



Completed
3/3/05

DRB CASE ACTION LOG

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.: 04DRB00205 Project # 1003258
 Project Name: Town of Athens Court
 Agent: Cheryl Turner Phone No.: 379-4301

Project Number 1003258

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3.31.04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- PARKS / CIP: Park Dedication fee
- _____
- _____
- PLANNING (Last to sign): Agis
- _____
- _____

- 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.** Okay
- Copy of recorded plat for Planning.**

Ms Turner
to file plat &
return copy.

3258

DXF Electronic Approval Form

DRB Project Case #: 1003258

Subdivision Name: TOWN OF ATRISCO UNIT 8 LOTS 280B1 & 280B2

Surveyor: PHILIP W TURNER

Contact Person:

Contact Information:

DXF Received: 2/16/2005

Hard Copy Received: 1/8/2005

Coordinate System: Ground rotated to NMSP Grid

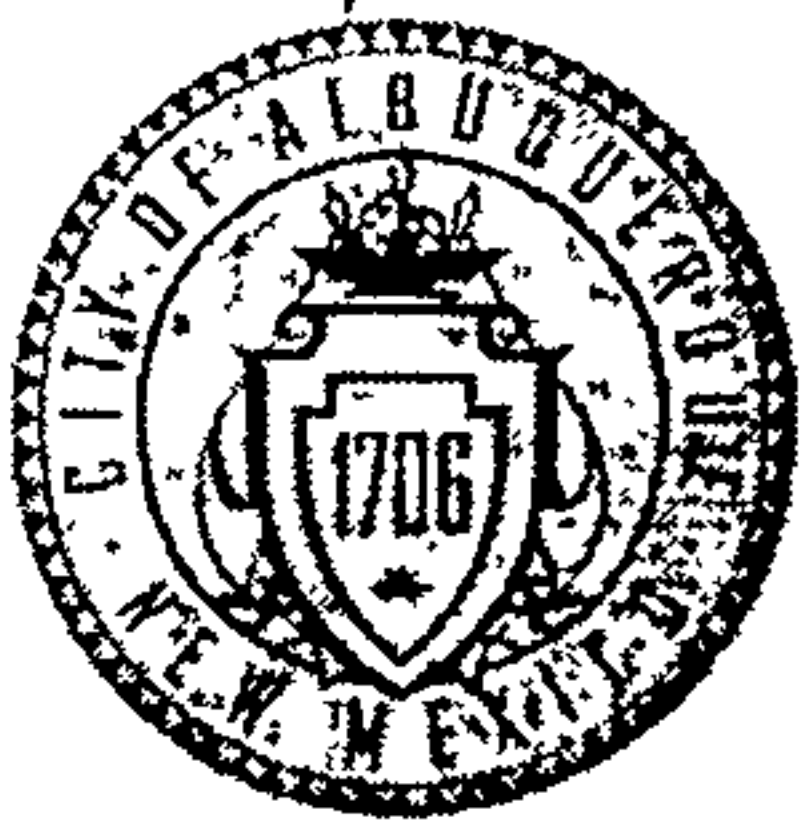
Neal Weinberg
Approved

2/16/05
Date

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

AGIS Use Only

Copied cov **3258** to agiscov on **2/16/2005** Contact person notified on **2/16/2005**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 31, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:50 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 # 1000269**
04DRB-00312 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, **RENAISSANCE CENTER**, zoned SU-1, C-2 USES, located on MERCANTILE AVE NE, and CULTURE AVE NE between MONTANO NE and COMMERCE NE containing approximately 5 acre(s). [REF: 03DRB-01269] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

2. **Project # 1000662**
04DRB-00310 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 3A3A3, **RENAISSANCE CENTER**, zoned SU-1 IP USES, located on MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 03DRB-00469] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

3. **Project # 1000874**
04DRB-00313 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) B1, C2, C3 and C4, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2 PERMISSIVE USE, located on MONTANO RD NE, between ALEXANDER BLVD NE and PAN AMERICAN FWY NE containing approximately 10 acre(s). [REF: 03DRB-00444] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

4. **Project # 1001118**
04DRB-00309 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2-NM request(s) the above action(s) for all or a portion of Tract(s) 4A1 & 4A2, **RENAISSANCE CENTER**, zoned SU-1 IP USES, located on RENAISSANCE BLVD NE, between CULTURE AVE NE and ALEXANDER BLVD NE containing approximately 9 acre(s). [REF: 03AA-02065] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

5. **Project # 1000766**
04DRB-00306 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 3A, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned RD (9DU/AC), located on TOWER SW, between UNSER SW and 75TH ST SW containing approximately 20 acre(s). [REF:DRB-97-202] [Deferred from 3/31/04] (L-10) **DEFERRED TO 4/7/04 ON A NO SHOW.**

6. **Project # 1003279**
04DRB-00294 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 13-P1, Block(s) 7, **VISTA SANDIA, UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 82ND ST SW and UNSER BLVD SW containing approximately 1 acre(s). [Deferred from 3/31/04] (L-10) **DEFERRED TO 4/7/04 ON A NO SHOW.**

7. **Project # 1002423**
04DRB-00302 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-1, ALBUQUERQUE SOUTH, UNIT 3, (to be known as **EL RANCHO GRANDE, UNIT 10**), zoned R-2, located on VALLEY VIEW SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] [Deferred from 3/31/04] (N-9) **DEFERRED TO 4/7/04 ON A NO SHOW.**

8. **Project # 1002856**
04DRB-00230 Major-Preliminary Plat
Approval
04DRB-00231 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **THE MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

9. **Project # 1002857**
04DRB-00232 Major-Preliminary Plat
Approval
04DRB-00233 Minor-Sidewalk Variance

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, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**, zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s). [REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204, 01205] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

10. **Project # 1002858**
04DRB-00234 Major-Preliminary Plat
Approval
04DRB-00235 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G, H AND I, **MESA @ ANDERSON HILLS**, zoned SU-1/C-1 & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 03DRB-01206, 01207, 01208, 01209] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

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

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

11. **Project # 1003010**
04DRB-00366 Minor-SiteDev Plan
Subd/EPC
04DRB-00368 Minor-SiteDev Plan
BldPermit/EPC
- DEKKER PERICH SABATINI, agent(s) for ALBUQUERQUE LITTLE THEATER request(s) the above action(s) for all or a portion of Lot(s) 5, 6 & 7, Tract(s) 135-B, 136-A, 137 & 138, Block(s) 4, Unit(s) 2, **SECTION 18, T10N, R3E, NMPM Bernalillo Co., NM PLUS HUNING CASTLE ADDITION**, zoned SU-2 special neighborhood zone, SU-1, Abq. Little Theater, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 5 acre(s). [REF: 03EPC-01669, 03EPC-01670,.71 & 03EPC-01704] **[Makita Hill, EPC Case Planner] (J-13) SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
- 04DRB-00325 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for LARRY PARKER request(s) the above action(s) for all or a portion of Lot(s) 5, 6, & 7, Block(s) 4, Tract(s) 135B, 136A, 136B, 137 & 138, **HUNING CASTLE ADDITION**, zoned SU-2, SU-1, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 5 acre(s). [REF: 03EPC-01669, 01670, 01671, 03EPC-01704] *[Was indefinitely deferred for the site plan submittal]* (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1002201**
04DRB-00395 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for LARRY H. MILLER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2, SU-1 AUTO SALES SERV REP, located on ALAMEDA BLVD NE, between PAN AMERICAN FREEWAY NE and SAN PEDRO DR NE containing approximately 5 acre(s). [REF: Z-86-8, 03DRB-01382, 03EPC-02047, Project #1002848] [**Debbie Stover, EPC Case Planner**] [*Deferred from 3/31/04*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

