

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 6, 2005

4. Project # 1003384
05DRB-00380 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE CO. LLC request(s) the above action(s) for Tract(s) MM-1-A and MM-1-B, **SEVEN BAR RANCH**, zoned C-2 (SC), located on Seven Bar Loop Rd NW between Cottonwood DR NW and Old Airport Ave NW containing approximately 7 acre(s). [REF: 04DRB-01874, 04EPC-01035] (B-14)

At the April 6, 2005, 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 April 21, 2005, in the manner described below.

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



OFFICIAL NOTICE OF DECISION
PAGE 2

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:RSF Land & Cattle Co., LLC, 10200 Corrales Rd NW, Suite B-3, 87114
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



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OFFICIAL NOTICE OF DECISION
PAGE 2

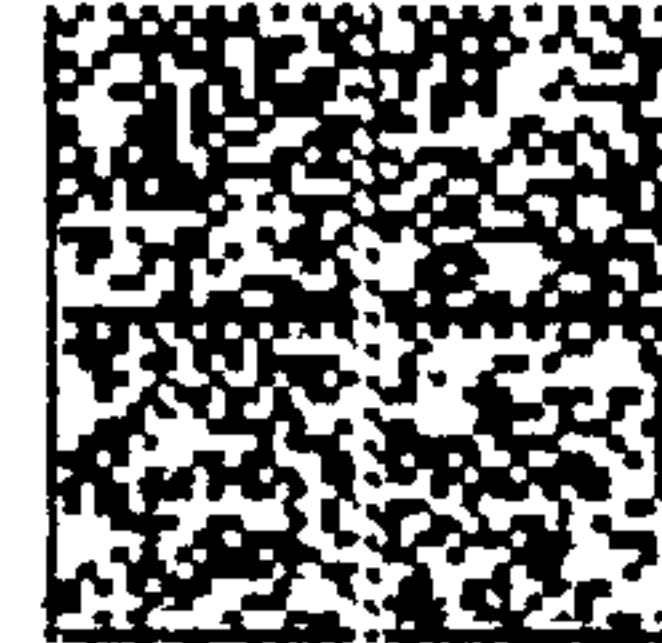
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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For Sheran Matson, AICP, DRB Chair

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Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



UNITED STATES POSTAGE
PITNEY BOWES
02 1A \$ 00.37⁰
0004329277 APR 07 2005
MAILED FROM ZIP CODE 87102

RSF LAND & CATTLE CO LLC
10200 CORRALES RD NW SUITE B- 3
ALBUQUERQUE NM 87114

RSF-200 871143002 IN 21 04/11/05
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

871143002 08

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003384 AGENDA#: 4 DATE: 4.6.05

Agent

1. Name: Jon Niski Address: Tierra west, 8509 Jefferson Zip: 87113

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: _____

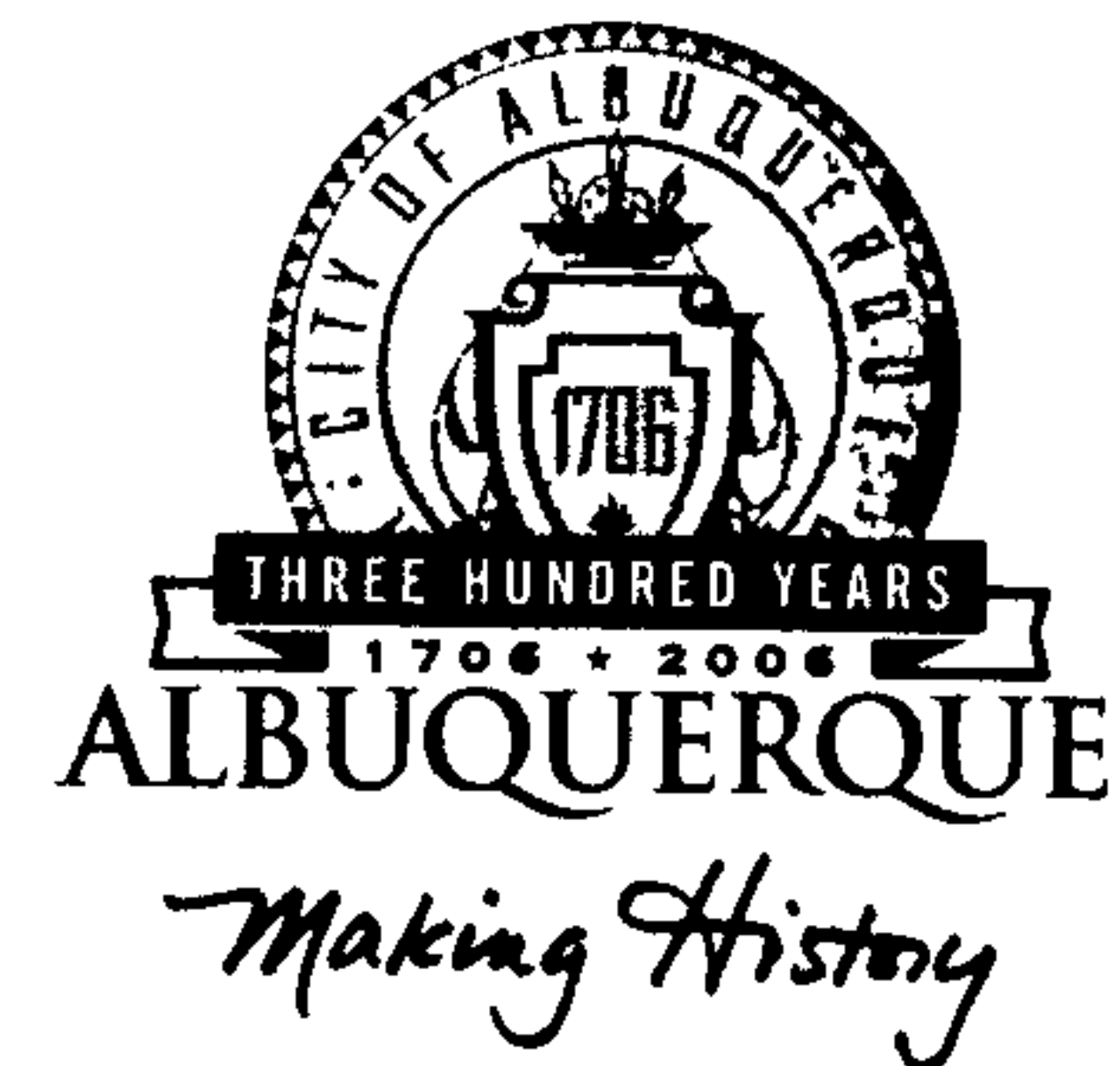
11. Name: _____ Address: _____ Zip: _____

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: 1003384

AGENDA ITEM NO: 4

SUBJECT:

Vacation

ACTION REQUESTED:

APP:(x)

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 6, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 6, 2005

Project # 1003384
05DRB-00380 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE CO. LLC request(s) the above action(s) for Tract(s) MM-1-A and MM-1-B, **SEVEN BAR RANCH**, zoned C-2 (SC), located on Seven Bar Loop Rd NW between Cottonwood DR NW and Old Airport Ave NW containing approximately 7 acre(s). [REF: 04DRB-01874, 04EPC-01035] (B-14)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	No Association(s).
APS	No comments received.
Police Department	No comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	Defer to Utilities.
Transportation Development	Defer to Utilities.

Parks & Recreation

Defer to Utilities.

