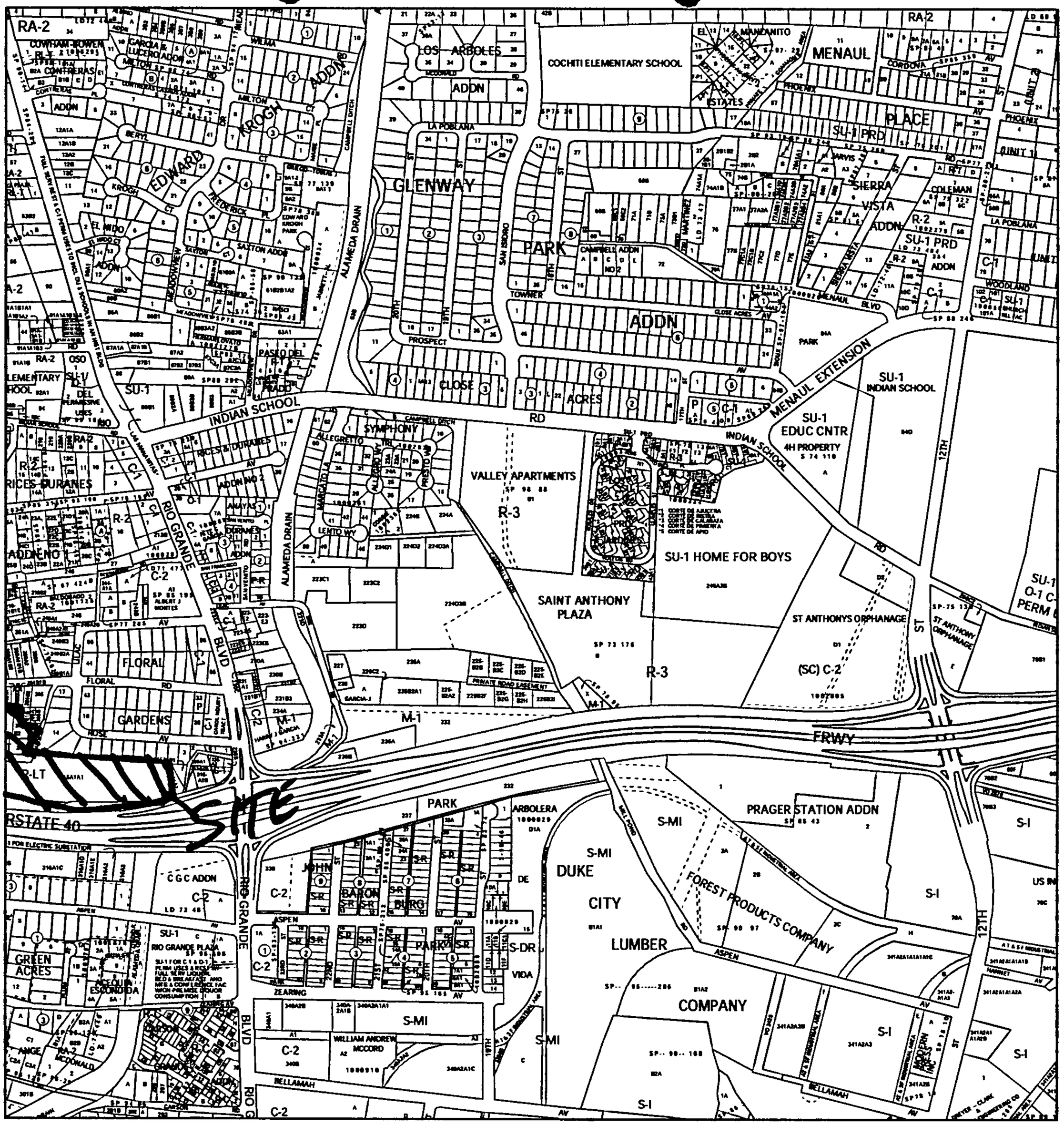
Form revised **11/04**

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

Application case numbers
05DRB- _____ - 01666
_____ - _____ - _____
_____ - _____ - _____

Tim Sims 10/27/05
Planner signature / date

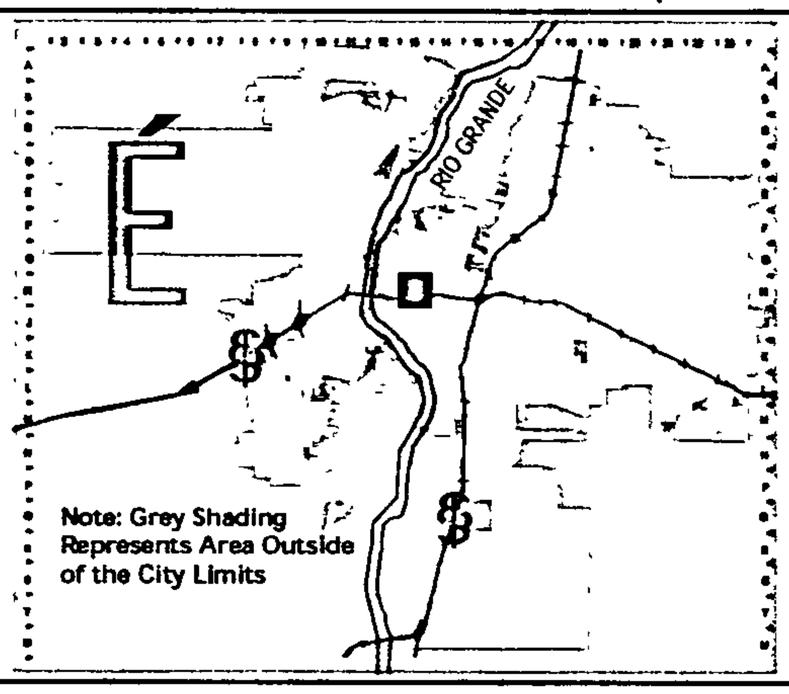
Project # 1003238



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

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



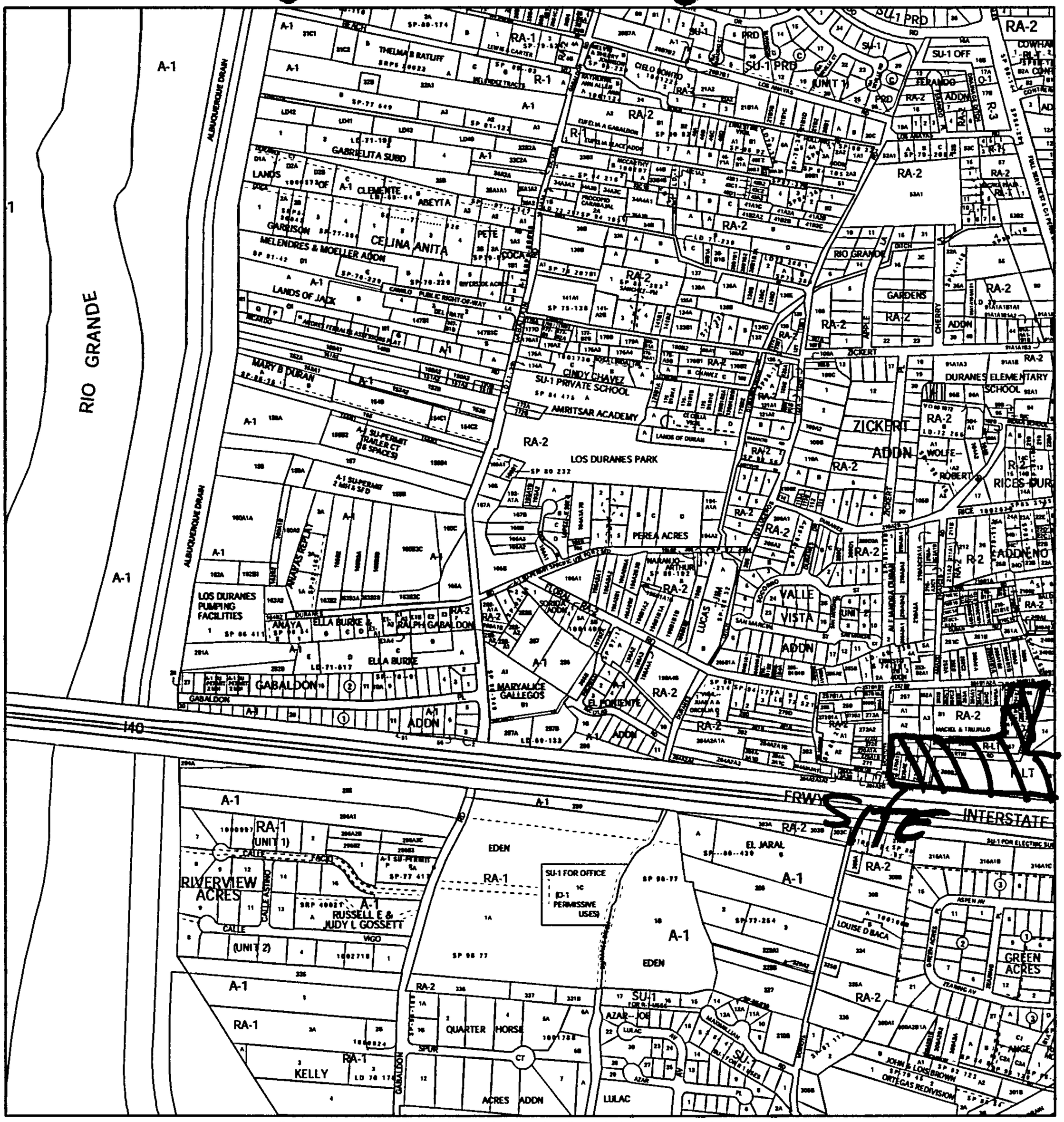
Zone Atlas Page:

H-13-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

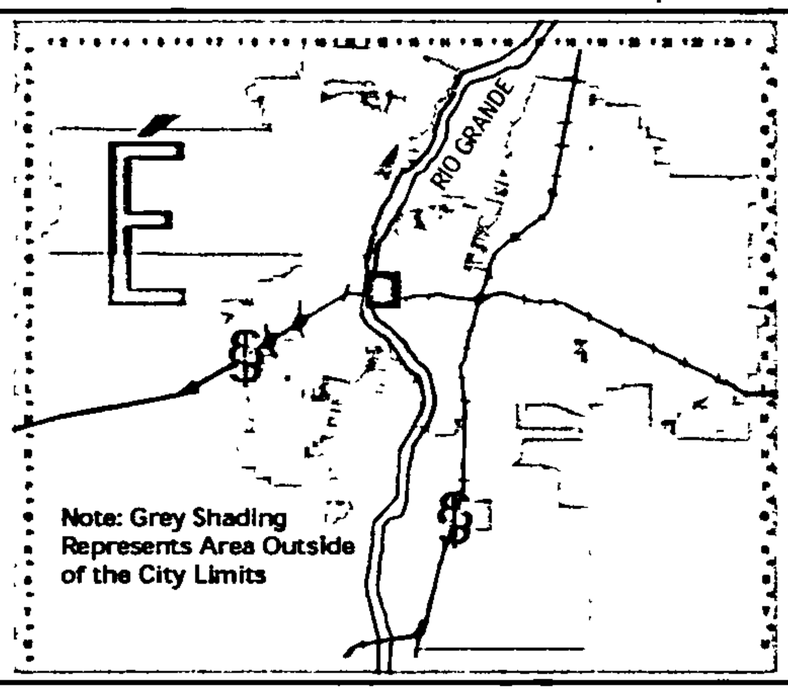
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



Zone Atlas Page:

H-12-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

TIERRA WEST, LLC

8509 Jefferson NE.
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

October 26, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 2193
Albuquerque, NM 87103

RE: Final Plat for Floral Meadows Subdivision
Zone Atlas Page H12 & H13; Project #1003238

Dear Ms. Matson:

Tierra West LLC, on behalf of Evergreen Duranes Ltd. Co. LLC, requests the approval of the Final Plat for Floral Meadows Subdivision. The site is located north of Interstate 40 West and between Montoya Street NW and Rio Grande Boulevard NW. On November 17, 2004, DRB approved the Floral Meadows Plat and Infrastructure List. This SIA is recorded and in place. The Perimeter Wall plan was approved on October 25, 2004. On October 19, 2005, DRB approved the Preliminary Plat for the lot line adjustments.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Karen Kline for
Ronald R. Bohannan, P.E.

Enclosure/s

cc: Norm Gregory
Jeff Jesionowski

JN: 23134
RRB/kk

2003:23134DRB Final Plat for Lots102005 doc

JN 23134
Sdeck A FYI
Incoming

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 19, 2005

1. Project # 1003238
05DRB-01489 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS,** zoned R-LT residential zone, located on MONTOYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,04EPC-00157, 04DRB-00661, 04DRB-01227] (H-12/13)

At the October 19, 2005, Development Review Board meeting, the preliminary plat was approved.

If you wish to appeal this decision, you must do so by November 3, 2005, in the manner described below.

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

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.)

For Sheran Matson, AICP, DRB Chair

Cc: Evergreen Duranes Ltd., Co., LLC, 1015 Tijeras NW, 87110
Tierra West LLC, 8509 Jefferson NE, 87113
Bob Harper, 2428 Rose Ave NW, 87104
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

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

PAID RECEIPT

APPLICANT NAME EVERGREEN DURANES. LTD. CO. LLC

AGENT TIERRA WEST

ADDRESS 8509. JEFFERSON

PROJECT & APP # 1003234 / 01666

PROJECT NAME FLORAL MEADOWS

$ 20.00 **441032/3424000 Conflict Management Fee**

$ ~~0~~ **441006/4983000 DRB Actions** (IR)

$ _____ **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.**

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
PH (505) 858-3100

2215
95-677/1070

DATE 10/26/05

PAY TO THE ORDER OF City of Albuquerque $ 20.00

Twenty and

City Of Albuquerque
00 Divisi DOLLARS

Security Features Details on Back

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR DRB- Final Plat 23134

Donna J Bohannan

10/27/2005 8:51AM LOCA ANN
RECEIPT# 00018842 WS# 005 TRANS# 0024
Account 441032 Fund 0110
Activity 3424000 TIERRA

"002215" 1:107006677: 201813"

CK $20.00
CHANGE $0.00
Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- _X_ 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)

STORM DRAINAGE
- ____ Storm Drainage Cost Allocation Plan

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

L A APPEAL / PROTEST of... — **D**
- ____ 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: EVERGREEN DURANES LTD. CO LLC — PHONE: 255.0249

ADDRESS: 1015 TIJERAS NW — FAX: 831.6899

CITY: ABQ STATE NM ZIP 87110 E-MAIL:

Proprietary interest in site: OWNER/DEVELOPER **List all owners**: EVERGREEN DURANES LTD. CO LLC

AGENT (if any): TIERRA WEST LLC — PHONE: 858.3100

ADDRESS: 8509 JEFFERSON NE — FAX: 858.1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL

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

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

Lot or Tract No.

Subdiv. / Addn. FLORAL MEADOWS

Current Zoning: R-LT — Proposed zoning: SAME

Zone Atlas page(s): H-12 & H-13 — No. of **existing** lots: _15_ N o. of **proposed** lots: _NO CHANGE_

Total area of site (acres): _1.4214_ Density if applicable: dwellings per gross acre: _ _ dwellings per net acre: _ _

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

UPC No. 101305902913531902, ETC..... MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: ___INTERSTATE 40 WEST_____

Between: _RIO GRANDE BLVD NW_ and _____MONTOYA STREET NW_____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Z-71-118/04EPC-00156/04EPC-00157/04DRB-00661/04DRB-01227-- PROJ# 1003238

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

SIGNATURE _____ DATE 9/15/05

(Print) RONALD R. BOHANNAN, P.E. ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY — Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
05DRB-_____-01489	PP	S	$ 790.00
	CME		$ 20.00
	ADV		$ 75.00
			$
			$
			Total $ 885.00

Hearing date 10/19/05

Sandy Handley 09/21/05
Planner signature / date

Project # 1003238

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

_X_ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
_X_ Proposed Infrastructure List
_X_ Design elevations & cross sections of perimeter walls **3 copies**
_X_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
_X_ Letter briefly describing, explaining, and justifying the request
_X_ Property owner's and City Surveyor's signature on the proposed plat
_X_ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
_X_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
_X_ Sign Posting Agreement
N/A **Signed** Pre-Annexation Agreement if Annexation required.
_X_ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
_X_ Fee (see schedule)
_X_ 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.

RONALD R. BOHANNAN, P.E.
Applicant name (print)

9/15/05
Applicant signature / date

Form revised **11/04**

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

Application case numbers
05DRB - _____ - 01489
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 09/21/05
Planner signature / date

Project # 1003238

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

September 13, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 2193
Albuquerque, NM 87103

RE: Preliminary Plat for Floral Meadows Subdivision
Zone Atlas Page H12 & H13; Project #1003238

Dear Ms. Matson:

Tierra West LLC, on behalf of Evergreen Duranes Ltd. Co. LLC, requests the approval of the Preliminary Plat for Floral Meadows Subdivision. The site is located north of Interstate 40 West and between Montoya Street NW and Rio Grande Boulevard NW. This plat is being submitted in reference to the change in lot lines for fifteen lots. The lines are shifting from one half foot to one foot.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Norm Gregory
Jeff Jesionowski
William C. Herring, Los Duranes N.A.
Beverly Schoonover, Los Duranes N.A.
Ramona Tafoya, West Old Town N.A.
Joann Bagley, West Old Town N.A.

JN: 23134
RRB/kk

2003:23134DRB Prelim Plat for Lots091305.doc

CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 2003

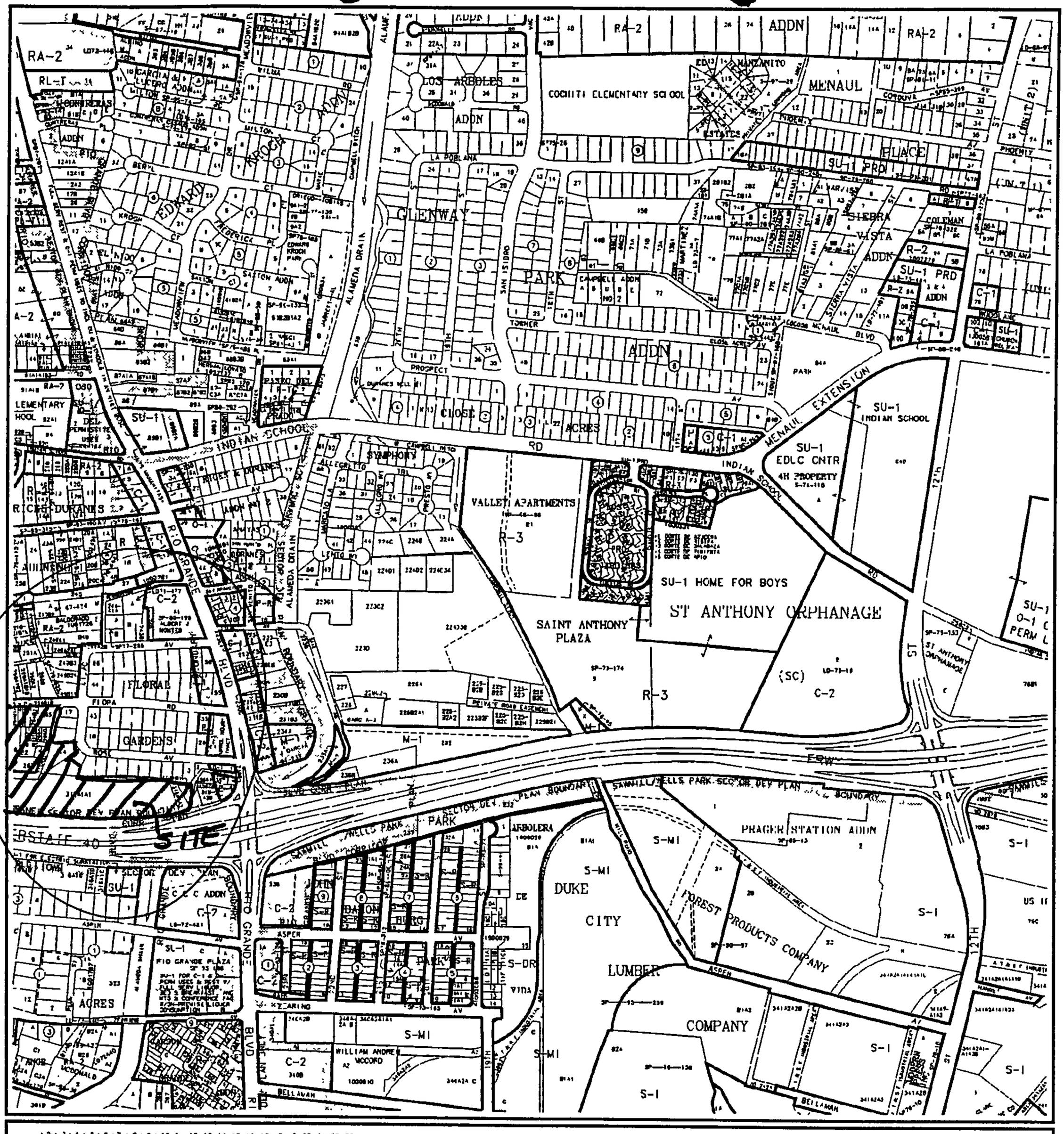
GRAPHIC SCALE IN FEET

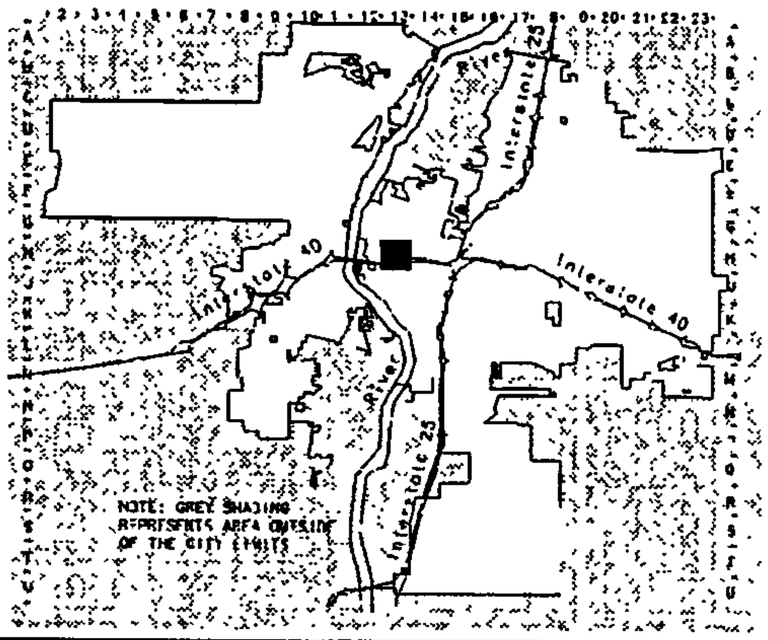
250 0 750 1000

Zone Atlas Page

H-12-Z

Map Amended through August 01, 2003





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-13-Z

Map Amended through August 01, 2003

ALBUQUERQUE
Making History

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.

September 14, 2005

Keli Krueger
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118

Dear Keli:

Thank you for your inquiry of **September 14, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **FLORAL MEADOWS, LOCATED ON INTERSTATE 40 WEST, BETWEEN RIO GRANDE BOULEVARD AND MONTOYA STREET NW** zone map **H-12, 13.**

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

LOS DURANES N.A. (LDU) "R"
***William C. Herring** *e-mail:* wherring@highfiber.com
3104 Coca Rd. NW/87104 243-4664 (h) 243-5544 (w)
Beverly Schoonover *e-mail:* schottover@gbronline.com
3308 Beach NW/87104 242-1788 (h)

Council District: 2&County
County District: 1
Police Beat: 235/VA
Zone Map #: G-H-12-13

WEST OLD TOWN N.A. (WOT)
***Ramona Tafoya**
2536 Zearing NW/87104 243-2081 (h)
Joann Bagley
903 Green Acres NW/87104 224-9019 (h)

Council District: 2
County District: 2
Police Beat: 231/VA
Zone Map: H-J-12-13

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,

Dalaina L Carmona
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

****

(Below this line for ONC use only)

Date of Inquiry: **9/14/05** Time Entered: **9:15PM** ONC Rep. Initials: **DC**

7005 1160 0000 1000 3062

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

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

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

ALBUQUERQUE NM 87101 Postmark Here SEP 21 2005 USPS

Sent To: Beverly Schoonover
Street, Apt. No.; or PO Box No.: Los Duranes N.A. 3308 Beach NW
City, State, ZIP+4: Albuquerque, NM 87104

PS Form 3800, June 2002 — See Reverse for Instructions

7005 1160 0000 1000 3055

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

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

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

ALBUQUERQUE NM 87101 Postmark Here SEP 21 2005 USPS

Sent To: William C. Herring
Street, Apt. No.; or PO Box No.: Los Duranes N.A. 8104 Coca Rd. NW
City, State, ZIP+4: Albuquerque, NM 87104

PS Form 3800, June 2002 — See Reverse for Instructions

7005 1160 0000 1000 3079

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

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

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

ALBUQUERQUE NM 87101 Postmark Here SEP 21 2005 USPS

Sent To: Ramona Tafoya
Street, Apt. No.; or PO Box No.: West Old Town N.A. 2536 Zearing NW
City, State, ZIP+4: Albuquerque, NM 87104

PS Form 3800, June 2002 — See Reverse for Instructions

7005 1160 0000 1000 3086

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

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

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

ALBUQUERQUE NM 87101 Postmark Here SEP 21 2005 USPS

Sent To: Joann Bagley
Street, Apt. No.; or PO Box No.: West Old Town N.A. 903 Green Acres NW
City, State, ZIP+4: Albuquerque, NM 87104

PS Form 3800, June 2002 — See Reverse for Instructions

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: TIERRA WEST LLC **DATE OF REQUEST:** 10/6/04 **ZONE ATLAS PAGE(S):** H12 & H13

CURRENT:
ZONING R-LT

PARCEL SIZE (AC/SQ. FT.) 8.0 ± AC

LEGAL DESCRIPTION:
LOT OR TRACT # TRS. 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, & 315-A-1-A-1 & LOTS A, B, & C; TRS. B1 & B2
BLOCK #
SUBDIVISION NAME MRGCD MAP 35, LAND OF ALBERT PEREZ, & LAND OF MACIEL & TRUJILLO

REQUESTED CITY ACTION(S):
ANNEXATION [ ] SECTOR PLAN [ ]
COMP. PLAN [ ] ZONE CHANGE [ ]
AMENDMENT [ ] CONDITIONAL USE [ ]

SITE DEVELOPMENT PLAN:
A) SUBDIVISION [ ] BUILDING PERMIT [X]
B) BUILD'G PURPOSES [X] ACCESS PERMIT [ ]
C) AMENDMENT [ ] OTHER [ ]

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:[1]
OF UNITS: 58
BUILDING SIZE: ? (sq. ft.)

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

APPLICANT OR REPRESENTATIVE _____ DATE 10/6/04
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]
PWD DEVELOPMENT SERVICES & TRANSPORTATION DEVELOPMENT DIV. PLAZA DEL SOL—2ND FLR 924-3994

THRESHOLDS MET? YES [ ] NO [X]
MITIGATING REASONS FOR NOT REQUIRING **TIS:** PREVIOUSLY STUDIED: [ ]
NOTES:

IF A TIS IS REQUIRED: A SCOPING MEETING (AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL) MUST BE HELD TO DEFINE THE LEVEL OF ANALYSIS NEEDED AND THE PARAMETERS OF THE STUDY. ***ANY SUBSEQUENT CHANGES TO THE DEVELOPMENT PROPOSAL IDENTIFIED ABOVE MAY REQUIRE AN UPDATE OR NEW TIS.***

TRAFFIC ENGINEER _____ DATE 10-11-04

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 SUBMITAL 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

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: RIO GRANDE & I-40
AGIS MAP #: H12 & H13
LEGAL DESCRIPTION: TRS. 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B & 315-A-1-A-1 -- MRGCD MAP 35; LOTS A, B, & C -- LAND OF ALBERT PEREZ; TRS. B1 & B2 -- LAND OF MACIEL & TRUJILLO

☒ **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 de Sol) on 10.8.04 (Date).

Applicant/Agent — 10/7/04 Date

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 de Sol) on **9.15.04** (Date).

Applicant/Agent — 10/7/04 Date

Utilities Division Representative — Date

Project Number_____

FIGURE 12

ORIGINAL

INFRASTRUCTURE LIST

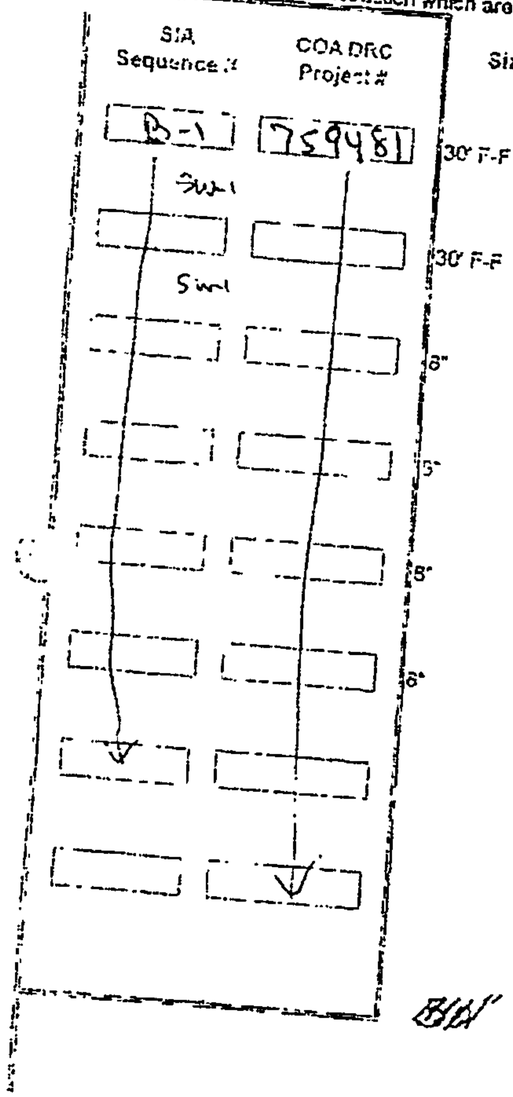
Date Submitted: 10.06.04
Date Site Plan Approved N/A
Date Preliminary Plat Approved: 11/17/04
Date Preliminary Plat Expires: 11/17/05
DRB Project No.: 1003238
DRB Application No.: 04-01569

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

Rio Grande & I-40 (Floral Meadows Subdivision)
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRS. 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, & 316-A-1-A-1 – MRGCD Map 35; Lots A, B, & C – Land of Albert Perea; TRS. B1 & B2 – Land of Maciel & Trujillo
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.