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

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP industrial park zone, located on PASEO DEL NORTE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 04-DRB00028,01DRB-00863, 01DRB-00453, 01DRB-00454, 00DRB-00801, 00DRB-00733, 00DRB-01428, 00DRB-01713] [*Deferred from 3/17/04*] (D-17) **THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-00028 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP, located on PASEO DEL NORTE AVE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 1000560, SV-94-48, S-94-58] [HEARD UNDER PROJECT #1003184 IN ERROR] [*Deferred from 1/21/04 & 3/17/04*] (D-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1000650**
04DRB-00277 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1 PERMANENT USES, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: AX-88-7, Z-99-78, 03EPC-00905, 00907, 03DRB-01906] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/10/04 & 3/24/04*] (P-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/31/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/26/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR PERIMETER WALLS AND EPC CASE PLANNER'S INITIALS.**

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

15. **Project # 1003229**
04DRB-00397 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for TOBY & DOROTHY DEVARGAS request(s) the above action(s) for all or a portion of Lot(s) 25, **LINDA VISTA ADDITION**, zoned R-1 residential zone, located on HENDRIX AVE NW, between 4th ST NW and SANCHEZ AVE NW containing approximately 1 acre(s). [Project # changed from Project #1003322 now void] [*Deferred from 3/31/04*] (F-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

16. **Project # 1002743**
04DRB-00399 Minor-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 special use zone, PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE AVE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, Z-77-28] *[Deferred from 3/31/04]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

17. **Project # 1003308**
04DRB-00380 Minor-Prelim&Final Plat
Approval

FRED FRENCH agent(s) for BROGDON LLC request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 3, 4, & 5, **FAIRGROUNDS ADDITION**, zoned C-3, located on the corner of ACOMA RD SE and CALIFORNIA SE, containing approximately 1 acre(s). (K-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION OF A 20-FOOT RADIUS AND PLANNING FOR A REAPPROVED AGIS DXF FILE.**

18. **Project # 1002645**
04DRB-00400 Minor-Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES, request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-A, **SEVILLE SUBDIVISION, UNIT 8**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741, 03DRB-01465, 03DRB-01440, 01441] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR STORM DRAIN EASEMENTS, WATER AND SANITARY SEWER TO CITY OF ALBUQUERQUE, PUBLIC ACCESS MAINTAINED BY HOME OWNERS ASSOCIATION AND PLANNING FOR PERIMETER WALL DESIGN.**

19. **Project # 1002506**
04DRB-00360 Minor-Vacation of
Private Easements

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 12A & 12B, **BLACK RANCH**, zoned RA-1, located on CORRALES MAIN CANAL, between COORS BLVD NW and RIVERFRONTE DR NW containing approximately 43 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217] [*Deferred from 3/24/04*] (C-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

20. **Project # 1001087**
04DRB-00004 Minor- Amended
Preliminary Plat & Final Plat Approval

HALE & SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, **MAJOR ACRES SUBDIVISION**, zoned SU-2,R-T, located on 12th ST NW, between CANDELARIA RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: 1002231, 02ZHE-01435, 01DRB-002688, 01DRB-01891] [Final Plat was indefinitely deferred on 3/31/04] (G-14) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 3/31/04 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

21. ~~Project # 1003258~~
04DRB-00205 Minor-Prelim&Final Plat
Approval

PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55TH ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04, 3/10/04 & 3/24/04*] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING FOR AGIS DXF FILE.**

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

22. **Project # 1003303**
04DRB-00361 Minor-Sketch Plat or Plan

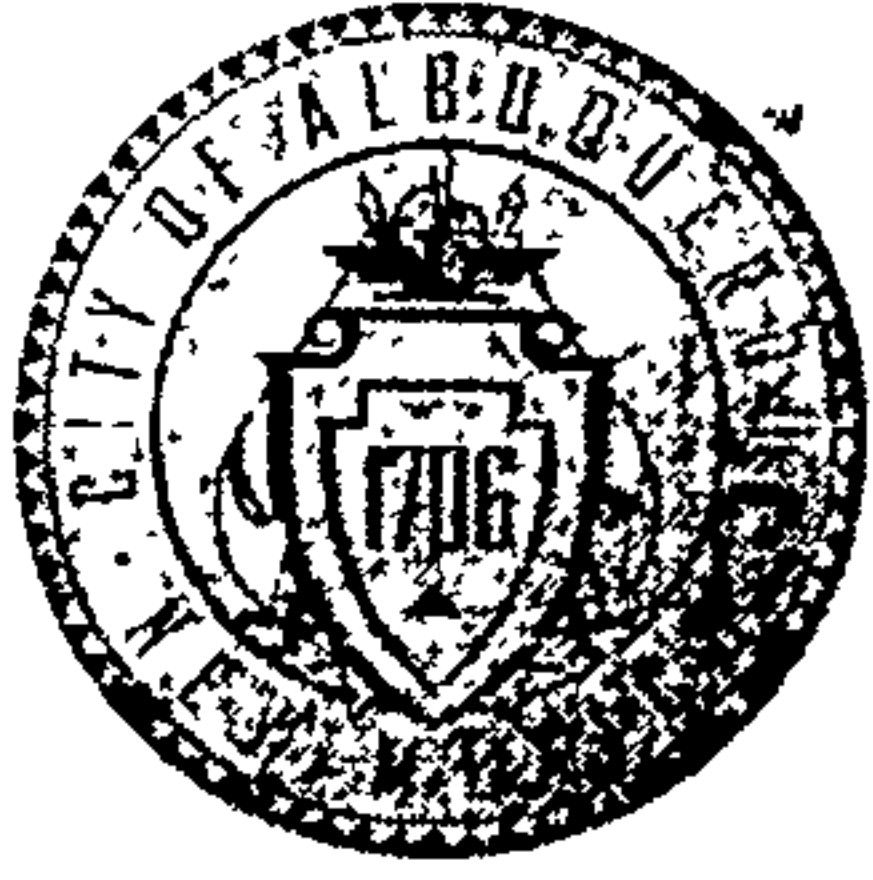
MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 349A, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned RD-Office, located on LADERA DR NW, between 72ND ST NW and OURAY BLVD NW containing approximately 3 acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003304**
04DRB-00362 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) C, Section 10, **MARIPOSA SQUARE, UNIT 8**, zoned RD-Office, located on 72ND ST SW, between LADERA DR SW and MIAMI RD SW containing approximately 3 acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for March 17, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 17, 2004 WERE APPROVED.**

ADJOURNED: 10:50 A.M.



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

Development Review Board Comments

Project Number: 1003258
Application Number: 04DRB-00205

DRB Date: 3/31/04
Item Number: 21

Subdivision:

Lot 280 B, Town of Atrisco Grant, Unit 8

Zoning: R-T

Zone Page: H-11

New Lots (or units) : 1

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 1 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
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: 1003258

AGENDA ITEM NO: 21

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

minor 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: March 31, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 24, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:20 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1000147**
04DRB-00257 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Unit(s) 1-4, Tract(s) 57-60, TOWN OF ATRISCO GRANT, (to be known as **WHISPERING POINT SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SUNSET GARDENS SW, between 82nd ST SW and UNSER BLVD SW containing approximately 24 acre(s). [REF: DRB-97-497, 02DRB-00067, 03DRB-00058, 02DRB-01961] (L-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003112**
04DRB-00259 Major-Vacation of Pub
Right-of-Way
04DRB-00258 Major-Preliminary Plat
Approval
04DRB-00260 Minor-Temp Defer
SDWK

COMMUNITY SCIENCES CORP agent(s) for
COLLATZ INC./CLIFFORD CAPITAL FUND INC
request(s) the above action(s) for: A TRACT OF LAND
SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED
SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO
PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS
THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF
RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO
COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE
REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND
DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE
OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON
7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE
SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED
IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW
MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE
SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE
WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK,
BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE
LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED
ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY
CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4,
PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN
AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE
OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON
01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN
KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON
THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY
CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31,
PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS
GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED
RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING
DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE SOUTHWEST
CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED
ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND
RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43
FEET; THENCE N35°50'27"W, 123.47 FEET; THENCE N35°50'27"W, 66.00
FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF
UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE
652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT
(CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35
FEET); THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E,
144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF
ATRISCO DRIVE N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY
LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE;
THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT
(CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET);
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING
THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET;
S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY
LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID
NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS
CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS
S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE
CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET
ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE =
04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY;
THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND
CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as
RINCONADA TRAILS SUBDIVISION (formerly
Western Trails Estates), zoned R-D, located on
UNSER BLVD NW, between WESTERN TRAILS NW
and LEGENDS AVE NW containing approximately 10
acre(s). [REF:SD-80-5, 03DRB-0199. [Deferred from
3/24/04] (F-10 & F-11) DEFERRED AT THE AGENT'S
REQUEST TO 4/14/04.