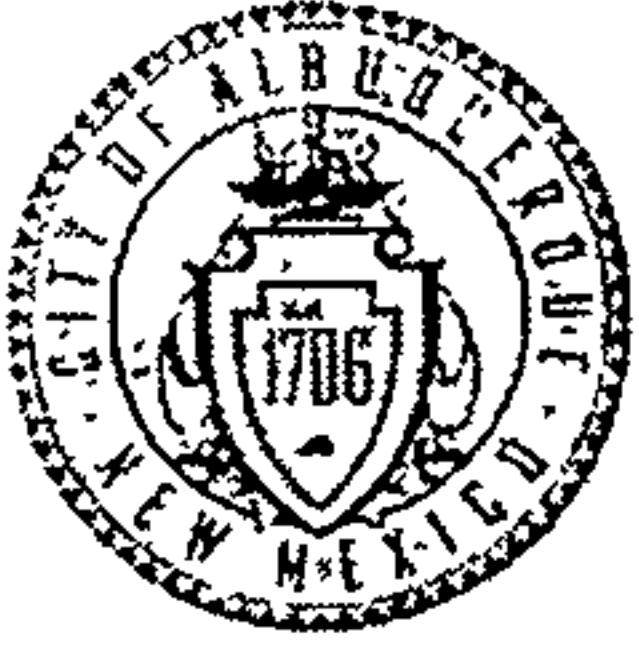
Utilities Development

No objection to Vacation request.

Planning Department

Defer to Water Utilities.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc: Tierra West LLC, 8509 Jefferson St NE, 87113



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, April 6, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001085

05DRB-00402 Major-Two Year SIA

ANTHONY E DECK request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) B, **ROSEWOOD SUBDIVISION, UNIT 1**, zoned R-D, located on BLOSSOMWOOD PL NW, between HANOVER RD NW and AMAFCA ROW/I-40 containing approximately 10 acre(s). [REF: 01DRB00261, 03DRB00372] (J-10)

Project # 1000296

05DRB-00406 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16P1, **OXBOW VILLAGE**, zoned SU-3, located on NORTHERN AVE NW, between OXBOW VILLAGE LN NW and VISTA GRANDE DR NW containing approximately 1 acre(s). [REF: 02DRB02808] (G-11)

Project # 1000692

05DRB-00407 Major-SiteDev Plan BldPermit

BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s). (E-19)

Project # 1003384

05DRB-00380 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE CO. LLC request(s) the above action(s) for Tract(s) MM-1-A and MM-1-B, **SEVEN BAR RANCH**, zoned C-2 (SC), located on Seven Bar Loop Rd NW between Cottonwood DR NW and Old Airport Ave NW containing approximately 7 acre(s). [REF: 04DRB-01874, 04EPC-01035] (B-14)

SEE PAGE 2 . . .



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

PAGE 2

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

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

Project # 1004010
05DRB-00404 Major-Vacation of Public
Easements

MARK & MICHELLE GALLEGOS request(s) the above action(s) for all or a portion of Tract(s) A-1-A, A-1-B, A-1-C & A-1-D, **LANDS OF ROBERT N GARCIA**, zoned RA-2, located on DON ONOFRE TRAIL NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). [REF:[DRB-94-022] (F-13)

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


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 21, 2005.

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

Meeting Date: APRIL 6, 2005
Zone Atlas Page: B-14-Z
Notification Radius: 100 Ft.

Project# 1003384
App# 05DRB-00380

Cross Reference and Location:

Applicant: RSF LAND & CATTLE CO. LLC
C/O TIERRA WEST, LLC
Address: 8509 JEFFERSON ST NE
ALBUQUERQUE NM 87113

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

Special Instructions:

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

Date Mailed: MARCH 18, 2005

Signature: KYLE TSEHLIKAI



<mainframe@coa1mp3.cabq.gov>

03/16/2005 02:32 PM

To:
cc:
cc:
Subject:

1 RECORDS WITH LABELS PAGE
1
01014065 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101406506747820207 LEGAL: TR M M-1 PLAT OF TRS O-1A-1, O-2A-1, G-1A, MM-1,
M- LAND USE:
PROPERTY ADDR: 00000 COTTONWOOD
OWNER NAME: RSF LAND & CATTLE COMPANY LLC
OWNER ADDR: 10200 CORRALES RD NW
ALBUQUERQUE NM 87114
0101406510446420208 LEGAL: A TR OF LAND WITHIN THE W1/2 OF THE NW1/4 SEC 8
T1 LAND USE:
PROPERTY ADDR: 00000 BAR LOOP
OWNER NAME: HARKINS PHOENIX CINEMAS, LLC
OWNER ADDR: 07511 EAST MCDONALD DR
SCOTTSDALE AZ 85250
0101406505136020101 LEGAL: TR A 1A P LAT OF TRACTS A-1-A, B-1-A-1, B-1-B-1,
B-2 LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: SIMON PROPERTY GROUP LTD
OWNER ADDR: PO BOX 7033
INDIANAPOLIS IN 46207
0101306552140210608 LEGAL: TR B 5A1 PLAT OF TRACTS A-1-A, B-1-A-1, B-1-B-1,
B- LAND USE:
PROPERTY ADDR: 00000 COORS BY PASS
OWNER NAME: MERVYN'S #313
OWNER ADDR: PO BOX 9456
MINNEAPOLIS MN 55440
0101306550548110901 LEGAL: TRAC T M1 B PLAT OF TRACTS M-1-A & M-1-B
SEVEN-BAR R LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: T G SUPER EXCHANGE CORP % HOME
OWNER ADDR: PO BOX 105842
ATLANTA GA 30348
0101306653000740401 LEGAL: TRAC T M1 A1 PLAT OF TRACTS M-1-A-1, M-1-A-2, &
M-1- LAND USE:
PROPERTY ADDR: 00000 COORS BY PASS
OWNER NAME: WAL-MART STORES EAST LTDPTNS
OWNER ADDR: 00702 8TH ST
BENTONVILLE AR 72716
0101406604802230123 LEGAL: TR G 1A1 OF TRS G-1A-1 & G-1A-2 SEVEN-BAR RANCH
CON LAND USE:
PROPERTY ADDR: 00000 COTTONWOOD
OWNER NAME: BLACK DEVELOPMENT ONE LLC
OWNER ADDR: 10416 MORNING STAR NE
ALBUQUERQUE NM 87111
0101406605504230131 LEGAL: TR G 1A2C TRACTS G-1A-2A THRU G-1A-2E SEVEN BAR
RAN LAND USE:
PROPERTY ADDR: 00000 COTTONWOOD PARK
OWNER NAME: WRANGLER PROPERTIES LLC
OWNER ADDR: 02600 AMERICAN RD
RIO RANCHO NM 87124