Type of Improvement	Size	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
Residential Paving 450		Maciel Dr NW ~~Floral Grande Dr. NW~~	~~Floral Road~~ NW	Sarita Ave NW ~~Floral Desert Ave. NW~~	/	/	/
Curb an Gutter 820							
5' Sidewalk (West Side)* 410							
Residential Paving 1250		Sarita Ave ~~Floral Desert Avenue NW~~	Montoya Street NW	Park/Drainage Pond***	/	/	/
Curb an Gutter 2429							
4' 5' Sidewalk (~~South~~ North Side)* 2450							
SAS Gravity Line 420		Maciel Dr ~~Floral Grande Dr.~~ NW	Floral Road NW	Sarita Ave ~~Floral Desert Ave. NW~~	/	/	/
SAS Gravity Line 500 / FORCE MAIN 720		Sarita ~~Floral Desert~~ Avenue NW	Montoya Street NW	Park Drainage Pond***	/	/	/
Water PVC Line 480		Maciel Dr ~~Floral Grande Dr.~~ NW	Floral Road NW	Sarita ~~Floral Desert~~ Ave. NW	/	/	/
Water PVC Line 1890		Sarita ~~Floral Desert~~ Avenue NW	Montoya Street NW	Rio Grande Blvd. ~~Park/Drainage Pond***~~	/	/	/
Drop Inlet Modification		Floral Road NW	Montoya Street NW	Rose Ave NW	/	/	/
Sidewalk Waiver** East Side Only		Maciel Dr ~~Floral Grande Dr.~~ NW	Floral Road NW	Sarita ~~Floral Desert~~ Ave. NW	/	/	/

Sep 15 05 08:17a DESIGN REVIEW 9243440 P.10

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Sidewalk Waiver*** North Side Only	Sarita ~~Floral Desert~~ Avenue NW	Montoya Street NW	Lot 58 ~~Park/Drainage Pond~~***	/	/	/
			Steet lights and signs per DPM	Sarita ~~Floral Desert~~ Avenue NW	Montoya Street NW	Park/Drainage Pond***	/	/	/
			Steet lights and signs per DPM	Maciel Dr ~~Floral Grande Rd.~~ NW	Montoya St. ~~Floral Road~~ NW	Park/Drainage Pond ~~Floral Desert Ave. NW~~	/	/	/
B-1	75948	~~36~~ 36 + 180	RCP SD 12" 30	Sarita Ave NW ~~Floral Grande~~	Montoya St. NW ~~Floral Desert~~	Park/Drainage Pond ~~Floral Rd~~	/	/	/
		25 AF	Detention Pond w/ private facility covenant	Tract G-30-22			/	/	/

NOTES

1 *All internal sidewalks deferred
* Street lighting per DPM

2 **Sidewalk Waiver

3 ***Pond Agreement will be submitted prior to final plat approval.

4. Engineering Certification of grading + drainage plan req'd for release of SIA

5. Approved LOMR req'd for release of SIA

Revised 07/01/01

AGENT / OWNER

Ronald R. Bohannan, P.E.
NAME (print)

Tierra West LLC
FIRM

[signature] 10/28/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[signature] 11/17/04
DRB CHAIR - date

[signature] 11-17-04
TRANSPORTATION DEVELOPMENT - date

[signature] 11/17/04
UTILITY DEVELOPMENT - date

Bradley L. Bingham 11/17/04
CITY ENGINEER - date

Christina Sandoval 11/17/04
PARKS & GENERAL SERVICES - date

_____
AMAFCA - date

_____
_____ - date

_____
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	3-8-05	[signature]	[signature]	[signature]

TIERRA WEST 505-858-1118 09:30 05/07/2005
Sep 15 05 08:18a DESIGN REVIEW 9243440 P.12

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

PAID RECEIPT

APPLICANT NAME EVERGREEN DURANES LTD. CO. LLC

AGENT TIERRA WEST LLC

ADDRESS 8509 JEFFERSON NE

PROJECT & APP # 1003238/05DRB01489

PROJECT NAME FLORAL MEADOWS

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 790.00 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

$ 885.00 **TOTAL AMOUNT DUE**

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

9/21/2005 1:47PM LOC: ANNX
RECEIPT# 00047128 WS# 006 TRANS# 0017
Account 441006 Fund 0110
Activity 4983000 TRSASR
Trans Amt $885.00
I24 Misc $790.00
Thank You

24712

VANTAGE BUILDERS, INC.
DBA VANTAGE HOMES
P.O. BOX 1443
CORRALES, NM 87048

BANK OF ALBUQUERQUE N.A.
ALBUQUERQUE, NEW MEXICO
95-660-1070

DATE Sep. 16, 2005

AMOUNT I****$885.00

PAY Eight Hundred Eighty-five Dollars and 00 Cents.

TO THE ORDER OF
CITY OF ALBUQUERQUE
PO BOX 1313
ALBUQUERQUE, NM 87103-1313

City Of Albuquerque
Treasury Division

9/21/2005 1:47PM LOC: ANNX
RECEIPT 00047127 WS 006 TRANS 0019
Acct 441032 Fund 0110
Activity Darland DRP
Trans Amt $20.00
Thank You

"024712" "107006606" 782721758"

Security Features Included. Details on back.

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of $3.00 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 two to seven feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER
   A. One sign shall be posted on each paved street frontage. Signs maybe 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 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 10|04|2005 To 10|19|2005.

5. REMOVAL

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

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

Karen Kline, 9/21/05
(Applicant or Agent) (Date)

I issued 3 signs for this application, 09|21|05, Sandy Hundley
(Date) (Staff Member)

Rev. 11/8/90

APPLICATION NUMBER: 1003238

Proc.

No. Of Lots **58**
Nearest Major Streets **Rio Grande & Floral**

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 14th day of **June**, **2005**,by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **EVERGREEN DURANES, LLC** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **A NEW MEXICO LIMITED LIABILITY COMPANY**, whose address is **4407 LOMAS BLVD. NE, ALBUQUERQUE NM 87110** and whose telephone number is **(505) 255-0249** ,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 [describe:] **Tracts 264-B-1-A-1, 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, and 315-A-1-A-1, MRGCD Map 35 Together with Tract B-1 Lands of Maciel & Trujillo, S12T10NR2E and S7T10NR3E**, recorded on December 15, 1975 in the records of the Bernalillo County Clerk at Book **454**, Folio **619-622**, and recorded on August 2, 1971, in the records of the Bernalillo County Clerk at Book **D899**, Folio **490**, and recorded on October 16, 1981 in the records of the Bernalillo County Clerk at Book **A7**, Folio **107** (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:] **EVERGREEN DURANES, LLC** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **FLORAL MEADOWS SUBDIVISION** describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private Improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **1st** day of **November**, 20**06** ("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: **759481.**

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

2005085046
6281094
Page: 1 of 7
06/15/2005 11:11A
Bk-A98 Pg-4789
Mary Herrera Bern. Co. AGRE R 21.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- S — __X___ Major Subdivision action
- _____ Minor Subdivision action
- _____ Vacation
- _____ Variance (Non-Zoning)

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

STORM DRAINAGE
- _____ Storm Drainage Cost Allocation Plan

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

A APPEAL / PROTEST of...
- L D — ____ 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: AMC DEVELOPMENT INC. PHONE: 255.0249

ADDRESS: 4407 LOMAS BLVD NE FAX: 831.6899

CITY: ABQ STATE NM ZIP 87110 E-MAIL:

Proprietary interest in site: OWNER/DEVELOPER **List all owners**: E K SUELLEN & JAMES J GIFFORD

AGENT (if any): TIERRA WEST LLC PHONE: 858.3100

ADDRESS: 8509 JEFFERSON NE FAX: 858.1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRS. 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, & 315-A-1-A-1; & LOTS A, B, & C; TRS. B1 & B2

Subdiv. / Addn. MRGCD MAP 35; LAND OF ALBERT PEREZ; LAND OF MACIEL & TRUJILLO -- TO BE KNOWN AS FLORAL MEADOWS

TBK Floral Meadows.

Current Zoning: R-LT Proposed zoning: SAME

Zone Atlas page(s): H-12 & H-13 No. of **existing** lots: _9__ N o. of **proposed** lots: __58__

Total area of site (acres): __8.5744____ Density if applicable: dwellings per gross acre: __ ___ dwellings per net acre: ___ ____

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

UPC No. 101305902913531902, ETC..... MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: ___INTERSTATE 40 WEST_____

Between: __RIO GRANDE BLVD NW__ and _____MONTOYA STREET NW_____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Z-71-118/04EPC-00156/04EPC-00157/04DRB-00661/04DRB-01227-- PROJ# 1003238

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

SIGNATURE _____ DATE 6/14/05

(Print) RONALD R. BOHANNAN, P.E. ___ Applicant _X__ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB-____-01012	FP	S(3)	$ 0
☑ All fees have been collected	____-____-____	CMF	___	$ 20.00
☑ All case #s are assigned	____-____-____	____	___	$ ____
☑ AGIS copy has been sent	____-____-____	____	___	$ ____
☑ Case history #s are listed	____-____-____	____	___	$ ____
☑ Site is within 1000ft of a landfill				Total
☑ F.H.D.P. density bonus	Hearing date 6/22/05			$ 20.00
☑ F.H.D.P. fee rebate				

Andrew Garcia
Planner signature / date

Project # 1003238

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.
N/A Design elevations & cross sections of perimeter walls **3 copies**
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
N/A 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
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ 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.

Ronald R. Bohannan, P.E.
Applicant name (print)

6/14/05
Applicant signature / date

Form revised **11/04**

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

Application case numbers
05DRB - _____ - 01012
_____ - _____ - _____
_____ - _____ - _____

Andrew Garcia 6-14-05
Planner signature / date

Project # 1003238

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

June 14, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Final Plat Approval
Tracts 267, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, & 315-A-1-A-1 – MRGCD MAP 35;
Lots A, B, & C – Land of Albert Perez; Tracts B1 & B2 – Land of Maciel & Trujillo
To be Known as Floral Meadows Subdivision
DRB# 1003238, Zone Atlas Page H12 & H13

Dear Ms. Matson:

Tierra West LLC, on behalf of AMC Development Services, requests approval of the Final Plat for the above-referenced project. The site is located south of Floral Road NW, north of Interstate 40, east of Rio Grande Boulevard NW, and west of Montoya Road NW. The site contains approximately 8.0 acres and is zoned R-LT. TheDRB approved the Preliminary Plat in November 2004. The SIA was submitted and is being routed through the City at this time.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Jeff Jesionowski
John Mahoney

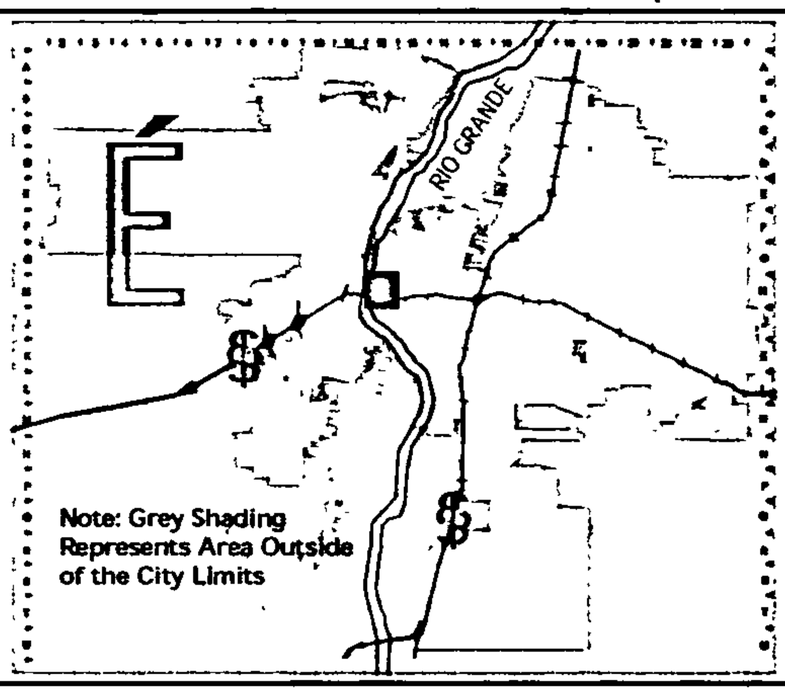
JN: 23134
RRB/kk

2003-23134DRB-Final Plat061405 doc

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

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



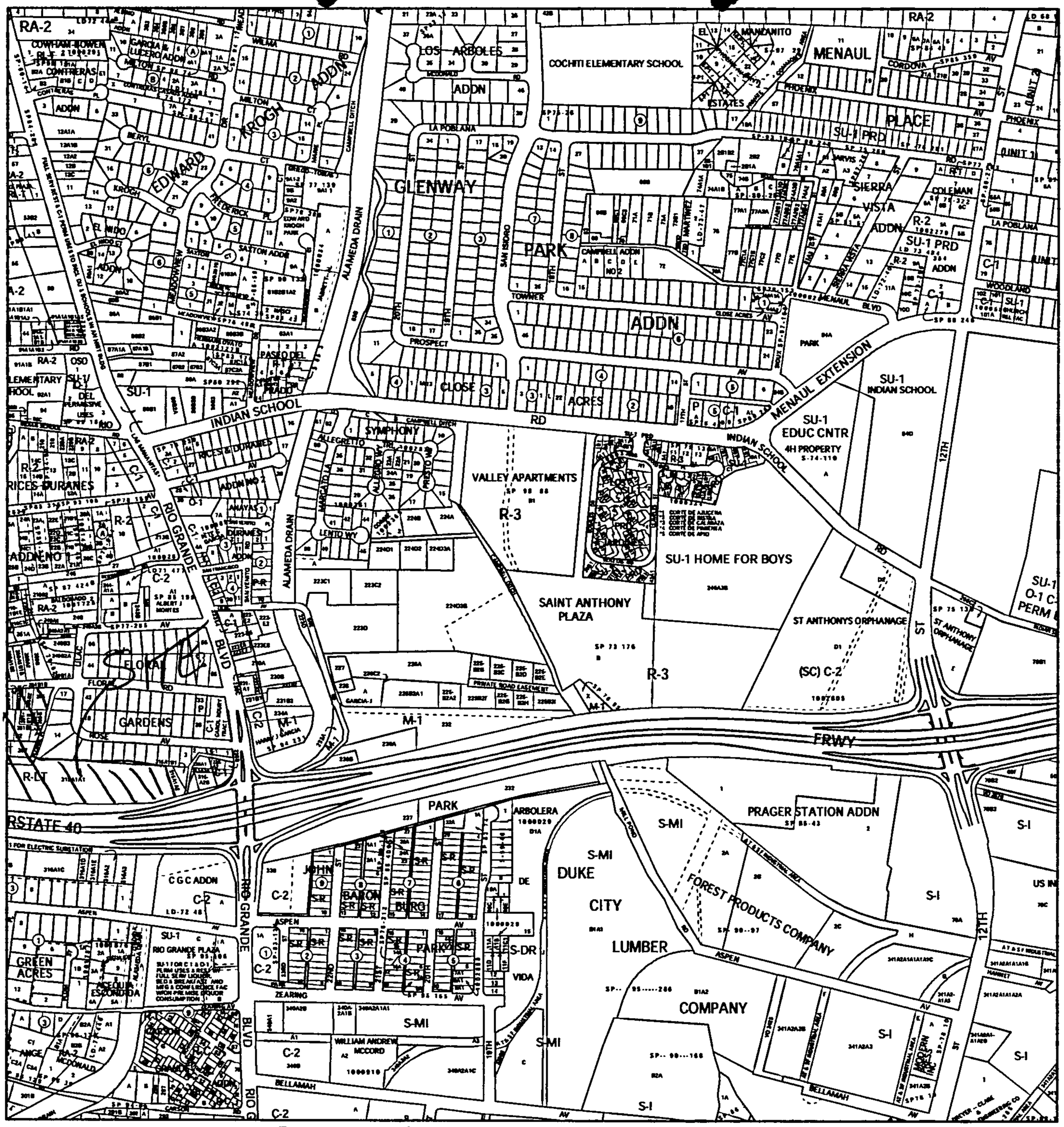
Zone Atlas Page:

H-12-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

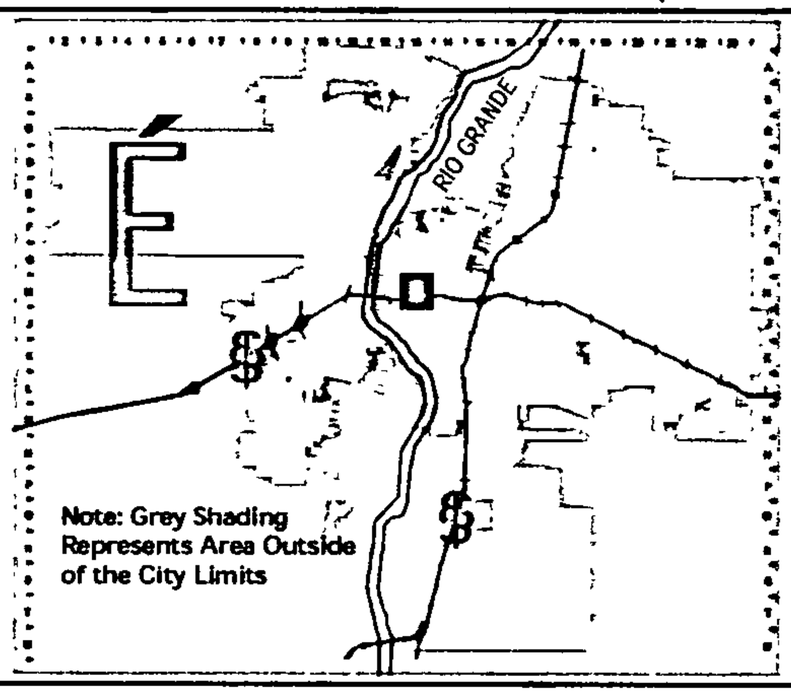
0 — 750 — 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



Zone Atlas Page:

H-13-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

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

PAID RECEIPT

APPLICANT NAME AMC Development Inc.

AGENT Tierra West LLC

ADDRESS 8509 Jefferson NE.

PROJECT & APP # 1003238 / 05 DRB 01012

PROJECT NAME

$ 20.00 441032/3424000 **Conflict Management Fee**

$ _____ 441006/4983000 **DRB Actions**

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

$ _____ 441018/4971000 **Public Notification**

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

$ 20.00 **TOTAL AMOUNT DUE**

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

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

2067

95-677/1070

DATE 6/14/2005 ***DUPLICATE***

PAY TO THE ORDER OF City of Albuquerque

Twenty and

$ 20.00

City Of Albuquerque
Treasury Division

6/14/2005 12:42AM LOC: ANNX
RECEIPT# 00041601 WS# 0004 DOLLARS ANS# 0004
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $20.00
J24 Misc $20.00
CK# $20.00 MP
CHANGE $0.00

Security Features Details on Back.

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

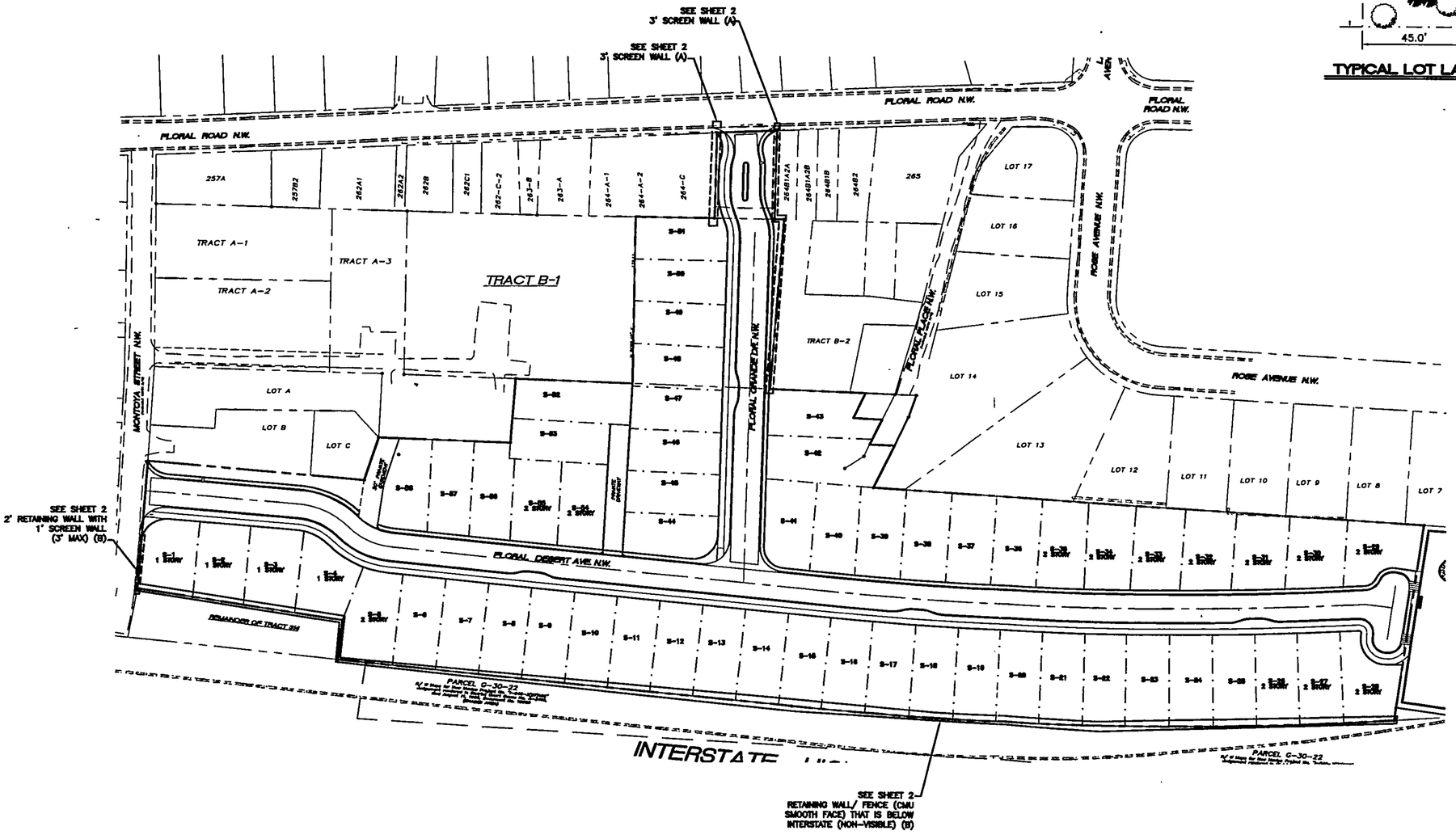
FOR 23134 - Final Plat Submittal

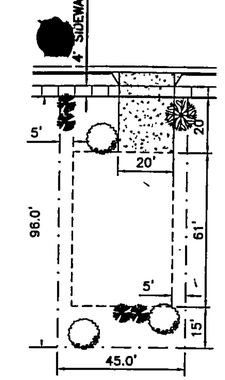
Donna J Bohannan

Thank You

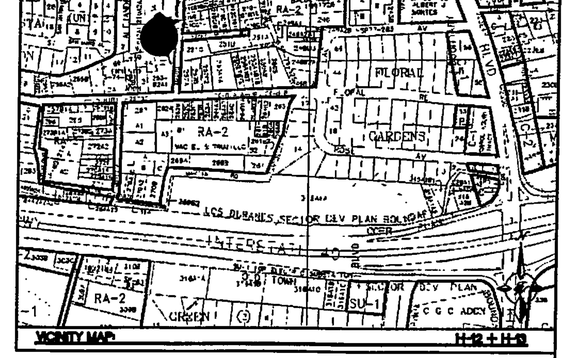
⑈002067⑈ ⑆107006677⑆

©HARLAND STYLE XKJ





TYPICAL LOT LAYOUT
NTS



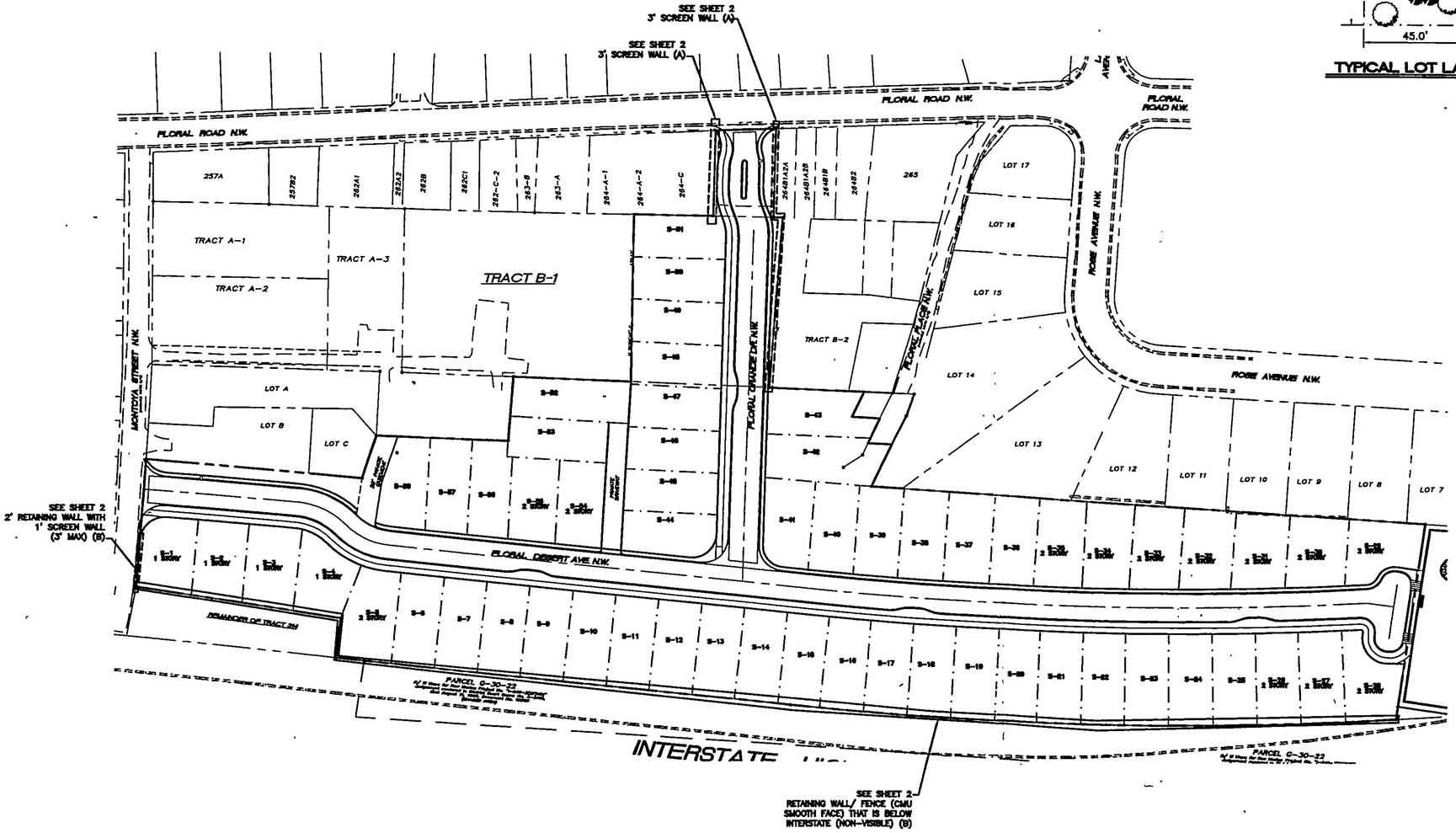
LEGEND	DESCRIPTION
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINES
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	SETBACK LINE
	PROPOSED RETAINING WALL
	PROPOSED SCREEN WALL

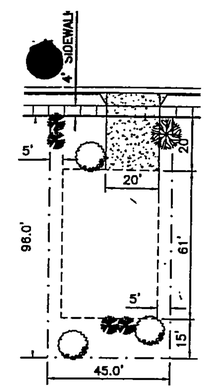
Perimeter Wall Approved
DRB Chair
10/25/04
Date

#1003238

GRAPHIC SCALE
60 30 0 30 60

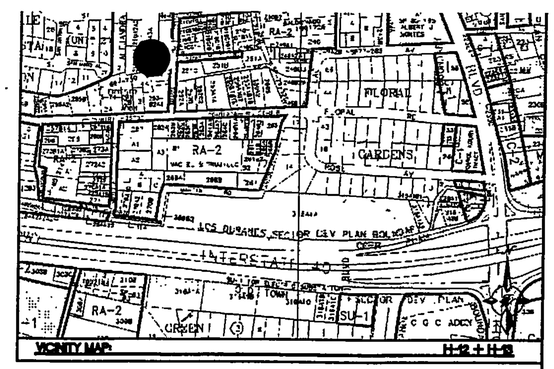
ENGINEER'S SEAL	FLORAL MEADOWS	DRAWN BY EMT
		DATE 10-07-04
	SCREEN WALL KEY MAP	23134WALL-01.dwg
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 1 OF 3
RONALD R. BOHANNAN P.E. #7868		DRB PROJ # 1003238





TYPICAL LOT LAYOUT

NTS



LEGEND	DESCRIPTION
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINES
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	SETBACK LINE
	PROPOSED RETAINING WALL
	PROPOSED SCREEN WALL

Perimeter Wall Approved

Matson

DRB Chair

10/25/04

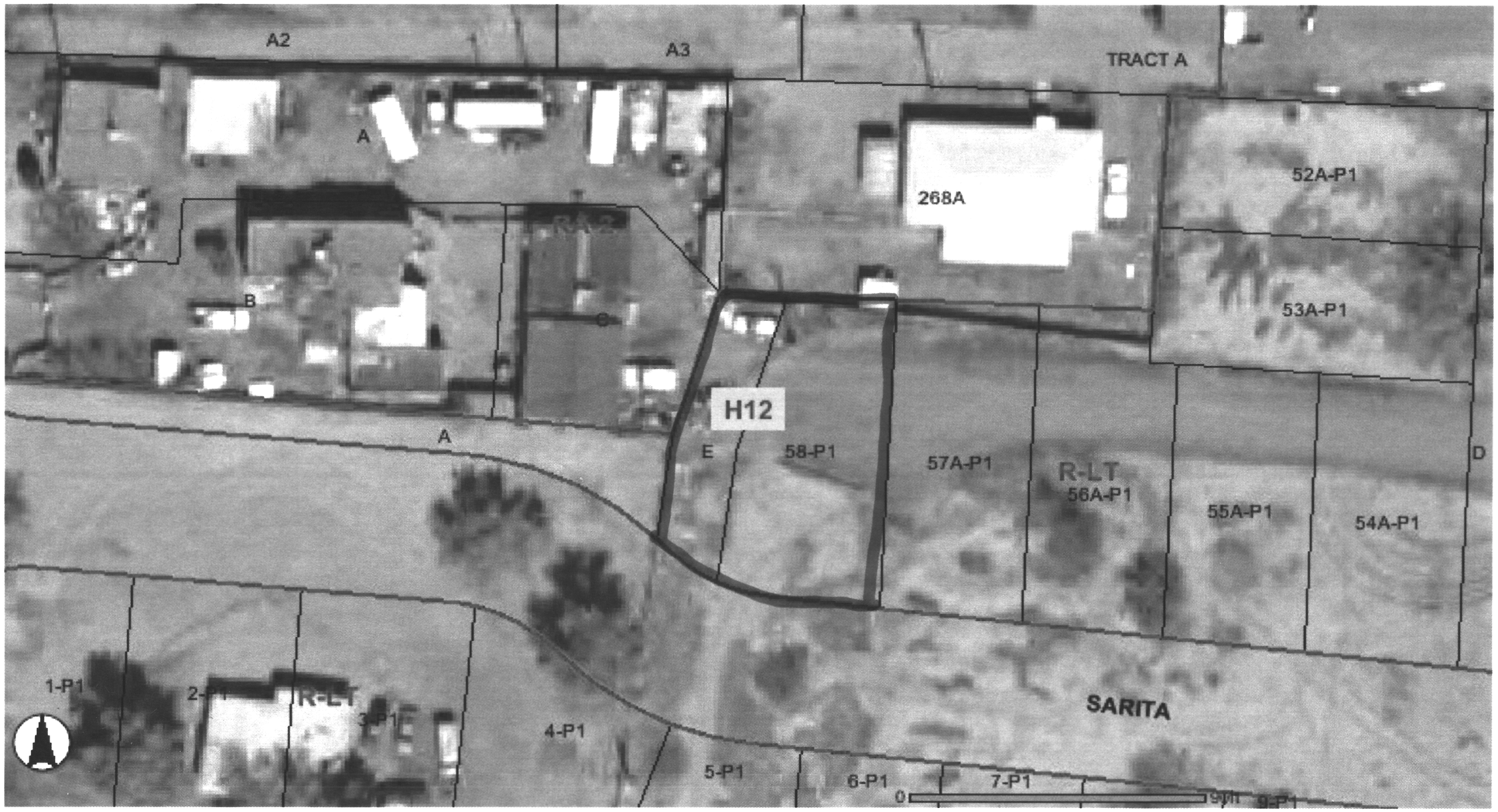
Date

#1003238

GRAPHIC SCALE

60 30 0 30 60

ENGINEER'S SEAL	FLORAL MEADOWS	DRAWN BY EMT
		DATE 10-07-04
	SCREEN WALL KEY MAP	23134WALL-01.dwg
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 1 OF 3
RONALD R. BOHANNAN P.E. #7868		DRB PROJ # 1003238


A2
A3
TRACT A
A
268A
52A-P1
B
53A-P1
H12
A
E
58-P1
57A-P1
R-LT
56A-P1
55A-P1
54A-P1
D
1-P1
2-P1
R-LT
3-P1
4-P1
SARITA
5-P1
6-P1
7-P1
0
9-P1

Current DRC
Project Number:_____

FIGURE 12

Claire

Date Submitted: 10.06.04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 11/17/04
Date Preliminary Plat Expires: 11/17/05
DRB Project No.: 1003238
DRB Application No.: 04-01569

ORIGINAL

INFRASTRUCTURE LIST

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

Rio Grande & I-40 (Floral Meadows Subdivision)
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRS. 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, & 315-A-1-A-1 -- MRGCD Map 35; Lots A, B, & C -- Land of Albert Perez; TRS. B1 & B2 -- Land of Maciel & Trujillo
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
		30' F-F	Residential Paving Curb an Gutter 6' Sidewalk (West Side)*	Maciel Dr NW ~~Floral Grande Rd. NW~~	Floral ~~Floral Road~~ NW	Sarita Ave NW ~~Floral Desert Ave. NW~~	1	1	1
		30' F-F	Residential Paving Curb an Gutter 4' 6' Sidewalk (Both ~~South~~ Side)*	Sarita Ave ~~Floral Desert Avenue~~ NW	Montoya Street NW	Park/Drainage Pond***	1	1	1
		8"	SAS Gravity Line	Maciel Dr ~~Floral Grande Rd.~~ NW	Floral Road NW	Sarita Ave ~~Floral Desert Ave.~~ NW	1	1	1
		8"	SAS Gravity Line/FORCE MAIN	Sarita ~~Floral Desert~~ Avenue NW	Montoya Street NW	Park/Drainage Pond***	1	1	1
		8"	Water PVC Line	Maciel Dr ~~Floral Grande Rd.~~ NW	Floral Road NW	Sarita ~~Floral Desert~~ Ave. NW	1	1	1
		8"	Water PVC Line	Sarita ~~Floral Desert~~ Avenue NW	Montoya Street NW	Rio Grande Blvd. ~~Park/Drainage Pond***~~	1	1	1
			Drop Inlet Modification	Floral Road NW	Montoya Street NW	Rose Ave. NW	1	1	1
			Sidewalk Waiver** East Side Only	Maciel Dr ~~Floral Grande Rd.~~ NW	Floral Road NW	Sarita ~~Floral Desert~~ Ave. NW	1	1	1

BLVD

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Sidewalk Waiver*** North Side Only	Saeta ~~Floral Desert~~ Avenue NW	Montoya Street NW	2 of 58 ~~Park/Drainage Pond~~***	/	/	/
			Steet lights and signs per DPM	Saeta ~~Floral Desert~~ Avenue NW	Montoya Street NW	Park/Drainage Pond***	/	/	/
			Steet lights and signs per DPM	Maciel Dr ~~Floral Grande Rd.~~ NW	Montoya St. ~~Floral Road~~ NW	Park/Drainage Pond ~~Floral Desert Ave. NW~~	/	/	/
		~~30~~ 36"	RCP SD	Saeta AVE NW ~~Floral Grande~~	Montoya St. NW ~~Floral Desert~~	Park/Drainage Pond ~~Floral Rd~~	/	/	/
		.25 AF	Detention Pond w/ private facility covenant	Tract G-30-22			/	/	/

NOTES

1 *All internal sidewalks deferred.