3. **Project # 1003232**
04DRB-00254 Major-Vacation of Pub
Right-of-Way
04DRB-00255 Major-Vacation of Public
Easements
04DRB-00253 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) the above action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION AND Tract(s) A, LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] [*Deferred from 3/24/04*] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

4. **Project # 1003186**
04DRB-00256 Major-Vacation of Pub
Right-of-Way

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned R-D residential and related uses zone, developing area, 9DU/AC, located EAST OF 97TH ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 1 acre(s). [REF: 04DRB-00035] (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat
Approval
04DRB-00263 Minor-Temp Defer
SDWK
04DRB-00262 Minor-Subd Design
(DPM) Variance

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [*Deferred from 3/24/04*] (N-9) **THE SUBDIVISION DESIGN VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST. A LETTER TO FOLLOW. DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

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

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

6. **Project # 1003296**
04DRB-00341 Minor-SiteDev Plan
BldPermit

DAVID PACHECO, agent(s) for VERNON DORRIS, request(s) the above action(s) for all or a portion of Tract(s) 11, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP-EP, located on ALAMEDA BLVD NE between EDITH NE and JEFFERSON NE containing approximately 1 acre(s). [REF: DRB-98-223, V-99-9, 10001321, 1003114] [*Deferred from 3/24/04*] (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

7. **Project # 1003299**
04DRB-00346 Minor-SiteDev Plan
BldPermit

STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 16A, Block(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, M-1, located on SAN PEDRO DR NE, between PASEO DEL NORTE NE and HOLLY AVE. NE containing approximately 2 acre(s). [REF: DRB-96-67] [*Deferred from 3/24/04*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

8. **Project # 1000650**
04DRB-00277 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1 PERMANENT USES, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: AX-88-7, Z-99-78, 03EPC-00905, 00907, 03DRB-01906] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/10/04 & 3/24/04*] (P-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

9. **Project # 1001926**
04DRB-00329 Minor-Amnd Prelim Plat
Approval

JEFF DORWART agent(s) for BEN PLATANIA request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2 residential zone, located on GLEN RIO RD NW, between 72ND ST NW and 78TH ST NW containing approximately 5 acre(s). [REF: 1000069, 02DRB-00568, 02DDRB-00673, 03DRB-01224, 01225, 01475] (J-10) **WITH THE SIGNING OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 3/24/04 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

10. **Project # 1001209**
03DRB-02063 Minor- Final Plat Approval

MARK GOODWIN & ASSOC. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139] [*Final Plat was indefinitely deferred with condition: the perimeter wall design submittal must be approved before final plat approval*] (F-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002565**
04DRB-00339 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 161A,161B1 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP # 31, (to be known as **VILLA DE LA CAPILLA**, zoned SU-1 special use zone, FOR PRD, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and GRIEGOS DRAIN NW containing approximately 5 acre(s). [REF: 03EPC-00506, 03EPC-00505, 03EPC-00509] (F-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION CASH-IN-LIEU PAYMENT.**

12. **Project # 1003217**
04DRB-00357 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29E , **COUNTRY MEADOWS SUBDIVISION, UNIT 4**, zoned R-LT residential zone, located on UNIVERSE BLVD NW, between IRVING BLVD NW and COUNTRY COVE PL NW containing approximately 12 acre(s). [REF: 04DRB-00097] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001413**
04DRB-00354 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for PULTE HOMES OF NM, INC. request(s) the above action(s) for all or a portion of Tract(s) Y-1A-1A-4 & Y-1A-1A-5, VENTANA RANCH, (to be known as **PINON POINT, UNIT 6**, zoned R-LT residential zone, located on IRVING BLVD NW, WEST OF RAINBOW NW containing approximately 16 acre(s). [REF: 02DRB-00517] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1002640**
04DRB-00350 Major-Final Plat Approval

ISAACSON & ARFMAN, P.A. agent(s) for TWO JOES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, UNIT 3, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **VISTA DEL AGUILA SUBDIVISION, UNIT 3**) zoned R-D (7 DU/AC) located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). [REF: 03DRB-00723, AP-03EPC-01242, 03-00724(SPS), 03DRB-01574, 03DRB-00724, 03DRB-00725, 03DRB-00726, 03DRB-00728] (C-19) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1002511**
04DRB-00358 Minor-Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) A, **SUNDANCE SUBDIVISION**, zoned R-LT, located on HATTERAS PL NW between BLUEWATER RD NW and WEST OF LUMINOSO DR NW. [REF: 03DRB-00858, 03DRB-00859, 03DRB-00860-61, 03EPC-00316, 03DRB-01578, 03DRB-01580] (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

- 04DRB-00359 Minor-Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 4-5, Block(s) A, **SUNDANCE SUBDIVISION**, zoned R-LT, located on SAWGRASS PL NW, between BLUEWATER RD NW and WEST OF LUMINOSO DR NW. [REF: 03DRB-00858-59-60-61, 03EPC-00316, 03DRB-0158 & 80] (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002506**
04DRB-00360 Minor-Vacation of
Private Easements

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 12A & 12B, **BLACK RANCH**, zoned RA-1, located on CORRALES MAIN CANAL, between COORS BLVD NW and RIVERFRONTE DR NW containing approximately 43 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217] [*Deferred from 3/24/04*] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

17. **Project # 1003123**
04DRB-00348 Minor-Vacation of Private
Easements
04DRB-00347 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX & STEFAN WATSON request(s) the above action(s) for all or a portion of Tract(s) 77B1, **MRGCD MAP 36**, zoned S-M1, located on 5TH ST NW, between HAINES AVE NW and 6TH ST NW containing approximately 2 acre(s). [REF: 03DRB-02044] (H-14) **THE VACATION OF THE PRIVATE EASEMENT WAS WITHDRAWN AT THE AGENT'S REQUEST. A LETTER WILL FOLLOW. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/24/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

~~18. **Project # 1003258**~~
~~04DRB-00205 Minor-Prelim&Final Plat~~
~~Approval~~

PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55TH ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04, 3/10/04 & 3/24/04.*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

19. **Project # 1003300**
04DRB-00349 Minor-Sketch Plat or Plan
- DEBBIE HUDSON, agent(s) for JOANNE NEALEY, request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Tract(s) E 1/2, **MCDONALD ACRES THIRD UNIT**, zoned R-1, located on the southeast CORNER OF PHOENIX NW, between 10th ST NW and 11th ST NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. Approval of the Development Review Board Minutes for March 10, 2004. **THE MARCH 10, 2004 MINUTES WERE APPROVED.**

ADJOURNED: 11:20 A.M.