PAGE 2

0101406603804930130 LEGAL: TR G 1A2B 1 PLAT OF TRS G1A2A1 & G1A2B1 SEVEN
LAND USE:

PROPERTY ADDR: 00000 COTTONWOOD PARK
OWNER NAME: ARTSON PROPERTIES LLC
OWNER ADDR: 05004 SAN MATEO

BL NE

ALBUQUERQUE NM 87109

0101406612002530118 LEGAL: LT 1 PLA T OF LOTS 1 THROUGH 7 LOWE'S
SUBDIVISION LAND USE:

PROPERTY ADDR: 00000
OWNER NAME: LOWES HOME CENTERS INC
OWNER ADDR: PO BOX 1111 HIGHWAY

NORTH WILKESNC 28656

·
QUIT

Project# 1003384

101406506747820207

RSF LAND & CATTLE CO., LLC
C/O TIERRA WEST, LLC
8509 JEFFERSON ST NE
ALBUQUERQUE NM 87113
101406510446420208

TIERRA WEST, LLC
8509 JEFFERSON ST NE
ALBUQUERQUE NM 87113
101406505136020101

RSF LAND & CATTLE COMPANY LLC
10200 CORRALES RD NW
ALBUQUERQUE NM 87114
101306552140210608

HARKINS PHOENIX CINEMAS, LLC
7511 EAST MCDONALD DR
SCOTTSDALE AZ 85250
101306550548110901

SIMON PROPERTY GROUP LTD
PO BOX 7033
INDIANAPOLIS IN 76207
101306653000740401

MERVYN'S #313
PO BOX 9456
MINNEAPOLIS MN 55440
101406604802230123

T G SUPER EXCHANGE CORP
PO BOX 105842
ATLANTA GA 30348
101406605504230131

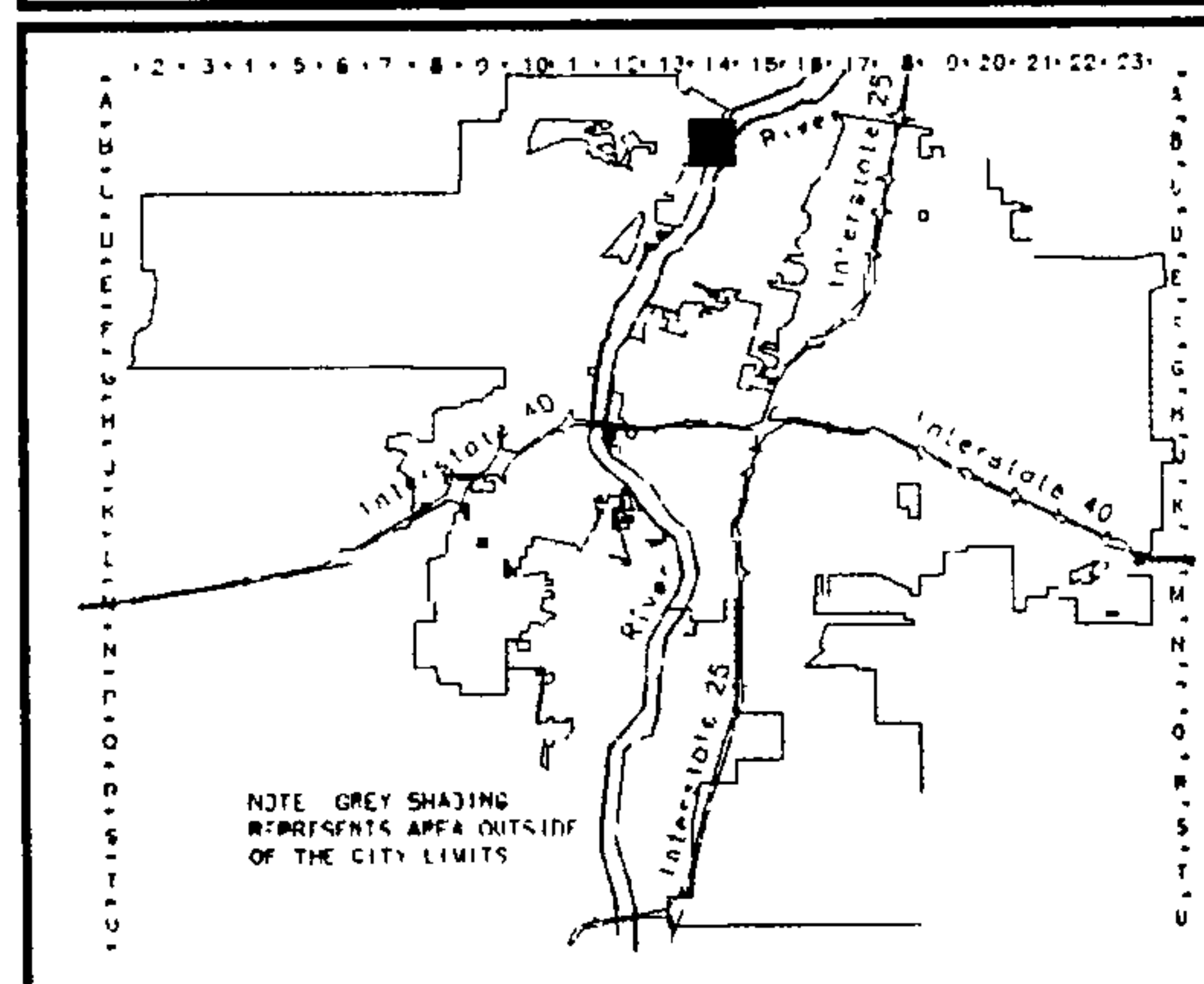
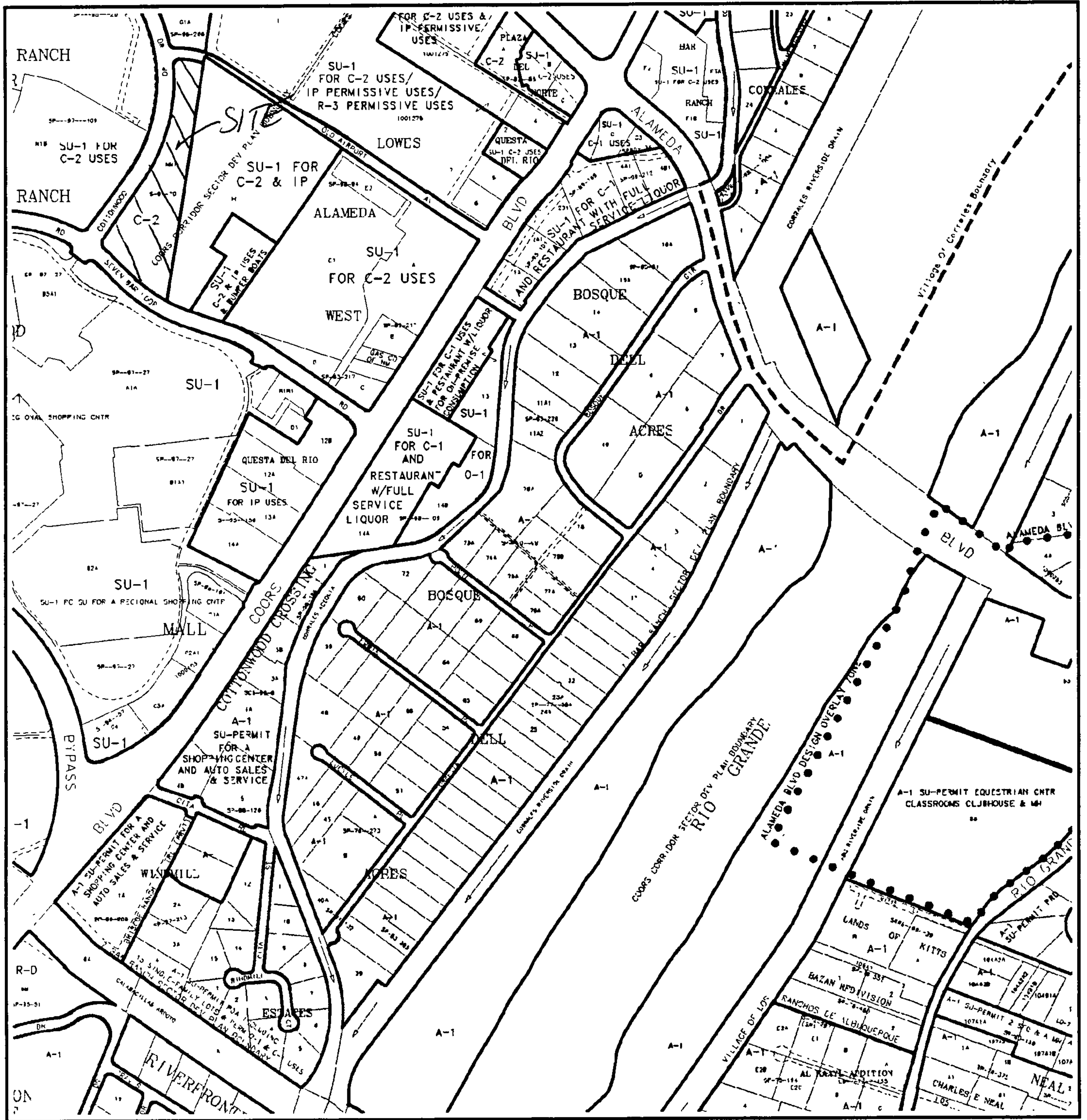
WAL-MART STORES EAST LTDPTNS
702 8TH ST
BENTONVILLE AR 72716
101406603804930130