* STREET LIGHTING PER DPM

2 **Sidewalk Waiver

3 ***Pond Agreement will be submitted prior to final plat approval.

4. Engineering Certification of grading + drainage plan req'd for release of SIA

5. Approved LOMR req'd for release of SIA

ORIGINAL

AGENT / OWNER

Ronald R. Bohannan, P.E.
NAME (print)

Tierra West LLC
FIRM

10/7/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

11/17/04
DRB CHAIR - date

11-17-04
TRANSPORTATION DEVELOPMENT - date

11/17/04
UTILITY DEVELOPMENT - date

11/17/04
CITY ENGINEER - date

Christina Sandoval 11/17/04
PARKS & GENERAL SERVICES - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
A	3-8-05			Karen Kline

Current DRC
Project Number:_____

* * * * *

#5 ORIGINAL

Claire

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 10.06.04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 11/17/04
Date Preliminary Plat Expires: 11/17/05
DRB Project No.: 1003238
DRB Application No.: 04-01569

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

Rio Grande & I-40 (Floral Meadows Subdivision)
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRS. 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, & 315-A-1-A-1 -- MRGCD Map 35; Lots A, B, & C -- Land of Albert Perez; TRS. B1 & B2 -- Land of Maciel & Trujillo
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
		30' F-F	Residential Paving Curb an Gutter 6' Sidewalk (West Side)*	Floral Grande ~~Rd.~~ NW	Floral Road NW	Floral Desert Ave. NW	/	/	/
		30' F-F	Residential Paving Curb an Gutter 6' Sidewalk (South Side)*	Floral Desert Avenue NW	Montoya Street NW	Park/Drainage Pond***	/	/	/
		8"	SAS Gravity Line	Floral Grande ~~Rd.~~ NW	Floral Road NW	Floral Desert Ave. NW	/	/	/
		8"	SAS Gravity Line/FORCE MAIN	Floral Desert Avenue NW	Montoya Street NW	Park/Drainage Pond***	/	/	/
		8"	Water PVC Line	Floral Grande ~~Rd.~~ NW	Floral Road NW	Floral Desert Ave. NW	/	/	/
		8"	Water PVC Line	Floral Desert Avenue NW	Montoya Street NW	Park/Drainage Pond***	/	/	/
			Drop Inlet Modification	Floral Road NW	Montoya Street NW	Rose Ave. NW	/	/	/
			Sidewalk Waiver** East Side Only	Floral Grande ~~Rd.~~ NW	Floral Road NW	Floral Desert Ave. NW	/	/	/

BW

revised 07/01/01

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Sidewalk Waiver*** North Side Only	Floral Desert Avenue NW	Montoya Street NW	Lot 58 ~~Park/Drainage Pond~~***	/	/	/
			Steet lights and signs per DPM	Floral Desert Avenue NW	Montoya Street NW	Park/Drainage Pond***	/	/	/
			Steet lights and signs per DPM	Floral Grande Rd. NW	Floral Road NW	Floral Desert Ave. NW	/	/	/
		30"	RCP SD	Floral Grande	Floral Desert	Floral Rd	/	/	/
		25 AF	Detention Pond w/ private facility covenant	Tract G-30-22			/	/	/

NOTES

1 *All internal sidewalks deferred.

* STREET LIGHTING PER DPM

2 **Sidewalk Waiver

3 ***Pond Agreement will be submitted prior to final plat approval.

4. Engineering Certification of grading + drainage plan req'd for release of SIA

5. Approved LOMR req'd for release of SIA

ORIGINAL

AGENT / OWNER

Ronald R. Bohannan, P.E.
NAME (print)

Tierra West LLC
FIRM

10/7/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

11/17/04
DRB CHAIR - date

11-17-04
TRANSPORTATION DEVELOPMENT - date

11/17/04
UTILITY DEVELOPMENT - date

11/17/04
CITY ENGINEER - date

Christina Sandoval 11/17/04
PARKS & GENERAL SERVICES - date

_____
AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

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

PAID RECEIPT

APPLICANT NAME AMC Development

AGENT Tierra West LLC

ADDRESS _____

PROJECT & APP # 1003238

PROJECT NAME Floral Meadows

$ _____ **441032/3424000 Conflict Management Fee**

$ 50.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 50.00 **TOTAL AMOUNT DUE**

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

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

1818

95-677/1070

DATE 11/17/04

PAY TO THE ORDER OF City of Albuquerque

Fifty and

$ 50.00

City Of Albuquerque
Treasury Division

11/18/2004 9:00 LOC: ANNX

RECEIPT# 00074071 WS# 007 DOLLARS 0005

Security Features Details on Back.

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $50.00
[illegible] $50.00
[illegible] $50.00 MP
$0.00

FOR 24017-99-Referral Fee

Thank You

⑈001818⑈ ⑆107006677⑆ ⑈018⑈

©HARLAND STYLE XKJ

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

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

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

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

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

APPLICANT INFORMATION:

NAME: AMC DEVELOPMENT SERVICES PHONE: 505.338.2285

ADDRESS: 1015 TIJERAS NW STE 200 FAX: 505.338.0200

CITY: ABQ STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: Developer **List all owners:** Duncan McLeod & Don Wynn, Juan Lucero, Ruby Lucero, Albert & Lawanna Perez, Caroline Benson, Edwin & Betty Barela

AGENT (if any): TIERRA WEST LLC PHONE: 858-3100

ADDRESS: 8509 JEFFERSON NE FAX: 858-1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: **VACATION OF PRIVATE DRAINAGE, PRELIMINARY PLAT APPROVAL, SIDEWALK DEFERRAL & SIDEWALK WAIVER**

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

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

Lot or Tract No. TRS. 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, & 315-A-1-A-1; & LOTS A, B, & C Block: ____ Unit: ____

Subdiv. / Addn. MRGCD MAP 35 & LAND OF ALBERT PEREZ ; TRS. B1 & B2, LAND OF MACIEL & TRUJILLO TBK Floral Meadows

Current Zoning: R-LT Proposed zoning: SAME

Zone Atlas page(s): H-12 & H-13 No. of **existing** lots: 12 No. of **proposed** lots: 58

Total area of site (acres): 8.0± Density if applicable: dwellings per gross acre: ____ dwellings per net acre: 7.25

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

UPC No. 101305902913531902, ETC..... MRGCD Map No. 35

LOCATION OF PROPERTY BY STREETS: On or Near: INTERSTATE 40 WEST

Between: RIO GRANDE BLVD NW and MONTOYA STREET NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z-71-118/04EPC-00156/04EPC-00157/04DRB-00661/04DRB-01227 -- PROJ# 1003238

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

SIGNATURE ____ DATE 10/7/04

(Print) RONALD R. BOHANNAN, P.E. ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

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

Application case numbers	Action	S.F.	Fees
04DRB - - 01569	PP		$ 1,720.00
04DRB - - 01571	SW		$ -0-
04DRB - - 01572	TPS		$ -0-
04DRB - - 01573	VACPRIE		$ 45.00
	CMF		$ 20.00
	ADV		$ 75.00
			Total $ 1860.00

Hearing date 11.3.04

Planner signature / date 10/8/04

Project # 1003238

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.

Ronald R. Bohannan, P.E.
Applicant name (print)

10/7/04
Applicant signature / date

Form revised April 2003

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

Application case numbers
04DRB - - 01571
04DRB - - 01572
04DRB - - 01573

Planner signature / date 10/8/04

Project # 1003238

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.

Ronald R. Bohannan, P.E.
Applicant name (print)

10/7/04
Applicant signature / date

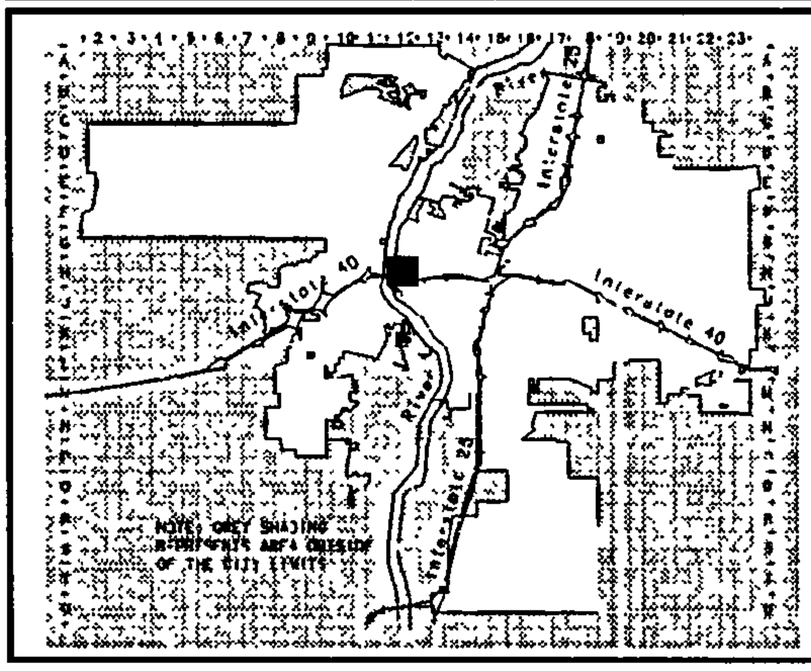
Form revised 10/03

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

Application case numbers
04DRB - _____ - 01569
_____ - _____ - _____
_____ - _____ - _____

10/8/04
Planner signature / date

Project # 1003238



CITY OF
Albuquerque

A lbuquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

©Copyright 2003

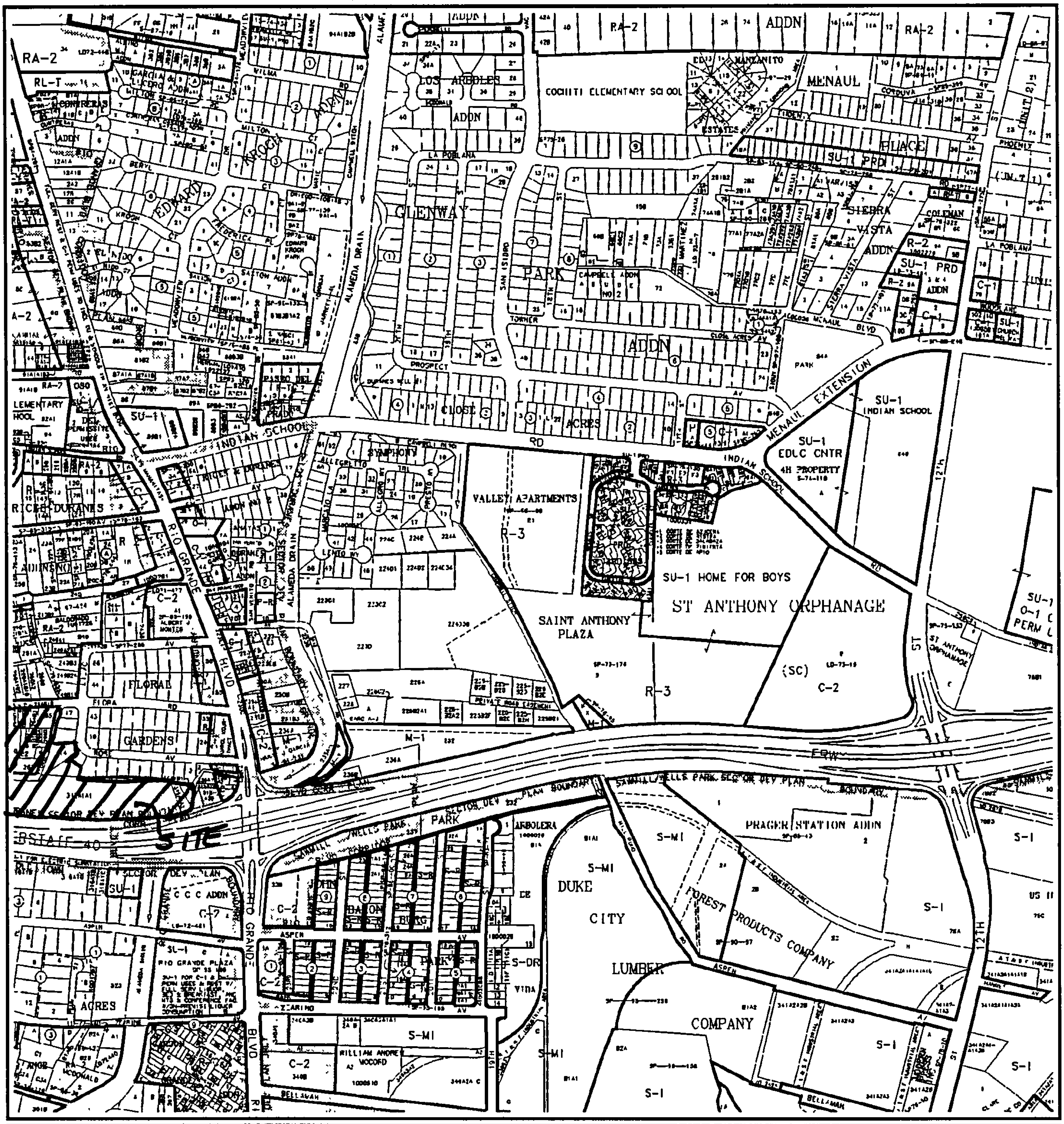
GRAPHIC SCALE IN FEET

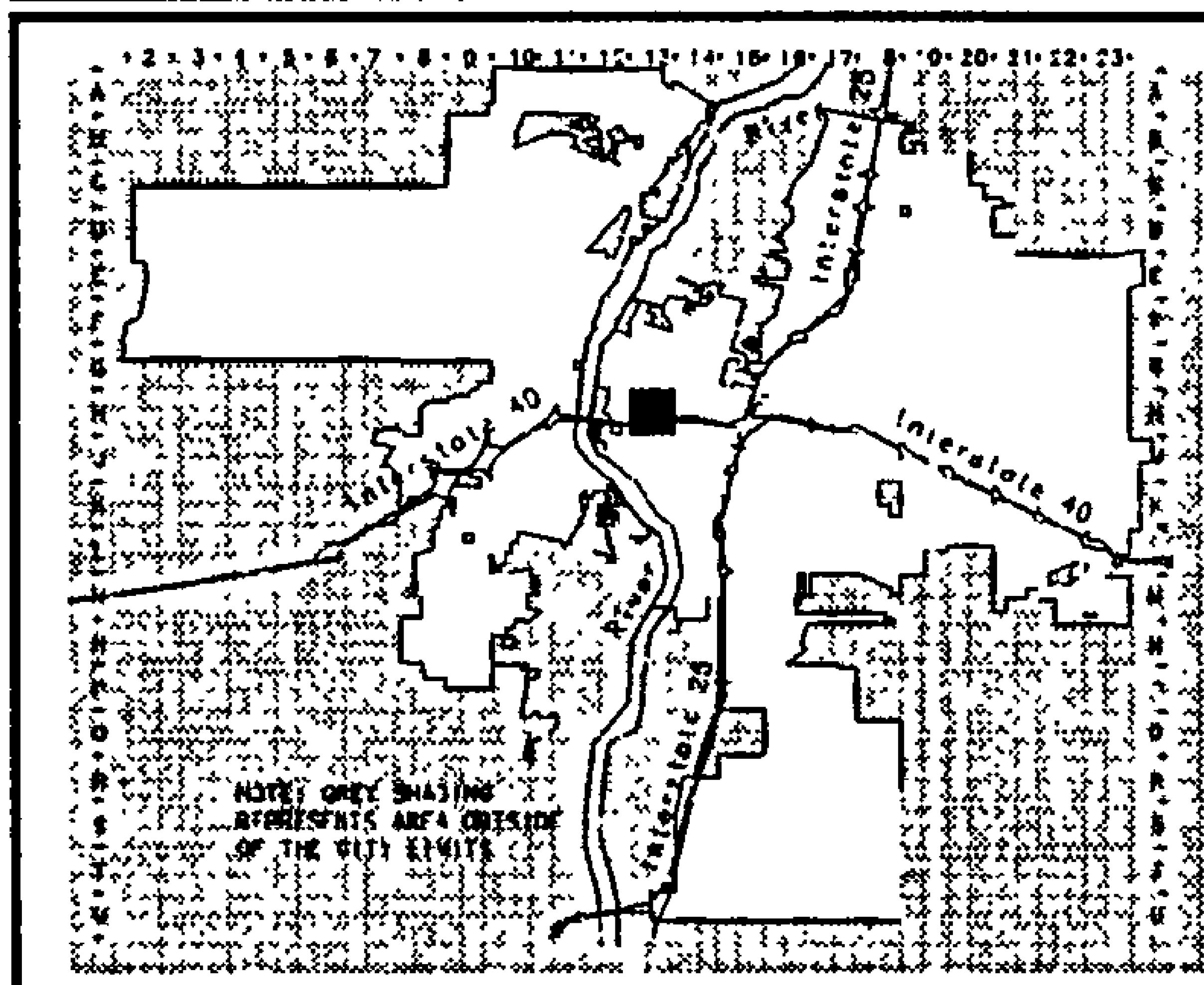
250 0 750 1000

Zone Atlas Page

H-12-Z

Map Amended through August 01, 2003





CITY OF
Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-13-Z

Map Amended through August 01, 2003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

October 7, 2004

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Vacation of Private Drainage, Preliminary Plat Approval, Sidewalk Deferral and Sidewalk Waiver
Tracts 267, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, & 315-A-1-A-1 – MRGCD MAP 35; Lots A, B, & C – Land of Albert Perez; Tracts B1 & B2 – Land of Maciel & Trujillo to be known as Floral Vista Subdivision
DRB# 1003238, Zone Atlas Page H12 & H13

Dear Ms. Matson:

Tierra West LLC, on behalf of AMC Development Services, requests the approval of the Vacation of the Private Drainage, Preliminary Plat and Sidewalk Deferral and Waiver for the above referenced project. The site is located south of Floral Road NW, north of Interstate 40, east of Rio Grande Boulevard NW, and west of Montoya Road NW. The site contains approximately 8.0 Acres and is zoned R-LT. The client proposes to divide the tracts into 58 lots for single and two-story family residences. We request the vacation of the Private Drainage easement that was utilized for irrigation and is no longer in service. We are also asking for Preliminary Plat approval along with the Deferral of Sidewalks and also a Waiver of Sidewalks for this project. The Los Duranes Neighborhood Association had requested elimination of sidewalk on one side of the road. We are requesting elimination to meet that request.

We have also submitted the Grading and Drainage Report for review. We are still awaiting response from Utilities regarding the availability of water and sewer. A letter was submitted on September 15, 2004 for the request of availability. If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Jeff Jesionowski
John Mahoney
William C. Herring, Los Duranes N.A.
Lawrence Segura, Los Duranes N.A.
Ramona Tafoya, West Old Town N.A.
Joann Bagley, West Old Town N.A.

JN: 23134
RRB/kk

October 5, 2004

City of Albuquerque
Environmental Planning Commission
Development Review Board
PO Box 1293
Albuquerque, NM 87103

RE: Tracts B1 & B2, Land of Maciel & Trujillo
Zone Atlas Page H12 & H13
DRB#: 1003238

To Whom It May Concern:

As the Owner/Developer, I hereby grant Tierra West LLC to act as agent on behalf of **AMC Development Services**, on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced project, in particular the vacation of private drainage easement.

Jeff Jesionowski
Print Name

Sign Name

10-5-04
Date

7003 3110 0000 1599 9101

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

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

OFFICIAL USE

Postage	$ 1.75
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.80

ALBUQUERQUE NM 87101 USPS Postmark Here OCT 8 2004

Sent To: Joann Bagley
Street, Apt. No.; or PO Box No.: 903 Green Acres NW
City, State, ZIP+4: ABQ NM 87104

PS Form 3800, June 2002 — See Reverse for Instructions

7003 3110 0000 1599 9088

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

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

OFFICIAL USE

Postage	$ 1.75
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.80

ALBUQUERQUE NM 87101 USPS Postmark Here OCT 8 2004

Sent To: Lawrence Segura
Street, Apt. No.; or PO Box No.: 2904 Carlota NW
City, State, ZIP+4: ABQ NM 87104

PS Form 3800, June 2002 — See Reverse for Instructions

7003 3110 0000 1599 9095

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

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

OFFICIAL USE

Postage	$ 1.75
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.80

ALBUQUERQUE NM 87101 USPS Postmark Here OCT 8 2004

Sent To: Ramona Tafoya
Street, Apt. No.; or PO Box No.: 2536 Tearing NW
City, State, ZIP+4: ABQ NM 87104

PS Form 3800, June 2002 — See Reverse for Instructions

7003 3110 0000 1599 9071

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

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

OFFICIAL USE

Postage	$ 1.75
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.80

ALBUQUERQUE NM 87101 USPS Postmark Here OCT 8 2004

Sent To: William C. Herring
Street, Apt. No.; or PO Box No.: 3104 Coca Rd NW
City, State, ZIP+4: ABQ NM 87104

PS Form 3800, June 2002 — See Reverse for Instructions

October 5, 2004

City of Albuquerque
Environmental Planning Commission
Development Review Board
PO Box 1293
Albuquerque, NM 87103

RE: Tracts B1 & B2, Land of Maciel & Trujillo
Zone Atlas Page H12 & H13
DRB#: 1003238

To Whom It May Concern:

As the Owner, I hereby grant Tierra West LLC to act as agent on behalf of **David Maciel**, on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced project, in particular the vacation of private drainage easement.

DAVID MACIEL
Print Name

Sign Name

10.7.04
Date

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

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

October 6, 2004

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkline@tierrawestllc.com

Dear Karen:

Thank you for your inquiry of **October 6, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRS. 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D AND 315-A-1-A-1 AND LOTS A,B & C, TRS. B1 AND B2, MRGCD MAP 35, LAND OF ALBERT PEREZ AND LAND OF MACIEL AND TRUJILLO NEAR INTERSTATE 40 BETWEEN RIO GRANDE BLVD. NW AND MONTOYA ST. NW** zone map **H-12-13.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/6/04)

"Attachment A"

Karen Kline, Tierra West, LLC
Zone Map: H-12-13

LOS DURANES N.A. (R)
***William C. Herring**
3104 Coca Rd. NW/87104 243-4664 (h) 243-5544 (w)
Lawrence Segura
2904 Carlota NW/87104 247-3675 (h) 767-6514 (w)

WEST OLD TOWN N.A. (R)
***Ramona Tafoya**
2536 Zearing NW/87104 243-2081 (h)
Joann Bagley
903 Green Acres NW/87104 224-9019 (h)

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

* *

(below this line for OCNC use only)

Date of Inquiry: **10/6/04** Time Entered: **8:35 a.m.** ONC Rep. Initials: **SW**

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: TIERRA WEST LLC **DATE OF REQUEST:** 10 / 6 / 04 **ZONE ATLAS PAGE(S):** H12 & H13

CURRENT:
ZONING R-LT

PARCEL SIZE (AC/SQ. FT.) 8.0 ± AC

LEGAL DESCRIPTION:
LOT OR TRACT # TRS. 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, & 315-A-1-A-1 & LOTS A, B, & C; TRS. B1 & B2
BLOCK #
SUBDIVISION NAME MRGCD MAP 35, LAND OF ALBERT PEREZ, & LAND OF MACIEL & TRUJILLO

REQUESTED CITY ACTION(S):
ANNEXATION [ ] SECTOR PLAN [ ]
COMP. PLAN [ ] ZONE CHANGE [ ]
AMENDMENT [ ] CONDITIONAL USE [ ]

SITE DEVELOPMENT PLAN:
A) SUBDIVISION [ ] BUILDING PERMIT [X]
B) BUILD'G PURPOSES [X] ACCESS PERMIT [ ]
C) AMENDMENT [ ] OTHER [ ]

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:[1]
OF UNITS: 58
BUILDING SIZE: ? (sq. ft.)

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

APPLICANT OR REPRESENTATIVE _____ DATE 10/6/04
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]
PWD DEVELOPMENT SERVICES & TRANSPORTATION DEVELOPMENT DIV. PLAZA DEL SOL—2ND FLR 924-3994

THRESHOLDS MET? YES [ ] NO [X]
MITIGATING REASONS FOR NOT REQUIRING **TIS:** PREVIOUSLY STUDIED: [ ]
NOTES:

IF A TIS IS REQUIRED: A SCOPING MEETING (AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL) MUST BE HELD TO DEFINE THE LEVEL OF ANALYSIS NEEDED AND THE PARAMETERS OF THE STUDY. ***ANY SUBSEQUENT CHANGES TO THE DEVELOPMENT PROPOSAL IDENTIFIED ABOVE MAY REQUIRE AN UPDATE OR NEW TIS.***

TRAFFIC ENGINEER _____ DATE 10-11-04

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 SUBMITAL 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

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: RIO GRANDE & I-40
AGIS MAP #: H12 & H13
LEGAL DESCRIPTION: TRS. 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B & 315-A-1-A-1 -- MRGCD MAP 35; LOTS A, B, & C -- LAND OF ALBERT PEREZ; TRS. B1 & B2 -- LAND OF MACIEL & TRUJILLO

☒ **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 de Sol) on 10.8.04 (Date).

Applicant/Agent — Date: 10/7/04

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 de Sol) on **9.15.04** (Date).

Applicant/Agent — Date: 10/7/04

Utilities Division Representative — Date

LOS DURANES NEIGHBORHOOD ASSOCIATION

Board of Directors/Officers
William C. Herring, President
Lawrence Segura, Vice-President
Andrea Scott, Secretary
William C. Herring, Treasurer
Beverly Schoonover, Newsletter Editor
David Day, Director
John Gutierrez, Director
Ruby Meek, Director

August 16, 2004

John Mahoney
J.J. Mahoney & Associates
4101 Indian School Road NE, Suite 220N
Albuquerque, New Mexico 87103

Jeff Jesionowsky
10408 Morning Star Drive NE
Albuquerque, New Mexico 87111

Vincent Pizzonia
Vantage Homes
P.O. Box 1443
Corrales, New Mexico 87048

RE: Proposed Development in Los Duranes

Dear Mr. Mahoney and all:

Thank you for meeting again with Los Duranes Neighborhood Association board of directors on August 12, 2004 concerning your proposed development project near I-40 and Rio Grande Blvd. At our most recent meeting, you introduced the Board to Vincent Pizzonia of Vantage Homes, who is to be the builder on this project. You also introduced your new partner in this project: Jeff Jesionowsky, who is also the chairman of the Environmental Planning Commission.

Mr. Pizzonia presented the Board with several different standard elevations and floor plans that he intended to build on the 59 lots that you hope to establish in this project. He also represented that he intended to utilize red tile or flat roofs on these homes. We also discussed the following issues that the Board feels is essential to have in your subdivision so that it will fit into the unique development pattern of Los Duranes. Those issues include the following:

- That the roadway through your project be narrower than the standard roadway which would match and complement the already narrow roadways of Los Duranes. The Board would support a roadway of 32 feet wide.
- That there be "bumpouts" in the roadway that allow for non-intrusive on-street parking.
- That there be street trees along this roadway, a minimum of one side of the roadway.

- That there be a wide (6 foot) sidewalk on one side of the roadway with no sidewalk on the other side.
- That the majority of the homes have a front porch large enough to sit on.
- That there be no corner "quoins" on the homes.
- That any street lights have a controlled downward pointing footprint that does not contribute to light pollution.
- That all residents of Los Duranes would have access to and be able to use the proposed park at the eastern end of the development.
- That the home owners association be responsible for the maintenance and upkeep of the proposed park, which will need it as the proposed park would also function as a storm run-off collection pond
- That the home owners association shall continue to be in existence for a minimum of 20 years.

It is the Board's impression from our discussion with you, Mr. Jesionowsky and Mr. Pizzonia that the issues set forth above would be acceptable to you guys. There is currently scheduled a zoning hearing on August 19, 2004 concerning a small portion of the project, thereby giving your project access to Floral Road just west of its intersection with Rose. The Board has no objection to the proposed zoning change provided the issues set forth above are incorporated into your project.

Do not hesitate to call me if you have any questions or comments.

Very truly yours,

William C. Herring, President
Los Duranes Neighborhood Association

cc: LDNA Board of Directors
James K. Strozier, Consensus Planning
Jacqueline Fishman, Consensus Planning
Stephanie Shumsky, Albuquerque Planning Department

jeff jesionowski

From: Karen Kline [kkline@tierrawestllc.com]
Sent: Wednesday, October 06, 2004 3:18 PM
To: Jeffrey Jesionowski
Cc: Ron Bohannan; Karen Kline; Sarah Abeyta
Subject: Check for Submittals for Floral Meadows (Rio Grande & I-40) -- JN 23134
Importance: High

Hi Jeff:

I am needing to obtain a check for the submittal of the above referenced project. The fee is broken down like this:

Advertisement Notification	$75.00
Major Subdiv. Plat	$1,720.00 (58 lots x $15.00 per lot = $870; 3 intersections at $95.00 each + $565.00 comes to total of $1,720.00)
Vacation of Pvt. Easement	$45.00
Drainage Review Fee	$630.00 ($50.00 base fee + 58 lots @ $10.00/lot = $630.00)
Conflict Mgmt Fee	$20.00
Total Check for	$2,490.00

If you need any additional information or have questions please give me a call.