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

3/31/04

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003258

AGENDA ITEM NO: 18

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Minor 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: March 24, 2004



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: 1003258

AGENDA ITEM NO: 18

SUBJECT:

- | | | |
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| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
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| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Minor comments.

Deferred to 3-31-04

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: March 24, 2004

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 10, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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: 11:05 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 # 1000376**
04DRB-00206 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1-117 and Lot(s) 1-35, Unit 2, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T residential zone, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 29 acre(s). [REF: DRB-94-107, 00DRB-00391, 00DRB-00908, 02DRB-00034, 03DRB-00113, 03DRB-00188] (A-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION. AGENT AGREED.**

2. **Project # 1000419**
04DRB-00207 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 NM, request(s) the above action(s) for all or a portion of Lot(s) 1B-1-A, 1B-1-B-1 and 1B-1-C-1, **RENAISSANCE CENTER**, zoned SU-1 FOR AUTO SALES & C-1 USE, located on RENAISSANCE BLVD NE, between MONTANO RD NE and UNION WAY RD NE containing approximately 3 acre(s). [REF: 02500-00165/00164, 02AA0-00814, O3DRB-00590] (F-16) **AN EXTENSION OF THE SIA WAS APPROVED TO JANUARY 8, 2005.**

3. **Project # 1000122**
04DRB-00174 Major-Vacation of Public Easements
04DRB-00173 Minor-Extension of Preliminary Plat
04DRB-00175 Minor-Vacation of Private Easements

KIM KEMPER, agent(s) for HIGH LONESOME RANCH request(s) the above action(s) for all or a portion of Tract(s) 1A AND 1C, EDEN LANDS (to be known as **HIGH LONESOME RANCH SUBDIVISION**, zoned RA-1 AND SU-1 for O-1 located on GABALDON RD NW, between MOUNTAIN RD NW and I-40 NW containing approximately 21 acre(s). [REF: DRB-98-146, Z-98-70, AX-98-8, 03DRB-00184, 00185 and 00186] [*Deferred from 3/3/04*] (H-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: M.R.G.C.D. SIGNATURE IS REQUIRED PRIOR TO CITY ENGINEER'S SIGN OFF. AN INFRASTRUCTURE LIST DATED 3/10/04 WAS APPROVED. VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002711**
04DRB-00171 Major-Preliminary Plat
Approval
04DRB-00172 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 AND 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (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 BLVD NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC-00907 & 00908, 03EPC-00915, 04DRB-00067, 1003099] [*Deferred from 3/3/04*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/28/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

5. **Project # 1000650**
04DRB-00277 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1 PERMANENT USES, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: AX-88-7, Z-99-78, 03EPC-00905, 00907, 03DRB-01906] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/10/04*] (P-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/24/04.**

6. **Project # 1001206**
04DRB-00273 Minor-SiteDev Plan
Subd/EPC
04DRB-00272 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agent(s) for ENTERPRISE RENTAL CAR request(s) the above action(s) for all or a portion of Tract(s) 2-A-2B, **BLACK RANCH**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and VALLEY VIEW PL NW containing approximately 1 acre(s). [REF: 03EPC-00697, 03EPC-00698] [**Debbie Stover, EPC Case Planner**] (C-13) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER COMMENTS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE DOCUMENT NUMBER AND PAGE FOR 30-FOOT PRIVATE EASEMENT, TO PROVIDE DIMENSIONS FOR ADA PARKING AND SIDEWALK, TO PROVIDE WIDTH FOR ENTRANCE WIDTH DETAIL FOR 8-FOOT RAISED CROSSWALK AND INFRASTRUCTURE LIST SENTENCE ON SIGNATURE BLOCK.**

7. **Project # 1002796**
03DRB-02022 Minor-SiteDev Plan
BldPermit/EPC
03DRB-02024 Minor-SiteDev Plan
Subd/EPC

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION**, zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] [**Debbie Stover, EPC Case Planner**] [*Deferred from 2/25/04 & 3/10/04*] (K-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/17/04.**

8. **Project # 1003102**
04DRB-00236 Minor-SiteDev Plan
BldPermit/EPC

SM & R GROUP request(s) the above action(s) for all or a portion of Lot(s) 12 & 14, **ESQUIBEL - PALMER**, zoned SU-1 PRD, located on LA GRIMA DE ORO RD NE, between JUAN TABO NE and MORRIS NE containing approximately 2 acre(s). [REF: V 84-77, Z-85-103, Z-85-102-1, 03EPC-01925, 03EPC-01929] **[Makita Hill, EPC Case Planner]** *[Deferred from 3/3/04]* (F-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1002333**
04DRB-00209 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for THE BARRETT FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 10A, Tract(s) C-1-A-2, **BELLAMAH'S PRINCESS JEANNE PARK ADDITION**, zoned C-1, located on CONSTITUTION AVE NE, between EUBANK NE and MARY ELLEN ST NE containing approximately 2 acre(s). [REF: 1002333, 02EPC-01691, 02EPC-01693, Z-870, DRB-94-619] **[Cynthia Borrego, EPC Case Planner]** *[Deferred from 2/25/04 & 3/3/04]* (J-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PLANNING FOR CYNTHIA BORREGO'S INITIALS AND INFRASTRUCTURE LIST STATEMENT ON SIGNATURE BLOCK.**

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

10. **Project # 1002885**
04DRB-00244 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for DESERT RIDGE DEVELOPMENT LLC AND JASON & CINDY LYNN DASKALOS, request(s) the above action(s) for all or a portion of Lot(s) 10-24 AND 7-16, Easterly remaining portion of Lot 16, Block(s) 18 & 20, Unit(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 1, TRACT 3, (to be known as **OCOTILLO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 4 DU/AC, located on HOLBROOK NE, CARMEL NE & HOLLY AVE NE, between ANAHEIM AVE NE and PASEO DEL NORTE containing approximately 24 acre(s). [REF: 03DRB-01354-01356, 02EPC-01353, 03DRB-01980, 01985] *[Deferred from 3/3/04]* (C-21) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1000570**
04DRB-00270 Minor-Sidewalk Waiver
- MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO. request(s) the above action(s) for all or a portion of Parcel A, **PARKWAY, UNIT 7** and Tract(s) A, **PAINTED SKY, UNIT 1**, Tract 95, Town of Atrisco Grant, Parkway, Unit 10, zoned R-D residential and related uses zone, developing area, located on W. OF UNSER BLVD NW, between GAVIN RD. NW and VINEMONT PL. NW [REF: DRB-95-94, S-98-5, S-98-62, Z-99-8, AX-99-2, 00410-00162, 00931 & 00933] (J-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project # 1002633**
04DRB-00276 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JAYEFF CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 20-24 & 9-13, Block(s) 10, Tract(s) 3 (to be known as **VENTURA PLACE SUBDIVISION**) Lots 2-A & 3-A, NORTH ALBUQUERQUE ACRES, UNIT 3, zoned SU-1 special use zone, located on BARSTOW ST NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 6 acre(s). [REF: 03EPC-00693, EPC-00694 , 03EPC-01323] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1002792**
04DRB-00278 Minor-Vacation of Private
Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Lot(s) 1-6, **COTTONWOOD CROSSING, PHASE 2**, zoned SU-1 FOR C-1 & REST. AND SU-1, O-1, located on COORS BLVD NW and SEVEN BAR LOOP NW containing approximately 10 acre(s). [REF: DRB-94-358, SRP5-98-37, DRB-90-361, DRB-98-61, 03EPC-01085, 01086, 03DRB-01780, 03DRB-2084, 04DRB-00184, 04AA-00222] (B-14) **VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1003273**
04DRB-00279 Minor-Vacation of Private
Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A-13A, **VISTA MOBILE HOME COMMUNITY**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94th STREET SW and 98th STREET SW containing approximately 2 acre(s). [REF:Z-85-93, V-85-44] (K-9) **WITHDRAWN AT AGENT'S REQUEST TO BE ADVERTISED.**