BLACK DEVELOPMENT ONE LLC
10416 MORNING STAR NE
ALBUQUERQUE NM 87111
101406612002530118

WRANGLER PROPERTIES LLC
2600 AMERICAN RD
RIO RANCHO NM 87124

ARTSON PROPERTIES LLC
5004 SAN MATEO BL NE
ALBUQUERQUE NM 87109

LOWES HOME CENTERS INC
PO BOX 1111 HIGHWAY
NORTH WILKES NC 28656



CITY OF Albuquerque
Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
B-14-Z
 Map Amended through July 31, 2003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

March 3, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

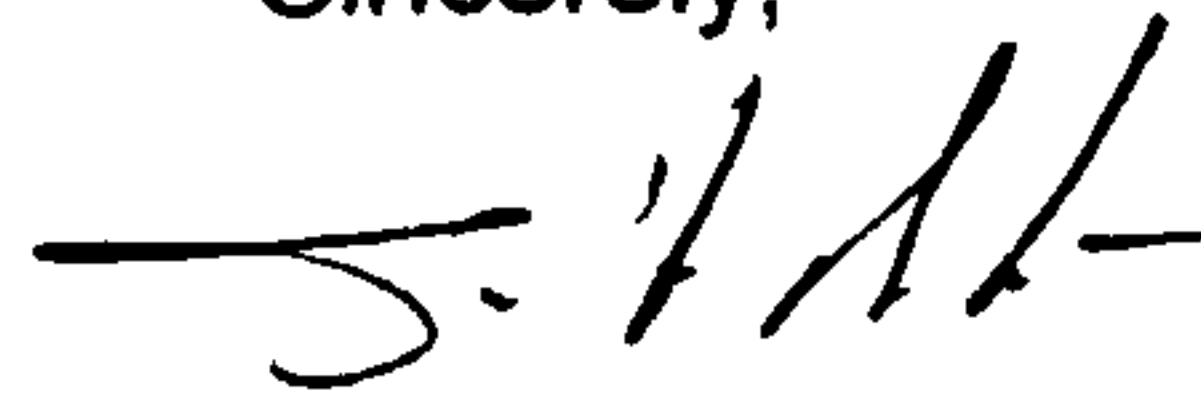
**RE: Vacation of Public Sanitary Sewer Easement
Tracts MM-1-A & MM-1-B, Seven-Bar Ranch
Zone Atlas Page B14**

Dear Ms. Matson:

Tierra West LLC, on behalf of RSF Land & Cattle Co. LLC, requests the vacation of the Public Sanitary Sewer Easement on the above-referenced site located on Cottonwood Drive NW between Seven-Bar Loop Road NW and Old Airport Avenue NW. This easement was granted by plat and must be vacated by such document and will be replatted as a Private Sanitary Sewer easement per Bob Gay with NMU, Inc. The easement being vacated will actually stay as is and the language on the document will be corrected to reflect the change.

If you have any additional questions or need assistance regarding this matter, please do not hesitate to contact us.

Sincerely,



Jon Niski, EIT

Enclosure/s

cc: Greg Foltz
David Smoak

JN: 24001.0008
JN/kk

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICANT INFORMATION:

NAME: RSF Land & Cattle Co. LLC PHONE: 897.7227
 ADDRESS: Lang Ave. FAX: 897.1646
 CITY: ABQ STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: Developer/owner List all owners: RSF Land & Cattle Co. LLC
 AGENT (if any): Tierra West LLC PHONE: 858.3100
 ADDRESS: 8509 Jefferson NE FAX: 858.1118
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: Vacation of Public SAS Easement

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

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

Lot or Tract No. TR MM-1-A & MM-1-B Block: _____ Unit: _____
 Subdiv. / Addn. Seven-Bar Ranch
 Current Zoning: C-2 (SC) Proposed zoning: same
 Zone Atlas page(s): B-14 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 6.2 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101406506747820201 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Seven Bar Loop Rd NW
 Between: Cottonwood Dr NW and Old Airport Ave 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.): AX-85-28/2-85-34
-1(2)/04EPC-01035/04DRB-01874... PROJ# 1003384

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

SIGNATURE [Signature] DATE 3/1/05
 (Print) Ronald R Bohannan, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	OSDRB - <u>00380</u>	<u>VPE</u>		\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>Adv</u>		\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>		\$ <u>20.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____		\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____		\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____		\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____		\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____		\$ _____
	Hearing date <u>4-6-05</u>			Total \$ <u>140.00</u>

[Signature] 3-4-05

Project # 1003384

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

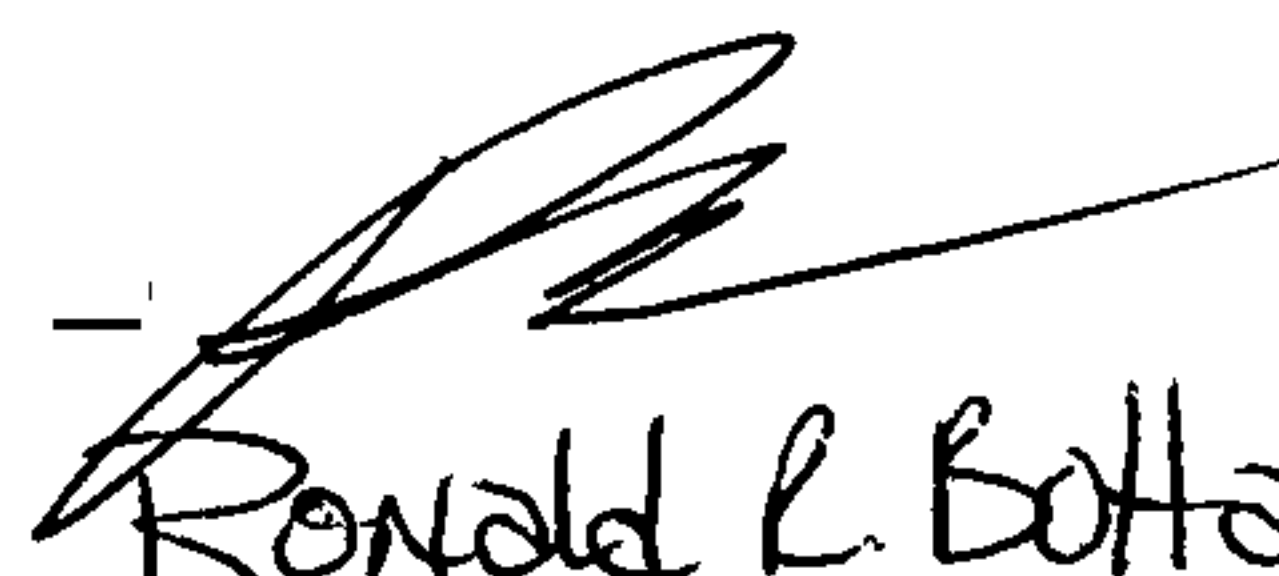
VACATION OF PRIVATE EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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



 Applicant name (print)
 Ronald R. Bottanuzzi, P.E.

