

#10



DRB CASE ACTION LOG

REVISED 2/5/04

Completed 9/30/05
ES

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-01481 (P&F)
Project Name: BREEZE @ MOUNTAIN GATE
Agent: Surveys Southwest

Project # 1003264
Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/28/05 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.
- 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

1003264

11/10/2020

11/10/2020

#10



DRB CASE ACTION LOG (PREL & FINAL)

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-01481 (P&F)

Project # 1003264

Project Name: BREEZE @ MOUNTAIN GATE

Agent: Surveys Southwest

Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/28/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- UTILITIES: _____
- _____
- _____
- _____

- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____

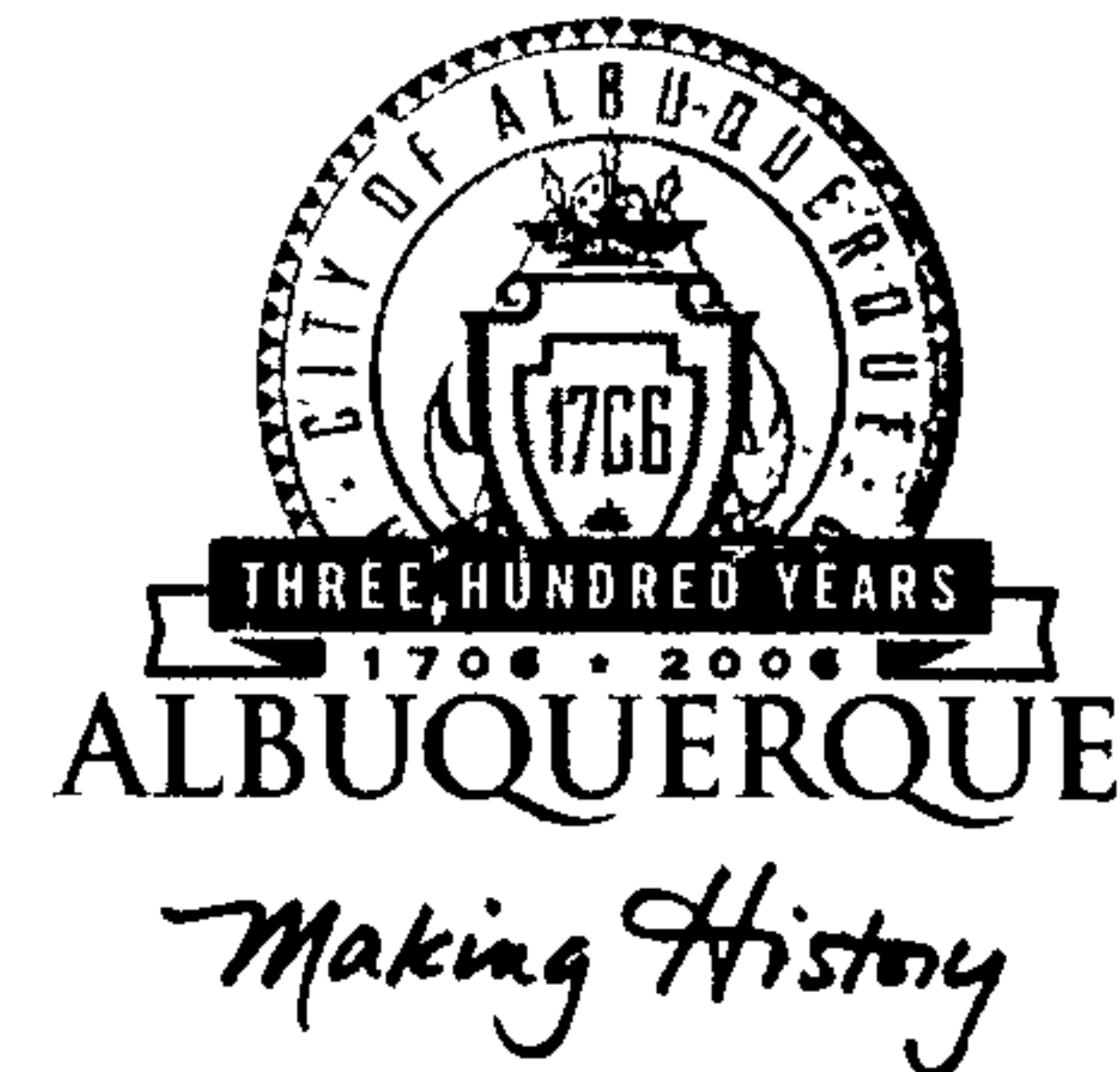
- PARKS / CIP: _____
- _____
- _____
- _____

- PLANNING (Last to sign): _____
- _____
- _____
- _____

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- Copy of recorded plat for Planning.**

Project Number 1003264

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003264

AGENDA ITEM NO: 10

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 28, 2005

**City Of Albuquerque
PLANNING DEPARTMENT
September 28, 2005
DRB Comments**

Item # 10

Project # 1003264 Application # 05-01481

RE: Tracts 72-A & 73, Breeze @ Mountain Gate/minor plat

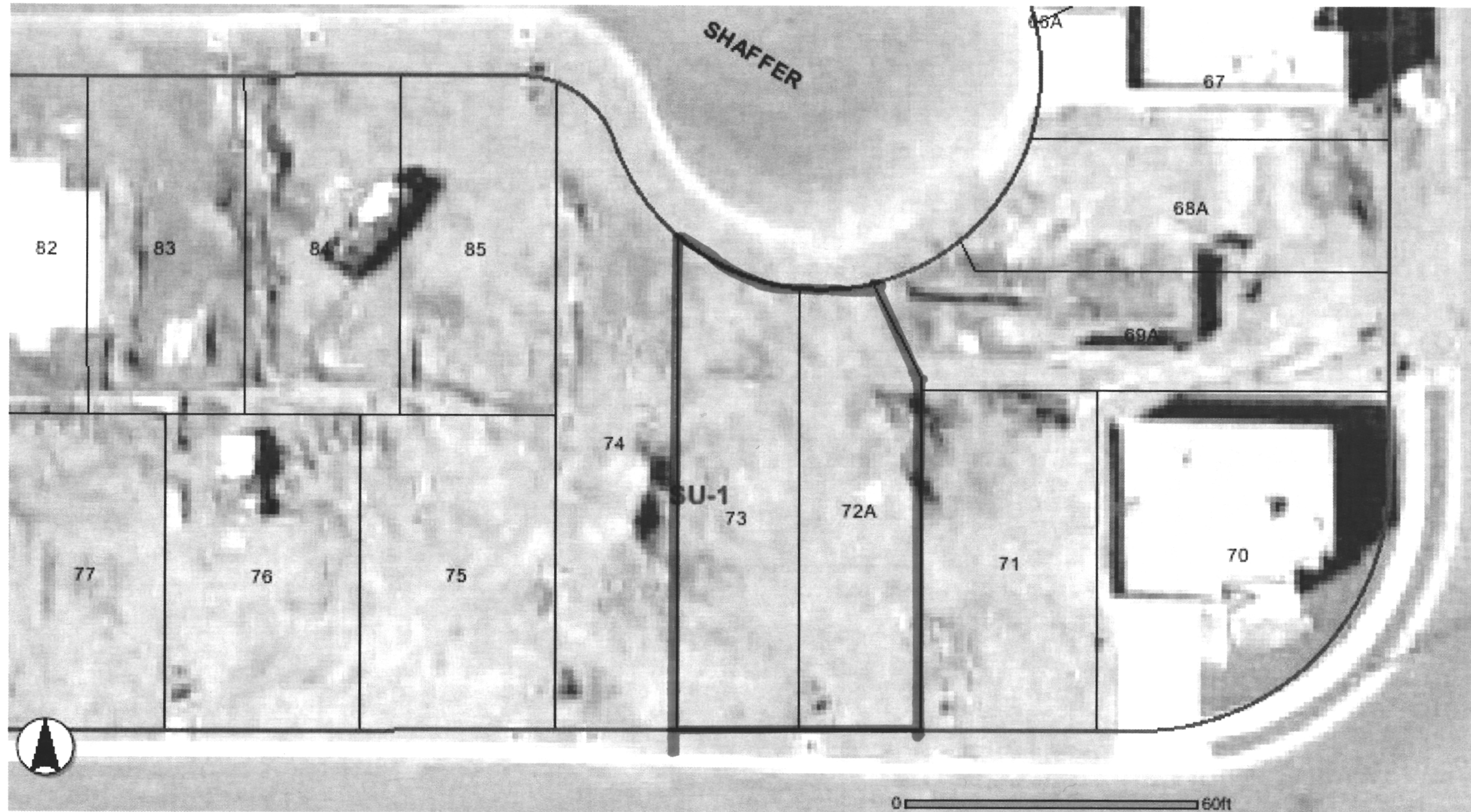
Planning has no objection to the replat. Defer to the Traffic Engineer.