15. **Project # 1002934**
04DRB-00271 Minor-Prelim&Final Plat
Approval

DE LA TORRE ARCHITECTS agent(s) for FOURTH STREET & MENAUL INC request(s) the above action(s) for all or a portion of Tract(s) 1A, Block(s) O, **WALGREEN ADDITION**, zoned C-2 (SC), located on MENAUL BLVD NW, between 4th ST NW and 2nd ST NW containing approximately 11 acre(s). [REF: 03AA0413] (H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RELOCATE FIRE HYDRANT (2ND & PROSPECT), ADD VALVES AT MENAUL, CUT AND CAP WATER LINE AT 2ND STREET AND WEST END OF PROSPECT AND PROPERTY MANAGEMENT'S SIGNATURE.**

- 04DRB-00274 Minor-Prelim&Final Plat
Approval

R. JOHN MARNEY request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 46, **FRANCISCAN ADDITION**, zoned M-1 light manufacturing zone, located on 2nd ST NW and PROSPECT NW, between I-40 and MENAUL NW containing approximately 1 acre(s). (H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RELOCATE FIRE HYDRANTS, ADD VALVES AT MENAUL, CUT AND CAP WATER LINE AT 2ND STREET AND ON WEST END OF PROSPECT.**

16. **Project # 1003258**
04DRB-00205 Minor-Prelim&Final Plat
Approval

PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55TH ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04 & 3/10/04*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/24/04.**

17. **Project # 1002992**
03DRB-02138 Minor- Final Plat Approval

WAYJOHN SURVEYING INC. agent(s) for WEST EIGHT LTD. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86th ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB-01623] *[Final Plat was indefinitely deferred]* (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1001347**
04DRB-00245 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) D1B, ALBUQUERQUE SOUTH (to be known as **EL RANCHO GRANDE, UNIT 8B**) zoned R-LT residential zone, located on CARTAGENA / DE ANZA DR SW, between VALLEY VIEW DR SW and SNOW VISTA BLVD SW containing approximately 10 acre(s). [REF: 03DRB-1133 & 01134, 04DRB-00057, 04DRB-00115] *[Deferred from 3/3/04]* (M-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1002864**
04DRB-00242 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, LANDS OF MASSACHUSETTS GENERAL HOSPITAL, **CANTA CIELO SUBDIVISION**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF: 03DRB-01302, 03DRB-01487, 01488, 01490, 01491] *[Deferred from 3/3/04]* (A-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLATS THIS WEEK

20. Approval of the Development Review Board Minutes for February 18, 2004. **DRB MINUTES FOR FEBRUARY 18, 2004 WERE APPROVED.**

ADJOURNED: 11:05 A.M.

TERRAMETRICS of New Mexico
P.O. Box 30192
Albuquerque, New Mexico 87190-0192
Phone: 505 884-9087; FAX 505 884-2192
Email: surveyor@sandia.net

Wednesday, March 10, 2004

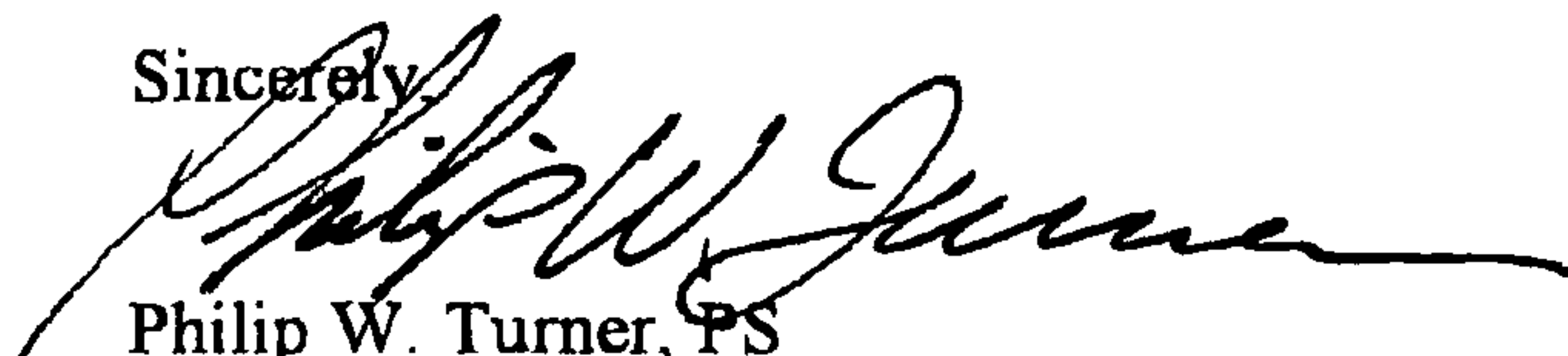
Ms. Claire Senova
City of Albuquerque Planning Dept.
Plaza del Sol
Albuquerque, New Mexico

RE: DRB Project # 1003258

Claire:

I would like to defer this project, scheduled as Item 16 on the DRB agenda of 3-10-2004 for an additional two weeks, to DRB the meeting of 3-24-2004. Thank you.

Sincerely,



Philip W. Turner, PS

Philip W. Turner, PS
P.O. Box 30192
Albuquerque, New Mexico 87190-0192

Phone (505) 884-9087; FAX (505) 884-2192



Fax

To: Claire Senova	From: Phil Turner
Fax: 924-3339	Pages: 2
Phone: 924-3946	Date: 03/10/04
Re: DRB Project # 1003258	CC:

Urgent For Review Please Comment Please Reply Please Recycle

• **Comments:**





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: 1003258

AGENDA ITEM NO: 16

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

3-24-04

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: March 10, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 25, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:39 A.M.

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

- 1. **Project # 1001232**
04DRB-00125 Major-Two Year SIA

TIERRA WEST LLC agent(s) for VISTA MANUFACTURED HOME COMMUNITY request(s) the above action(s) for all or a portion of Lot(s) 28A1, **VISTA SUBDIVISION**, zoned SU-1 MOBILE HOME PARK, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 25 acre(s). (L-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION. AGENT AGREED.**

2. **Project # 1000147**
04DRB-00118 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOCIATES., PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of Lot(s) A-1-A, **WHISPERING POINT SUBDIVISION, UNIT 2**, zoned RD 9/du ac, located on UNSER BLVD SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 11 acre(s). (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-00066 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of, **WHISPERING POINTE SUBDIVISION, UNIT 4**, Whispering Point, Unit 3, zoned RD 9 du/ac, located on UNSER BLVD SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 5 acre(s). [*Preliminary Plat was approved, Final Plat was indefinitely deferred*] (L-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR 15-DAY APPEAL PERIOD.**

3. **Project # 1001347**
04DRB-00115 Major-Vacation of Public
Easements

ISAACSON & ARFMAN agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) D-1-B, ALBUQUERQUE SOUTH, (to be known as **EL RANCHO GRANDE, UNIT 8B**), zoned R-LT residential zone, located on CARTAGENA AVE SW, between DE ANZA DR SW and DEL REY RD SW containing approximately 10 acre(s). [REF: 03DRB-01133 PP, 03DRB-01134 FP, 04DRB-00057] (M-9) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002778**
04DRB-00126 Major-Bulk Land Variance
04DRB-00127 Major-Vacation of Pub
Right-of-Way
04DRB-00128 Minor-Preliminary & Final
Plat Approval