 Applicant signature / date

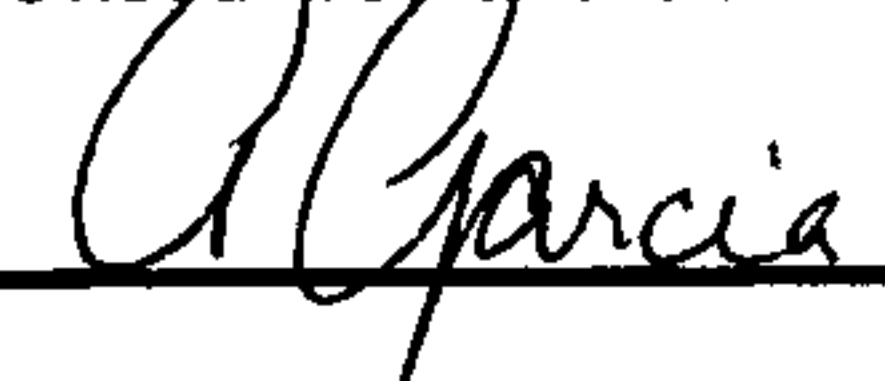
3/1/02



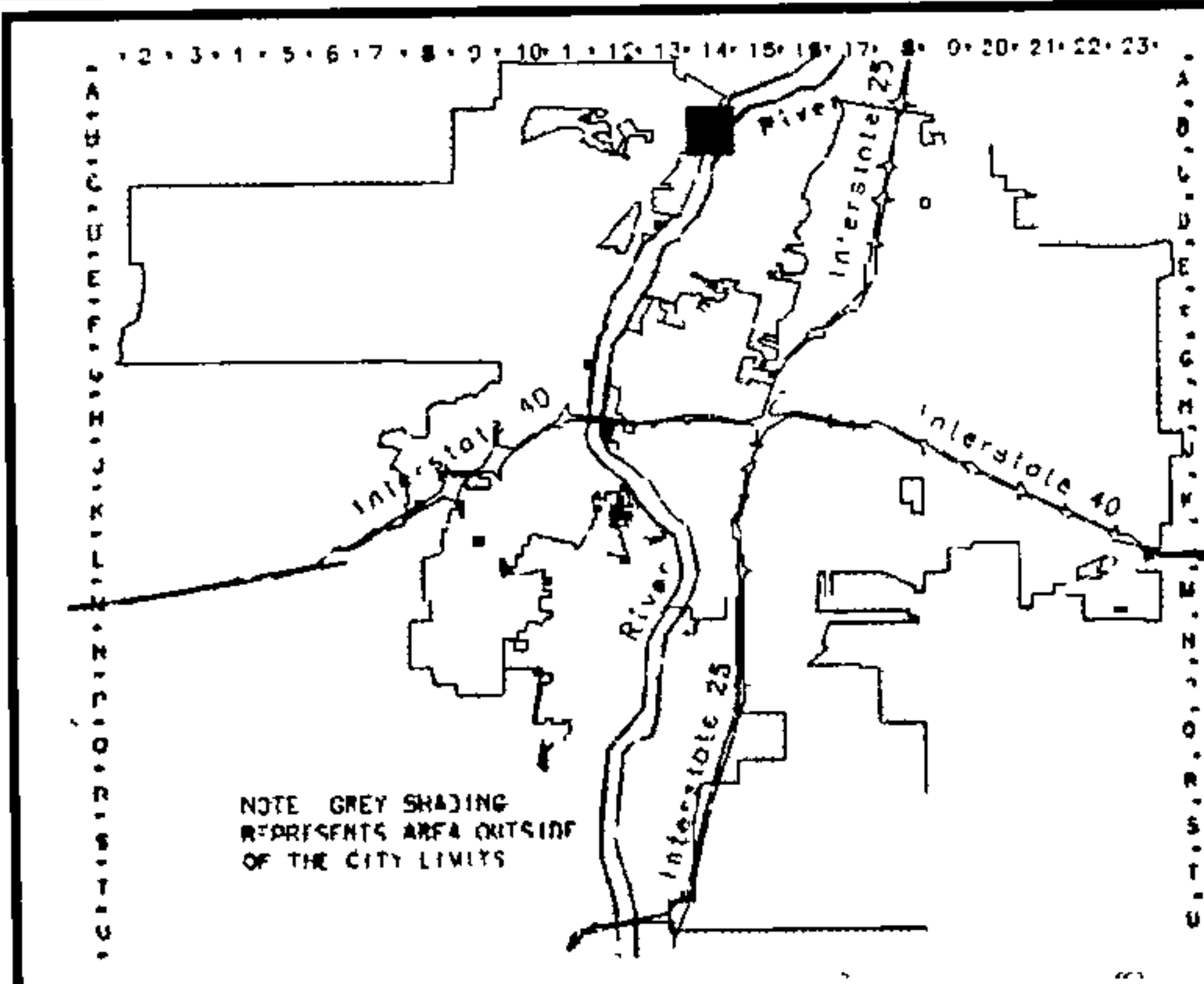
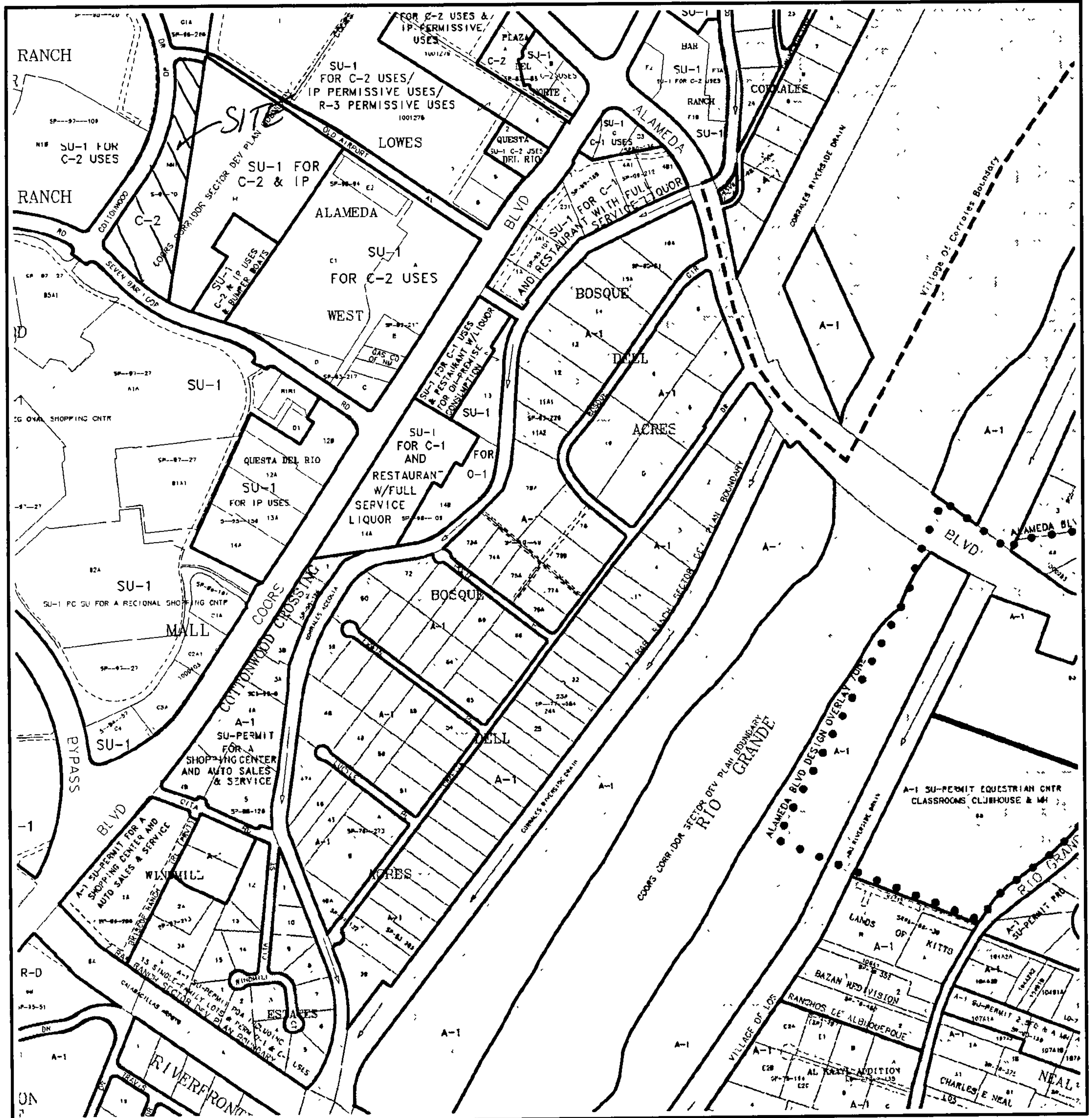
Form revised 4/03 and October 2003