AGIS dxf is approved.

Applicant may record the plat provided Planning receives a copy of the filed plat to close the file.



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





**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 28, 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: 11:45 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 # 1004228**
05DRB-01394 Major-Vacation of
Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1 light manufacturing zone, located near Alameda Lateral south of Montano Rd NE. [REF:05DRB00888] (F-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: PNM SHALL SIGN THE PLAT PRIOR TO DRB APPROVAL.**

2. **Project # 1003573**
05DRB-01379 Major-Amended
Grading Plan 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 and 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, 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: 04DRB01138, 04DRB01417, 05DRB00481] [Deferred from 9/28/05] (C-20) **DEFERRED AT THE BOARD'S REQUEST TO 10/5/05.**

3. **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] (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/2/05.**

4. **Project # 1002715**
05DRB-01398 Major-Bulk Land
Variance
05DRB-01396 Major-Vacation of Pub
Right-of-Way
05DRB-01397 Major-Vacation of
Public Easements
05DRB-01399 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Tract(s) H; LANDS OF HORIZON CORPORATION, (to be known as **BOULEVARD LTD**) zoned SU-1 FOR C-1, located on UNSER BLVD NE, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC00918, 03EPC00919, 04DRB00964, 04DRB00965, 04DRB00965, 04DRB00967] (B-11) **THE BULK LAND VARIANCE WAS APPROVED.**

THE VACATION OF THE PUBLIC EASEMENT WAS WITHDRAWN AT THE AGENT'S REQUEST. THE VACATION OF RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT ON EAST SIDE OF LOTS 3, 4 AND 6 AND PLANNING FOR 15-DAY APPEAL PERIOD, CORRECT ZONING ON PLAT, AA FOR SITE PLAN FOR SUBDIVISION, NMU INC SIGNATURE, PNM SIGNATURE, RECORDING OF THE PLAT AND THE AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.

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 # 1004250**
05DRB-01432 Minor-SiteDev Plan
BldPermit

PLANNERS & ENGINEERS COLLABORATIVE agent(s) for TROY MOORE request(s) the above action(s) for all or a portion of Tract(s) B-1-B, **MCBARK SUBDIVISION**, zoned C-2 community commercial zone, located on QUAIL ROAD NW, between COORS BLVD NW and CORONA DR NW containing approximately 1 acre(s). [REF: Z-97-128, 05EPC-00949][Stephanie Shumsky, EPC Case Planner] (H-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA RAMPS, 3 COPIES OF THE SITE PLAN AND 8-FOOT SIDEWALK OR 20-FOOT PARKING STALLS WITH BUMPERS AND UTILITIES DEVELOPMENT FOR EXECUTION AND RECORDING OF A NEW SANITARY SEWER EASEMENT THAT HAS BEEN SUBMITTED TO THE CITY FOR REVIEW AND COMMENT.**

6. **Project # 1000089**
05DRB-01478 Minor-SiteDev Plan
Subd/EPC
05DRB-01479 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECT agent(s) for RIVERSIDE PLAZA LTD., CO request(s) the above action(s) for Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between MONTANO PLAZA DR NW and STONE BRIDGE NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC05-01107] [**Stephanie Shumsky, EPC Case Planner**] [*Indef Deferred from 9/28/05*] (E-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

05DRB-01480 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for RIVERSIDE PLAZA LTD CO request(s) the above action(s) for all or a portion of Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between STONE BRIDGE NW and MONTANO PLAZA DR NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC-01107] [*Indef Deferred from 9/28/05*] (E-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1003983**
05DRB-01482 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING**) zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] [*Deferref from 9/28/05*] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

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

8. **Project # 1002051**
05DRB-01474 Major-Final Plat
Approval
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for **CHAMISA RIDGE, UNIT 2**, zoned R-LT residential zone, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF:02DRB00963, 03DRB02008,05DRB00091] (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, NMU INC. SIGNATURE, TO CALL OUT PRIVATE EASEMENT MAINTENANCE AND BENEFICIARIES, PUB DEDICATION TO CITY OF ALBUQUERQUE AND TO PLANNING TO RECORD.**
9. **Project # 1002473**
05DRB-01472 Minor-Prelim&Final Plat
Approval
- TIERRA WEST LLC agent(s) for D. R. HORTON INC request(s) the above action(s) for all or a portion of Tract(s) O, **DESERT VISTA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on MENDOCINO DR NE, between HAMPTON AVE NE and SIGNAL AVE NE containing approximately 1 acre(s). [REF: Z-98-74, DRB-92-290, DRB-98-123, 05DRB00092] (C-20) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
10. **Project # 1003264**
05DRB-01481 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Tract(s) 72-A & 73, **BREEZE @MOUNTAIN GATE**, zoned SU-1, located on SHAFFER CT SE, between KEESHA JO AVE SE and LANIER DR SE containing approximately 1 acre(s). [REF: DRB-98-45, 04DRB00224] (L-23) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1004433**
05DRB-01469 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for BILL HENTHORN request(s) the above action(s) for all or a portion of Lot(s) A & B, Block (s) 1 and Lot(s) 7 & 8, Block(s) 5, MAYO & ROSS ADDITION (to be known as **JESUS ROMERO ADDITION**) zoned SU-2 NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and BROADWAY NE containing approximately 1 acre(s). [REF: ZA-97-157] (J-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001945**
05DRB-01415 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298 (to be known as **LAND OF DUNN**) zoned R-LT residential zone, located on CARSON RD NW, between RIO GRANDE BLVD NW and ZEARING AVE NW containing approximately 1 acre(s). [REF: 02DRB00731, 05DRB00733] [*Deferred from 9/21/05*] (J-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/28/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1003685**
05DRB-01477 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) 14A, Tract(s) O-1, (to be known as **WESTERN SHADOWS@ VENTANA RANCH WEST**) zoned R-LT residential zone, located on RAYNER DR NW, between VENTANA RIDGE RD NW and [REF: 04DRB01448] [*Deferred from 9/28/05*] (B-8) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

14. **Project # 1000965**
05DRB-01382 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ**, zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] [*Deferred from 9/7/05 & 9/14/05 & 9/21/05 & 9/28/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

15. **Project # 1004415**
05DRB-01420 Minor-Prelim&Final Plat
Approval
05DRB-01419 Minor-Vacation of
Private Easements

