Complete 10/5/06

DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

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

DRB Application No.: **05DRB-01657 (SBP)** Project # ~~1004393~~ 1003272

Project Name: **ALBUQUERQUE WEST UNIT 2**

Agent: Jim Miller Architect Phone No.: 345-1312

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 9/20/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): ~~planning comments~~ 3 Copies OK
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
  - ☒ **3 copies of the approved site plan. Include all pages.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1003272

Complete 9/12

#11

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: **06DRB-01253 (P&F)** Project # **1003272**

Project Name **ALBUQUERQUE WEST, UNIT 2,**

Agent: Isaacson & Afrman PA Phone No.: 268-8828

Project Number 1003272

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 7/26/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐

- ☐ UTILITIES:
- ☐
- ☐
- ☐

- ☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐

- ☐ PARKS / CIP:
- ☐
- ☐
- ☐

- ☒ PLANNING (Last to sign): record Plat
- ☐ AGIS dxf
- ☐ NM Utilities signature
- ☐ EPC-AA approved - lot #5 same as plat

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

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

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

#11

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: **06DRB-01253 (P&F)** Project # **1003272**

Project Name **ALBUQUERQUE WEST, UNIT 2,**

Agent: Isaacson & Afrman PA Phone No.: 268-8828

Project Number 1003272

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 7/06/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐

- ☐ UTILITIES:
- ☐
- ☐
- ☐

- ☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐

- ☐ PARKS / CIP:
- ☐
- ☐
- ☐

- ☒ PLANNING (Last to sign): record plat
  AGIS dxf
  NM Utilities signature
  EPC-AA approved - lot #5 same as plat

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

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

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

3272

DXF Electronic Approval Form

DRB Project Case #: 1003272

Subdivision Name: ALBUQUERQUE WEST LOTS 2A1B2B1, 2A1B2B2, 2A1B2B3, 3A1A, 3A2A, & 4A1A UNIT 2

Surveyor: TIMOTHY ALDRICH

Contact Person: FRED ARFMAN

Contact Information: 268-8828

DXF Received: 9/7/2006 Hard Copy Received: 9/7/2006

Coordinate System: NMSP Grid (NAD 83)

Approved 09.08.2006 Date

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

AGIS Use Only

Copied fc **3272** to agiscov on **9/8/2006** Contact person notified on **9/8/2006**

8/16/06 & 8/30/06 & 9/6/06] (K-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

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

9. Project # 1004877
06DRB-01255 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for Lot(s) 1-10, Block(s) 3 & Lot(s) 1-9, Block(s) 4, MANDELL ADDITION NO. 2 (to be known as **TRACT A, A.P.S. STRONGHURST COMPLEX**) zoned M-1 light manufacturing zone, located on WOODLAND AVE NW, between MENAUL BLVD NW and 2ND ST NW containing approximately 4 acre(s). [REF: 06DRB-00634,06DRB-00635] (H-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. Project # 1002771
06DRB-01248 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GERTRUDE ZACHARY SCHMIDT request(s) the above action(s) for all or a portion of Lot(s) 24-A, Block(s) 36, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE,** zoned SU-3 special center zone, located on 2ND ST SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). [REF: 03DRB-02147, 03DRB-01036] (K-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. Project # 1003272
06DRB-01253 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for EAGLE ASSETS LLC request(s) the above action(s) for Lot(s) 2A1B2B, 3A1, 3A2, 4A1, ALBUQUERQUE WEST, UNIT 2 (**to be known as LOTS 2A1B2B1, 2A1B2B2, 2A1B2B3, 3A1A, 3A2A & 4A1A, ALBUQUERQUE WEST, UNIT 2**) zoned SU-1 PDA TO INCLUDE C-3 USES, located on ALL SAINTS RD NW,

between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 06DRB-00941, 06DRB-01087] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE, AGIS DXF FILE, APPLICATION OF EPC ADMINISTRATIVE AMENDMENT AND TO RECORD THE PLAT.**

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12. Project # 1000922
06DRB-01224 Minor-Prelim&Final Plat Approval

WILSON & CO agent(s) for LA CUENTISTA I LLC, MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1A,** zoned R-1, located on ROSA PARKS RD NW and ALOE RD NW containing approximately 2 acre(s). [REF: 05DRB-01829, 06DRB-00555] *[Deferred from 9/6/06]* (C-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

13. Project # 1005109
06DRB-01257 Minor-Prelim&Final Plat Approval

GEORGE T RODRIGUEZ agent(s) for STEVEN L COE request(s) the above action(s) for all or a portion of Lot(s) 3-5, Block(s) 6, **MONTE VISTA SUBDIVISION,** zoned R-1 residential zone, located on WELLESLEY DR NE, between CENTRAL AVE NE and CAMPUS BLVD NE containing approximately 1 acre(s). (K-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR WIDTH OF STREET CURB TO CURB AND LAYOUT OF LOT 4-A AND TO PLANNING FOR AGIS DXF FILE, DEMOLITION OF HOUSE ON LOT 4 AND TO RECORD THE PLAT.**

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

14. Project # 1005078
06DRB-01177 Minor-Sketch Plat or Plan

STEVEN BURNS agent(s) for MICHELLE TOMPSON request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 19, **EASTERN ADDITION,** zoned SU-2 RC, located on EDITH BLVD SE, between LEWIS AVE SE and GARFIELD AVE SE containing approximately 1 acre(s). *[Deferred from 8/23/06]*(L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Project # 1005108
06DRB-01256 Minor-Sketch Plat or Plan

WALLACE BINGHAM ENGINEERING agent(s) for RALPH CORIZ request(s) the above action(s) for all or a portion of Tract(s) 67-A-1 and 67-A-2, **MAP 29,** zoned R-1, located on 4TH ST NW, between VINEYARD NW and WILLOW NW containing approximately 1 acre(s). (E-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Project # 1005106
06DRB-01251 Minor-Sketch Plat or Plan

LORETTA NARANJO LOPEZ agent(s) for MARYLOU NARANJO request(s) the above action(s) for all or a portion of Lot(s) B, **LANDS OF ARTHUR NARANJO, SORIDA ADDITION**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between LOS LUCEROS RD NW and GUADALUPE TR NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Project # 1005107
06DRB-01254 Minor-Sketch Plat or Plan

JOSE GONZALEZ request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) 9, **TORREON ADDITION,** zoned SU-2 MR, located on THAXTON SE and EDITH SE and containing approximately 1 acre(s). (L-14) **THE**

ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

18. Project # 1003794
06DRB-01228 Minor-Sketch Plat or Plan

SURV-TEK INC agent(s) for JMD PARTNERSHIP LTD request(s) the above action(s) for all or a portion of Tract(s) 1A, Row 1, **WEST OF WESTLAND, UNIT 1**, zoned SU-2 PCA, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 4 acre(s). (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for August 23 & August 30, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 23 AND AUGUST 30 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Building, 3rd FLOOR CONFERENCE ROOM, Planning Department

September 6, 2006 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

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

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

1. **Project # 1003366**
06DRB-01160 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, TOWN OF ALAMEDA GRANT (to be known as **RABADI COMPLEX**) zoned SU-1 PRD, located on GOLF COURSE NW between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, 06DRB-00056] (B-12) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1005033**
06DRB-01056 Major-SiteDev Plan BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY,** zoned SU-1 C-2 with restrictions, located on 12^{Tth} ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] *[Deferred from 8/16/06 & 8/23/06]* (H-13/H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA, SIDEWALK RESOLUTION, DIMENSIONING ON THE SITE PLAN (MEET WITH WILFRED GALLEGOS) AND 3 COPIES OF THE SITE PLAN AND PLANNING FOR 15-DAY APPEAL PERIOD, ALTA LAND SURVEY REPLATTING ISSUE IN COUNCIL ORDINANCE, MONUMENT SIGN ORIENTED TO 12TH STREET, PERCENTAGE LANDSCAPING, INDIAN SCHOOL ROAD – PRIVATE OR PUBLIC – SECURITY GATE ON SITE PLAN FOR SUBDIVISION.**

3. **Project # 1002567**
06DRB-01158 Major-Preliminary Plat Approval
06DRB-01163 Minor-Vacation of Private Easements
06DRB-01159 Minor-Subd Design (DPM) Variance
06DRB-01161 Minor-Sidewalk Variance
06DRB-01162 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A-1, COLEMAN ADDITION (to be known as **HACIENDA DE LOIS SUBDIVISION**) zoned R-2 residential zone, located on 12TH ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). [REF: 06DRB-00726] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS), M.R.G.C.D. SIGNATURE ON THE PLAT UNLESS PROOF OF FINAL EASEMENT IS GIVEN, IMPROVED WALL DESIGN, 13-FEET FROM FACE OF CURB TO PROPERTY LINE SHOULD BE DEDICATED AS RIGHT-OF-WAY. THE VACATION OF THE PRIVATE**

EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

5. **Project # 1004943**
06DRB-01164 Major-Preliminary Plat Approval
06DRB-01165 Minor-SiteDev Plan BldPermit
06DRB-01166 Minor-Sidewalk Waiver
06DRB-01167 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES**) zoned SU-1 for R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON NW containing approximately 2 acre(s). [REF: 06DRB-00801] *[Deferred from 9/6/06]* (A-11) **THE SIDEWALK WAIVER 06DRB-01166 WAS WITHDRAWN AT THE AGENT'S REQUEST. THE REMAINDER OF THE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

6. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06]* (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

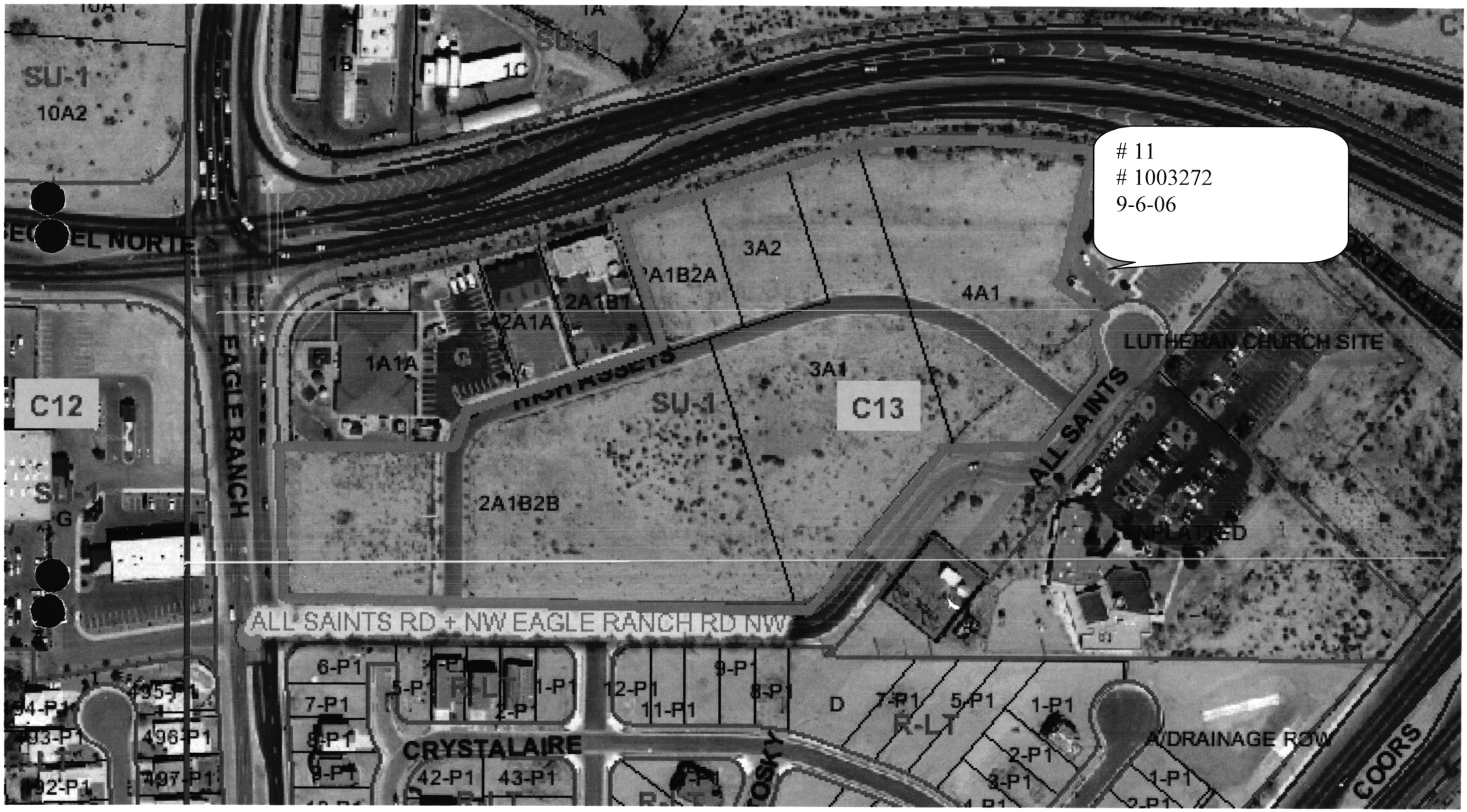
SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

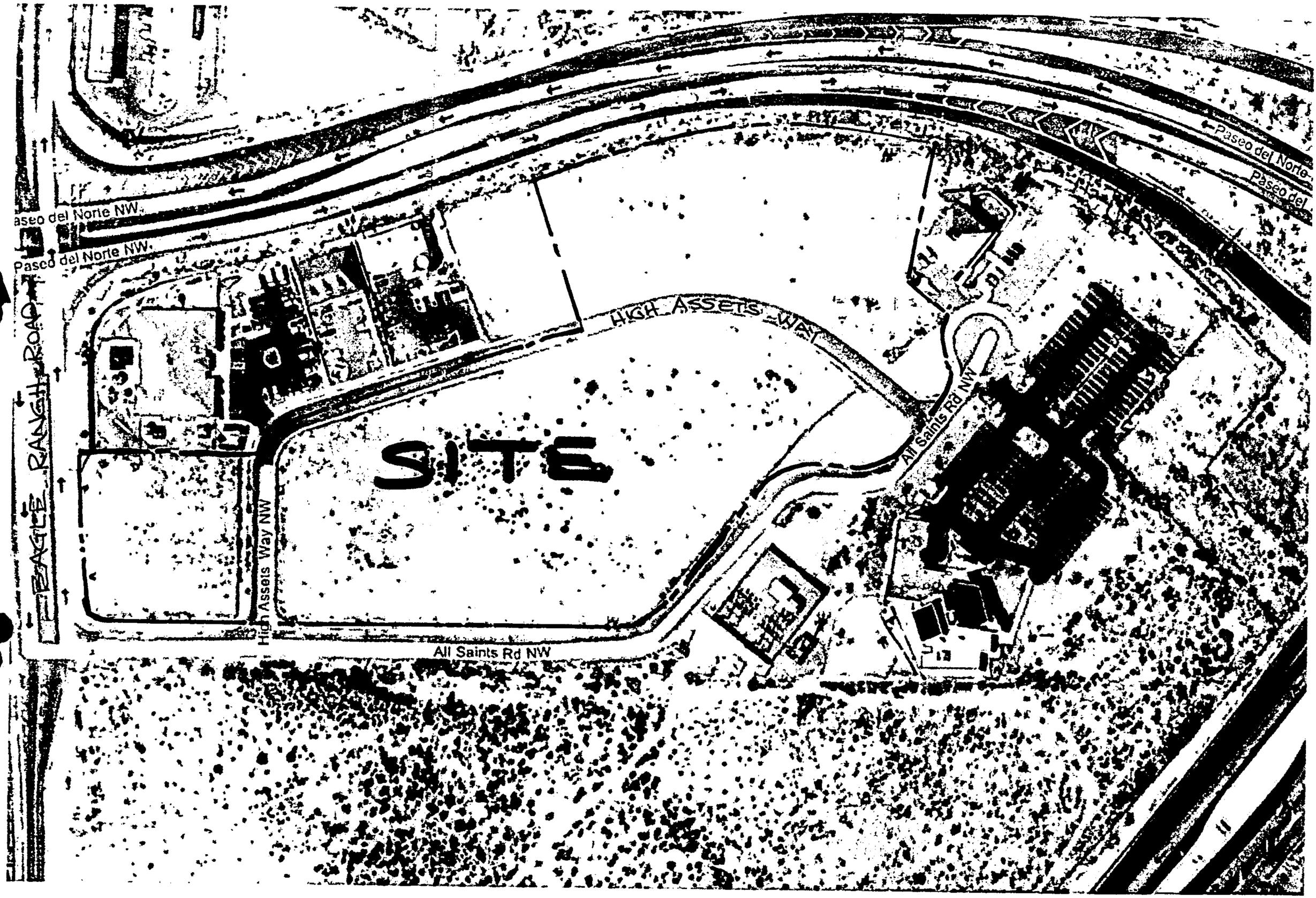
7. **Project # 1004564**
06DRB-01231 Minor-SiteDev Plan BldPermit/EPC

CURRY BRANDAW ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) 19-22, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A (to be known as **PALOMAS RETIREMENT RESIDENCE**) zoned SU-2/O-1, located on PALOMAS AVE NE, between BARSTOW ST NE and WYOMING BLVD NE containing approximately 4 acre(s). [REF: 05EPC-01231] **[Carmen Marrone, EPC Case Planner]** (D-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN AND PLAT APPROVAL BY DRB.**

8. **Project # 1004565**
06DRB-01058 Minor-SiteDev Plan Subd/EPC
06DRB-01059 Minor-SiteDev Plan BldPermit/EPC
06DRB-00908 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned R-LT residential zone, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/2/06 &*


11
1003272
9-6-06
SU-1
10A2
1B
1C
1A
EL NORTE
3A2
4A1
LUTHERAN CHURCH SITE
1A1A
3A1
C12
C13
SU-1
EAGLE RANCH
ALL SAINTS
2A1B2B
ALL SAINTS RD + NW EAGLE RANCH RD NW
6-P1
7-P1
5-P1
1-P1
12-P1
11-P1
9-P1
8-P1
R-LT
CRYSTALAIRE
42-P1
43-P1
D
7-P1
5-P1
1-P1
2-P1
3-P1
A/DRAINAGE R2W
COORS


Paseo del Norte NW
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Paseo del
HIGH ASSETS WAY
EAGLE RANCH ROAD
SITE
High Assets Way NW
All Saints Rd NW
All Saints Rd NW

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 6, 2006
DRB Comments

ITEM # 11

PROJECT # 1003272 APPLICATION # 06-01253

RE: Lots 2A1B2B, 3A1, 3A2, 4A1, Albuquerque West, Unit 2/p&f

AGIS dxf is not approved.

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

Andrew Garcia/Planning Alternate
924-3858 Fax 924-3864 agarcia@cabq.gov

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003272 **AGENDA ITEM NO: 11**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 6, 2006

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 23, 2006

9. Project # 1003272
06DRB-01087 Major-Vacation of Public Easements

ISAACSON & ARFMAN PA agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA INCLUDING C-3, located on EAGLE RANCH RD NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 4 acre(s). [REF:06DRB-00941] (C-13)

At the August 23, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by September 7, 2006, in the manner described below.

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

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

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

for Sheran Matson, AICP, DRB Chair

Cc: Ameri-Contractors, P.O. Box 56883, 87187
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

#106327
8-23-04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003272 AGENDA#: 9 DATE: 8/23/06

1. Name: Fred Arfman Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003272 **AGENDA ITEM NO: 9**

SUBJECT:

Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 23, 2006

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 23, 2006

Project # 1003272
06DRB-01087 Major-Vacation of Public Easements

ISAACSON & ARFMAN PA agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA INCLUDING C-3, located on EAGLE RANCH RD NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 4 acre(s). [REF:06DRB-00941] (C-13)

AMAFCA — No adverse comments.

COG Eagle Ranch Rd is designated a Collector Facility with a right-of way of 86 feet. Please coordinate with DMD to insure inclusion as appropriate.

Transit — No comments received.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Eagle Ranch NA (R), Paradise Hills Civic Assoc. (R), Piedras Marcadas NA (R), Rancho Serano NA (R) and Taylor Ranch NA (R).

APS **Albuquerque West Unit 2** (also known as High Assets) is a proposed mixed-use project that will consist of commercial, office and residential uses. Located at Paseo del Norte and Eagle Ranch Rd, the owner is proposing 80 condominium units, which will be located above retail/office uses on the first floor. The proposed project will impact Petroglyph Elementary School, LBJ Middle School, and Cibola High School. **Cibola High School is exceeding capacity and Petroglyph Elementary School and LBJ Middle School are nearing capacity.** Several residential projects in the area are already in the pipeline and will create greater demands on schools.

APS

School	2006-07 Projections	2006-07 Capacity	Space Available
Petroglyph	815	850	35
L.B. Johnson	1,175	1,204	29
Cibola	3,071	2,300	-771

A new northwest high school is planned to open with a 9th grade academy in 2007 with the remainder of the school to open in 2008. The new northwest high school will relieve overcrowding at Cibola High School.

APS has met with the developers to discuss the details of the proposed project. The developers of High Assets have taken the initiative to address school overcrowding on the West Side by supporting the future school facility fees. In a letter dated July 10, 2006 to APS, the project developers have stated their willingness to pay school facility fees in order to help relieve overcrowding of these schools. APS understands this to mean that the developer will pay an agreed fee per dwelling* that will help address school capacity shortfall in this area.

With the school facility fee program in place, APS will have a tool with which it can start mitigating, over time, the overcrowding situation of schools located within high growth residential areas

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

Fire Department No adverse comments.

PNM Electric & Gas Approved.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

M.R.G.C.D. No comments received.

Open Space Division No adverse comments.

City Engineer The Hydrology section has no objection to the vacation request.

Transportation Development

No objection to the request. Upon replat, dedications and infrastructure may be required.

Parks & Recreation	Defer to Hydrology and Utilities
Utilities Development	No objection to Vacation request
Planning Department	

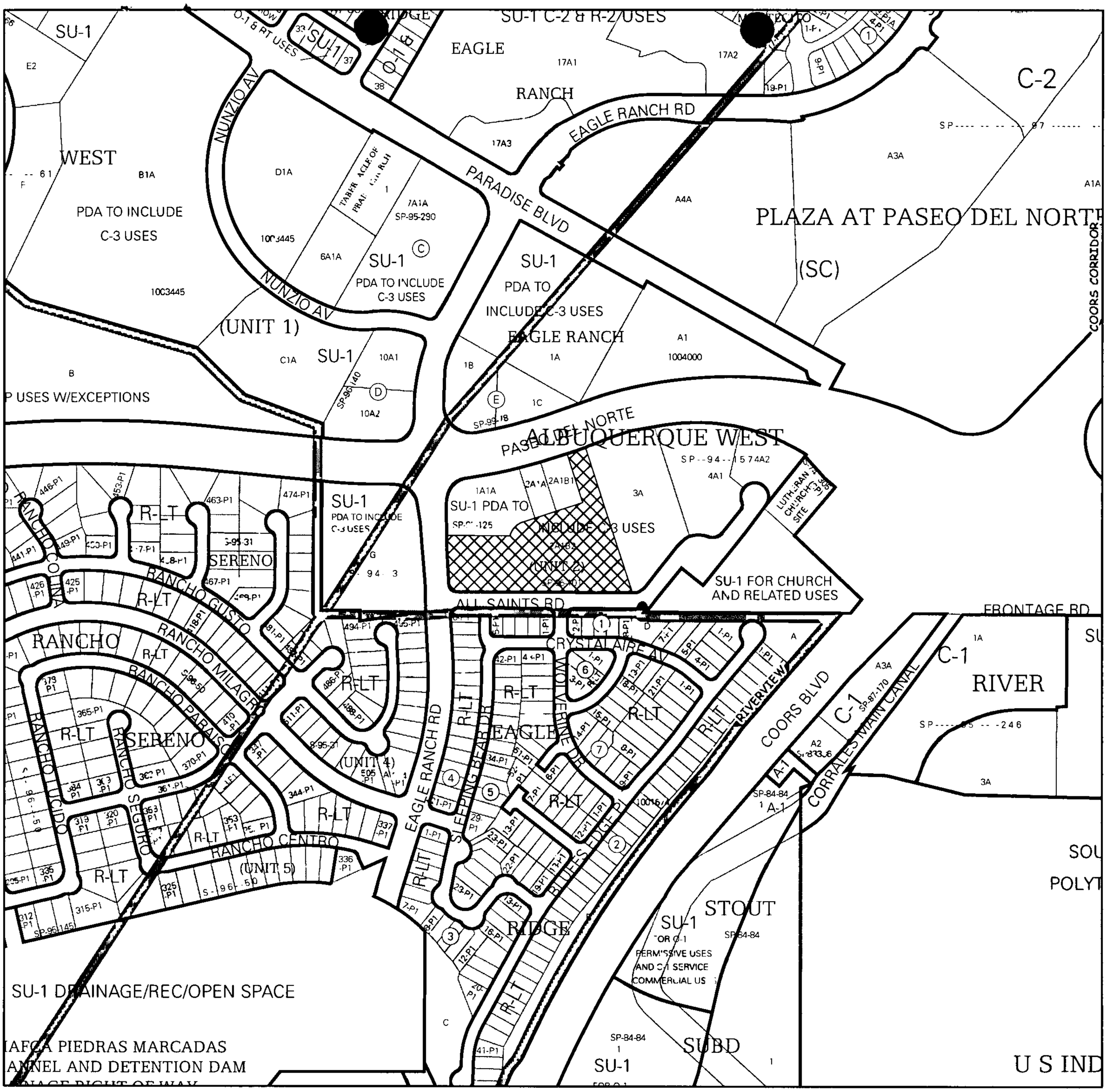
Planning has no objection to the requested vacation action. Remember that a plat must be recorded within one year to complete the vacation action. Otherwise, the vacation will expire.

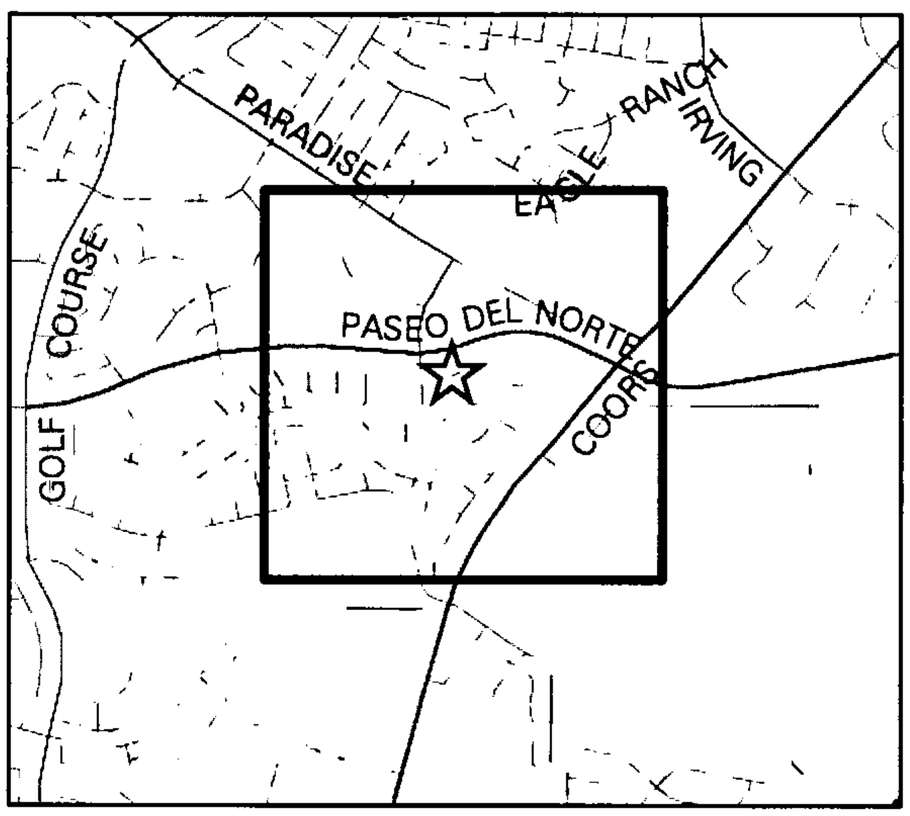
Impact Fee Administrator

Impact fees are not required for the vacation of the 10ft drainage easement. However, if in the future a building permit is sought impact fees will be assessed at the time of permit according to the type, size, impervious acreage and use of the building.

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

Cc:Ameri-Contractors, P.O. Box 56883, 87187
Isaacson & Arfman PA, 128 Monroe St NE, 87108





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1003272
Hearing Date:
8/23/2006
Zone Map Page:
C-13
Additional Case Numbers:
06DRB-01087

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: AUGUST 23, 2006
Zone Atlas Page: C-13-Z
Notification Radius: 100 Ft.

Project# 1003272
App#06DRB-01087

Cross Reference and Location: EAGLE RANCH RD BETWEEN ALL SAINTS RD AND PASEO DEL NORTE

Applicant: AMERI-CONTRACTORS
Address: PO BOX 56883
ALBUQUERQUE, NM 87187

Agent: ISAACSON & AFRMAN, P.A.
128 MONROE ST NE
ALBUQUERQUE, NM 87108

Special Instructions:

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

Date Mailed: AUGUST 4, 2006
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1003272
APPLICATION # _____

PAGE 1 **OF** 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
C-13	013064	040-207	309-02	✓ Dup
		018-224	01	✓
		036-229	06	✓
		045-230	07	✓
		076-225	03	✓ Dup 2
		097-236	04	✓ Dup 2
	012064	512-220	411-01	✓
		511-270	106-20	✓
	013064	017-273	203-01	✓
		030-272	02	✓
		044-298	22	✓
		107-287	04	✓ Dup 2
	012064	522-182	409-69	✓
	013064	013-190	310-16	✓
		013-185	15	✓
		023-187	17	✓

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1003272
APPLICATION # _____

PAGE 2 **OF** 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
C-13	0130.64	028-187	310-18	✓
		032-187	19	✓
		037-187	20	✓
		041-187	21	✓
		052-187	301-82	✓
		057-187	81	✓
		061-187	80	✓
		066-187	79	✓
		070-187	78	✓
		078-186	77	✓
		095-205	304-32	✓
		091-199	11CA	No ownership In Sonata

<noreply@cabq.gov>
08/01/2006 10:49 AM

To
cc
bcc
Subject

```
1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01013064                 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101306404020730902      LEGAL: LT 2 -A-1 -B-2 PLAT FOR ALBUQUERQUE WEST UNIT 2
LT 2  LAND USE:
                         PROPERTY ADDR: 00000   ALL SAINTS
                            OWNER NAME: HIGH ASSETS LAND CO
                            OWNER ADDR: PO BOX 14708
ALBUQUERQUE NM          87191
0101306401822430901      LEGAL: TR 1 -A-1 -A PLAT FOR TRS 1-A-1-A & 2-A-1
ALBUQUERQU  LAND USE:
                         PROPERTY ADDR: 00000   HIGH ASSETS WAY
                            OWNER NAME: KC PROPCO LLC C/O KINDERCARE L
                            OWNER ADDR: 00650   NE HOLLADAY                ST
PORTLAND    OR          97232
0101306403622930906      LEGAL: TR 2 -A-1 -A PLAT FOR ALBUQUERQUE WEST UNIT TWO
TRS   LAND USE:
                         PROPERTY ADDR: 00000   HIGH ASSETS
                            OWNER NAME: DILLON KENNETH S & LYNDA S
                            OWNER ADDR: 07100   COORS                      TR NW
ALBUQUERQUE NM          87120
0101306404523030907      LEGAL: LT 2 -A-1 -B-1 PLAT FOR ALBUQUERQUE WEST UNIT 2
LT 2  LAND USE:
                         PROPERTY ADDR: 00000   HIGH ASSETS
                            OWNER NAME: TACHAU PAUL & LINDA
                            OWNER ADDR: 09131   HIGH ASSETS WAY              NW
ALBUQUERQUE NM          87120
0101306407622530903      LEGAL: LOT  3-A  ALBUQUERQUE WEST UNIT TWO CORRECTED
PLAT O  LAND USE:
                         PROPERTY ADDR: 00000   ALL SAINTS
                            OWNER NAME: HIGH ASSETS LAND CO
                            OWNER ADDR: PO BOX 14708
ALBUQUERQUE NM          87191
0101306409723630904      LEGAL: LT 4 -A-1  PLAT OF ALBUQUERQUE WEST UNIT 2 LT
4-A-1   LAND USE:
                         PROPERTY ADDR: 00000   PASEO DEL NORTE
                            OWNER NAME: HIGH ASSETS LAND COMPANY LTD
                            OWNER ADDR: PO BOX 14708
ALBUQUERQUE NM          87191
0101206451222041101      LEGAL: TR G  COR RECTED PLAT OF RANCHO SERENO UNIT III
CONT  LAND USE:
                         PROPERTY ADDR: 00000   EAGLE RANCH
                            OWNER NAME: QUANZ FAMILY LTD PTNS
                            OWNER ADDR: 09111   EAGLE RANCH                RD NW
ALBUQUERQUE NM          87120
0101206451127010620      LEGAL: LT 1 0-A- 2 BLK D PLAT FOR ALBUQUERQUE WEST LTS
10-A  LAND USE:
                         PROPERTY ADDR: 00000   NUNZIO
                            OWNER NAME: AMERICAN EAGLE INVESTORS LTD
                            OWNER ADDR: PO BOX 14708
ALBUQUERQUE NM          87191
```

01013064017273203 01 LEGAL: LT 1 -B B LK E PLAT FOR ALBUQUERQUE WEST
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 EAGLE RANCH
OWNER NAME: KAYO OIL COMPANY
OWNER ADDR: 315 SOUTH JOHNSTONE
BARTLESVILLE TX 74004
01013064030272203 02 LEGAL: LT 1 -C B LK E PLAT FOR ALBUQUERQUE WEST
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 EAGLE RANCH
OWNER NAME: ALBUQUERQUE JACK LLC
OWNER ADDR: 21731 VENTURA BL
WOODLAND HILCA 91364
01013064044298203 22 LEGAL: TR 1 -A E AGLE RANCH REPL OF TR 1 OF EAGLE RANCH
CON LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: 4580 PARADISE BLVD ASSOICIATES
OWNER ADDR: 00330 GARFIELD ST
SANTA FE NM 87501
01013064107287203 04 LEGAL: TRAC T A ALBUQUERQUE WEST UNIT 2 CORRECTED PLAT
OF LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: HIGH ASSETS LAND CO
OWNER ADDR: PO BOX 14708
ALBUQUERQUE NM 87191
01012064522182409 69 LEGAL: LT 4 95-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV
CONT LAND USE:
PROPERTY ADDR: 00000 RANCHO PLENO
OWNER NAME: SALAZAR CECILIA
OWNER ADDR: 08328 RANCHO PLENO NW
ALBUQUERQUE NM 87120
01013064013190310 16 LEGAL: LT 6 -P1 BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION
LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: HUNT EMMETT K & ROXANA L
OWNER ADDR: 08327 SLEEPING BEAR DR NW
ALBUQUERQUE NM 87120
01013064013185310 15 LEGAL: LT 7 -P1 BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION
LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: BROBST DOUG F & SARAH E
OWNER ADDR: 01904 ZENATO PL
PLEASANTON CA 94566
01013064023187310 17 LEGAL: LT 5 -P1 BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION
LAND USE:
PROPERTY ADDR: 00000 CRYSTALAIRE
OWNER NAME: AHNERT DAVID W & JAMES T AULT
OWNER ADDR: 05140 BREAKERS LN
LAS VEGAS NV 89113
01013064028187310 18 LEGAL: LT 4 -P1 BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION
LAND USE:
PROPERTY ADDR: 00000 CRYSTALAIRE
OWNER NAME: COHN MICHAEL J
OWNER ADDR: 03863 CRYSTALAIRE DR NW
ALBUQUERQUE NM 87120

01013064032187310 19 LEGAL: LT 3 -P1 BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION
LAND USE:
PROPERTY ADDR: 00000 CRYSTALAIRE
OWNER NAME: LEASE TOM G & SONDRA E
OWNER ADDR: 01330 CHIHUAHUA RD
RIO RANCHO NM 87144
01013064037187310 20 LEGAL: LT 2 -P1 BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION
LAND USE:
PROPERTY ADDR: 00000 CRYSTALAIRE
OWNER NAME: MARTINEZ JUDY A
OWNER ADDR: 03855 CRYSTALAIRE AV NW
ALBUQUERQUE NM 87120
01013064041187310 21 LEGAL: LT 1 -P1 BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION
LAND USE:
PROPERTY ADDR: 00000 CRYSTALAIRE
OWNER NAME: MENGERINK CAROL S & MIRIAM J L
OWNER ADDR: 03851 CRYSTALAIRE DR NW
ALBUQUERQUE NM 87120
01013064052187301 82 LEGAL: LT 1 2-P1 BLK 1 PLAT FOR EAGLE RIDGE SUBDIVISION
LAND USE:
PROPERTY ADDR: 00000 CRYSTALAIRE
OWNER NAME: GIDWANI MANESH & BHAVIKA
OWNER ADDR: 03847 CRYSTALAIRE DR NW
ALBUQUERQUE NM 87120
01013064057187301 81 LEGAL: LT 1 1-P1 BLK 1 PLAT FOR EAGLE RIDGE SUBDIVISION
LAND USE:
PROPERTY ADDR: 00000 CRYSTALAIRE
OWNER NAME: THRELKEL ROBIN T & MICHELE C
OWNER ADDR: 03843 CRYSTALAIRE AV NW
ALBUQUERQUE NM 87120
01013064061187301 80 LEGAL: LT 1 0-P1 BLK 1 PLAT FOR EAGLE RIDGE SUBDIVISION
LAND USE:
PROPERTY ADDR: 00000 CRYSTALAIRE
OWNER NAME: SALAZAR WILLIAM M & KRISTA
OWNER ADDR: 03839 CRYSTALAIRE AV NW
ALBUQUERQUE NM 87120
01013064066187301 79 LEGAL: LT 9 -P1 BLK 1 PLAT FOR EAGLE RIDGE SUBDIVISION
LAND USE:
PROPERTY ADDR: 00000 CRYSTALAIRE
OWNER NAME: CHANDLER JOHN D & ROSEMARIE SP
OWNER ADDR: 03835 CRYSTALAIRE DR NW
ALBUQUERQUE NM 87120
01013064070187301 78 LEGAL: LT 8 -P1 BLK 1 PLAT FOR EAGLE RIDGE SUBDIVISION
LAND USE:
PROPERTY ADDR: 00000 CRYSTALAIRE
OWNER NAME: URIOSTE JUAN S III
OWNER ADDR: 03831 CRYSTALAIRE AV NE
ALBUQUERQUE NM 87120
01013064078186301 77 LEGAL: TR D PLA T FOR EAGLE RIDGE SUBDIVISION CONT
.3159 A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP
RIO RANCHO NM 87124

```
01013064095205304 32   LEGAL: SLY  PORT S OF LTS 3 & 4 BLK F ALBUQUERQUE WEST
SUBD  LAND USE:
                       PROPERTY ADDR: 00000   ALL SAINTS
                          OWNER NAME: R J SCHAEFER ENTERPRISES
                          OWNER ADDR: PO BOX 14708
ALBUQUERQUE NM       87191
01013064091199341 1ca  ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
 .
 QUIT
```

101306404020730902 LEGAL: LT 2-A-1-B-2 PLAT FOR ALBUQ WEST UNIT & 2-A-1-B-2 CIBT 3.9
PROPERTY ADDR: N/A

OWNERS NAME: HIGH ASSETS LAND CO
OWNERS ADDR: PO BOX 14708
ALBUQUERQUE, NM 87191

101306407622530903 LEGAL: LOT 3 A ALBUQ WEST UNIT TWO CORRECTED WEST UNIT TWO
PROPERTY ADDR: N/A

OWNERS NAME: HIGH ASSETS LAND CO
OWNERS ADDR: PO BOX 14708
ALBUQUERQUE, NM 87191

101306409723630904 LEGAL: LOT 4 A1 ALBUQ WEST UNIT 2 LT O NT 2.1202 AC M/L O
PROPERTY ADDR: N/A

OWNERS NAME: HIGH ASSETS LAND CO
OWNERS ADDR: PO BOX 14708
ALBUQUERQUE, NM 87191

101206451127010620 LEGAL: LT 10A2 BLK D PLAT FOR ALBUQ WEST LT A2 BLK D WITHIN THE
PROPERTY ADDR: N/A

OWNERS NAME: AMERICAN EAGLE INVESTORS LTD
OWNERS ADDR: PO BOX 14708
ALBUQUERQUE, NM 87191

101306401727320301 LEGAL: LT 1B BLK E PLAT FOR ALBUQ WEST SUBD LOT 1B AND LT 1C
PROPERTY ADDR: N/A

OWNERS NAME: KAYO OIL COMPANY
OWNERS ADDR: 315 SOUTH JOHNSTONE
BARTLESVILLE, OK 74004

101306410728720304 LEGAL: TRACT A ALBUQ WEST UNIT 2 CORRECTED PL U E WEST UNIT 2
CONT
PROPERTY ADDR: N/A

OWNERS NAME: HIGH ASSETS LAND CO
OWNERS ADDR: PO BOX 14708
ALBUQUERQUE, NM 87191

101306409520530432 LEGAL: SLY6 PORTS OF LTS 3 & 4 BLK F ALBUQ WEST FALL SAINTS RD CO
PROPERTY ADDR: N/A

OWNERS NAME: RJ SCHAEFER ENTERPRISES
OWNERS ADDR: PO BOX 14708
ALBUQUERQUE, NM 87191

10130640911993411CA NO OWNERSHIP IN SONATA OR AGIS

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: July 28, 2006

TO CONTACT NAME: Fred C. Arfman
COMPANY/AGENCY: Isaacson & Arfman, PA.
ADDRESS/ZIP: 128 Monroe St. NE. / 871108
PHONE/FAX #: (505) 268-8828 / (505) 268-2632

Thank you for your inquiry of 7-28-06 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 2-A-1-B-2-B, Alb'q. West, Unit Two

zone map page(s) C-13-Z.

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

Eagle Ranch
Neighborhood Association
Contacts: Fred B. Hampton
9620 Stone St. NW / 87114-6019
890-5159 (h & w)
Julia Moore
9208 C Anderson Dr. NW / 87114
898-6441 (h) 890-1539 (w)

Paradise Hills Civic Assoc.
Neighborhood Association
Contacts: Larry Weaver
6001 Unitas Ct. NW / 87114
898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr. NW / 87114
897-2593 (h)

See reverse side for additional Neighborhood Association Information: YES (X) NO ( )

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(10/14/04)

Ameri-Contactors LLC
P.O. Box 56883
Albuquerque, New Mexico 87187

City of Albuquerque
Planning Department
600 Second Street NW
Suite 200
Albuquerque, NM 87103

RE: Vacation Request of 10 foot Easement

July 28, 2006

Ladies and Gentlemen:

Ameri-Contractors LLC hereby authorizes Isaacson & Arfman P.A. to act as our agent in the matter of the Vacatin Request of the "10 ft. Drainage & Utility Easement", contained within Lot 2-A-1-B-2-B, Albuquerque West, Unit Two.

Sincerely,

Dwayne Pino

Dwayne Pino, Managing Member for Ameri-Contractors LLC.

Additional Neighborhood Association Information

Piedras Marcadas
Neighborhood Association
Contacts: Rich Celerberg
9304 Drolet NW/87114
400-5994(h)
Lee Lewis
9109 Laura Lee Pl. NW/87114
792-9835 (h)

Rancho ~~Sonoma~~ Serena
Neighborhood Association
Contacts: Jeff Melvin
4115 Rancho Grande NW/87120
980-8569 (h)
Sander A. Rue
7500 Rancho Solano Ct. NW/87120
899-0388

Taylor Ranch
Neighborhood Association
Contacts: Jolene Wolfflay
6804 Stag Horn Dr. NW/87120
890-9414 (h)
Rene Horvath
5515 Palomino Dr. NW/87120
898-2114(h)

Neighborhood Association
Contacts:

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: July 28, 2006

TO CONTACT NAME: Fred C. Arfman
COMPANY/AGENCY: Isaacson & Arfman, P.A.
ADDRESS/ZIP: 128 Monroe St. NE. / 87108
PHONE/FAX #: (505) 268-8828 / (505) 268-2632

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zone map page(s) C-13-Z.