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

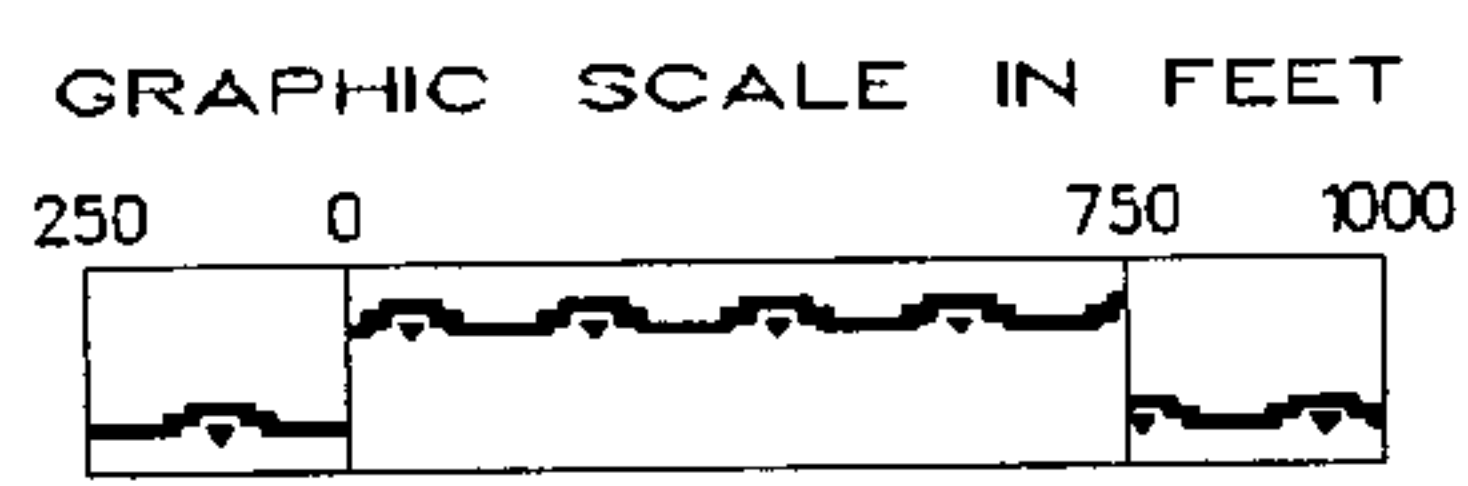
Application case numbers
 OSORB - _____ - 00380
 _____ - _____ - _____
 _____ - _____ - _____

 3-4-05

 Planner signature / date
Project # 1003384



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

B-14-Z

Map Amended through July 31, 2003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

March 3, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

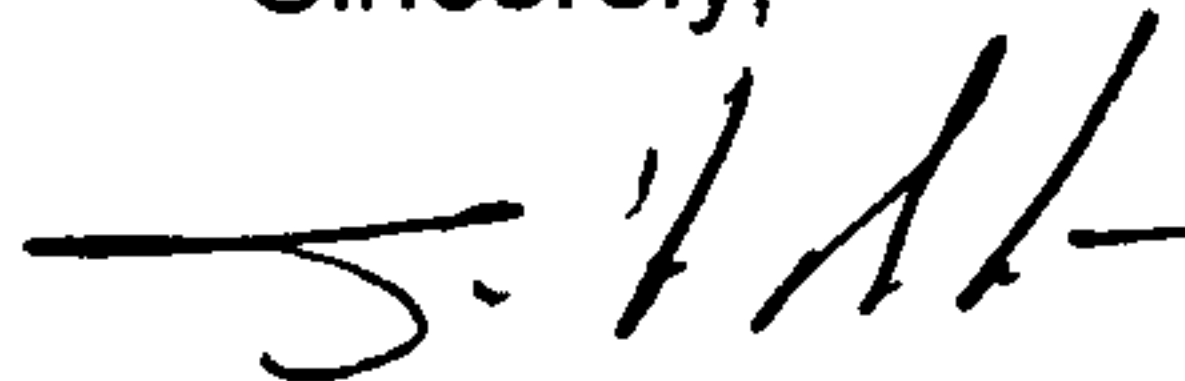
**RE: Vacation of Public Sanitary Sewer Easement
Tracts MM-1-A & MM-1-B, Seven-Bar Ranch
Zone Atlas Page B14**

Dear Ms. Matson:

Tierra West LLC, on behalf of RSF Land & Cattle Co. LLC, requests the vacation of the Public Sanitary Sewer Easement on the above-referenced site located on Cottonwood Drive NW between Seven-Bar Loop Road NW and Old Airport Avenue NW. This easement was granted by plat and must be vacated by such document and will be replatted as a Private Sanitary Sewer easement per Bob Gay with NMU, Inc. The easement being vacated will actually stay as is and the language on the document will be corrected to reflect the change.

If you have any additional questions or need assistance regarding this matter, please do not hesitate to contact us.