ROSS HOWARD COMPANY agent(s) for STEVE & EILEEN WHITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) 15-P1, **PALOMA DEL SOL SUBDIVISION**, zoned R-1 residential zone, located on AVENTURA CT NW, between MCMAHON BLVD NW and SAN TIMOTEO AVE NW containing approximately 1 acre(s). [REF: DRB-95-63, V-95-61, SV-95-25, S-95-15] [*Deferred from 9/21/05*] (A-12) **THE PRELIMINARY AND FINAL PLAT AND THE VACATION OF THE 30-FOOT PUBLIC SLOPE EASEMENT WAS DENIED WITH FINDINGS.**

16. **Project # 1003128**
05DRB-01424 Minor-Prelim&Final Plat
Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). [*Deferred from 9/21/05 & 9/28/05*] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

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

17. **Project # 1004434**
05DRB-01475 Minor-Sketch Plat or
Plan
- ISAACSON & ARFMAN PA agent(s) for MS DEV ONE LLC request(s) the above action(s) for Tract(s) 42B, LANDS OF PABLO ROMERO and Tract(s) A, LANDS OF JACK F CULLY (to be known as **EL POTRERO PROPERTIES**) zoned RA-2 residential and agricultural zone, located on MONTANO RD NW, between EL POTRERO RD NW and TIERRA VIIVA TR NW containing approximately 2 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. Approval of the Development Review Board Minutes for September 14, 2005. **THE DRB MINUTES FOR SEPTEMBER 14, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:45 A.M.

#10

3264

DXF Electronic Approval Form

DRB Project Case #: 1003264

Subdivision Name: BREEZE AT MOUNTAIN GATE LOTS 72A1 & 73A

Surveyor: GARY E GRITSKO

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 9/21/2005

Hard Copy Received: 9/21/2005

Coordinate System: NMSP Grid (NAD 27)


Approved

09-21-2005
Date

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

AGIS Use Only

Copied fc 3264 to agiscov on 9/21/2005 Contact person notified on 9/21/2005

14



Completed 8-23-04
BA

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.: <u>04DRB-00224</u>	Project # <u>1003264</u>
Project Name: <u>BREEZE @ MOUNTAIN GATE</u>	
Agent: <u>Surveys Southwest Ltd.</u>	Phone No <u>998-0303</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/3/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: Field locate water meter boxes that
save affected lots.

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
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- 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 1003264

[Handwritten mark]

14



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.: 04DRB-00224

Project # 1003264

Project Name: BREEZE @ MOUNTAIN GATE

Agent: Surveys Southwest Ltd.

Phone No 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/3/04 by the DRB with delegation of signature(s) to the following departments

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- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- UTILITIES: Field locate water meter boxes that
save affected lots.
- _____
- _____

- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____

- PARKS / CIP: _____
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- 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

1003264



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1295 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003264

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 3, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 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.

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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: 12:40 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **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) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

2. **Project # 1003112**
04DRB-00167 Major-Bulk Land Variance
04DRB-00168-Major-Vacation of Public
Easements
04DRB-00166 Minor-Prelim&Final Plat
Approval

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-01994](F-10 & F-11) **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 PLANNING FOR THE 15-DAY APPEAL PERIOD.**

3. **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) **DEFERRED AT AGENT'S REQUEST TO 3/10/04.**

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.

4. **Project # 1000651**
04DRB-00246 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for TIJERAS PLACE LLC SERIES B request(s) the above action(s) for all or a portion of Tract(s) A29A1, **TOWN OF ATRISCO GRANT NORTHEAST, UNIT 1**, zoned SU-1 FOR PLANNED DEVELOPMENT AREA C-1 USES, located on REDLANDS RD NW, between COORS BLVD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 02EPC-01672,01673, 02DRB-01946,01947, 03DRB-00190, 03DRB-00285, 03EPC-01927] [**Makita Hill, EPC Case Planner**] [*Deferred from 3/3/04*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/17/04.**

5. **Project # 1002624**
04DRB-00239 Minor-SiteDev Plan
Subd/EPC
04DRB-00240 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI , agent(s) for NEW DAY YOUTH & FAMILY SERVICES request(s) the above action(s) for all or an Unplatted portion of Section 36, T10N, R3E, **UNPLATTED LAND, NEW DAY SHELTER**, zoned SU-1 special use zone for Short Term Shelter, located on RIDGECREST DR SE, between LOUISIANA BLVD SE and DAKOTA ST SE containing approximately 1 acre(s). [REF: 03AA-00669, 03EPC-00935, 03DRB-01223, 03EPC-02050] **[Juanita Vigil, EPC Case Planner] (M-18) THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR ADA STALLS AND PLACEMENT OF SIDEWALKS ON SITE PLANS.**

- 04DRB-00243 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for NEW DAY YOUTH & FAMILY SERVICES request(s) the above action(s) for all or an Unplatted portion of Section 36, T10N, R3E, **UNPLATTED LAND, NEW DAY SHELTER**, zoned SU-1 special use zone for Short Term Shelter, located on RIDGECREST DR SE, between LOUISIANA BLVD SE and DAKOTA ST SE containing approximately 1 acre(s). [REF: 03AA-00669, 03EPC-00935, 03DRB-01223, 03EPC-02050] (M-18) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

6. **Project # 1003054**
04DRB-00226 Minor-SiteDev Plan
BldPermit
04DRB-00227 Minor-Prelim&Final Plat
Approval

MECHENBIER CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 36 & 37, **RICHFIELD PARK**, zoned IP, located on WASHINGTON NE, between BALLOON MUSEUM DR NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: Z-85-70-1, Z-82-86, DRB-94-339, 03DRB-01804] [*Listed under Project #1003086 in error*] (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA STALL DIMENSIONS, PARKING BUMPERS AND ADA RAMP CONFIGURATIONS AND PLANNING FOR MISCELLANEOUS COMMENTS AND INFRASTRUCTURE LIST SENTENCE AND AEHD AND SWMD SIGNATURES. PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003100**
04DRB-00247 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for SKYE INC request(s) the above action(s) for all or a portion of Tract(s) B-1 & C-1, **ADOBE WELLS SUBDIVISION**, zoned SU-1, IP, C-2, R-2 USES, located on EAGLE RANCH RD NW, between WESTSIDE DR NW and IRVING BLVD NW containing approximately 6 acre(s). [REF: 03EPC-01921] [**Debbie Stover, EPC Case Planner**] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL'S APPROVAL AND PLANNING FOR LANDSCAPE PLAN MODIFICATIONS PER D. STOVER'S COMMENTS.**

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) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**
9. **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) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS PREVIOUS SITE PLAN COMMENTS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/3/04 THE PRELIMINARY PLAT WAS APPROVED FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
10. **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) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

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

11. **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 ANZADR 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) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

12. **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) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

13. **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) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

14. ~~**Project # 1003264**~~
04DRB-00224 Minor-Prelim&Final Plat
Approval

~~SURVEYS~~ SURVEYS SOUTHWEST LTD agent(s) for BILL WADE MOUNTAIN WEST DEV., LLC request(s) the above action(s) for all or a portion of Lot(s) 68, 69 & 72, **BREEZE AT MOUNTAIN GATE**, zoned SU-1 PRD, located on KAYLYN DR SE, between KEESHA JO AVE SE and SHAFFER CT SE containing approximately 1 acre(s). [REF: DRB 98-45, Z-70-60-1, 1000849] (L-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO FIELD LOCATE WATER METER BOXES THAT SERVE AFFECTED LOTS.**

15. **Project # 1002636**
03DRB-01959 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for ROBERT SIEGLITZ request(s) the above action(s) for all or a portion of Lot(s) 24, **RICE'S DURANES ADDITION NO. 1**, zoned R-2 residential zone, located on RICE AVE NW, between RIO GRANDE BLVD NW and DURANES NW containing approximately 1 acre(s). [REF: 03DRB-01084, 03DRB-00708] [*Deferred from 11/26/03, Final plat was indefinitely deferred 12/03/03*] (H-13) **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