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898-6441 (h) 890-1539 (w)

Paradise Hills Civic Assoc.
Neighborhood Association
Contacts: Larry Weaver
6001 Unitas Ct. NW / 87114
898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr. NW / 87114
897-2593 (h)

See reverse side for additional Neighborhood Association Information: YES (X) NO ( )

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(10/14/04)

Project # 1003272

AMERI-CONTRACTORS
PO BOX 56883
ALBUQUERQUE, NM 87187

Project # 1003272

ISAACSON & ARFMAN, P.A.
128 MONROE ST NE
ALBUQUERQUE, NM 87108

Project # 1003272
FRED B HAMPTON
Eagle Ranch N.A.
9620 STONE ST NE
ALBUQUERQUE, NM 87114

Project # 1003272
JULIA MOORE
Eagle Ranch N.A.
9208 C ANDERSON DR NW
ALBUQUERQUE, NM 87114

Project # 1003272
LARRY WEAVER
Paradise Hills Civic Assoc.
6001 UNITAS CT NW
ALBUQUERQUE, NM 87114

Project # 1003272
TOM ANDERSON
Paradise Hills Civic Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE, NM 87114

101306404020730902

HIGH ASSETS LAND CO
PO BOX 14708
ALBUQUERQUE, NM 87191

101306401822430901

KC PROPCO LLC C/O KINDERCARE
650 NE HOLLADAY ST
PORTLAND OR 97232

101306403622930906

DILLON KENNETH S & LYNDA S
7100 COORS TR NW
ALBUQUERQUE NM 87120

101306404523030907

TACHAU PAUL & LINDA
9131 HIGH ASSETS WAY NW
ALBUQUERQUE NM 87120

101206451222041101

QUANZ FAMILY LTD PTNS
9111 EAGLE RANCH RD NW
ALBUQUERQUE NM 87120

101206451127010620

AMERICAN EAGLE INVESTORS LTD
PO BOX 14708
ALBUQUERQUE, NM 87191

101306401727320301

KAYO OIL COMPANY
315 SOUTH JOHNSTONE
BARTLESVILLE, OK 74004

101306403027220302

ALBUQUERQUE JACK LLC
21731 VENTURA BL
WOODLAND HILCA 91364

101306404429820322

4580 PARADISE BLVD ASSOICIATE
330 GARFIELD ST
SANTA FE NM 87501

101206452218240969

SALAZAR CECILIA
8328 RANCHO PLENO NW
ALBUQUERQUE NM 87120

101306401319031016

HUNT EMMETT K & ROXANA L
8327 SLEEPING BEAR DR NW
ALBUQUERQUE NM 87120

101306401318531015

BROBST DOUG F & SARAH E
1904 ZENATO PL
PLEASANTON CA 94566

101306402318731017

AHNERT DAVID W & JAMES T AULT
5140 BREAKERS LN
LAS VEGAS NV 89113

101306402818731018

COHN MICHAEL J
3863 CRYSTALAIRE DR NW
ALBUQUERQUE NM 87120

101306403218731019

LEASE TOM G & SONDRA E
1330 CHIHUAHUA RD
RIO RANCHO NM 87144

101306403718731020

MARTINEZ JUDY A
3855 CRYSTALAIRE AV NW
ALBUQUERQUE NM 87120

101306404118731021

MENGERINK CAROL S & MIRIAM J
3851 CRYSTALAIRE DR NW
ALBUQUERQUE NM 87120

101306405218730182

GIDWANI MANESH & BHAVIKA
3847 CRYSTALAIRE DR NW
ALBUQUERQUE NM 87120

101306405718730181

THRELKEL ROBIN T & MICHELE C
3843 CRYSTALAIRE AV NW
ALBUQUERQUE NM 87120

101306406118730180

SALAZAR WILLIAM M & KRISTA
3839 CRYSTALAIRE AV NW
ALBUQUERQUE NM 87120

101306406618730179

CHANDLER JOHN D & ROSEMARIE S
3835 CRYSTALAIRE DR NW
ALBUQUERQUE NM 87120

101306407018730178

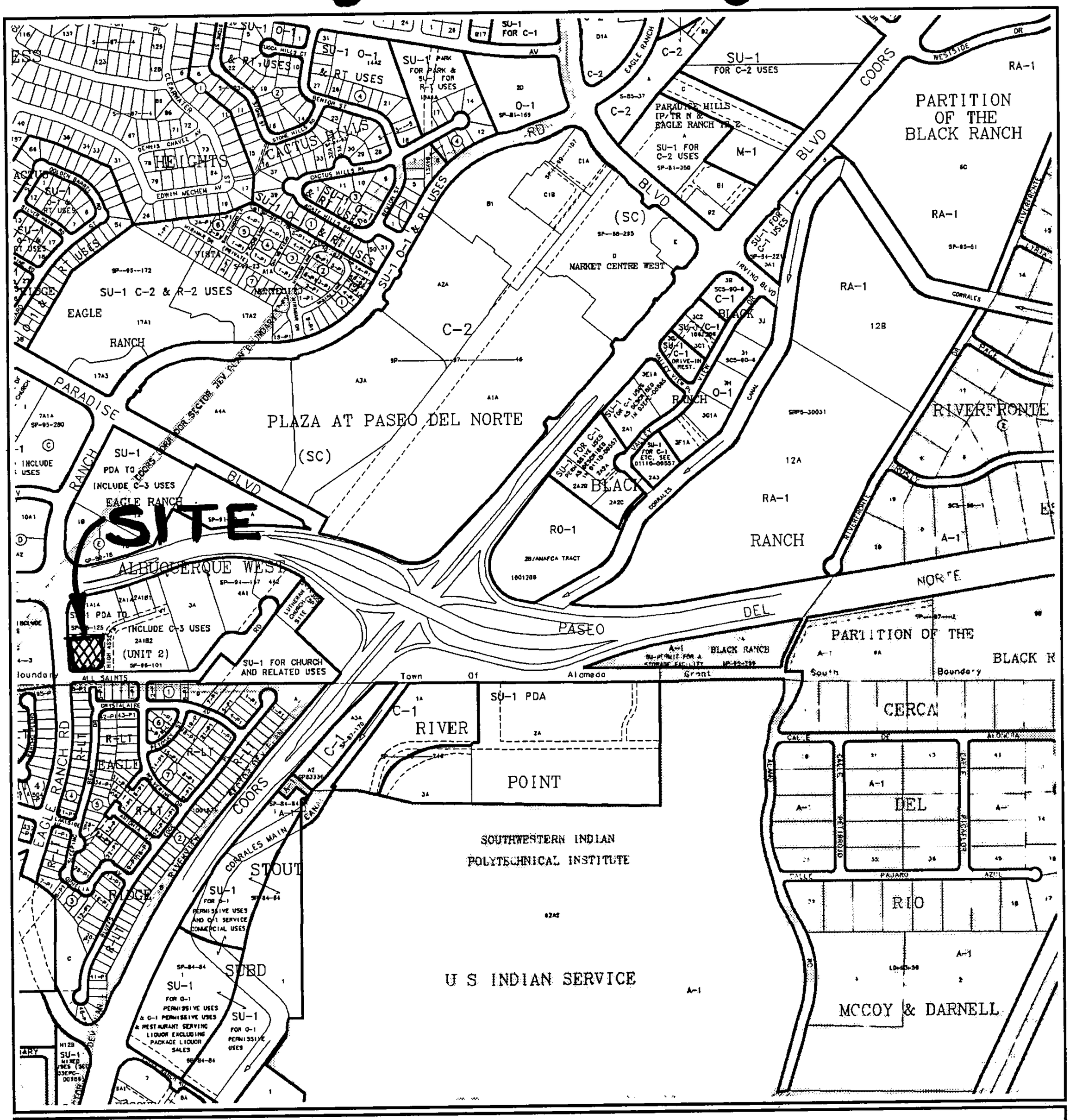
URIOSTE JUAN S III
3831 CRYSTALAIRE AV NE
ALBUQUERQUE NM 87120

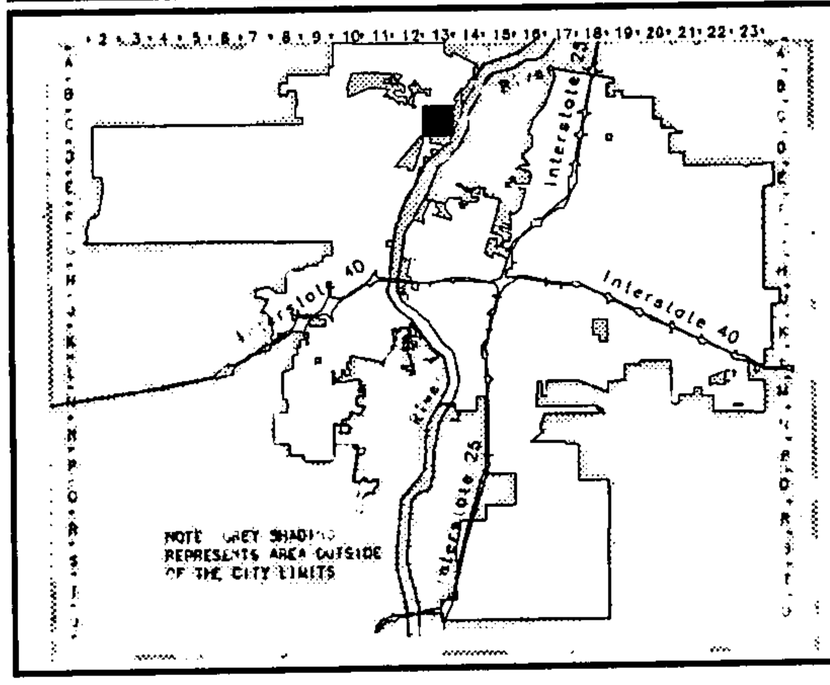
101306407818630177

SAPPHIRE LLC
4011 BARBARA LP
RIO RANCHO NM 87124

101306409520530432

R J SCHAEFER ENTERPRISES
PO BOX 17408
ALBUQUERQUE, NM 87191





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-13-Z

Map Amended through February 01, 2005

PROJECT MEMORANDUM

07/28/06

TO: Planning Department, City of Albuquerque

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Vacation of Easement ***PROJ NO:*** 1467

SUBJ: Lot 2-A-1-B-2-B; Albuquerque West, Unit Two

Justification of request to Vacation the "10' Drainage & Utility Easement".

1. Easement was granted by plat on November 21, 1984. It covered what appeared as an existing utility pole alignment.

2. Roadways and lot configurations have changed since the easement was granted.

3. There are no utilities or drainageways within the easement (unused).

4. Recently approved Site Development Plan for Subdivision will not utilize the easement.

5. The public welfare is in no way served by retaining the easement.

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

M:\ACTIVE\PROJECT DOCUMENTS\1467\CORRESPONDENCE\OUT\1467 July-28-06 DRB Vacation.doc

CITY OF ALBUQUERQUE

FYI

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE *Making History*

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

August 9, 2006

TO: **See Attached Distribution List of "Recognized" Neighborhood Association(s):**

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately four (4) acre(s) - Major Vacation of Public Easements for ten (10) feet of drainage and utility easements for *Lot 2-A-1-B-2-B, Albuquerque West, Unit Two.***

Proposed by: **Isaacson and Arfman, P.A. at (505) 268-8828**
Agent for: **Ameri-Contractors**

For property located: **On or near Eagle Ranch Road NW between All Saints Road NW and Paseo Del Norte NW.**

The case number(s) assigned is: **06DRB- 01087, Project # 1003272.**

City Planning accepted application for this request on **July 28, 2006.**

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, August 23, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani I. Winklepleck

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

cc: Claire Senova, DRB Administrative Assistant

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

DISTRIBUTION LIST:

Fred Hampton and Julia Moore, Eagle Ranch Neighborhood Association
Larry Weaver and Tom Anderson, Paradise Hills Civic Association
Rich Cederberg and Lee Lewis, Piedras Marcadas Neighborhood Association
Jeff Melvin and Sander A. Rue, Ranch Sereno Neighborhood Association
Jolene Wolfley and Rene Horvath, Taylor Ranch Neighborhood Association

#9

DRB CASE ACTION LOG (SITE PLAN SUBD)

REVISED 9/28/05

Comp 8/1/06

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

DRB Application No.: **06DRB-00941 (SPS)** Project # **1003272**

Project Name: **ALBUQUERQUE WEST UNIT 2**

Agent: Consensus Planning Phone No.: 764-9801

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 7/26/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): ~~3 Copies~~

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

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

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

Project Number 1003272

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 23, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002176
06DRB-01079 Major-Preliminary Plat Approval
06DRB-01080 Major-Vacation of Public Easements
06DRB-01081 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, BILL WADE request(s) the above action(s) for all or a portion of Tract(s) A, **COVERED WAGON SUBDIVISION,** zoned SU-1 for SF residential and C1 (SC), located on FOUR HILLS RD SE near INTERSTATE 40 containing approximately 2 acre(s). [REF: 06DRB-00092] (L-23)

Project # 1003272
06DRB-01087 Major-Vacation of Public Easements

ISAACSON & ARFMAN PA agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA INCLUDING C-3, located on EAGLE RANCH RD NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 4 acre(s). [REF:06DRB-00941] (C-13)

Project # 1005031
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] (C-9)

Project # 1002372
06DRB-01084 Major-Preliminary Plat Approval
06DRB-01085 Minor-Sidewalk Waiver
06DRB-01086 Minor-Temp Defer SDWK

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 02DRB-01827] (J-10)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 7, 2006.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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06DRB-01080 Major-Vacation of Public Easements
06DRB-01081 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, BILL WADE request(s) the above action(s) for all or a portion of Tract(s) A, **COVERED WAGON SUBDIVISION,** zoned SU-1 for SF residential and C1 (SC), located on FOUR HILLS RD SE near INTERSTATE 40 containing approximately 2 acre(s). [REF: 06DRB-00092] (L-23)

Project # 1003272
06DRB-01087 Major-Vacation of Public Easements

ISAACSON & ARFMAN PA agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA INCLUDING C-3, located on EAGLE RANCH RD NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 4 acre(s). [REF:06DRB-00941] (C-13)

Project # 1005031
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] (C-9)

Project # 1002372
06DRB-01084 Major-Preliminary Plat Approval
06DRB-01085 Minor-Sidewalk Waiver
06DRB-01086 Minor-Temp Defer SDWK

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 02DRB-01327] (J-10)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 7, 2006.

CITY OF ALBUQUERQUE

Planning Department

SANTA CLARITA
CA 913
09 AUG 2006

02 1A $ 00.39
0004329277 AUG04 2006
MAILED FROM ZIP CODE 87102

101306403027220302

Or Current Resident

~~ALBUQUERQUE JACK LLC~~
21731 VENTURA BL
WOODLAND HILCA 91364

NOT AT THIS ADDRESS

NIXIE 913 1 30 08/17/06
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 87103129393 *2952-00193-18-09

91364+1845-87103129393

P O Box 1293 Albuquerque, New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project # 1005031
06DRB-01077 Major-Vacation of Public Easements

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Project # 1002372
06DRB-01084 Major-Preliminary Plat Approval
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Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 7, 2006.

CITY OF ALBUQUERQUE

Planning Department

RETURNED TO SENDER

INSUFFICIENT ADDRESS

Do not remail in this envelope.

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.39⁰
0004329277 AUG 04 2006
MAILED FROM ZIP CODE 87102

101306409520530432

R J SCHAEFER ENTERPRISES
PO BOX 17408
ALBUQUERQUE, NM 87191

Or Current Resident

DRB

P O Box 1293 Albuquerque, New Mexico 87103

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

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

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

V

P

L A D APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Eagle Assets, LLC PHONE: 239-0920
ADDRESS: P.O. Box 56883 FAX: ___
CITY: ABQ STATE NM ZIP 87187 E-MAIL: ___
Proprietary interest in site: Owner **List all owners:** ___

AGENT (if any): Isaacson & Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL: ___

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval (fka Lots 2A1B2B1, 2A1B2B2, 2A1B2B3, 3A1A, 3A2A, + 4A1A, Albuquerque West, Unit Two)

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

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

Lot or Tract No. Lots 2A1B2B; 3A1; 3A2; 4A1 Block: ___ Unit: 2
Subdiv. / Addn. Albuquerque West
Current Zoning: SU-1 PDA to include C-3 Uses Proposed zoning: Same
Zone Atlas page(s): C-13 No. of **existing** lots: 3 No. of **proposed** lots: 6
Total area of site (acres): 7.1145 Density if applicable: dwellings per gross acre: ___ dwellings per net acre: ___
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 101306409520530432; 101306413323530410; * MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: All Saints Rd NW
Between: Eagle Ranch Rd NW and Coors Blvd NW

CASE HISTORY: *101306409723630904
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 06DRB-00941; 06DRB-01087

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

SIGNATURE [signature] DATE 08.29.06
(Print) Fred C. Arfman ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	06DRB - - 01253	P&F	$(3)	$ 565.00
☑ All fees have been collected	- -	CMF		$ 20.00
☑ All case #s are assigned	- -			$
☑ AGIS copy has been sent	- -			$
☑ Case history #s are listed	- -			$
☑ Site is within 1000ft of a landfill	- -			$
☑ F.H.D.P. density bonus				Total
☑ F.H.D.P. fee rebate	Hearing date 09/06/06			$ 585.00

Sandy Handley 08/29/06 **Project #** 1003272

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
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Copy of recorded SIA
__ 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
NA 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
NA Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** forthcoming

☐ **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.

Fred C. Arfman
Applicant name (print)

Fred C. Arfman 08.29.06
Applicant signature / date

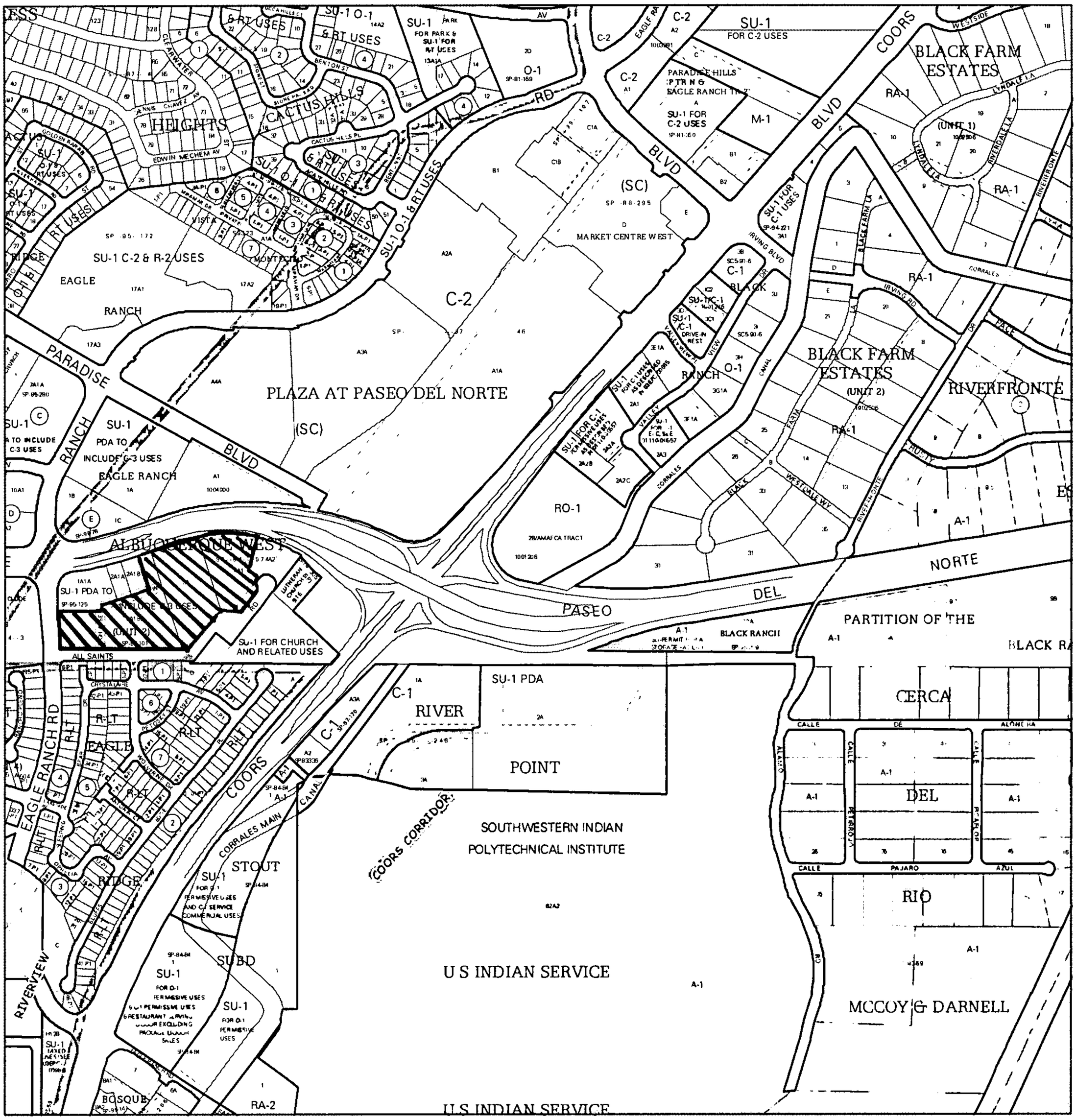
Form revised 8/04, 1/05 & **10/05**

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

Application case numbers
06DRB-_____-01253
_____-_____-_____
_____-_____-_____

Sandy Sandoval 08/29/06
Planner signature / date

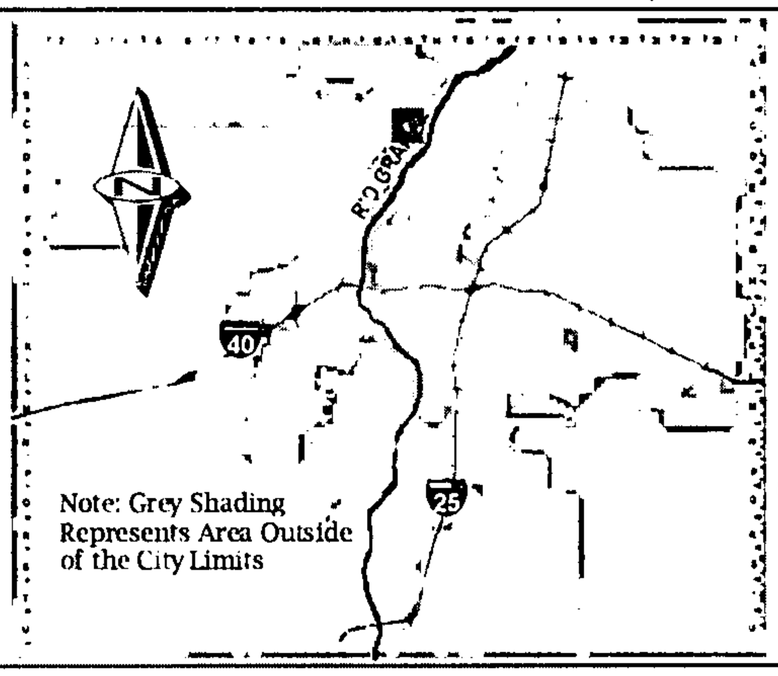
Project # 1003272



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

Albuquerque Geographic Information System

Map amended through: 6/21/2006



Zone Atlas Page:

C-13-Z

Selected Symbols

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

0 750 1,500 Feet

PROJECT MEMORANDUM

08/29/06

TO: Sheran Matson, Chair, Development Review Board

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Albuquerque West Unit Two
DRB Project No. 1003272

I&A PROJ NO: 1549

SUBJ: Request & Justification of DRB Plat Hearing

Isaacson & Arfman, P.A. is the agent for Eagle Assets, LLC, owner of the referenced property. The plat is being submitted to the DRB to compliment the approved Site Development Plan (SDP) approved by the DRB on July 26, 2006 as Project No. 1003272. The proposed six lots correspond to the lots shown on the SDP.

The site contains a fully developed private roadway (High Assets Way NW). Sidewalks will be installed as each property develops and will be shown on the SDP for building permit. The adjacent public roadways are as follows:

- All Saints Road NW: Asphalt road section with PCC curb and gutter and sidewalk only in-place along the south side. Future curb and gutter and sidewalks will be installed at time of lot development as indicated on the SDP for building permit.

- Eagle Ranch Road NW: This roadway is a fully developed minor arterial roadway with a 6' PCC sidewalk along the easterly right-of-way line. An additional 6' of right-of-way may be dedicated to accommodate a future bike lane as proposed in the Bike Way Masterplan.

There are no structures or other improvements on any of the proposed six lots.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 23, 2006

9. Project # 1003272
06DRB-01087 Major-Vacation of Public Easements

ISAACSON & ARFMAN PA agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA INCLUDING C-3, located on EAGLE RANCH RD NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 4 acre(s). [REF:06DRB-00941] (C-13)

At the August 23, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by September 7, 2006, in the manner described below.

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

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

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

for Sheran Matson, AICP, DRB Chair

Cc: Ameri-Contractors, P.O. Box 56883, 87187
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

RECEIVED
AUG 2 5 2006

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

PAID RECEIPT

APPLICANT NAME EAGLE ASSETS LLC

AGENT ISAACSON & ARFMAN PA

ADDRESS 128 MONROE ST

PROJECT & APP # 1003272/06DRB 01253

PROJECT NAME LT. 2-A-1-B-2-B-1, - 4-A-1-1 ALBUQ. WEST UNIT 2

$ 20.00 441032/3424000 Conflict Management Fee

$ 565.00 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

$ 585.00 TOTAL AMOUNT DUE

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

8/29/06 10:23 AM
RECEIPT# 00063761 WS# 008
Account 441032 Fund 0110
Activity 3424000
Trans Amt $20.00
J24 RSLJS

ISAACSON AND ARFMAN P A
128 MONROE ST NE
ALBUQUERQUE, NM 87108-1247
268-8828

17249
95-219/1070 176
1350743997

DATE 8/29/06

PAY TO THE ORDER OF City of Albuquerque $ 585.00
Five Hundred Eighty-Five 00/100 DOLLARS
Treasury Division
Security Features Details on Back.

WELLS FARGO
Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com

Preliminary/Final Plat
FOR #1549 DRB fee

8/29/2006 10:24AM LOC
RECEIPT# 00063762 WS# 008 TRANS# 0016
Account 441006 Fund 0110
Activity 4983000 RSLJS
Scott M McGee
J24 MISC $565.00

⑈00017249⑈ ⑆107002192⑆ 1350743997⑈

CHANGE $0.00

$20.00
Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION
___ Major Subdivision action
___ Minor Subdivision action
X Vacation
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
___ for Subdivision Purposes
___ for Building Permit
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE
___ Storm Drainage Cost Allocation Plan

Supplemental form

S Z **ZONING & PLANNING**
___ Annexation
___ County Submittal
___ EPC Submittal
V
___ Zone Map Amendment (Establish or Change Zoning)
P
___ Sector Plan **(Phase I, II, III)**
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Sub Regs)
___ Street Name Change (Local & Collector)

L A **APPEAL / PROTEST of...**
D
___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: AMERI-CONTRACTORS PHONE: 280-2062
ADDRESS: P.O. BOX 56883 FAX: 890-9799
CITY: ABQ. STATE NM ZIP 87187 E-MAIL: MIKENMHOMES.COM
Proprietary interest in site: OWNER List all owners:
AGENT (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828
ADDRESS: 128 MONROE ST. NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL: FREDA@IACIVIL.COM

DESCRIPTION OF REQUEST: VACATION OF A 10' DRAINAGE AND UTILITY EASEMENT

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

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

Lot or Tract No. LOT 2-A-1-B-2-B Block: Unit:
Subdiv. / Addn. ALBUQUERQUE WEST UNIT TWO
Current Zoning: SU-1 PDA (INCL. C-3) Proposed zoning: SAME
Zone Atlas page(s): C-13 No. of **existing** lots: ~~0~~ 1 No. of **proposed** lots: ~~0~~ 1
Total area of site (acres): 3.9460 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No.
UPC No. 101306404020730902 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: EAGLE RANCH ROAD
Between: ALL SAINTS RD. and PASEO DEL NORTE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 06DRB-00941 (PROJ. # 1003272)

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

SIGNATURE Fred C. Arfman DATE 07.27.06
(Print) FRED C. ARFMAN ___ Applicant X Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
06DRB-01087	UPC	V	$ 45.00
	CMP		$ 20.00
	ADV		$ 75.00
			$
			$
			Total $ 140.00

Hearing date 8-23-06

X 7/28/06

Project # 1003272

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☒ **VACATION OF PUBLIC EASEMENT**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24** copies
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc.(not to exceed 8.5" by 14") **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

FRED C. ARFMAN
Applicant name (print)

Fred C. Arfman 07.27.06
Applicant signature / date

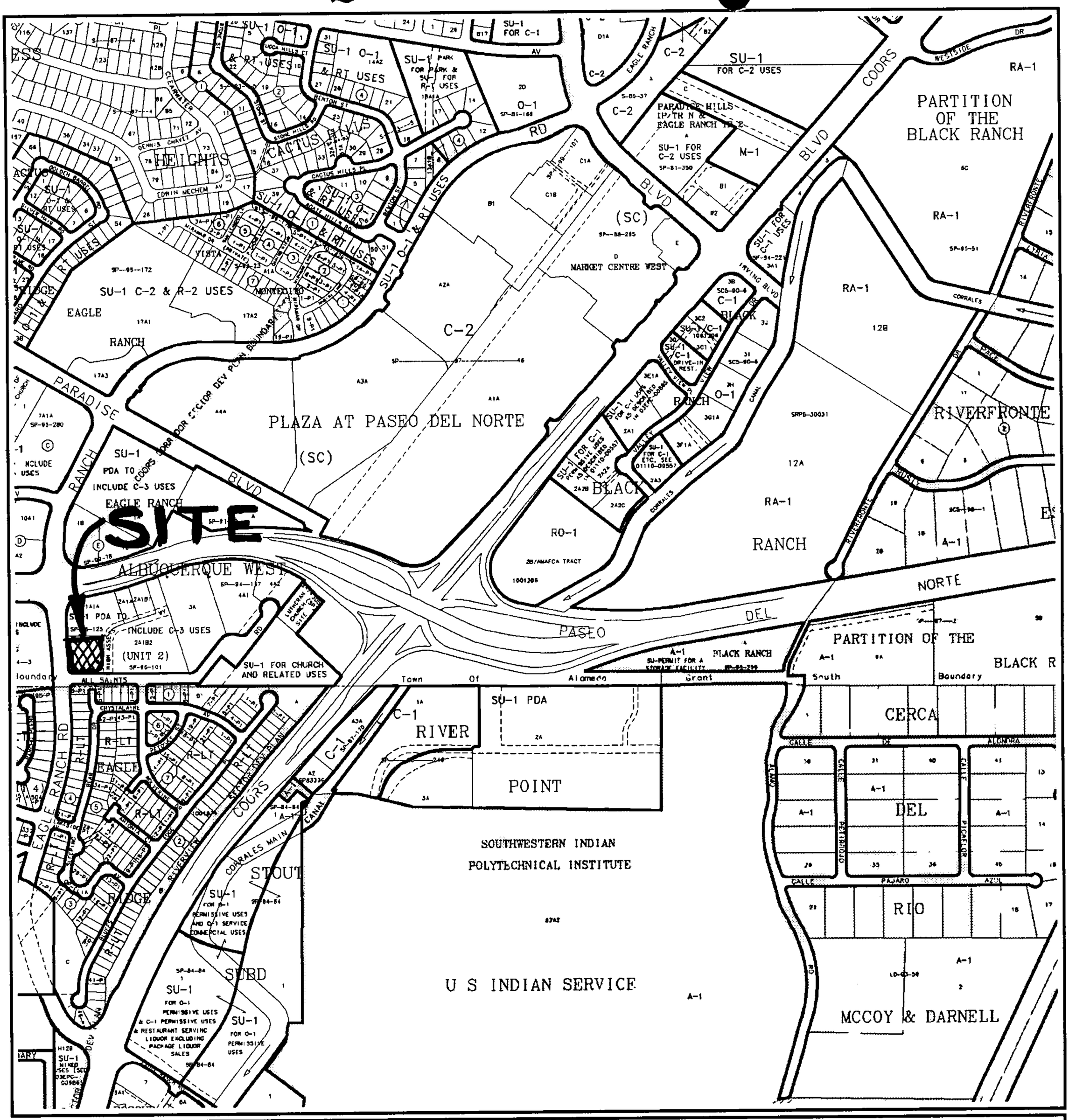
Form revised 4/03, 10/03 and **JUNE 2005**

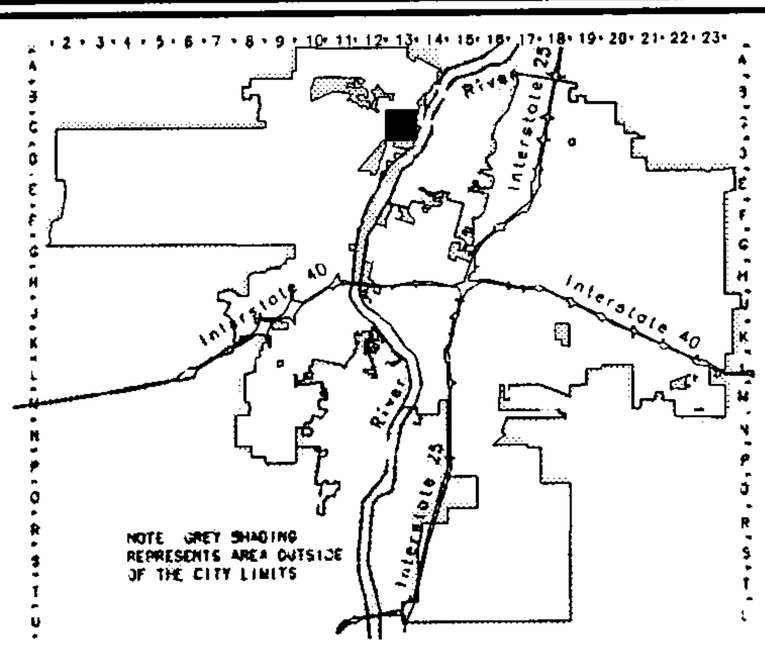
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06DRB - - 01087
- -
- -

Planner signature / date 7/28/06

Project # 1003772





GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

C-13-Z

Map Amended through February 01, 2005

PROJECT MEMORANDUM

07/28/06

TO: Planning Department, City of Albuquerque

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Vacation of Easement ***PROJ NO:*** 1467

SUBJ: Lot 2-A-1-B-2-B; Albuquerque West, Unit Two

Justification of request to Vacation the "10' Drainage & Utility Easement".

1. Easement was granted by plat on November 21, 1984. It covered what appeared as an existing utility pole alignment.

2. Roadways and lot configurations have changed since the easement was granted.

3. There are no utilities or drainageways within the easement (unused).

4. Recently approved Site Development Plan for Subdivision will not utilize the easement.

5. The public welfare is in no way served by retaining the easement.

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

M:\ACTIVE\PROJECT DOCUMENTS\1467\CORRESPONDENCE\OUT\1467 July-28-06 DRB Vacation.doc

Ameri-Contactors LLC
P.O. Box 56883
Albuquerque, New Mexico 87187

City of Albuquerque
Planning Department
600 Second Street NW
Suite 200
Albuquerque, NM 87103

RE: Vacation Request of 10 foot Easement

July 28, 2006

Ladies and Gentlemen:

Ameri-Contractors LLC hereby authorizes Isaacson & Arfman P.A. to act as our agent in the matter of the Vacatin Request of the "10 ft. Drainage & Utility Easement", contained within Lot 2-A-1-B-2-B, Albuquerque West, Unit Two.

Sincerely,

Dwayne Pino

Dwayne Pino, Managing Member for Ameri-Contractors LLC.

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: July 28, 2006

TO CONTACT NAME: Fred C. Arfman
COMPANY/AGENCY: Isaacson & Arfman, PA.
ADDRESS/ZIP: 128 Monroe St. NE. / 87108
PHONE/FAX #: (505) 268-8828 / (505) 268-2632

Thank you for your inquiry of 7-28-06 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 2-A-1-B-2-B, Albuq. West, Unit Two

zone map page(s) C-13-Z.

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

Eagle Ranch
Neighborhood Association
Contacts: Fred B. Hampton
9620 Stone St. NW / 87114-6019
890-5159 (h + w)

Julia Moore
9208 C Anderson Dr. NW / 87114
898-6441 (h) 890-1539 (w)

Paradise Hills Civic Assoc.
Neighborhood Association
Contacts: Larry Weaver
6001 Unitas Ct. NW / 87114
898-8640 (h) 846-1511 (w)

Tom Anderson
10013 Plunkett Dr. NW / 87114
897-2593 (h)

See reverse side for additional Neighborhood Association Information: YES {X} NO { }

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(10/14/04)

Additional Neighborhood Association Information

Piedras Marcadas
Neighborhood Association
Contacts: Rich Celerberg
9304 Drolet NW/87114
400-5994(h)
Lee Lewis
9109 Laura Lee Pl. NW/87114
792-9835 (h)

Rancho ~~Sonoma~~ Serena
Neighborhood Association
Contacts: Jeff Melvin
4115 Rancho Grande NW/87120
980-8569 (h)
Sander A. Rue
7500 Rancho Solano Ct. NW/87120
899-0388

Taylor Ranch
Neighborhood Association
Contacts: Jolene Wolfley
6804 Stag Horn Dr. NW/87120
890-9414 (h)
Rene Horvath
5515 Palomino Dr. NW/87120
898-2114 (h)

Neighborhood Association
Contacts:

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

ALBUQUERQUE
Making History

City of Albuquerque

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TO CONTACT NAME: Fred C. Arfman
COMPANY/AGENCY: Isaacson & Arfman, PA.
ADDRESS/ZIP: 128 Monroe St. NE. / 87108
PHONE/FAX #: (505) 268-8828 / (505) 268-2632

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zone map page(s) C-13-Z.

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Julia Moore
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898-6441 (h) 890-1539 (w)

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Neighborhood Association
Contact: Larry Weaver
6001 Unitas Ct. NW / 87114
898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr. NW / 87114
897-2593 (h)

See reverse side for additional Neighborhood Association Information: YES {X} NO { }

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

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OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(10/14/04)

Additional Neighborhood Association Information

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Neighborhood Association
Contacts: Rich Celerberg
9304 Dralet NW/87114
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9109 Laura Lee Pl. NW/87114
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Neighborhood Association
Contacts:

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Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

Neighborhood Association
Contacts:

7006 0100 0004 7897 6489

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

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

OFFICIAL USE

Postage	$	$0.39
Certified Fee		$2.40
Return Receipt Fee (Endorsement Required)		$0.00
Restricted Delivery Fee (Endorsement Required)		$0.00
Total Postage & Fees	$	$2.79

0108
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Sent To: SANDRA A. RUS
Street, Apt. No.; or PO Box No.: 7500 RANCHO SOLANO CT.
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Sent To: LEE LEWIS
Street, Apt. No.; or PO Box No.: 9109 LAURALEE PL. NW
City, State, ZIP+4: ABQ. NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

==========

HIGHLAND STATION
ALBUQUERQUE, New Mexico
871089998
3401500108-0095
07/28/2006 (505)346-0891 11:00:41 AM

==========

========== Sales Receipt ==========

Product Description	Sale Unit Qty Price	Final Price
ALBUQUERQUE NM 87114		$0.39
First-Class		
0.70 oz.		
Certified		$2.40
Label #:	70060100000478976557	
Customer Postage		-$0.39
Subtotal:		$2.40
		========
Issue PVI:		$2.40
ALBUQUERQUE NM 87120		$0.39
First-Class		
0.80 oz.		
Certified		$2.40
Label #:	70060100000478976519	
Customer Postage		-$0.39
Subtotal:		$2.40
		========
Issue PVI:		$2.40
ALBUQUERQUE NM 87114		$0.39
First-Class		
0.70 oz.		
Certified		$2.40
Label #:	70060100000478976526	
Customer Postage		-$0.39
Subtotal:		$2.40
		========
Issue PVI:		$2.40
ALBUQUERQUE NM 87120		$0.39
First-Class		
0.80 oz.		
Certified		$2.40
Label #:	70060100000478976533	
Customer Postage		-$0.39
Subtotal:		$2.40
		========
Issue PVI:		$2.40
ALBUQUERQUE NM 87114		$0.39
First-Class		
0.70 oz.		
Certified		$2.40
Label #:	70060100000478976540	
Customer Postage		-$0.39
Subtotal:		$2.40
		========
Issue PVI:		$2.40

ALBUQUERQUE NM 87114 $0.39
First-Class
0.70 oz.
Certified $2.40
Label #: 70060100000478976472
Customer Postage -$0.39
Subtotal: $2.40
========
Issue PVI: $2.40
ALBUQUERQUE NM 87120 $0.39
First-Class
0.70 oz.
Certified $2.40
Label #: 70060100000478976465
Customer Postage -$0.39
Subtotal: $2.40
========
Issue PVI: $2.40
ALBUQUERQUE NM 87120 $0.39
First-Class
0.70 oz.
Certified $2.40
Label #: 70060100000478976502
Customer Postage -$0.39
Subtotal: $2.40
========
Issue PVI: $2.40
ALBUQUERQUE NM 87114 $0.39
First-Class
0.70 oz.
Certified $2.40
Label #: 70060100000478976489
Customer Postage -$0.39
Subtotal: $2.40
========
Issue PVI: $2.40
ALBUQUERQUE NM 87114 $0.39
First-Class
0.70 oz.
Certified $2.40
Label #: 70060100000478976496
Customer Postage -$0.39
Subtotal: $2.40
========
Issue PVI: $2.40

Total: $24.00
==========

Paid by:
Cash $30.00
Change Due: -$6.00

Bill#:100050001070 6
Clerk:16

7006 0100 0004 7897 6533

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Street, Apt. No.; or PO Box No.: 6804 STAG HORN DR. NW
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Total Postage & Fees	$ $2.79

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Restricted Delivery Fee (Endorsement Required)	$0.00
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Street, Apt. No.; or PO Box No.: 4115 RANCHO GRANDE NW
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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $2.79

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Street, Apt. No.; or PO Box No.: 6001 UNITAS CT. NW
City, State, ZIP+4: ABQ. NM 87114

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Total Postage & Fees	$ $2.79

07/28/2006

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Sent To: RENE HORVATH
Street, Apt. No.; or PO Box No.: 5515 PALOMINO DR. NW
City, State, ZIP+4: ABQ. NM 87120

See Reverse for Instructions

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Sent To: FRED B. HAMPTON
Street, Apt. No.; or PO Box No.: 9620 STONE ST. NW
City, State, ZIP+4: ABQ. NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

84 89100

State of New Mexico
County of Bernalillo } SS
This instrument was filed for record
on 1049 NOV 21 1984
o'clock ..m. Recorded in Vol. C95
records of said County Folio 138 & 143
Clerk & Recorder
Deputy Clerk

ALBUQUERQUE WEST

A SUBDIVISION IN PARADISE HILLS DEVELOPMENT

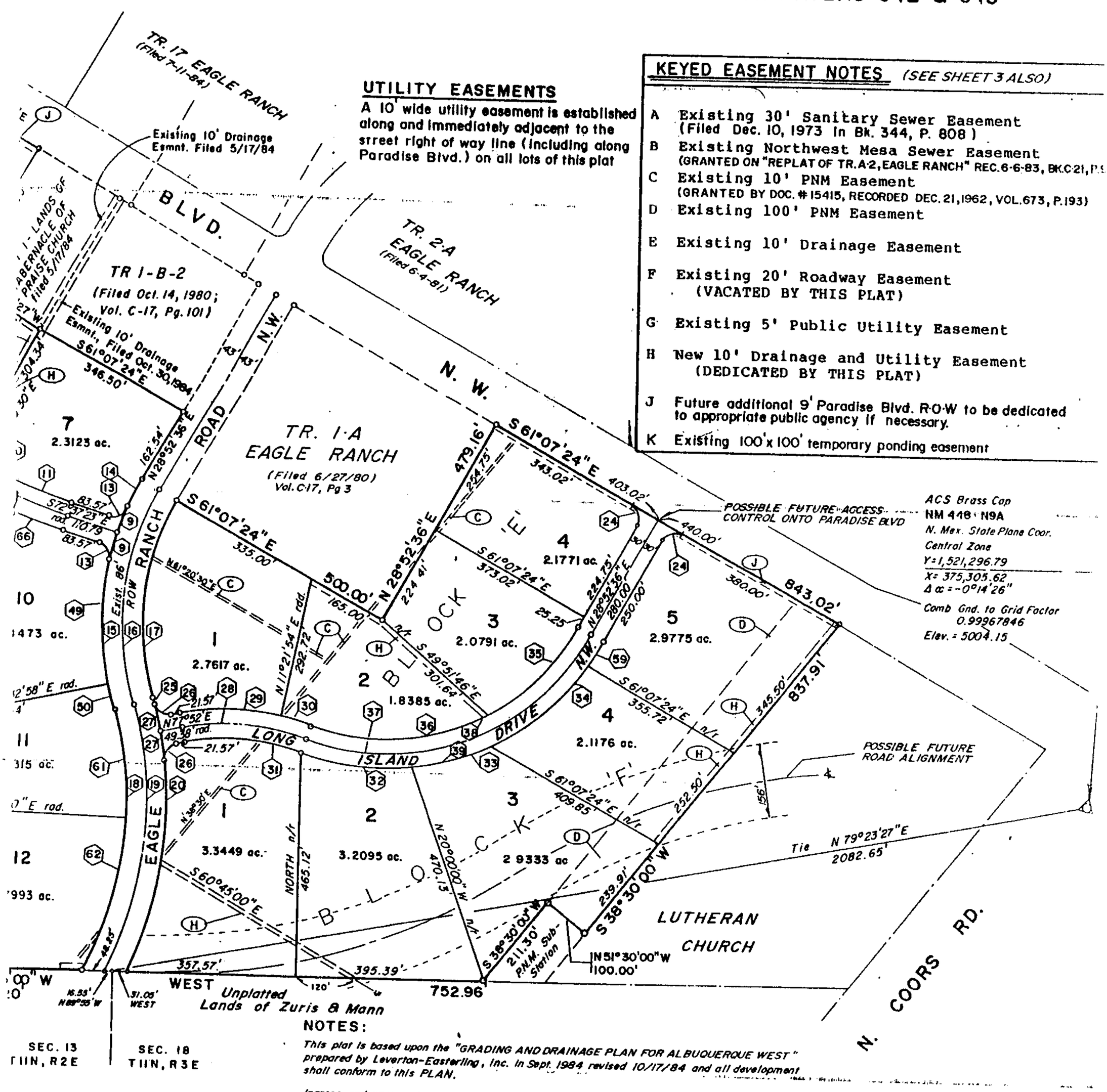
WITHIN

THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 13, T11N, R2E, NMPM, &
PROJECTED SECTION 18, T11N, R3E, NMPM

BERNALILLO COUNTY, NEW MEXICO

AUGUST, 1984

ZONE ATLAS C12 & C13



UTILITY EASEMENTS

A 10' wide utility easement is established along and immediately adjacent to the street right of way line (including along Paradise Blvd.) on all lots of this plat

KEYED EASEMENT NOTES (SEE SHEET 3 ALSO)

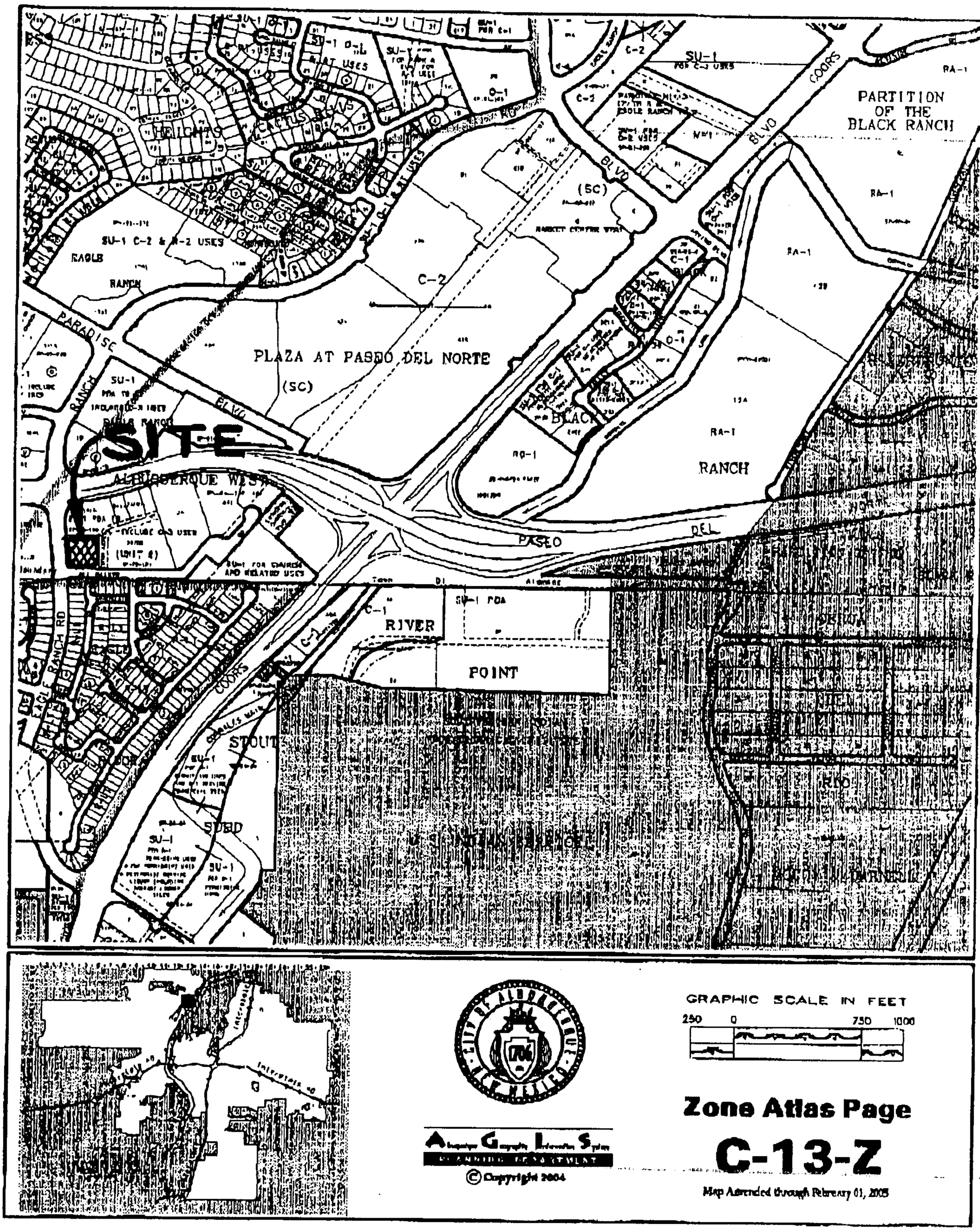
- A Existing 30' Sanitary Sewer Easement (Filed Dec. 10, 1973 in Bk. 344, P. 808)
- B Existing Northwest Mesa Sewer Easement (GRANTED ON "REPLAT OF TR. A-2, EAGLE RANCH" REC. 6-6-83, BK. C-21, P.5
- C Existing 10' PNM Easement (GRANTED BY DOC. # 15415, RECORDED DEC. 21, 1962, VOL. 673, P. 193)
- D Existing 100' PNM Easement
- E Existing 10' Drainage Easement
- F Existing 20' Roadway Easement (VACATED BY THIS PLAT)
- G Existing 5' Public Utility Easement
- H New 10' Drainage and Utility Easement (DEDICATED BY THIS PLAT)
- J Future additional 9' Paradise Blvd. R.O.W to be dedicated to appropriate public agency if necessary.
- K Existing 100'x 100' temporary ponding easement

NOTES:

This plat is based upon the "GRADING AND DRAINAGE PLAN FOR ALBUQUERQUE WEST" prepared by Leverton-Easterling, Inc. in Sept. 1984 revised 10/17/84 and all development shall conform to this PLAN.