Thanks,
Karen

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

PAID RECEIPT

APPLICANT NAME Ama Development

AGENT Terra West LLC

ADDRESS

PROJECT & APP # 1003238/04DRB-01569, 01571, 01572, 01573

PROJECT NAME Landry Maciel & Trujillo

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 1765.00 **441006/4983000 DRB Actions**

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

$ 75.00 **441018/4971000 Public Notification**

$ 630.00 **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
(X) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 2490.00 **TOTAL AMOUNT DUE**

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

DUPLICATE
City Of Albuquerque
Treasury Division

10/8/2004 11:24AM LOC: ANNX
RECEIPT# 00030394 WS# 006 TRANS# 0003
Account 441006 Fund 0110
Activity EVERGREEN DURANES LTD.
Trans Amt 1015 TIJERAS N.W. SUITE 200
J24 Misc ALBUQUERQUE, NM 87102 $1,765.00
Thank You

10/8/2004 11:24AM LOC: ANNX
RECEIPT# 00030395 WS# 006 TRANS# 0003
Account 441018 Fund 0110
Activity BANK OF ALBUQUERQUE
Trans Amt ALBUQUERQUE, NEW MEXICO TRSEJA
J24 Misc 95-660-1070 $2,490.00 10/7/2004
$75.00
Thank You

PAY TO THE ORDER OF City of Albuquerque

DUPLICATE
City Of Albuquerque
Treasury Division

Two Thousand Four Hundred Ninety and 00/100********** DOLLARS

10/8/2004 11:24AM LOC: ANNX
RECEIPT# 00030393 WS# 006 TRANS# 0003
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $2,490.00
J24 Misc
City Platting Fees - $20.00
Thank You

10/8/2004 11:25AM LOC: ANNX
RECEIPT# 00030396 WS# 006 TRANS# 0003
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $2,490.00
J24 Misc
CK $2,490.00
CHANGE $0.00
Thank You

MEMO

"000007" :107006606: 78272 7259

08106643-90

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 1, 2004

3. Project # 1003238
04DRB-01227 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B and 315-A-1-A-1, MRGCD MAP 35, LANDS OF ALBERT PEREZ, TRACTS B-1 AND B-2, LANDS OF MACIEL & TRUJILLO, (to be known as **LAS CASITAS DE LOS DURANAS**, zoned R-LT residential zone, located on INTERSTATE 40 WEST, between RIO GRANDE BLVD NW and MONTOYA ST NW. [REF: Z-71-118, 04EPC-00157, 04EPC-00156, 04DRB-00661(H-12/13)

At the September 1, 2004, Development Review Board meeting, The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

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

3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

CONDITION OF FINAL PLAT APPROVAL:

Prior to final plat approval, either the easements are retained in the current location or they are relocated.

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 10.19.04 To 11.3.04

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.

Jamie Daft / Tierra West — 10/8/04
(Applicant or Agent) (Date)

I issued 4 signs for this application, 10-8-04 (Date), Olivia Lerma (Staff Member)

DRB PROJECT NUMBER: 1003238

Rev. 5/9/03

If you wish to appeal this decision, you must do so by September 16, 2004 in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc:AMC Development Services, 1015 Tijeras NW, Suite 200, 87102
Tierra West LLC, 8509 Jefferson NE, 87113
Martin Trujillo, 1116 Palisades NW, 87105
Lia Stout, 2621 Martin Rd NW, 87104
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: 1003238 AGENDA#: 3 DATE: 9-1-04

Notice

1. Name: Martin Trujillo Address: 1116 Palisades NW ABQ Zip: 87105
2. Name: Lia Stout Address: 2621 Martin Rd NW Zip: 87104
3. Name: Ron Bohannan Address: Tierra West Zip: _____
4. Name: Jeff Jeserevsky Address: _____ Zip: _____
5. Name: Sarah Abeyta Address: Tierra West Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003238 **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:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 1, 2004

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 1, 2004

Project # 1003238
04DRB-01227 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B and 315-A-1-A-1, MRGCD MAP 35, LANDS OF ALBERT PEREZ, TRACTS B-1 AND B-2, LANDS OF MACIEL & TRUJILLO, (to be known as **LAS CASITAS DE LOS DURANAS**, zoned R-LT residential zone, located on INTERSTATE 40 WEST, between RIO GRANDE BLVD NW and MONTOYA ST NW. [REF: Z-71-118, 04EPC-00157, 04EPC-00156, 04DRB-00661(H-12/13)

AMAFCA — No comment.

COG — No adverse comments.

Transit — No objection to the request.

Zoning Enforcement — No comments received.

Neighborhood Coordination

Letters sent to Los Duranes (R) and West Old Town (R) Neighborhood Assns.

APS — No comments received.

Police Department — No adverse comments.

Fire Department — No comments received.

PNM Electric & Gas

There are existing OH electric lines and a 2" Gas line within the street where Martin and Floral meet. PNM will approve the street vacation as long as the gas & electric are covered by the new road or by easements. If it is easier for the developer PNM can reserve the easement rights for the vacated streets.

Comcast — No comments received

QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	The Hydrology section has no objection to the vacation request.

Transportation Development

No objection to vacation action. Consideration must be given to turnaround for stub street left. Platting will need to address this item. (Floral Place)

Parks & Recreation	Defer to Transportation.

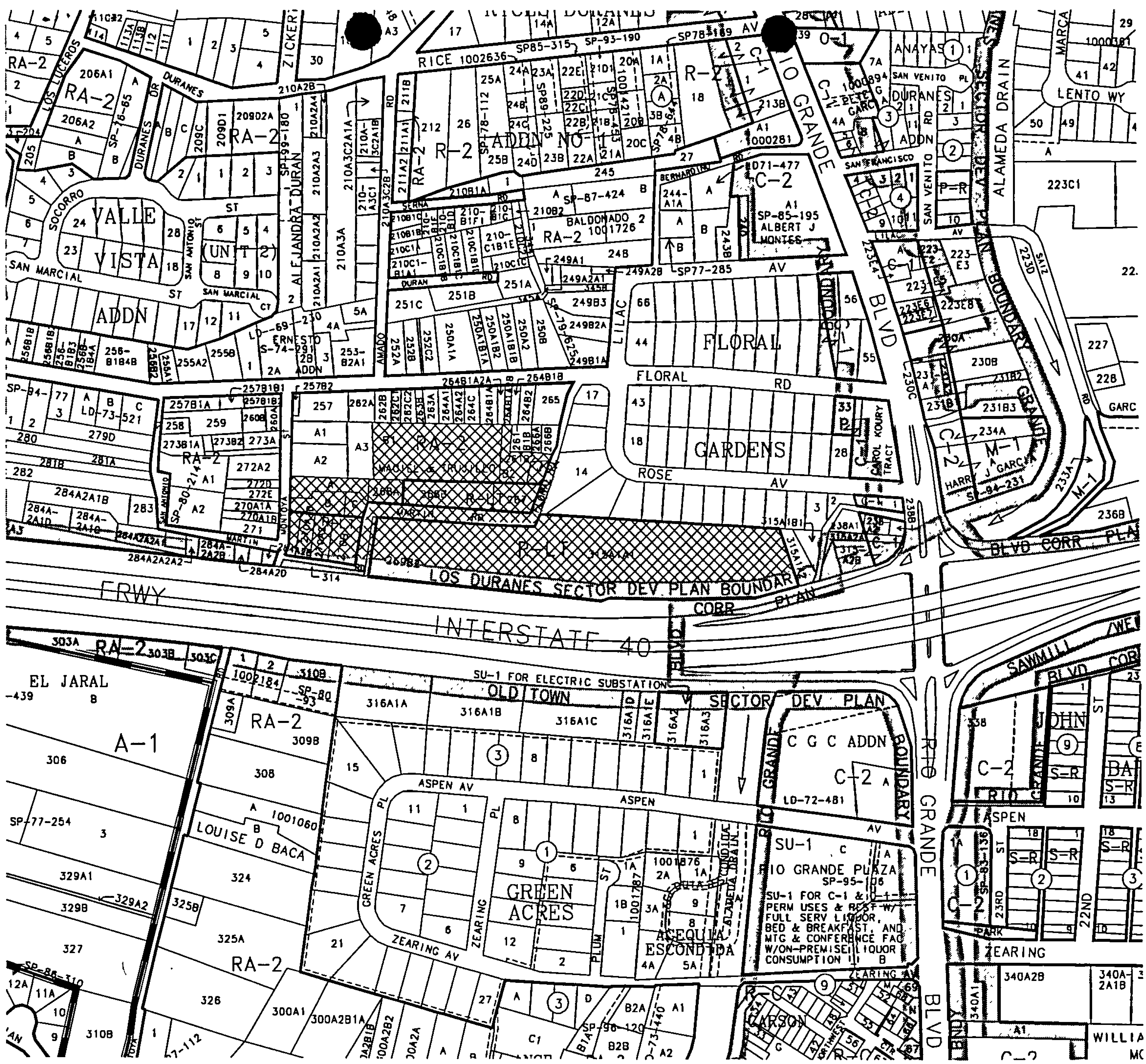
Utilities Development

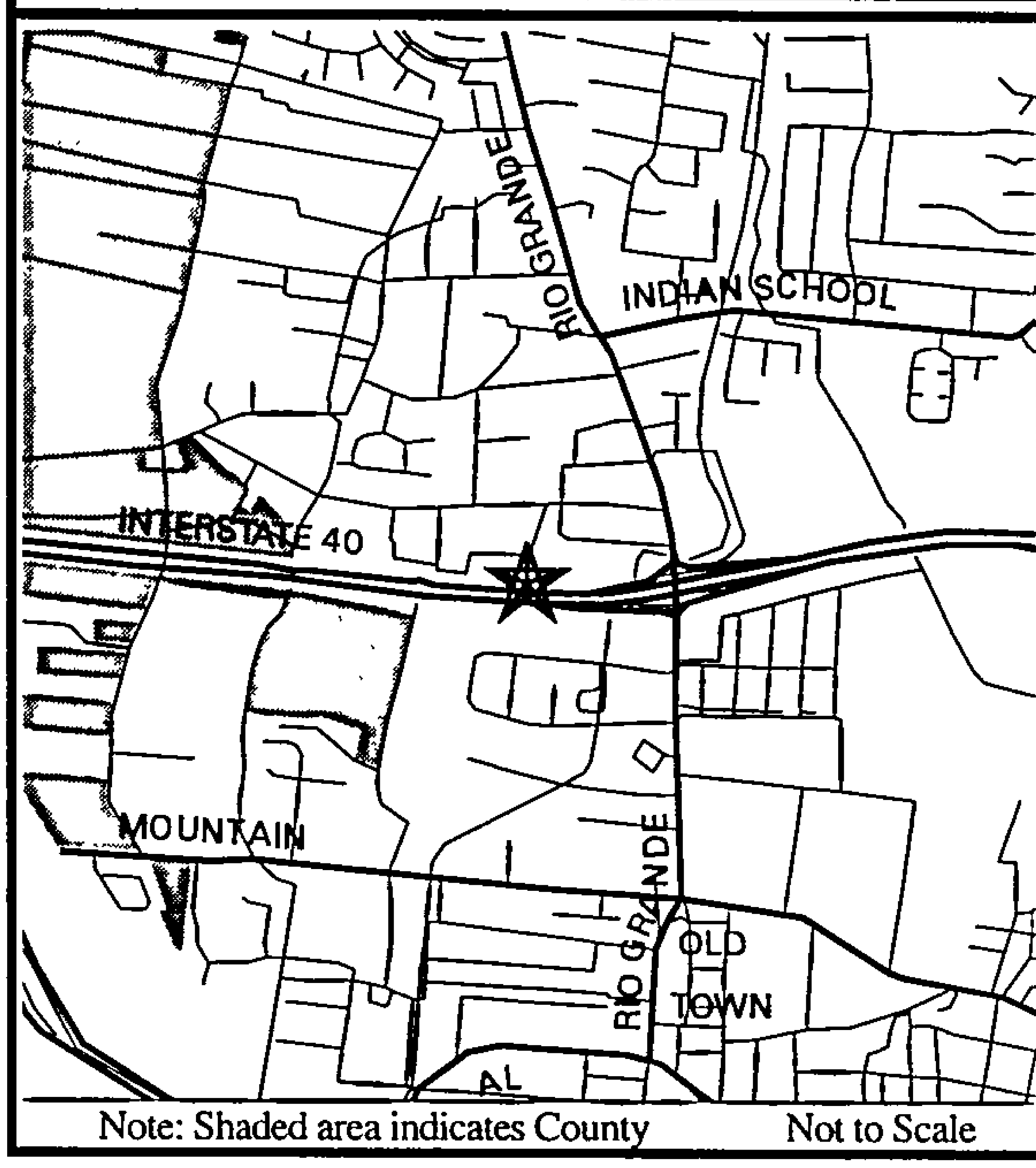
There are existing public water and sanitary sewer lines within portions of the ROW to vacated. No objection to Vacation request with the condition that either easements be retained, or existing lines relocated prior to Final Plat approval.

Planning Department	No objection.

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

cc: AMC Development Services, 1015 Tijeras Ave NW, Suite #200, 87102
Tierra West LLC, 8509 Jefferson St NE, 87113





Note: Shaded area indicates County

Not to Scale

ZONING MAP

Scale 1"= 423 '

PROJECT NO.
1003238

HEARING DATE
9-1-04

MAP NO.
H-12

ADDITIONAL CASE NUMBER(S)
04DRB-01227

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
5/12/04	1003938 MRGCD #35 Albert Perez Lands	Sketch	Comment given

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 1, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003471
04DRB-01224 Major-Amnd Prelim Plat Approval
04DRB-01225 Minor-Temp Defer SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA BLVD NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s).[REF: 04DRB-00826, 04DRB-00827,02DRB-01791,02DRB-01250](A-10)

Project # 1000464
04DRB-01226 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW ADDITION,** zoned SU-1, IP Uses with exceptions, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17] (C-12)

Project # 1003238
04DRB-01227 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B and 315-A-1-A-1, MRGCD MAP 35, LANDS OF ALBERT PEREZ, TRACTS B-1 AND B-2, LANDS OF MACIEL & TRUJILLO, (to be known as **LAS CASITAS DE LOS DURANAS**, zoned R-LT residential zone, located on INTERSTATE 40 WEST, between RIO GRANDE BLVD NW and MONTOYA ST NW. [REF: Z-71-118, 04EPC-00157, 04EPC-00156, 04DRB-00661(H-12/13)

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

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04 & Indefinitely deferred on 7/21/04]]* (K-10)
[NO NEW SUBMITTAL]

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 16, 2004.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: SEPTEMBER 1, 2004
Zone Atlas Page: H-12-Z & H-13-Z
Notification Radius: 100 Ft.

Project# 1003238
App# 04DRB-01227

Cross Reference and Location:

Applicant: AMC DEVELOPMENT SERVICES
Address: 1015 TIJERAS AVE NW, STE# 200
ALBUQUERQUE NM 87102

Agent: TIERRA WEST, LLC
Address: 8509 JEFFERSON ST NE
ALBUQUERQUE NM 87113

Special Instructions:

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

Date Mailed: AUGUST 13, 2004

Signature: KYLE TSETHLIKAI

101305900518132016 LEGAL: MAP 35 T R 265 LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: GUTIERREZ CATALINA T
OWNER ADDR: 02600 FLORAL RD NW ALBUQUERQUE NM 87104

101205952218340910 LEGAL: MAP 35 T RS 264B1A2B &264B1B & 264B2 LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: BACA ELFEGO ETUX
OWNER ADDR: 02610 FLORAL RD NW ALBUQUERQUE NM 87104

101205951818340911 LEGAL: MAP 35 T R 264 B1 A2A LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: BACA ELFIGO ETUX
OWNER ADDR: 02610 FLORAL RD NW ALBUQUERQUE NM 87104

101205951418340912 LEGAL: MAP 35 T RACT 264B1A1 LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: RAEL GEORGIA G
OWNER ADDR: 02622 FLORAL RD NW ALBUQUERQUE NM 87104

101205951018340913 LEGAL: MAP 35 T RACT 264C LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: WRIGHT RUDOLPH D
OWNER ADDR: 00416 JUDITH LN SW ALBUQUERQUE NM 87105

101205950518340914 LEGAL: MAP 35 T RACT 264 A-2 LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: GRIEGO VIRGINIA & LEROY H CAND
OWNER ADDR: 04206 SHELDON RD SE ALBUQUERQUE NM 87105

101205950118240915 LEGAL: MAP 35 T RACT 264A1 LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: NILLES DONNA R
OWNER ADDR: 02628 FLORAL RD NW ALBUQUERQUE NM 87104

101205949818240916 LEGAL: MAP 35 T RACT 263A LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: GRIEGO BERNARDINO
OWNER ADDR: 02905 VISTA GRANDE DR NW ALBUQUERQUE NM 87120

101205949118440918 LEGAL: MRGC D MA P #35 TRACTS 262C2 & 263 B. CONT 0.1102 AC LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: MACIAS JESSIE JAMES
OWNER ADDR: 02642 FLORAL AV NW ALBUQUERQUE NM 87104

101205948018240921 LEGAL: TRAC TS 2 62A2, 262B & TR 262C1 MRGCD MAP 35 CONT 0. LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: WILDER AMANDA H
OWNER ADDR: 02646 FLORAL RD NW ALBUQUERQUE NM 87104

101205947218240920 LEGAL: TRAC T 26 2A1 MRGCD MAP 35 CONT 0.1173 AC M/L OR 5,1 LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: LUCERO ROSE
OWNER ADDR: 02650 FLORAL NW ALBUQUERQUE NM 87104

101205947118140923 LEGAL: MRGC D MA P 35 TRACT 257B2 CONT .0703 AC +/- LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: REED MICHAEL
OWNER ADDR: 02658 FLORAL RD NW ALBUQUERQUE NM 87104

101305901517431926 LEGAL: 016 FLOR AL GARDENS SUBD LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: GARCIA SHEILAH P
OWNER ADDR: 00000 ALBUQUERQUE NM 87125

101205943817040713 LEGAL: MAP 35 T R 259 273A273B 1A2273B1BX273B2 0.59 LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: NIWA JOHN A &
OWNER ADDR: 02704 DURANES RD NW ALBUQUERQUE NM 87104

101205945217440930 LEGAL: TR A 1 LA ND DIV PLAT SUMMARY SUBD LAND OF DAVID MAC LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: PEREZ ALBERT R & LAWANNA N
OWNER ADDR: 01212 MONTOYA RD NW ALBUQUERQUE NM 87104

101205946416940932 LEGAL: TR A -3 L AND DIV PLAT SUMMARY SUBD LAND OF DAVID MA LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: PEREZ ALBERT R & LAWANNA N
OWNER ADDR: 01212 MONTOYA NW ALBUQUERQUE NM 87104

101205947516740933 LEGAL: TRAC T B- 1-LD DIV PLAT-SUMMARY SUB'N LD OF MACIEL & LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: MACIEL DAVID
OWNER ADDR: 01306 MONTOYA NW ALBUQUERQUE NM 87104

101205949816440905 LEGAL: TRAC T B- 2 LD DIV PLAT SUMMARY SUB'N LD OF MACIEL & LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: PADILLA ALFREDO
OWNER ADDR: 00000 ALBUQUERQUE NM 87194

101205952417440908 LEGAL: MAP 35 T R 261 B1 B LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: PEREZ JAMES L & PATSY A
OWNER ADDR: 01127 FLORAL PL NW ALBUQUERQUE NM 87104

101305900117132014 LEGAL: MAP 35 T R 266 A LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: PEREZ JAMES & PATSY A
OWNER ADDR: 01127 FLORAL PL NW ALBUQUERQUE NM 87104

101305901316731925 LEGAL: 015 FLOR AL GARDENS SUB LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: SAIZ WENDY T
OWNER ADDR: 02456 ROSE NW ALBUQUERQUE NM 87104

101305900517132015 LEGAL: MAP 35 T R 266 B LAND USE:
PROPERTY ADDR: 00000 FLORAL
OWNER NAME: PEREZ JAMES L & PATSY A
OWNER ADDR: 01127 FLORAL PL NW ALBUQUERQUE NM 87104

2UPSLU FRM

101205945316540931	LEGAL: TR A -2 L AND DIV PLAT SUMMARY SUBD LAND OF DAVID MA			LAND USE:	
	PROPERTY ADDR: 00000 MONTOYA				
	OWNER NAME: PEREZ ALBERT R & LAWANNA N				
	OWNER ADDR: 01212 MONTOYA		NW ALBUQUERQUE NM		87104
101305901115931924	LEGAL: 014 FLOR AL GARDENS SUBD			LAND USE:	
	PROPERTY ADDR: 00000 ROSE				
	OWNER NAME: STRICKLAND RICHARD D ETUX				
	OWNER ADDR: 02454 ROSE		AV NW ALBUQUERQUE NM		87104
101205944616040707	LEGAL: MAP 35 T R 272A2			LAND USE:	
	PROPERTY ADDR: 00000 MONTOYA				
	OWNER NAME: SANCHEZ FELIPE				
	OWNER ADDR: 01213 MONTOYA		RD NW ALBUQUERQUE NM		87104
101305900116032012	LEGAL: MAP 35 T RACT 261 B2			LAND USE:	
	PROPERTY ADDR: 00000 FLORAL				
	OWNER NAME: TRUJILLO JERRY L & PATRICIA J				
	OWNER ADDR: 01119 FLORAL		NW ALBUQUERQUE NM		87105
101305901915131923	LEGAL: 013 FLOR AL GARDENS SUBD			LAND USE:	
	PROPERTY ADDR: 00000 ROSE				
	OWNER NAME: WALCK JOHN E ETUX				
	OWNER ADDR: 02452 ROSE		AV NW ALBUQUERQUE NM		87104
101205946615840901	LEGAL: LOT A PL AT OF LTS A, B & C LAND OF ALBERT PEREZ CO			LAND USE:	
	PROPERTY ADDR: 00000 MONTOYA				
	OWNER NAME: PEREZ ALBERT R & LAWANNA				
	OWNER ADDR: 01214 MONTOYA		ST NW ALBUQUERQUE NM		87104
101305902715031922	LEGAL: 012 FLOR AL GARDENS SUBD			LAND USE:	
	PROPERTY ADDR: 00000 ROSE				
	OWNER NAME: WILCOX ROGER B C				
	OWNER ADDR: 02448 ROSE		AV NW ALBUQUERQUE NM		87104
101205948415740902	LEGAL: MAP 35 T R 268 A			LAND USE:	
	PROPERTY ADDR: 00000 MONTOYA				
	OWNER NAME: BENSON CAROLINE				
	OWNER ADDR: 01306 MONTOYA		RD NW ALBUQUERQUE NM		87104
101205944515540706	LEGAL: TRAC TS 2 72D & 272E MRGCD MAP 35			LAND USE:	
	PROPERTY ADDR: 00000 MONTOYA				
	OWNER NAME: PEREZ ALBERT AND LAWANNA				
	OWNER ADDR: 01212 MONTOYA		NW ALBUQUERQUE NM		87104
101205950215740903	LEGAL: MAP 35 T R 268B			LAND USE:	
	PROPERTY ADDR: 00000 MARTIN				
	OWNER NAME: BARELA EDWIN M & BETTY T				
	OWNER ADDR: 02100 LA POSADA		SW ALBUQUERQUE NM		87105
101305903315131921	LEGAL: 011 FLOR AL GARDENS SUBD			LAND USE:	
	PROPERTY ADDR: 00000 ROSE				
	OWNER NAME: NOTAH KENNETH J & BERNICE				
	OWNER ADDR: 02442 LILAC		NW ALBUQUERQUE NM		87104

101305904015031920	LEGAL: 010 FLOR AL GARDENS SUBD			LAND USE:	
	PROPERTY ADDR: 00000 ROSE				
	OWNER NAME: PARRA JOSE E & ESTELLA J				
	OWNER ADDR: 02436 ROSE		AV NW ALBUQUERQUE NM		87104
101205952415740904	LEGAL: MAP 35 T R 267			LAND USE:	
	PROPERTY ADDR: 00000 MARTIN				
	OWNER NAME: BARELA EDWIN M & BETTY T				
	OWNER ADDR: 02100 LA POSADA		SW ALBUQUERQUE NM		87105
101305904414931919	LEGAL: 009 FLOR AL GARDENS SUBD			LAND USE:	
	PROPERTY ADDR: 00000 ROSE				
	OWNER NAME: PARRA JOSE E & ESTELLA J				
	OWNER ADDR: 02436 ROSE		AV NW ALBUQUERQUE NM		87104
101305905114931918	LEGAL: 008 FLOR AL GARDENS SUB			LAND USE:	
	PROPERTY ADDR: 00000 ROSE				
	OWNER NAME: HARMAN JANET &				
	OWNER ADDR: 02432 ROSE		NW ALBUQUERQUE NM		87104
101305905714931917	LEGAL: 007 FLOR AL GARDENS SUBD			LAND USE:	
	PROPERTY ADDR: 00000 ROSE				
	OWNER NAME: HARPER BOBBY G ETUX				
	OWNER ADDR: 02428 ROSE		AV NW ALBUQUERQUE NM		87104
101305906314831916	LEGAL: 006 FLOR AL GARDENS SUBD			LAND USE:	
	PROPERTY ADDR: 00000 ROSE				
	OWNER NAME: ORTEGA JIMMY F & DIANNE D				
	OWNER ADDR: 02424 ROSE		AV NW ALBUQUERQUE NM		87104
101305906914831915	LEGAL: 005 FLOR AL GARDENS SUBD			LAND USE:	
	PROPERTY ADDR: 00000 ROSE				
	OWNER NAME: LEATHERS MARIA B & ROGER S				
	OWNER ADDR: 02420 ROSE		AV NW ALBUQUERQUE NM		87104
101305907514831914	LEGAL: FLOR AL G ARDENS SUBD & W15FT L3 ALL L4			LAND USE:	
	PROPERTY ADDR: 00000 ROSE				
	OWNER NAME: CHAVEZ DANIEL L & EMILY D				
	OWNER ADDR: 02416 ROSE		DR NW ALBUQUERQUE NM		87104
101305908214831913	LEGAL: FLOR AL G ARDENS SUBD E45 F LT 3			LAND USE:	
	PROPERTY ADDR: 00000 ROSE				
	OWNER NAME: RUIZ BEN & MARGARET J				
	OWNER ADDR: 01922 CHERRY		LN NW ALBUQUERQUE NM		87104
101205946315240924	LEGAL: LOT B PL AT OF LTS A, B & C LAND OF ALBERT PEREZ CO			LAND USE:	
	PROPERTY ADDR: 00000 MONTOYA				
	OWNER NAME: PEREZ ALBERT R & LAWANNA				
	OWNER ADDR: 01212 MONTOYA		ST NW ALBUQUERQUE NM		87104
101205947415240925	LEGAL: LOT C PL AT OF LTS A, B & C LAND OF ALBERT PEREZ CO			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: PEREZ ALBERT R & LAWANNA				
	OWNER ADDR: 01214 MONTOYA		ST NW ALBUQUERQUE NM		87104

101305908114931912 LEGAL: 002 FLOR AL GARDENS SUBD LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: UNITED DRILLING INC &
OWNER ADDR: 02400 ROSE DR NW ALBUQUERQUE NM 87104

101205944515140704 LEGAL: MAP 35 T R 270A1A LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: TRUJILLO MARTIN
OWNER ADDR: 01116 PALISADES NW ALBUQUERQUE NM 87105

101305908114331911 LEGAL: MAP 35 T R 238 A1 LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: GARCIA SHEILAH P
OWNER ADDR: 00000 ALBUQUERQUE NM 87125

101205944514740703 LEGAL: MAP 35 T R 270A1B LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: TRUJILLO MARTIN
OWNER ADDR: 01116 PALISADES NW ALBUQUERQUE NM 87105

101205945714640929 LEGAL: MAP 35 T R 270A1C LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: LUCERO RUBY VIRGINIA
OWNER ADDR: 04935 ELIZABETH ST BELL CA 90201

101305909914231910 LEGAL: MAP 35 T R 238 A2 LAND USE:
PROPERTY ADDR: 00000 ROSE
OWNER NAME: STATE HIGHWAY DEPT
OWNER ADDR: 00000 SANTA FE NM 87504

101205946114540928 LEGAL: MAP 35 T R 270 AID LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: LUCERO RUBY V
OWNER ADDR: 04935 ELIZABETH ST CUDAHY CA 90201

101205946614440927 LEGAL: MAP 35 T RACT 270A2 LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: LUCERO RUBY
OWNER ADDR: 04935 ELIZABETH ST CUDAHY CA 90201

101305902913531902 LEGAL: MAP 35 T R 315 A1A1 LAND USE:
PROPERTY ADDR: 00000 RIO GRANDE
OWNER NAME: MCLEOD DUNCAN K & DON WYNN
OWNER ADDR: 04911 JEFFERSON NE ALBUQUERQUE NM 87109

101205947114340926 LEGAL: MAP 35 T RACT 270B LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: LUCERO JUAN
OWNER ADDR: 12523 ARLINGTON PL CHINO CA 91710

101205944414440702 LEGAL: MAP 35 T R 271 LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: RAMIREZ JR JESUS ETUX
OWNER ADDR: 01201 MONTOYA RD NW ALBUQUERQUE NM 87104

101205942813940603 LEGAL: MAP 35 T RACT 284A1284A2A1284A2A2A2284 LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: MONTOYA GABINA P
OWNER ADDR: 02420 FLORAL RD NW ALBUQUERQUE NM 87104

101305907413531903 LEGAL: MAP 35 T R 315 A1A2 LAND USE:
PROPERTY ADDR: 00000 RIO GRANDE
OWNER NAME: N M STATE HIGHWAY DEPT
OWNER ADDR: 00000 SANTA FE NM 87501

101305908013831904 LEGAL: MAP 35 T R 315 A1B1 LAND USE:
PROPERTY ADDR: 00000 RIO GRANDE
OWNER NAME: N M STATE HIGHWAY DEPT
OWNER ADDR: 00000 SANTA FE NM 87501

101305908313931907 LEGAL: MAP 35 T R 315 A2A LAND USE:
PROPERTY ADDR: 00000 RIO GRANDE
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101305908513231905 LEGAL: MAP 35 T R 315 A1B2 LAND USE:
PROPERTY ADDR: 00000 RIO GRANDE
OWNER NAME: N M STATE HWY DEPT
OWNER ADDR: 00000 SANTA FE NM 87501

101305909213431906 LEGAL: MAP 35 T R 315 A2B LAND USE:
PROPERTY ADDR: 00000 RIO GRANDE
OWNER NAME: N M STATE HWY DEPT
OWNER ADDR: 00000 SANTA FE NM 87501

101205946213440801 LEGAL: MAP 35 T RACT 314 LESS POR TO R/W .22AC LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: RAMIREZ CHERYL B
OWNER ADDR: 01140 MONTOYA NW ALBUQUERQUE NM 87104

101205942910640129 LEGAL: MAP 35 T R 303C 0.24 AC LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: HALBERT MERLE T & CHRISTINA G
OWNER ADDR: 01115 MONTOYA NW ALBUQUERQUE NM 87104

101205944210440219 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101205945110240218 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101205948609840221 LEGAL: MAP 35 T R 316A1A LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: DIMAS RAY A & DARLENE ANGELA
OWNER ADDR: 01130 MONTOYA RD NW ALBUQUERQUE NM 87104

101205946510040223 LEGAL: TRAC T 31 OB SUMMARY PLAT OF TRS 310 A & 310B LANDS LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: DIMAS RAYMOND N & BETTY C
OWNER ADDR: 09975 RADCLIFFE NW ALBUQUERQUE NM 87114