16. **Project # 1003265**
04DRB-00237 Minor-Sketch Plat or Plan

WILKS CO. agent(s) for RENE LOYA DURAN request(s) the above action(s) for all or a portion of Lot(s) 2-4, Block(s) 3, **SANTA FE ADDITION**, zoned R-1 residential zone, located on BARELAS ST SW, between PACIFIC AVE SW and CROMWELL AVE SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1001899**
04DRB-00248 Minor-Sketch Plat or Plan

BRASHER & LORENZ INC agent(s) for GARY TIPTON request(s) the above action(s) for all or a portion of Tract(s) 7, **LA VILLITA SUBDIVISION**, zoned SU-1, PRD, located EAST OF LA VILLITA NE, SOUTH OF CANDELARIA NE and EAST OF TRAMWAY NE containing approximately 2 acre(s). [*Listed under Project #1003268 in error*] (H-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. ADJOURNED: 12:40 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
3/3/04 Comments**

ITEM # 14

PROJECT # 1003264

APPLICATION # 04-00224

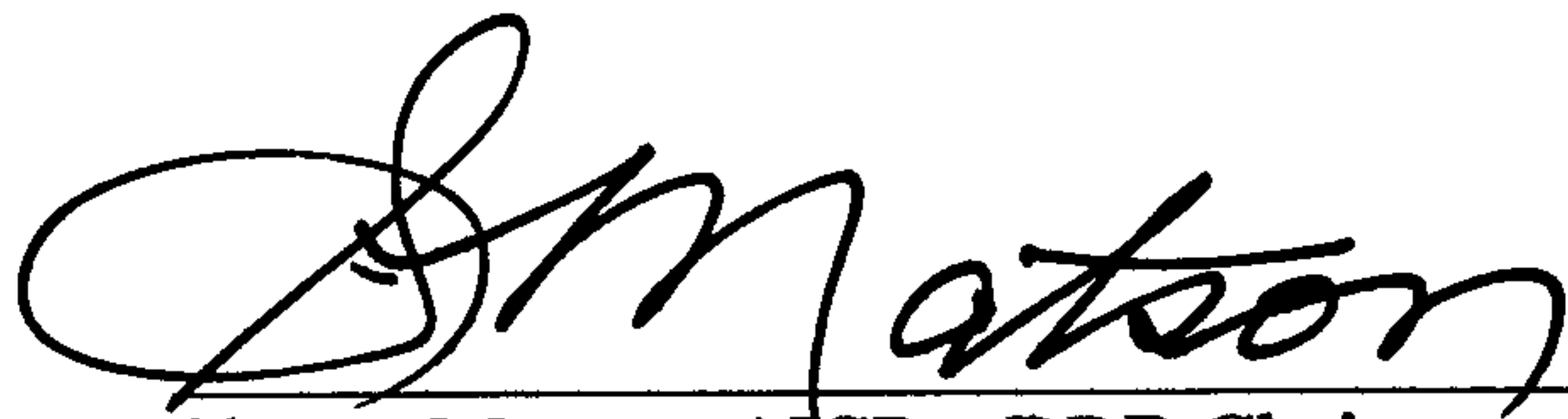
RE: Breeze@Mountain Gate/minor plat

The zoning on this property is SU-1 for PRD.

No objection to the requested replat.

AGIS dxf is approved.

Applicant may file the plat. Please be sure Planning gets a recorded copy to close the file.



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

3264

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1003264

Subdivision Name Breeze at Mountain Gate

Surveyor Gary Gritsko

Company/Agent Surveys Southwest

Contact Person Sara Amato Phone # _____ email Samato@swsurvey.

DXF Received Date: 4/19/04

Hard-Copy Date: 4/19/04

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

Patricia M. Apt 2/19/04
Approved Date

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

AGIS Use Only		
Copied cov <u>3264</u> to agiscov.	Date: <u>2/19/04</u>	Contact person Notified on: <u>Sara Amato</u>

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form Supplemental form

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

APPLICANT INFORMATION:

NAME: BILL WADE PHONE: 730-8849

ADDRESS: P.O. BOX 66449 FAX: _____

CITY: ALBU STATE NM ZIP 87193 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: LAUREN CAVANAGH

AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303

ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306

CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: ADJUST THE LOT LINES BETWEEN TWO EXISTING LOTS CREATING TWO NEW LOTS (PRELIM/FINAL)

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 72-A-E LOT 73 Block: N/A Unit: N/A

Subdiv. / Addn. BREEZE D MOUNTAIN GATE

Current Zoning: SU-1-PRO Proposed zoning: N/A

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

Total area of site (acres): 0.1049 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? No

UPC No. 1-023-056-099-281-21613, 1-023-056-102-280-21614 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: SHAFFER CT SE

Between: KEESHA JO HYE SE and LAWLER DR SE

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 98-45

PROJ # 1003264, PROJ # 1000849 04DRB 00224

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

SIGNATURE Dan Graney DATE 9.19.05

(Print) Dan Graney Applicant Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>05DRB - 01481</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>9/28/05</u></p>	<p>Action</p> <p><u>PRF</u></p> <p><u>CWP</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>5(3)</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>285.00</u></p> <p>\$ <u>20.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total \$ <u>305.00</u></p>
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Kim Sims 9/20/05 **Project #** 100326A

Planner signature / date

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)
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- 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.
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 - 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.