Sincerely,

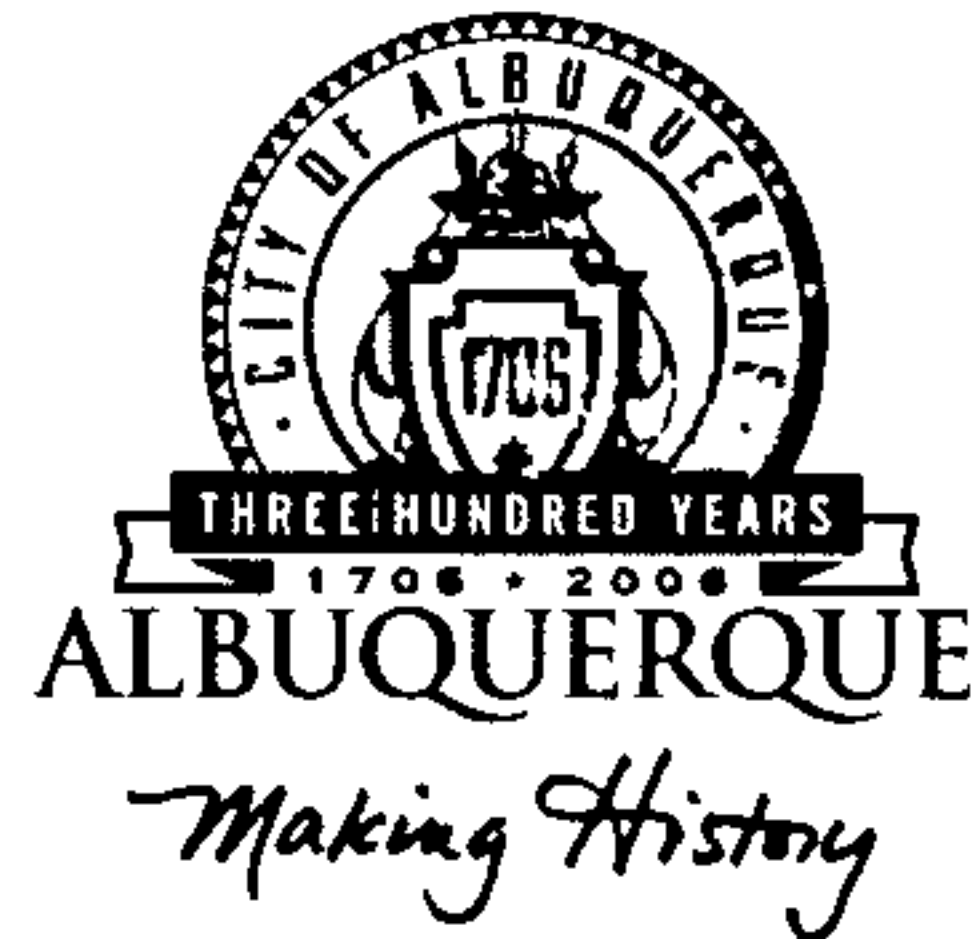


Jon Niski, EIT

Enclosure/s

cc: Greg Foltz
David Smoak

JN: 24001.0008
JN/kk



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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

February 25, 2005

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **February 25, 2005:**

Contact Name: KAREN KLINE
Company or Agency: TIERRA WEST, LLC
8509 JEFFERSON NE/87112
PHONE: 858-3100/FAX: 858-1118
E-mail: kkline@tierrawestllc.com

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACTS MM-1-A AND MM-1-B, SEVEN BAR BAR RANCH, COTTONWOOD DRIVE NEW BETWEEN AIRPORT AVENUE NW AND SEVEN BAR LOOP NW, zone map B-14.**

Our records indicate that as of February 25, 2005, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(10/18/04)

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

PAID RECEIPT

APPLICANT NAME RSF Land & Cattle Co. LLC
 AGENT Tierra West LLC
 ADDRESS 8509 Jefferson NE.
 PROJECT & APP # 1003384 / 05 DRB - 00380
 PROJECT NAME _____

*****DUPLICATE***
City of Albuquerque
Treasury Division**

3/4/2005 2:59PM LOC: ANNX
 RECEIPT# 00037484 WSH 008 TRANSH 0065
 Account 441018 Fund 0110
 Activity 4971000 TRSDMM
 Trans Amt \$140.00
 J24 Misc \$75.00
 CK \$140.00
 CHANGE \$0.00

Thank You

- \$ 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.**

TIERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100		1954 95-677/1070
PAY TO THE ORDER OF <u>City of Albuquerque</u>		DATE <u>3/3/05</u>
<u>One hundred and forty dollars</u>		City of Albuquerque Treasury <u>\$140.00</u>
RECEIPT# 00037482 WSH 008 TRANSH 0065 Account 441032 Fund 0110 Activity 3424000 TRSDMM Trans Amt \$140.00 J24 Misc \$20.00	RECEIPT# 00037483 WSH 008 TRANSH 0065 Account 441006 Fund 0110 Activity 4983000 TRSDMM Trans Amt \$140.00 J24 Misc \$45.00	DOLEARS L ¹ Security Deposit Back
FOR <u>24001.0008 Vacation DRB Submittal</u>	<u>Donna Bohannan</u> Thank You	201813

© HARLAND STYLE XKI

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

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

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs 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 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 March 22, 2005 To April 6, 2005

5. REMOVAL

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

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

Karen Kline _____, 3/4/05 _____
(Applicant or Agent) (Date)

I issued 2 signs for this application, 3-4-05, A. Garcia
(Date) (Staff Member)

#7



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

REVISED 2/5/04

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

DRB Application No.: **04DRB-01874 (SBP)**

Project # **1003384**

Project Name: **IRONSTONE BANK**

Agent: **Tierra West LLC**

Phone No.: **858-3100**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/15/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: * NEED ENVIRONMENT THROUGH MM-1-B
 & UNIDIRECTIONAL DRUMS!

UTILITIES:

CITY ENGINEER / AMAFCA: SIA

PARKS / CIP:

PLANNING (Last to sign):

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

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

Project Number 1003384



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 15, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 1:15 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 # 1003520**
04DRB-01567 Major-Preliminary Plat Approval
04DRB-01568 Minor-Temp Defer SDWK
04DRB-01863 Minor-Subd Design (DPM) Variance
MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] [Deferred from 11/3/04, 12/1/04 & 12/15/04] 04DRB-1570 WAS WITHDRAWN. (B-20) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

2. **Project # 1002779**
04DRB-01730 Major-Preliminary
Plat Approval
04DRB-01731 Major-Vacation of
Public Easements
04DRB-01732 Minor-Temp Defer
SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as CIELO LINDO SUBDIVISION) zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061][*Deferred from 12/1 & 12/8/04*](M-11) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/15/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/6/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE FINAL PLAT CAN NOT BE APPROVED UNTIL THE CITY HAS ACCEPTED DRC PROJECT #705581 WHICH CONSTRUCTED THE PUBLIC LINES IN COORS. THE VACATION WAS APPROVED A SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

3. **Project # 1002397**
04DRB-01784 Major-Two Year SIA

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB01925, 04DRB01196] (E-12) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1003778**
04DRB-01750 Major-Preliminary Plat Approval
04DRB-01751 Major-Vacation of Pub Right-of-Way
04DRB-01753 Minor-Temp Defer SDWK
04DRB-01752 Minor-Sidewalk Variance
- LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04 & 12/15/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**
5. **Project # 1003779**
04DRB-01754 Major-Preliminary Plat Approval
04DRB-01765 Major-Vacation of Pub Right-of-Way
04DRB-01756 Minor-Sidewalk Variance
04DRB-01757 Minor-Temp Defer SDWK
- LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04 & 12/15/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**
6. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub Right-of-Way
- ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] *[Deferred from 12/1/04 & 12/15/04]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

7. **Project # 1003384**
04DRB-01874 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE CO LLC request(s) the above action(s) for all or a portion of Tract(s) MM-1A, SEVEN BAR RANCH, (to be known as **IRONSTONE BANK**) zoned C-2 (SC), located on SEVEN BAR LOOP RD NW, between COTTONWOOD DR NW and OLD AIRPORT AVE NW containing approximately 7 acre(s). [REF: AX85-28 Z-85-34-1(2), 04EPC01035] [Juanita Garcia, EPC Case Planner] (B-14) **THE INFRASTRUCTURE LIST DATED 12/15/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR EASEMENT THROUGH TRACT MM-1-B AND UNIDIRECTIONAL RAMPS.**