BOHANNAN HUSTON INC. agent(s) for VENTANA WEST, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH WEST**, zoned R-LT residential zone, located NORTH OF PASEO DEL NORTE NW, SOUTH OF IRVING BLVD. NW and WEST OF LAS VENTANAS RD NW containing approximately 300 acre(s). [REF: 03DRB-01868, 03EPC-01057, & 01058 (B-8 & B-9)] **BULK LAND VARIANCE WAS APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR RECORDED PARKS AGREEMENT AND PLANNING FOR THE AGIS DXF FILE, 15-DAY APPEAL PERIOD AND NOTICE OF SUBDIVISION PLAT CONDITIONS.**

5. **Project # 1003226**
04DRB-00117 Major-Vacation of Pub
Right-of-Way

SUJAY K. THAKUR c/o STB LLC request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT**, zoned C-2 community commercial zone, located on BRIDGE BLVD SW, between UNSER BLVD SW and COORS BLVD SW containing approximately .5 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, S-76-9] (K-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [*Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04*] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/17/04.**

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

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

7. **Project # 1002333**
04DRB-00209 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for THE BARRETT FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 10A, Tract(s) C-1-A-2, **BELLAMAH'S PRINCESS JEANNE PARK ADDITION**, zoned C-1, located on CONSTITUTION AVE NE, between EUBANK NE and MARY ELLEN ST NE containing approximately 2 acre(s). [REF: 1002333, 02EPC-01691, 02EPC-01693, Z-870, DRB-94-619] [Cynthia Borrego, EPC Case Planner] [Deferred from 2/25/04] (J-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/3/04.**

8. **Project # 1003262**
04DRB-00216 Minor-SiteDev Plan Subd
04DRB-00215 Minor-Prelim&Final Plat
Approval

TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 11; **NORTH ALBUQUERQUE ACRES**, zoned SU-1 for M-1, located on OAKLAND NW, between SAN MATEO NW and I-25 containing approximately 2 acre(s). [REF: 04DRB-00215] [Deferred from 2/25/04] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 3/3/04.**

9. **Project # 1002796**
03DRB-02022 Minor-SiteDev Plan
BldPermit/EPC
03DRB-02024 Minor-SiteDev Plan
Subd/EPC

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION**, zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] [Debbie Stover, EPC Case Planner] [Deferred from 2/25/04] (K-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

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

10. **Project # 1001730**
04DRB-00214 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for CINDY CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 175-A-1, 175-A-2-A, 175-A-2-B, 175-A-3 and 181-A1, **MRGCD MAP 35**, zoned RA-2, located on ROSA LINDA TRAIL NW, between GABALDON RD NW and LEONOR DR NW containing approximately 2 acre(s). [REF: Z-82-80] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1003260**
04DRB-00213 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for STEVEN KANIG request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LANDS OF ALBUQUERQUE BOARD OF REALTORS**, zoned C-3, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and INDIAN SCHOOL BLVD NE containing approximately 3 acre(s). (H-15) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
12. ~~Project # 1003258~~
04DRB-00205 Minor-Prelim&Final Plat
Approval
- PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55TH ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

13. **Project # 1002519**
03DRB-01882 Minor- Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03 & 12/10/03] *[Final Plat was indefinitely deferred]* (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK FEES FOR DETACHED OPEN SPACE.**

14. **Project # 1002635**
03DRB-01652 Minor- Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for CANDELARIA & TRAMWAY SW, LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A (REPLAT OF TRACT 1) **LANDS OF CANDELARIA & AND TRAMWAY SW**, zoned SU-1 special use zone, Neighborhood Commercial, located on TRAMWAY BLVD NE AND CANDELARIA RD NE and containing approximately 3 acre(s). [REF: 03EPC-00702, 03EPC-00703, 03EPC-0704] *[Final Plat was indefinitely deferred]* (H-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

15. **Project # 1003259**
04DRB-00211 Minor-Sketch Plat or Plan

CALDWELL BANKER agent(s) for JEROME MALDONADO request(s) the above action(s) for Lot(s) 7 & 8, Block(s) 1, **STRONGHURST ADDITION**, zoned R-1 residential zone, located on COMMERCIAL ST NE, between CLAREMONT AVE NE and CANDELARIA RD NE containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1002506**
04DRB-00217 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for STH INVESTMENTS INC., request(s) the above action(s) for Lot(s) 6C, 12A and 12B, (to be known as **BLACK FARM ESTATES**, zoned RA-1, located EAST OF COORS BLVD NW BETWEEN PASEO DEL NORTE NW AND WESTSIDE DR NW, containing approximately 68 acre(s). (C-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 11, 2004. **THE MINUTES WERE APPROVED.**

ADJOURNED: 11:39 A.M.



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: 1003258

AGENDA ITEM NO: 12

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Minor comments.

RESOLUTION:

3-10-04

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: February 25, 2004



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

Project Number: 1003528
Application Number: 04DRB-00213

DRB Date: 2/25/04
Item Number: 12

Subdivision:

Lot 280 B, Town of Atrisco Grant, Unit 8

Zoning: R-T

Zone Page: H-11

New Lots (or units) : 1

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 1 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:

Christina Sandoval, (DMD)

Phone: 768-3808

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
2/25/04 Comments**

ITEM # 12

PROJECT # 1003258

APPLICATION # 04-00205

RE: Lot 280B/Town of Atrisco Grant/replat

No objection to the requested replat as the lots meet minimum size per the Zoning Code.

AGIS dxf file needs approval before planning can sign the plat.

Applicant may file the plat once it's signed but a recorded copy needs to be returned to Planning to close the file.



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

Philip W. Turner, PS
Professional Land Surveyor
P.O. Box 30192
Albuquerque, New Mexico 87190-0192
505 884-9087; FAX 505 884-2192; Mobile 505 379-4301

#18

3/23/2004

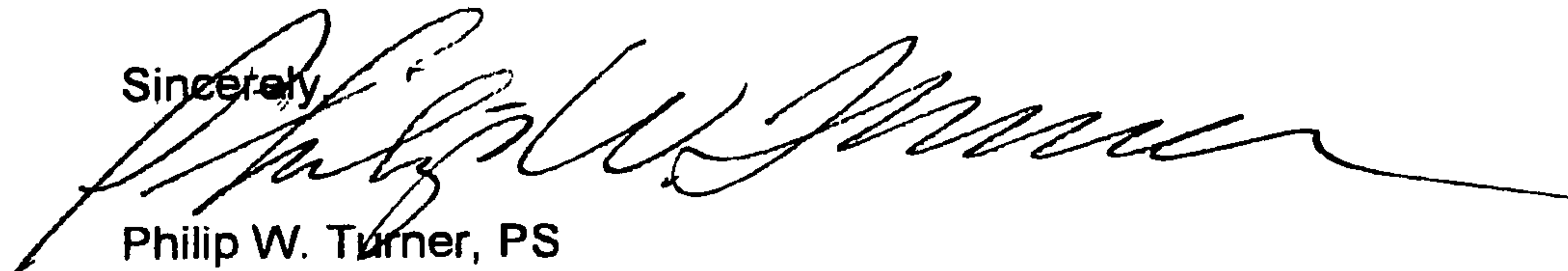
Clair Senova
City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Replat of Tract 280-B of Unit 8, Town of Atrisco.
DRB Project # 1003258

City of Albuquerque Planning Department:

Please defer this action for another week. I still do not know what the Parks & Rec. assessment in lieu of will amount to.