Dan Graney Applicant name (print)
Dan Graney Applicant signature / date
9-19-05

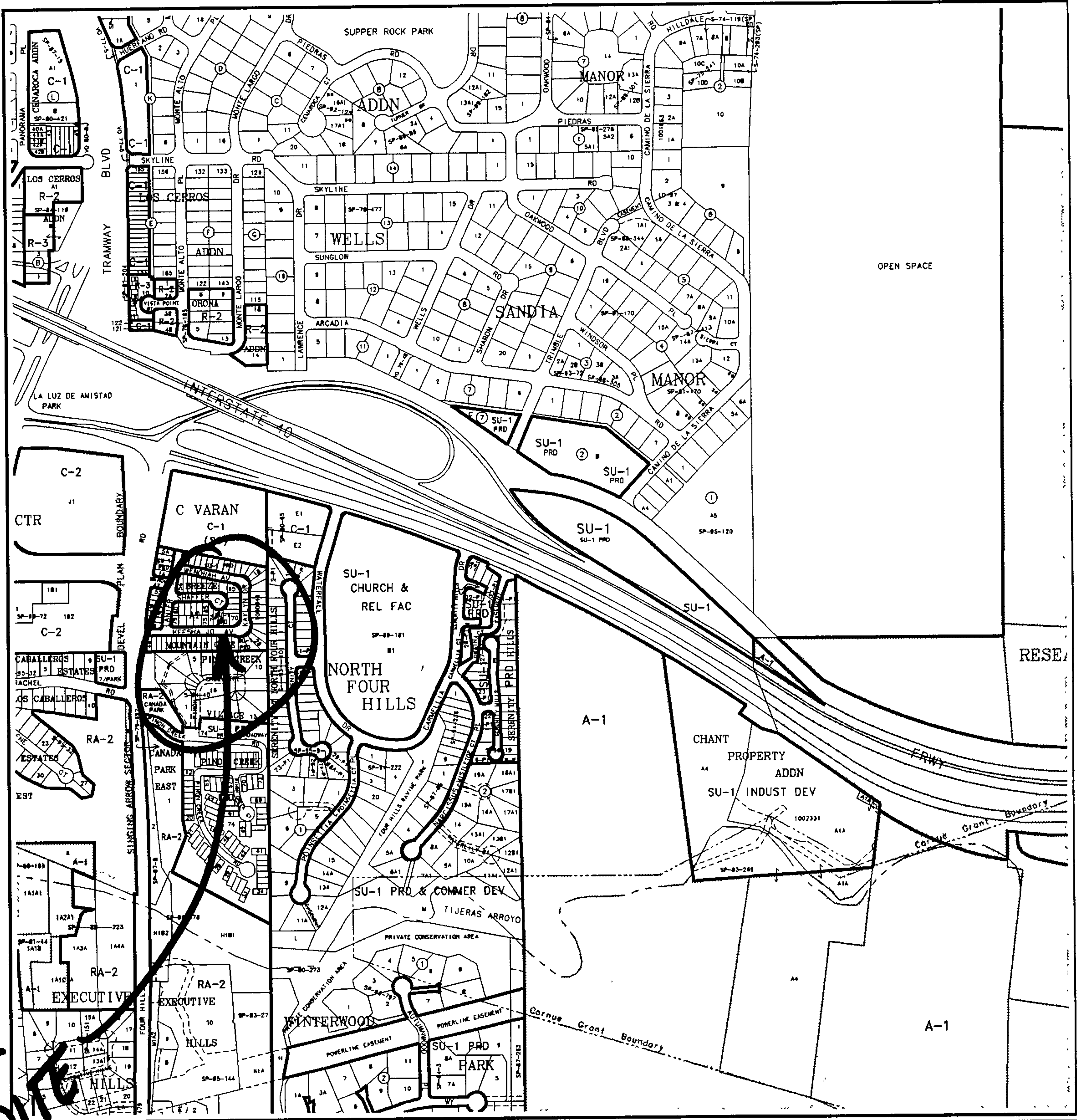


Form revised 3/03, 8/03 and 11/03

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
05073 - 01481

Ki Sui 9/20/05
Planner signature / date

Project # 1003264

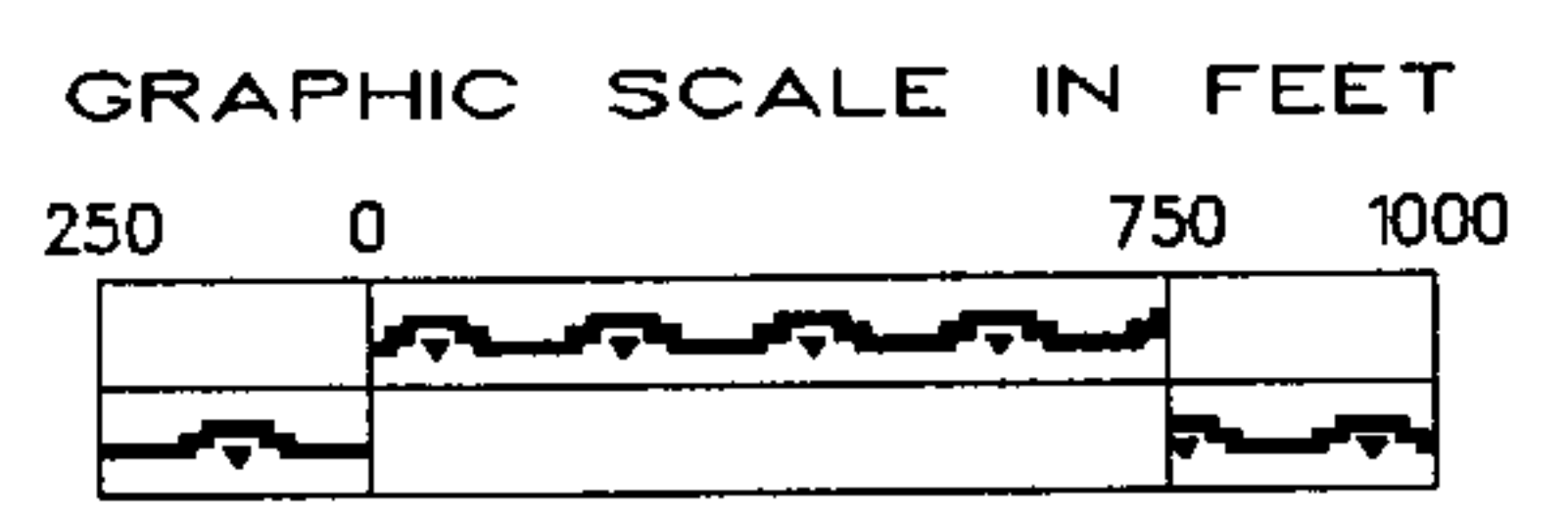
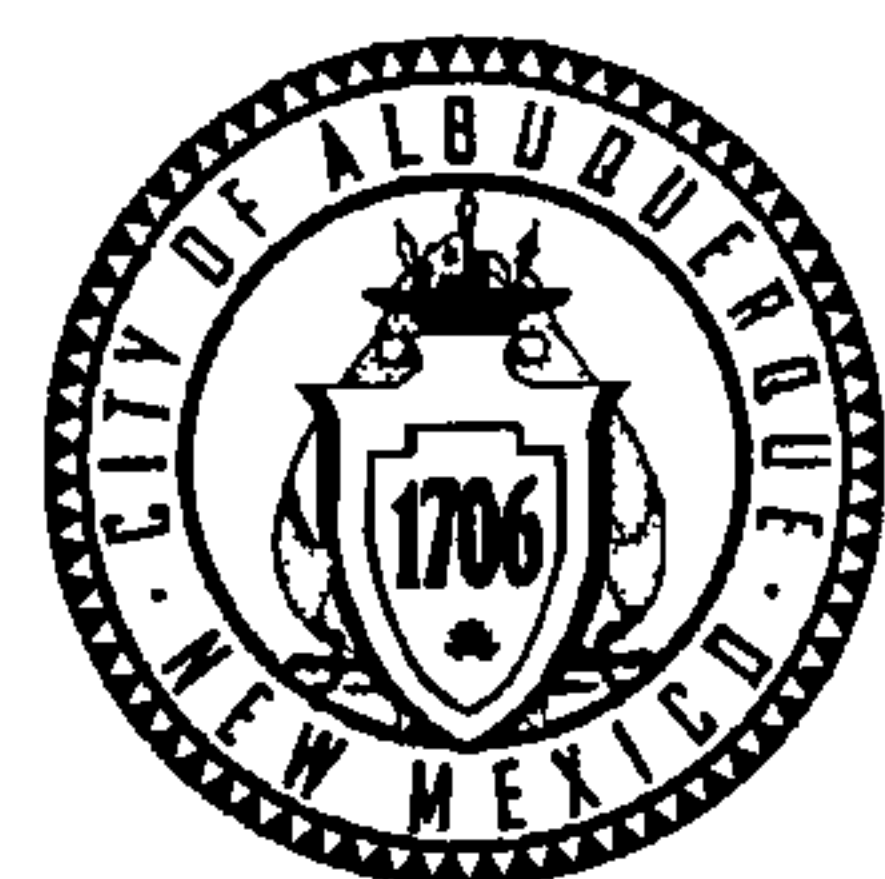
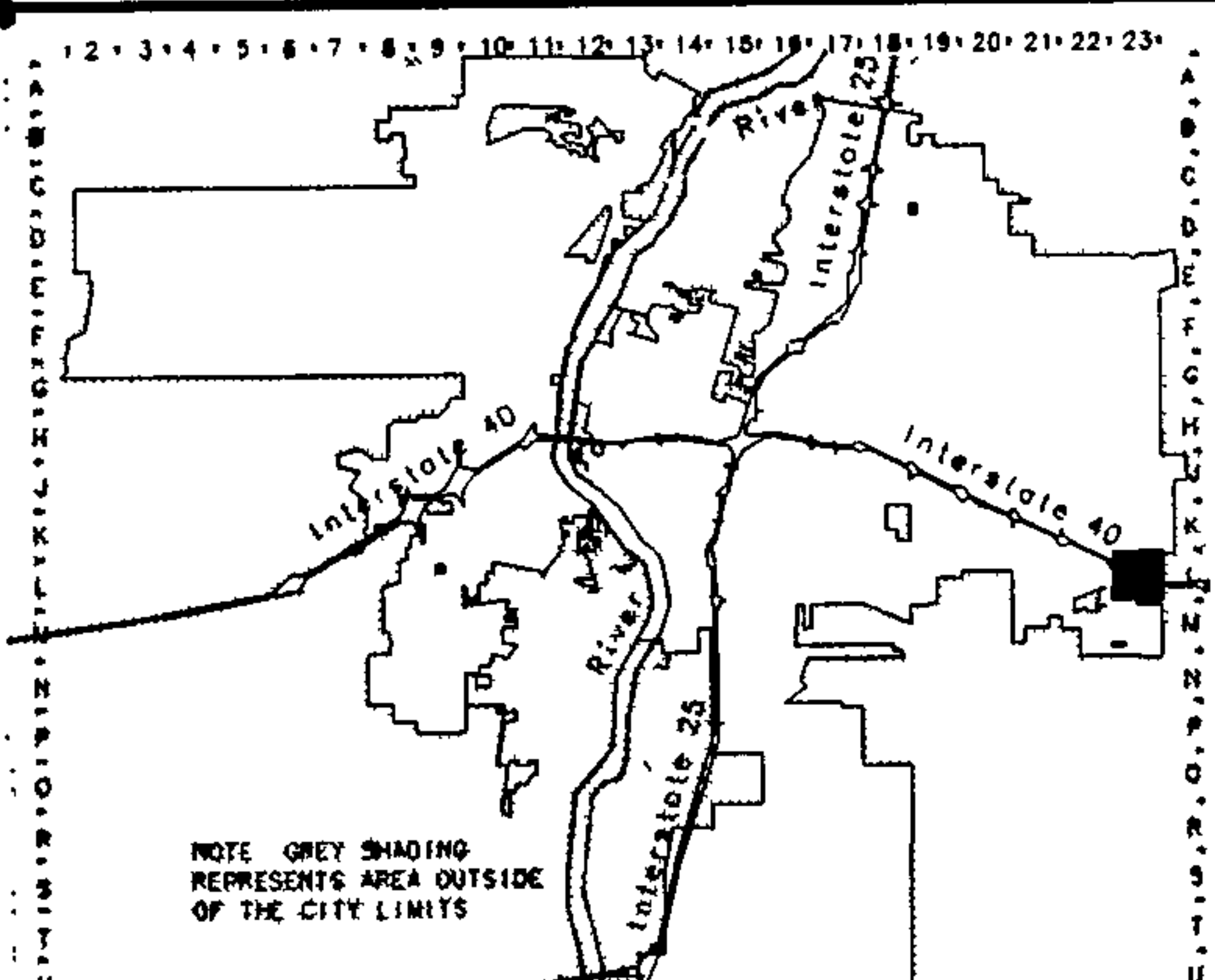