Ingress and egress to drainage and utility easements is hereby granted for maintenance purposes to the Albuquerque Metropolitan Arroyo Flood Control Authority and Bernalillo County and their assigns.

All boundary corners are #5 rebars with aluminum caps stamped "CSC LS # 7270" found in place. Interior corners on existing ROW or ROW created by this plat shall be set with a # 5 rebar and cap stamped LS # 1874.


PARTITION OF THE BLACK RANCH
PLAZA AT PASEO DEL NORTE
SITE
ALBUQUERQUE WEST
RIVER POINT
RANCH
EAGLE RANCH
PARADISE
COORS BLVD
PASEO DEL
SU-1 C-2 & R-2 USES
SU-1 FOR C-2 USES
RA-1
C-2
(SC)
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
C-13-Z
Map Amended through February 01, 2005
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Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

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Sent To: SANDER A. RUE
Street, Apt. No.; or PO Box No.: 7500 RANCHO SOLANO CT.
City, State, ZIP+4: ABQ. NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

July 28, 2006

Mr. Sander A. Rue
Rancho Sereno Neighborhood Association
7500 Rancho Solano Ct NW
Albuquerque, NM 87120

RE: Lot 2-A-1-B-2-B, Albuquerque West, Unit Two
Vacation of Easement

Dear Mr. Rue:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Rancho Sereno Neighborhood Association that we are requesting a City hearing to vacate a utility and drainage easement on the property at the northeast corner of Eagle Ranch Rd N.W. and All Saints Rd N.W. Attached is a copy of the vicinity map showing the site location.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/gld

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

July 28, 2006

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Total Postage & Fees	$ $2.79

07/28/2006

Sent To: JULIA MOORE
Street, Apt. No.; or PO Box No.: 9208 C. ANDERSON DR. NW
City, State, ZIP+4: ABQ - NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7006 0100 0004 7897 4526

Ms. Julia Moore
Eagle Ranch Neighborhood Association
9208C Anderson Dr NW
Albuquerque, NM 87114

RE: Lot 2-A-1-B-2-B, Albuquerque West, Unit Two
Vacation of Easement

Dear Ms. Moore:

As the consulting engineers for the above-referenced site, we are writing this letter to inform the Eagle Ranch Neighborhood Association that we are requesting a City hearing to vacate a utility and drainage easement on the property at the northeast corner of Eagle Ranch Rd N.W. and All Saints Rd N.W. Attached is a copy of the vicinity map showing the site location.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/gld

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Sent To: FRED B. HAMPTON
Street, Apt. No.; or PO Box No.: 9620 STONE ST. NW
City, State, ZIP+4: ABQ. NM 87114

PS Form 3800, June 2002 — See Reverse for Instructions

Mr. Fred B. Hampton
Eagle Ranch Neighborhood Association
9620 Stone St NW
Albuquerque, NM 87114-6019

RE: Lot 2-A-1-B-2-B, Albuquerque West, Unit Two
Vacation of Easement

Dear Mr. Hampton:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Eagle Ranch Neighborhood Association that we are requesting a City hearing to vacate a utility and drainage easement on the property at the northeast corner of Eagle Ranch Rd N.W. and All Saints Rd N.W. Attached is a copy of the vicinity map showing the site location.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/gld

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Total Postage & Fees	$ $2.79

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Sent To LARRY WEAVER
Street, Apt. No.; or PO Box No. 6001 UNITAS CT. NW
City, State, ZIP+4 ABQ. NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

July 28, 2006

Mr. Larry Weaver
Paradise Hills Neighborhood Association
6001 Unitas Ct NW
Albuquerque, NM 87114

RE: Lot 2-A-1-B-2-B, Albuquerque West, Unit Two
Vacation of Easement

Dear Mr. Weaver:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Paradise Hills Neighborhood Association that we are requesting a City hearing to vacate a utility and drainage easement on the property at the northeast corner of Eagle Ranch Rd N.W. and All Saints Rd N.W. Attached is a copy of the vicinity map showing the site location.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/gld

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

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Total Postage & Fees	$ $2.79

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Sent To: Tom Anderson
Street, Apt. No.; or PO Box No.: 10013 Plunkett Dr. NW
City, State, ZIP+4: ABQ. NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

July 28, 2006

Mr. Tom Anderson
Paradise Hills Neighborhood Association
10013 Plunkett Dr NW
Albuquerque, NM 87114

RE: Lot 2-A-1-B-2-B, Albuquerque West, Unit Two
Vacation of Easement

Dear Mr. Anderson:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Paradise Hills Neighborhood Association that we are requesting a City hearing to vacate a utility and drainage easement on the property at the northeast corner of Eagle Ranch Rd N.W. and All Saints Rd N.W. Attached is a copy of the vicinity map showing the site location.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/gld

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

July 28, 2006

Mr. Rich Celerberg
Piedras Marcadas Neighborhood Association
9304 Drolet NW
Albuquerque, NM 87114

RE: Lot 2-A-1-B-2-B, Albuquerque West, Unit Two
Vacation of Easement

Dear Mr. Celerberg:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Piedras Marcadas Neighborhood Association that we are requesting a City hearing to vacate a utility and drainage easement on the property at the northeast corner of Eagle Ranch Rd N.W. and All Saints Rd N.W. Attached is a copy of the vicinity map showing the site location.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/gld

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Sent To: Rich Celerberg
Street, Apt. No.; or PO Box No.: 9304 Drolet NW
City, State, ZIP+4: Abq. NM 87114

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $2.79

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07/28

Sent To: LEE LEWIS
Street, Apt. No.; or PO Box No.: 9109 LAURA LEE PL. NW
City, State, ZIP+4: ABQ - NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7006 0100 0004 2897 6496

July 28, 2006

Mr. Lee Lewis
Piedras Marcadas Neighborhood Association
9109 Laura Lee Pl NW
Albuquerque, NM 87114

RE: Lot 2-A-1-B-2-B, Albuquerque West, Unit Two
Vacation of Easement

Dear Mr. Lewis:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Piedras Marcadas Neighborhood Association that we are requesting a City hearing to vacate a utility and drainage easement on the property at the northeast corner of Eagle Ranch Rd N.W. and All Saints Rd N.W. Attached is a copy of the vicinity map showing the site location.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/gld

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

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Scott M. McGee, PE

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ALBUQUERQUE NM HIGHLAND STA USPS Postmark

Sent To: JEFF MELVIN
Street, Apt. No.; or PO Box No.: 4115 RANCHO GRANDE NW
City, State, ZIP+4: ABQ. NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7006 0100 0004 7897 4519

July 28, 2006

Mr. Jeff Melvin
Rancho Sereno Neighborhood Association
4115 Rancho Grande NW
Albuquerque, NM 87120

RE: Lot 2-A-1-B-2-B, Albuquerque West, Unit Two
Vacation of Easement

Dear Mr. Melvin:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Rancho Sereno Neighborhood Association that we are requesting a City hearing to vacate a utility and drainage easement on the property at the northeast corner of Eagle Ranch Rd N.W. and All Saints Rd N.W. Attached is a copy of the vicinity map showing the site location.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/gld

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $2.77

ALBUQUERQUE NM MAIN STA USPS Postmark Here 07/28/06

7006 0100 0004 7897 6533

Sent To: JOLENE WOLFLEY
Street, Apt. No.; or PO Box No.: 6804 STAG HORN DR. NW
City, State, ZIP+4: ABQ. NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

July 28, 2006

Ms. Jolene Wolfley
Taylor Ranch Neighborhood Association
6804 Stag Horn Dr NW
Albuquerque, NM 87120

RE: Lot 2-A-1-B-2-B, Albuquerque West, Unit Two
Vacation of Easement

Dear Ms. Wolfley:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Taylor Ranch Neighborhood Association that we are requesting a City hearing to vacate a utility and drainage easement on the property at the northeast corner of Eagle Ranch Rd N.W. and All Saints Rd N.W. Attached is a copy of the vicinity map showing the site location.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/gld

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $2.79

Sent To RENE HORVATH
Street, Apt. No.; or PO Box No. 5515 PALOMINO DR. NW
City, State, ZIP+4 ABQ. NM 87120
PS Form 3800, June 2002 See Reverse for Instructions

7006 0100 0004 7897 6465

July 28, 2006

Ms. Rene Horvath
Taylor Ranch Neighborhood Association
5515 Palomino Dr NW
Albuquerque, NM 87120

RE: Lot 2-A-1-B-2-B, Albuquerque West, Unit Two
Vacation of Easement

Dear Ms. Horvath:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Taylor Ranch Neighborhood Association that we are requesting a City hearing to vacate a utility and drainage easement on the property at the northeast corner of Eagle Ranch Rd N.W. and All Saints Rd N.W. Attached is a copy of the vicinity map showing the site location.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/gld

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

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

PAID RECEIPT

APPLICANT NAME AMERI - CONTRACTORS

AGENT ISAACSON & ARFMAN

ADDRESS

PROJECT & APP # 1003272 / 06DRB-01087

PROJECT NAME

$ 20.00 441032/3424000 Conflict Management Fee

$ 45.00 441006/4983000 DRB Actions

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

$ 75.00 441018/4971000 Public Notification

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

$ 140.00 TOTAL AMOUNT DUE

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

7/28/2006 11:46AM LOC: ANNX
RECEIPT# 00064374 WS# 006 TRANS# 0014
Account 441018 Fund 0110
Activity 4983000 TRSVRS
Trans Amt $45.00
J24 Misc
Thank You

ISAACSON AND ARFMAN P.A
128 MONROE ST NE
ALBUQUERQUE, NM 87108-1247

17190
95-219/1070 176
1350743997

DATE 07-29-06

PAY TO THE ORDER OF CITY OF ALBUQUERQUE $ 140.00

ONE-HUNDRED & FORTY & 00/100 DOLLARS

Security Features Details on Back.

WELLS FARGO
Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com

City Of Albuquerque
Treasury Division

7/28/2006 11:45AM
RECEIPT# 00064372 WS# 006 TRANS# 0014
Account 441032 Fund 0110
Activity 3424000 TRSVRS
Trans Amt $140.00
J24 Misc $20.00
Thank You

FOR VACATION SUBM. (ALBW)

MP

⑈00017190⑈ ⑆107002192⑆ 1350743997⑈

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from AUGUST 8, 2004 To AUGUST 23, 2004

5. REMOVAL

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

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

Frank C. [illegible] — (Applicant or Agent) 07.29.04 — (Date)

I issued 2 signs for this application, 7-27-04 (Date) [illegible] (Staff Member)

DRB PROJECT NUMBER: 1003272

Rev. 1/11/05

84 89100

State of New Mexico
County of Bernalillo } SS
This instrument was filed for record
on 10:49 NOV 21 1984
o'clock A m. Recorded in Vol. C25
of said County Folio 382/3
Clerk & Recorder
Deputy Clerk

ALBUQUERQUE WEST

A SUBDIVISION IN PARADISE HILLS DEVELOPMENT

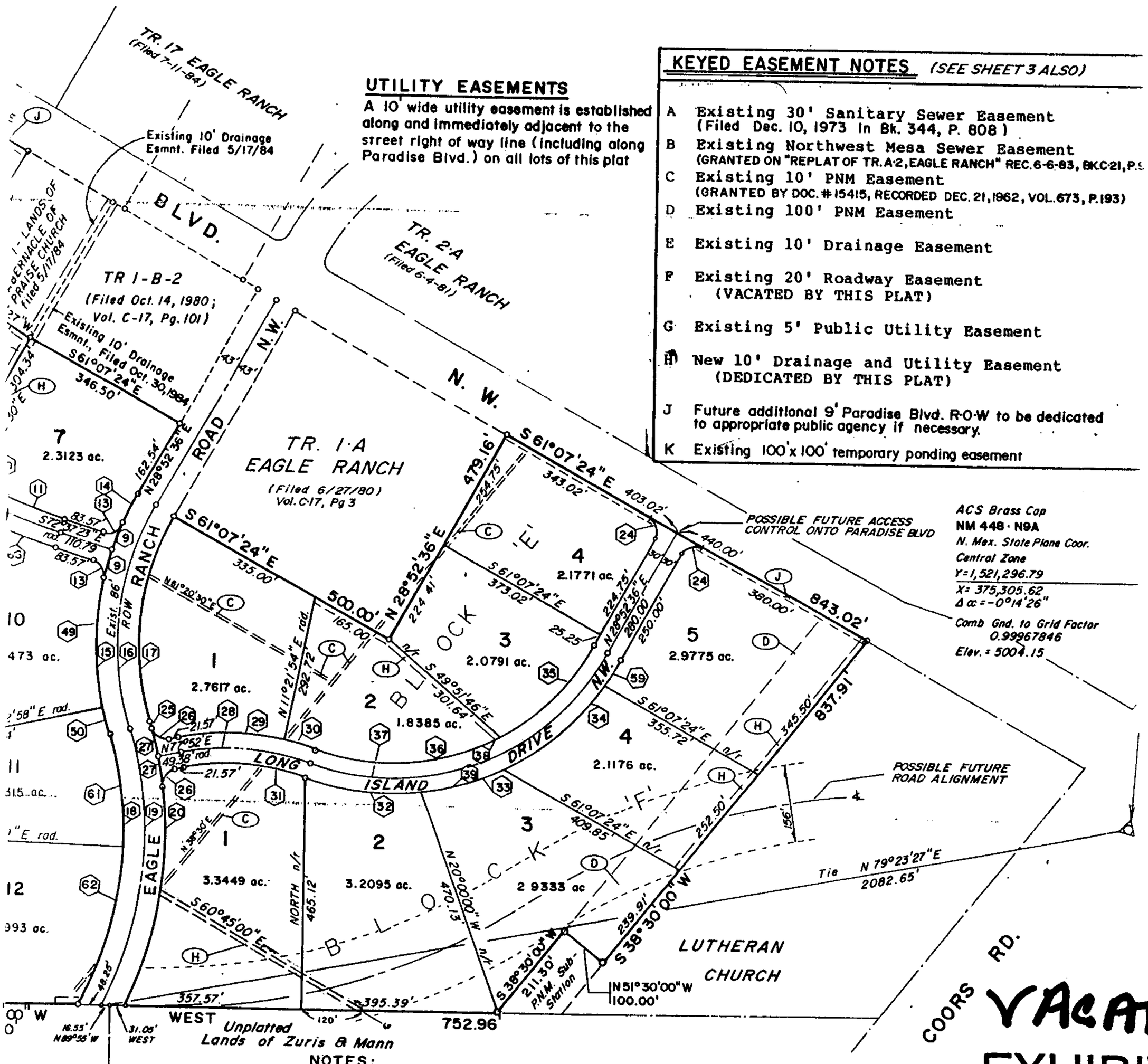
WITHIN

THE TOWN OF ALAMEDA GRANT

PROJECTED SECTION 13, T11N, R2E, NMPM, &
PROJECTED SECTION 18, T11N, R3E, NMPM

BERNALILLO COUNTY, NEW MEXICO

AUGUST, 1984 ZONE ATLAS C12 & C13



UTILITY EASEMENTS

A 10' wide utility easement is established along and immediately adjacent to the street right of way line (including along Paradise Blvd.) on all lots of this plat

KEYED EASEMENT NOTES (SEE SHEET 3 ALSO)

- A Existing 30' Sanitary Sewer Easement (Filed Dec. 10, 1973 in Bk. 344, P. 808)
- B Existing Northwest Mesa Sewer Easement (GRANTED ON "REPLAT OF TR. A-2, EAGLE RANCH" REC. 6-6-83, BK C-21, P.9
- C Existing 10' PNM Easement (GRANTED BY DOC. #15415, RECORDED DEC. 21, 1962, VOL. 673, P. 193)
- D Existing 100' PNM Easement
- E Existing 10' Drainage Easement
- F Existing 20' Roadway Easement (VACATED BY THIS PLAT)
- G Existing 5' Public Utility Easement
- H New 10' Drainage and Utility Easement (DEDICATED BY THIS PLAT)
- J Future additional 9' Paradise Blvd. R-O-W to be dedicated to appropriate public agency if necessary.
- K Existing 100'x 100' temporary ponding easement

ACS Brass Cap
NM 448 · N9A
N. Mex. State Plane Coor.
Central Zone
Y=1,521,296.79
X= 375,305.62
Δα = -0°14'26"
Comb Gnd. to Grid Factor 0.99967846
Elev. = 5004.15

NOTES:

This plat is based upon the "GRADING AND DRAINAGE PLAN FOR ALBUQUERQUE WEST" prepared by Leverton-Easterling, Inc. in Sept. 1984 revised 10/17/84 and all development shall conform to this PLAN.

Ingress and egress to drainage and utility easements is hereby granted for maintenance purposes to the Albuquerque Metropolitan Arroyo Flood Control Authority and Bernalillo County and their assigns.

All boundary corners are #5 rebars with aluminum caps stamped "CSC LS # 7270" found in place. Interior corners on existing ROW or ROW created by this plat shall be set with a # 5 rebar and cap stamped LS # 1874.

VACATION EXHIBIT B
Date 8/23/01

#9

DRB CASE ACTION LOG (SITE PLAN SUBD)

REVISED 9/28/05

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

DRB Application No.: **06DRB-00941 (SPS)** Project # **1003272**

Project Name: **ALBUQUERQUE WEST UNIT 2**

Agent: Consensus Planning Phone No.: 764-9801

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 7/26/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): ~~3 Copies~~

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

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

Project Number 1003272

8. **Project # 1005025**
06DRB-01031 Minor-SiteDev Plan BldPermit

M & M REAL ESTATE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 217, SANTA BARBARA- MARTINEZTOWN (to be known as **523 LOMAS OFFICE BUILDING**) zoned C-3, located on LOMAS BLVD NE, between HIGH ST NE and EDITH BLVD NE containing approximately 1 acre(s). (J-15) **WITHDRAWN AT THE AGENT'S REQUEST.**

---

9. **Project # 1003272**
06DRB-00941 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2, 3-A and 4-A-1, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA to include C-3 uses, located on PASEO DEL NORTE NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 10 acre(s). [REF: 06EPC-00283] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 7/12/06]* (C-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

05DRB-01354 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for HIGH ASSETS LAND CO LTD request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2 and 3A (to be known as **ALBUQUERQUE WEST, UNIT 2,** Lot(s) 3-A-1, 3-A-2, 2-A-1-B-2-A and 2-A-1-B-2-B), zoned SU-1 PDA TO INCLUDE C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS RD NW containing approximately 8 acre(s). [REF: DRB-96-14, DRB-90-252] *[Indef Deferred from 9/7/05 & 11/2/05]* (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

---

10. **Project # 1003993**
06DRB-01006 Minor-SiteDev Plan BldPermit/EPC
06DRB-01005 Minor-Prelim&Final Plat Approval
06DRB-01003 Minor-Vacation of Private Easements

RHOMBUS PA INC agent(s) for GLOBAL STORAGE request(s) the above action(s) for all or a portion of Lot(s) A-37-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1-O-1, located on COORS BLVD NW, between SEQUOIA NW and ST JOSEPHS DR NW containing approximately 4 acre(s). [REF: 05EPC-00369, 05EPC-00370] **[David**

Stallworth, EPC Case Planner] *[Deferred from 7/19/06 & 7/26/06]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.**

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

11. Project # 1003112
06DRB-01012 Minor-Prelim&Final Plat Approval

ROSS HOWARD CO agent(s) for ARLAN COLLATZ INC request(s) the above action(s) for all or a portion of Lot(s) 20, 25 & 26, **RINCONADA TRAILS,** zoned RD, located on HUYANA DR NW, between UNSER BLVD NW and WESTERN TRAIL NW. (F-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

12. Project # 1004858
06DRB-01037 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JEFF & EVANGELINE ROMERO request(s) the above action(s) for all or a portion of Lot(s) 7-9 & PORTION OF Lot(s) 10, Block(s) N, **MANDELL BUSINESS & RESIDENCE ADDITION,** zoned SU-3 special center zone, located on SLATE AVE NW, between 5th ST NW and LOMAS BLVD NW containing approximately 1 acre(s). [REF: 06DRB-00573] (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 10-FOOT RADIUS AT ALLEY.**

13. **Project # 1004774**
06DRB-01036 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JESUS SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) H-1-A, Block(s) 2, **MONTOYA'S SECOND REPLAT,** zoned SU-2 MR special neighborhood zone, located on ABAJO RD SE, between TOPEKA ST SE and JOHN ST SE containing approximately 1 acre(s). [REF: 06DRB-01036] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003057**
06DRB-00877 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Tract(s) A-2-C-1, Block(s) 1, **CLIFFORD WEST BUSINESS PARK, UNIT 3,** zoned IP, located on LOS VOLCANES RD NW, between SAUL BELL RD NW and UNSER BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00893] *[Indef Deferred from 6/28/06]* (K-9/K-10) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1004782**
06DRB-00928 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS INC agent(s) for THOMAS P GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOAN'S ACRES,** zoned R-1, located on ESTANCIA NW, between LADERA DR NW and WESTERN TRAILS NW containing approximately 1 acre(s). *[Deferred from 7/12/06]* (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/26/06 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

16. **Project # 1004785**
06DRB-00403 Minor- Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). *(Indef Deferred from 4/5/06 for SIA)* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

17. **Project # 1005021**
06DRB-01000 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for JC PETERSON LLC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5, 15, 16 and 17, Block(s) 5, **ESPERANZA ADDITION,** zoned C-1 & P, located on SAN MATEO BLVD SE, between TRUMBULL AVE SE and SOUTHERN AVE SE containing approximately 1 acre(s). *[Deferred from 7/19/06]* (L-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PLACEMENT OF SIDEWALK AND PLANNING TO RECORD THE PLAT.**

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

18. **Project # 1005029**
06DRB-01045 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for WESTLAND DEVELOPMENT COMPANY INC request(s) the above action(s) for all or a portion of Tract(s) B & J, **THE CROSSING,** zoned R-D & SU-2 FOR R-LT, located on TIERRA PINTADA BLVD NW, between CALLE AZULEJO NW and CLARKS FORK NW containing approximately 55 acre(s). (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19.	**Project # 1003467** 06DRB-01022 Minor-Sketch Plat or Plan	ALPHA PROFESSIONAL SURVEYING INC agent(s) for CHARLES MOSS, ASPEN HOMES NM request(s) the above action(s) for all or a portion of Tract(s) 11-A, 11-B & 11-C, **RICE DURANES ADDITION,** zoned R-2, located on RICE AVE NW, between RIO GRANDE NW and INDIAN SCHOOL NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for July 12 & July 19, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 12 AND JULY 19, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:50 A.M.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 26, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Kristal Metro & Brad Bingham, Alter City Engineer
Bill Balch, 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: 11:50 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 # 1004909**
06DRB-00930 Major- SiteDev Plan BldPermit

HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for SOUTHWEST GASTROENTEROLOGY ASSOCIATES, request(s) the above action(s) for Tract(s) 2A-2A-2B-2, Block(s) 0000, JOURNAL CENTER (to be known as **SOUTHWEST GASTROENTEROLOGY**) zoned IP, located on the northeast corner of JEFFERSON NE between JOURNAL CENTER BLVD NE ANSD HEADLINE AVE NE containing approximately 2.5 acre(s). [REF: DRB-97-442, ZA-96-44, 06DRB-00717] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILTIES DEVELOPMENT FOR FIRE FLOW CALCULATIONS AND REVISED UTILITY**

PLAN AND TRANSPORTATION DEVELOPMENT FOR BUILD NOTES, SIDEWALK EASEMENT, JOURNAL CENTER APPROVAL LETTER, 3 COPIES OF THE SITE PLAN AND THE 15-DAY APPEAL PERIOD.

2. **Project # 1004228**
06DRB-00937Major-Vacation of Pub Right-of-Way

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tahoe Place right-of-way (**SUNRISE HEIGHTS ADDITION**)) zoned M-1 light manufacturing zone, located on MONTANO RD NE AND RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01765] (F-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.**

4. **Project # 1004076**
06DRB-00880 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, request(s) the above action(s) for a portion of HILTON AVE NE adjacent to Lot(s) 6 (to be known as **HILTON AVENUE LOFTS**) zoned RLT, located on HILTON AVE NE, between PARSIFAL ST NE and HENDRIX RD NE. [REF: 05DRB-01403, 05DRB00526] *[Deferred from 7/19/06]* (G-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNNG FILE.**

5. **Project # 1004240**
06DRB-00890 Major-Preliminary Plat Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] *[Deferred from 7/12/06]* (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/26/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/6/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: 1) LANDSCAPING MUST BE SHOWN ON A REVISED WALL DESIGN PRIOR TO FINAL PLAT 2) ALL LOTS MUST MEET THE MINIMUM 5000 SQUARE FOOT LOT SIZE. 3) IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). 4) ALL LOTS SHALL HAVE P-2 DESIGNATIONS. 5) A SUBDIVISION DESIGN VARIANCE NEEDS TO BE APPLIED FOR BEFORE OR CONCURRENT WITH THE FINAL PLAT APPLICATION. 6) NEED EASEMENTS OR DEDICATION ALONG RIO GRANDE BOULEVARD NORTH OF THE EXISTING HISTORIC BUILDING. 7) THE EASEMENTS ALONG MANANITAS LANE NW MUST BE WIDER. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

06DRB-01042 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for GARCIA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **VILLAS LAS MANANITAS SUBDIVISION,** zoned SU-1 FOR PERMISSIVE C-1 W/RESTRICTIONS, located on the northeast corner of INDIAN SCHOOL RD NW and RIO GRANDE BLVD NW and containing approximately 2 acre(s). [REF: 06DRB-00890, 06DRB-00891, 06DRB-00892, 06DRB-00893] **[David Stallworth, EPC Case Planner]** (H-13) **THE SITE**

PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS, 3 COPIES OF THE SITE PLAN AND A REVISED WALL DESIGN WITH LANDSCAPING.

6. **Project # 1003612**
06DRB-00737 Major-Preliminary Plat Approval
06DRB-00738 Major-Vacation of Pub Right-of-Way
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] *[Deferred from 6/21/06 & 6/28/06 & 7/12/06 & 7/26/06]* (J-9) **DEFERRED AT THE BOARD'S REQUEST TO 8/2/06.**

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

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

7. **Project # 1003087**
06DRB-01034 Minor-SiteDev Plan Subd

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) 1-39, Tract(s) A-L, **WATERSHED SUBDIVISION,** zoned SU-2 FOR PDA RR, located on TIERRA PINTADA ST NW, between 98TH ST NW and ARROYO VISTA BLVD NW containing approximately 47 acre(s). [REF: 05DRB-00788] (H-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNNG FOR LANDSCAPE PLAN ATTACHED TO COPIES OF THE SITE PLAN, NO UNIFORM FRONT YARD SETBACK, PLACEMENT AND ORIENTATION OF GARAGES AND INFRASTRUCTURE LIST LANGUAGE ON THE SIGNATURE BLOCK.**

#9

duplicate 7/28/06

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

1003272

DRB Application No.: **05DRB-01354 (P&F)** Project # ~~1004383~~

Project Name: **ALBUQUERQUE WEST UNIT 2**

Agent: Isaacson & Arfman PA Phone No.: 268-8828

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 7/26/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): Record Plat

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

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

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

Project Number 1003272

#9

duplicate

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

1003272

DRB Application No.: **05DRB-01354 (P&F)** Project # ~~1004393~~

Project Name: **ALBUQUERQUE WEST UNIT 2**

Agent: Isaacson & Arfman PA Phone No.: 268-8828

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 7/26/04 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:
- ☒ PLANNING (Last to sign): Record Plat

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

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

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

Project Number 100 3272

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003272 **AGENDA ITEM NO: 9**

SUBJECT:

Preliminary Plat
Final Plat
Site Plan for Subd

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JULY 26, 2006

15. Project # 1003272
06DRB-00941 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2, 3-A and 4-A-1, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA to include C-3 uses, located on PASEO DEL NORTE NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 10 acre(s). [REF: 06EPC-00283] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 7/12/06]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

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

16. Project # 1004223
06DRB-00913 Minor-Extension of Preliminary Plat

SURVEYS SOUTHWEST LTD agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B **SUNDT'S INDUSTRIAL CENTER,** with Parcel(s) D of **RENAISSANCE CENTER III**, zoned M-2 & SU-1 IP, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: 05DRB-00884, 05DRB-00885] (F-16) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

17. Project # 1004120
06DRB-00918 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for ROBERT RUTH request(s) the above action(s) for Lot(s) 30-A, 30-B-2-A & 30-B-2-B, **ALVARADO GARDENS, UNIT 3,** zoned R-2 residential zone, located on CANDELARIA RD NW, between GLENWOOD NW and VERANDA RD NW containing approximately 2 acre(s). [REF: 05DRB-00622] (G-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO CHECK FOR 6-FOOT SIDEWALKS.**

12. Project # 1004932
06DRB-00889 Major-Vacation of Public Right-of-Way

RIMCON INC., WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

13. Project # 1003612
06DRB-00737 Major-Preliminary Plat Approval
06DRB-00738 Major-Vacation of Pub Right-of-Way
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] *[Deferred from 6/21/06 & 6/28/06 & 7/12/06]* (J-9) **DEFERRED AT THE BOARD'S REQUEST TO 7/26/06.**

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

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

14. Project # 1001275
06DRB-00931 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART & ASSOCIATES agent(s) for DOPPCO DEVELOPMENTS request(s) the above action(s) for all or a portion of Lot(s) 2, LOWES SUBDIVISION (to be known as **SHOPPES OF ALAMEDA**) zoned SU-1 with Permissive Use, located on ALAMEDA NW, between COORS BLVD NW and ELLISON DR NW containing approximately 4 acre(s). **[Stephanie Shumsky, EPC Case Planner]** (A-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN AND THE EPC CASE PLANNER'S INITIALS.**

10. Project # 1003703
06DRB-00886 Major-Preliminary Plat Approval
06DRB-00887 Major-Vacation of Public Right-of-Way
06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/24/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: THE DEDICATION ALONG EAGLE ROCK SHALL BE SHOWN ON THE FINAL PLAT PRIOR TO APPROVAL. THE FIRE DEPARTMENT MUST APPROVE THE HAMMERHEAD PRIOR TO FINAL PLAT APPROVAL. IF THE FINAL PLAT IS APPROVED AFTER 10/31/06, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE PROVISION OF A GRADING PLAN FOR MS OTT-MEYER'S LOT IS REQUIRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. Project # 1004240
06DRB-00890 Major-Preliminary Plat Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] *[Deferred from 7/12/06]* (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

PLAT: SHOW PEDESTRIAN EASEMENT AT THE END OF THE CUL-DE-SAC.

8. Project # 1003886
06DRB-00861 Major-Preliminary Plat Approval
06DRB-00862 Major-Vacation of Pub Right-of-Way
06DRB-00864 Major-Vacation of Public Easements
06DRB-00863 Minor-Vacation of Private Easements
06DRB-00867 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/9/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. Project # 1004974
06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, **NORTH ALBUQUERQUE ACRES**, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF: AX-84-9,Z-84-41] *[Deferred from 7/12/06]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/16/06.**

5. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06]* (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/9/06.**

6. **Project # 1003247**
06DRB-00874 Major-Preliminary Plat Approval
06DRB-00876 Major-Final Plat approval
06DRB-00875 Minor-Temp Defer SDWK

QUIK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as **CORONA DEL SOL**) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/16/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD AND TO RECORD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1003469**
06DRB-00882 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI ZUMWALT AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for Lot(s) 7A-P1, 8A-P1 & 9A-P1, **OAKLAND HEIGHTS,** zoned R-D (3 Du/Acre) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891] (C-20) **THE VACATION WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL**

4. **Project # 1004715**
06DRB-00813 Major-Preliminary Plat Approval
06DRB-00814 Major-Vacation of Public Easements
06DRB-00815 Minor-Subd Design (DPM) Variance
06DRB-00816 Minor-Sidewalk Waiver
06DRB-00817 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, JUAN TABO HILLS, UNIT 1 (to be known as **JUAN TABO HILLS, UNIT 2**) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/9/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS) AND THE DEVELOPER SHALL ESTABLISH EITHER AN AVIGATION EASEMENT OR A COVENANT NOT TO SUE WITH THE CITY OF ALBUQUERQUE EITHER OF WHICH WOULD BE FILED WITH THE COUNTY CLERK'S OFFICE. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNNG FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

06DRB-00938 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, JUAN TABO HILLS, UNIT 1 (to be known as **JUAN TABO HILLS, UNIT 2**) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

2. **Project # 1003102**
06DRB-00832 Major-Preliminary Plat Approval
06DRB-00837 Minor-Sidewalk Waiver
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] *[Deferred from 7/12/06]* (F-21) **DEFERRED AT THE AGENT'S REQUEST TO 7/19/06.**

06DRB-00935 Minor-SiteDev Plan Subd/EPC
06DRB-00936 Minor-SiteDev Plan BldPermit/EPC

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **THE SOFT LOFTS** zoned SU-1 PRD (22 DU/acre) located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and LAGRIMA DE ORO RD NE containing approximately 2 acre(s). [REF: 05DRB-00911, 06EPC-00146, 06EPC-00147] **[David Stallworth, EPC Case Planner]** *[Deferred from 7/12/06]* (F-21) **DEFERRED AT THE AGENT'S REQUEST TO 7/19/06.**

3. **Project # 1004184**
06DRB-00819 Major-Bulk Land Variance
06DRB-00820 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for TOM SALAZAR request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF SALAZAR FAMILY TRUST ETAL,** zoned RLT AND SU-1 MIXED USE, located on VERMEJO PARK RD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 149 acre(s). [REF: 05DRB-00810, 05DRB-00811] (N-9) **BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR REMOVAL OF PUBLIC UTILITY EASEMENT, DEDICATION OF PERMANENT 98TH STREET EASEMENT, AMAFCA'S SIGNATURE AND PLANNING FOR ZONING ON FIRST PAGE OF PLAT, RECORD THE PLAT, 15-DAY APPEAL PERIOD AND NOTICE OF SUBDIVISION PLAT CONDITIONS DOCUMENT.**

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

July 12, 2006 9:00 a.m.
MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 1:20 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1.	**Project # 1004355** 06DRB-00808 Major-Vacation of Public Easements	WILSON AND COMPANY agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA, UNIT 2,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524, PROJECT #1003470] (D-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNNG FILE.**

25. Approval of the Development Review Board Minutes for June 28, 2006. **THE DRB MINUTES FOR JUNE 28, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:20 P.M.

acre(s). *[Final Plat Indef deferred for SIA 2/8/06]* (H-22) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

22. Project # 1004986
06DRB-00922 Minor-Sketch Plat or Plan

STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A,** zoned R-1 residential zone, located on STAGECOACH RD SE, between PEDREGOSO PL SE and LA CABRA DR SE containing approximately 1 acre(s). *[Deferred from 7/12/06]* (M-23) **DEFERRED AT THE APPLICANT'S REQUEST TO 7/19/06.**

23. Project # 1004988
06DRB-00926 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for EAGLE/3-V INVESTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 2-D, **EAGLE RANCH,** zoned O-1, located on EAGLE RANCH RD NW between CONGRESS AVE NW and IRVING BLVD NW containing approximately 4 acre(s). (C-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Project # 1004989
06DRB-00933 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **WILDERNESS SUBDIVISION UNIT 2,** zoned SU-2 HD R-R, located on HIGH DESERT PLACE NE, between TRAIL HEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 04DRB-00713, 04DRB-01723, 05DRB-00477] (F-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1001789**
06DRB-00924 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Lot(s) 28-A-1, Block(s) 6, **MONTE VISTA,** zoned SU-2/CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). (K-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

19. **Project # 1004604**
06DRB-00929 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS INC agent(s) for SILVERTON CUSTOM HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 8-11, Block(s) 6, **BELMONT PLACE ADDITION,** zoned R-1, located on 5TH ST NW, between FREEMAN AVE NW and SAN CLEMENTE NW containing approximately 1 acre(s). [REF: 06DRB-00153] (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

20. **Project # 1004782**
06DRB-00928 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS INC agent(s) for THOMAS P GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOAN'S ACRES,** zoned R-1, located on ESTANCIA NW, between LADERA DR NW and WESTERN TRAILS NW containing approximately 1 acre(s). *[Deferred from 7/12/06]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

21. **Project # 1003739**
06DRB-00115 Minor- Final Plat Approval

WILKS COMPANY agent(s) for THE SHELDON CO LLC request(s) the above action(s) for all or a portion of Lot(s) 12-16, Block(s) 8, **ENCHANTED MESA SUBDIVISION,** zoned C-1 neighborhood commercial zone, located on CHELWOOD PARK BLVD NE, between MENAUL BLVD NE and PHOENIX AVE NE containing approximately 1

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003272 **AGENDA ITEM NO: 15**

SUBJECT:

Site Plan for Subd

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED _X_ 7/26/06; 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: July 12, 2006

July 7, 2006

#15

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair

FROM: Stephanie Shumsky, Planner

SUBJECT: Project #1003272

On May 18, 2006, the Environmental Planning Commission approved Project #1003272/06EPC-00283, a request for approval of a site development plan for subdivision with design requirements, for Lot(s) 2-A-1-B-2, 3-A, and 4-A-1, Zoned SU-1 PDA to Include C-3 Uses with Exclusions, Located on the south side of Paseo del Norte NW between Eagle Ranch Road NW and Coors Boulevard. The applicant has not satisfied the following condition of approval:

Condition #10: "The Maximum Building Height Note that states: 3.5-6 Stories shall be eliminated from the site plan."

This note has not been eliminated from the site plan.