101205951409540220 LEGAL: MAP 35 T R 316A1B LAND USE:
PROPERTY ADDR: 00000 MONTOYA
OWNER NAME: TAFOYA JERRY J
OWNER ADDR: 02615 ASPEN NW ALBUQUERQUE NM 87104

```
101305901409131335   LEGAL: MAP  35 T R 316 A1C LESS 1.32 AC TO RW              LAND USE:
                     PROPERTY ADDR: 00000  CORONADO
                        OWNER NAME: SANCHEZ GILBERT
                        OWNER ADDR: 02504  EL FEGO          RD NW ALBUQUERQUE NM   87107

101305903009031334   LEGAL: MAP  35 T R 316 A1D                                 LAND USE:
                     PROPERTY ADDR: 00000  CORONADO
                        OWNER NAME: SANCHEZ GILBERT JOSEPH ETUX
                        OWNER ADDR: 02504  ELFEGO           RD NW ALBUQUERQUE NM   87107

101305908508031401   LEGAL: THE  CGC  ADD CONT 2.8927 AC                        LAND USE:
                     PROPERTY ADDR: 00000  RIO GRANDE
                        OWNER NAME: CGC HOSPITALITY ASSOCIATES LLC
                        OWNER ADDR: 01015  RIO GRANDE       BL NW ALBUQUERQUE NM   87104

101305903509031333   LEGAL: MAP  35 T R 316 A1E                                 LAND USE:
                     PROPERTY ADDR: 00000  CORONADO
                        OWNER NAME: SANCHEZ GILBERT JOSEPH ETUX
                        OWNER ADDR: 02504  ELFEGO           RD NW ALBUQUERQUE NM   87107

1013059051089313 31CA LEGAL: TRAC T 31 6-A-3 MRGCD MAP # 35 EXCEPT PORTION OUT TO LAND USE:
                     PROPERTY ADDR: 00000  N/A
                        OWNER NAME: PUBLIC SERVICE CO OF NM
                        OWNER ADDR: 00000                   ALBUQUERQUE NM   87158

1013059040090313 32CA LEGAL: TRAC T 31 6-A-2 MRGCD MAP # 35 EXCEPT PORTION OUT TO LAND USE:
                     PROPERTY ADDR: 00000  N/A
                        OWNER NAME: PUBLIC SERVICE CO OF NM
                        OWNER ADDR: 00000                   ALBUQUERQUE NM   87158
```

"Attachment A"

Karen Kline, Tierra West, LLC
Zone Map: H-12

LOS DURANES N.A. (R)
***William C. Herring**
3104 Coca Rd. NW/87104 243-4664 (h) 243-5544 (w)
Lawrence Segura
2904 Carlota NW/87104 247-3675 (h) 767-6514 (w)

WEST OLD TOWN N.A. (R)
***Ramona Tafoya**
2536 Zearing NW/87104 243-2081 (h)
Joann Bagley
903 Green Acres Pl. NW/87104 224-9019 (h)

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

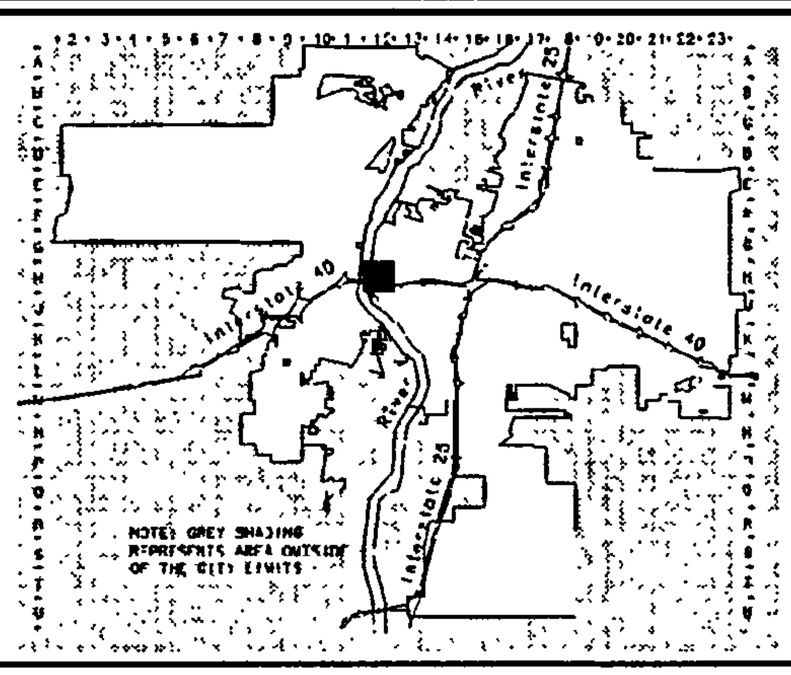
WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

****

(below this line for OCNC use only)

Date of Inquiry: **08/05/04** Time Entered: **10:45 a.m.** ONC Rep. Initials: **SW**



CITY OF
Albuquerque

A lbuquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-12-Z

Map Amended through August 01, 2003

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 8-17-04 To 9-1-04

5. REMOVAL

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

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

_____ _____
(Applicant or Agent) (Date)

I issued 2 signs for this application, 8-6-04 _____
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003238

Rev. 5/9/03

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

ITEM # 14

PROJECT # 1003238 **APPLICATION # 04-00661**

RE: MRGCD MAP #5 & Lands of Albert Perez/sketch

The minimum lot size for R-1 is 6,000 square feet & 60' minimum width unless applicant can prove a pattern of smaller lots in this area.

The Notice of Decision changing the zoning should be included in the initial application to DRB beyond sketch plat.

Perimeter wall design is required along I-40 and anywhere the walls abut streets ~~above "local" in category.~~

Be sure to list the current zoning on the preliminary plat per the Subdivision Ordinance.

Sheran Matson, AICP DRB Chair
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: 1003238

Application Number: 04DRB-00661

DRB Date: 5/12/04

Item Number: 14

Subdivision:

Lot(s) A, B & C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, AND 315-A-1-A-1, MRGCD MAP #35 & LANDS OF ALBERT PEREZ

Zoning: R-1

Zone Page: H-12/13

New Lots (or units) : 54

Request for:

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

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 24 single family residential lots and 30 apartment units will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed:

for Christina Sandoval, (DMD) Phone: 768-3808

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1003238 Item No. 14 Zone Atlas H-12/13

DATE ON AGENDA 5-12-04

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Standard infrastructure required.
2)	Right-of-ways should meet DPM criteria. (46')
3)	Need traffic distribution map to verify street widths.
4)	Second access needs to be provided to Rose Avenue.
5)	Provide x-sections of Montoya Street.
6)	Will Martin Road be vacated?
7)	Floral Place may require turn around.

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

City of Albuquerque

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003238 **AGENDA ITEM NO: 14**

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.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED discussed 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 12, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: August 27, 2004

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Marcia A. Pincus, Environmental Health Department
Kevin Curran, Legal Department
Ron Bohannon, Tierra West, LLC

FROM: Joseph J. Tracy, INTERA Inc.

SUBJECT: Tract 168, Town of Atrisco Grant Unit 6 (to be known as **VISTA PACIFICA, UNIT 2)** zoned R-1, located on Gonzales Road SW, between Oasis Drive SW and Corregidor Drive SW containing approximately 5 acres. DRB Project No. 1003280 – 04DRB-00835

There is the potential for above named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (Atrisco Landfill). The developers of this site are required to follow the most current version of the "Interim Guidelines for Development Within One Thousand Feet of a Landfill." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

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

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

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

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

APPLICANT INFORMATION:

NAME: AMC DEVELOPMENT SERVICES PHONE: 505.338.2285

ADDRESS: 1015 TIJERAS NW STE 200 FAX: 505.338.0200

CITY: ABQ STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: Developer **List all owners:** Duncan McLeod & Don Wynn, Juan Lucero, Ruby Lucero, Albert & Lawanna Perez, Caroline Benson, Edwin & Betty Barela

AGENT (if any): TIERRA WEST LLC PHONE: 858-3100

ADDRESS: 8509 JEFFERSON NE FAX: 858-1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: **VACATION OF PUBLIC RIGHT-OF-WAY**

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

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

Lot or Tract No. TRS. 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, & 315-A-1-A-1; & LOTS A, B, & C Block: ____ Unit: ____

Subdiv. / Addn. MRGCD MAP 35 & LAND OF ALBERT PEREZ; TRS. B1 & B2, LAND OF MACIEL & TRUJILLO To be known as Las Casitas de los DURANAS

Current Zoning: R-LT Proposed zoning: SAME

Zone Atlas page(s): H-12 & H-13 No. of **existing** lots: 10 No. of **proposed** lots: 39

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

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

UPC No. 101305902913531902, ETC..... MRGCD Map No. 35

LOCATION OF PROPERTY BY STREETS: On or Near: INTERSTATE 40 WEST

Between: RIO GRANDE BLVD NW and MONTOYA STREET NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z-71-118/04EPC-00156/04EPC-00157/04DRB-00661 -- PROJ# 1003238

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

SIGNATURE _____ DATE 8/6/04

(Print) RONALD R. BOHANNAN, P.E. ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

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

Application case numbers	Action	S.F.	Fees
04DRB - ____ - 01227	VRW		$ 300.00
____ - ____ - ____	ADVFee		$ 75.00
____ - ____ - ____	CMF		$ 20.00
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
			Total $ 395.00

Hearing date 9-1-04

Claire Devora 8/6/04
Planner signature / date

Project # 1003238

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.

Ronald R. Bohannan, P.E.
Applicant name (print)

8/6/04
Applicant signature / date

Form revised April 2003

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

Application case numbers
04DRB - - 01227
- -
- -

Planner signature / date 8/6/04

Project # 1003238

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 8-17-04 To 9-1-04

5. REMOVAL

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

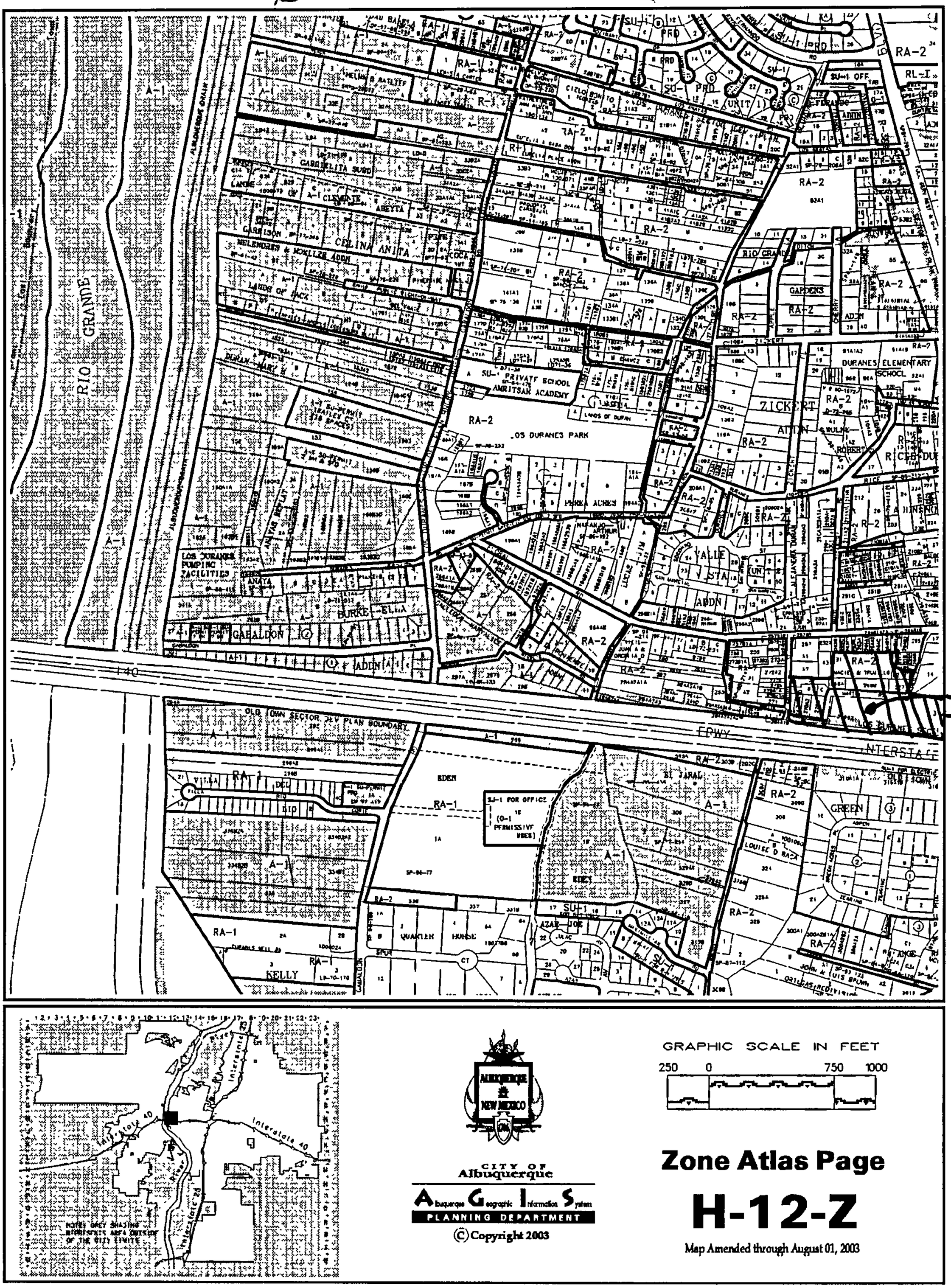
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

_____ _____
(Applicant or Agent) (Date)

I issued 2 signs for this application, 8-6-04 (Date), Renee Serrato (Staff Member)

DRB PROJECT NUMBER: 1003238

Rev. 5/9/03



CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-12-Z

Map Amended through August 01, 2003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 6, 2004

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Vacation of Public Right-of-Way – Martin Road NW
Tracts 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, & 315-A-1-A-1, MRGCD
Map 35; Lots A, B, & C, Land of Albert Perez; & Tracts B1 & B2, Land of Maciel & Trujillo
DRB# 1003238
Zone Atlas H-12

Dear Ms. Matson:

Tierra West LLC, on behalf of AMC Development Services, request the approval of vacating the Public Right-of-Way for the above referenced project. The site is located off of Interstate 40 West between Rio Grande Boulevard NW and Montoya Street NW. We are vacating the existing right-of-way to allow for the development of the subdivision and we will be dedicating new public right-of-way that will be shown on the plat.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Jeff Jesionowski
John Mahoney
William C. Herring, Los Duranes N.A.
Lawrence Segura, Los Duranes N.A.
Ramona Tafoya, West Old Town N.A.
Joann Bagley, West Old Town N.A.

JN: 23134
RRB/kk

2003·230134·23134DRB-VACATION8604 doc

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

August 5, 2004

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkline@tierrawestllc.com

Dear Karen:

Thank you for your inquiry of **August 5, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS B1 & B2, LANDS OF MACIEL AND TRUJILLO, TRACTS A,B&C, LAND OF ALBERT PEREZ, TRACTS 268A,268B,267,270A1D,270A2,270B&315A1A, MRGDC MAP 36 LOCATED ON MARTIN ROAD NW BETWEEN I-40 WEST AND FLORAL ROAD NW,** zone map **H-12.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

****

(below this line for OCNC use only)

Date of Inquiry: **08/05/04** Time Entered: **10:45 a.m.** ONC Rep. Initials: **SW**

"Attachment A"

Karen Kline, Tierra West, LLC
Zone Map: H-12

LOS DURANES N.A. (R)
***William C. Herring**
3104 Coca Rd. NW/87104 243-4664 (h) 243-5544 (w)
Lawrence Segura
2904 Carlota NW/87104 247-3675 (h) 767-6514 (w)

WEST OLD TOWN N.A. (R)
***Ramona Tafoya**
2536 Zearing NW/87104 243-2081 (h)
Joann Bagley
903 Green Acres Pl. NW/87104 224-9019 (h)

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

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

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

OFFICIAL USE

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

Postmark Here: AUG 6 2004 ALBUQUERQUE NM 87101

Sent To: LAWRENCE SEGURA
Street, Apt. No., or PO Box: LOS DURANES N.A.
City, State, ZIP+4: 2904 CARLOTA NW
ALBUQUERQUE NM 87104

PS Form 3800, June 2002 — See Reverse for Instructions

7002 0860 0002 3202 2123

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

OFFICIAL USE

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

Postmark Here: AUG 6 2004 ALBUQUERQUE NM 87101

Sent To: WILLIAM C HERRING
Street, Apt. No., or PO Box: LOS DURANES N.A.
City, State, ZIP+4: 3104 COCA RD NW
ALBUQUERQUE NM 87104

PS Form 3800, June 2002 — See Reverse for Instructions

7002 0860 0002 3202 2147

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

OFFICIAL USE

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

Postmark Here: AUG 6 2004 ALBUQUERQUE NM 87101

Sent To: RAMONA TAFOYA
Street, Apt. No., or PO Box: WEST OLD TOWN N.A.
City, State, ZIP+4: 2536 ZEARING NW
ALBUQUERQUE NM 87104

PS Form 3800, June 2002 — See Reverse for Instructions

7002 0860 0002 3202 2154

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

OFFICIAL USE

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

Postmark Here: AUG 6 2004 ALBUQUERQUE NM 87101

Sent To: JOANN BAGLEY
Street, Apt. No., or PO Box: WEST OLD TOWN N.A.
City, State, ZIP+4: 903 GREEN ACRES PL NW
ALBUQUERQUE NM 87104

PS Form 3800, June 2002 — See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME AMC Development Services

AGENT Sierra West LLC

ADDRESS _____

PROJECT & APP # 1003238 04DRB-01227

PROJECT NAME Las Casitas de las Duranes

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 300.00 **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

$ 395.00 **TOTAL AMOUNT DUE**

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

8/6/2004 12:43 LOC: ANNX
RECEIPT# 00027164 WS# 003 TRANS# 0016
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt $75.00
J24 Misc $395.00
CK $0.00
CHANGE

8/6/2004 12:42PM LOC: ANNX
RECEIPT# 00027162 WS# 008 TRANS# 0016
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt $20.00
J24 Misc $395.00

Thank You

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

8/6/2004 12:42PM LOC: ANNX
RECEIPT# 00027163 WS# 008 TRANS# 0016
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $395.00
J24 Misc $300.00

Thank You

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

8/6/2004 12:42PM LOC: ANNX
RECEIPT# 00027163 WS# 008 TRANS# 0016
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $395.00
J24 Misc $300.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

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

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

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

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

APPLICANT INFORMATION:

NAME: AMC DEVELOPMENT SERVICES PHONE: 505.338.2285

ADDRESS: 1015 TIJERAS NW STE 200 FAX: 505.338.0200

CITY: ABQ STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: Developer **List all owners:** Duncan McLeod & Don Wynn, Juan Lucero, Ruby Lucero, Albert & Lawanna Perez, Caroline Benson, Edwin & Betty Barela

AGENT (if any): TIERRA WEST LLC PHONE: 858-3100

ADDRESS: 8509 JEFFERSON NE FAX: 858-1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: **Sketch Plat Review and Comment**

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

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

Lot or Tract No. TRS. 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, & 315-A-1-A-1; & LOTS A, B, & C Block: ___ Unit: ___

Subdiv. / Addn. MRGCD MAP 35 & LAND OF ALBERT PEREZ

Current Zoning: R-LT Proposed zoning: SAME

Zone Atlas page(s): H-12 & H-13 No. of **existing** lots: 10 No. of **proposed** lots: ___

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

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

UPC No. 101305902913531902, ETC..... MRGCD Map No. 35

LOCATION OF PROPERTY BY STREETS: On or Near: INTERSTATE 40 WEST

Between: RIO GRANDE BLVD NW and MONTOYA STREET NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z-71-118/04EPC-00166/04EPC-00157 DRB# 1003238

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

SIGNATURE _____ DATE 4/20/04

(Print) RONALD R. BOHANNAN, P.E. ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

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

Application case numbers	Action	S.F.	Fees
04DRB - ___ - 00661	Sketch	$30	$ 0
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total $ 0

Hearing date MAY 12TH '04

4/29/04
Planner signature / date

Project # 1003238

FORM S(3): SUBDIVISION [redacted].R.B. MEETING (UNADVERTISED) [redacted]R INTERNAL ROUTING

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

X 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.

VACANT

X 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.

X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

X Letter briefly describing, explaining, and justifying the request

X Any original and/or related file numbers are listed on the cover application

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

__ Preliminary Plat reduced to 8.5" x 11"

__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

__ Letter briefly describing, explaining, and justifying the request

__ Copy of previous D.R.B. approved infrastructure list

__ Copy of the Official D.R.B. Notice of approval

__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.

__ Design elevations & cross sections of perimeter walls

__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.

__ Property owner's and City Surveyor's signatures on the Mylar drawing

__ SIA financial guaranty verification

__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer

__ Any original and/or related file numbers are listed on the cover application

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

❑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.

__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.

__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

__ Letter briefly describing, explaining, and justifying the request

__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting. .

__ Property owner's and City Surveyor's signatures on the Mylar drawing

__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer

__ Fee (see schedule)

__ Any original and/or related file numbers are listed on the cover application

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

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

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**

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

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

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.

__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.

__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

__ Letter briefly describing, explaining, and justifying the request

__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.

__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended

__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

Ronald R. Bohannan, P.E.
Applicant name (print)

4/20/04
Applicant signature / date

Form revised 10/03

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

Application case numbers
04DRB - _____ - 00661
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date 4/29/04

Project # 1003238

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

April 29, 2004

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Sketch Plat Review and Comment
Tracts 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, & 315-A-1-A-1;
Lots A, B, & C, MRGCD Map 35 & Land of Albert Perez
DRB# 1003238
ZONE ATLAS PAGE H-12 & H-13

Dear Ms. Matson:

Tierra West LLC, on behalf of AMC Development Services, requests DRB review and comments of the Sketch Plat for the above-referenced project. The site is located north of Interstate 40 West between Rio Grande Boulevard NW and Montoya Street NW. At the March hearing the EPC approved a zone change request and the site is now zoned R-LT. The developer is proposing to construct single-family homes and several duplexes.

We submitted a water and sewer availability request and we are in the process of setting up the drainage predesign. We propose to drain the site to the existing storm drain to the north if capacity exists.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

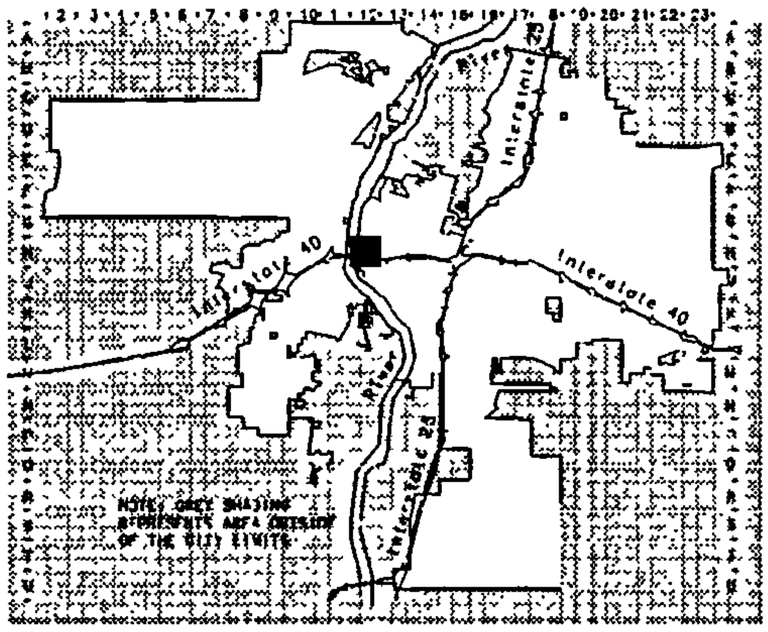
Ronald R. Bohannan, PE

Enclosure/s

cc: Jeff Jesionowski
John Mahoney

JN: 230134
RRB/kk

2003·230134·230134Sketch41904 doc



CITY OF
Albuquerque

A Albuquerque G Geographic I Information S System
PLANNING DEPARTMENT

© Copyright 2003

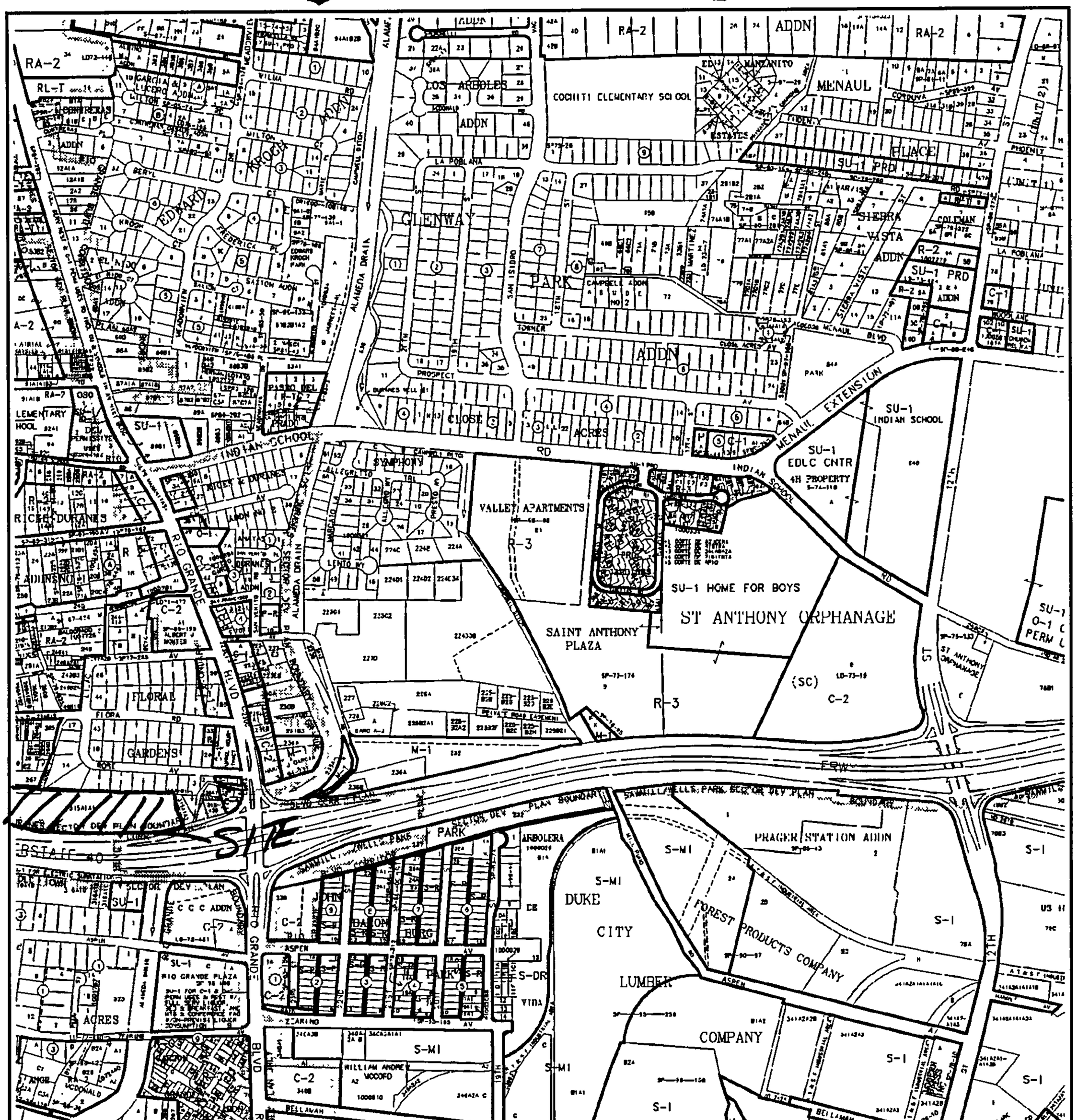
GRAPHIC SCALE IN FEET

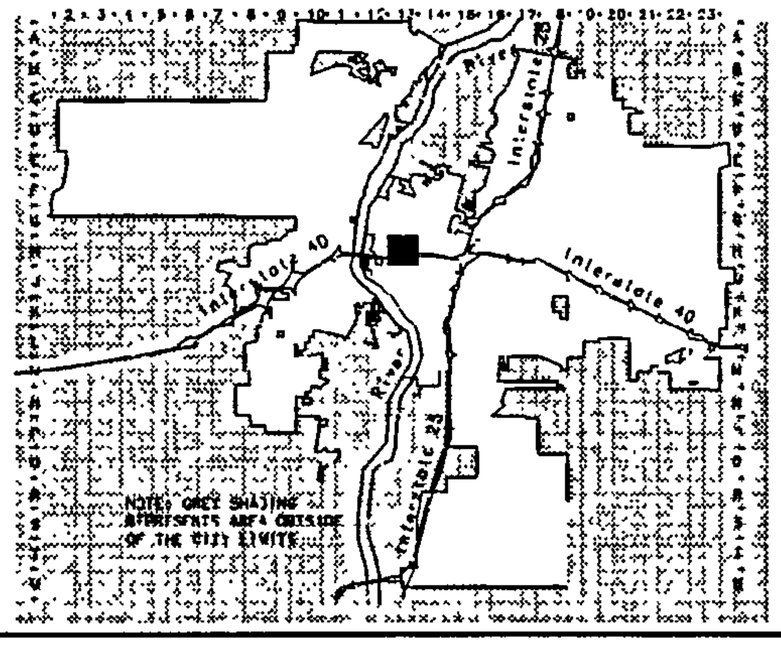
250 0 750 1000

Zone Atlas Page

H-12-Z

Map Amended through August 01, 2003





CITY OF Albuquerque

A buquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

© Copyright 2003

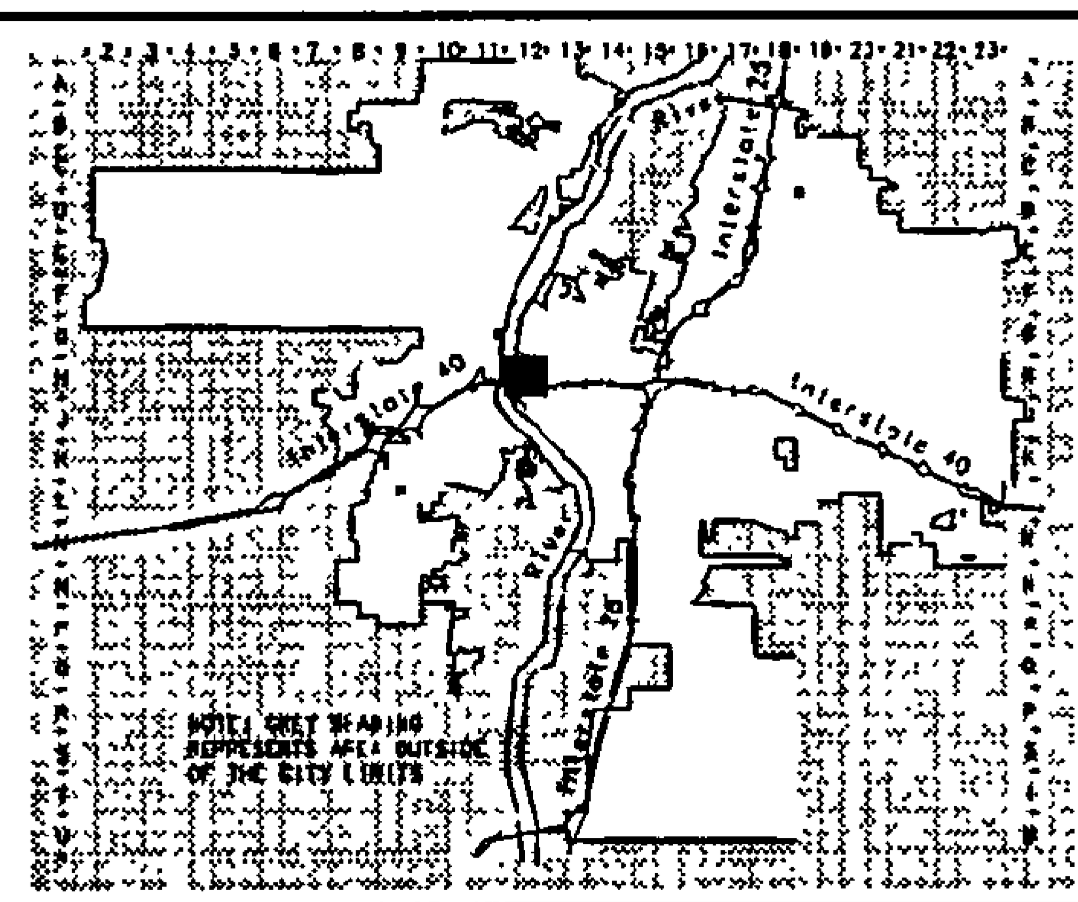
GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-13-Z