OPEN SPACE

RESEA

A-1

SUG



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page

L-23-Z

Map Amended through August 04, 2004

Surveys Southwest, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

September 19, 2005

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOTS 72-A-1 & 73-A, BREEZE AT MOUNTAIN GATE

Dear Board Members:

The purpose of the above referenced replat is to shift a lot line to allow for the proper setback on the vacant lot for new development. Lot 73 is currently developed with a residence.

If you have any questions please feel free to contact me.

Sincerely,


Dan Graney
President

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

PAID RECEIPT

APPLICANT NAME BILL WADE
AGENT SURVEYS SOUTHWEST LTD.
ADDRESS 333 LOMAS BLVD. NE
PROJECT & APP # 1003264 / OSDRB 0481
PROJECT NAME BREEZE D MOUNTAIN GATE

\$ 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.**

9/20/2005
RECEIPT
ACCOUNT
Activity
Trans A
124 Miss
CN
CHANGE

MOUNTAIN WEST DEVELOPMENT, LLC
P.O. BOX 66449 PH: 505-899-8849
ALBUQUERQUE, NM: 87193-6449

1487
DATE 9/16/05 95-101/1070

PAY TO THE ORDER OF Surveys Southwest
Three Hundred and Five and 00/100

\$ 305.00 DOLLARS

Los Alamos NATIONAL BANK
Smart Banking
2009 Galisteo St. Santa Fe, NM 87505 (505) 888-3200

001487 1070010120 0017454800

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME BILL WAIDE, MOUNTAIN WEST DEV, LLC PHONE: 899-8849
 ADDRESS P.O. BOX 60449 FAX: _____
 CITY ALBU STATE NM ZIP 87193 E-MAIL: _____
 Proprietary interest in site OWNER
 AGENT (if any) SURVELLS SOUTHWEST, LTD PHONE: 998-0303
 ADDRESS 333 LOMAS BLVD NE FAX: 998-0306
 CITY ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: RECONFIGURE THREE EXISTING LOTS INTO THREE NEW LOTS. (PRELIM/FINAL)

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

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

Lot or Tract No LOTS 68, 69 & 72 Block: N/A Unit N/A
 Subdiv / Addn BREEZE D MOUNTAIN GATE
 Current Zoning SU-1, PRD C-1, SC Proposed zoning: _____
 Zone Atlas page(s) L-23-Z No of existing lots: 3 No. of proposed lots: 3
 Total area of site (acres): 0.1597 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 1-023-056-108-281-21618 / 1-023-056-107-285-21617 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS, On or Near KALLIN DRIVE SE
 Between KEESHA JO AVE SE and SHAFFER CT. SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
PROJ # 1000849 DRB-98-45 270-60-1

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

SIGNATURE Dan Graney DATE 2-18-04
 (Print) Dan Graney Applicant Agent

FOR OFFICIAL USE ONLY

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

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04 DRB - -00224</u>	<u>PwF</u>	<u>5(3)</u>	<u>\$ 355-</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20-</u>
<input checked="" type="checkbox"/> All case #'s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #'s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>2/3/04</u>			<u>\$ 375-</u>

[Signature] 2/19/04
 Planner signature / date

Project # 1003264

1-023-056-101-281-21614

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.
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- Letter briefly describing, explaining, and justifying the request
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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
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- Amended preliminary plat approval expires after one year.