All other conditions of approval have been adequately satisfied.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

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

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

6. **Project # ~~1004399~~** 1003272
05DRB-01354 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for HIGH ASSETS LAND CO LTD request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2 and 3A (to be known as **ALBUQUERQUE WEST, UNIT 2,** Lot(s) 3-A-1, 3-A-2, 2-A-1-B-2-A and 2-A-1-B-2-B), zoned SU-1 PDA TO INCLUDE C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS RD NW containing approximately 8 acre(s). [REF: DRB-96-14, DRB-90-252] *[Indef Deferred from 9/7/05 & 11/2/05]* (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

05DRB-01657 Minor-SiteDev Plan BldPermit

JIM MILLER ARCHITECTS agent(s) for MICHAEL BARTHELEMY & GEOFFREY ROMERO request(s) the above action(s) for all or a portion of Lot(s) 2A1B2A, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA TO INCLUDE C-3 USES, located on HIGH ASSETS WAY NW, between PASEO DEL NORTE NW and EAGLE RANCH NW containing approximately 1 acre(s). [REF: DRB-94-849] *Indef Deferred from 11/2/05]* (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1000316**
05DRB-01652 Minor-SiteDev Plan Subd/EPC

DEKKER PERICH SABATINI agent(s) for GSL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) A-C (formerly Tract(s) H, Parcel(s) A-C, (to be known as **COTTONWOOD APARTMENTS**) zoned SU-1 IP FOR C-2 & IP, located on SEVEN BAR LOOP NW, between OLD AIRPORT RD NW and COTTONWOOD DR NW containing approximately 17 acre(s). [REF: 00EPC00290, AX-85-28, Z-85-134, SD-78-3-2, Z-93-35] **[Carmen Marrone, EPC Case Planner]** *Indef Deferred from 11/2/05]* (B-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

8. **Project # 1000809**
05DRB-01658 Minor-Ext of SIA for Temp Defer SDWK

PATRICK PENNINGTON agent(s) for JOHN SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 1-23 AND Lot(s) 1-62, Unit(s) 1-2, **SUNSET FARMS,** zoned R-1, located on CENTRAL SW, between SUNSET FARMS SW and ATRISCO SW containing approximately 14 acre(s). [REF: DRB-97-408] (K-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **Project # 1004392**
05DRB-01650 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for AMBROSE E. & DONNA S. CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 9, Block (s) 1, **VOLCANO CLIFFS, UNIT 7,** zoned R-1, located on MOJAVE ST NW, between UNSER BLVD NW and SAN IDELFONSO DR NW containing approximately 1 acre(s). (E-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR SAD READJUSTMENT AND PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

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

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

11. Project # 1000469
05DRB-01556 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY request(s) the above action(s) for all or a portion of Tract(s) L-1-C, **ATRISCO BUSINESS PARK,** zoned IP, located on UNSER BLVD NW, between BLUEWATER RD NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 02DRB-01443, 01DRB-01787, 01DRB-01786, 01DRB-01325, 01DRB-00338, 01DRB-00336, 00DRB-01399, 00DRB-00532, 00DRB-01480] (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/2/05 THE PRELIMNARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

05DRB-01651 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) L-1-C, **ATRISCO BUSINESS PARK,** zoned IP industrial park zone, located on UNSER BLVD NW, between BLUEWATER RD NW and LOS VOLCANOS RD NW containing approximately 2 acre(s). [REF: 05DRB01556] (K-10) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project # 1000116**
05DRB-01385 Minor- Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for WISZNIA ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) F-2A1-D, **BROADBENT BUSINESS PARK**, (to be known as Tract(s) F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2Al-D-4 and F-2A1-D-5) zoned M-1 light manufacturing zone, located on MENAUL BLVD NE, between LAMBERTON PL NE and BROADBENT PKWY NE containing approximately 8 acre(s). [REF: Z-73-138, Z-73-138-4] *[Deferred from 9/7/05 & 9/14/05 Indef Deferred for the SIA]* (H-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

13. Approval of the Development Review Board Minutes for October 19, 2005. **THE DRB MINUTES FOR OCTOBER 19, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:15 A.M.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 2, 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: 10:15 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003886**
05DRB-01571 Major-Bulk Land Variance
05DRB-01572 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of Lot(s) C1 & C2, Block(s) 42, **MESA VILLAGE SUBDIVISION,** zoned R-3, located on LOMAS BLVD NE, between SELLERS DR NE and EASTERDAY DR NE containing approximately 6 acre(s)[REF:ZA-73-44,Z-77-53](J-20) **THE BULK LAND VARIANCE WAS WITHDRAWN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND PROPERTY MANAGEMENT'S SIGNATURE. THE PREVIOUS PLAT APPLICATION #05DRB00908 WAS VOIDED BY THE BOARD.**

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

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

3. **Project # 1000560**
05DRB-01501 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, JOURNAL CENTER (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680] *[Deferred from 10/26/05 & 11/2/05]*(D-17)**DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

4. **Project # 1004039**
05DRB-01532 Major-Preliminary Plat Approval
05DRB-01533 Minor-Sidewalk Waiver
05DRB-01536 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS @ HIGH DESERT**) zoned SU-2, C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF:05ZHE-00449, 05ZHE-00480, 05DRB-01074] *[Deferred from 10/26/05]* (E-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/2/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/29/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS**

Need blue
sheet for
Site Plan

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan (Phase I, II, III)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

V

P

L A D APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Michael J. Barthelemy & Geoffrey Romero PHONE: 247-3338
ADDRESS: 9131 High Desert Way N.W Suite C FAX: 271-1539
CITY: Albuquerque STATE NM ZIP 87120 E-MAIL:

Proprietary interest in site: List all owners:

AGENT (if any): Jim Miller PHONE: 345-1312
ADDRESS: 5220 2nd St NW FAX:
CITY: Albuquerque STATE NM ZIP 87107 E-MAIL:

DESCRIPTION OF REQUEST: 2 story office Bldg

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. 2A1B2A Block: Unit: 2
Subdiv. / Addn. Albuquerque West UNIT 1
Current Zoning: SU1- PDA to include C3 uses Proposed zoning:
Zone Atlas page(s): C13 No. of existing lots: No. of proposed lots:
Total area of site (acres): .22 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?
UPC No. N/A MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: 9141 High Desert Way NW
Between: S.E. of Paso Del Norte & and Eagle Ranch 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 94-849 proj. 1004393

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

SIGNATURE James W. Miller DATE 10/25/05
(Print) James W. Miller ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
05DRB - - 01657	SBP	P(3)	$ 385.00
	CMF		$ 20.00
			$
			$
			$
			$
			Total $ 405.00

Hearing date 11.2.05

Project # 1003272 ~~1004393~~

Andrew Garcia 10/25/05
Planner signature / date

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☐ **SKETCH PLAN REVIEW AND COMMENT**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

__ Scaled site plan and related drawings (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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☑ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
N/A Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
✓ Solid Waste Management Department signature on Site Plan
✓ 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
✓ Letter of authorization from the property owner if application is submitted by an agent
✓ Copy of the document delegating approval authority to the DRB
N/A Infrastructure List, if relevant to the site plan
✓ Completed Site Plan for Building Permit Checklist
✓ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ 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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

James W Miller
Applicant name (print)

James W Miller 10/25/05
Applicant signature / date

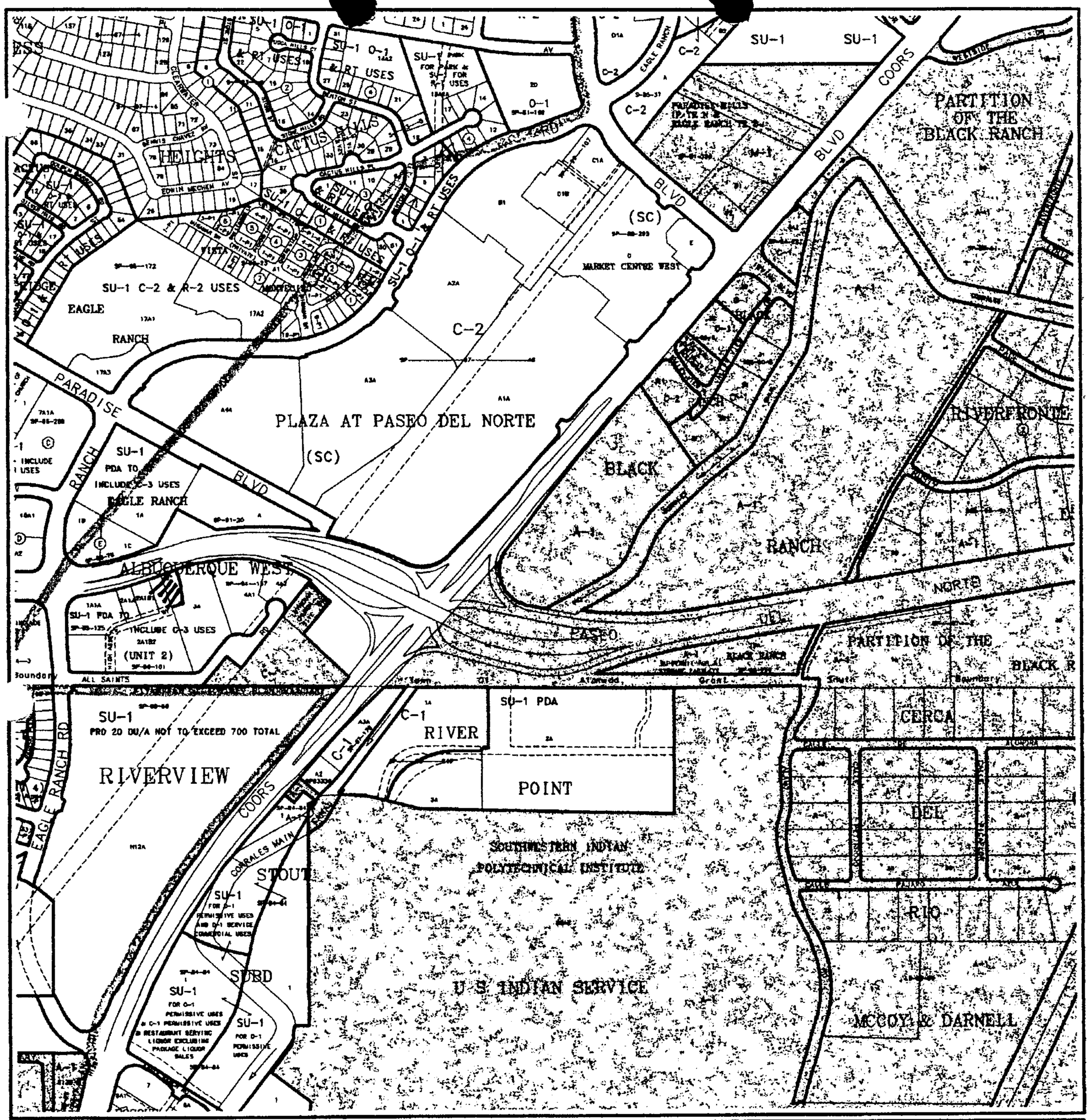
Form revised **JUNE 2005**

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

Application case numbers
05 DRB - - 01657
- -
- -

Andrew Garcia 10/25/05
Planner signature / date

Project # ~~1004393~~
1003277



CITY OF Albuquerque

A Albuquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-13-Z

Map Amended through December 07, 2000

1004393

MILLER AND ASSOCIATES
ARCHITECTS - PLANNERS
5220 2ND ST. NW STE. A - ALBUQUERQUE, NEW MEXICO 87107 - PHONE (505) 345-1312

October 24, 2005

City of Albuquerque
Planning Development

RE: PROJECT DESCRIPTION & JUSTIFICATION LETTER - PROPOSED OFFICE BUILDING, LOT 2-A-1-B-2-A, UNIT TWO, ALBUQUERQUE WEST SUBDIVISION.

The owners of the above referenced property are proposing to construct a two story office for their own use and rent out approximately half of the available floor space for other professional tenants. The improved lots around the subject property are also office buildings.

The improvements as proposed meet the requirements and findings of the Enviormental Planning Commission when granting approval of the requested Subdivision.

If there are any questions, please do not hesitate to call this office.

Sincerely

James W. MIller, AIA

EXHIBIT "A"

LAND OF R. J. SCHAEFER

CITY OF ALBUQUERQUE

ZONING AND SPECIAL USE OF PARAMETERS

ALBUQUERQUE WEST SUBDIVISION	ZONING	DEVELOPMENT PARAMETERS F.A.R.	HEIGHT
Lots 4 and 5, Block F; Lots 1 thru 4, Block E;	SU-1 (Special Use) For permissive and conditional uses in the C-3 zone listed.*	1.0	6.0 Stories
Lots 1 thru 4, Block A; Lots 1 thru 10, Block B; Lots 1 thru 9, Block C; Lots 1 thru 10, Block D; Lots 1 thru 3, Block F;		.8	3.5 Stories
Lots 11 and 12, Block D;		.5	Unspecified

*The following uses are expressly excluded whether first listed as permissive or conditional uses in the C-3 Zone: Tire recapping or retreading, contractors yard, equipment rental, bulk fuel storage or sales, auto dismantling, outdoor building material storage or sales unless incidental to retail sales and adequately screened.

1. The property listed above is in the Established Urban Area pursuant to the City/County Comprehensive Plan.

2. The lots referred above were created by approval and filing of Albuquerque West Subdivision, a Subdivision in Paradise Hills Development within the Town of Alameda Grant, Projected Section 13, T 11 N, R 2 E, NMPM, and Projected Section 18, T 11 N, R 3 E, NMPM, Bernalillo County, New Mexico, dated August, 1984 and recorded in the office of the County Clerk

of Bernalillo County on November 21, 1984 at Volume C-25, Folio 138 (herein referred to as "Albuquerque West Subdivision")!

a. Albuquerque West Subdivision was reviewed and approved pursuant to the City's Subdivision Ordinance, Enactment No. 56-1983, R.O. 1974. It is understood that necessary infrastructure improvements (roads and storm drainage) have been approved by the County of Bernalillo and the City of Albuquerque and their completion has been bonded or otherwise financially guaranteed by the property owners. Such improvements are designed to City specifications and are accepted by the City. No further bonding or other financial guarantee of those improvements will be required.

b. A drainage plan has been approved covering all tracts.

c. The road system providing ingress and egress to all tracts is approved except that final determination of an El Pueblo bridge road should not prevent platting or replatting on tracts not impacted by such alignment.

J. Zoning and special use parameters are established in the above Table allowing site development plan review to be the next step in the Land Use Planning process.

a. The following matters are delegated to the Development Review Board for approval.

(1) All platting or replatting.

(2) Site development plans for building permits provided that:

(a) The proposed uses are either residential or among those first listed as permissive in the C-1 or O-1 zones, and;

(b) Structures do not exceed 2.5 stories in height, and;

(c) 15% of the paved parking areas are landscaped and buffer landscaping is in accordance with Section 40.J of the Comprehensive Zoning Ordinance;

(d) The F.A.R. does not exceed .50.

b. Approval of a Site Development Plan for Subdivision pursuant to Section 5B92(a) of the City Zoning Ordinance, and all Site Development Plans for building permit other than those listed above are to be reviewed by the Environmental Planning Commission. However, if a Site Development Plan for Subdivision is approved by the E.P.C., all subsequent site development plans for building permits shall be delegated to the Development Review Board.

4. Because of the owners commitment to comply with the above referenced provisions, this property shall not be included in a Sector Development Plan Area and its inclusion in a Sector Development Plan shall not be required as a condition precedent to the development and/or sale of the property.

MILLER AND ASSOCIATES
ARCHITECTS - PLANNERS
5220 2ND ST. NW STE. A - ALBUQUERQUE, NEW MEXICO 87107 - PHONE (505) 345-1312

October 24, 2005

City of Albuquerque
Planning Development

RE: PROJECT SUMMARY - PROPOSED OFFICE BUILDING, LOT 2-A-1-B-2-A, UNIT TWO, ALBUQUERQUE WEST SUBDIVISION.

The owners of the above referenced property are proposing to construct a two story office for their own use and rent out approximately half of the available floor space for other professional tenants. The improved lots around the subject property are also office buildings.

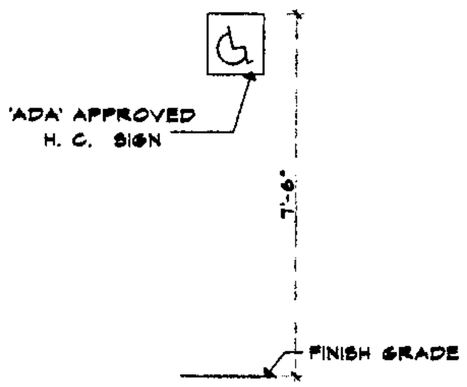
The improvements as proposed are for the building to have a portal along the south/street elevations and also on the west side facing those parking spaces. The second floor will have decks an the north & east elevations to take advantage of the view of the Sandia Mountains. The pitched roof and covering of the portals will be a metal panels. The exposed trim on the exterior will be painted white with beige stucco finish walls. Santa Fe style in design and appearance.

If there are any questions, please do not hesitate to call this office.

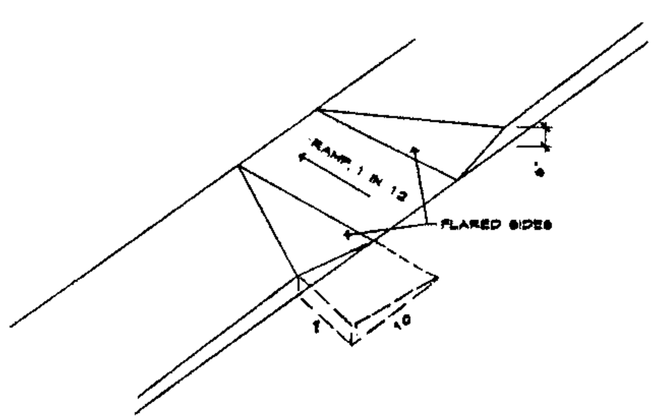
Sincerely

James W. MIller, AIA

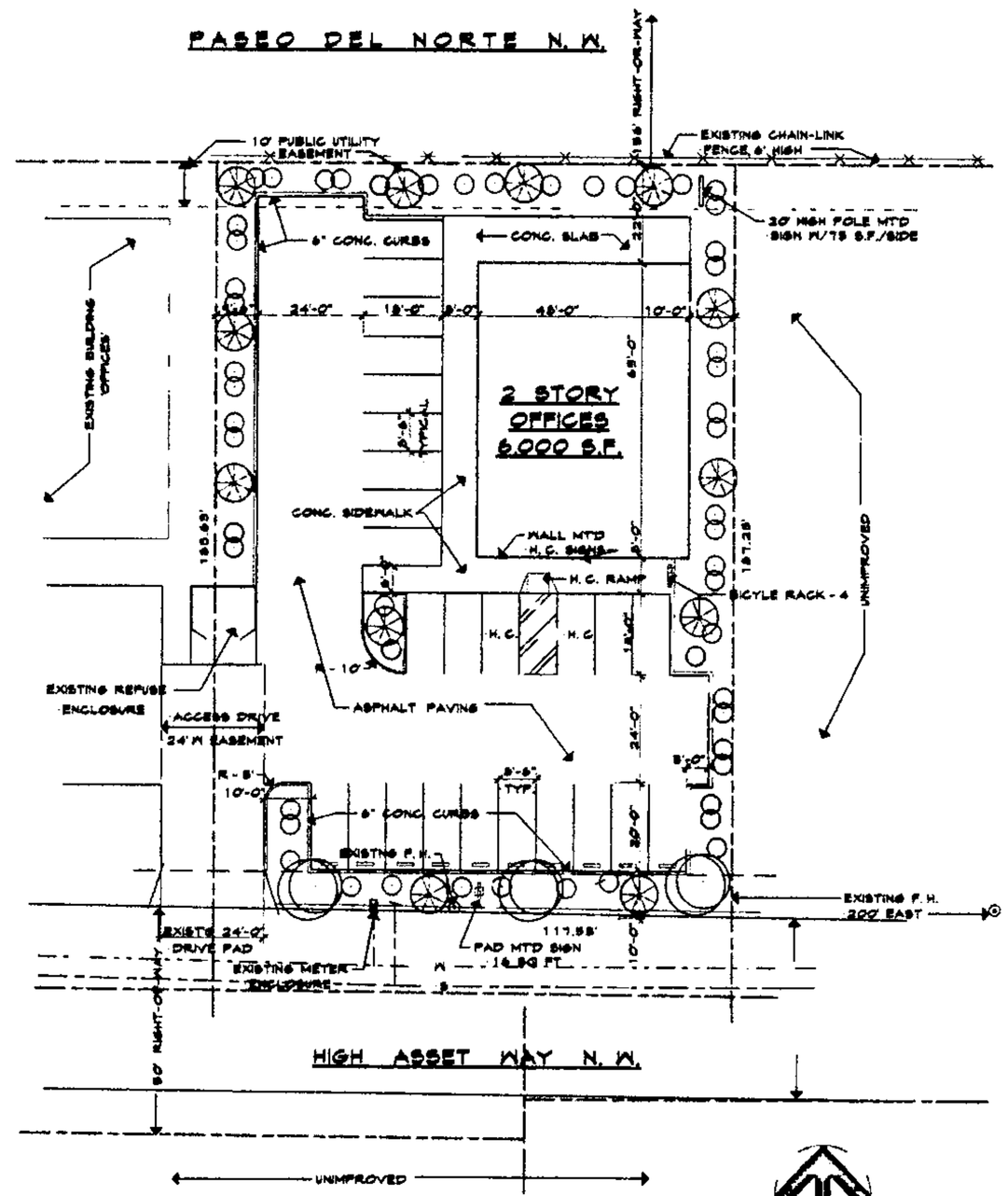
PROPOSED OFFICE BUILDING



HANDICAPPED SIGN DETAIL



HANDICAPPED RAMP DETAIL



SITE PLAN 1" = 20'

0 10' 20' 30'

VICINITY MAP:

PARKING:

REQUIRED - 1 ST FL - 3,000/200
= 15 SPACES

2 ND FL - 3,000/500
= 10 SPACES

TOTAL SPACES REQUIRED = 25 SPACES

TOTAL SPACES PROVIDED = 25 SPACES

BICYCLE PARKING:

REQUIRED = 2 SPACES

PROVIDED = 4 SPACES

LEGAL DESCRIPTION

LOT #2-A-1-B-2-A
UNIT TWO, ALBUQUERQUE,
WEST SUBDIVISION,
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

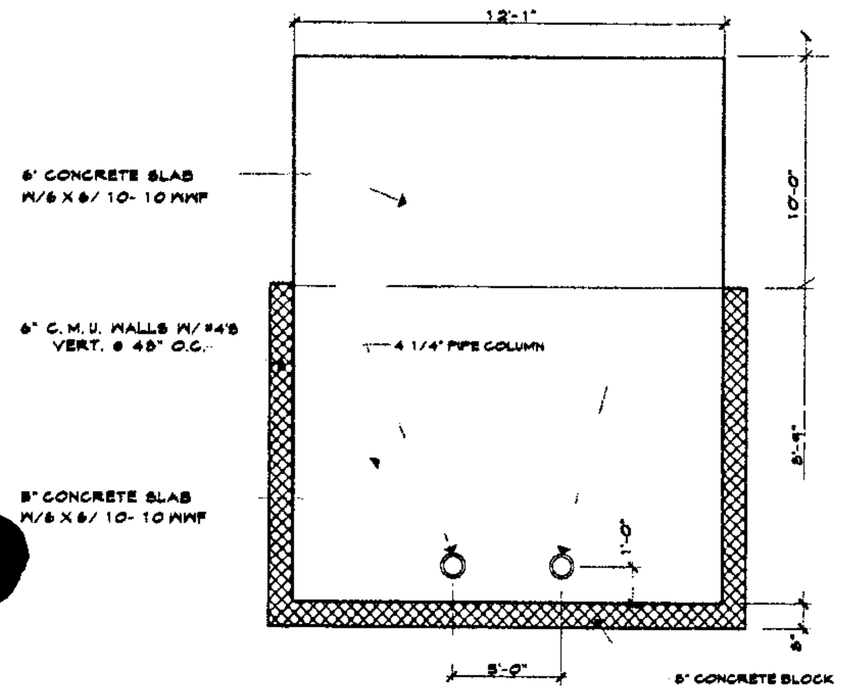
JOB NO.
DATE:
REVISION:
DRAWN BY:
CHECKED BY: A.W.J.

SHEET TITLE
SITE PLAN, NOTES AND DETAILS

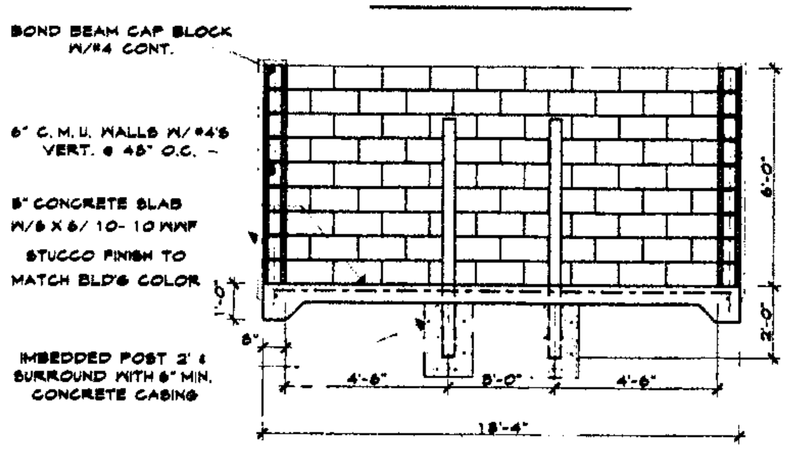
MILLER AND ASSOCIATES
ARCHITECTS
8230 SECOND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87101
PHONE 9.0) 345-1812
PLANNERS

PROPOSED OFFICE BUILDING
HIGH ASSET WAY N.W.
ALBUQUERQUE, NEW MEXICO

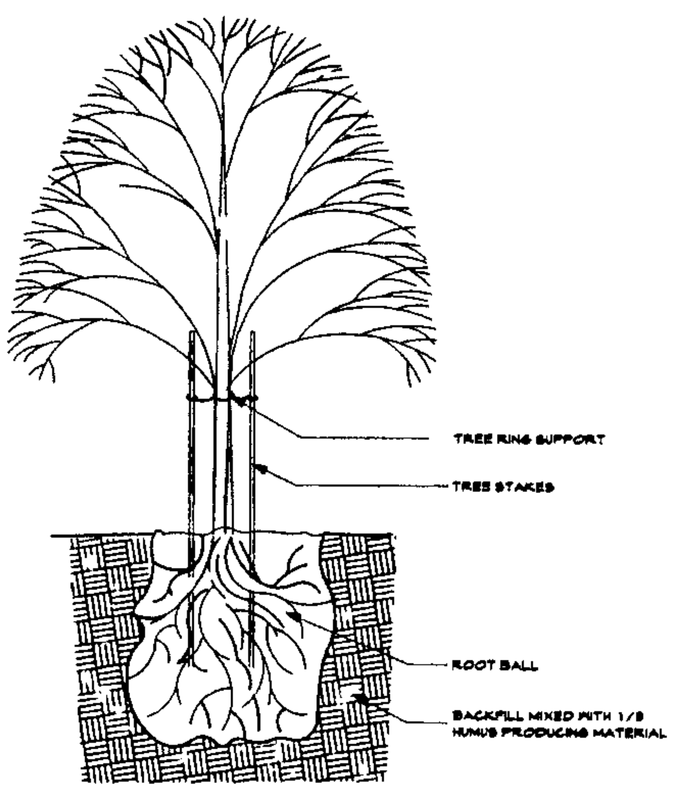
JOB TITLE
SP



PLAN 1/4"



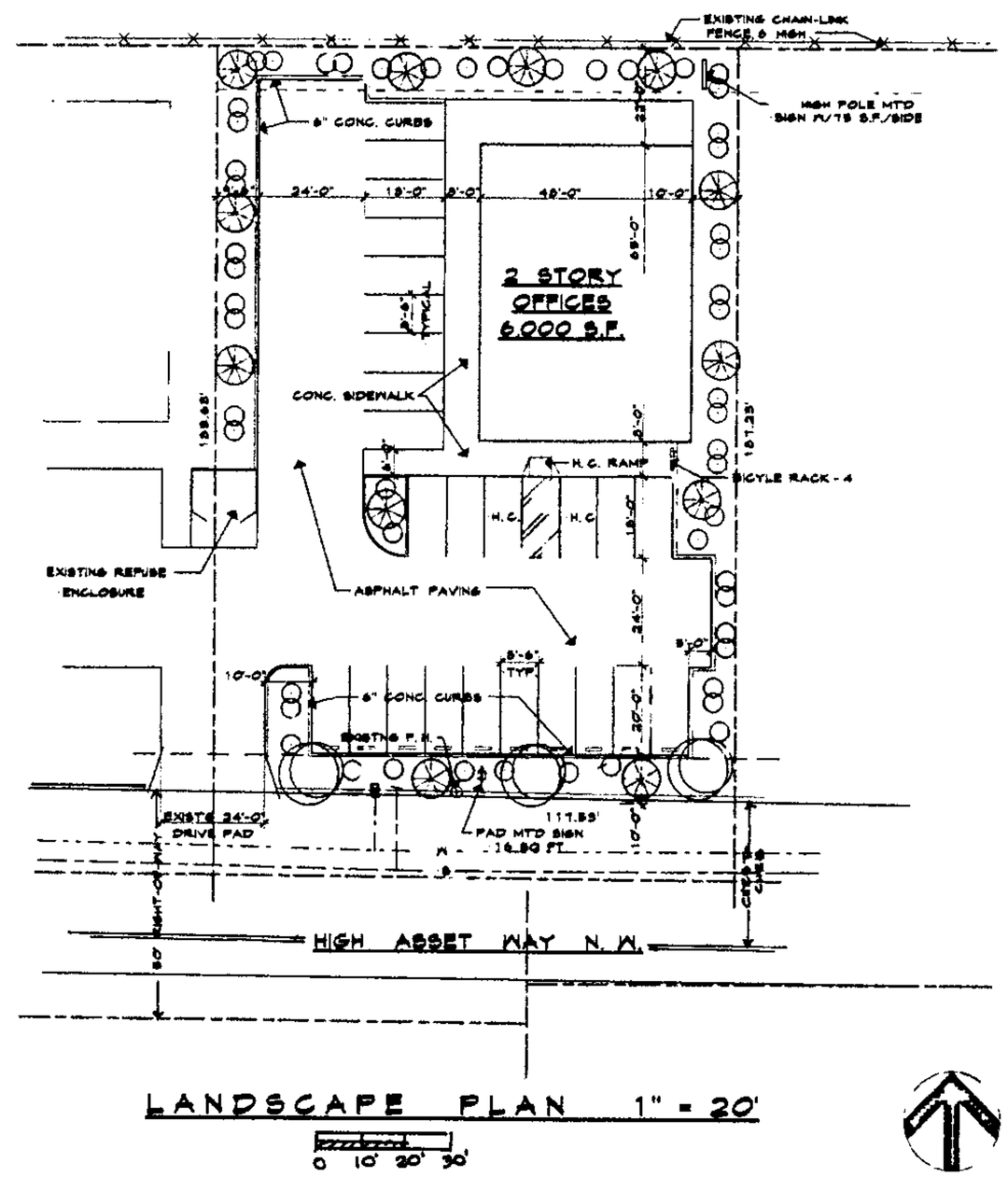
TRASH ENCLOSURE



TREE PLANTING DETAIL

SCALE: 3/8" = 1'-0"

PASEO DEL NORTE N.W.



LANDSCAPE PLAN 1" = 20'

0 10' 20' 30'

LANDSCAPE LEGEND:

CHINESE PISTACHE - 2" CALIPHER (MODERATE WATER USE)

AUSTRIAN PINE - 2" CALIPHER (MODERATE WATER USE)

SPANISH BROOM - 5 GAL
CHAMISA - 5 GAL
(MODERATE WATER USE)

GROUND COVER - 3/4" GRAVEL 'SANTA FE TAN'
GRASS SOD - 'ALBUQUERQUE BLEND'

IRRIGATION BY DRIP IRRIGATION SYSTEM

MAINTENANCE BY OWNER

LANDSCAPE REQUIRED:

LAND AREA 22,005 S.F. - 3,000 S.F.
X 15% = 2,851 SQ. FT.

LANDSCAPE PROVIDED:

874 + 1,000 + 1,500
1,050 + 180 + 150
= 4,754 SQ. FT.

LANDSCAPE TO PROPERTY RATIO:

4,754 S.F. / 22,005 S.F.
= 21%

ALL LANDSCAPING WILL BE IN CONFORMANCE W/CITY OF ALBUQ. ZONING CODE, STREET TREE OR'D POLLEN, WASTE WATER & WATER CONSERVATION LANDSCAPE ORDINANCES

LANDSCAPE NOTES:

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

IN GENERAL, WATER CONSERATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES M WILL BE FOLLOWED IN DESIGN AND INSTALLATION

PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT MATURITY.

SFB GRAVEL OVER FILTER FABRIC SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED

IRRIGATION NOTES

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (5) & SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP & BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE W/FLUSH CAPS AT EACH END.

RUN TIME PER EACH TRIP WILL BE APPROXIMATELY 15 MINUTE PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON.

JOB NO:
DATE
REVISION:
DRAWN BY:
CHECKED BY: J.W.R.

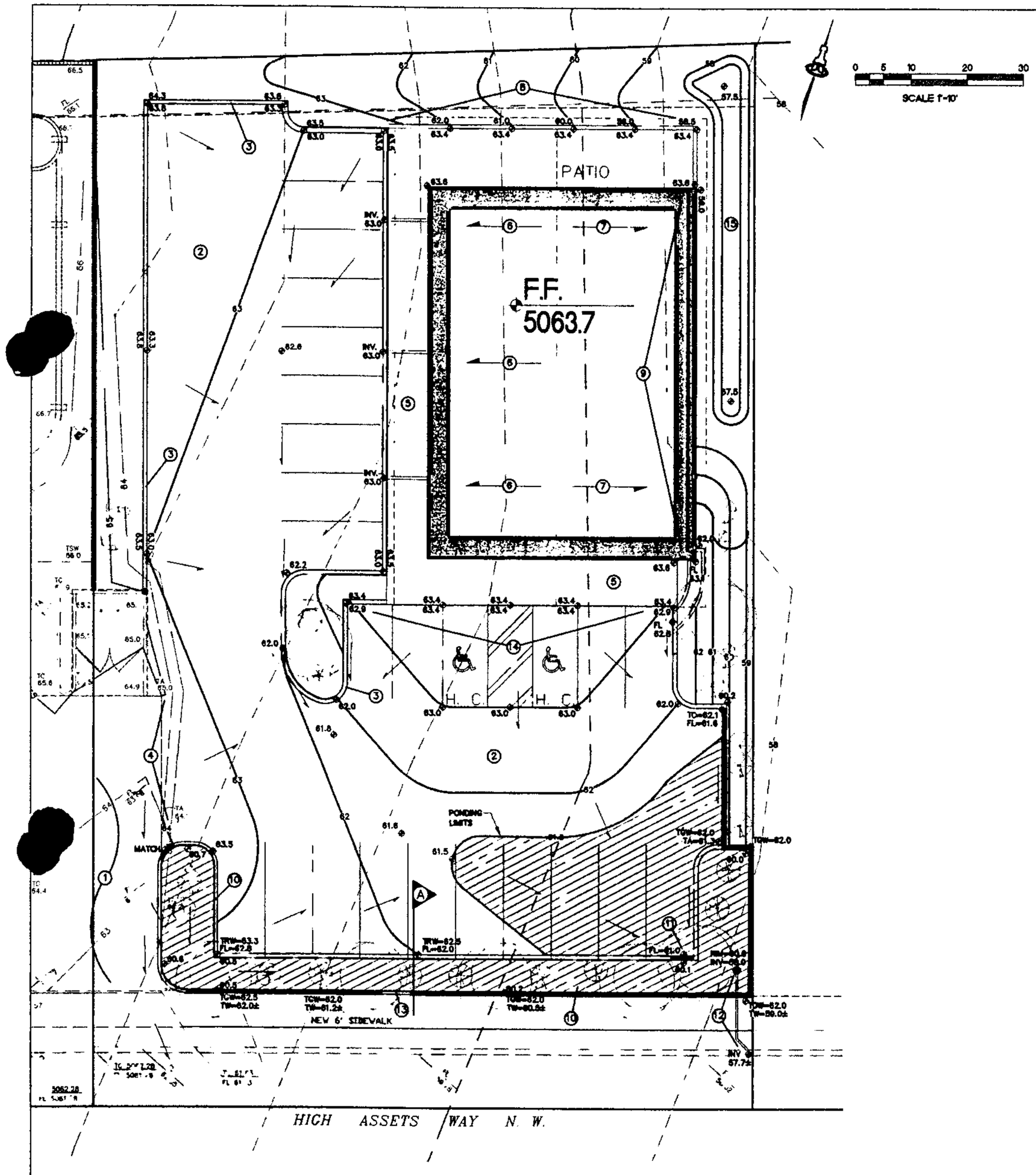
SHEET TITLE
LANDSCAPE PLAN, LEGEND, NOTES & DETAILS

MILLER AND ASSOCIATES
ARCHITECTS PLANNERS
9220 SECOND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87101
PHONE (505) 345-1312

PROPOSED OFFICE BUILDING
HIGH ASSET WAY N.W.
ALBUQUERQUE, NEW MEXICO

JOB TITLE

LS



GENERAL INFORMATION

LEGAL: A PORTION OF LOT 2-A-1-A, ALBUQUERQUE WEST, UNIT TWO, FILED NOVEMBER 3, 1993, IN VOL. 95C, FOLIO 389.

B.M. BENCHMARK: ACS MONUMENT "R ALAMEDA B. NO. 2" ELEVATION = 5068.25

OFF-SITE DRAINAGE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP, THE SITE IS NOT LOCATED WITHIN A FLOOD ZONE.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AT THE LOW POINTS ON THE WEST AND NORTH PROPERTY LINES.

GENERAL NOTES

A. COORDINATE WORK WITH SITE PLAN.

B. GRADES SHOWN WITHIN LANDSCAPED AND PONDING AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.

C. PONDING AREAS, VOLUMES, INLET, OUTLET, SPILLWAY AND SIDEWALK CULVERT ELEVATIONS TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES.

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

NOTICE TO CONTRACTOR

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHER- WISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITHIN A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO COLLECTOR STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING EXCAVATION PERMIT FOR SIDEWALK CULVERT/DRAIN.
8. PROOF OF ACCEPTANCE WILL BE REQUIRED PRIOR TO SIGN OFF FOR CERTIFICATE OF OCCUPANCY (C.O.).

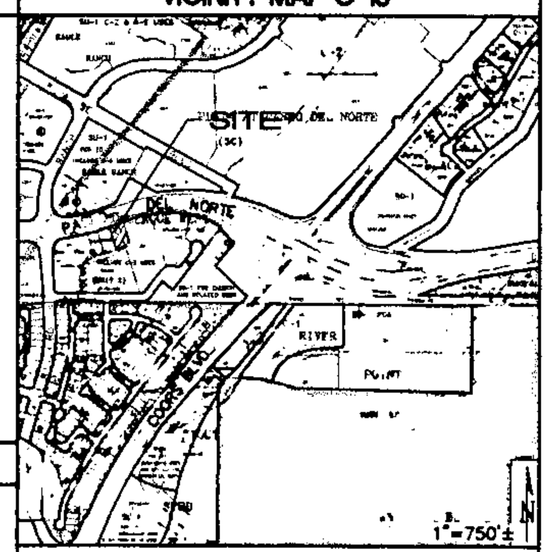
INSPECTION APPROVAL:

CONSTRUCTION SECTION DATE

LEGEND

	SIDEWALK, CURB and GUTTER, ETC. (EXISTING, PROPOSED)
+ 97	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
◆ 95.0	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
FL	FLOW LINE
FF	FINISHED FLOOR
FH	PROPOSED FIRE HYDRANT

VICINITY MAP C-13



KEYED NOTES

1. EXISTING SHARED SITE ACCESS
2. PROPOSED ASPHALT PAVING. SEE ARCHITECTURAL FOR INFORMATION REGARDING PARKING LAYOUT, DIMENSIONS, STRIPING, ETC.
3. CONSTRUCT MEDIAN CURB AND GUTTER PER C.O.A. STD. DWG. 2415 (TYPICAL).
4. PAVING HIGH POINT THIS AREA. NO OFFSITE FLOW ENTERS SITE.
5. CONSTRUCT TURNED DOWN CONCRETE WALK THIS AREA. TOP OF WALK IS 6" ABOVE TOP OF ADJACENT PAVEMENT (TYPICAL). SEE ARCHITECTURAL FOR RAMP LOCATIONS / DIMENSIONS AND ADDITIONAL INFORMATION.
6. ROOF TO SHED EAST AND WEST AS SHOWN. ALL WEST ROOF DRAINAGE SHALL BE RELEASED DIRECTLY TO PAVEMENT THROUGH PVC PIPES THROUGH WALK. SEE ARCHITECTURAL FOR SPECIFIC OUTFALL POINTS.
7. ALL EAST ROOF DRAINAGE SHALL BE CAPTURED WITHIN A GUTTER SYSTEM TO BE RELEASED TO A 2' WIDE 'V' SHAPED CONCRETE CHANNEL AT THE SOUTHWEST BUILDING CORNER. SEE DETAIL THIS SHEET.
8. CONSTRUCT SITE RETAINING WALL THIS AREA TO ACHIEVE GRADE DIFFERENCES SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION (DESIGN BY OTHERS).
9. CONSTRUCT EXTENDED STEMWALL THIS AREA TO ACHIEVE GRADE DIFFERENCES SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION (DESIGN BY OTHERS).
10. CONSTRUCT 1.5' MAX. DEPTH DETENTION POND WITH CONCRETE PERIMETER WALLS AT ELEVATIONS SHOWN TO CAPTURE SITE FLOW. POND DIMENSIONS AND ELEVATIONS TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEAL JOINTS WITH URETHANE SEALANT (SONOLASTIC NP-1 O.A.E.)
11. PROVIDE 4' WIDE OPENING IN CURB TO PASS CONCENTRATED FLOW TO PONDING AREA. INSTALL COBBLES AT OPENING FOR EROSION PROTECTION.
12. INSTALL POND OUTLET STRUCTURE AND 4" DIA. PVC PIPE AT INVERT ELEVATIONS SHOWN TO CONTROL RELEASE OF PONDED WATER TO HIGH ASSETS WAY. SEE DETAIL THIS SHEET. S.D.19 PERMIT REQUIRED. SEE FORM THIS SHEET.
13. CONSTRUCT 5' WIDE SPILLWAY TO RELEASE POND VOLUME IN EXCESS OF REQUIRED STORAGE. SEE DETAIL SHEET C-2.
14. ASPHALT PAVING TO BE FLUSH WITH TOP OF WALK AT HC PARKING. TRANSITION TO 6" STANDARD STEP OVER 10' EACH SIDE.
15. CONSTRUCT 6" DEEP LANDSCAPED STILLING BASIN TO CAPTURE MINOR PERIMETER FLOW AND UTILIZE FOR LANDSCAPE.

FRED C. ARFMAN NEW MEXICO 7327 PROFESSIONAL ENGINEER
10-10-05

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
7500 Monroe Street N.E.
Albuquerque, New Mexico 87108
Tel. 505-268-8828 Fax. 505-268-2632
1483 DRAWN BY thor 10.10.05

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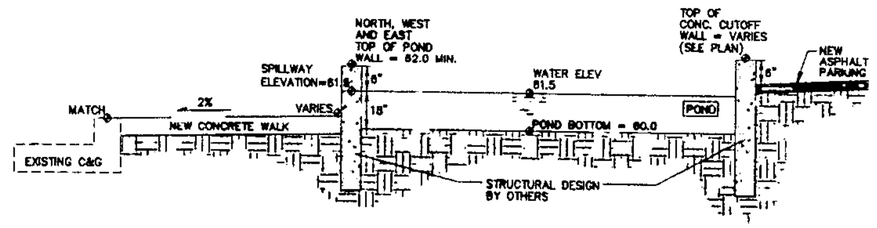
HIGH ASSETS
LEGAL OFFICE
Michael Barthelemy

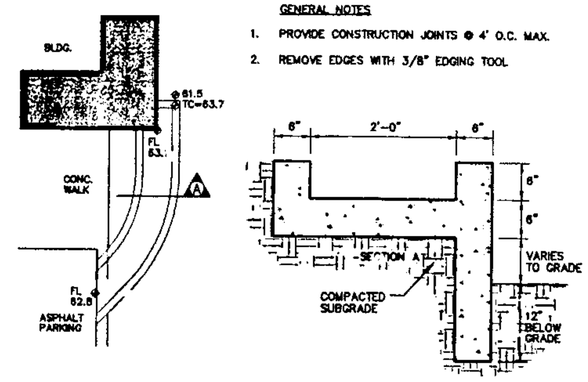
GRADING AND DRAINAGE PLAN

Date: 10/10/05	No.	Revision	Date	Job No. 1483
Drawn By: thor				C-1
Chk'd By: FCA				SH. OF



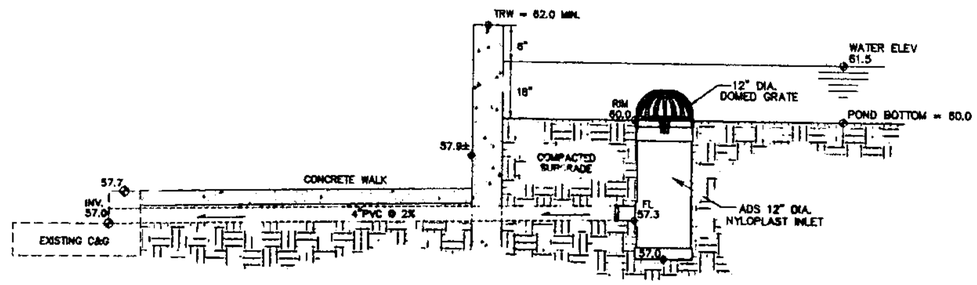
POND SECTION A

N.T.S.



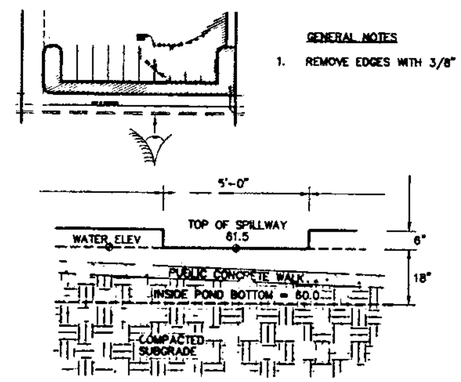
'U' SHAPED CONC. CHANNEL

N.T.S.