Map Amended through August 01, 2003



Albuquerque Geographic Information System
PLANNING DEPARTMENT

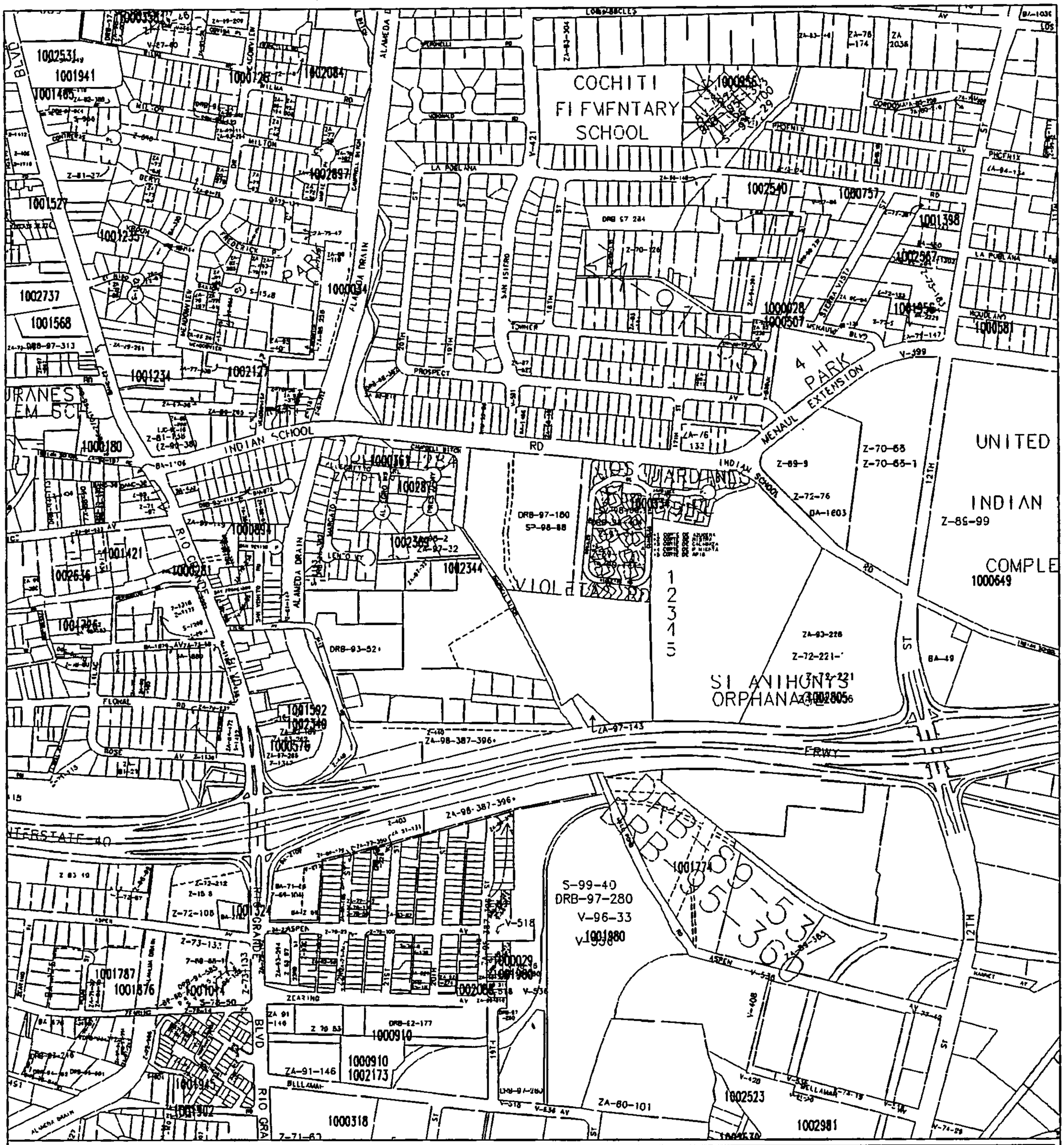
© Copyright 2004

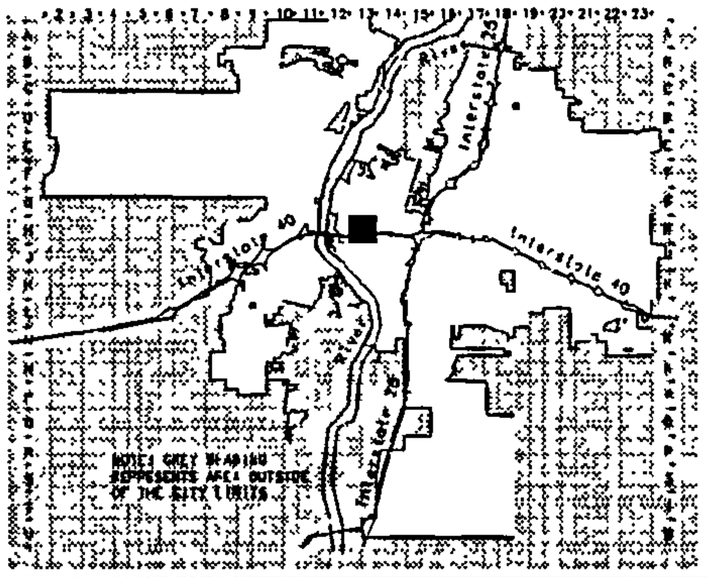
Scale is Approximately 1" = 750'

History Map

H-12

January 13, 2004





History Map

H-13

January 13, 2004

Scale is Approximately 1" = 750'

Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004

Project Summary Report

Click on any Application Number or Completion Disposition under Related Applications to reveal greater detail.

Project Number: 1003238

Project Name: MRGCD MAP 35, LOTS 267, 68 270..

Project Description:

SDP AMEND.

Related Applications in Order of Submittal:

Red - Withdrawn

Application	Application Type	Completed Activity	Completion Disposition	Date
04EPC - 00156	SMALL MAP AMENDMENT	APPLICATION SUBMITTAL	RECEIVED ON OR BEFORE DEADLINE	2/5/2004
04EPC - 00157	ZONE MAP AMENDMENT	APPLICATION SUBMITTAL	RECEIVED ON OR BEFORE DEADLINE	2/5/2004

Project Summary Report

Click on any Application Number or Completion Disposition under Related Applications to reveal greater detail.

Project Number: 1003238

Project Name: MRGCD MAP 35, LOTS 267, 68 270..

Project Description:

SDP AMEND.

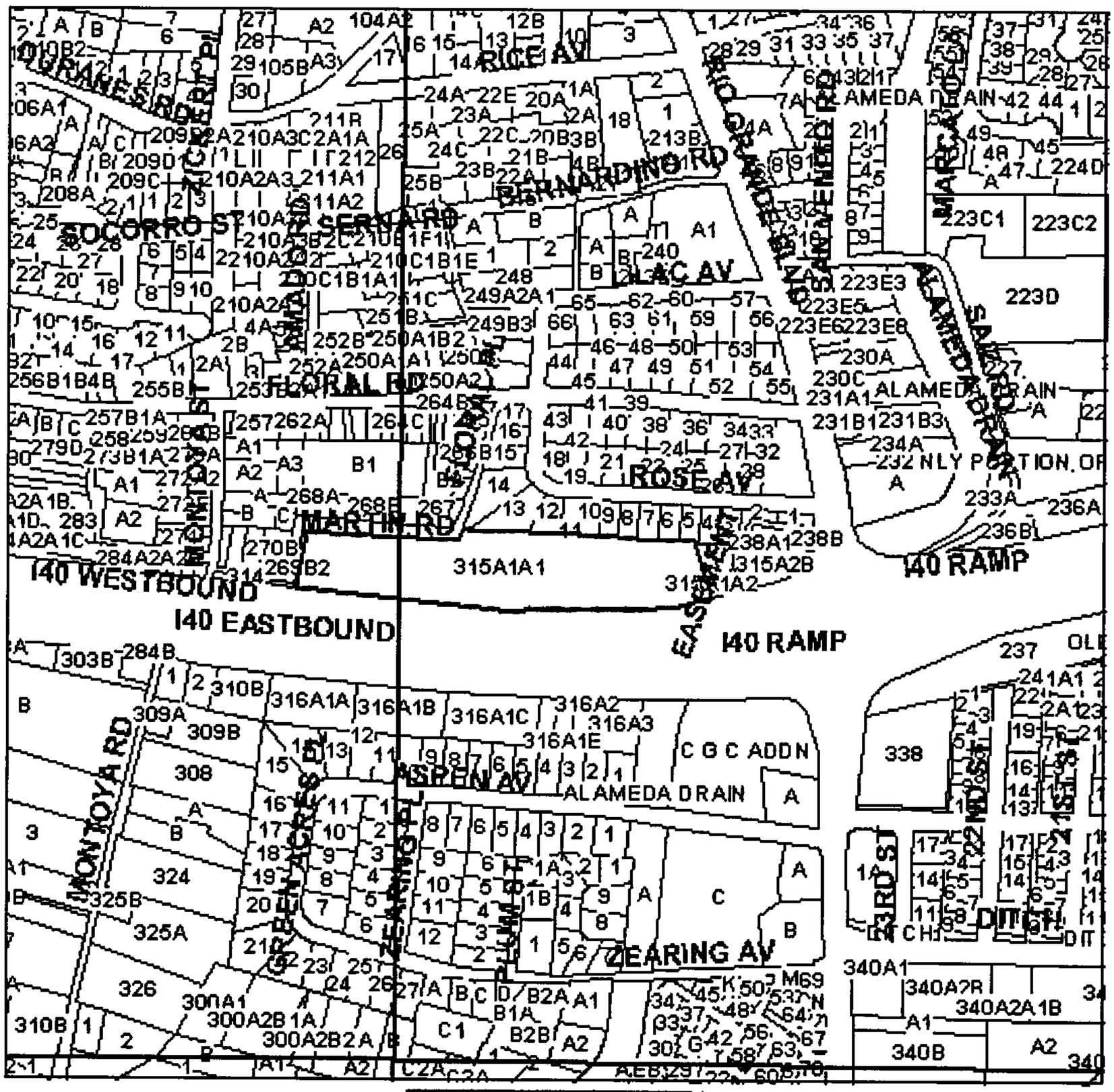
Related Applications in Order of Submittal:

Red - Withdrawn

Application	Application Type	Completed Activity	Completion Disposition	Date
04EPC - 00156	SMALL MAP AMENDMENT	APPLICATION SUBMITTAL	RECEIVED ON OR BEFORE DEADLINE	2/5/2004
04EPC - 00157	ZONE MAP AMENDMENT	APPLICATION SUBMITTAL	RECEIVED ON OR BEFORE DEADLINE	2/5/2004

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

○ Zoom In ◉ Id Address ○ Id ZM ○ Pan ○ Zoom Out



LAYER LEGEND

- ☑ STREET NAMES
- ☐ PARKS
- ☐ CITY LIMITS
- ☑ ZONE MAP GRID
- ☐ NBR BOUNDARY
- ☐ COMMUNITY PLA
- ☐ WATER LINES
- ☐ SEWER LINES
- ☐ STORM DRAINS
- ☐ ZONING
- ☑ LOT NUMBERS
- ☐ ZIP CODES
- ☐ COUNCIL DISTRI
- ☐ FLOOD ZONES (d
- ☑ PARCELS
- ☐ CONTROL STATIC
- ☐ SENATE DIST.
- ☐ REPRESENTATIVI
- ☐ COUNTY COMMIS DIST.
- ☐ PARCEL ADDRESS
- ☐ CRIMINAL ACTIV
- ☐ PUBLIC FACILITI
- ☐ LAND USE
- ☐ 1960 CITY LIMIT
- ☐ LANDFILLS/BUFF
- ☐ CRP LOCATIONS

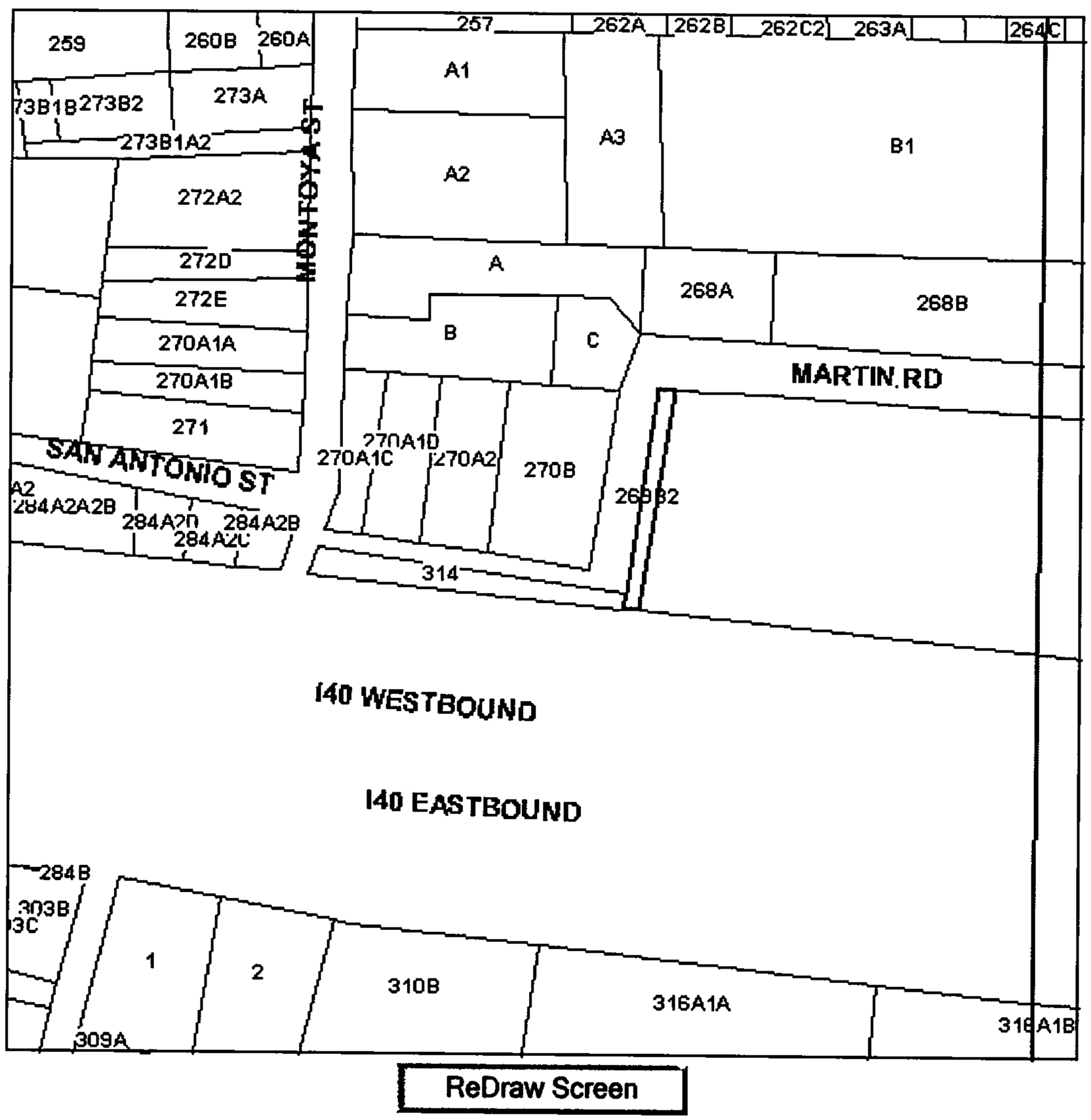
SHOW LOCATION

SHOW 1999 AERI

Selected Address: 99999 I40 FRWY NW
Zoning: R-1 Lot/Block/Subd: 315A1A1 , 0000 , MRGCD MAP 35
Council District/Name: TWO , O'MALLEY County Commission: 1 Rep District/Sen District: 11 , 13
Nbr Assoc: LOS DURANES R
Sector Plan: LOS DURANES Comp. Plan: Established Urban
Voter Pct: 153
High Sch District: VALLEY Mid Sch District: GARFIELD Elem Sch District: DURANES
ZoneMap Page: H13 Jurisdiction: CITY
Police Beat: 235/VALLEY
Flood Zone: ZONE 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Comm Plan Area: **NORTH VALLEY**
UPC #: 101305902913531902
Owner Name: MCLEOD DUNCAN K & DON WYNN
Owner Street Adress: 4911 JEFFERSON
Owner City/State/Zip: ALBUQUERQUE / NM / 87109 NM
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

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 PLA
- ☐ WATER LINES
- ☐ SEWER LINES
- ☐ STORM DRAINS
- ☐ ZONING
- ☑ LOT NUMBERS
- ☐ ZIP CODES
- ☐ COUNCIL DISTRI
- ☐ FLOOD ZONES (d
- ☑ PARCELS
- ☐ CONTROL STATIC
- ☐ SENATE DIST.
- ☐ REPRESENTATIVI
- ☐ COUNTY COMMIS DIST.
- ☐ PARCEL ADDRESS
- ☐ CRIMINAL ACTIV
- ☐ PUBLIC FACILITI
- ☐ LAND USE
- ☐ 1960 CITY LIMIT
- ☐ LANDFILLS/BUFF
- ☐ CRP LOCATIONS

SHOW LOCATION

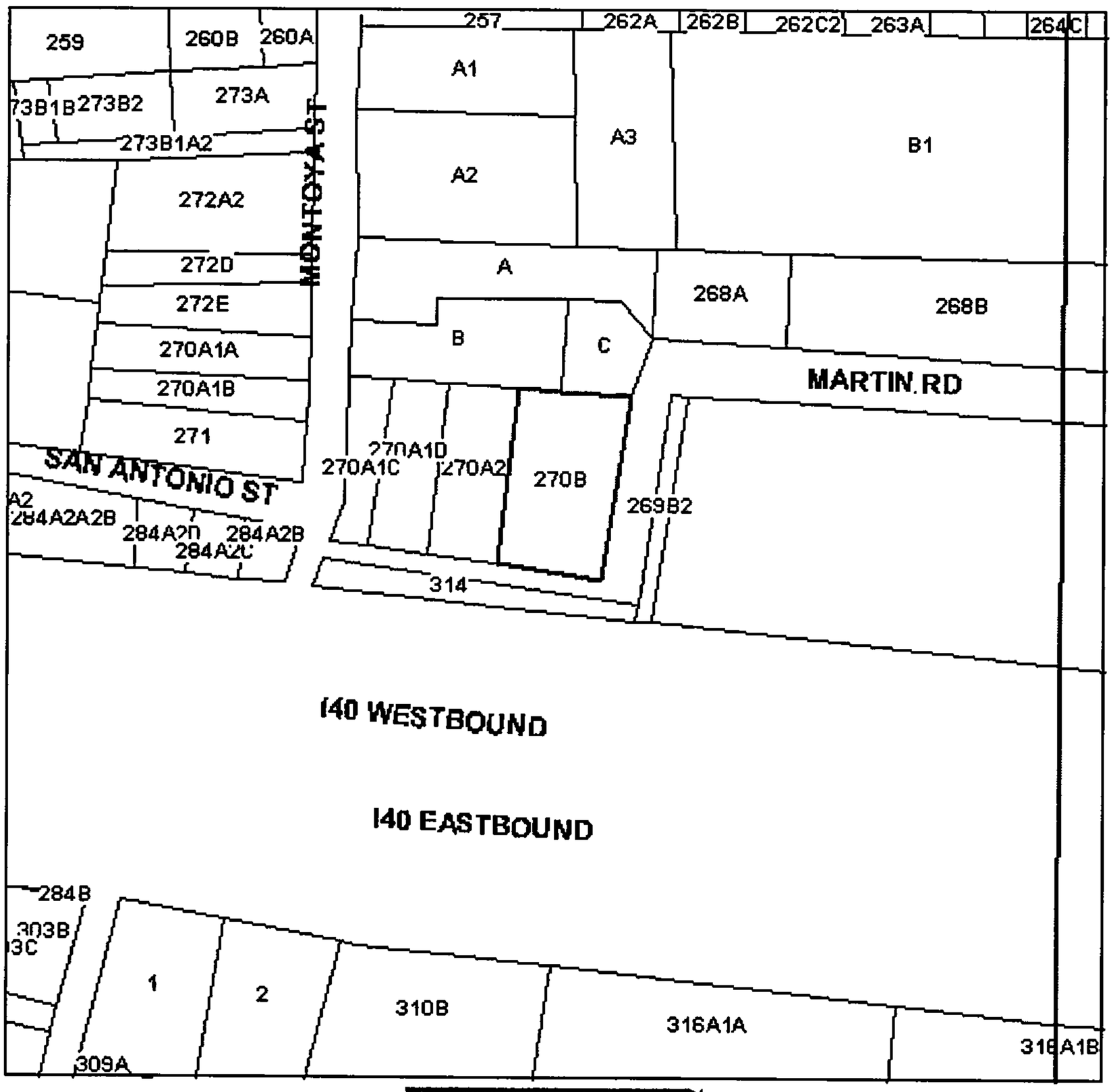
SHOW 1999 AERI

Selected Address: 99999 MARTIN RD NW
Zoning: R-1 **Lot/Block/Subd: 269B2 , 0000 , MRGCD MAP 35**
Council District/Name: TWO , O'MALLEY **County Commission: 1** **Rep District/Sen District: 11 , 13**
Nbr Assoc: LOS DURANES R
Sector Plan: LOS DURANES Comp. Plan: Established Urban
Voter Pct: 153
High Sch District: VALLEY **Mid Sch District: GARFIELD** **Elem Sch District: DURANES**
ZoneMap Page: H12 **Jurisdiction: CITY**
Police Beat: 235/VALLEY
Flood Zone: ZONE 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Comm Plan Area: **NORTH VALLEY**
UPC #: 9999999

SEARCH FOR OTHER SERVICES AROUND THIS ADDRESS

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 PLA
- ☐ WATER LINES
- ☐ SEWER LINES
- ☐ STORM DRAINS
- ☐ ZONING
- ☑ LOT NUMBERS
- ☐ ZIP CODES
- ☐ COUNCIL DISTRI
- ☐ FLOOD ZONES (d
- ☑ PARCELS
- ☐ CONTROL STATIC
- ☐ SENATE DIST.
- ☐ REPRESENTATIVI
- ☐ COUNTY COMMIS DIST.
- ☐ PARCEL ADDRESS
- ☐ CRIMINAL ACTIV
- ☐ PUBLIC FACILITI
- ☐ LAND USE
- ☐ 1960 CITY LIMIT
- ☐ LANDFILLS/BUFF
- ☐ CRP LOCATIONS

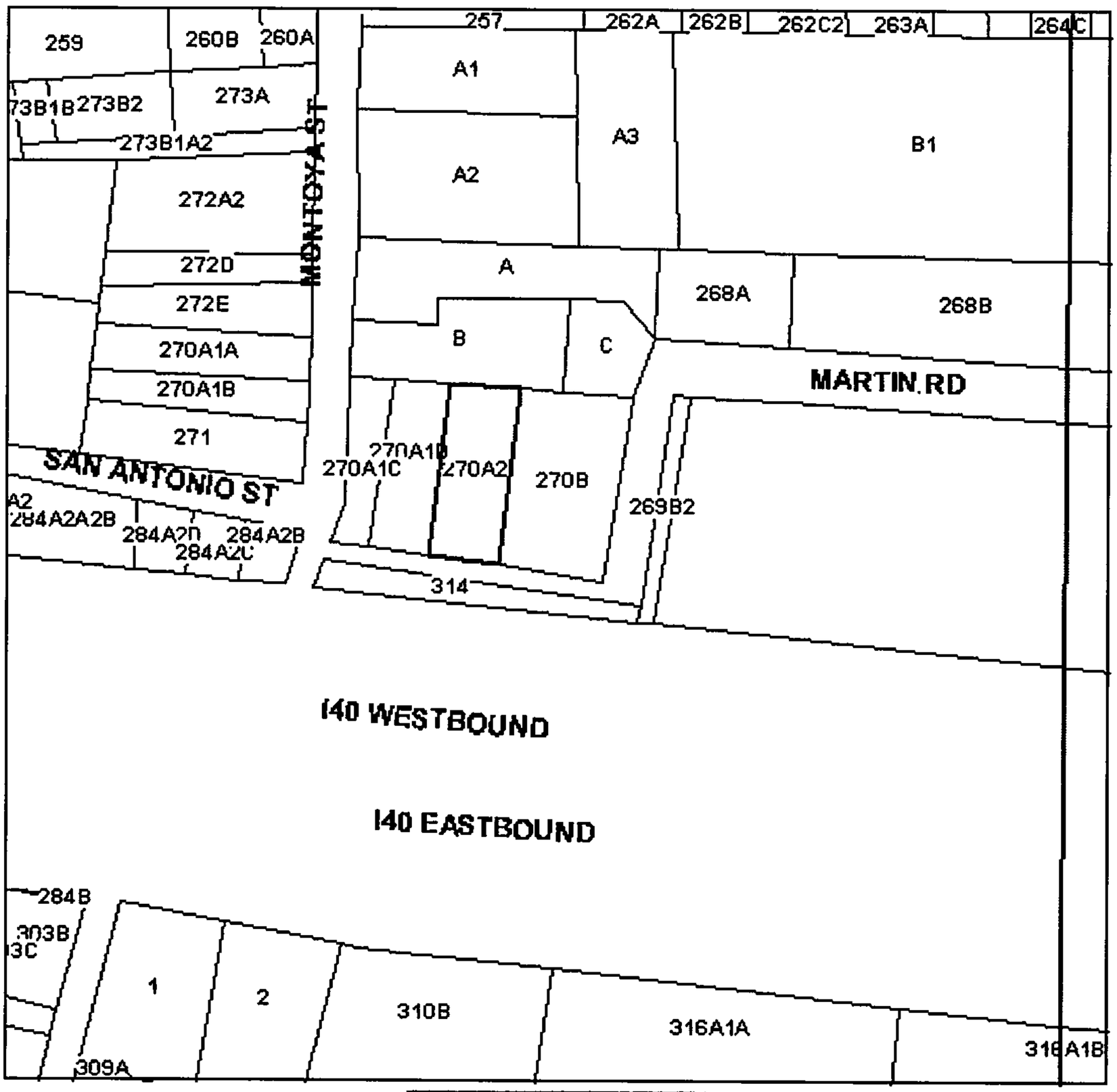
SHOW LOCATION

SHOW 1999 AERI

Selected Address: 99999 MONTOYA ST NW
Zoning: RA-2 **Lot/Block/Subd: 270B , 0000 , MRGCD MAP 35**
Council District/Name: TWO , O'MALLEY **County Commission: 1** **Rep District/Sen District: 11 , 13**
Nbr Assoc: LOS DURANES R
Sector Plan: LOS DURANES Comp. Plan: Established Urban
Voter Pct: 153
High Sch District: VALLEY **Mid Sch District: GARFIELD** **Elem Sch District: DURANES**
ZoneMap Page: H12 **Jurisdiction: CITY**
Police Beat: 235/VALLEY
Flood Zone: ZONE 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Comm Plan Area: **NORTH VALLEY**
UPC #: 101205947114340926
Owner Name: LUCERO JUAN
Owner Street Adress: 12523 ARLINGTON PL
Owner City/State/Zip: CHINO / CA / 91710 CA
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

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 PLA
- ☐ WATER LINES
- ☐ SEWER LINES
- ☐ STORM DRAINS
- ☐ ZONING
- ☑ LOT NUMBERS
- ☐ ZIP CODES
- ☐ COUNCIL DISTRI
- ☐ FLOOD ZONES (d
- ☑ PARCELS
- ☐ CONTROL STATIC
- ☐ SENATE DIST.
- ☐ REPRESENTATIVI
- ☐ COUNTY COMMIS DIST.
- ☐ PARCEL ADDRESS
- ☐ CRIMINAL ACTIV
- ☐ PUBLIC FACILITI
- ☐ LAND USE
- ☐ 1960 CITY LIMIT
- ☐ LANDFILLS/BUFF
- ☐ CRP LOCATIONS

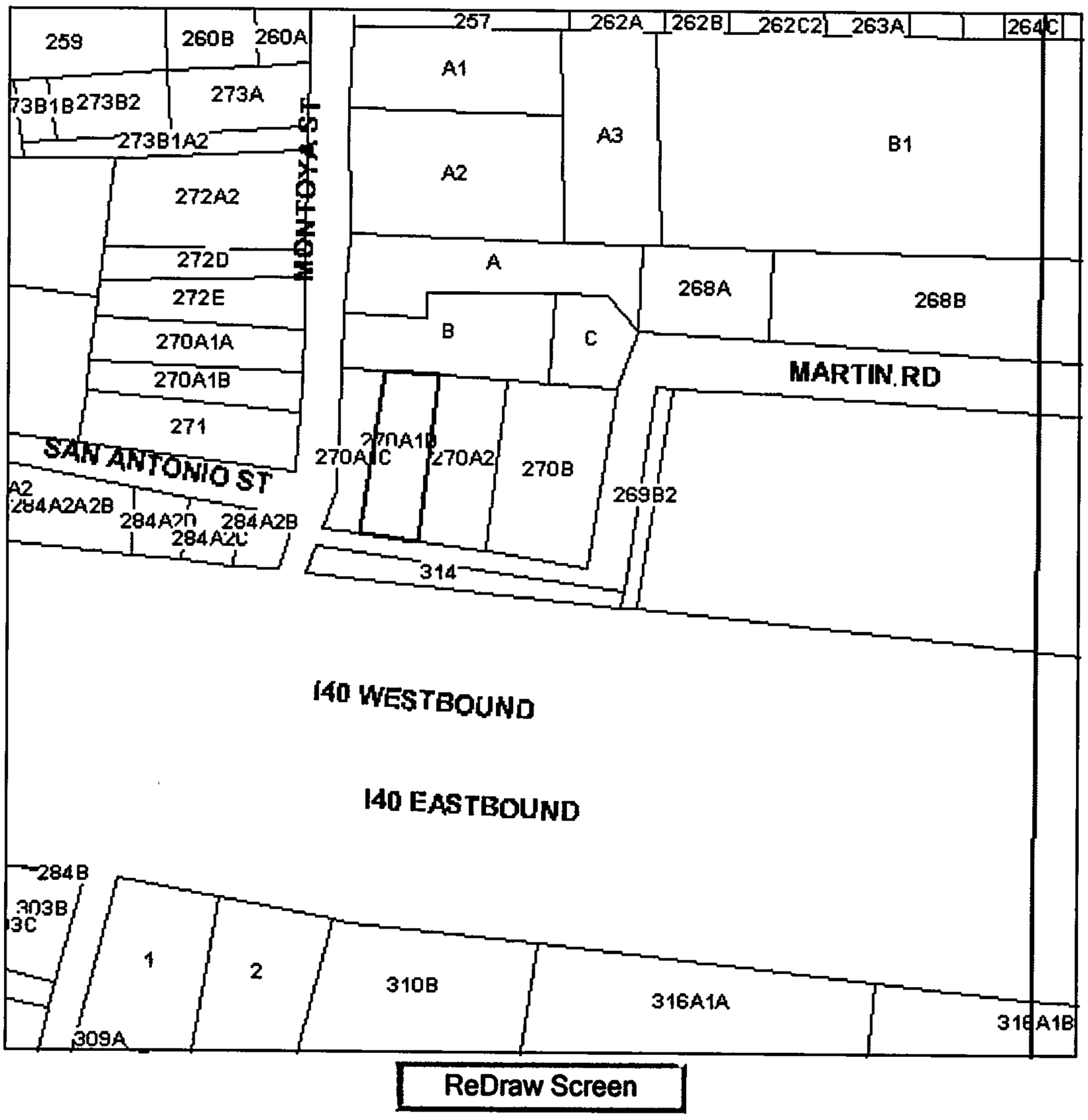
SHOW LOCATION

SHOW 1999 AERI

Selected Address: 99999 MONTOYA ST NW
Zoning: RA-2 **Lot/Block/Subd: 270A2 , 0000 , MRGCD MAP 35**
Council District/Name: TWO , O'MALLEY **County Commission: 1** **Rep District/Sen District: 11 , 13**
Nbr Assoc: LOS DURANES R
Sector Plan: LOS DURANES Comp. Plan: Established Urban
Voter Pct: 153
High Sch District: VALLEY **Mid Sch District: GARFIELD** **Elem Sch District: DURANES**
ZoneMap Page: H12 **Jurisdiction: CITY**
Police Beat: 235/VALLEY
Flood Zone: ZONE 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Comm Plan Area: **NORTH VALLEY**
UPC #: 101205946614440927
Owner Name: LUCERO RUBY
Owner Street Adress: 4935 ELIZABETH ST
Owner City/State/Zip: CUDAHY / CA / 90201 5207 CA
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