Sincerely,



Philip W. Turner, PS

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

Supplemental form **Z**

SUBDIVISION

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

S

V

SITE DEVELOPMENT PLAN

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

P

L

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

A

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: Salvador Perez PHONE: 804-4352
 ADDRESS: 1922 EDITH BLVD. S.E. FAX: ---
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: ---
 Proprietary interest in site: OWNER
 AGENT (if any): PHILIP W. TURNER PHONE: 379-4301
 ADDRESS: P.O. Box 30192 FAX: 884-2192
 CITY: ALBUQUERQUE STATE NM ZIP 87190 E-MAIL: survayor@sandia.net

DESCRIPTION OF REQUEST: Preliminary and final plat

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

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

Lot or Tract No. Tract 280B, Town of Atrisco Block: --- Unit: 8
 Subdiv. / Addn. GRANT
 Current Zoning: R-T Proposed zoning: R-T
 Zone Atlas page(s): H-11 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 0.33 Density if applicable: dwellings per gross acre: --- dwellings per net acre: ---
 Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101105921110931215 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: 55th St. NW
 Between: Bice Rd. NW and Juniper Rd. 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.): DRB-97-205

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 2-12-04
 SIGNATURE Philip W. Turner DATE 2-12-04
 (Print) PHILIP W. TURNER Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING

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

Application case numbers

Application case numbers	Action	S.F.	Fees
<u>04DRB - 00205</u>	<u>P#F</u>	<u>5(3)</u>	<u>\$ 285.00</u>
<u>---</u>	<u>CM Fee</u>	<u>---</u>	<u>\$ 20</u>
<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
Total			<u>\$ 305.00</u>

Hearing date Feb. 25th 04

Philip W. Turner 2/12/04
 Planner signature / date

Project # 1003258

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

PHILIP W. TURNER
Applicant name (print)
Philip W. Turner 2/12/04
Applicant signature / date

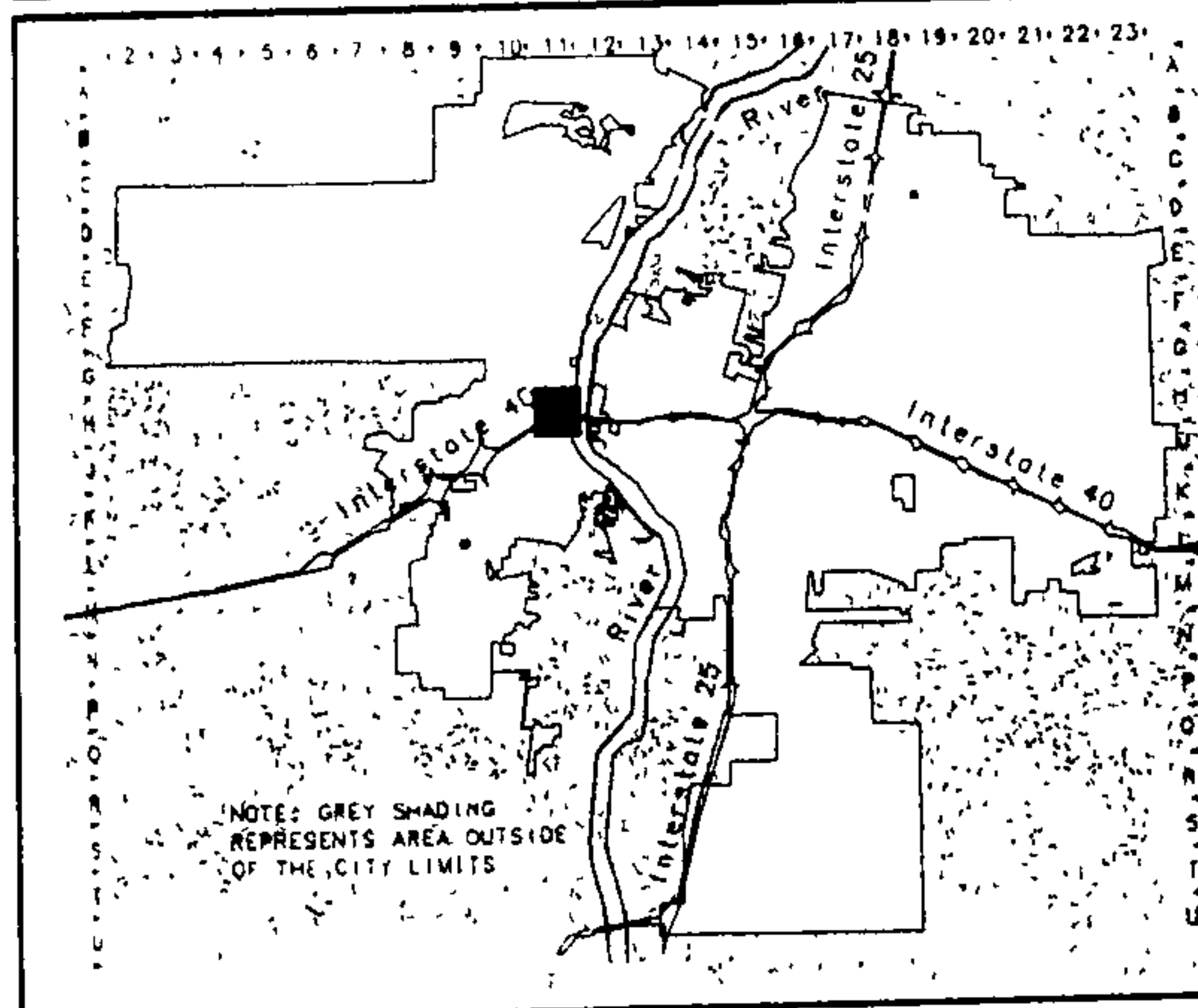
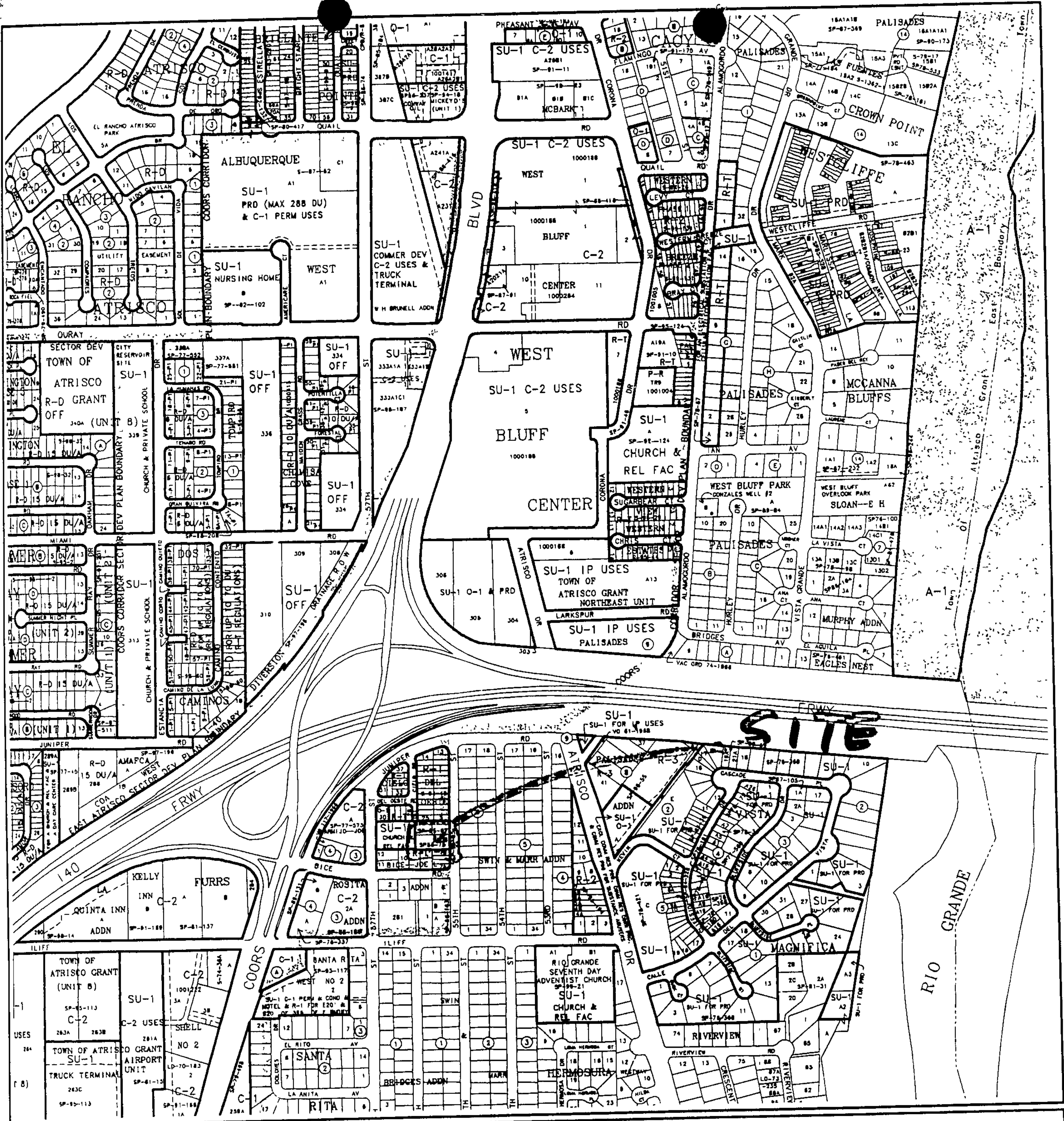