NYLOPLAST OUTLET STRUCTURE

N.T.S.



POND SPILLWAY ELEVATION

N.T.S.

CALCULATIONS: High Assets Legal Office : October 11, 2005

Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vo. 2, dated Jan., 1993

ON-SITE

AREA OF SITE: On-site Basin Only — 21794 SF = 0.50 Ac.

HISTORIC FLOWS:

On-Site Historic Land Condition

Area a	=	0	SF
Area b	=	21794	SF
Area c	=	0	SF
Area d	=	0	SF
Total Area	=	21794	Sf

DEVELOPED FLOWS:

On-Site Developed Land Condition

Area a	=		SF
Area b	=	3400	SF
Area c	=	1000	SF
Area d	=	17394	SF
Total Area	=	21794	SF

EXCESS PRECIPITATION:

Precip. Zone 1

Ea	=	0.44
Eb	=	0.67
Ec	=	0.99
Ed	=	1.97

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E: $\frac{Ea*a + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$

Historic E	=	0.7 in.	Developed F	=	1.72 in.	
On-Site Volume of Runoff: V360 =		E*A / 12				
Historic V360	=	1217 CF	Developed V360	=	3128 CF	

On-Site Peak Discharge Rate: Qp = QpaAa+QpbAb+QpcAc+QpdAd / 43,560

For Precipitation Zone 1

Qpa	=	1.29	Qpc	=	2.87
Qpb	=	2.93	Qpd	=	4.37
Historic Qp	=	1.0 CFS*	Developed Qp	=	2.0 CFS

Based on Approved Masterplan, allowable discharge = 1.28 cfs per acre See inflow / outflow Hydrograph.

CALCULATIONS: High Assets Legal Office

INTERIM RUNOFF FOR B.M. [illegible]

[illegible] 22.2, [illegible]

Base time, tB, for a small watershed hydrograph is,

tB = (2.107 * E * AT / QP) - (0.25 * AD / AT)

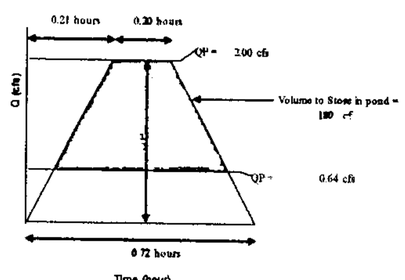
Where	E	=	1.72 inches
	AT	=	0.50 acres
	AD	=	0.40 acres
	QP	=	2.0 cfs
	tB	=	0.72 hours

E is the excess precipitation in inches (from DPM TABLE A-8), QP is the peak flow, AD is the area (acres) of treatment D, and AT is the total area in acres. Using the time of concentration, tC (hours), the time to peak in hours is:

tP = (0.7 * tC) + ((1.6 - (AD / AT)) / 12)

Where	tC	=	0.20 hours
	tP	=	0.21 hours

Continue the peak for 0.25 * AD / AT hours. When AD is zero, the hydrograph will be triangular. When AD is not zero, the hyrograph will be trapezoidal, see the graph below.



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
[illegible] Monroe Street N.E.
Albuquerque, New Mexico 87108
Tel. 505-268-8828 Fax. 505-268-2632

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

HIGH ASSETS LEGAL OFFICE

Michael Barthelemy

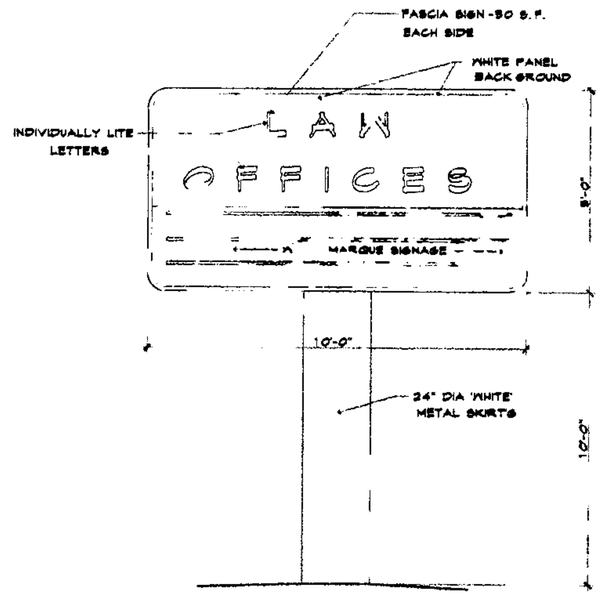
GRADING AND DRAINAGE PLAN

Date: 10/10/05	No.	Revision	Date
Drawn By: bjb			
Did By: FCA			

Job No. 1483

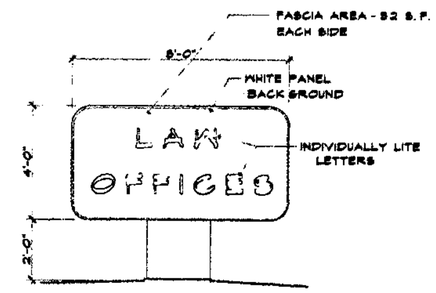
C-2

SH. OF

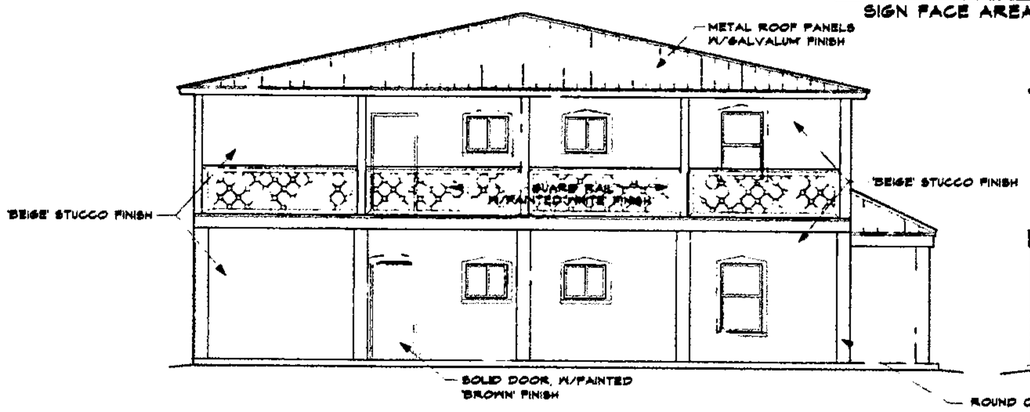


FREE STANDING SIGN

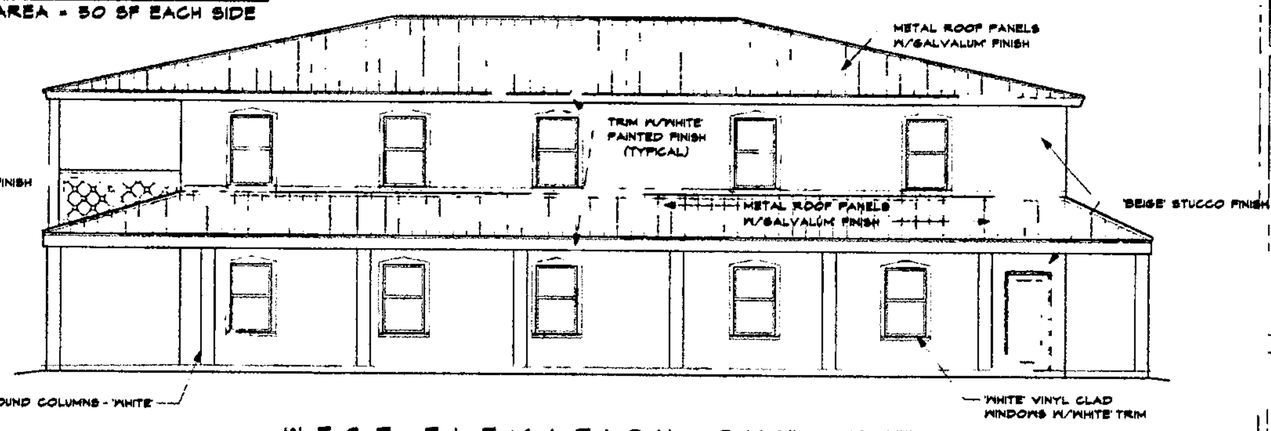
SIGN FACE AREA - 50 SF EACH SIDE



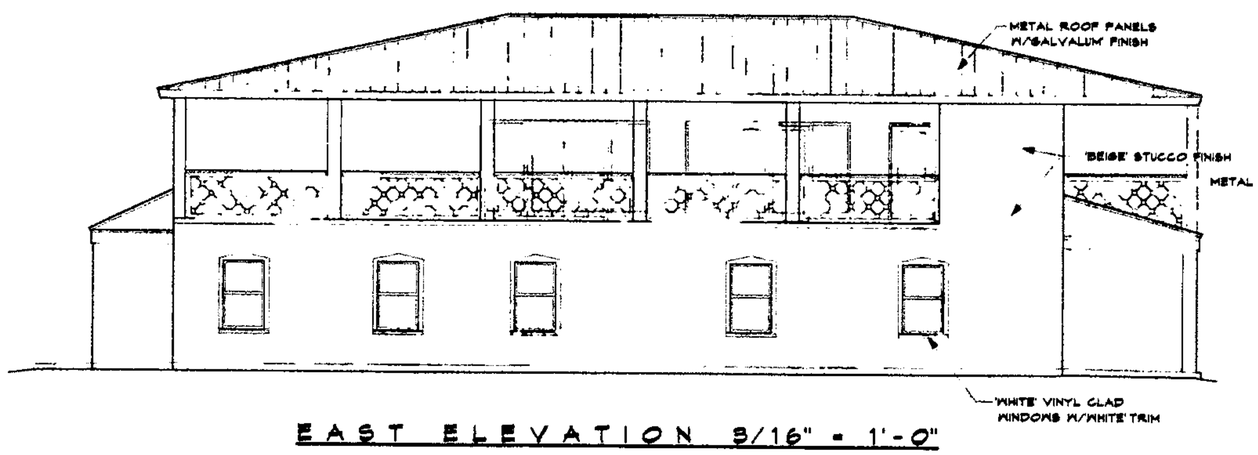
MONUMENT SIGN



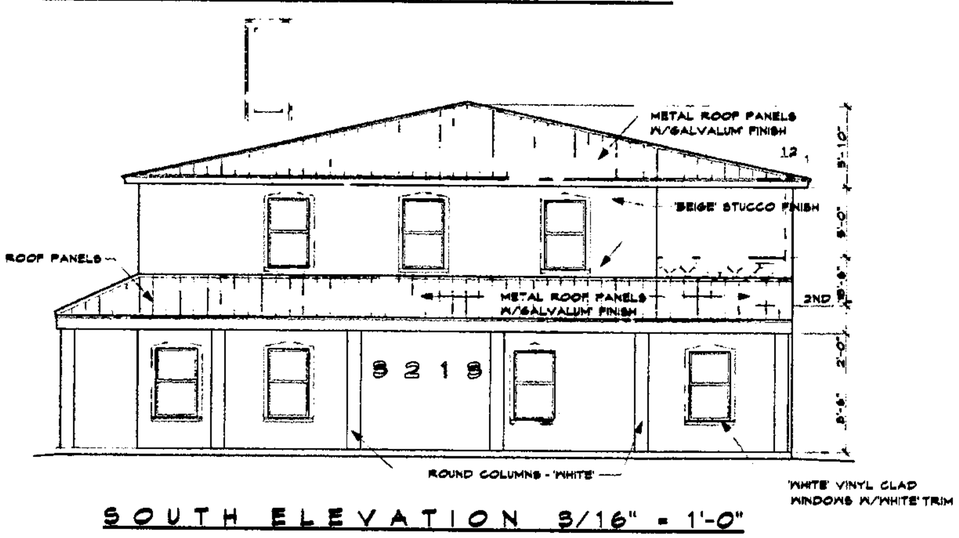
NORTH ELEVATION 3/16" = 1'-0"



WEST ELEVATION 3/16" = 1'-0""



EAST ELEVATION 3/16" = 1'-0"



SOUTH ELEVATION 3/16" = 1'-0"

JOB NO.

DATE Oct 05

REVISION

DRAWN BY JWM

CHECKED BY

STREET TITLE BUILDING ELEVATIONS & SIGN ELEVATIONS

MILLER AND ASSOCIATES
ARCHITECTS PLANNERS
9220 SECOND STREET N.W.
ALBUQUERQUE, NEW MEXICO
(505) 343-1912

JOB TITLE PROPOSED OFFICE BUILDING
HIGH ASSET WAY N.W.
ALBUQUERQUE, NEW MEXICO

12

Michael J. Barthelemy
Attorney At Law, P.C.
9131 High Assets Way NW, Suite B
Albuquerque, NM 87120
mbarthelemy@comcast.net
(505) 452-9937 – telephone (505) 897-9937 – facsimile
Licensed in New Mexico, Arizona,
California & the Navajo Nation

Monday, October 24, 2005

Jim Miller
Miller & Associates, Architect
5220 2nd St. NW
Albuquerque, NM 87107

Dear Mr. Miller,

I hereby designate you as my agent to submit for ~~Design~~ Development Review Board (DRB) approval for site development plans for a building permit on Lot 2-A-1-B-2-A, Unit 2, Albuquerque West Subdivision located on High Assets Way NW.

Sincerely,

Michael J. Barthelemy

enclosure(s)
cc: file

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

PAID RECEIPT

APPLICANT NAME Michael J. Barthelemy & Geoffrey Romero

AGENT Jim Miller

ADDRESS 5220 2nd St NW

PROJECT & APP # 1004393 / 05DRB 01657

PROJECT NAME Albuquerque, West

$ 20.00 441032/3424000 Conflict Management Fee

$ 385.00 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

$ 405.00 TOTAL AMOUNT DUE

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

CK
CHANGE

10/25/2005 12:09 PM
X LOC: ANN
RECEIPT# 00051793 WS# 0028
Account 441006 Amt $385.00
Activity 4983000 Amt $405.00
Trans Amt $405.00
J24 Misc $0.00
Co TRSASR

MILLER AND ASSOCIATES 1-76
ARCHITECTURE/PLANNING
5220 2ND ST., NW, STE. A PH. 505-345-1312
ALBUQUERQUE, NM 87107

12053
95-32-1070
DATE 10/25/05

PAY TO THE ORDER OF City of Albuquerque $ 405.00
Four hundred and 05/100 DOLLARS
City of Albuquerque
Treasury Division
Security Features Included. Details on Back.

Bank of America.
ACH R/T 107000327

10/25/2005 12:09 PM LOC: ANN
X
RECEIPT# 00051793 WS# 0028
Account 441006 Amt $405.00
Activity 3424000 TRSASR
Trans Amt $405.00
J24 Misc $20.00
Thank You

FOR

⑈012053⑈ ⑆107000327⑆ 0001378459 2⑈

City Of Albuquerque
Treasury Division

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

_____

Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

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4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

✓ A. 8-1/2" x 11" reduction for each plan sheet.

✓ B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

✓ 1. Date of drawing and/or last revision

✓ 2. Scale:

1.0 acre or less	1" = 10'
1.0 - 5.0 acres	1" = 20'
Over 5 acres	1" = 50'
Over 20 acres	1" = 100'

[Other scales as approved by staff]

✓ 3. Bar scale

✓ 4. North arrow

✓ 5. Scaled vicinity map

✓ 6. Property lines (clearly identify)

✓ 7. Existing and proposed easements (identify each)

✓ 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST* Revised: 1/10/2005

B. Proposed Development

1. Structural

- ✓ A. Location of existing and proposed structures (distinguish between existing & proposed)
- ✓ B. Square footage of each structure
- ✓ C. Proposed use of each structure
- ✓ D. Temporary structures, signs and other improvements
- ✓ E. Walls, fences, and screening: indicate height, length, color and materials
- ✓ F. Dimensions of all principal site elements or typical dimensions thereof
- ✓ G. Loading facilities
- ✓ H. Site lighting (indicate height & fixture type)
- ✓ I. Indicate structures within 20 feet of site
- existing J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- ✓ A. Parking layout with spaces numbered per aisle and totaled.
  - ✓ 1. **Location and typical dimensions**, including handicapped spaces
  - ✓ 2. **Calculations:** spaces required: 25 provided: 25

    Handicapped spaces required: 2 provided: 2
- ✓ B. Bicycle parking & facilities
  - ✓ 1. Bicycle racks, spaces required: 2 provided: 4
  - ___ 2. Other bicycle facilities, if applicable
- ✓ C. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - ✓ 1. Ingress and egress locations, including width and curve radii dimensions
  - ✓ 2. Drive aisle locations, including width and curve radii dimensions
  - ✓ 3. End aisle locations, including width and curve radii dimensions
  - existing 4. Location & orientation of refuse enclosure, with dimensions
  - ✓ 5. Curb cut locations and dimensions
- ✓ D. Pedestrian Circulation
  - — 1. Location and dimensions of all sidewalks and pedestrian paths
  - — 2. Location and dimension of drive aisle crossings, including paving treatment
  - — 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- ✓ A. Locate and identify adjacent public and private streets and alleys.
  - ✓ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - — 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - — 3. Location of traffic signs and signals related to the functioning of the proposal
  - — 4. Identify existing and proposed medians and median cuts
  - N/A 5. Sidewalk widths and locations, existing and proposed
- ✓ B. Identify Alternate transportation facilities within site or adjacent to site
  - — 1. Bikeways and bike-related facilities

___ 2. Pedestrian trails and linkages
___ 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

✓ 1. Fire hydrant locations, existing and proposed.
✓ 2. Distribution lines
✓ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
✓ 4. Existing water, sewer, storm drainage facilities (public and/or private).
✓ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

___ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

✓ 1. Scale - must be same as scale on sheet #1 - Site plan
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Property Lines
✓ 5. Existing and proposed easements
✓ 6. Identify nature of ground cover materials
  ✓ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  ✓ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  ✓ C. Ponding areas either for drainage or landscaping/recreational use
✓ 7. Identify type, location and size of plantings (common and/or botanical names).
  ✓ A. Existing, indicating whether it is to preserved or removed.
  ✓ B. Proposed, to be established for general landscaping.
  ✓ C. Proposed, to be established for screening/buffering.
✓ 8. Describe irrigation system
___ 9. Planting Beds, indicating square footage of each bed
___ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
✓ 11. Responsibility for Maintenance (statement)
✓ 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
✓ 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
✓ 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 –PRELIMINARY GRADING PLAN –

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 1/10/2005

A. General Information

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- L 7. Location of Retaining walls

B. Grading Information

- L 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- L 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- L 3. Identify ponding areas, erosion and sediment control facilities.
- — 4. Cross Sections
  Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- L A. Scale (minimum of 1/8" or as approved by Planning Staff).
- L B. Bar Scale
- L C. Detailed Building Elevations for each facade
  - L 1. Identify facade orientation
  - L 2. Dimensions of facade elements, including overall height and width
  - L 3. Location, material and colors of windows, doors and framing
  - L 4. Materials and colors of all building elements and structures
- L E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- L 1. Site location(s)
- L 2. Sign elevations to scale
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Revised: 1/10/2005

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Revised: 1/10/2005

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PROPOSED OFFICE BUILDING

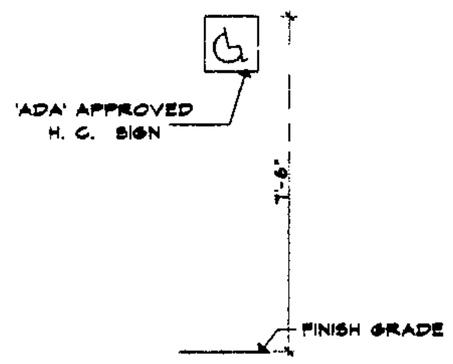
PROJECT NUMBER: 1003272

Application Number: 05 DRB 01657

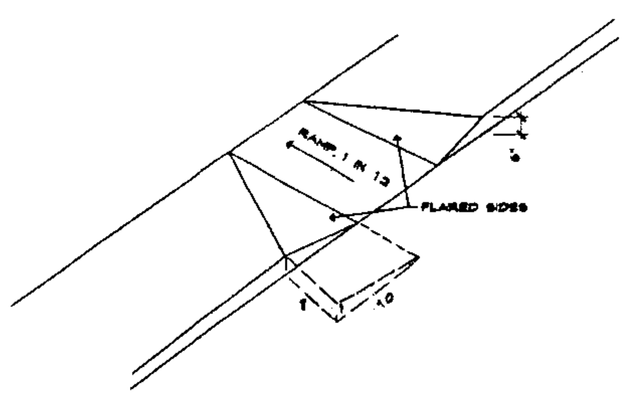
Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

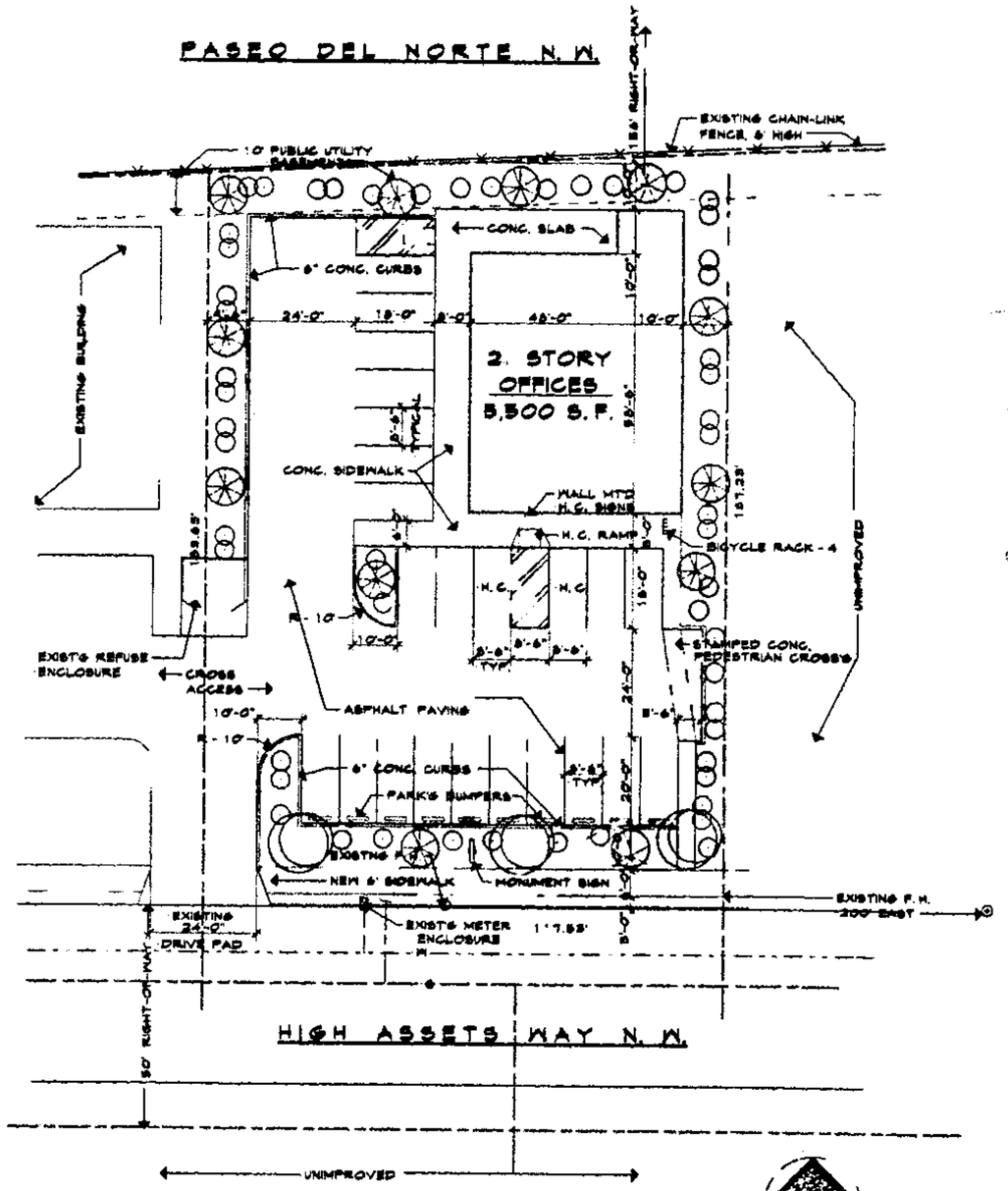
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
Michael Holton (existing) Solid Waste Management	11/2/05 Date
DRB Chairperson, Planning Department	Date



HANDICAPPED SIGN DETAIL

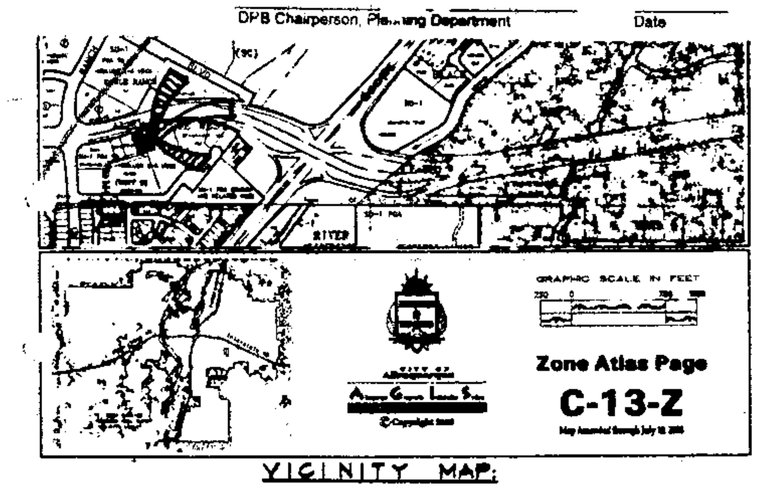


HANDICAPPED RAMP DETAIL



SITE PLAN 1" = 20'

0 10' 20' 30'



VICINITY MAP:

PARKING:

REQUIRED - 1 ST FL - 2,268/200
= 14 SPACES

2 ND FL - 2,268/300
= 8 SPACES

TOTAL SPACES REQUIRED = 22 SPACES

TOTAL SPACES PROVIDED = 23 SPACES

BICYCLE PARKING:

REQUIRED = 2 SPACES

PROVIDED = 4 SPACES

LEGAL DESCRIPTION

LOT #2-A-1-B-2-A
UNIT TWO, ALBUQUERQUE,
WEST SUBDIVISION,
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

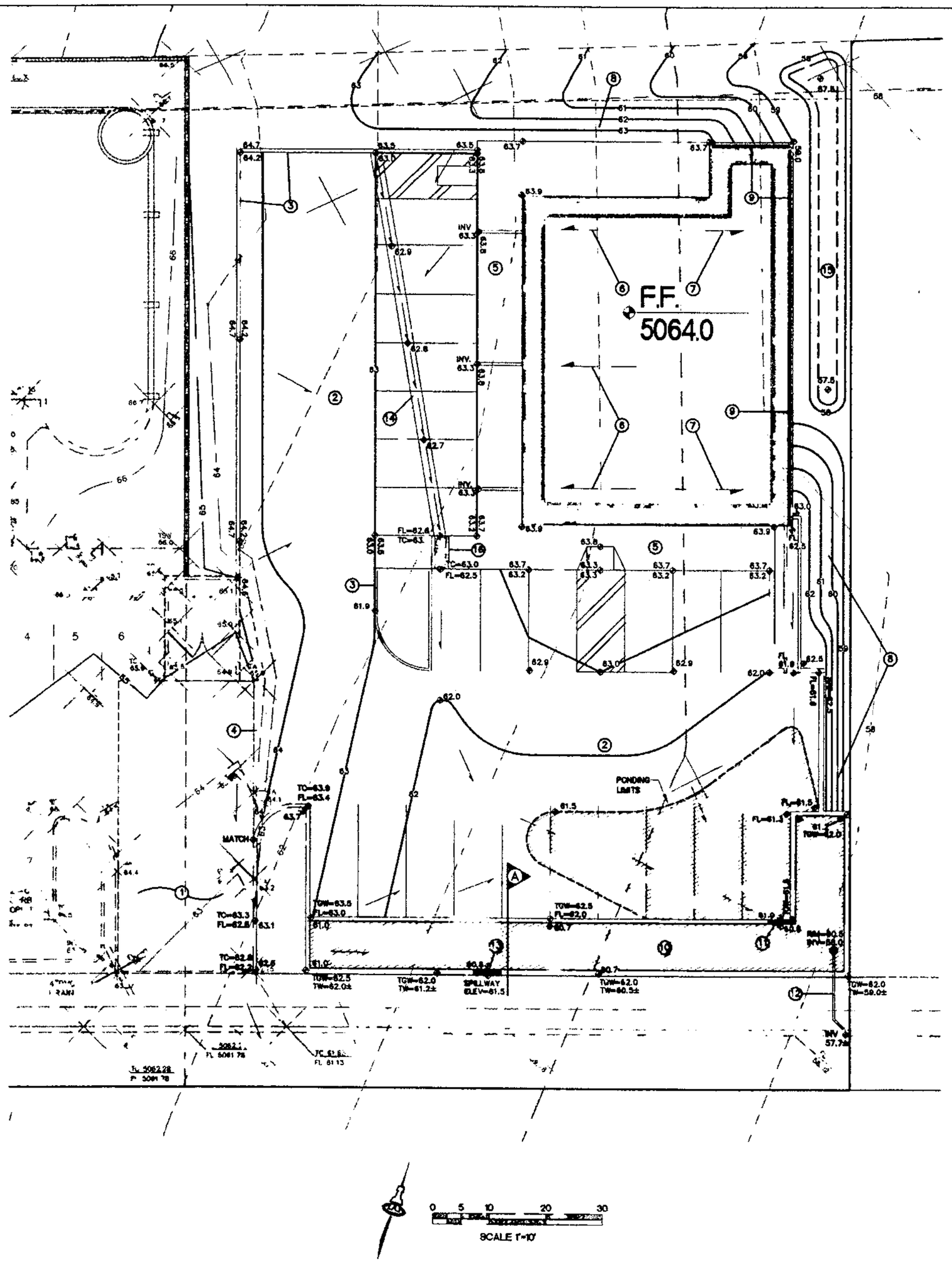
JOB NO.
DATE Oct 05
REVISION Sept 06
DRAWN BY JWM
CHECKED BY JMB

SHEET TITLE: SITE PLAN, NOTES AND DETAILS

MILLER AND ASSOCIATES
ARCHITECTS PLANNERS
8330 SECOND STREET, N.W.
ALBUQUERQUE, NEW MEXICO 87101
PHONE (505) 345-1813

PROPOSED OFFICE BUILDING
HIGH ASSET WAY N.W.
ALBUQUERQUE, NEW MEXICO

JOB TITLE: SP



GENERAL INFORMATION

LEGAL: A PORTION OF LOT 2-A-1-A, ALBUQUERQUE WEST, UNIT TWO, FILED NOVEMBER 3, 1995, IN VOL. 95C, FOLIO 349.

B.M. BENCHMARK: ACS MONUMENT "R ALAMEDA B. NO. 2" ELEVATION = 5068.26

OFF-SITE DRAINAGE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP, THE SITE IS NOT LOCATED WITHIN A FLOOD ZONE.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AT THE LOW POINTS ON THE WEST AND NORTH PROPERTY LINES.

GENERAL NOTES

A. COORDINATE WORK WITH SITE PLAN.

B. GRADES SHOWN WITHIN LANDSCAPED AND PONDING AREAS INDICATE TOP OF LANDSCAPE MATERIAL SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.

C. PONDING AREAS, VOLUMES, INLET, OUTLET, SPILLWAY AND SIDEWALK CULVERT ELEVATIONS TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES.

D. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND THE LOCATIONS OF ALL ITEMS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.

E. AT ALL TRANSITIONS BETWEEN EXISTING AND PROPOSED, MATCH EXISTING TOP OF ASPHALT / CONCRETE CURB / CONCRETE WALK FOR SMOOTH TRANSITION. ALL SITE IMPROVEMENTS WITH ELEVATIONS SHOWN AS '±' SHALL BE FIELD ADJUSTED FOR SMOOTH TRANSITION TO EXISTING. MAINTAIN POSITIVE DRAINAGE – NO BIRDBATHS.

F. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (.F TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESS. PONDING AREAS, VOLUMES, INLET, OUTLET, SPILLWAY AND SIDEWALK CULVERT ELEVATIONS TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES.

S.O.19 : NOTICE TO CONTRACTORS

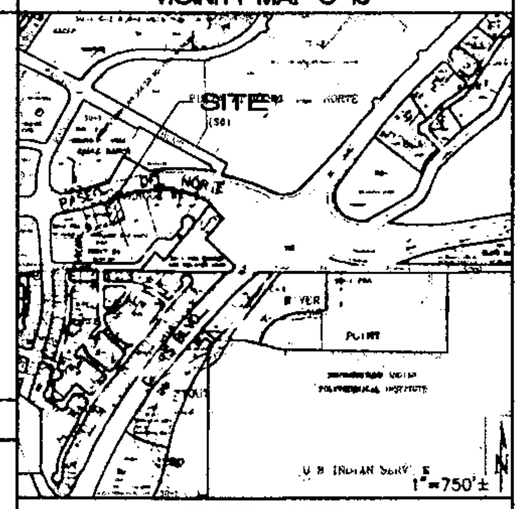
1	AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2	ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
3	TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4	PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5	BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
6	MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED
7	WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

LEGEND

	SIDEWALK, CURB and GUTTER, ETC. (EXISTING, PROPOSED)
+	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
⊕ 95.0	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
FL	FLOW LINE
FF	FINISHED FLOOR
FH	PROPOSED FIRE HYDRANT
TW	TOP OF WALK
TOW	TOP OF GARDEN WALL

VICINITY MAP C-13



KEYED NOTES

1. EXISTING SHARED SITE ACCESS
2. PROPOSED ASPHALT PAVING. SEE ARCHITECTURAL FOR INFORMATION REGARDING PARKING LAYOUT, DIMENSIONS, STRIPING, ETC.
3. CONSTRUCT MEDIAN CURB AND GUTTER PER C.O.A. STD. DWG. 2415 (TYPICAL).
4. PAVING HIGH POINT THIS AREA. NO OFFSITE FLOW ENTERS SITE.
5. CONSTRUCT TURNED DOWN CONCRETE WALK THIS AREA. TOP OF WALK IS 6" ABOVE TOP OF ADJACENT PAVEMENT (TYPICAL). SEE ARCHITECTURAL FOR RAMP LOCATIONS / DIMENSIONS AND ADDITIONAL INFORMATION.
6. ROOF TO SHED EAST AND WEST AS SHOWN. ALL WEST ROOF DRAINAGE SHALL BE RELEASED DIRECTLY TO PAVEMENT THROUGH PVC PIPES THROUGH WALK. SEE ARCHITECTURAL FOR SPECIFIC OUTFALL POINTS.
7. ALL EAST ROOF DRAINAGE SHALL BE CAPTURED WITHIN A GUTTER SYSTEM TO BE RELEASED TO A 2' WIDE 'U' SHAPED CONCRETE CHANNEL AT THE SOUTHEAST BUILDING CORNER. SEE DETAIL THIS SHEET.
8. CONSTRUCT SITE RETAINING WALL OR ARMORED SIDESLOPE (ANGULAR FACED ROCK, 8" AVG. DIA.) THIS AREA TO ACHIEVE GRADE DIFFERENCES SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION (DESIGN BY OTHERS).
9. CONSTRUCT EXTENDED STEMWALL THIS AREA TO ACHIEVE GRADE DIFFERENCES SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION (DESIGN BY OTHERS).
10. CONSTRUCT 1.5' MAX. DEPTH DETENTION POND WITH CONCRETE PERIMETER WALLS AT ELEVATIONS SHOWN TO CAPTURE SITE FLOW. POND DIMENSIONS AND ELEVATIONS TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEAL JOINTS WITH URETHANE SEALANT (SONOLASTIC NP-1 O.A.E.)
11. PROVIDE 4' WIDE OPENING IN CURB TO PASS CONCENTRATED FLOW TO PONDING AREA. INSTALL COBBLES AT OPENING FOR EROSION PROTECTION.
12. INSTALL POND OUTLET STRUCTURE AND 4" DIA. PVC PIPE AT INVERT ELEVATIONS SHOWN TO CONTROL RELEASE OF PONDED WATER TO HIGH ASSETS WAY. SEE DETAIL THIS SHEET. S.O.19 PERMIT REQUIRED. SEE FORM THIS SHEET.
13. CONSTRUCT 5' WIDE SPILLWAY TO RELEASE POND VOLUME IN EXCESS OF REQUIRED STORAGE. SEE DETAIL SHEET C-2.
14. CONSTRUCT 68 LF 2' WIDE CONCRETE VALLEY GUTTER AT FLOWLINE ELEVATIONS SHOWN (SLOPE < 1.0%) TO DIRECT FLOW SOUTH TO POND.
15. CONSTRUCT 6" DEEP LANDSCAPED STILLING BASIN TO CAPTURE MINOR PERIMETER FLOW AND UTILIZE FOR LANDSCAPE.
16. CONSTRUCT 2' WIDE (BOTTOM WIDTH) X 6" DEEP 'U' SHAPED CONCRETE CHANNEL (6" THICK CONCRETE) TO PASS FLOW THROUGH WALK. PROVIDE STEEL PLATE COVER FLUSH WITH WALK.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
(505) 268-8828 Fax 505-268-2632

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HIGH ASSETS
LEGAL OFFICE
Michael Barthelemy

GRADING AND DRAINAGE PLAN

Date: 08-11-06	No.	Revision	Date	Job No. 1483
Drawn By: BJB				C-1
Ckd By: FCA				SH OF

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THOMPSON Engineering Consultants, Inc.

September 18, 2006

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: SUBMITTAL OF REVISED PRELIMINARY PLAT, SITE PLAN FOR SUBDIVISION, SIDEWALK WAIVER, AND SIDEWALK DEFERRAL FOR SUNSET VILLA SUBDIVISION (DRB 1003613)

Dear Ms. Matson:

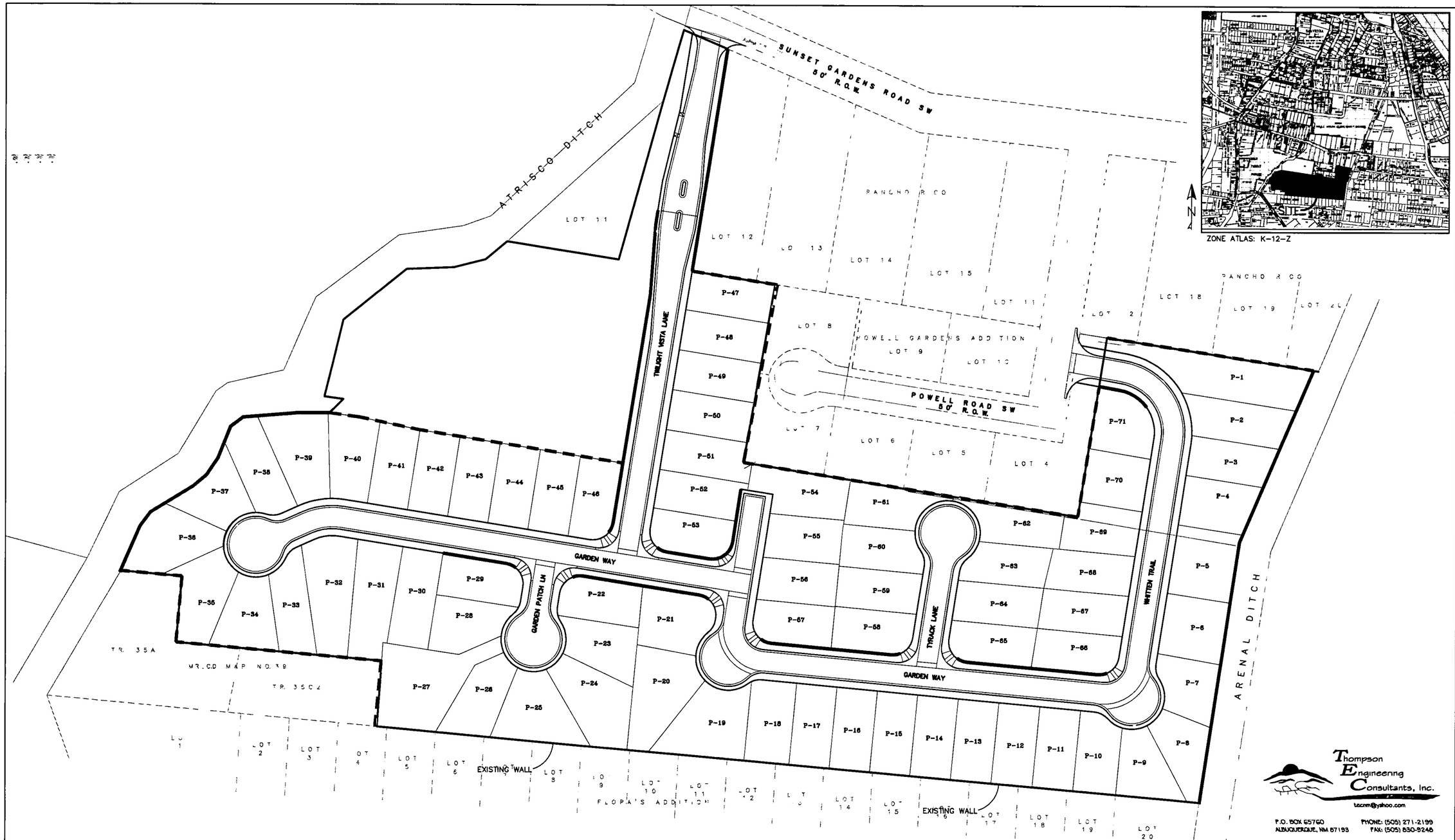
Enclosed please find six copies of the revised Preliminary Plat, Site Plan for Subdivision, Sidewalk Waiver and Sidewalk Deferral exhibit, and the Perimeter Wall exhibit for the Sunset Villa Subdivision. This revision is due to the formation of Tract B, which will be sold to the County of Bernalillo for the installation of a regional detention pond. The proposed gated subdivision will now have 71 residential lots and private streets. The property is currently zoned SU-1/PRD.

If you should have any questions, please call me at 271-2199.

Sincerely,

David B. Thompson, P.E.

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248



ZONE ATLAS: K-12-Z

LEGEND

- PROPOSED PERIMETER WALL
- PROPOSED DECORATIVE WALL

N

SCALE:
1"=60'

AS BUILT INFORMATION	
CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARK

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY DBT DATE :
DRAWN BY DEM DATE :
CHECKED BY DBT DATE :

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-8248

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNSET VILLA
WALL EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	K-12-Z	1	2

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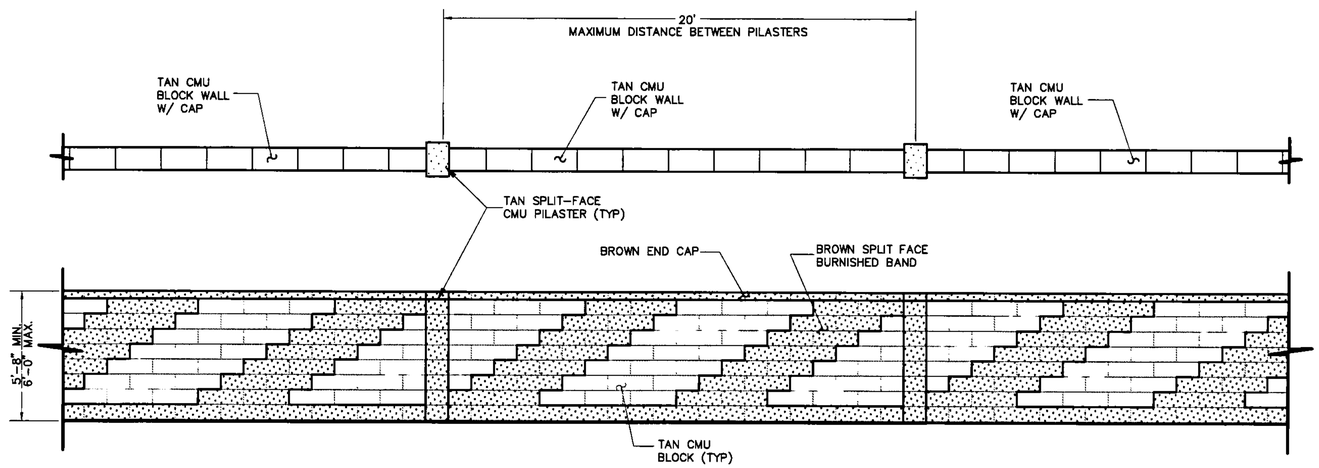

DECORATIVE WALL DETAIL

NTS

NOTES:

1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.
2. MAXIMUM RETAINED HEIGHT FOR PERIMETER WALL IS 1'-6".