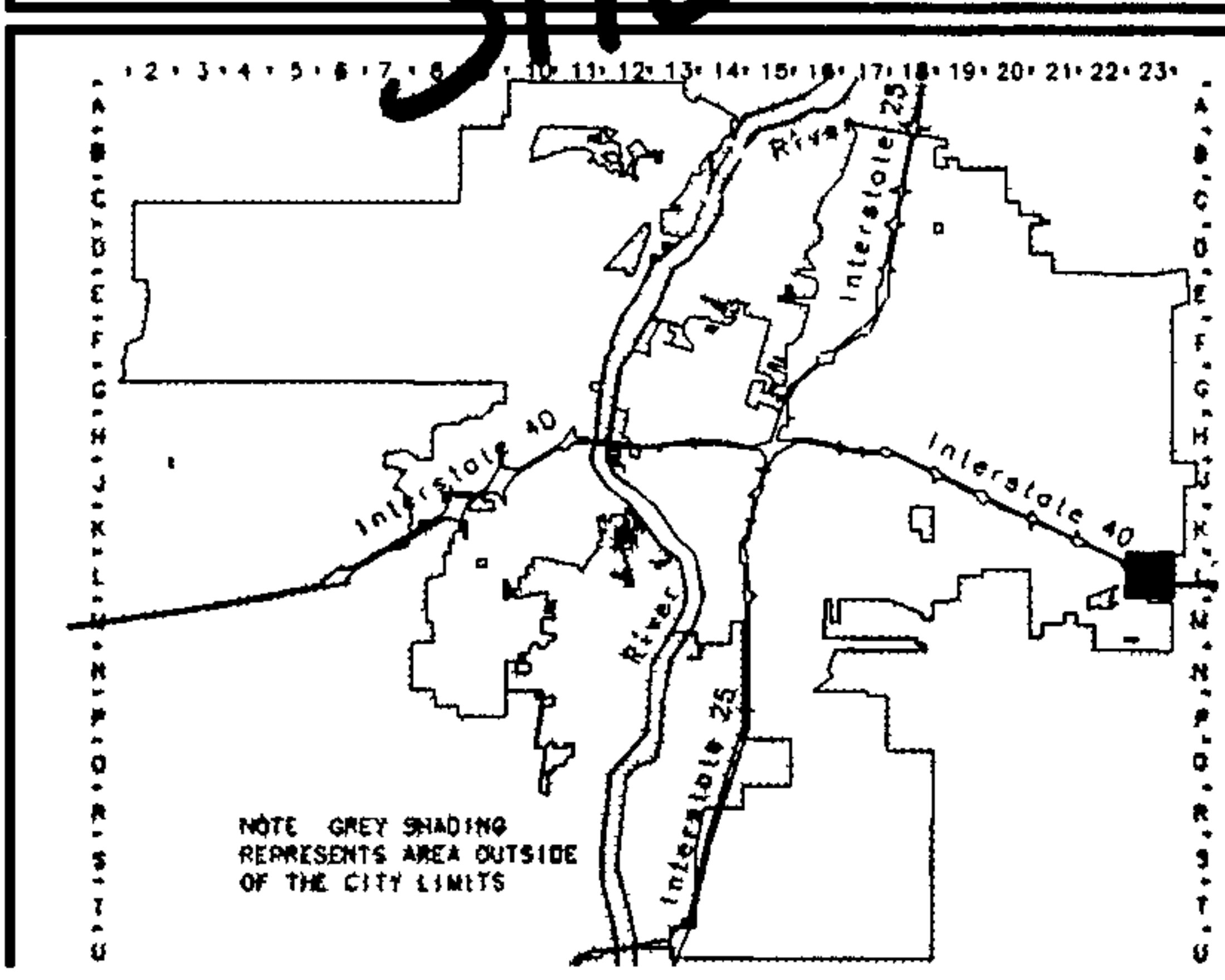
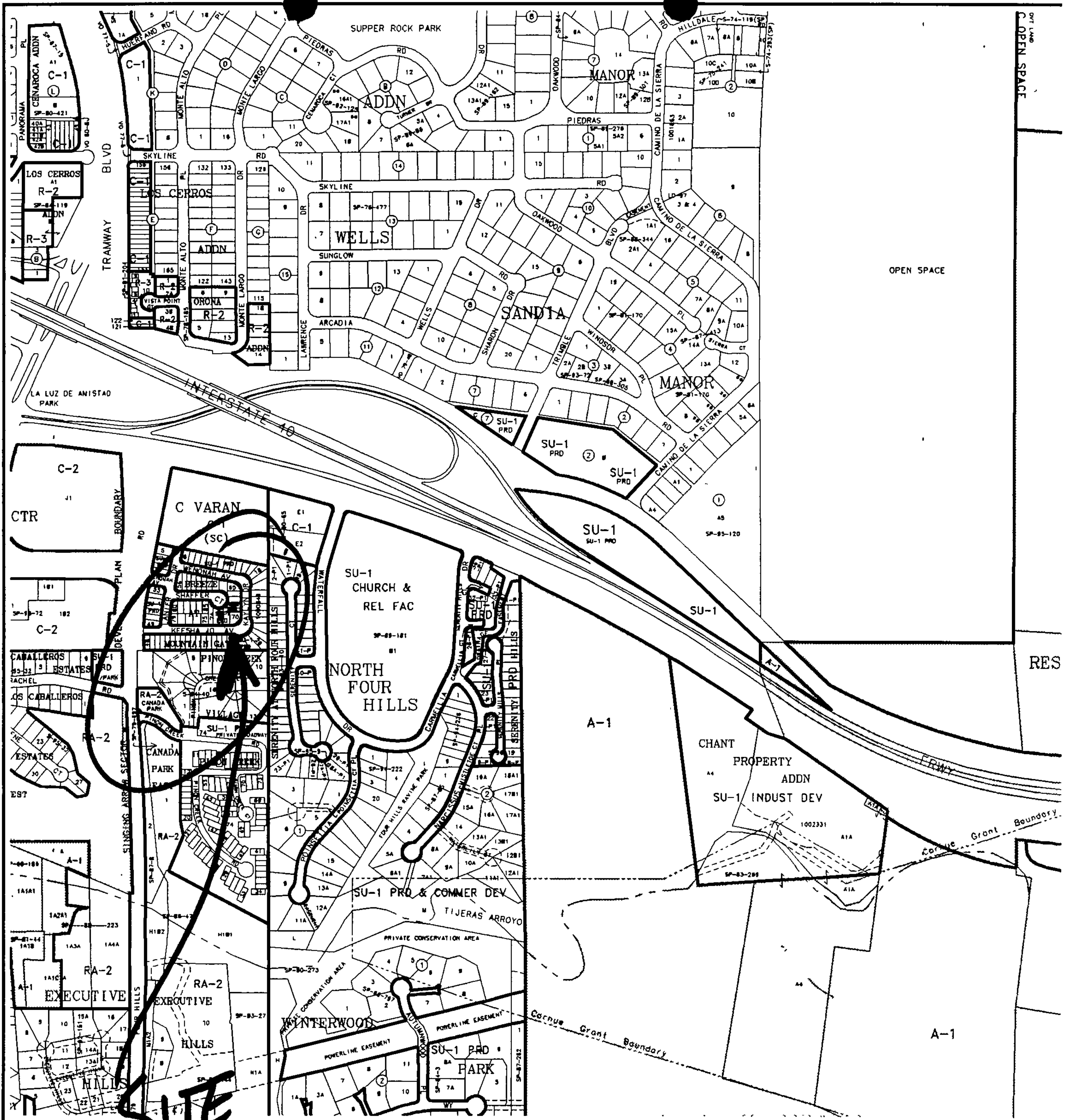
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Dan Grancy Applicant name (print)
[Signature] 2-18-04
Applicant signature / date