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 PLA
- ☐ WATER LINES
- ☐ SEWER LINES
- ☐ STORM DRAINS
- ☐ ZONING
- ☑ LOT NUMBERS
- ☐ ZIP CODES
- ☐ COUNCIL DISTRI
- ☐ FLOOD ZONES (d
- ☑ PARCELS
- ☐ CONTROL STATIC
- ☐ SENATE DIST.
- ☐ REPRESENTATIVI
- ☐ COUNTY COMMIS DIST.
- ☐ PARCEL ADDRESS
- ☐ CRIMINAL ACTIV
- ☐ PUBLIC FACILITI
- ☐ LAND USE
- ☐ 1960 CITY LIMIT
- ☐ LANDFILLS/BUFF
- ☐ CRP LOCATIONS

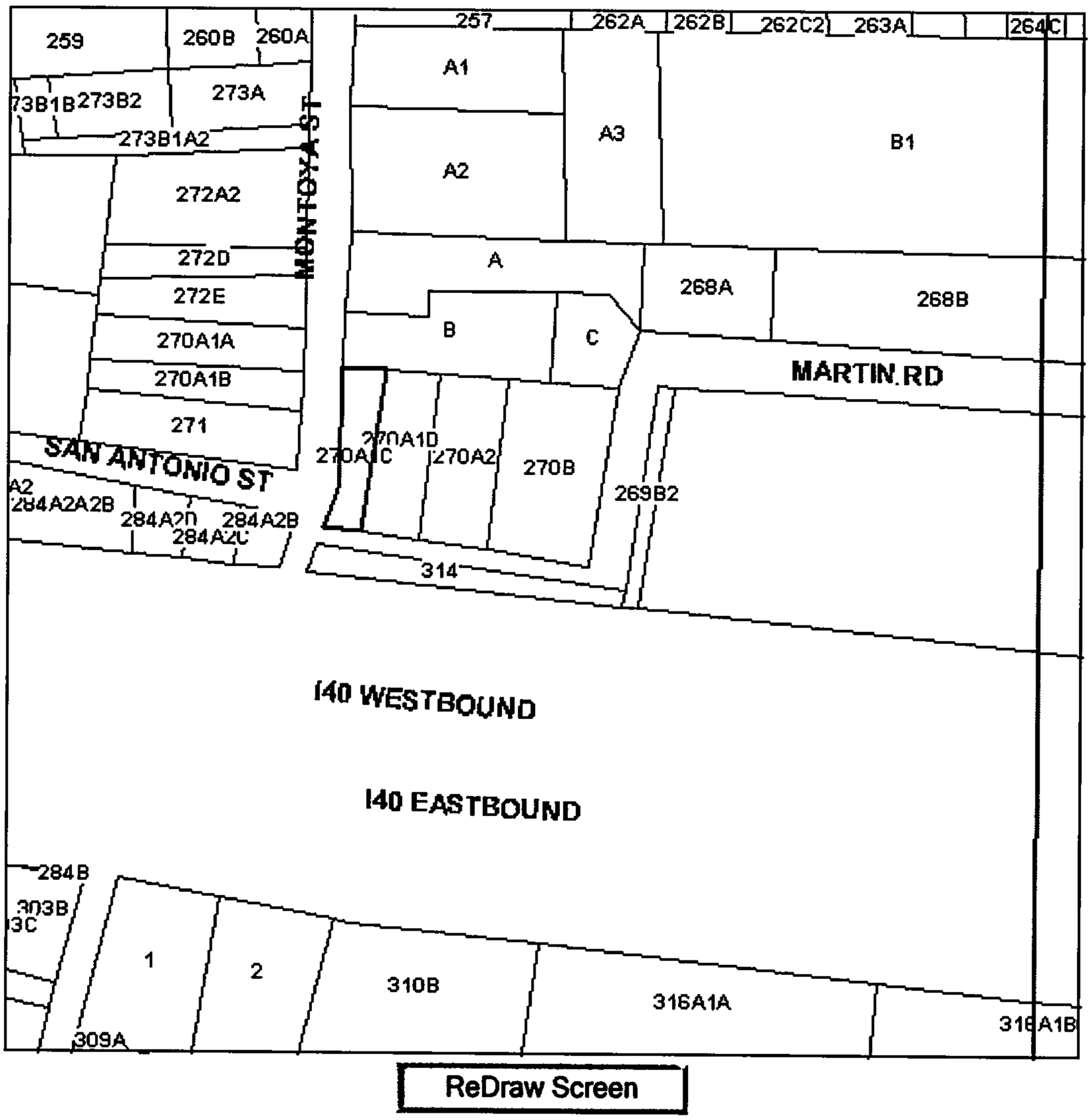
SHOW LOCATION

SHOW 1999 AERI

Selected Address: 99999 MONTOYA ST NW
Zoning: RA-2 **Lot/Block/Subd: 270A1D , 0000 , MRGCD MAP 35**
Council District/Name: TWO , O'MALLEY **County Commission: 1** **Rep District/Sen District: 11 , 13**
Nbr Assoc: LOS DURANES R
Sector Plan: LOS DURANES Comp. Plan: Established Urban
Voter Pct: 153
High Sch District: VALLEY **Mid Sch District: GARFIELD** **Elem Sch District: DURANES**
ZoneMap Page: H12 **Jurisdiction: CITY**
Police Beat: 235/VALLEY
Flood Zone: ZONE 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Comm Plan Area: **NORTH VALLEY**
UPC #: 101205946114540928
Owner Name: LUCERO RUBY V
Owner Street Adress: 4935 ELIZABETH ST
Owner City/State/Zip: CUDAHY / CA / 90201 5207 CA
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

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 PLA
- ☐ WATER LINES
- ☐ SEWER LINES
- ☐ STORM DRAINS
- ☐ ZONING
- ☑ LOT NUMBERS
- ☐ ZIP CODES
- ☐ COUNCIL DISTRI
- ☐ FLOOD ZONES (d
- ☑ PARCELS
- ☐ CONTROL STATIC
- ☐ SENATE DIST.
- ☐ REPRESENTATIVI
- ☐ COUNTY COMMIS DIST.
- ☐ PARCEL ADDRESS
- ☐ CRIMINAL ACTIV
- ☐ PUBLIC FACILITI
- ☐ LAND USE
- ☐ 1960 CITY LIMIT
- ☐ LANDFILLS/BUFF
- ☐ CRP LOCATIONS

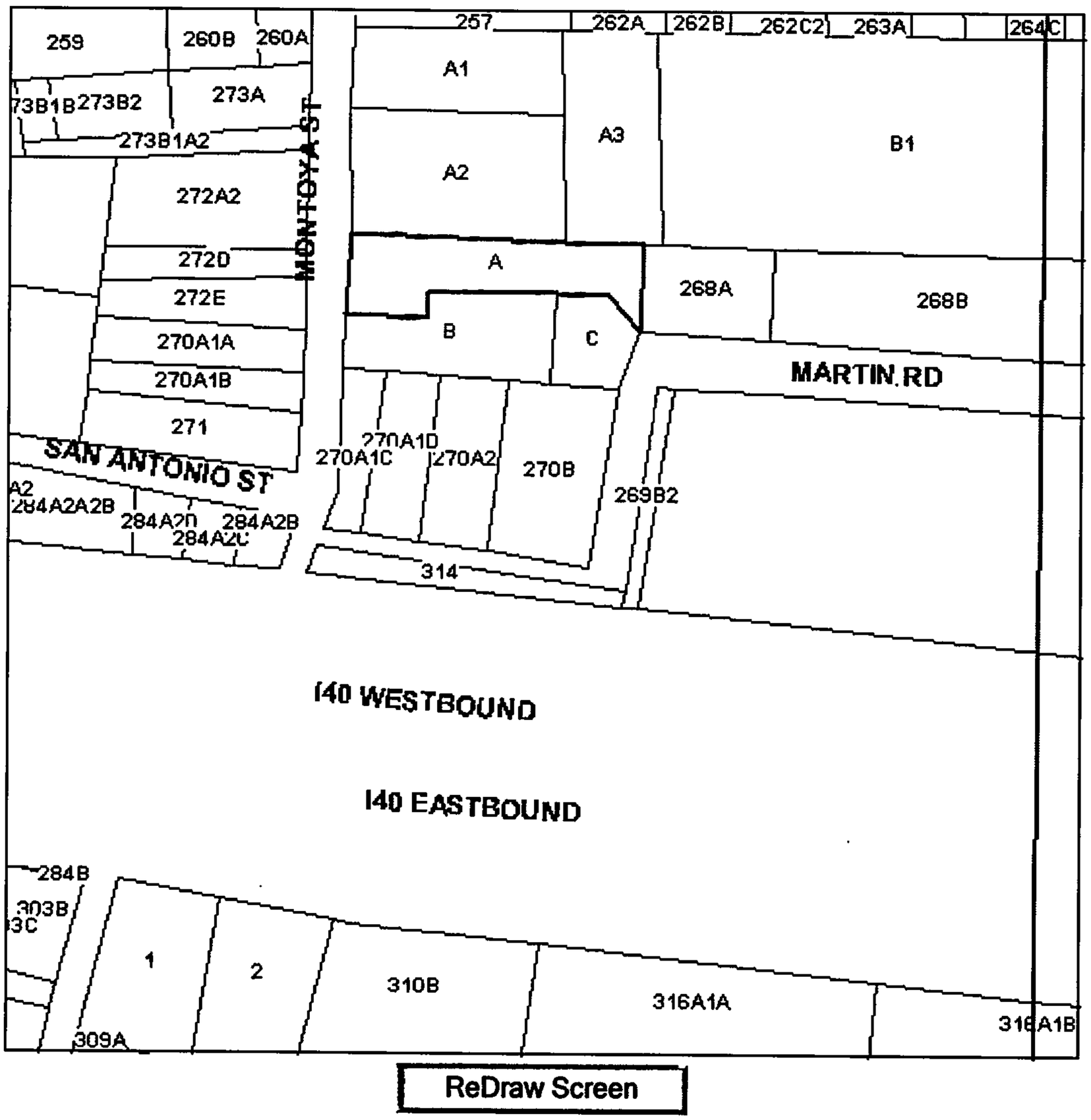
SHOW LOCATION

SHOW 1999 AERI

Selected Address: 1202 MONTOYA ST NW
Zoning: RA-2 **Lot/Block/Subd: 270A1C , 0000 , MRGCD MAP 35**
Council District/Name: TWO , O'MALLEY **County Commission: 1** **Rep District/Sen District: 11 , 13**
Nbr Assoc: LOS DURANES R
Sector Plan: LOS DURANES Comp. Plan: Established Urban
Voter Pct: 153
High Sch District: VALLEY **Mid Sch District: GARFIELD** **Elem Sch District: DURANES**
ZoneMap Page: H12 **Jurisdiction: CITY**
Police Beat: 235/VALLEY
Flood Zone: ZONE 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Comm Plan Area: **NORTH VALLEY**
UPC #: 101205945714640929
Owner Name: LUCERO RUBY VIRGINIA
Owner Street Adress: 4935 ELIZABETH ST
Owner City/State/Zip: BELL / CA / 90201 5207 CA
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

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 PLA
- ☐ WATER LINES
- ☐ SEWER LINES
- ☐ STORM DRAINS
- ☐ ZONING
- ☑ LOT NUMBERS
- ☐ ZIP CODES
- ☐ COUNCIL DISTRI
- ☐ FLOOD ZONES (d
- ☑ PARCELS
- ☐ CONTROL STATIC
- ☐ SENATE DIST.
- ☐ REPRESENTATIVI
- ☐ COUNTY COMMIS DIST.
- ☐ PARCEL ADDRESS
- ☐ CRIMINAL ACTIV
- ☐ PUBLIC FACILITI
- ☐ LAND USE
- ☐ 1960 CITY LIMIT
- ☐ LANDFILLS/BUFF
- ☐ CRP LOCATIONS

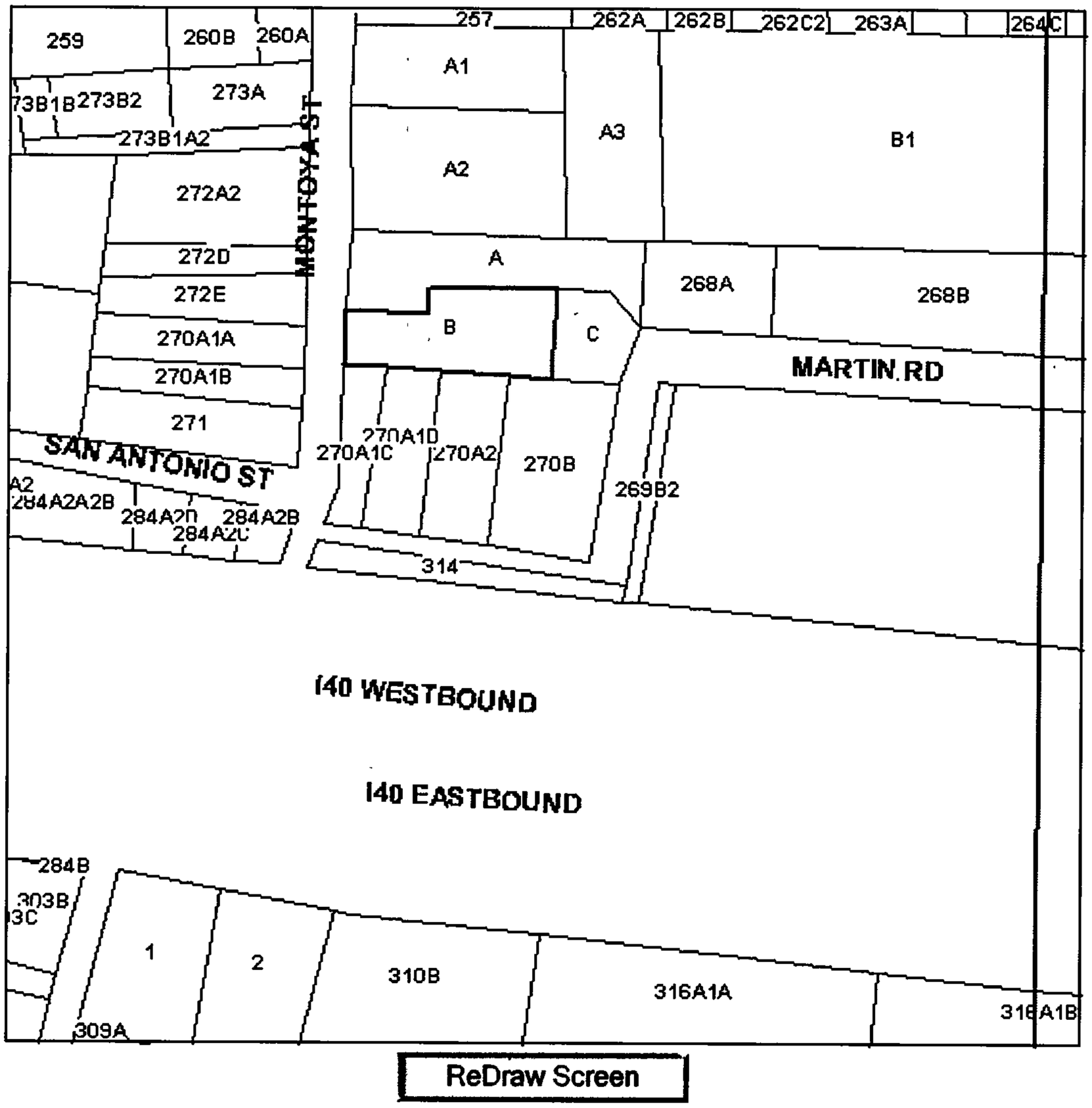
SHOW LOCATION

SHOW 1999 AERI

Selected Address: 1214 MONTOYA ST NW
Zoning: RA-2 **Lot/Block/Subd: A , 0000 , PEREZ--ALBERT**
Council District/Name: TWO , O'MALLEY **County Commission: 1** **Rep District/Sen District: 11 , 13**
Nbr Assoc: LOS DURANES R
Sector Plan: LOS DURANES Comp. Plan: Established Urban
Voter Pct: 153
High Sch District: VALLEY **Mid Sch District: GARFIELD** **Elem Sch District: DURANES**
ZoneMap Page: H12 **Jurisdiction: CITY**
Police Beat: 235/VALLEY
Flood Zone: ZONE 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Comm Plan Area: **NORTH VALLEY**
UPC #: 101205946615840901
Owner Name: PEREZ ALBERT R & LAWANNA
Owner Street Adress: 1214 MONTOYA ST
Owner City/State/Zip: ALBUQUERQUE / NM / 87104 1935 NM
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

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 PLA
- ☐ WATER LINES
- ☐ SEWER LINES
- ☐ STORM DRAINS
- ☐ ZONING
- ☑ LOT NUMBERS
- ☐ ZIP CODES
- ☐ COUNCIL DISTRI
- ☐ FLOOD ZONES (d
- ☑ PARCELS
- ☐ CONTROL STATIC
- ☐ SENATE DIST.
- ☐ REPRESENTATIVI
- ☐ COUNTY COMMIS DIST.
- ☐ PARCEL ADDRESS
- ☐ CRIMINAL ACTIV
- ☐ PUBLIC FACILITI
- ☐ LAND USE
- ☐ 1960 CITY LIMIT
- ☐ LANDFILLS/BUFF
- ☐ CRP LOCATIONS

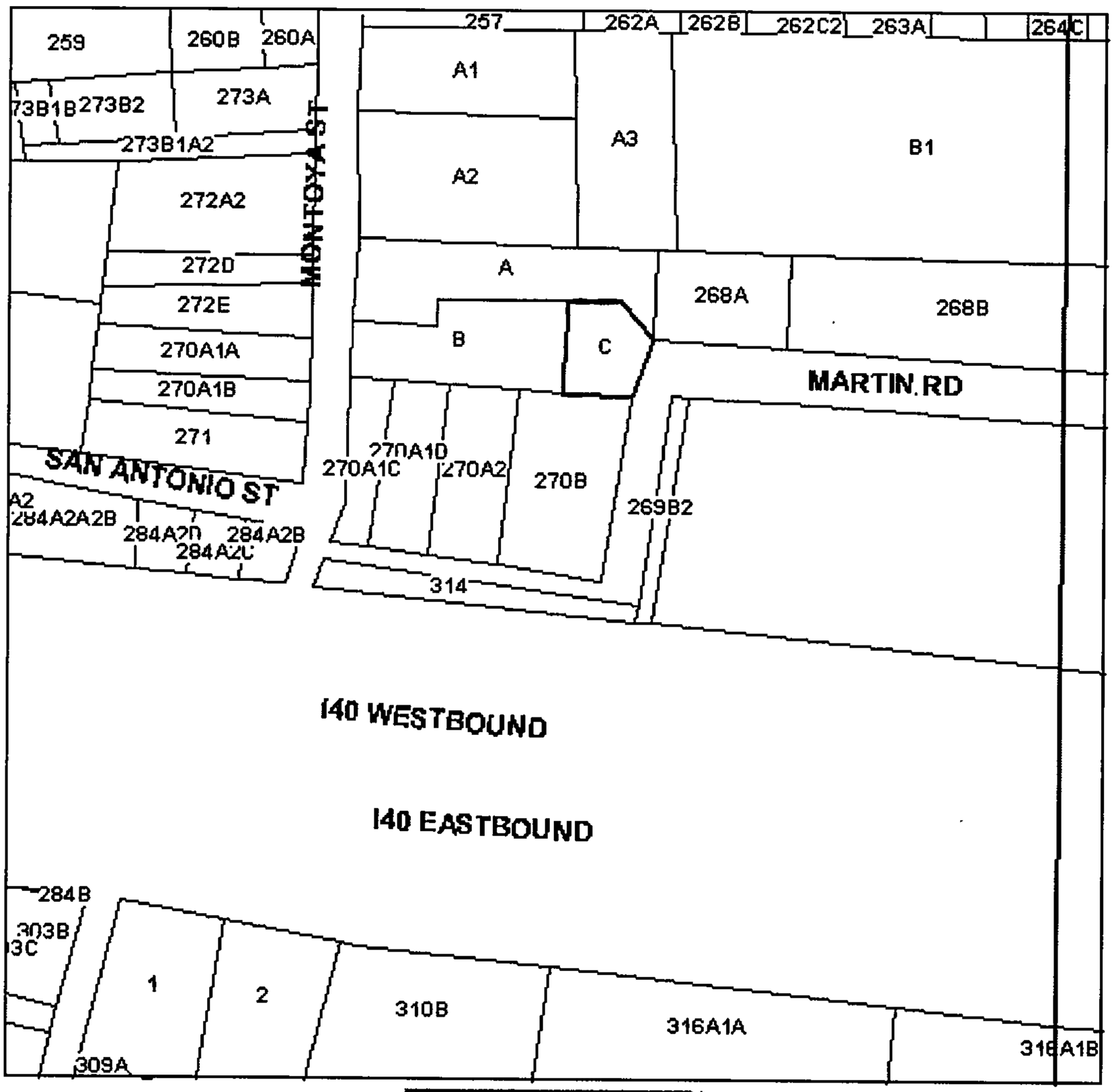
SHOW LOCATION

SHOW 1999 AERI

Selected Address: 1214 MONTOYA ST NW
Zoning: RA-2 Lot/Block/Subd: B , 0000 , PEREZ--ALBERT
Council District/Name: TWO , O'MALLEY County Commission: 1 Rep District/Sen District: 11 , 13
Nbr Assoc: LOS DURANES R
Sector Plan: LOS DURANES Comp. Plan: Established Urban
Voter Pct: 153
High Sch District: VALLEY Mid Sch District: GARFIELD Elem Sch District: DURANES
ZoneMap Page: H12 Jurisdiction: CITY
Police Beat: 235/VALLEY
Flood Zone: ZONE 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Comm Plan Area: **NORTH VALLEY**
UPC #: 101205946315240924
Owner Name: PEREZ ALBERT R & LAWANNA
Owner Street Adress: 1212 MONTOYA ST
Owner City/State/Zip: ALBUQUERQUE / NM / 87104 1935 NM
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

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 PLA
- ☐ WATER LINES
- ☐ SEWER LINES
- ☐ STORM DRAINS
- ☐ ZONING
- ☑ LOT NUMBERS
- ☐ ZIP CODES
- ☐ COUNCIL DISTRI
- ☐ FLOOD ZONES (d
- ☑ PARCELS
- ☐ CONTROL STATIC
- ☐ SENATE DIST.
- ☐ REPRESENTATIVI
- ☐ COUNTY COMMIS DIST.
- ☐ PARCEL ADDRESS
- ☐ CRIMINAL ACTIV
- ☐ PUBLIC FACILITI
- ☐ LAND USE
- ☐ 1960 CITY LIMIT
- ☐ LANDFILLS/BUFF
- ☐ CRP LOCATIONS

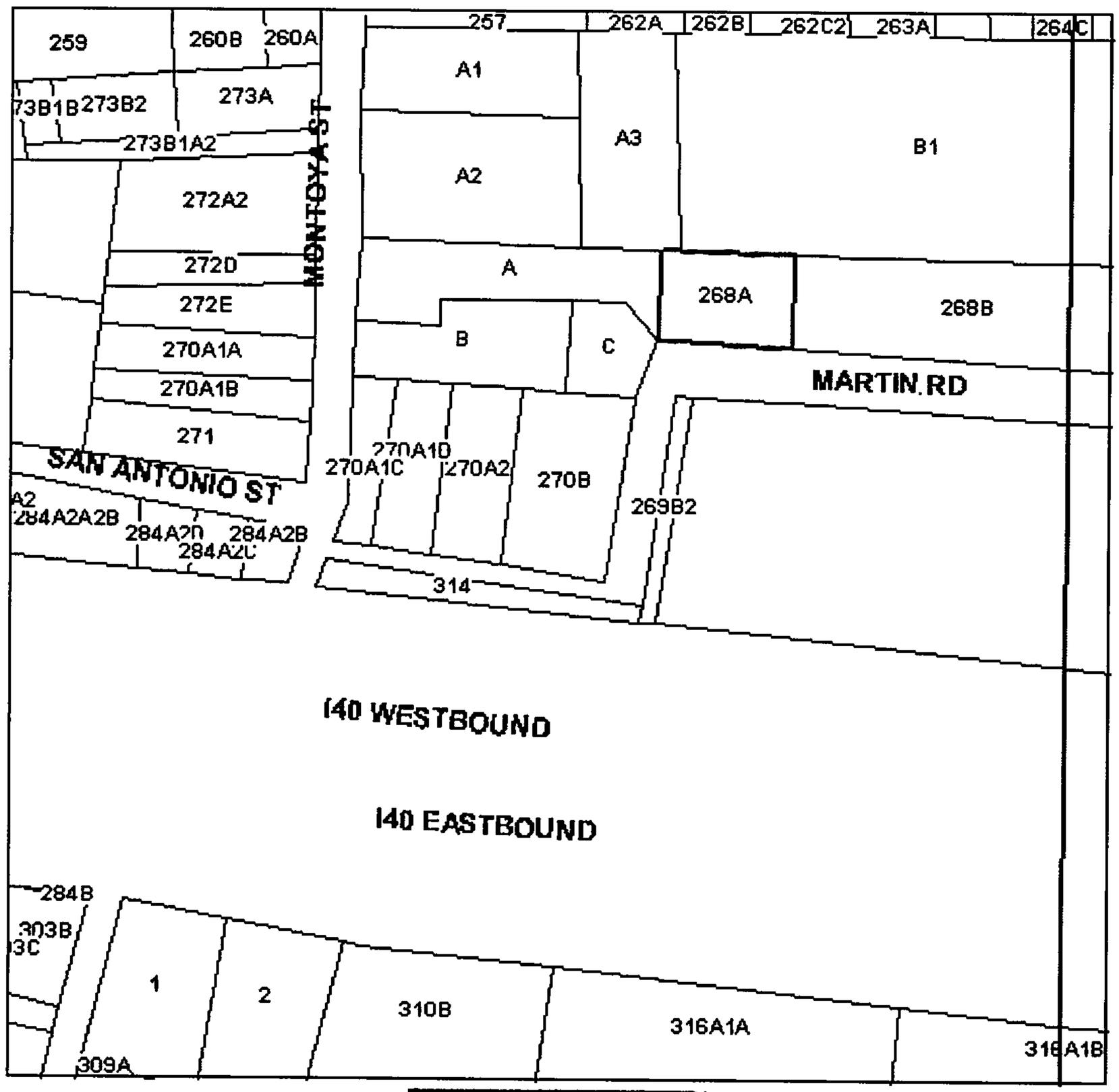
SHOW LOCATION

SHOW 1999 AERI

Selected Address: 1214 MONTOYA ST NW
Zoning: RA-2 **Lot/Block/Subd: C , 0000 , PEREZ--ALBERT**
Council District/Name: TWO , O'MALLEY **County Commission: 1** **Rep District/Sen District: 11 , 13**
Nbr Assoc: LOS DURANES R
Sector Plan: LOS DURANES Comp. Plan: Established Urban
Voter Pct: 153
High Sch District: VALLEY **Mid Sch District: GARFIELD** **Elem Sch District: DURANES**
ZoneMap Page: H12 **Jurisdiction: CITY**
Police Beat: 235/VALLEY
Flood Zone: ZONE 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Comm Plan Area: **NORTH VALLEY**
UPC #: 101205947415240925
Owner Name: PEREZ ALBERT R & LAWANNA
Owner Street Adress: 1214 MONTOYA ST
Owner City/State/Zip: ALBUQUERQUE / NM / 87104 1935 NM
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

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 PLA
- ☐ WATER LINES
- ☐ SEWER LINES
- ☐ STORM DRAINS
- ☐ ZONING
- ☑ LOT NUMBERS
- ☐ ZIP CODES
- ☐ COUNCIL DISTRI
- ☐ FLOOD ZONES (d
- ☑ PARCELS
- ☐ CONTROL STATIC
- ☐ SENATE DIST.
- ☐ REPRESENTATIVI
- ☐ COUNTY COMMIS DIST.
- ☐ PARCEL ADDRESS
- ☐ CRIMINAL ACTIV
- ☐ PUBLIC FACILITI
- ☐ LAND USE
- ☐ 1960 CITY LIMIT
- ☐ LANDFILLS/BUFF
- ☐ CRP LOCATIONS

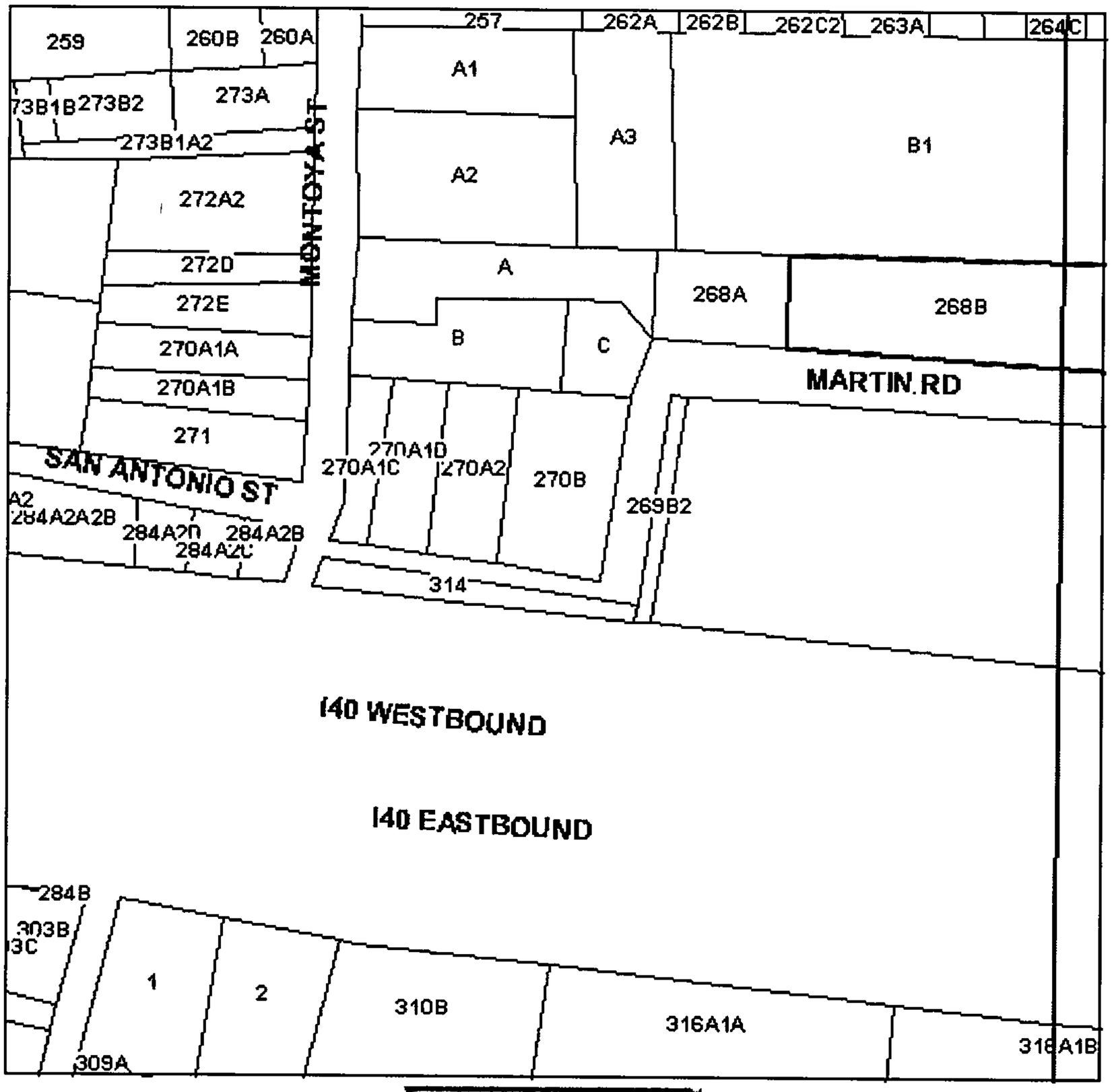
SHOW LOCATION

SHOW 1999 AERI

Selected Address: 1306 MONTOYA ST NW
Zoning: RA-2 **Lot/Block/Subd: 268A , 0000 , MRGCD MAP 35**
Council District/Name: TWO , O'MALLEY **County Commission: 1** **Rep District/Sen District: 11 , 13**
Nbr Assoc: LOS DURANES R
Sector Plan: LOS DURANES Comp. Plan: Established Urban
Voter Pct: 153
High Sch District: VALLEY **Mid Sch District: GARFIELD** **Elem Sch District: DURANES**
ZoneMap Page: H12 **Jurisdiction: CITY**
Police Beat: 235/VALLEY
Flood Zone: ZONE 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Comm Plan Area: **NORTH VALLEY**
UPC #: 101205948415740902
Owner Name: BENSON CAROLINE
Owner Street Adress: 1306 MONTOYA RD
Owner City/State/Zip: ALBUQUERQUE / NM / 87104 NM
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