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9246

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARK

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE :
DRAWN BY DEM DATE :
CHECKED BY DBT DATE :

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNSET VILLA
WALL EXHIBIT DETAIL

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	K-12-Z	2	2

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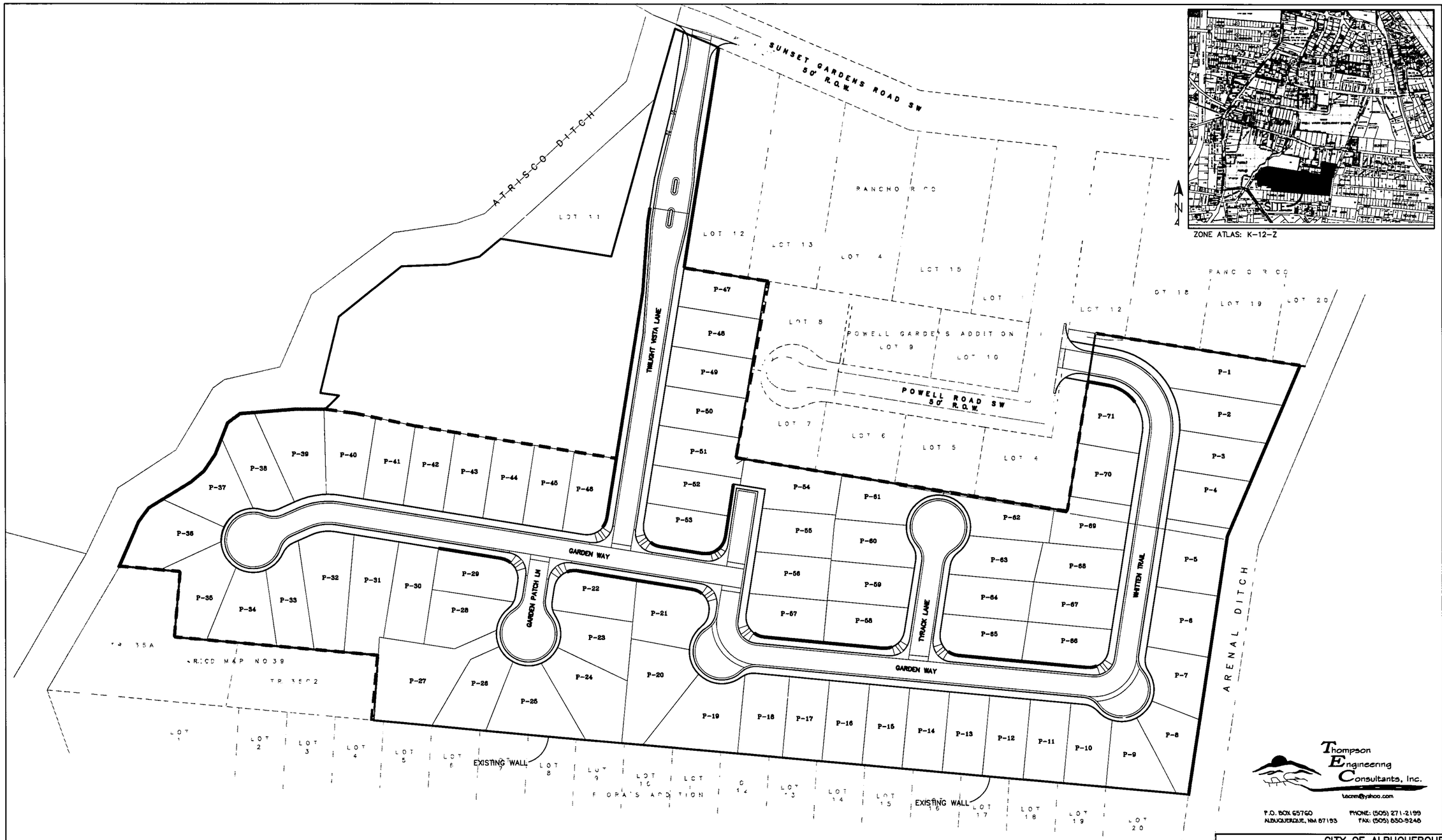

LEGEND

- PROPOSED PERIMETER WALL
- PROPOSED DECORATIVE WALL

N

SCALE:
1"=60'

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ALBUQUERQUE, NM 87193
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NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE :
DRAWN BY DEM DATE :
CHECKED BY DBT DATE :

ENGINEER'S SEAL

AS BUILT INFORMATION
CONTRACTOR
WORK STARTED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARK

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNSET VILLA
WALL EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	K-12-Z	1	2

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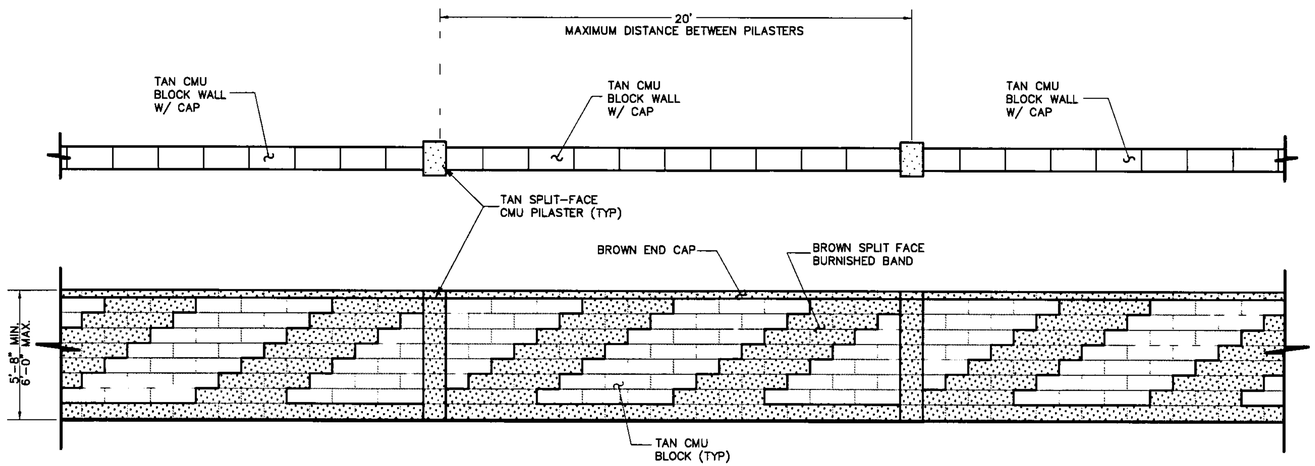

DECORATIVE WALL DETAIL

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AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARK

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE :
DRAWN BY DEM DATE :
CHECKED BY DBT DATE :

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WALL EXHIBIT DETAIL

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	K-12-Z	2	2

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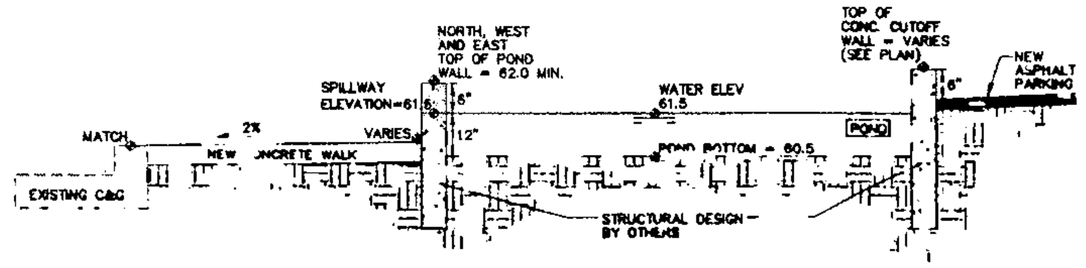
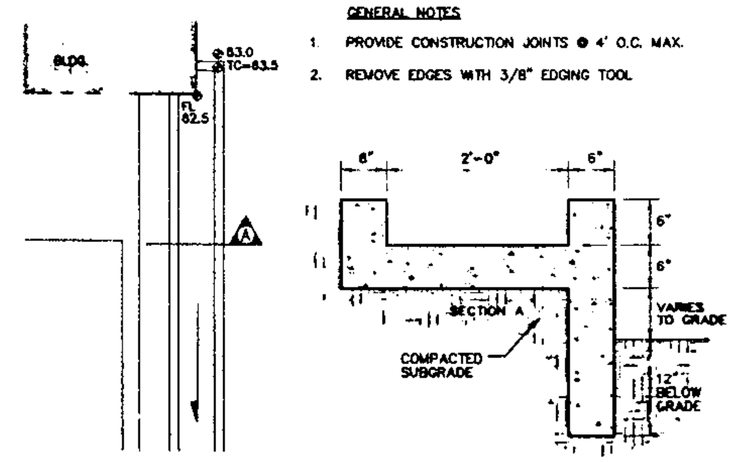


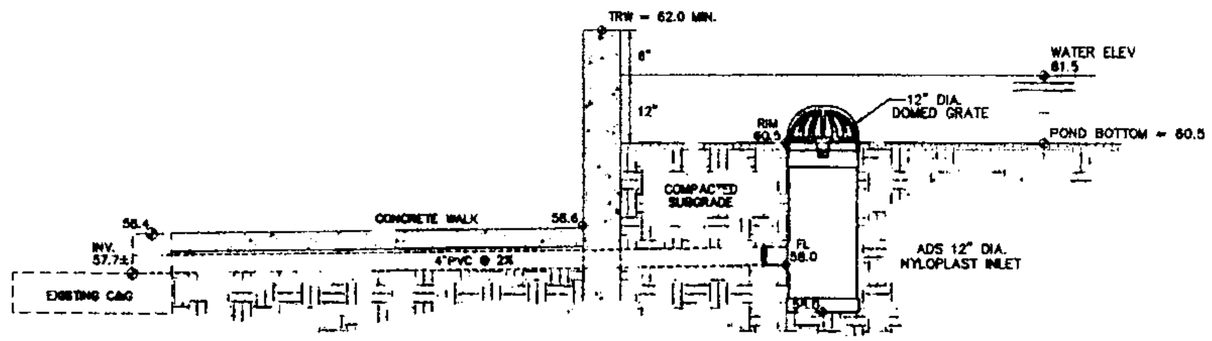
POND SECTION A

N.T.S.



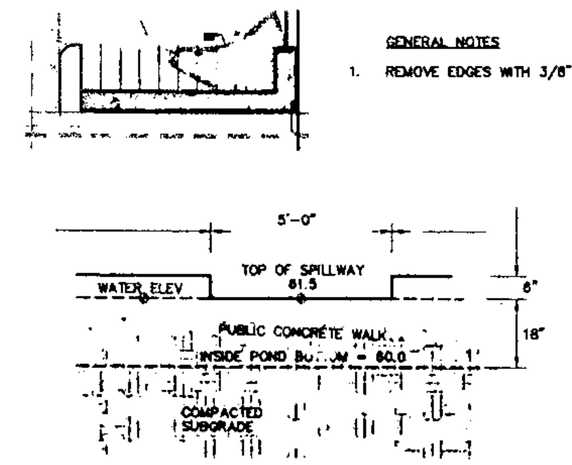
'U' SHAPED CONC. CHANNEL

N.T.S.



NYLOPLAST OUTLET STRUCTURE

N.T.S.



POND SPILLWAY ELEVATION

N.T.S.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

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HIGH ASSETS LEGAL OFFICE

Michael Bartholomy

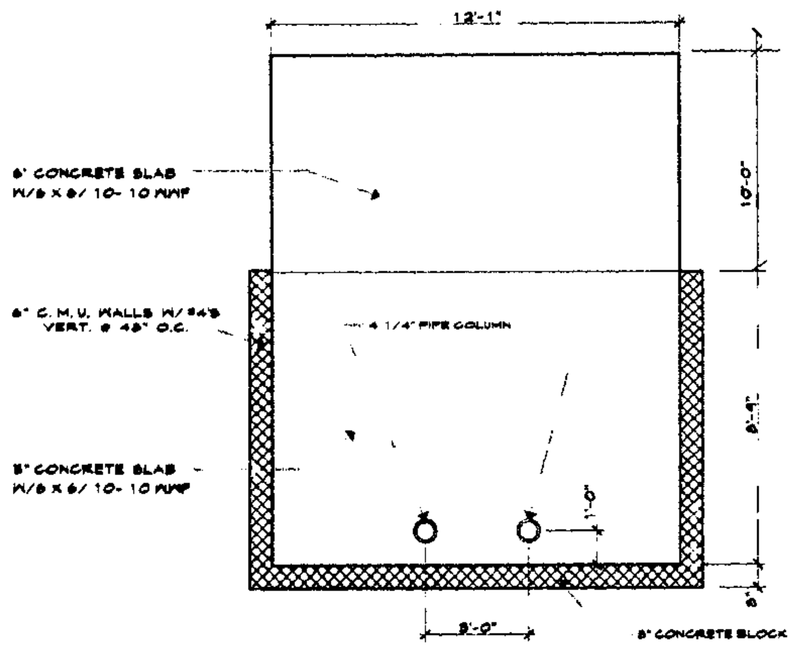
GRADING AND DRAINAGE PLAN

Date: 09-11-06	No.	Revision	Date
Drawn By: BJB			
Cal By: FCA			

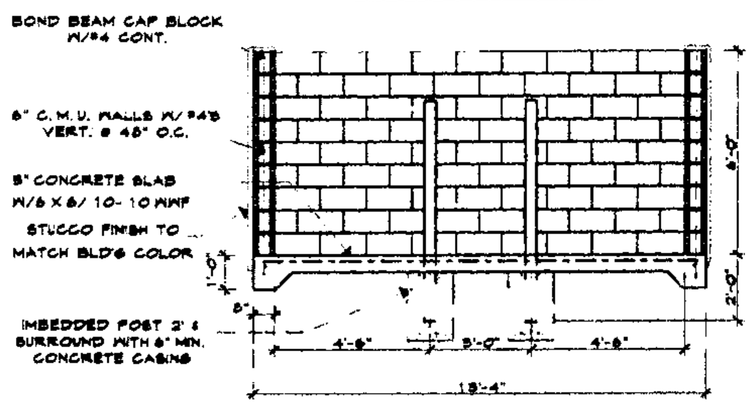
Job No. 1493

C-2

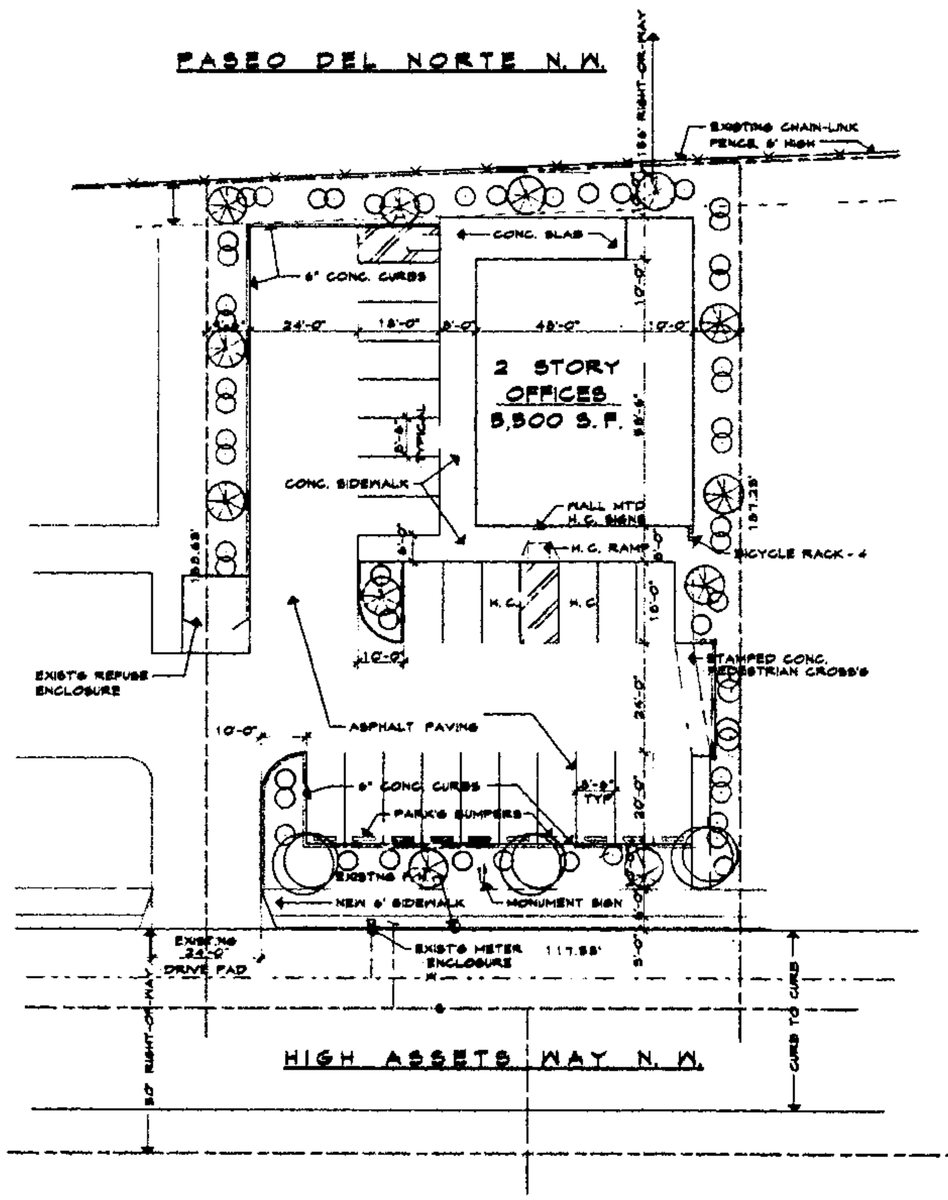
SH. OF



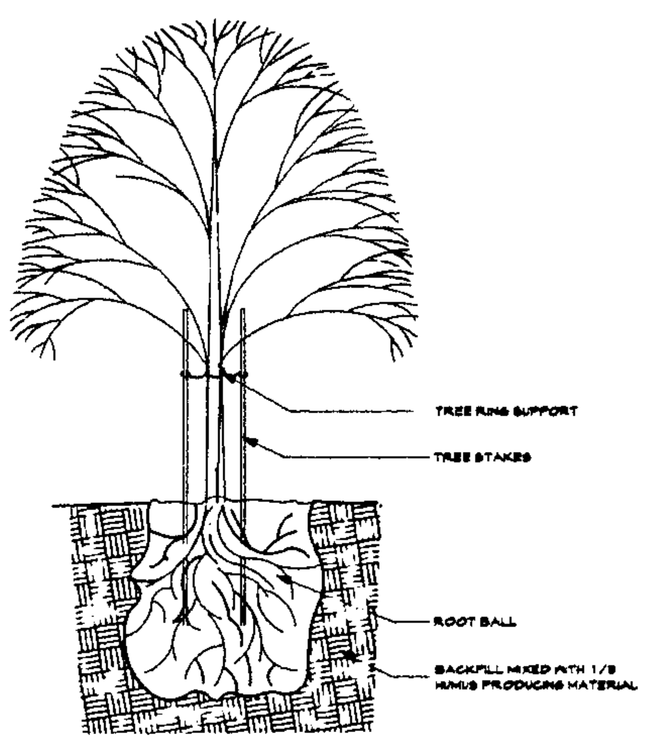
PLAN 1/4"



TRASH ENCLOSURE



LANDSCAPE PLAN 1" = 20'



TREE PLANTING DETAIL

SCALE: 3/8" = 1'-0"

LANDSCAPE NOTES:

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATIO LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

IN GENERAL, WATER CONSERATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES M WILL BE FOLLOWED IN DESIGN AND INSTALLATION

PLANT BEDS SHALL ACHIEVE 75 % LIVE GROUND COVER AT MATURITY.

SPB GRAVEL OVER FILTER FABRIC SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED

IRRIGATIONN NOTES

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (5) & SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP & BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE W/FLUSH CAPS AT EACH END.

RUN TIME PER EACH TRIP WILL BE APPROXIMATELY 15 MINUTE PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON.

LANDSCAPE LEGEND:

CHINESE PISTACHE - 2" CALIPHER (MODERATE WATER USE)

AUSTRIAN PINE - 2" CALIPHER (MODERATE WATER USE)

SPANISH BROOM - 5 GAL
CHAMISA - 5 GAL
(MODERATE WATER USE)

GROUND COVER - 3/4" GRAVEL 'SANTA FE TAN'
GRASS SOD - 'ALBUQUERQUE BLEND'

IRRIGATION BY DRIP IRRIGATION SYSTEM

MAINTENANCE BY OWNER

LANDSCAPE REQUIRED:

LAND AREA 22,005 S.F. - 3,000 S.F.
X 15% = 2,851 SQ. FT.

LANDSCAPE PROVIDED:

874 + 1,000 + 1,500
1,050 + 180 + 150
= 4,754 SQ. FT.

LANDSCAPE TO PROPERTY RATIO:

4,754 S.F. / 22,005 S.F.
= 21%

ALL LANDSCAPING WILL BE IN CONFORMANCE W/CITY OF ALBUQ. ZONING CODE, STREET TREE ORD POLLEN, WASTE WATER & WATER CONSERVATION LANDSCAPE ORDINANCES

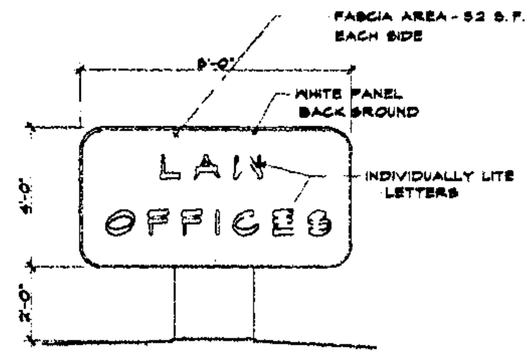
JOB NO:
DATE:
REVISION:
DRAWN BY:
CHECKED BY:

SHEET TITLE
LANDSCAPE PLAN, LEGEND, NOTES & DETAILS

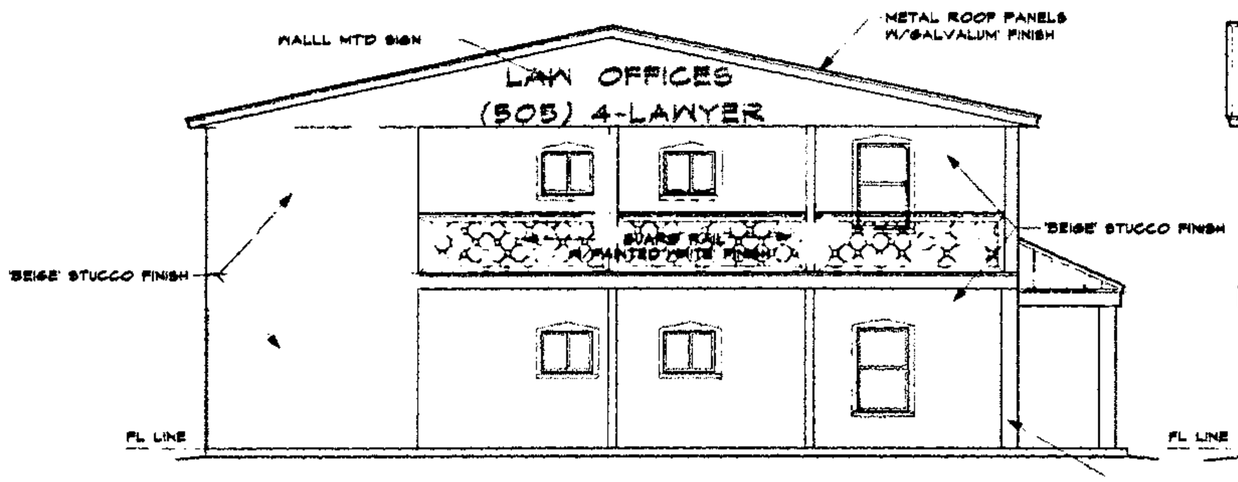
MILLER AND ASSOCIATES
ARCHITECTS PLANNERS
8220 SECOND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87101
PHONE 505) 345-1912

PROPOSED OFFICE BUILDING
HIGH ASSET WAY N.W.
ALBUQUERQUE, NEW MEXICO

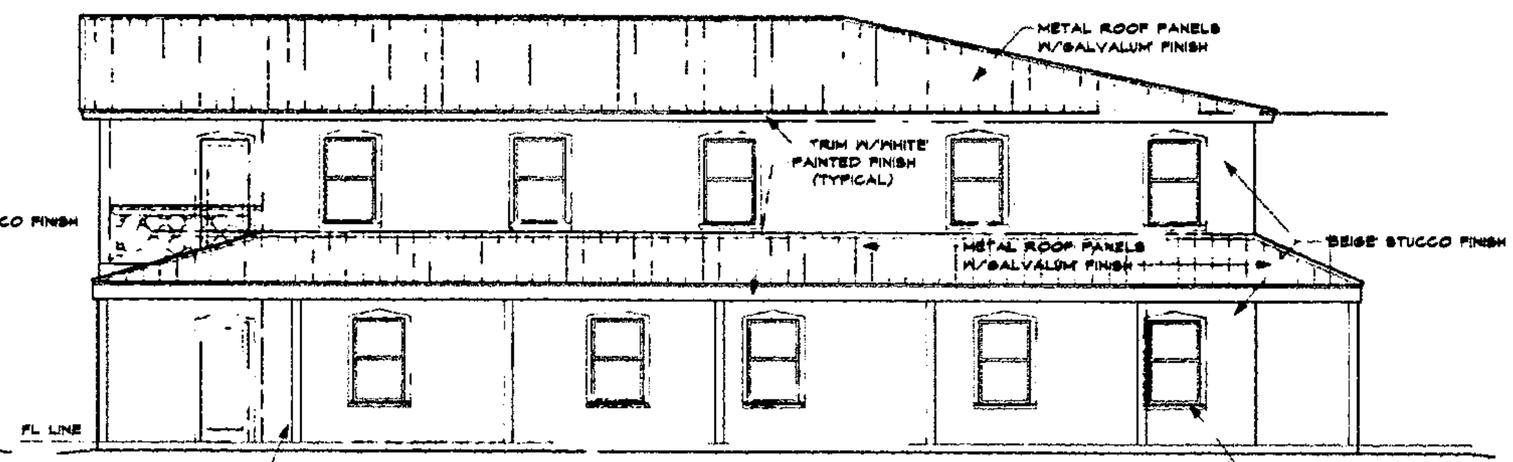
JOB TITLE
L.S



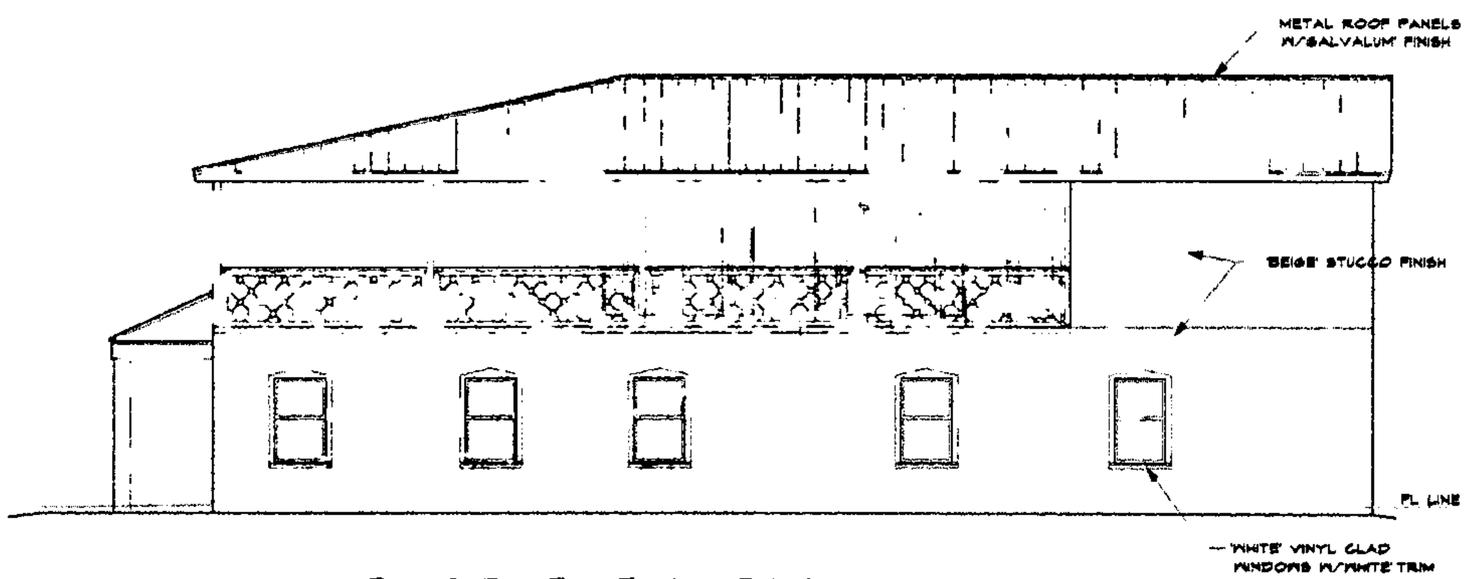
MONUMENT SIGN



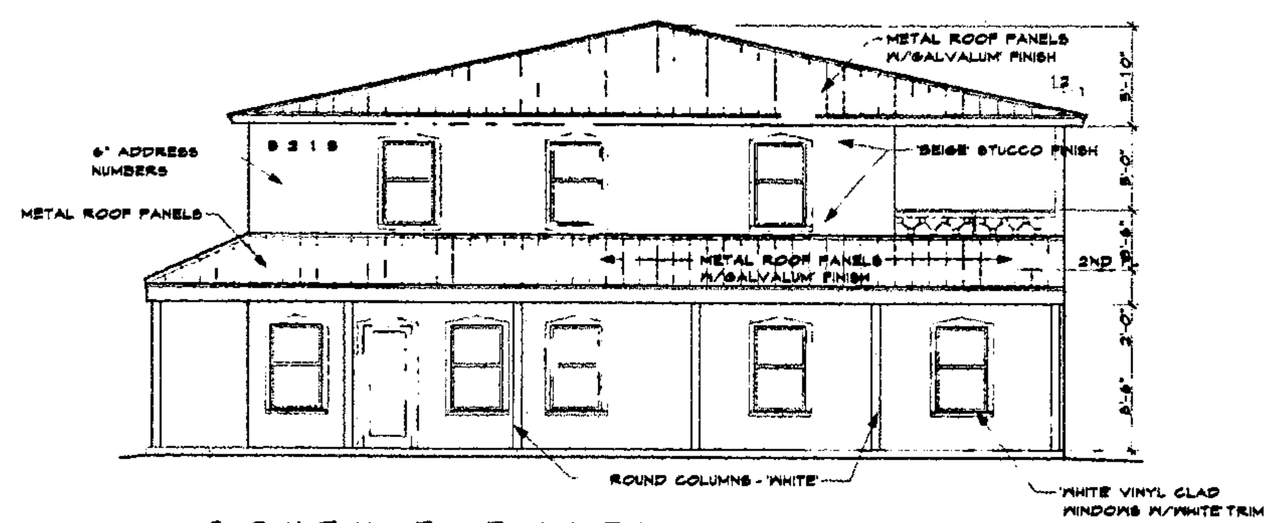
NORTH ELEVATION 3/16" = 1'-0"



WEST ELEVATION 3/16" = 1'-0""



EAST ELEVATION 3/16" = 1'-0"



SOUTH ELEVATION 3/16" = 1'-0"

JOB NO.

DATE Oct '00

REVISION Sept '04

DRAWN BY JWM.

CHECKED BY

SHEET TITLE BUILDING ELEVATIONS & SIGN ELEVATIONS

MILLER AND ASSOCIATES
ARCHITECTS PLANNERS
5220 SECOND STREET N.W.
ALBUQUERQUE, NEW MEXICO
505) 345-1512

JOB TITLE PROPOSED OFFICE BUILDING
HIGH ASSET WAY N.W.
ALBUQUERQUE, NEW MEXICO

2

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Jim Miller

ADDRESS _____

PROJECT & APP # 1003272

PROJECT NAME Albuquerque West Unit 2

$ _____ **441032/3424000 Conflict Management Fee**

$ 50.00 **441006/4983000 DRB Actions** deferral fee

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

$ _____ **441018/4971000 Public Notification**

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

$ 50.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

9/15/2006 11:11AM LOC: ANNX
RECEIPT# 00066724 WS# 006 TRANS# 0021
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt $50.00
J24 Misc

$50.00
CK
CHANGE $50.00
$0.00

Thank You

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

TRANSMISSION OK

TX/RX NO	4053
CONNECTION TEL	9p2682632
SUBADDRESS	
CONNECTION ID	
ST. TIME	09/08 11:25
USAGE T	03'14
PGS.	5
RESULT	OK

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Fred Arfman

FAX NUMBER: 268-8632 **# PAGES** 5

SENT BY: Sheran Matson, DRB Chair **DATE:** 9/8/05

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: ~~1004393~~ **APPLICATION NO:** 1003272

****

Fred- Please provide me with written justification on why Albuquerque West, Unit 2, should not go to EPC for Site Plan for Subdivision prior to resolution.

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Fred Arfman

FAX NUMBER: 268-8632 **# PAGES** 5

SENT BY: Sheran Matson, DRB Chair **DATE:** 9/8/05

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1004393 **APPLICATION NO:** _____

****

Fred- Please provide me with written justification on why Albuquerque West, Unit 2, should not go to EPC for Site Plan for Subdivision prior to replatting. Why should this property be treated differently than Fountain Hills Plaza, also part of the Albuquerque West Subdivision Annexation agreement. (AX83-89)

ROBERT M. ST. JOHN
JOSEPH J. MULLINS
MARK K. ADAMS
BRUCE HALL
JOHN P. SALAZAR
JOHN P. BURTON
REX D. THROCKMORTON
JONATHAN W. HEWES
RICHARD C. MINZNER
W. ROBERT LASATER, JR.
MARK C. MEIERING
CATHERINE T. GOLDBERG
TRAVIS R. COLLIER
EDWARD RICCO
W. MARK MOWERY
PATRICK M. SHAY
ELLEN T. SKRAK
TRACY M. JENKS
HENRY M. BOHNHOFF
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ANDREW G. SCHULTZ
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DEWITT M. MORGAN
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NELSON FRANSE
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SUSAN BARGER FOX
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WILLIAM J. ARLAND
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MICHAEL J. BRESCIA
MICHELLE HENRIE
AARON C VIETS
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WILLIAM F. STEADMAN
WILLIAM G. GILCHRIST
CHRISTOPHER M. WOLPERT
MEGHAN D. STANFORD
BRYAN J. DAVIS
CHRISTOPHER D. LEE
VINCENT J. WARD
JUSTIN A. HORWITZ

RODEY, DICKASON, SLOAN, AKIN & ROBB, P. A.
ATTORNEYS AT LAW
201 THIRD STREET NW, SUITE 2200
ALBUQUERQUE, NEW MEXICO 87102

P.O. BOX 1888
ALBUQUERQUE, NEW MEXICO 87103
WWW.RODEY.COM

TELEPHONE (505) 765-5900
FACSIMILE (505) 768-7395

OF COUNSEL
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JOHN D. ROBB
JAMES C. RITCHIE
JO SAXTON BRAYER
ROBERT G. McCORKLE
DAVID H. JOHNSON

BERNARD S. RODEY (1856-1927)
PEARCE C. RODEY (1889-1958)
DON L. DICKASON (1906-1999)
WILLIAM A. SLOAN (1910-1993)

SANTA FE OFFICE
315 PASEO DE PERALTA
SANTA FE, NEW MEXICO 87501-2034
P.O. BOX 1357
SANTA FE, NEW MEXICO 87504-1357
TELEPHONE (505) 954-3900
FACSIMILE (505) 954-3942

WRITER'S DIRECT NUMBER
(505) 768-7220

JSALAZAR@RODEY.COM

May 16, 2005

VIA HAND DELIVERY

Kevin J. Curran, Esq.
City of Albuquerque Legal Department
600 Second Street NW, Suite 410
Albuquerque, New Mexico 87102

Re: Proposed Site Development -- Albuquerque West Subdivision

Dear Mr. Curran:

This is to confirm our understanding, based on your discussions with City Planning Department staff as conveyed to me during our telephone conversation yesterday, that an application for approval of site development plan for building permit for Tract E-2 and Tract F (including Tracts F-1, F-2, and F-3), outlined in green on the enclosed plat, may be submitted to the Development Review Board.

It is our further understanding that an application for approval of site development plan for building permit for Tract D-1, outlined in green on the enclosed plat, must be submitted to the Environmental Planning Commission. Of course, an application for approval of site development plan for building permit for Lots 2 and 3 in Block B, Tract B-1, Tract C, and Lot 10-A-2, outlined in yellow on the enclosed plat, would also be submitted to the Environmental Planning Commission.

We appreciate your effort in visiting with City Planning Department staff on these items and for conveying to us the position of the City Planning Department on how we may proceed in obtaining necessary and appropriate development approvals for these properties.

Sincerely,

RODEY, DICKASON, SLOAN, AKIN & ROBB, P.A.

By:
John P. Salazar

JPS:dv

Enclosure (1)

cc (w/ enc. – ***via mail on May 13, 2005***):
R.J. Schaefer
E. William Nelson

ROBERT M. ST. JOHN
JOSEPH J. MULLINS
MARK K. ADAMS
BRUCE HALL
JOHN P. SALAZAR
JOHN P. BURTON
REX D. THROCKMORTON
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WRITER'S DIRECT NUMBER
(505) 768-7220

JSALAZAR@RODEY.COM

April 29, 2005

VIA HAND DELIVERY

Kevin J. Curran, Esq.
City of Albuquerque Legal Department
600 Second Street NW, Suite 410
Albuquerque, New Mexico 87102

Re: Proposed Site Development -- Albuquerque West Subdivision

Dear Mr. Curran:

Per our discussion yesterday, I am enclosing for your information and reference a color coded portion of a plat indicating those parcels for which we are proposing a Development Review Board ("DRB") submittal and those parcels for which we are proposing an Environment Planning Commission ("EPC") submittal.

Tracts proposed for DRB submittal, outlined in green on the enclosed plat, are the following: Tracts D-1, E-2, and F (including F-1, F-2, and F-3). The parcels, outlined in yellow on the enclosed plat, consisting of Tracts B-1 and C and Lots 2 and 3 of Block B and 10-A-2, are proposed for EPC submittal.

Sincerely,

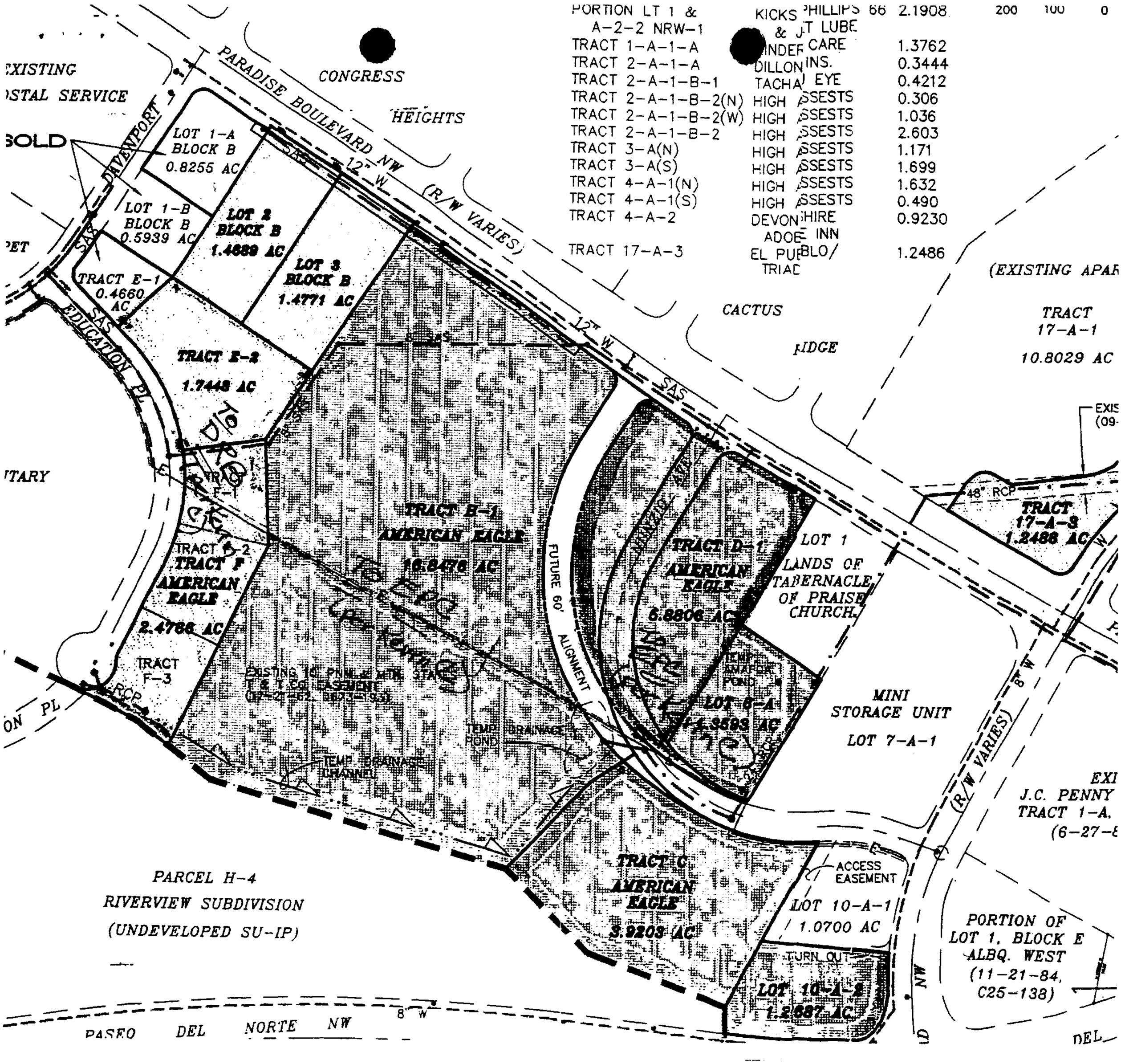
RODEY, DICKASON, SLOAN, AKIN & ROBB, P.A.