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

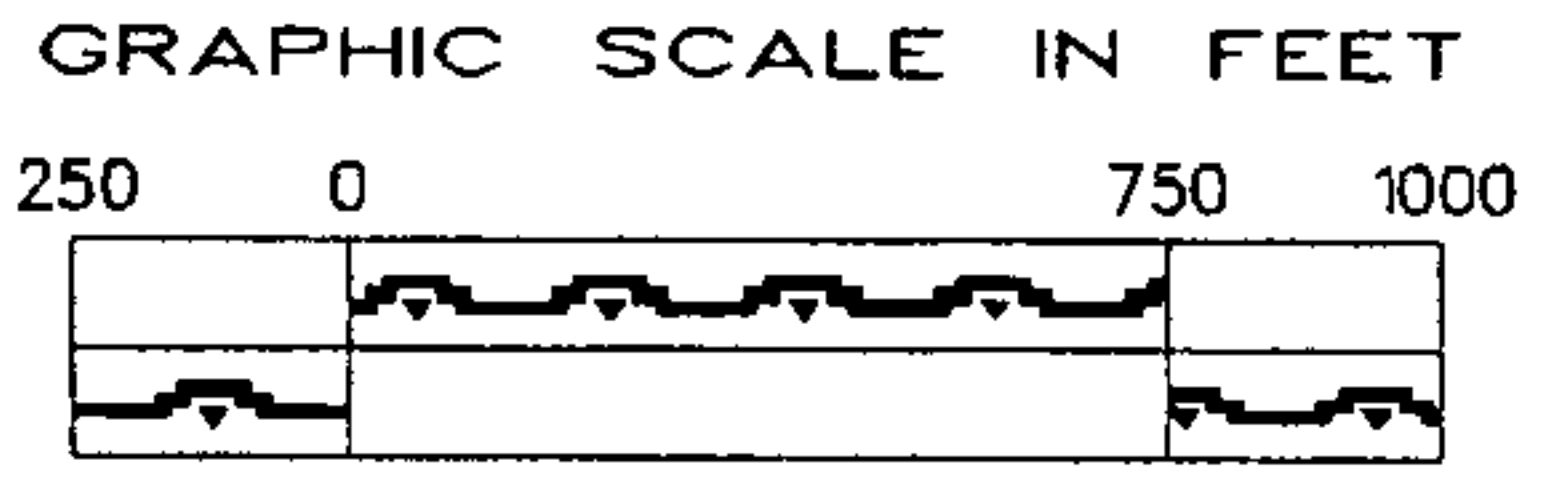
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 04DRB - _____ - 00224
- [Signature] 2/19/04
Planner signature / date
- Project # 1003264



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

L-23-Z

Map Amended through August 01, 2003

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

February 19, 2004

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

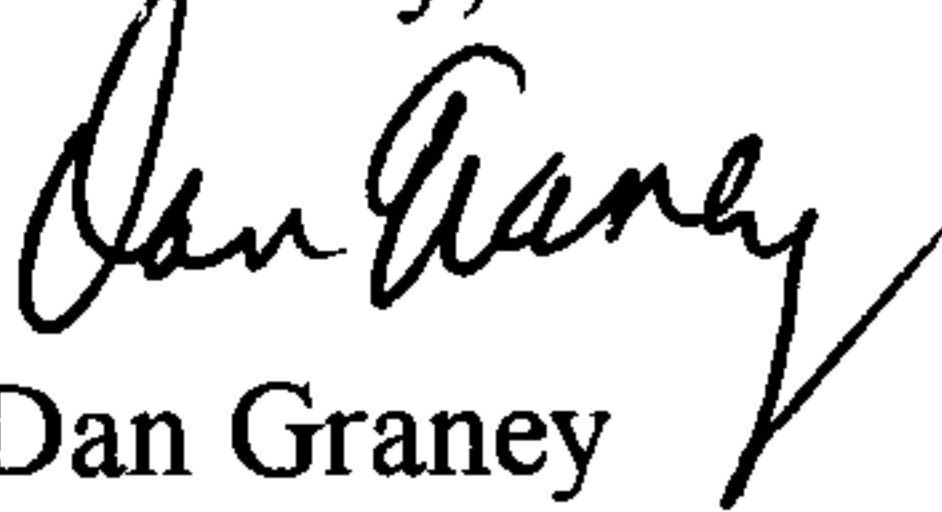
REF: LOTS 68-A, 69-A & 72-A, BREEZE AT MOUNTAIN GATE

Dear Board Members:

Surveys Southwest, LTD is requesting to reconfigure Three (3) existing lots into Three (3) new lots for the above referenced property. The owner is reconfiguring the lot lines to gain better access to Shaffer Court SE.

If you have any questions please feel free to contact me.

Sincerely,


Dan Graney
President

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

PAID RECEIPT

APPLICANT NAME Bree D Wade Mountain West Div LLC
 AGENT Surveys Southwest Ltd
 ADDRESS 333 Lomas Blvd NE
 PROJECT & APP # 1003264 04DRB-00224
 PROJECT NAME Bree D Mountain Gate

\$ 20 469099/4916000 Conflict Management Fee
 \$ 355 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
 \$ 375 TOTAL AMOUNT DUE

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

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

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

02/19/2004 11:04AM LOC: ANN
 X
 Counterreceipt.doc 02/29/04# 007 TRANS# 0008
 Account 469099 Fund 0110
 Activity 4916000 TRSDMM
 Trans Amt \$375.00
 J24 Misc \$20.00

02/19/2004 11:04AM LOC: ANN
 X
 RECEIPT# 00020585 WS# 007 TRANS# 0008
 Account 441006 Fund 0110
 Activity 4983000 TRSDMM
 Trans Amt \$375.00
 J24 Misc \$355.00
 CK \$375.00
 CHANGE \$0.00

Thank you

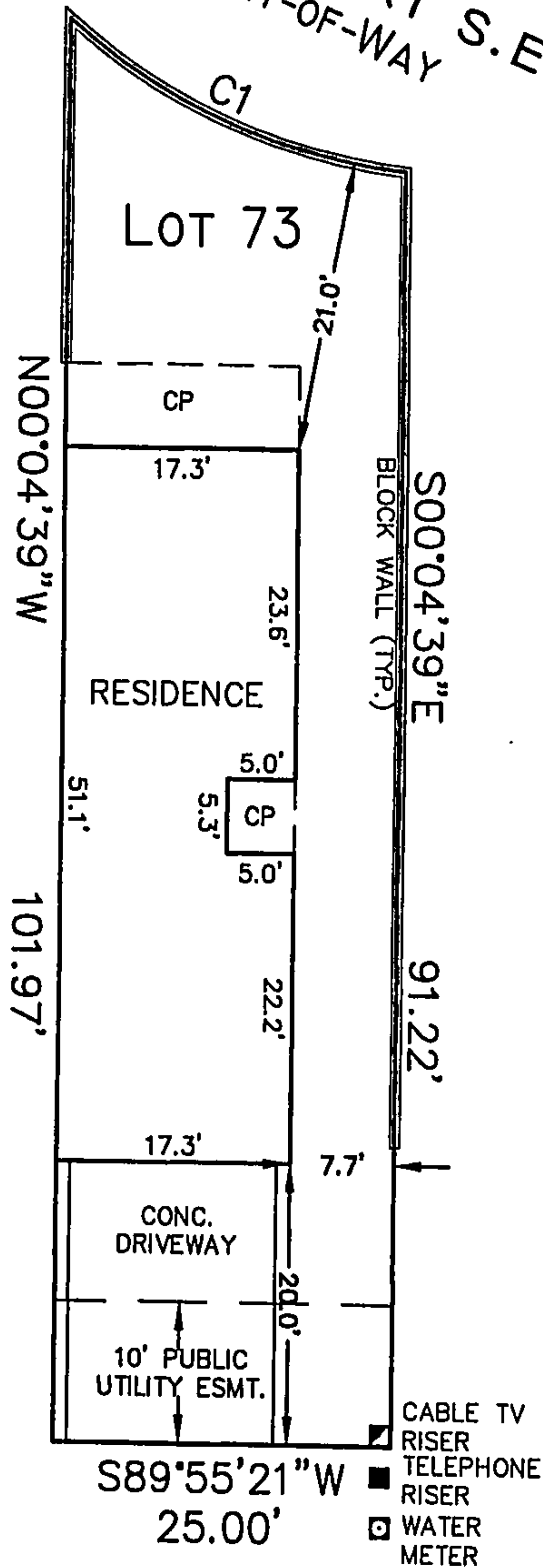
"EXHIBIT"

1" = 20'
 PROJECT NO. 0504PB25
 DRAWN BY PGB
 ZONE ATLAS: L-23-Z



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	45.00'	27.65'	35°12'00"	S66°48'35"E	27.21'

SHAFFER COURT S.E.
 46' RIGHT-OF-WAY



THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.

SURVEYS SOUTHWEST, LTD.
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303 FAX: (505) 998-0306

Breeze at Mountain Gate