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 PLA
- ☐ WATER LINES
- ☐ SEWER LINES
- ☐ STORM DRAINS
- ☐ ZONING
- ☑ LOT NUMBERS
- ☐ ZIP CODES
- ☐ COUNCIL DISTRI
- ☐ FLOOD ZONES (d
- ☑ PARCELS
- ☐ CONTROL STATIC
- ☐ SENATE DIST.
- ☐ REPRESENTATIVI
- ☐ COUNTY COMMIS DIST.
- ☐ PARCEL ADDRESS
- ☐ CRIMINAL ACTIV
- ☐ PUBLIC FACILITI
- ☐ LAND USE
- ☐ 1960 CITY LIMIT
- ☐ LANDFILLS/BUFF
- ☐ CRP LOCATIONS

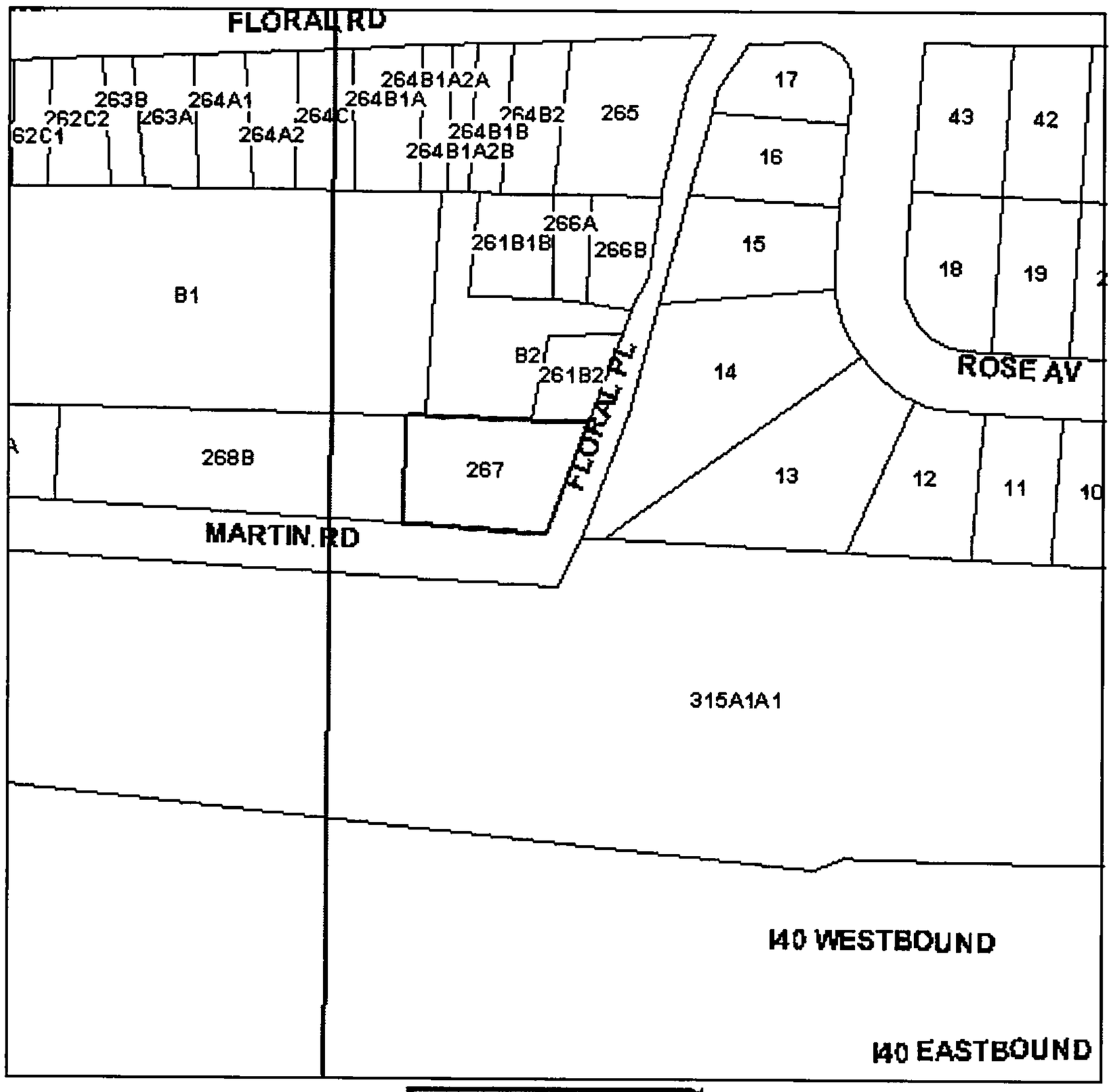
SHOW LOCATION

SHOW 1999 AERI

Selected Address: 2615 MARTIN RD NW
Zoning: RA-2 Lot/Block/Subd: 268B , 0000 , MRGCD MAP 35
Council District/Name: TWO , O'MALLEY County Commission: 1 Rep District/Sen District: 11 , 13
Nbr Assoc: LOS DURANES R
Sector Plan: LOS DURANES Comp. Plan: Established Urban
Voter Pct: 153
High Sch District: VALLEY Mid Sch District: GARFIELD Elem Sch District: DURANES
ZoneMap Page: H12 Jurisdiction: CITY
Police Beat: 235/VALLEY
Flood Zone: ZONE 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Comm Plan Area: **NORTH VALLEY**
UPC #: 101205950215740903
Owner Name: BARELA EDWIN M & BETTY T
Owner Street Adress: 2100 LA POSADA
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.

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 PLA
- ☐ WATER LINES
- ☐ SEWER LINES
- ☐ STORM DRAINS
- ☐ ZONING
- ☑ LOT NUMBERS
- ☐ ZIP CODES
- ☐ COUNCIL DISTRI
- ☐ FLOOD ZONES (d
- ☑ PARCELS
- ☐ CONTROL STATIC
- ☐ SENATE DIST.
- ☐ REPRESENTATIVI
- ☐ COUNTY COMMIS DIST.
- ☐ PARCEL ADDRESS
- ☐ CRIMINAL ACTIV
- ☐ PUBLIC FACILITI
- ☐ LAND USE
- ☐ 1960 CITY LIMIT
- ☐ LANDFILLS/BUFF
- ☐ CRP LOCATIONS

SHOW LOCATION

SHOW 1999 AERI

Selected Address: 1101 FLORAL PL NW
Zoning: RA-2 **Lot/Block/Subd: 267 , 0000 , MRGCD MAP 35**
Council District/Name: TWO , O'MALLEY **County Commission: 1** **Rep District/Sen District: 11 , 13**
Nbr Assoc: LOS DURANES R
Sector Plan: LOS DURANES Comp. Plan: Established Urban
Voter Pct: 153
High Sch District: VALLEY **Mid Sch District: GARFIELD** **Elem Sch District: DURANES**
ZoneMap Page: H13 **Jurisdiction: CITY**
Police Beat: 235/VALLEY
Flood Zone: ZONE 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Comm Plan Area: **NORTH VALLEY**
UPC #: 101205952415740904
Owner Name: BARELA EDWIN M & BETTY T
Owner Street Adress: 2100 LA POSADA
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.

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 1, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003471
04DRB-01224 Major-Amnd Prelim Plat Approval
04DRB-01225 Minor-Temp Defer SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA BLVD NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s).[REF: 04DRB-00826, 04DRB-00827,02DRB-01791,02DRB-01250](A-10)

Project # 1000464
04DRB-01226 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW ADDITION,** zoned SU-1, IP Uses with exceptions, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17] (C-12)

Project # 1003238
04DRB-01227 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B and 315-A-1-A-1, MRGCD MAP 35, LANDS OF ALBERT PEREZ, TRACTS B-1 AND B-2, LANDS OF MACIEL & TRUJILLO, (to be known as **LAS CASITAS DE LOS DURANAS**, zoned R-LT residential zone, located on INTERSTATE 40 WEST, between RIO GRANDE BLVD NW and MONTOYA ST NW. [REF: Z-71-118, 04EPC-00157, 04EPC-00156, 04DRB-00661(H-12/13)

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

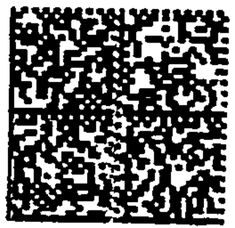
J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04 & Indefinitely deferred on 7/21/04]]* (K-10)
[NO NEW SUBMITTAL]

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 16, 2004.

CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

Albuquerque, NM 87103

10130590811493191 2

UNITED DRILLING INC &
2400 ROSE DR NW
ALBUQUERQUE NM 87104

UNIT400 871042014 1703 21 08/19/04
FORWARD TIME EXP RTN TO SEND
:UNITED DRILLING INC
5900 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110-5268

RETURN TO SENDER

87104 [illegible]

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 1, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003471
04DRB-01224 Major-Amnd Prelim Plat Approval
04DRB-01225 Minor-Temp Defer SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA BLVD NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s).[REF: 04DRB-00826, 04DRB-00827,02DRB-01791,02DRB-01250](A-10)

Project # 1000464
04DRB-01226 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW ADDITION,** zoned SU-1, IP Uses with exceptions, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17] (C-12)

Project # 1003238
04DRB-01227 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B and 315-A-1-A-1, MRGCD MAP 35, LANDS OF ALBERT PEREZ, TRACTS B-1 AND B-2, LANDS OF MACIEL & TRUJILLO, (to be known as **LAS CASITAS DE LOS DURANAS,** zoned R-LT residential zone, located on INTERSTATE 40 WEST, between RIO GRANDE BLVD NW and MONTOYA ST NW. [REF: Z-71-118, 04EPC-00157, 04EPC-00156, 04DRB-00661(H-12/13)

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

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04 & Indefinitely deferred on 7/21/04]]* (K-10)
[NO NEW SUBMITTAL]

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 16, 2004.

CITY OF ALBUQUERQUE

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

ALBUQUERQUE NM 87101

TO SENDER
ATTEMPTED
NOT KNOWN

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 AUG16 2004
MAILED FROM ZIP CODE 87102

10130590271503192 2

WILCOX ROGER B C
2448 ROSE AV NW
ALBUQUERQUE NM 87104

87104 [illegible]

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 1, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003471
04DRB-01224 Major-Amnd Prelim Plat Approval
04DRB-01225 Minor-Temp Defer SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA BLVD NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s).[REF: 04DRB-00826, 04DRB-00827,02DRB-01791,02DRB-01250](A-10)

Project # 1000464
04DRB-01226 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW ADDITION,** zoned SU-1, IP Uses with exceptions, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17] (C-12)

Project # 1003238
04DRB-01227 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B and 315-A-1-A-1, MRGCD MAP 35, LANDS OF ALBERT PEREZ, TRACTS B-1 AND B-2, LANDS OF MACIEL & TRUJILLO, (to be known as **LAS CASITAS DE LOS DURANAS,** zoned R-LT residential zone, located on INTERSTATE 40 WEST, between RIO GRANDE BLVD NW and MONTOYA ST NW. [REF: Z-71-118, 04EPC-00157, 04EPC-00156, 04DRB-00661(H-12/13)

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

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04 & Indefinitely deferred on 7/21/04]]* (K-10)
[NO NEW SUBMITTAL]

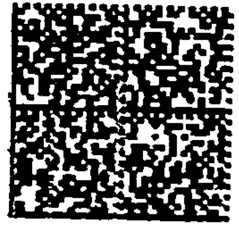
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need 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.

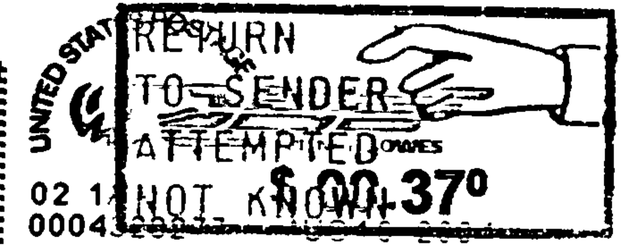
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 16, 2004.

CITY OF ALBUQUERQUE

They are not at this address!





MAILED FROM ZIP CODE 871

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

10130590751483191 4

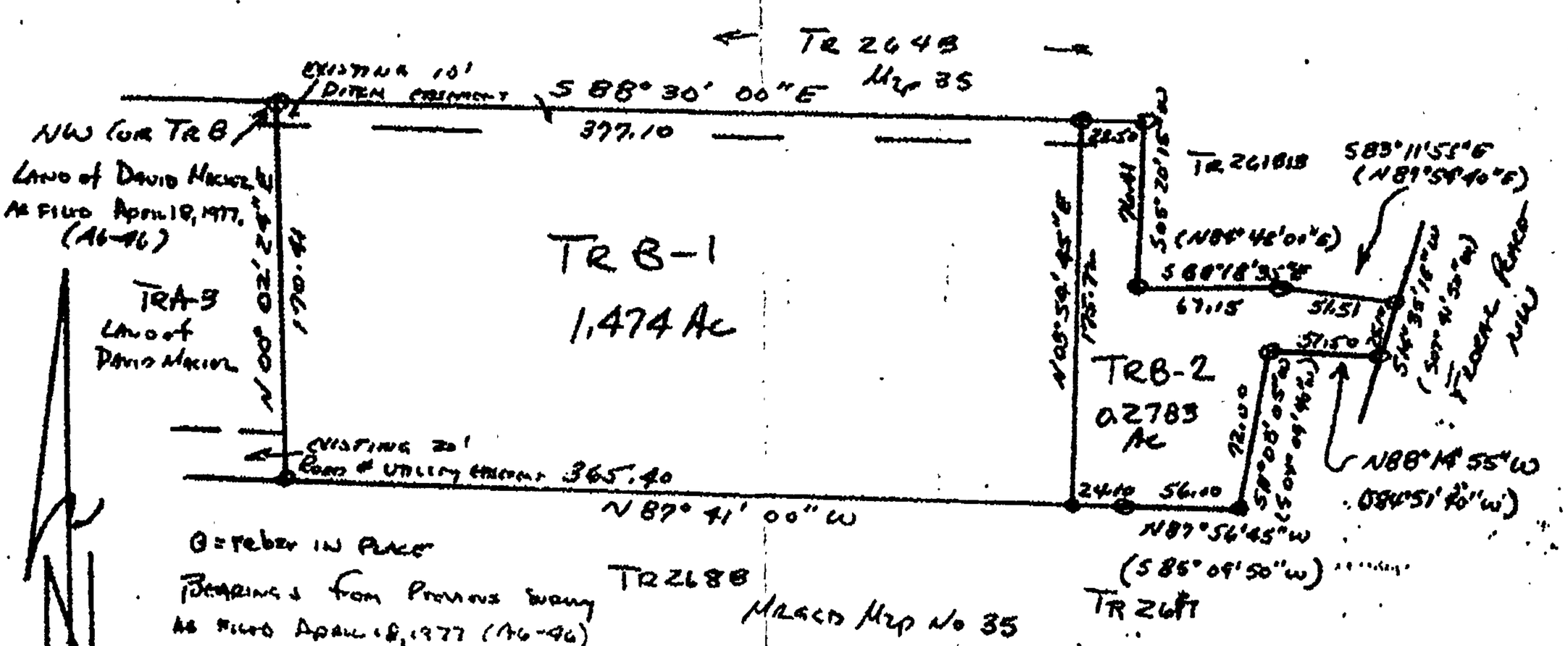
CHAVEZ DANIEL L & EMILY D
2416 ROSE DR NW
ALBUQUERQUE NM 87104

No longer at this address.

87104 [illegible]

A8-107

81 55028



LAND DIVISION PLAT
SUMMARY SUBDIVISION
LAND OF MACIEL AND TRUJILLO
REPLAT TRACT B, LAND OF DAVID MACIEL
AS FILED APRIL 18, 1977(A6-46) AND
TRACT 261-B-1-A, M.R.G.C.D. AMP NO. 35 (SECTION 12, T 10 N, R 2 E, N.M.P.M.)
NEW TRACTS DESIGNATED AS TRACTS B-1 and B-2.

LAND DIVISION is with the consent and according to the wishes and desires of the undersigned owners.

D. Maciel — **Tr. B-1**

Alfredo Pacheco — **Tr. B-2**

On this, the 6th **day of October, 1981, the foregoing instrument was acknowledged before me. My commission expires** 14 July 1985.

Notary Public

I under the laws of New Mexico certify that I am a Registered Land Surveyor and that the plat shown here complies with all the required restrictions of the Albuquerque Subdivision Ordinance, and that all easements of record are shown.

John B. Torres, N.M.L.S. No. 3221 October, 1981

City Engineering by 10/14/81

PROPERTY MANAGEMENT 10-8-81

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance.

City/County Planning by **No.** SP 81-298

NOTE: APPROVAL AND FILING OF THIS PLAT WITH THE BERNALILLO COUNTY CLERK DOES NOT VACATE OR IN ANY WAY AFFECT PUBLIC OR PRIVATE EASEMENTS.

Date 16 Oct 81

Zone Map H - 22

City

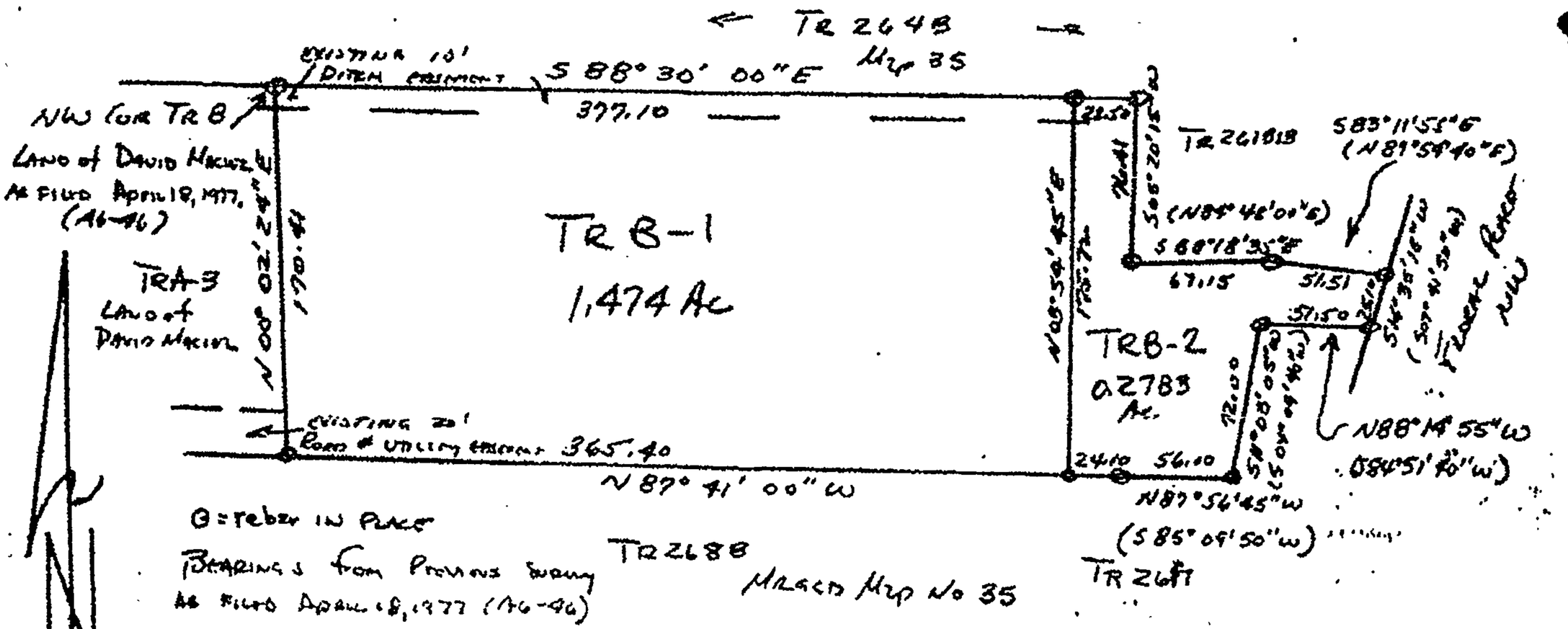
REGISTERED LAND SURVEYOR STATE OF NEW MEXICO NO. 3221 JOHN B. TORRES

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
OCT 16 1981
At 3:47 **o'clock** P **m. Recorded in Vol.** A8 **of records of said County Folio** 107
Clerk & Recorder
Deputy Clerk

A8-107

SP 81-292 + 12 s

81 55028



G = rebar IN PLACE

Bearings from Previous survey as filed April 18, 1977 (A6-46)

LAND DIVISION PLAT
SUMMARY SUBDIVISION
LAND OF MACIEL AND TRUJILLO
REPLAT TRACT B, LAND OF DAVID MACIEL
AS FILED APRIL 18, 1977(A6-46) AND
TRACT 261-B-1-A, M.R.G.C.D. MAP NO. 35 (SECTION 12, T 10 N, R 2 E, N.M.P.M.)
NEW TRACTS DESIGNATED AS TRACTS B-1 and B-2.

LAND DIVISION is with the consent and according to the wishes and desires of the undersigned owners.

D. Maciel
Tr. B-1

Alfredo Pacheco
Tr. B-2

On this, the 6th day of October, 1981, the foregoing instrument was acknowledged before me. My commission expires 14 July 1985.

Notary Public

I under the laws of New Mexico certify that I am a Registered Land Surveyor and that the plat shown here complies with all the required restrictions of the Albuquerque Subdivision Ordinance, and that all easements of record are shown.

John B. Torres, N.M.L.S. No. 3221 October, 1981

City Engineering by 10/14/81

PROPERTY MANAGEMENT

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance.

City/County Planning by No. SP 81-292

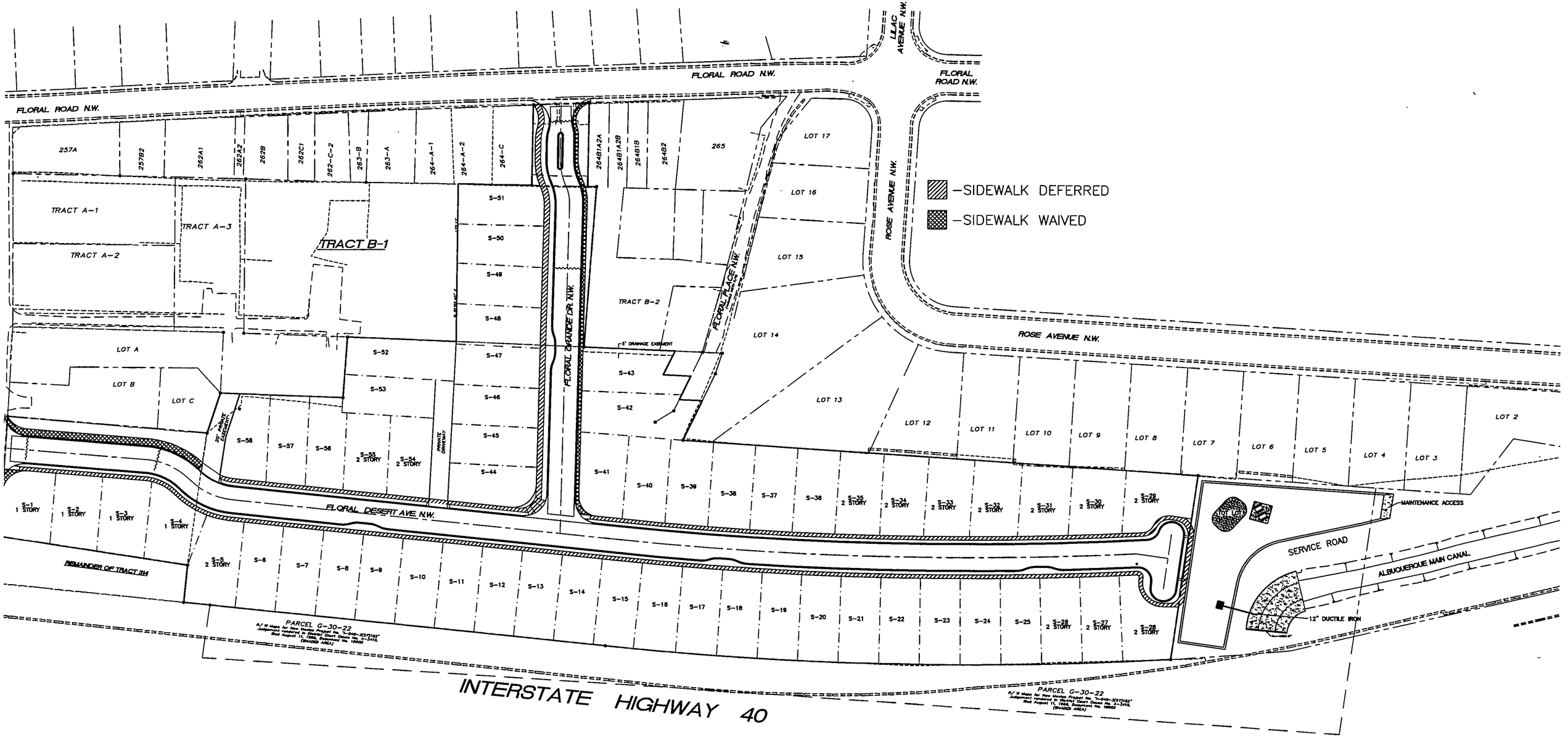
Date 16 Oct 81

NOTE: APPROVAL AND FILING OF THIS PLAT WITH THE BERNALILLO COUNTY CLERK DOES NOT VACATE OR IN ANY WAY AFFECT PUBLIC OR PRIVATE EASEMENTS.

Zone Map H - 122
City

REGISTERED LAND SURVEYOR STATE OF NEW MEXICO NO. 3221 JOHN B. TORRES

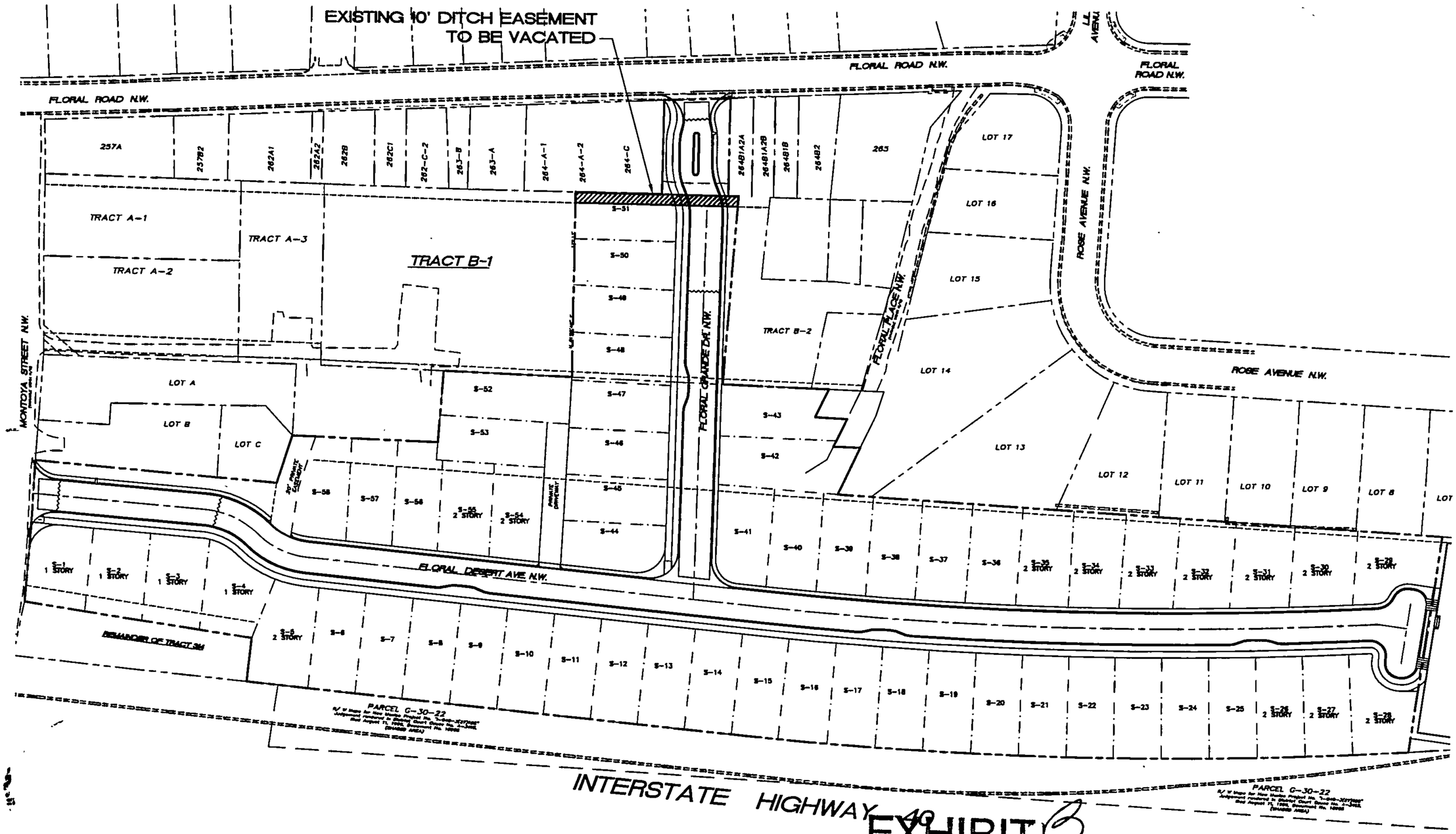
State of New Mexico } ss
County of Bernalillo }
This instrument was filed for record on
OCT 16 1981
At 3:47 o'clock P m. Recorded in Vol. A8
of records of said County Folio 107
Clerk & Recorder
Deputy



SIDEWALK EXHIBIT

EXHIBIT C

Date 11/17/04



VACATION EXHIBIT

EXHIBIT B

Date 11/3/04