By:
John P. Salazar

JPS/dv

Enclosure (1)

cc (w/ enc. – ***via mail***): R.J. Schaefer
E. William Nelson


PORTION LT 1 & A-2-2 NRW-1 KICKS PHILLIPS 66 2.1908
TRACT 1-A-1-A & JT LUBE
TRACT 2-A-1-A INDEF CARE 1.3762
TRACT 2-A-1-B-1 DILLON INS. 0.3444
TRACT 2-A-1-B-2(N) TACHA EYE 0.4212
TRACT 2-A-1-B-2(W) HIGH ASSESTS 0.306
TRACT 2-A-1-B-2 HIGH ASSESTS 1.036
TRACT 3-A(N) HIGH ASSESTS 2.603
TRACT 3-A(S) HIGH ASSESTS 1.171
TRACT 4-A-1(N) HIGH ASSESTS 1.699
TRACT 4-A-1(S) HIGH ASSESTS 1.632
TRACT 4-A-2 HIGH ASSESTS 0.490
DEVONSHIRE 0.9230
ADOBE INN
TRACT 17-A-3 EL PUEBLO/ 1.2486
TRIAD
200 100 0
EXISTING
POSTAL SERVICE
SOLD
CONGRESS
HEIGHTS
PARADISE BOULEVARD NW
(R/W VARIES)
DAVENPORT
LOT 1-A BLOCK B 0.8255 AC
LOT 1-B BLOCK B 0.5939 AC
LOT 2 BLOCK B 1.4689 AC
LOT 3 BLOCK B 1.4771 AC
TRACT E-1 0.4660 AC
TRACT E-2 1.7448 AC
EDUCATION PL
TRACT F-1
TRACT F-2
TRACT F AMERICAN EAGLE 2.4766 AC
TRACT F-3
TRACT H-1 AMERICAN EAGLE 16.8476 AC
EXISTING 10' PNM & MTN STATES T & T CO. EASEMENT
FUTURE 60' ALIGNMENT
TEMP. DRAINAGE POND
TEMP. DRAINAGE CHANNEL
TRACT D-1 AMERICAN EAGLE 6.8806 AC
TEMP. AMAFCA POND
LOT 6-A 4.3698 AC
LOT 1 LANDS OF TABERNACLE OF PRAISE CHURCH
CACTUS
RIDGE
(EXISTING APAR
TRACT 17-A-1
10.8029 AC
48" RCP
TRACT 17-A-3 1.2486 AC
MINI STORAGE UNIT
LOT 7-A-1
(R/W VARIES)
J.C. PENNY
TRACT 1-A,
(6-27-
TRACT G AMERICAN EAGLE 3.9203 AC
ACCESS EASEMENT
LOT 10-A-1 1.0700 AC
TURN OUT
LOT 10-A-2 1.2687 AC
PORTION OF LOT 1, BLOCK E ALBQ. WEST (11-21-84, C25-138)
PASEO DEL NORTE NW
8' W
PARCEL H-4
RIVERVIEW SUBDIVISION
(UNDEVELOPED SU-IP)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

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

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

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

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: High Assets Land Company, Ltd. c/o R.J. Schaefer Realty & Investments — PHONE: 797-2600
ADDRESS: P.O. Box 14708 — FAX: 797-2900
CITY: ABQ STATE NM ZIP 87191 — E-MAIL:
Proprietary interest in site: Owner — List all owners:

AGENT (if any): Isaacson & Arfman, P.A. — PHONE: 268-8828
ADDRESS: 128 Monroe Street NE — FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 — E-MAIL:

DESCRIPTION OF REQUEST: Preliminary Minor Subdivision/Final Plat Approval (fbka Albuquerque West Unit Two, Lots 3-A-1, 3-A-2, 2-A-1-B-2-A, + 2-A-1-B-2-B)

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

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

Lot or Tract No. Lot 2-A-1-B-2 together with Lot 3-A — Block: ___ Unit: 2
Subdiv. / Addn. Albuquerque West
Current Zoning: SU-1 PDA to include C-3 Uses — Proposed zoning: Same
Zone Atlas page(s): C-13 — No. of existing lots: 2 — No. of proposed lots: 4
Total area of site (acres): 7.1145 — Density if applicable: dwellings per gross acre: ___ dwellings per net acre: ___
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) — Within 1000FT of a landfill? NO
UPC No. 101306404020730902 + 101306407622530903 — MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Ranch Road NW
Between: Paseo del Norte NW and All Saints Road 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-96-14, DRB 90-252

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

SIGNATURE Ruth Lozano — DATE 8/24/05
(Print) for Fred C. Arfman — ___ Applicant X Agent

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

FOR OFFICIAL USE ONLY

☐ 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
N/A F.H.D.P. density bonus
N/A F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
05DRB - ___ - 01354	P&F	5(3)	$ 425.00
___ - ___ - ___	CMF	___	$ 20.00
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total $ 445.00

Hearing date 09/07/05

Sandy Handley 08/24/05
Planner signature / date

Project # ~~1004393~~ 1003272

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

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

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
NA 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
NA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
NA **Signed** Pre-Annexation Agreement if Annexation required.
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
NA Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** forthcoming

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year

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

for Fred C. Artman
Applicant name (print)

Ruth Lozano 8/24/05
Applicant signature / date

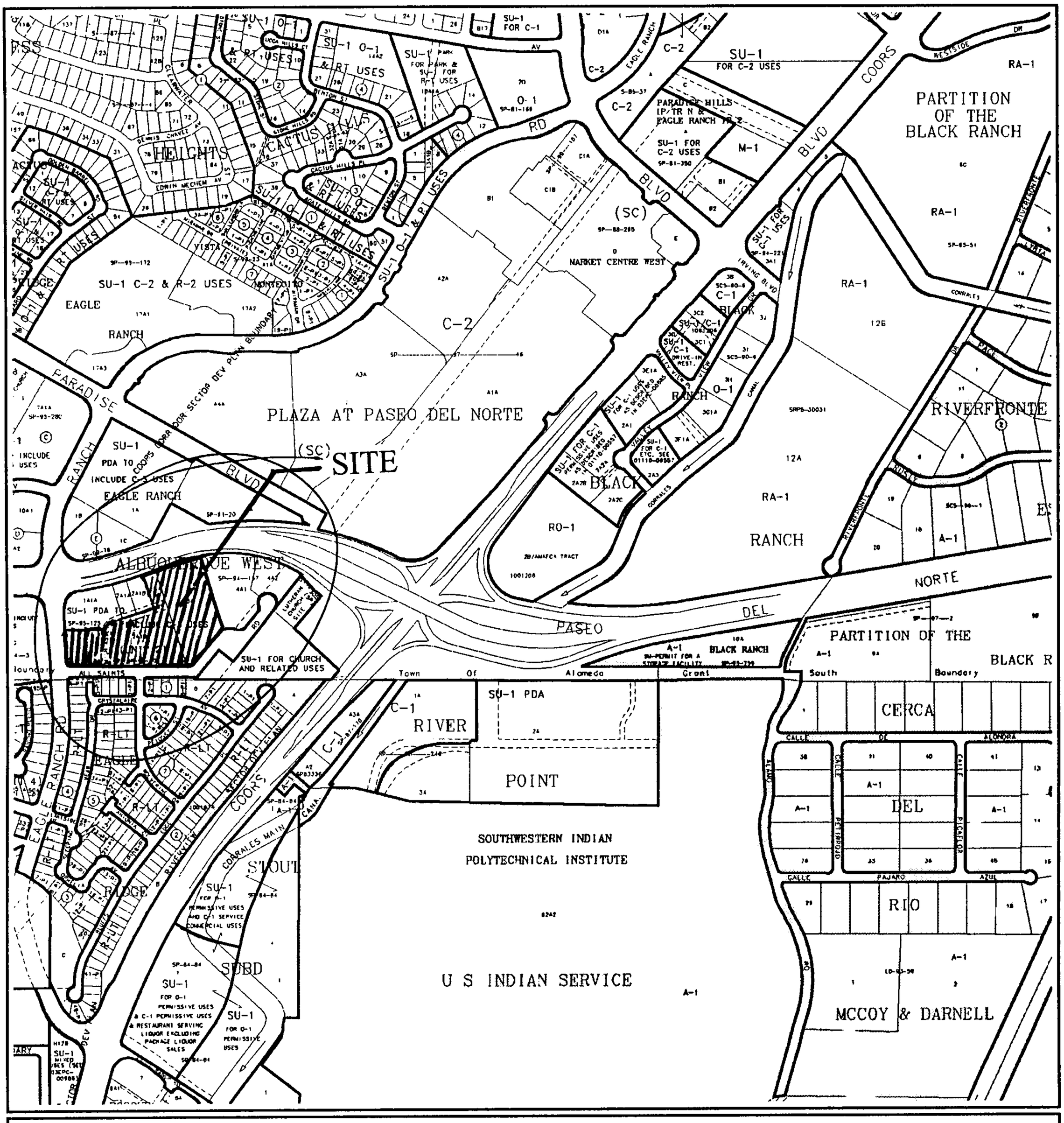
Form revised 11/04

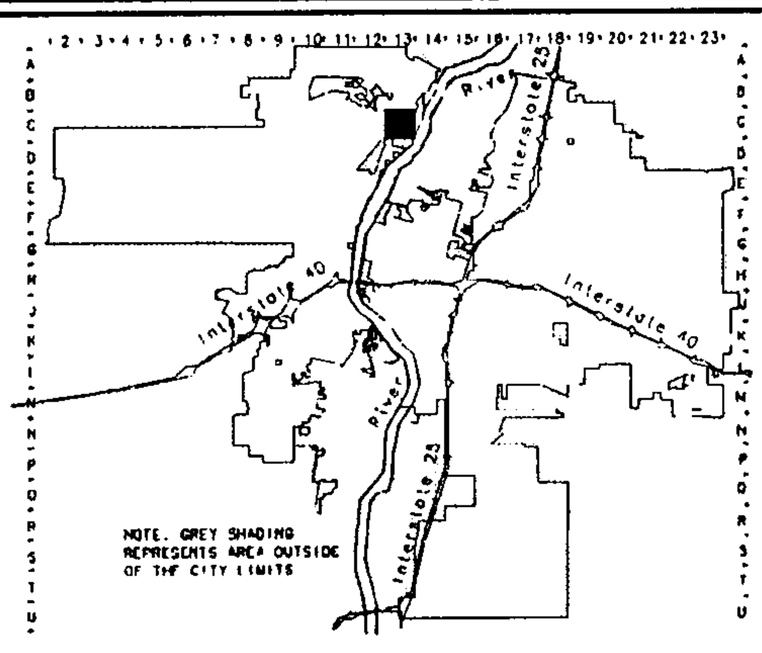
☐ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

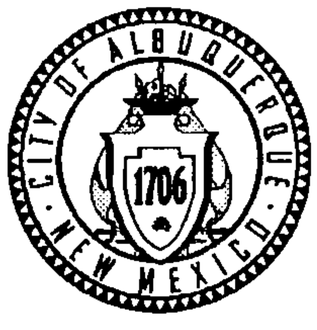
Application case numbers
05DRB - ____ - 01354
____ - ____ - ____
____ - ____ - ____

Sandy Handley 08/24/05
Planner signature / date

Project # ~~1004393~~
1003272







Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-13-Z

Map Amended through February 01, 2005

PROJECT MEMORANDUM

08/23/05

TO: Sheran Matson, Chair, Development Review Board

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Albuquerque West, Unit Two ***I&A PROJ NO:*** 1467

SUBJ: Request Scheduling on the DRB Agenda

Isaacson & Arfman, P.A., agent for High Assets Land Company is hereby requesting placement on the agenda for the September 7th meeting of the DRB.

We are creating two 1/2 acre office sites out of the existing two vacant tracts, thereby creating a total of four tracts. Easements are existing for High Assets Way (private roadway) and for the existing public water and sanitary sewer facilities as well as the P.U.E.

This pattern of platting is consistent with the previous land development within the land holdings of the High Assets Land Company.

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

PAID RECEIPT

APPLICANT NAME HIGH ASSETS LAND CO. LTD

AGENT ISAACSON & ARFMAN, P.A.

ADDRESS 128 MONROE ST. NE

PROJECT & APP # 1004393 / 05DRB01354

PROJECT NAME ALBUQUERQUE WEST UNIT TWO

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 425.00 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

$ 445.00 **TOTAL AMOUNT DUE**

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

ISAACSON AND ARFMAN P A
128 MONROE ST NE
ALBUQUERQUE, NM 87108-1247
268-8828

16668
95-219/1070 176
1350743997

DATE 8/23/05

PAY TO THE ORDER OF City of Albuquerque

$ 445.00

Four Hundred Forty-Five + 00/100 DOLLARS

City Of Albuquerque
Treasury Division

WELLS FARGO
Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com

FOR 1467

Scott McAfee

⑈00016668⑈ ⑆107002192⑆ 1350743997⑈

8/24/2005 11:04AM LOC: ANNX
RECEIPT# 00045656 WS# 006 TRANS# 0023
Account 441032 Fund 0110
Activity 3424000 TRSCXG
Trans Amt $445.00
J24 Misc

8/24/2005 11:04AM LOC: ANNX
RECEIPT# 00045657 WS# 006 TRANS# 0023
Account 441006 Fund 0110
Activity 4983000 TRSCXG
Trans Amt $445.00
J24 Misc

CK $445.00
CHANGE $0.00

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Isaacson & Arfman

ADDRESS _____

PROJECT & APP # 1004393 3272

PROJECT NAME _____

$ _____ 441032/3424000 Conflict Management Fee

$ 50.00 441006/4983000 DRB Actions DEFERRAL

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

$ _____ 441018/4971000 Public Notification

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

$ 50.00 TOTAL AMOUNT DUE

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

ISAACSON AND ARFMAN P A
128 MONROE ST NE
ALBUQUERQUE, NM 87108-1247
268-8828

16705
95-219/1070 176
1350743997

DATE 9/9/05

PAY TO THE ORDER OF City of Albuquerque $ 50.00

Fifty + 00/100 DOLLARS

City Of Albuquerque
Treasury Division
9/9/2005 3:32PM LOC: ANNX
Receipt# 00046549 WS# 006 Tr
Account 441006 Fund 0110
Activity 4983000 TRSCXG
Trans Amt $50.00
J24 Misc $50.00
CK $50.00
CHANGE $0.00
Thank You

Security Features Details on Back.

WELLS FARGO
Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com

FOR S/D plat 1467 deferral fee

Scott M McGee

⑈00016705⑈ ⑆107002192⑆ 1350743997⑈

© HARLAND STYLE (XPX)

PROJECT MEMORANDUM

09/09/05

TO: Claire Senova, DRB Administrative Assistant

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Albuquerque West, Unit Two
Lots 3-A-1, 3-A-2, 2-A-1-B-2-A, & 2-A-1-B-2-B
Project No. 1004393

I&A PROJ NO: 1467

SUBJ: Deferral of Plat

Isaacson & Arfman, P.A., agent for High Assets requests an indefinite deferral of plat.

Fred C. Arfman

RECEIVED
SEP 09 2005
HYDROLOGY SECTION

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Isaacson & Arfman

ADDRESS _____

PROJECT & APP # 1004393

PROJECT NAME _____

$ _____ 441032/3424000 **Conflict Management Fee**

$ 50.00 441006/4983000 **DRB Actions** DEFERRAL

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

$ _____ 441018/4971000 **Public Notification**

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

$ 50.00 **TOTAL AMOUNT DUE**

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

ISAACSON AND ARFMAN P A
128 MONROE ST NE
ALBUQUERQUE, NM 87108-1247
268-8828

16705
95-219/1070 176
1350743997

DATE 9/9/05

PAY TO THE ORDER OF City of Albuquerque $ 50.00

Fifty + 00/100 DOLLARS

FOR DEPOSIT TO
CITY OF ALBUQUERQUE
COMMON FUND ACCT 105
Loc: ANNX WS 006 Trans: 0052
Journal 24 (Misc) TRSCXG
Trans Amt $50.00
CK $50.00

Security Features Details on Back.

WELLS FARGO
Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com

FOR S/D plat 1467 deferral fee

Scott M McGee

MP

⑈00016705⑈ ⑆107002192⑆ 1350743997⑈

© HARLAND STYLE (XPX)

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

PAID RECEIPT

APPLICANT NAME _____

AGENT ISAACSON AND ARFMAN PA

ADDRESS 128 MONROE ST NE

PROJECT & APP # ~~1004393~~ 1003272

PROJECT NAME ALBUQUERQUE WEST, UNIT TWO

$ _____ 441032/3424000 Conflict Management Fee

$ 50.00 441006/4983000 DRB Actions BACK ON AGENDA

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

$ _____ 441018/4971000 Public Notification

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

$ 50.00 TOTAL AMOUNT DUE

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

17168
95-219/1070 176
1350743997

ISAACSON AND ARFMAN P A
128 MONROE ST NE
ALBUQUERQUE, NM 87108-1247
268-8828

DATE 7/13/06

PAY TO THE ORDER OF City of Albuquerque $ 50.00

Fifty + 00/100 DOLLARS

Security Features Details on Back.

WELLS FARGO
Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com

FOR DRB # 1004393

⑈00017168⑈ ⑆107002192⑆ 1350743997⑈

7/13/2006 101503
RECEIPT 00003508 4 OTC TRANS 0007
ACCOUNT 441006 FUND 8104
LOANS WH
27 MISC $50.00
CK $50.00
CHANGE $0.00

PROJECT MEMORANDUM

07/13/06

TO: Claire Senova, DRB Administrative Assistant

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Albuquerque West, Unit Two ***I&A PROJ NO:*** 1467
Lots 3-A-1, 3-A-2, 2-A-1-B-2-A, & 2-A-1-B-2-B
Project No. 10~~04393~~ 1003272

SUBJ: Resubmittal of Plat to DRB Hearing

Isaacson & Arfman, P.A., agent for High Assets requests resubmittal into the DRB process for the July 26, 2006 hearing.

Fred C. Arfman

Z-83-89
AX-83-89

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinheinz

June 11, 1985

Distribution: See Below

RE: AX-83-13/Z-83-89

Interested Persons:

This is to notify you that on May 20, 1985, the City Council of the City of Albuquerque approved annexation and simultaneous establishment of zoning on the above-noted request. It became effective five (5) days after publication of the ordinance.

Sincerely,

Mary Cueron

Mary Cueron
Administrative Assistant

Bernard Metzger, P.O. Box 987, 87103
Phil Tafoya, 8804 Pony Express N.E., 87109
Stan Hatch, P.O. Box 1888, 87103
John Robert, Andrews, Asbury & Robert, 149 Jackson N.E.
Wendy Kraetner, 235 Montezuma, Santa Fe, 87501
New Mexico Utilities, 10001 Coors Rd. N.W.
Joy Cottrazzola, 8802 Candelaria N.E., 87112
Herb Denish, Denish & Associates, P.O. Box 2001, 87103
Far West Land Co., P.O. Box 14708, 87191
High Assets Land Co., Ltd., P.O. Box 14708, 87191
American Eagle Investors, P.O. Box 14708, 87191
El Pueblo Properties, P.O. Box 14708, 87191
Eagle Ridge Investors, P.O. Box 14708, 87191
Executive Investors, P.O. Box 14708, 87191
Bill Kraemer, Bradbury Court, 215 Central Ave., N.W., Suite 270, 87102
John Salazer, Rodey Law Firm, P. O. Box 1888, 87103

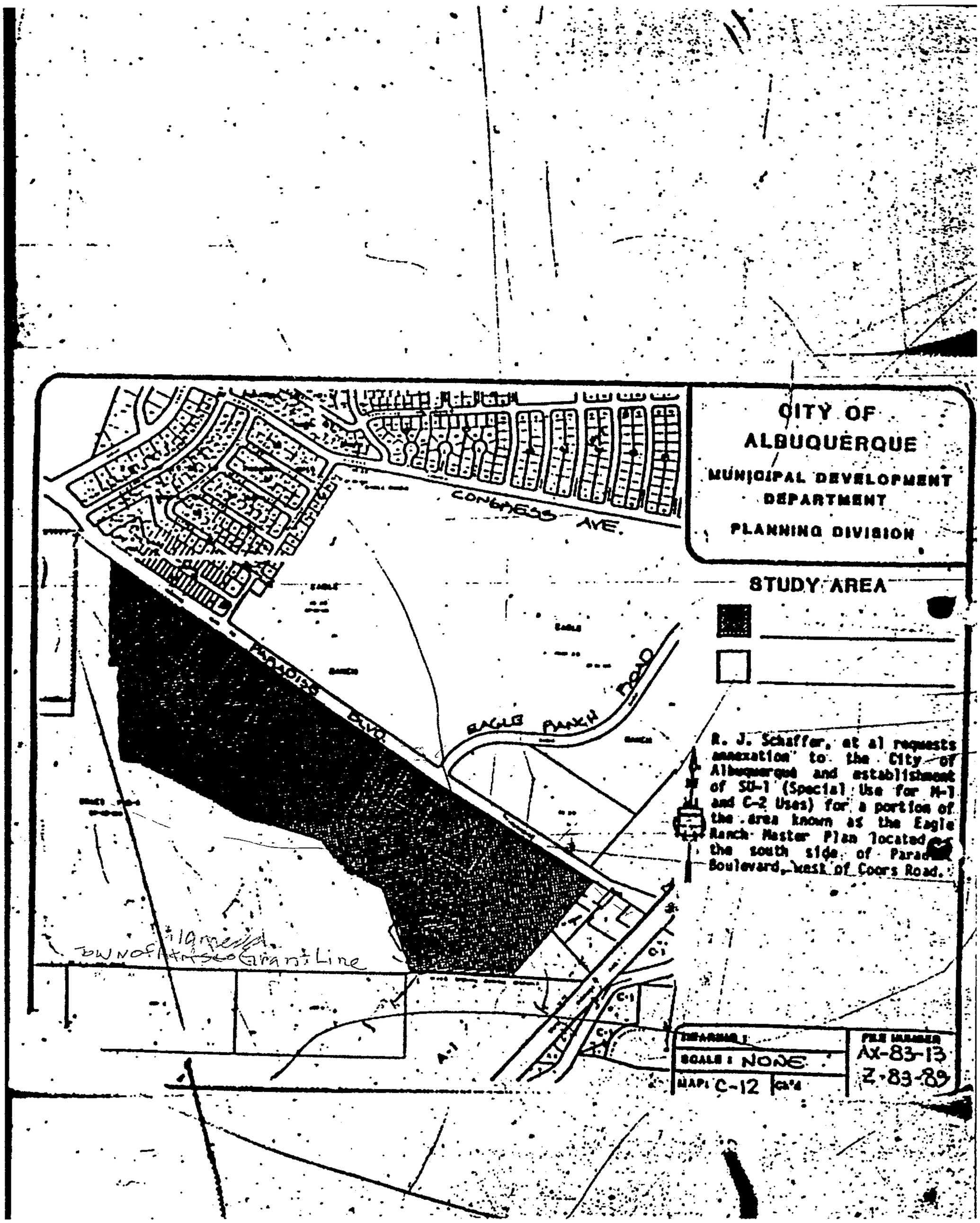
MUNICIPAL DEVELOPMENT DEPARTMENT

Jack E. Leaman, City Planner

PLANNING DIVISION

Telephone (505) 768-2422

AN EQUAL OPPORTUNITY EMPLOYER


CITY OF
ALBUQUERQUE
MUNICIPAL DEVELOPMENT
DEPARTMENT
PLANNING DIVISION
STUDY AREA
CONGRESS AVE.
PARADISE BLVD.
EAGLE RANCH ROAD
R. J. Schaffer, et al requests annexation to the City of Albuquerque and establishment of SU-1 (Special Use for M-1 and C-2 Uses) for a portion of the area known as the Eagle Ranch Master Plan located on the south side of Paradise Boulevard, west of Coors Road.
Town of Atrisco Grant Line
C-1
A-1
SCALE: NONE
MAP: C-12
FILE NUMBER
AX-83-13
Z-83-89

SIXTH COUNCIL

COUNCIL BILL NO. F/S O-186 ENACTMENT NO. 33-1985

SPONSORED BY: PATRICK J. BACA

ORDINANCE

ANNEXING THAT LAND GENERALLY BOUNDED BY PARADISE BOULEVARD, COORS BOULEVARD, THE SOUTH BOUNDARY OF THE TOWN OF ALAMEDA GRANT AND TRACT A-2-2 EAGLE RANCH SUBDIVISION CONTAINING APPROXIMATELY 93 ACRES, TO THE CITY OF ALBUQUERQUE, NEW MEXICO; AND AMENDING THE ZONE MAP OF THE CITY OF ALBUQUERQUE.

WHEREAS, the owner of the area to be annexed and hereinbelow described in this ordinance, which land is contiguous to the boundaries of the City of Albuquerque, New Mexico, has heretofore presented a petition properly signed, accompanied by a map of said contiguous territory, petitioning the Governing Body of the City of Albuquerque, New Mexico, to pass and adopt an ordinance annexing said land to the City;

BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The following described territory is hereby annexed to and made a part of the City of Albuquerque for all purposes upon filing a copy of this ordinance and map of the territory so annexed in the office of the County Clerk of Bernalillo County, New Mexico, and publication of this ordinance according to law:

A. All of Albuquerque West Subdivision as shown on a plat filed in the office of the County Clerk of Bernalillo County, New Mexico on November 21, 1984 excluding therefrom Lot 6, Block C, of said Albuquerque West Subdivision.

Section 2. The zone map, adopted by Section 7-14-46.C R.O. 1974, is hereby amended as follows:

A. Establishment of SU-1 (Special Use for a Planned Development Area) to include uses permissive and conditional in the C-3 (Heavy Commercial Zone) for the area described in Section 1 above. The development parameters shown on Exhibit "A" attached hereto and made a part hereof are adopted as a component for this SU-1 zoning for a Planned Development Area.

Section 3. Effective Date and Publication. This ordinance shall become effective five days after publication in full.

PASSED AND ADOPTED THIS 20th DAY OF MAY, 1985.
BY A VOTE OF 9 FOR AND 0 AGAINST.

Thomas W. Hoover, President
City Council

APPROVED THIS 4th DAY OF June, 1985.

Harry E. Kinney, Mayor
City of Albuquerque

ATTEST:

City Clerk

/mt

EXHIBIT "A"

LAND OF R. J. SCHAEFER

CITY OF ALBUQUERQUE

ZONING AND SPECIAL USE OF PARAMETERS

ALBUQUERQUE WEST SUBDIVISION	ZONING	DEVELOPMENT PARAMETERS F.A.R.	HEIGHT
Lots 4 and 5, Block F; Lots 1 thru 4, Block E;	SU-1 (Special Use) For permissive and conditional uses in the C-3 zone listed.*	1.0	6.0 Stories
Lots 1 thru 4, Block A; Lots 1 thru 10, Block B; Lots 1 thru 9, Block C; Lots 1 thru 10; Block D; Lots 1 thru 3, Block F;		.8	3.5 Stories
Lots 11 and 12, Block D;		.5	Unspecified

*The following uses are expressly excluded whether first listed as permissive or conditional uses in the C-3 Zone: Tire recapping or retreading, contractors yard, equipment rental, bulk fuel storage or sales, auto dismantling, outdoor building material storage or sales unless incidental to retail sales and adequately screened.

1. The property listed above is in the Established Urban Area pursuant to the City/County Comprehensive Plan.

2. The lots referred above were created by approval and filing of Albuquerque West Subdivision, a Subdivision in Paradise Hills Development within the Town of Alameda Grant, Projected Section 13, T 11 N, R 2 E, NMPM, and Projected Section 18, T 11 N, R 3 E, NMPM, Bernalillo County, New Mexico, dated August, 1984 and recorded in the office of the County Clerk

of Bernalillo County on November 21, 1984 at Volume C-25, Folio 138 (herein referred to as "Albuquerque West Subdivision"):

a. Albuquerque West Subdivision was reviewed and approved pursuant to the City's Subdivision Ordinance, Enactment No. 56-1983, R.O. 1974. It is understood that necessary infrastructure improvements (roads and storm drainage) have been approved by the County of Bernalillo and the City of Albuquerque and their completion has been bonded or otherwise financially guaranteed by the property owners. Such improvements are designed to City specifications and are accepted by the City. No further bonding or other financial guarantee of those improvements will be required.

b. A drainage plan has been approved covering all tracts.

c. The road system providing ingress and egress to all tracts is approved except that final determination of an El Pueblo bridge road should not prevent platting or replatting on tracts not impacted by such alignment.

3. Zoning and special use parameters are established in the above Table allowing site development plan review to be the next step in the Land Use Planning process.

a. The following matters are delegated to the Development Review Board for approval.

(1) All platting or replatting.

(2) Site development plans for building permits provided that:

(a) The proposed uses are either residential or among those first listed as permissive in the C-1 or O-1 zones, and;

(b) Structures do not exceed 2.5 stories in height, and;

(c) 15% of the paved parking areas are landscaped and buffer landscaping is in accordance with section 40.J of the Comprehensive Zoning Ordinance;

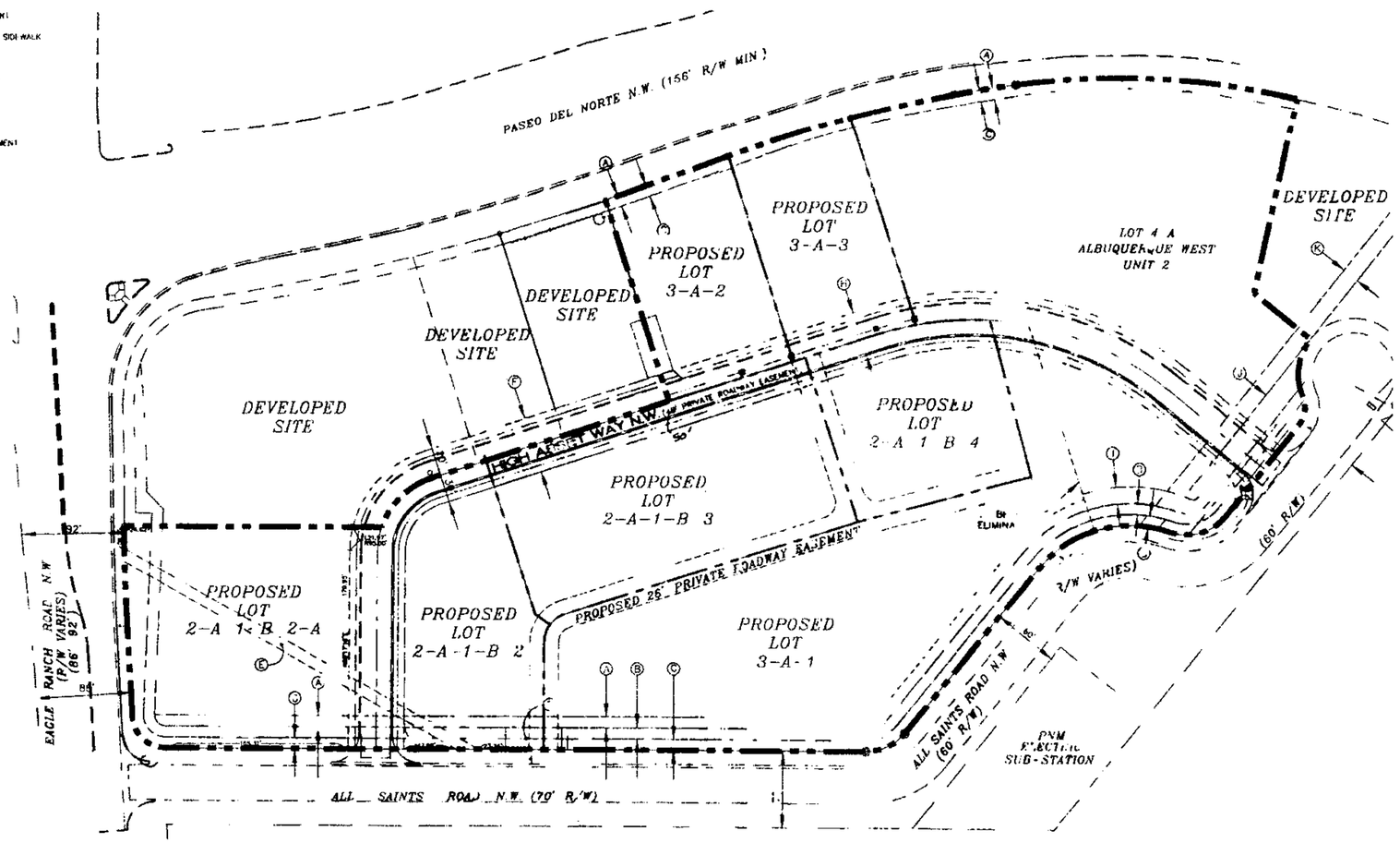
(d) The F.A.R. does not exceed .50.

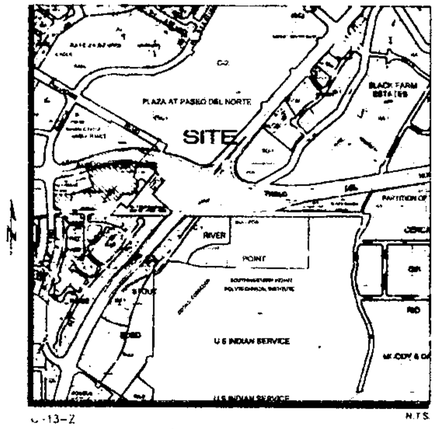
b. Approval of a Site Development Plan for Subdivision pursuant to Section 5B92(a) of the City Zoning Ordinance, and all Site Development Plans for building permit other than those listed above are to be reviewed by the Environmental Planning Commission. However, if a Site Development Plan for Subdivision is approved by the E.P.C., all subsequent site development plans for building permits shall be delegated to the Development Review Board.

4. Because of the owners commitment to comply with the above referenced provisions, this property shall not be included in a Sector Development Plan Area and its inclusion in a Sector Development Plan shall not be required as a condition precedent to the development and/or sale of the property.

EASEMENT DATA

- (A) EXISTING 10' NMUI EASEMENT
- (B) EXISTING WATER & SANITARY SEWER EASEMENT.
- (C) EXISTING 10' PUBLIC UTILITY EASEMENT
- (D) EXISTING 50.58'X20' DRAINAGE EASEMENT
- (E) EXISTING 10' DRAINAGE & UTILITY EASEMENT
- (F) EXISTING 26' PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT
- (G) EXISTING 6' PUBLIC UTILITY EASEMENT
- (H) EXISTING 40' PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT.
- (I) EXISTING 15' NMUI EASEMENT
- (J) EXISTING 100' PNM EASEMENT
- (K) EXISTING 15' UNDERGROUND TV EASEMENT





SITE VICINITY

PROJECT NUMBER 1000272
Application Number ~~06PR-00000~~ 06DRB-00941

This Plan is consistent with the approved Site Development Plan approved by the Environmental Planning Commission (EPC) dated MAY 18, 2006 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? Yes ( ) X No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB # DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	7-26-06 Date
Water Utility Department	7/26/06 Date
Parks and Recreation Department	07/26/06 Date
City Engineer	7/26/06 Date
* Environmental Health Department (conditional)	N/A Date
Solid Waste Management	N/A Date
DRB Chairperson, Planning Department	07/26/06 Date

Site Plan Notes High Assets

The site plan will conform to all the requirements contained in the City of Albuquerque Comprehensive Zoning Code. Additional standards above and beyond the requirements contained in the Zoning Code are found in the Design Standards (Sheet 2).

Site Information:
The site is located within the Albuquerque West Unit 2 Subdivision and consists of approximately 9.2 acres and is comprised of three separate parcels. The legal description for each parcel is:

Lot 2-A-1-B-2, consisting of approximately 4.4480 acres;
Lot 3-A, consisting of approximately 2.6685 acres;
Lot 4-A-1, consisting of approximately 2.1252 acres;

Newly Created Lots:

Lot 2-A-1-B-2	Lot 2-A-1-B-2-A
Lot 2-A-1-B-3	Lot 3-A-2
Lot 2-A-1-B-4	Lot 3-A-3 (.5 to 1.0 acre)
Lot 3-A-1	

Proposed Use and Zoning:
The zoning for the site is as follows:
Lots 2-A-1-B-2-A, 3-A-2, 3-A-3, and 4-A, the zoning is SU-1 for C-3 permissive and conditional uses with exclusions as listed on Sheet 2, Design Guidelines.
Lots 2-A-1-B-2, 2-A-1-B-3, 2-A-1-B-4 and 3-A-1, the zoning is SU-1 for C-3 permissive and conditional uses with exclusions as listed on Sheet 2, Design Guidelines and restricted uses as governed by the R-2 zone.

Pedestrian and Vehicular Ingress and Egress:
VEHICULAR ACCESS - High Asset Way NW will provide vehicular access to the site, a fully developed private road. High Asset Way NW can be accessed off of All Saints Road NW. There will be no vehicular access from Paseo del Norte.

STREETS) Existing - Paseo Del Norte (north): 156' min. R/W
Eagle Ranch Rd (west) 86' 92' R/W
All Saints Rd. (south) 60'-70' R/W
All adjacent roadways are public and in place.

Proposed High Assets Way NW (private road)
Road is fully developed and bisects the said tracts.

PEDESTRIAN ACCESS Pedestrians will be provided direct access through the development from entryways off of High Asset Way NW and All Saints Road NW. Pedestrian access shall be provided by sidewalks constructed within the Public R.O.W for All Saints Road NW and the Private Road easement of High Asset Way NW. Pedestrians will have clear access to all building entrances.

BICYCLE ACCESS According to the Long Range Bikeway System Map, there are several proposed or existing bike facilities in the area. Eagle Ranch Road is proposed for a bike lane, which connects to an existing bike lane on Paradise Boulevard. Although there is no direct access to the lane on Coors, Irving Boulevard contains a lane that connects to Coors Boulevard for North South travel.

TRANSIT ACCESS There is no direct transit service to the site. The closet stop is located at Eagle Ranch Road and Irving Boulevard, served by the Route 94.

INTERNAL CIRCULATION Internal roads will be designed and built in compliance with the DPM even though High Asset Way is a private street. For vehicular access there will be driveways that access each lot. Pedestrian circulation will be facilitated through a network of sidewalks that lead from the parking areas to the use or dwelling unit. Shared access and drive aisles between the lots are required.

UTILITY Public utilities are in place within the private roadway limits and are covered by a public utility easement for water and sanitary sewer.

Maximum Building Height: Allowable building heights shall conform to the provisions found in the Zoning and Special Use Parameters, approved by Council Bill F/S O-186 Enactment No. 33-1985. Exhibit A. This Bill allows buildings to be 3-5 stories on all tracts. Each story shall not exceed 13 feet in height to a maximum total of 52 feet. The top ½-story is allowed 13 feet in height but shall not exceed 50% of the floor area of the floor below it.

Minimum Building Setbacks: The minimum setback for all buildings shall be setback in accordance with the Albuquerque Zoning Code as follows:

Non-Residential
a. Front Yard: 5 Feet
b. Side Yard: 0 Feet
c. Corner Side Yard 5 Feet
d. Rear Yard: 0 Feet
e. A setback of 11 feet shall be required from the junction of a driveway or alley and a public sidewalk or planned public sidewalk. Buildings will be pulled forward as much as possible.

Residential
a. Front Yard: 10 Feet, maximum will be 30'
b. Side Yard: 5 Feet
c. Corner Side Yard 10 Feet
d. Rear Yard: 15 Feet

*Maximum Floor Area Ratio: Range of .5-1.0

Parking Areas:
Parking will be provided in compliance with 14-6-3-1 of the City of Albuquerque Zoning Code. The maximum amount of parking will be the minimum allowed plus 10%.

*As established by Annexation Ordinance, Council Bill No. F/S O-186, Enactment No. 33-185.

SITE DEVELOPMENT PLAN FOR SUBDIVISION

ALBUQUERQUE WEST UNIT II

Prepared for:
Ameri Contractors, LLC
P.O. Box 56883
Albuquerque, NM 87187

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

CONSENSUS PLANNING

Scale 1" = 60'

30 0 60 120

north

July 24, 2006

Sheet 1 of 2

Design Standards for Albuquerque West Unit 2

A. Site Plan Submittals

Approval of a site development plan for subdivision pursuant to the City Zoning Ordinance, and all site development plans for building permit other than those listed below are to be reviewed by the Environmental Planning Commission. However, if a site development plan for subdivision is approved by EPC, all subsequent site development plans for building permits shall be delegated to the Development Review Board.

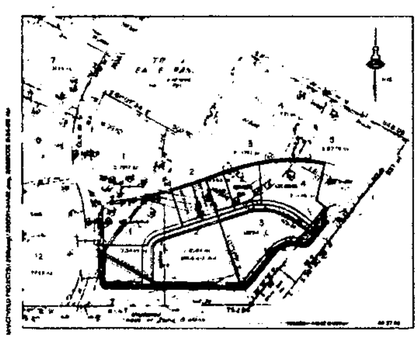
B. Site

The site covered by these Guidelines consists of approximately 9.2 acres of undeveloped land bounded by Paseo del Norte NW to the North, Eagle Ranch Road NW to the West, All Saints Road NW to the south, and Coors Boulevard NW to the East. The subject site is comprised of the following lots, Lot 2-A-1-B-2 Albuquerque West Unit 2, Lot 3-A, Albuquerque West Unit 2, and Lot 4-A-1-A, Albuquerque West Unit 2.

The lots listed above were listed on the original annexation plat as the following:

Lot #	Block #	FAR	Building Height
2	E	1.0	6 stories
3	E	1.0	6 stories
1	F	0.8	3.5 stories
2	F	0.8	3.5 stories
3	F	0.8	3.5 stories
4	F	1.0	6 stories
5	F	1.0	6 stories

The graphic below shows the subject site overlayed on the original platting in order to clarify how the subject site corresponds to the original lots and blocks.



C. Land Use Concept

The land use concept seeks to create a truly integrated mixed-use development that contains office/commercial/retail and high density residential that is both pedestrian and transit friendly. The site design seeks to create a development characterized by a pleasing outdoor environment. The internal street network and pedestrian connectivity will create a cohesive community identity. New development will be designed to be compatible with the natural landscape and the built environment. These design guidelines also complement the Fountain Hills development located immediately to the north. As a result, such guidelines relating to color and architectural style are consistent with design guidelines that have been approved for the Fountain Hills project

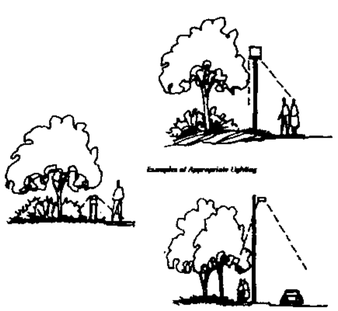
D. Zoning and Proposed Uses

Per Council Bill F/S O-186, Enactment Number 33-1985, the zoning of the site has been established as SU-1 for C-3 permissive and conditional uses. Exclusions identified in the Council Bill include the following:

- Tire recapping or retreading
- Contractors yard
- Equipment rental
- Bulk fuel storage or sales/Gasoline service stations
- Automobile dismantling
- Outdoor building material storage unless incidental to retail sales and adequately screened

In addition to the uses listed in the Council Bill, the following uses will also be excluded from developing on the site:

- Antenna (without height limitation)
- Building/structure sub assembly
- Drive-in, drive-thru restaurants
- Metal stamps, tool, and die making
- Welding as principal activity
- Plumbing, assembling only (plumbers office permitted)
- Signs, commercial advertising structures
- Adult amusement establishment or adult store
- Automotive engine manufacturing
- Sheet metalworking
- Ice plant wholesale
- Kennel
- Warehousing
- Bottling
- Railroad right-of-way and incidental facilities
- Cold storage plant



Examples of Appropriate Lighting

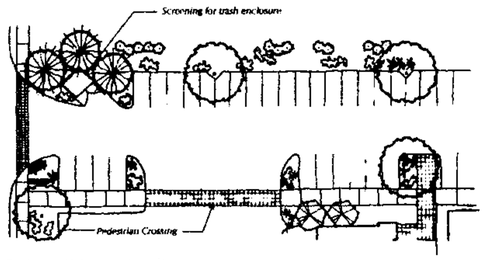
E. General Design Criteria Applicable to All Sites

1. Utilities

All new power and telephone lines shall be underground.

2. Buffering

a. Landscape buffers shall be utilized between the edge of the frontage of properties and all public and private roadways. The landscape buffers shall include trees spaced a minimum of 25 feet on center and include a minimum of 25% coniferous trees
b. Project edges along Paseo del Norte, Eagle Ranch Road NW, and All Saints Road NW shall include a minimum of 10-foot landscape setback from the property line.
c. A minimum of a 10-foot landscaped buffer shall be provided between all commercial and residential areas, unless integrated vertically
d. A landscape buffer shall be provided around the perimeter of each lot where adjacent to a roadway or residentially zoned area, except where the building is directly adjacent to a sidewalk and/or pedestrian walkway.



One tree provided per every ten parking spaces

3. Parking Lot Design and Landscaping

a. The number of parking spaces, including bicycle parking, shall be provided in accordance with the City Comprehensive Zoning Code. The minimum number of parking spaces is the maximum allowed plus 10%.
b. Motorcycle parking spaces shall be provided as per City Comprehensive Zoning Code Section 14-16-3-1
c. All parking spaces shall be set back a minimum of 10 feet from any private drive easements or property lines, except where a reciprocal parking and access agreement has been recorded between properties.
d. Adequate stacking distance at street entrances shall be provided to avoid circulation conflicts within the project site.
e. Where possible, parking areas with greater than 100 spaces shall be split into several areas to avoid large expanses of parking lot.
f. One tree shall be planted per every ten parking spaces.
g. 75% of the parking area trees shall be deciduous and have a mature height of at least 25 feet.
h. Parking areas adjacent to Paseo del Norte, Eagle Ranch Boulevard NW, and All Saints Road shall be screened by walls and/or landscaping with a minimum height of 22"
i. Barrier curbs shall be provided around all landscape areas in parking lots to protect the landscaping from vehicles. The barriers shall have water run-off openings to allow surface drainage into landscape areas to promote water harvesting.
j. Wall material shall consist of integrally colored concrete, rammed earth, concrete masonry, stacked stone, or stuccoed masonry block, and shall be complimentary to adjacent exterior buildings.

4. Site Landscaping and Irrigation

a. Landscaping shall comply with the Albuquerque Landscaping and Water Waste Ordinance and Pollen Control Ordinance.
b. A minimum of 15% of the site shall be landscaped, excluding building area.
c. Live plant materials shall cover a minimum of 80% of all landscape areas.
d. Landscape headers shall be used to separate turf and bedding areas. Headers may be concrete, brick or similar materials.
e. An automatic, underground irrigation system shall be installed for all landscape areas. The system shall be designed to avoid over spraying. The system shall have centralized computer controls. Backflow prevention devices shall be provided in accordance with applicable City requirements.
f. Turf areas shall be irrigated by an underground drip irrigation system. Pop-up sprinklers shall not be allowed. Trees, shrubs and ground covers shall be irrigated with a combination of hard pipe and poly pipe feeding single and multi-outlet drip emitters. The entire system shall be designed to maximize water efficiency
g. The irrigation system shall be selected to allow potential use with treated water systems (non-potable) when available
h. Minimum plant material sizes shall be as follows:

1)	Canopy Trees	2" caliper, balled and burlapped
2)	Evergreen Trees	8' minimum height
3)	Accent Trees	15 gallon, balled and burlapped
4)	Shrubs	1-gallon minimum
5)	Ground Covers	1-gallon minimum

A maximum of 20% of all landscape areas may be low water use turf.

5. Site Lighting

a. Site lighting shall comply with the requirements of the City Comprehensive Zoning Code, Section 14-16-3-9. Lights shall not shine on adjacent residential property
b. Fixture mounting height shall be appropriate to the project and environment. Low bollard-type lighting is required for pedestrian walkways, where possible. Mounting height of lights in parking lots shall not exceed 20 feet. When within 100 feet of a residential zone, the mounting height of lights shall not exceed 16 feet.
c. Exterior lighting should be designed as an integral part of the architecture and landscaping of the project.
d. Lighting fixtures shall have to shielding to minimize light spillage on to adjacent properties and public rights-of-way.
f. Sodium and cobalt lighting fixtures shall not be permitted.