Form revised 3/03, 8/03 and 11/03

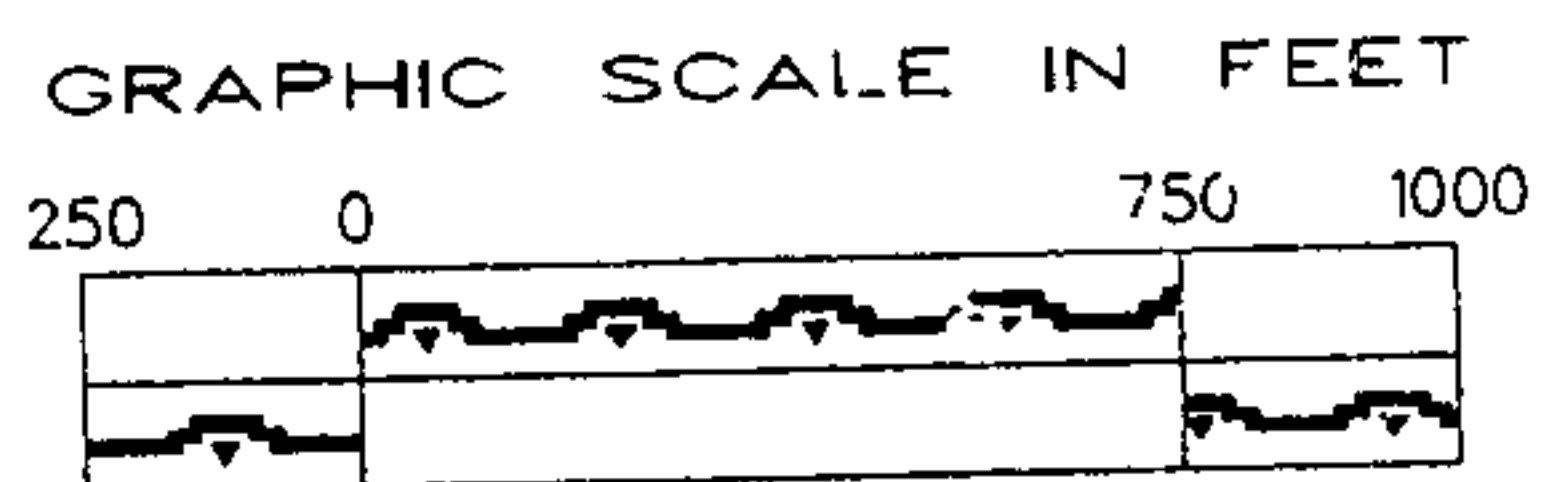
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
04DR13 - 00205

Bob Hart 2/12/04
Planner signature / date
Project # 1003258



CITY OF
Albuquerque
A G I S
buquerque eographic Information system
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
H-11-Z
Map Amended through July 10, 2003

Philip W. Turner, PS
Professional Land Surveyor
P.O. Box 30192
Albuquerque, New Mexico 87190-0192
505 884-9087; FAX 505 884-2192; Mobile 505 379-4301

2/12/04

City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Replat of Tract 280-B of Unit 8, Town of Atrisco.

City of Albuquerque Planning Department:

The owner of the referenced property desires a replat to divide the said tract into two lots. The property is zoned R-T and lies residential area east of Coors Boulevard and south of Interstate 40. The existing lot, as platted is 76.80' x 185' and fronts on 55th Street, NW. The property is currently vacant. A private way is proposed to access a single lot. This replat essentially mirrors the replat of Tract 280-A directly to the north that was accomplished in 1995. Thank you for your consideration of this matter.

Sincerely,



Philip W. Turner, PS

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
2/25/04 Comments**

ITEM # 12

PROJECT # 1003258

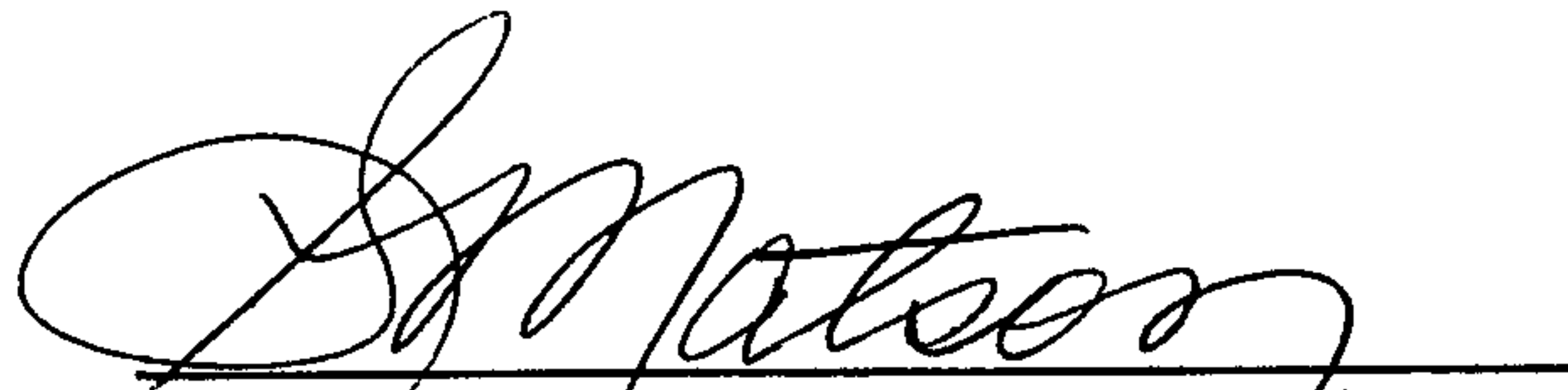
APPLICATION # 04-00205

RE: Lot 280B/Town of Atrisco Grant/replat

No objection to the requested replat as the lots meet minimum size per the Zoning Code.

AGIS dxf file needs approval before planning can sign the plat.

Applicant may file the plat once it's signed but a recorded copy needs to be returned to Planning to close the file.



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

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

PAID RECEIPT

APPLICANT NAME SALVADOR PEREZ
AGENT PHILIP TURNER
ADDRESS PO Box 30192
PROJECT & APP # 1003258 / 04DRB-
PROJECT NAME LOT 280 B TWN OF ATRISCO GRNT. UN. 8

\$ 20⁰⁰ 469099/4916000 Conflict Management Fee

\$ 285⁰⁰ 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

\$ 305⁰⁰ TOTAL AMOUNT DUE

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

DUPLICATE

DUPLICATE

Counterreceipt.doc 12/29/03

02/11/2004
441006
4983000

305.00
TOTAL