6. Architectural Theme and Design

These design standards shall apply to commercial/office and residential development. The theme of development for Albuquerque West Unit 2 is to be Contemporary Southwest. All buildings constructed in Albuquerque West Unit 2 will be developed under this style. This theme is characterized by innovative and progressive uses of southwestern materials and forms that are encouraged to create a context appropriate site with distinctive appeal. Expressive massing is encouraged to create an activity center with a unique identity. Building articulation shall be detailed in accordance with Modern and current methods rather than referencing traditional techniques. Mimicking distinct historical styles such as Pueblo Revival, Territorial, Northern New Mexico, or Tuscan should be avoided although contemporary interpretations of traditional elements are acceptable. Buildings throughout the site shall be designed to create an integrated whole that is contextually related, although not continuous with, buildings in the vicinity.

a. All buildings shall achieve a sense of human scale by use of such devices as wall insets, portals, balconies, and window projections. Columns, arcades, corner articulation, overhangs, awnings, gutters and scuppers, breezeways, and shaft should be designed and detailed to provide human scale and visual interest and all building elements and facades shall be comparably detailed.
b. Building footprints should be staggered to create visual character and interest. Long, unarticulated façades shall be avoided.
c. Plazas and patios shall be created by offsetting building masses.
d. The use of trellis, awnings, and similar coverings should be used to pedestrian travel paths.
e. Roofs that overhang entry points and patio/plaza areas are encouraged to provide shelter for users.
f. All buildings shall incorporate energy conservation measures in the design. If solar heat collector panels and similar equipment is used, it shall be designed to be a visually integral part of the building.
g. Parapet walls shall be architecturally integrated into the building and shall not appear as unrelated visual elements.
h. All mechanical equipment and flat roofs shall be screened from public view. The screening shall be integral to the architecture of the building. Where parapets are used, the parapet shall be taller than all equipment it is meant to screen. Ground-mounted equipment is preferable to roof-mounted equipment
i. Building entries should be protected from the elements and provide a "sense of entry". Feature lighting of the entrance is encouraged
j. Building colors shall consist of the following for variations thereof):

Field Stucco Colors:		
Sandalwood	Soft Tan	Driftwood (tan)
Light Brown	Warm Gray	
Accent Stucco Colors:		
Green Slate	Silver Blue	Dark Red
Orange/Brown	Steel Gray	Terra-cotta
Brick Red	Medium Blue	Brown Slate

k. Materials that cause excessive glare or reflection shall not be used
l. Projects containing more than one building should provide a variety in building height and massing. Lower buildings shall be located adjacent to roadways with larger buildings toward the interior
m. Trademark and franchise style buildings are prohibited.
n. The finish on each building facade shall be consistent on each side.
o. Building massing and rooflines will be designed in a way that avoids long, blank facades and uniform rooflines.

7. Signage

Signage shall be consistent with the Coors Corridor Plan and applicable City Comprehensive Zoning Code regulations as follows:

a. *Freestanding Signs*
   1. Monument signs height and sign face regulations shall comply with the City of Albuquerque Zoning Code.
   2. One free-standing monument sign is allowed on Eagle Ranch Road and Paseo del Norte to identify the project. Individual lots shall not have free-standing or monument signs. Only building-mounted signage is allowed on individual lots.
   3. Freestanding signs shall be designed that do not require any external bracing, angle-iron supports, guy wires, or similar devices.
   4. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights
   5. Signs shall not overhang into the public right-of-way or extend above the parapet roof line.
   6. Off-premise signs and portable signs are prohibited.
   7. Lettering on a freestanding sign shall not exceed nine (9) inches in height.
   8. Monument signs shall not be internally lit. Low level uplighting is permitted provided it is in compliance with the Night Skies Ordinance.

Signs shall be monument style

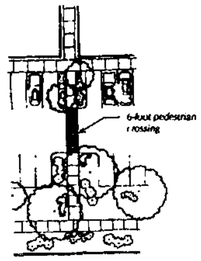
b. *Building Mounted Signs*
   1. Building-mounted signage shall identify the name and business of the occupant or those who are offering the premises for sale or lease.
   2. No building-mounted sign shall intrude upon any structural features, including windows, columns, moldings, or decorative features.
   3. Building mounted signage shall not exceed 6% of the area of the façade to which it is applied if there is no free-standing or monument sign on the premises, or 5% of the area of the façade if there is such a free-standing monument sign on the premises
   4. Lettering on building mounted signs shall not exceed 24 inches in height.
   5. No internally lit building mounted signs shall be permitted.
   6. Building mounted signs may be back lit or illuminated with building mounted down lighting.
   7. Lighting of building mounted signage facing the south, towards the Eagle Ridge subdivision shall not be permitted

8. Walls and Screening

a. The use of screening, buffering, and/or walls shall be utilized for parking lots, loading areas, refuse collection, and delivery/storage areas in order to limit their adverse impact on the property
b. All mechanical equipment shall meet the screening requirements of the City Comprehensive Zoning Code, Section 14-16-3-1 (4).
c. All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure and large enough to contain all refuse generated between collections. Design and materials of enclosures shall be compatible with the architectural theme of the site
d. Multiple lots shall share solid waste refuse enclosures where possible to avoid an excess of refuse enclosures and associated screen walls.

9. Walls and Fencing

a. Visually permeable fences and walls up to six (6) feet high are permitted. The first 42 inches of the wall may be solid.
b. Unfinished block walls and barbed wire, chain link, concertina wire, and plastic/vinyl fencing are prohibited.
c. Perimeter walls shall include pedestrian openings at key locations within the development to ensure convenient access to transit, bike trails, and other properties
d. The maximum height of retaining walls shall be 6 feet. Areas requiring more retainage shall be terraced.



Pedestrian Link to Sidewalk

10. Site Design

a. Cross access easements shall be provided between adjoining properties.
b. Outdoor patio spaces with shade trees and/or shade structures are required.
c. Sidewalks along public rights-of-way shall be 6-feet wide.
d. Pedestrian connections shall be provided from each building to the internal circulation system and to adjacent roadways, including the route from Eagle Ranch Road to the development, in addition to the proposed public sidewalk.
e. The use of asphalt for pedestrian trails and connections is prohibited
f. All primary pedestrian paths shall be designed to be ADA accessible.
g. Private walkways may be soft surface, with a minimum width of 4 feet.
h. Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles and where City trails cross streets. Such materials shall consist of integrally colored and/or stamped concrete, brick forms, or pavers of various sizes.

11. Additional Residential Standards

In addition the following standards apply to any residential development that occurs on the site:

a. Individual dwelling units should be apparent in form to reduce the scale of the building and increase the sense of individuality.
b. Open courtyard designs are encouraged
c. Balconies, patios and entrances should relate to pedestrian pathways and streets.
d. Entrances should be articulated with the use of low walls, gateways, garden courtyards and similar features.
e. Dwelling units are allowed to be located above retail and office uses.
f. Useable outdoor space shall be provided for any residential use.
g. Street Edge for Residential Development
   In addition to the setbacks required under the general site design criteria, a combination of decorative fences, walls and/or landscaping shall be provide adjacent to streets to provide a secure residential environment. The perimeter treatment shall be designed such that street views to and from the property are not overly impeded. The perimeter treatment shall be compatible with adjacent development.

Design Standards
Albuquerque West Unit 2

Prepared by:
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Isaacson & Arfman
128 Monroe St. NE
Albuquerque, NM 87108

June 29, 2006

CONSENSUS PLANNING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

PROJECT# 1003272

Application # :

11DRB-70074 (SBP-)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

To: Jack Cloud, Chair, Development Review Board March 16, 2011

From : Christopher Hyer, Senior Planner/Economist

RE: Withdrawal of request for Site Development Plan for Building Permit, Project #1008694

Jack:

The applicant has asked for a withdrawal of EPC case 11EPC-40006 (Project #1008694) from the EPC process as the approved Site Development Plan for Subdivision has delegated approval authority for Site Development Plans for Building Permit for lots within this subdivision to the DRB. Further, attached is a letter from the Zoning Enforcement Officer stating that the proper venue is the DRB as his opinion of the applicant's request is that this use is allowed in the C-3 zone.

I have also attached a copy of the Notice of Decision that approved the Site Plan for Subdivision and the agency comments that reviewed this application for the EPC for the Site Development Plan for Building Permit - this may help you in understanding what will be required of this applicant upon successful approval for this request.

The applicant is asking for withdrawal and a refund. However, the fees required for the DRB process will be deducted from this amount and the applicant will be refunded the balance. If you have further questions, please do not hesitate to ask.

DAC Enterprises, Inc.
Zoning & Land Use Services
P.O. Box 16658 • Albuquerque, NM 87191
Phone: 505-294-5243

March 15, 2011

Carman Marrone
Principal Planner
Planning Department
City of Albuquerque

Re: Site Development Plan for Building Permit Request -Project #11EPC40006
4805 All Saints Road NW

Dear Ms. Marrone:

Please accept this letter as an official request to withdraw the above referenced action for Lot 4-A-1-A, Albuquerque West.

Based on a memo from Matthew Conrad, Code Enforcement Manager, Zoning Division, City of Albuquerque regarding the use of the proposed application; he has determined that our application before the Environmental Planning Commission is not necessary and that we should submit our request to the Development review Board.

Accordingly, the applicant feel that it would be appropriate to follow the instruction of the Code Enforcement Manager and pursue the DRB option. Because this matter was filed on February 24, 2011 and no legal ad has taken place, the applicant would ask for a refund of the filing fees.

Thank you for your assistance.

Sincerely,

Doug Crandall

Doug Crandall, Principal
DAC Enterprises, Inc.
Agent for Legacy Hospitality, Inc.

Attachment: Memo from Mr. Conrad and Copy of receipt

CITY OF ALBUQUERQUE
Planning Department
Albuquerque Code Enforcement

March 14, 2011

Inter-Office Correspondence

To: Chris Hyer, Senior Planner, Current Planning Section

From: Matthew Conrad, Code Enforcement Manager MC

Subject: 11EPC 40006 - 4805 All Saints Rd. NW

I have review the EPC application listed above. The use described in the applicant's letter does not correspond with the definition of a community residential program. The use as described is that of a nursing home/ assisted living facility. A nursing home/ assisted living facility is a permissive use in the C-3 zone. Therefore, the EPC application is not necessary and the project should be submitted to the DRB as outlined in the site development plan.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision — P
- X for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan (Phase I, II, III)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): DAC ENTERPRISES, INC PHONE: 294 5243
ADDRESS: P.O. BOX 16658 FAX: 247-4530
CITY: ALBUQUERQUE STATE NM ZIP 87191 E-MAIL: DACINC.2001@AOL.COM

APPLICANT: LEGACY HOSPATALITY, ATTN: FAIZEL KASSAM PHONE: 243-6000
ADDRESS: 6501 EAGLE ROCK NE, Ste B-5 FAX: 243-1561
CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: FKASSAM@LEGACYHOSPITALITY.COM
Proprietary interest in site: OWNER List all owners:

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR AN ASSISTED LIVING FACILITY

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

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

Lot or Tract No. LOT 4-A-1-A, Block: Unit: 2
Subdiv/Addn/TBKA: ALBUQUERQUE WEST
Existing Zoning: SU-1/PDA -C-3 Proposed zoning: SAME MRGCD Map No NA
Zone Atlas page(s): C-13 UPC Code:

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.54 AC
LOCATION OF PROPERTY BY STREETS: On or Near: HIGH ASSETS WAY NW
Between: ALL SAINTS ST NW and PASEO DEL NORTE NW

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team X. Date of review: 1/18/11

SIGNATURE Doug Crandall, DAC ENTERPRISES, INC DATE 2/20/11
(Print) DOUG CRANDALL Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
11EPC - - 400016	SDP		$ 366.00
- -	ADV		$ 75.00
- -	CMF		$ 50.00
- -			$
- -			$
		Total	$ 510.00

Hearing date April 14, 2011

2-24-11
Planner signature / date

Project # 1008691

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/24/2011 Issued By: 200375 101349

Permit Number: 2011 040 006 **Category Code 520**

Application Number: 11SPC-40006, Site Development - Bldg Pmit

Address:

Location Description: HIGH DESERT WAY NW BETWEEN ALL SAINTS ST NW AND PASEO DEL NORTE NW

Project Number: 1008694

Applicant
LEGACY HOSPITALITY
FAIZEL KASSAM
8501 EAGLE ROCK NE SUITE B-5
ALBUQUERQUE NM 87113
243-6000

Agent / Contact
Dec Enterprises, Inc
Po Box 16559
Albuquerque NM 87191

Application Fees

441016/4843000	APN Fee	$75.00
441012/3416000	Conflict Mgmt Fee	$50.00
441006/4858000	EPC Actions	$385.00
	TOTAL:	**$510.00**

City Of Albuquerque
Treasury Division

2/24/2011 10:20AM LUCY ANNX
WSS 006 TRANSI 0004
RECEIPT# 00130294-00130294
PLAN# 2011040006 TRSAAB
Trans Amt $510.00
APN Fee $75.00
Conflict Manag. Fee $50.00
EPC Actions $385.00
CK $490.00
CA $20.00

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: May 19, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003272**
06EPC-00283 EPC Site Development Plan-Subdivision

Dwayne Pino
P.O. Box 568i83
Albuq. NM 87187

LEGAL DESCRIPTION: for all or a portion of Lots 2-A-1-B-2, 3-A, 4-A-1, **Albuquerque West, Unit 2**,zoned SU-1 for PDA to include C-3 Uses, located on the south side of PASEO DEL NORTE NW, between EAGLE RANCH ROAD NW and COORS BLVD. NW, containing approximately 10 acres. (C-13) Stephanie Shumsky, Staff Planner

On May 18, 2006 the Environmental Planning Commission voted to approve Project 1003272/06EPC-00283, a request for approval of a site development plan for subdivision, for Lot(s) 2-A-1-B-2, 3-A, 4-A-1, Albuquerque West, Unit 2, zoned SU-1 PDA to Include C-3 Uses with Exclusions, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request for approval of a site development plan for subdivision is for an approximately10-acre parcel, zoned SU-1 PDA to Include C-3 Uses with Exclusions, located on Eagle Ranch Road NW between Paseo del Norte NW and All Saints Road NW.

2. The subject site is zoned SU-1 PDA to Include C-3 Uses with Exclusions. The exclusions include tire capping/retreading, contractor's yard, equipment rental, bulk fuel storage or sales, auto dismantling, and outdoor building material storage or sales unless incidental to retail sales and adequately screened. In addition to the uses excluded by the zoning, the applicant proposes to exclude the following uses: antenna, manufacturing (of some products), adult amusement establishment or adult store, automotive engine manufacturing, sheet metal working, ice plant wholesale, kennel, warehousing, bottling, railroad right-of-way and incidental facilities, and cold storage plant.

3. The request furthers goals and policies of the Comprehensive Plan:

a. The Established Urban Area goal and policies are furthered:
   i. The goal and policies a, and d are furthered because the zoning for the subject site allows for a full range of land uses and the proposed layout and design standards will accommodate many uses and building types. The design will be complementary to existing surrounding uses. The subject site is an undeveloped parcel in the midst a developed area. The site is contiguous to urban facilities and services and the design standards proposed will provide a complementary interface between the development and the residential neighborhood to the south.
   ii. Policies e and i are furthered because attempts to minimize any adverse effects on the adjacent residential area are addressed in the design standards and include the shielding of lights, landscaping, screen walls, and pedestrian connections.
   iii. Policy g is furthered because Eagle Ranch Road is planned to have a bike lane. The developer is required to construct this bike lane and the proposed development will have connection to it.
   iv. Policies j and k are furthered because the subject site is in close proximity to the Coors/Paseo Activity Center and is zoned to allow a variety of commercial uses. The proposed design standards provide an array of techniques that can be used to minimize effects of the development and provide a buffer between the adjacent roadways and the neighborhood.
   v. Policies l and m are furthered because the proposed design standards allow for quality in building design, layout and materials. The proposed architectural style and building layout is appropriate to the plan area and is similar to other developments within and in close proximity to the Coors Corridor. While building heights of 3.5 stories are allowed vistas and views will not be blocked because of the site's topography. Taller buildings may be sited on the eastern portion of the site, which is lower than the western portion of the site.
b. The subject site is not located in a designated activity center but it is in close proximity to the Coors/Paseo Community Activity Center. The Activity Center goal and policies a, b and f because development on the subject site will provide a transition from the intense uses within the activity center to the less intense uses of the residential neighborhood to the south. The proposed design standards allow for a site layout that provides a pedestrian and neighborhood friendly interface to the neighborhood. In addition, the layout and site design of the development may increase the walkability of the entire area since it will provide destination points for nearby residents.
c. The request furthers the Air Quality goal and policies b, d and i because the allowed uses will provide employment opportunities and reduce the need to drive across the river for services and jobs. Area residents will have an opportunity to walk and bike to the development instead of driving. In addition, the proposed design standards limit parking and focus on the enhancement of pedestrian walkways and access.
d. The request furthers the Noise goal and policy a because development on the subject site will provide a buffer between Paseo del Norte and the residential neighborhood to the south.

e. The request furthers the Developed Landscape goal and policy d because the proposed design standards allow for a variety of architectural elements while providing a consistent design theme. Limitations on signage and lighting help to reduce any adverse visual impacts and a consistent landscape theme and planting material selection help to provide visual interest and lower the potential for blowing dust and erosion.
f. The request furthers the Community Identity and Urban Design goal and policies d and e because the design standards provide for an identifiable development that relates well with surrounding development. The allowed uses can act as a transition between the more intense uses of Paseo del Norte and the activity center to the north and the less intense uses of the residential area to the south. The development will relate well to adjacent roadways because sidewalks and pedestrian connections are proposed and the intent of the site layout is to have the parking areas toward the center of the site with buildings on the outside. The buildings will have pedestrian connection to the building entrances, patios and covered entranceways.
g. The Water Management goal and policy a are furthered because various water harvesting techniques will be utilized to capture wastewater. The use of low-water use landscaping will help to conserve water as well.
h. The Transportation and Transit goal and policies g and o are furthered because the primary roadways adjacent to the site are designated as principal arterials/enhanced transit corridors and the allowed uses are appropriate for these types of roadways. Pedestrian connections to Eagle Ranch Road are proposed and the zoning allows commercial uses, which are needed in this area of the community. Peak hour demands on the transportation system may be reduced because local residents can walk or bicycle to the site.
i. The Economic Development goal and policies a and g are furthered because the allowed uses will provide employment opportunities for area residents and will provide places for residents to shop and seek services. Employment, service and commercial uses are needed on the west side in order to contribute to the jobs/housing balance.

4. The request furthers goals, objectives and policies of the West Side Strategic Plan:
   a. Goal 12 and Objectives 1 and 8 are furthered because a variety of employment, service and retail uses are allowed under the current zoning. Many potentially adverse uses are excluded in order to make the development more neighborhood friendly. Employment opportunities will be created and will require employees with a variety of skills and abilities. Development of the site with a mix of uses will result in a reduction in the number of cross-metro trips and may result in an increase in pedestrian and bicyclist activity in the area. The eventual development of the site will relate to Eagle Ranch Road via pedestrian connections, which residents can then utilize to travel to the activity center to the north.
   b. Policy 1.1 is furthered because the site is adjacent to the Coors/Paseo Community Activity Center and Taylor Ranch Community area and provides a transition from the intense uses within the activity center to the low intensity residential area to the south.
   c. Policies 1.5 and 1.14 are furthered because pedestrian and bicycle connections will be provided that connect the subject site to the activity center and transit bus stops.

d. Taylor Ranch Community policies 3.12 and 3.16 are furthered because the subject site is located at the intersection of two major roadways and because the zoning allows for a mix of commercial and public uses that are appropriate within the Taylor Ranch Community.

5. The request furthers goals and policies of the Coors Corridor Plan:
   a. Land Use and Intensity of Development policies 3, 5, and 7 are furthered or partially furthered by this request because the Plan recommends commercial uses for the subject site and the site's zoning allows for a variety of these uses. The development intensity allowed by the zoning and site design guided by the design standards provides the framework for appropriate development adjacent to the two primary arterials. Policy 7 is partially furthered because clustered development is not specified as a design standard.
   b. Visual Impressions policies 2 and 3 are furthered because the development will not infringe upon views along the Coors Corridor. The design standards ensure that future development will be compatible with surrounding development and will be consistent in its architectural theme throughout the site.
   c. Several Site Planning and Architecture policies are furthered by this request:
      i. Policy 2 is furthered because the design standards indicate that the bulk of each building will be scaled back and internal to the lots and the edges will be more human-scaled along the sidewalks. Covered awnings and porticos will easily identify building entrances. Pedestrian walkways will lead to building entrances and will connect to the adjacent sidewalks and roadways.
      ii. Policy 4 is furthered because the design standards provide for thoughtful landscape design with low-water use plants and water harvesting techniques..
      iii. Policy 5 is furthered because parking spaces will be limited to the minimum required by the Zoning Code plus 10%. The off street parking areas will be landscaped, broken up into smaller segments and will be placed internal to the site.
      iv. Policies 7 and 8 are furthered because separate vehicular and pedestrian access will be provided from adjacent roadways and a bike lane will be constructed along Eagle Ranch Road. Bicyclists will have easy access to the site and bike racks will be provided throughout the site.
      v. Policy 9 is furthered because site lighting will be appropriate to the scale of development, will not be excessive or glare onto adjacent property (residential or commercial). Low level, pedestrian scaled lighting will be used along pedestrian walkways and other accent lighting will be utilized on buildings and in plazas and common areas.
      vi. Policy 10 is furthered because of the consistent design theme proposed in the design standards. The contemporary southwest architecture, with modern and traditional elements, will contribute to the variety of existing architectural styles in the surrounding area, while not mimicking them, and will contribute to the visual attractiveness of the Coors Corridor.

6. Pursuant to the annexation agreement approved for the subject site (F/S O-186) the following shall be delegated to the Development Review Board:

a. All platting and replatting.
b. Site development plans for building permit provided that:
   i. The proposed uses are either residential or among those first listed as permissive in the C-1 or O-1 zones, and;
   ii. Structures do not exceed 2.5 stories in height, and;
   iii. 15% of the paved areas are landscaped and buffer landscaping is in accordance with section 40.J of the Comprehensive Zoning Ordinance (now part of the Landscape Requirements of the Zoning Code);
   iv. The F.A.R does not exceed .50
c. Approval of a Site Development Plan for Subdivision pursuant to the City Zoning Ordinance, and all site development plans for building permit other than those listed above are to be reviewed by the Environmental Planning Commission. However, if a Site Development Plan for Subdivision is approved by the EPC, all subsequent site development plans for building permits shall be delegated to the Development Review Board.

7. All previous platting and the creation of the existing three lots was completed at the DRB. Therefore, there are no conditions or findings to reference. The applicant is proposing to reconfigure the existing three lots into seven new lots and includes design standards to ensure that future development has a consistent architectural theme, is pedestrian oriented, and includes a compatible mix of uses.

8. Eagle Ranch Road is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.

9. The City Engineer may require up to six (6) additional feet of right-of-way on Eagle Ranch Road to accommodate the designated bicycle lane.

10. Residential Uses were originally contemplated for a use within this zoning when the original ordinance was proposed. Due to the recent elimination of residential uses as a conditional uses in the C-3 zone (O-05-127), residential uses are currently prohibited on the site under the existing zoning. A zone change to a residential zone category designation must occur in order to allow residential uses on the subject site.

11. The proposed design standards comply with or are more restrictive than Zoning Code regulations. The recommended conditions of approval will ensure that the site develops to meet the intent and spirit of the Zoning Code and other City Plans and Policies.

12. The Paradise Hills Civic Association and the Piedras Marcadas Neighborhood Association as well as property owners within 100' of the subject site were notified of this request. A facilitated meeting was held on Thursday March 6, 2006. There is neighborhood support for this request. There is no known neighborhood or other opposition. The facilitated meeting report indicates that the residents want a contemporary/modern/urban type of development architecture and layout that incorporates southwest elements but does not mimic traditional southwest architecture.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The applicant shall meet with the staff planner prior to DRB application submittal to ensure that all conditions of approval are met.

3. Conditions from the City Engineer, Municipal Development, Water Authority and NMDOT:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
   b. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   c. A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff. However, an update may be required depending on a revised trip generation.
   d. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
   e. Site plan shall comply and be designed per DPM Standards.
   f. Platting must be a concurrent DRB action.
   g. Dedication of an additional 6 feet of right-of-way along Eagle Ranch Road as required by the City Engineer to provide for on-street bicycle lanes.
   h. Construction of the bicycle lane along Eagle Ranch Road adjacent to the subject property, as designated on Long Range Bikeways System map.
   i. No Direct access to Paseo Del Norte will be permitted.

4. Condition from Solid Waste Management Department's Refuse Division: Site plan shall comply with all SWMD ordinances and requirements.

5. Conditions from the Fire Department:
   a. Fire hydrants shall be installed to provide adequate flow and distance requirements prior to any material being delivered to building sites.

b. Buildings 30 feet or taller require road width to be minimum 26 feet wide unobstructed access for ladder apparatus
c. Commercial buildings 30 feet or taller require 26 feet wide unobstructed access to three sides of each structure.
d. Buildings 30 feet or taller must conform to NFPA 13 Fire sprinklers with standpipe connections.
e. Roadways used for Fire Department Access 32 feet wide or less must be striped fire lane along one side.

6. Two free-standing monument signs are allowed to identify the project. One on Eagle Ranch Road and one on Paseo del Norte. Only building-mounted signage is allowed on individual lots.

7. A zone change is required to allow residential uses.

8. PNM requires phase to ground clearances be maintained for all transmission lines, no more than 2' of fill be placed at mid span locations. Ground elevations must be maintained at all pole structure locations. PNM must have access to all portions of the right-of-way road including all pole structures and substations within the proposed development. No tall streetlights or signs allowed beneath or in close proximity of the transmission lines. PNM must review and approve all current and proposed road crossings within the development.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JUNE 2, 2006** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

CMarone

for Richard Dineen
Planning Director

RD/SS/ac

cc: Consensus Planning, 302 8th St. NW, Albuq. NM 87102
Larry Weaver, Paradise Hills Civic Assoc., 6001 Unitas Ct. NW, Albuq. NM 87114
Tom Anderson, Paradise Hills Civic Assoc., 10013 Plunkett Dr. NW, Albuq. NM 87114
Gerri Warner, Piedras Marcadas NA, 8715 Tia Christina NW, Albuq. NM 87114
Zora Gordley, Piedras Marcadas NA, 8615 Tia Christina NW, Albuq. NM 87114
Jeff Melvin, Rancho Sereno Na, 4115 Grande NW, Albuq. NM 87120
Sander Rue, Rancho Sereno NA, 7500 Rancho Solano Ct. NW, Albuq. NM 87120
Bill Jack Rodgers, Taylor Ranch NA, 8308 Cedar Creek Dr. NW, Albuq. NM 87120
Robert Wood, Taylor Ranch Na, 6500 Carney Ave. NW, Albuq. Nm 87120

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

- The purposed use will need to comply with those regulations specified in 14-16-3-12, Community Residential Program Regulations.
- A Community Residential Program currently exists within 1500 feet of this site.

Office of Neighborhood Coordination

Reviewed, no comment.

Long Range Planning

The site is within the boundaries of the Established Urban Area of the Comprehensive Plan, the Coors/Paseo del Norte Community Activity Center of the Westside Strategic Plan, and segment 3 of the Coors Corridor Plan. Several policies in the Coors Corridor plan may be relevant to this site, including, policy 6 archeological sites and policy 7 grading. The Coors Corridor Plan contains specific requirements for design, landscaping and view preservation. Development on this site must comply with those regulations.

CITY ENGINEER

Transportation Development (City Engineer/Planning Department):

- Sidewalk is required adjacent to High Assets frontage and connection to All Saints Street.
- Dimension six feet widths on sidewalk fronting northern stalls and sidewalk connection from High Assets Way to Site.
- Provide/demonstrate that the proposed geometry within the Site configuration and raised island (especially the tight radiuses) are appropriate for the design vehicle's (ie...Fire and Refuse vehicle, delivery truck and bus/van) circulation. Provide the design vehicle's classification, size and turning template exhibit.
- Provide dimensions and label compact stalls as well as other stalls not labeled.
- The entrance widths are very adequate with 30 feet widths. Please provide this on the eastern entrance.
- Key note 9: wheel ramp detail needs to be correctly referenced on sheet A1.1.
- Key note 3 and 4: Provide sidewalk detail and wheel ramp detail (include detectable warning surfaces) or reference the COA Std Dwg number instead of referencing Civil COA STD Detail without a number.
- Key note 22: Needs to be labeled on Site plan and referenced correctly on sheet A1.1.
- Need to provide ADA signage for proposed ADA stalls.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.

- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):
- ***(For information only)***: A Conceptual Grading and Drainage has been submitted to Hydrology.

Transportation Planning (Department of Municipal Development):
- Reviewed, and no comments regarding on-street bikeways or roadway system facilities.

Traffic Engineering Operations (Department of Municipal Development):
- *No comments received.*

Street Maintenance (Department of Municipal Development):
- No comments received.

New Mexico Department of Transportation (NMDOT):
- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
Conditions of approval for the proposed Site Plan for Building Permit Amendment shall include:

1. Sidewalk is required adjacent to High Assets frontage and connection to All Saints Street.
2. Dimension six feet widths on sidewalk fronting northern stalls and sidewalk connection from High Assets Way to Site.
3. Provide/demonstrate that the proposed geometry within the Site configuration and raised island (especially the tight radiuses) are appropriate for the design vehicle's (ie...Fire and Refuse vehicle, delivery truck and bus/van) circulation. Provide the design vehicle's classification size and turning template exhibit.
4. Provide dimensions and label compact stalls as well as other stalls not labeled.
5. The entrance widths are very adequate with 30 feet widths. Please provide this on the eastern entrance.
6. Key note 9: wheel ramp detail needs to be correctly referenced on sheet A1.1.
7. Key note 3 and 4: Provide sidewalk detail and wheel ramp detail (include detectable warning surfaces) or reference the COA Std Dwg number instead of referencing Civil COA STD Detail without a number.
8. Key note 22: Needs to be labeled on Site plan and referenced correctly on sheet A1.1.
9. Need to provide ADA signage for proposed ADA stalls.
10. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
11. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
12. Site plan shall comply and be designed per DPM Standards.

WATER UTILITY AUTHORITY

Utility Services

ABCWUA has no adverse comments

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Reviewed, no comment.

Environmental Services Division

Reviewed, no comment.

PARKS AND RECREATION

Planning and Design

Reviewed, no comment.

Open Space Division

Open Space has no adverse comments

City Forester

Reviewed, no comment.

POLICE DEPARTMENT/Planning

This project is in the APD's NW Area Command.

- Property lighting should be enhanced. Recommend increasing the number of pole lights to cover the entire parking lot and vehicle entrance points.
- The perimeter of the building require wall-mounted lights to better view approaching access points. Additional lights would allow staff and residents the ability to see and be seen. All secondary exterior doors should also be illuminated.
- The two proposed parking lot pole-lights appear to be in conflict with proposed large variety tree plantings. Suggest illuminating the two trees proposed for these islands.
- Recommend removing proposed landscaping on the approach to the main building access point. Clearing the area will allow those entering and exiting the facility the ability to view the area.
- All proposed bush variety landscaping should be maintained to a level of no more than three feet at maturity.

- Video surveillance camera's should be positioned to view parking lots, walkways, common areas, maintenance access points and building entrances. Each camera should have the ability to be monitored and recorded for real-time and historical use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved; need to call for detail on the refuse enclosure – 681-2766.

FIRE DEPARTMENT/Planning

1) Required Hydrants (DPM Ch 25 Sec 8) Please be aware of the number of hydrants required for the facility.
2) Hydrant Locations (DPM Ch 25 Sec 7) Please be aware facilities exceeding 18,000 square feet shall have hydrants located within 300 feet to the farthest portion of the building (as the truck rolls).

3) Apparatus Access (IFC 503.1.1) Please be aware fire apparatus access shall extend to within 150 feet of all portions of the facility's first floor.

TRANSIT DEPARTMENT

Project # 1008694 11EPC-40006 SITE DEVELOPMENT – BUILDG PRMT.	Adjacent and nearby routes	None.
	Adjacent bus stops	None
	Site plan requirements	None.
	Large site TDM suggestions	N/A
	Other information	None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

Reviewed, no comment.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Project #1008694 11EPC-40006 SITE DEVELOPMENT-BUILDG PRMT	**Albuquerque West,** Lot 4-A-1-A, is located on High Assets Way NW between All Saints St NW and Paseo Del Norte NW. The owner of the above property requests approval of a Site Development Plan for Building Permit for a development that will consist of a 30 room 41 bed assisted living facility. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

Reviewed, no comment.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

Reviewed, no comment.

PUBLIC SERVICE COMPANY OF NEW MEXICO

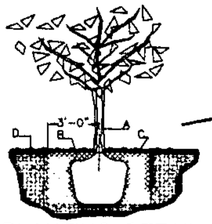
1. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

2. An existing 115kV transmission line is located along the southeastern lot boundary of the project site. As a condition, any proposed encroachment to existing rights-of-way must be reviewed by PNM for compliance with National Electric Safety Code (NESC) requirements, as well as PNM access for maintenance or future use included on the utility sheet. This includes any proposed changes to the existing grade, existing or proposed signs, walls or fences, landscaping, lighting, access, parking and driveway.

3. The proposed tree selection within the electric transmission right-of-way should be replaced with a shorter tree selection in order to ensure sufficient safety clearances.

4. As a condition, PNM requires that the maximum total height of parking lot light poles within the electric transmission line easement does not exceed 14' above ground. The mature height of any trees below the transmission lines are expected to have the same limit.

5. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.



TREE PLANTING DETAIL

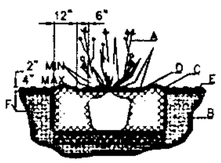
NTS

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

A. TREE
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH OF GRAVEL MULCH.
D. UNDISTRUBED SOIL



SHRUB PLANTING DETAIL

NTS

GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERM AROUND WATER RETENTION BASIN
D. 3" DEPTH OF GRAVEL MULCH
E. FINISH GRADE.
F. UNDISTURBED SOIL.

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

_____ Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (30' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polyipe with flush caps at each end. Trees and shrubs shall be on separate valves.

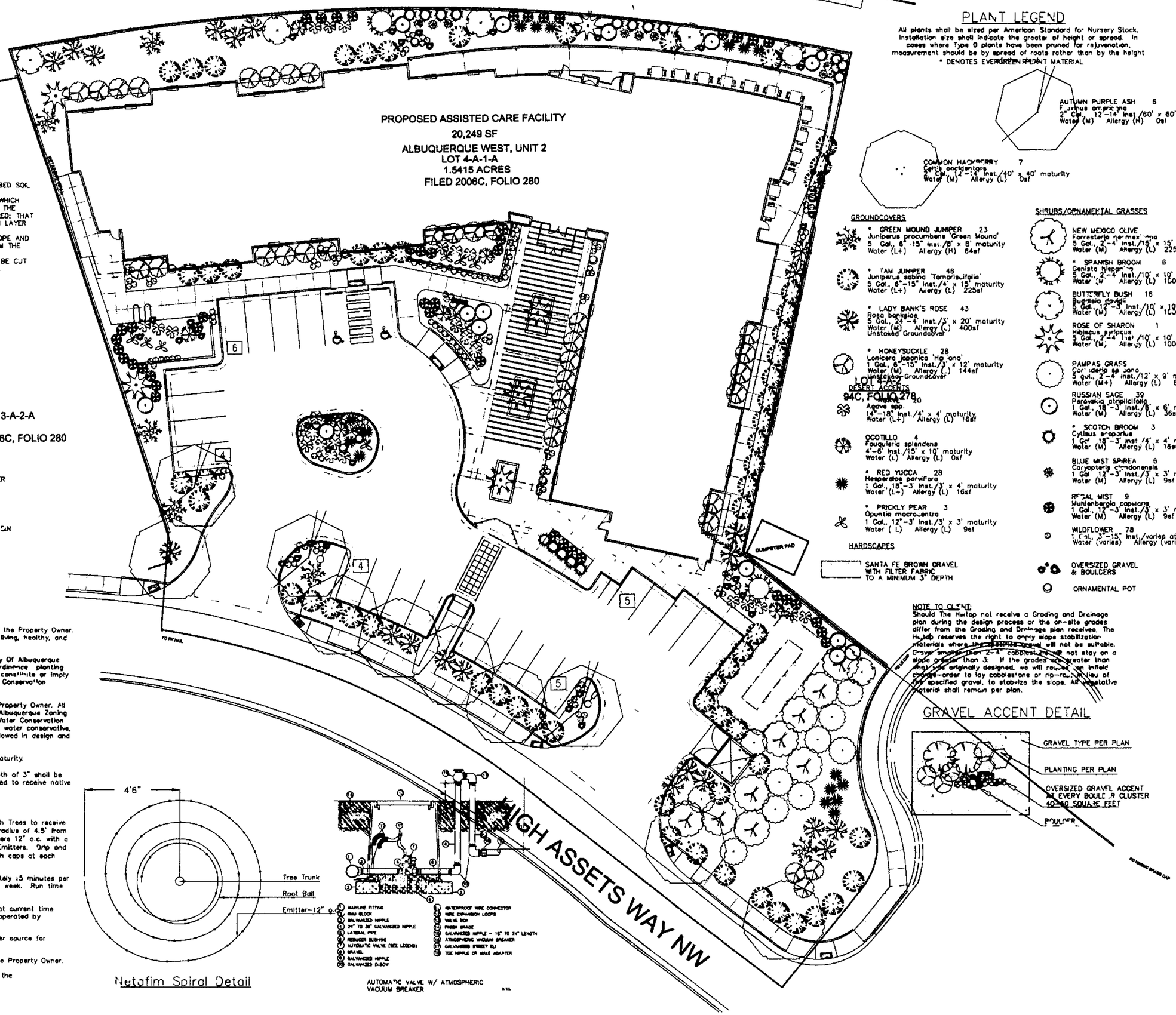
Run time per each shrub drip valve will be approximately 15 minutes per day Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.



Netafim Spiral Detail

AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER

N.T.S.

PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height

* DENOTES EVERGREEN PLANT MATERIAL

AUTUMN PURPLE ASH 6
Fraxinus americana
2" Cal., 12'-14' Inst./60' x 60' maturity
Water (M) Allergy (H) 0sf

COMMON HACKBERRY 7
Celtis occidentalis
2" Cal., 12'-14' Inst./40' x 40' maturity
Water (M) Allergy (L) 0sf

GROUNDCOVERS

* GREEN MOUND JUNIPER 23
Juniperus procumbens 'Green Mound'
5 Gal., 8'-15" Inst./8' x 8' maturity
Water (L+) Allergy (H) 64sf

* TAM JUNIPER 46
Juniperus sabina 'Tamariscifolia'
5 Gal., 8'-15" Inst./4' x 15' maturity
Water (L+) Allergy (L) 225sf

* LADY BANK'S ROSE 43
Rosa banksiae
5 Gal., 24"-4' Inst./3' x 20' maturity
Water (M) Allergy (L) 400sf
Unstaked Groundcover

* HONEYSUCKLE 28
Lonicera japonica 'Halliana'
1 Gal., 6"-15" Inst./3' x 12' maturity
Water (M) Allergy (L) 144sf
Unstaked Groundcover

DESERT ACCENTS

AGAVE 20
Agave spp.
14"-18" Inst./4' x 4' maturity
Water (L+) Allergy (L) 16sf

OCOTILLO 4
Fouquieria splendens
4'-6' Inst./15' x 10' maturity
Water (L) Allergy (L) 0sf

* RED YUCCA 28
Hesperaloe parviflora
1 Gal., 18"-3' Inst./3' x 4' maturity
Water (L+) Allergy (L) 16sf

* PRICKLY PEAR 3
Opuntia macrocentra
1 Gal., 12"-3' Inst./3' x 3' maturity
Water (L) Allergy (L) 9sf

HARDSCAPES

SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH

SHRUBS/ORNAMENTAL GRASSES

NEW MEXICO OLIVE
Forestiera neomexicana
5 Gal., 24"-4' Inst./15' x 15' maturity
Water (M) Allergy (L) 225sf

* SPANISH BROOM 6
Genista hispanica
5 Gal., 24"-4' Inst./10' x 10' maturity
Water (M) Allergy (L) 100sf

BUTTERFLY BUSH 16
Buddleia davidii
5 Gal., 24"-3' Inst./10' x 10' maturity
Water (M) Allergy (L) 100sf

ROSE OF SHARON 1
Hibiscus syriacus
5 Gal., 24"-4' Inst./10' x 10' maturity
Water (M) Allergy (L) 100sf

PAMPAS GRASS
Cortaderia selloana
5 gal., 24"-4' Inst./12' x 9' maturity
Water (M+) Allergy (L) 81sf

RUSSIAN SAGE 39
Perovskia atriplicifolia
1 Gal., 18"-3' Inst./3' x 6' maturity
Water (M) Allergy (L) 36sf

* SCOTCH BROOM 3
Cytisus scoparius
1 Gal., 18"-3' Inst./4' x 4' maturity
Water (M) Allergy (L) 16sf

BLUE MIST SPIREA 6
Caryopteris clandonensis
1 Gal., 12"-3' Inst./3' x 3' maturity
Water (M) Allergy (L) 9sf

REGAL MIST 9
Muhlenbergia capillaris
1 Gal., 12"-3' Inst./3' x 3' maturity
Water (M) Allergy (L) 9sf

WILDFLOWER 78
1 Gal., 3"-15" Inst./varies at maturity
Water (varies) Allergy (varies) 4sf

OVERSIZED GRAVEL & BOULDERS

ORNAMENTAL POT

NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change order to lay cobblestone or rip-rap in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

GRAVEL ACCENT DETAIL

REV	DATE	BY	REVISION
A			
A			
A			
A			
A			
A			

MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

PROJECT TITLE: ASSISTED LIVING
S.E.C. OF PASEO + EAGLE RANCH ROAD
ALBUQUERQUE, NM

PROJECT MANAGER: Carrie Johnson
JOB NO.:
DRAWN BY: cmj

SHEET TITLE: LANDSCAPE PLAN

DATE: 2/12/10
SCALE: AS NOTED
SHEET: LP1

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/24/2011 Issued By: ED8375 101349

Permit Number: **2011 040 006** **Category Code 920**

Application Number: 11EPC-40006, Site Development - Buildg Prmt

Address:

Location Description: HIGH ASSETS WAY NW BETWEEN ALL SAINTS ST NW AND PASEO DEL NORTE NW

Project Number: 1008694

Applicant
LEGACY HOSPITALITY
FAIZEL KASSAM
8501 EAGLE ROCK NE SUITE B-5
ALBUQUERQUE NM 87113
243-6000

Agent / Contact
Dac Enterprises, Inc
Po Box 18658
Albuquerque NM 87191

Application Fees

441318/4943000	APN Fee	$75.00
441032/5418000	Conflict Mgmt Fee	$50.00
441006/4958000	EPC Actions	$385.00
	TOTAL:	**$510.00**

City Of Albuquerque
Treasury Division

2/24/2011 10:20AM LOC: ANNX
WS# 006 TRANS# 0004
RECEIPT# 00130294-00130294
PERMIT# 2011040006 TRSAN8
Trans Amt $510.00
APN Fee $75.00
Conflict Manag. Fee $50.00
EPC Actions $385.00
CK $490.00
CA $20.00
CHANGE $0.00

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1003272

Application No. _____

TO:

X **ALL MEMBERS**

___**Jack Cloud, DRB Chairman, Planning Department**

___**Curtis Cherne, P.E., Hydrology**
___**Kristal Metro, P.E. , Transportation Development**
___**Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA**
___**Carol Dumont, Parks/Municipal Development**

NEXT HEARING DATE: 4/18/12

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. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Revised Site Plan Packet

APR 12 2012

CONTACT NAME: David Soul

TELEPHONE: 321-9091 EMAIL: david@ringengineering.com

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1003272

Application No. 01DRB 70074

TO:

✓ ALL MEMBERS

___Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 4/11/12

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. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Revise IL - Plans by others?

RECEIVED
APR 0 2 2012
HYDROLOGY SECTION

CONTACT NAME: David Sauk

TELEPHONE: 321-9097 EMAIL: —

Current DRC
Project Number:_____

FIGURE 12

Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____

DRB Application No.:11DRB70074 // Project #1003272

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

LT 4-A-1-A ALBUQUERQUE WESTUNIT TWO
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LT 4-A-1-A ALBUQUERQUE WESTUNIT TWO
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/
		8"	curb and Gutter w/fillet and Handicap ramp	All Saints Street/ High Assets way	existing at high assets	existing at All Saints	/	/	/
		6'	Sidewalk	Paseo del norte	west property line	east property line	/	/	/
		6'	Sidewalk	High Assests Way	west property line	east property line	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

RRB
#1003277

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 Engineers Certification of Grading Plan required for release of SIA and Financial Guarantee

2

3

AGENT / OWNER

DAVID SOULE
NAME (print)

RIOGRANDE ENGINEERING
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)