8. **Project # 1000134**
04DRB-01867 Minor-SiteDev Plan
BldPermit/EPC

ALEX HARRISON, ARCHITECT agent(s) for TEAM SPECIALTY PRODUCTS request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) 1-A-1, **SANDIA RESEARCH PARK**, zoned SU-1, IP, located on EUBANK RD SE, between DEVELOPMENT SE and RESEARCH SE containing approximately 2 acre(s). [REF: 02EPC00451, DRB-99-351, Z-99-122, 00DRB00061] [Makita Hill, EPC Case Planner] (M-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK WIDTH AND DRIVE LOCATION.**

9. **Project # 1003816**
04DRB-01879 Minor-SiteDev Plan
BldPermit
04DRB-01878 Minor-Prelim&Final
Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JEFF HENRY FOR JEFFERSON ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) F-6-A & 2-F-1, **ATRISCO BUSINESS PARK, UNIT 3**, zoned SU-1 PLANNED IP, located on COORS BLVD NW, between LOS VOLCANOS NW and BLUEWATER NW containing approximately 5 acre(s). [REF: Z-92-57, AA-97-45] (J-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1000676**
04DRB-01798 Minor-SiteDev Plan
Subd/EPC
04DRB-01800 Minor-SiteDev Plan
BldPermit/EPC

ED FITZGERALD ARCHITECTS agent(s) for MARK & JEAN BERNSTEIN request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER**, zoned SU-1, IP, located on CORRALES RD NW, between CORRALES ACEQUIA NW and ALAMEDA BLVD NW containing approximately 3 acre(s). [REF: ZA-97-274, 04EPC01353, 04EPC01354] [Elvira Lopez, EPC Case Planner] [*Deferred from 12/1/04*] (A-14) **AN INFRASTRUCTURE LIST DATED 12/15/04 WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMUI APPROVAL AND REVISED LANDSCAPING PLAN AND CITY ENGINEER FOR SIA AND COORDINATION OF ENTRANCE WITH NMDOT AND SITE PLAN FOR BUILDING PERMIT TITLE.**

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

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] [Makita Hill, EPC Case Planner] [*Deferred from 11/3/04 & 11/17/04*] (D-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE.**

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

12. **Project # 1000029**
04DRB-01873 Minor-Amnd Prelim
Plat Approval

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1A-1 **DUKE CITY LUMBER COMPANY AND LOT D-1-A OF ARBOLERA DE VIDA PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 03DRB01785,03DRB01786] (H-13) **AN INFRASTRUCTURE LIST DATED 12/15/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

13. **Project # 1000922**
04DRB-01880 Major-Amnd
Prelim Plat Approval
04DRB-01881 Minor-Temp
Defer SDWK

WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). (C-10/11, D-10/11) **AN AMENDED INFRASTRUCTURE LIST DATED 12/15/04 AND AN APPROVED AMENDED GRADING PLAN ENGINEER STAMP DATED 12/7/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

14. **Project # 1002194**
04DRB-01836 Minor-Final Plat
Approval
- GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGING ADDITION**, zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 04DRB01778] [Deferred from 12/15/04] (L-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**
15. **Project # 1003188**
04DRB-01876 Minor-Prelim&Final
Plat Approval
- COMMUNITY SCIENCES agent(s) for ANGELA & MARIO GARCIA request(s) the above action(s) for all or a portion of Lot(s) 26R, Tract(s) 144-B-1, 145-A, 145-A-2, MRGCD MAP 31, **LUKE ADDITION**, zoned RA-2, located on SAN MARTIN PL NW, between GRIEGOS NW and MILLER CIRCLE NW containing approximately 2 acre(s). [REF: 04DRB-00038] (F-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**
16. **Project # 1003568**
04DRB-01877 Minor-Prelim&Final
Plat Approval
- RHOMBUS, PA INC agent(s) for MIGUEL SHERMAN request(s) the above action(s) for all or a portion of Lot(s) 44, **SANDIA HILLS**, zoned SU-1 FOR PRD, located on NARCISCO ST NE, between LOMAS NE and MONTE VERDE NE containing approximately 1 acre(s). [REF: Z-81-46, DRB-94-135, DRB-83-391, V-88-6] (J-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003604**
04DRB-01794 Minor-Final Plat
Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68TH ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] *[Deferred from 12/1/04 & 12/8/04]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

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

18. **Project # 1003814**
04DRB-01870 Minor-Sketch Plat or
Plan

FORSTBAUER SURVEYING agent(s) for JOHN & CYNTHIA MECHENBIER request(s) the above action(s) for all or a portion of Tract(s) H-1, **LANDS OF LOS ANGELES INVESTORS**, zoned SU-2, M-1, located on WASHINGTON ST NE, between PASEO DEL NORTE NE and ALAMEDA NE containing approximately 5 acre(s). [REF: 02DRB00491] (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003815**
04DRB-01871 Minor-Sketch Plat or
Plan

FORSTBAUER SURVEYING LLC agent(s) for JOHN & CYNTHIA MECHENBIER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on SAN MATEO BLVD NE, between BEVERLY HILLS AVE NE and VENICE AVE NE containing approximately 1 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1001043**
04DRB-01872 Minor-Sketch Plat or Plan
BOHANNAN HUSTON INC agent(s) for MCMAHON EQUITIES request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **STONEBRIDGE POINTE SUBDIVISION**, zoned SU-1 for R-2, located on MCMAHON BLVD NW, between BANDELIER DR NW and MCMAHON NW containing approximately 9 acre(s). [REF: 04EPC01209, 04EPC01210, 03DRB01288, 01289, 01290 & 01377] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1003442**
04DRB-01864 Minor-Sketch Plat or Plan
WILKS COMPANY agent(s) for BRENT HEISCH request(s) the above action(s) for all or a portion of Tract(s) 37, **ALVARADO GARDENS, UNIT 2**, zoned RA-2, W7 located on CAMPBELL RD NW, between GLENWOOD NW and TRELIS NW containing approximately 2 acre(s). [REF: 04ZHE00742, 04ZHE00744] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003811**
04DRB-01865 Minor-Sketch Plat or Plan
MORRIS R GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, **BEL-AIR SUBDIVISION**, zoned C-1, located on SAN MATEO BLVD NE, between MENAUL BLVD NE and CANDELARIA RD NE containing approximately 1 acre(s). (H-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project # 1003612**
04DRB-01868 Minor-Sketch Plat or Plan
THOMPSON ENGINEERING CONSULTANTS 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, UNIT 9**, zoned A-1, located on LADERA DR NW, between 98TH ST NW and GAVIN RD NW containing approximately 7 acre(s) REF: 04EPC01552, 04EPC01259, 04EPC01550, 04EPC01652] (J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003813**
04DRB-01869 Minor-Sketch Plat or Plan
- THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-2, Lot(s) 24 & 25, TOWN OF ATRISCO GRANT, GURULE ESTATES, (to be known as **SUNDORO, UNIT 8**), zoned SU-2 RLT, located on LADERA DR NW, between 98TH ST NW and GAVIN RD NW containing approximately 15 acre(s). (J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. Approval of the Development Review Board Minutes for December 1, 2004. **THE DRB MINUTES FOR DECEMBER 1, 2004 WERE APPROVED.**

ADJOURNED: 1:15 P.M.

December 13, 2004

#17

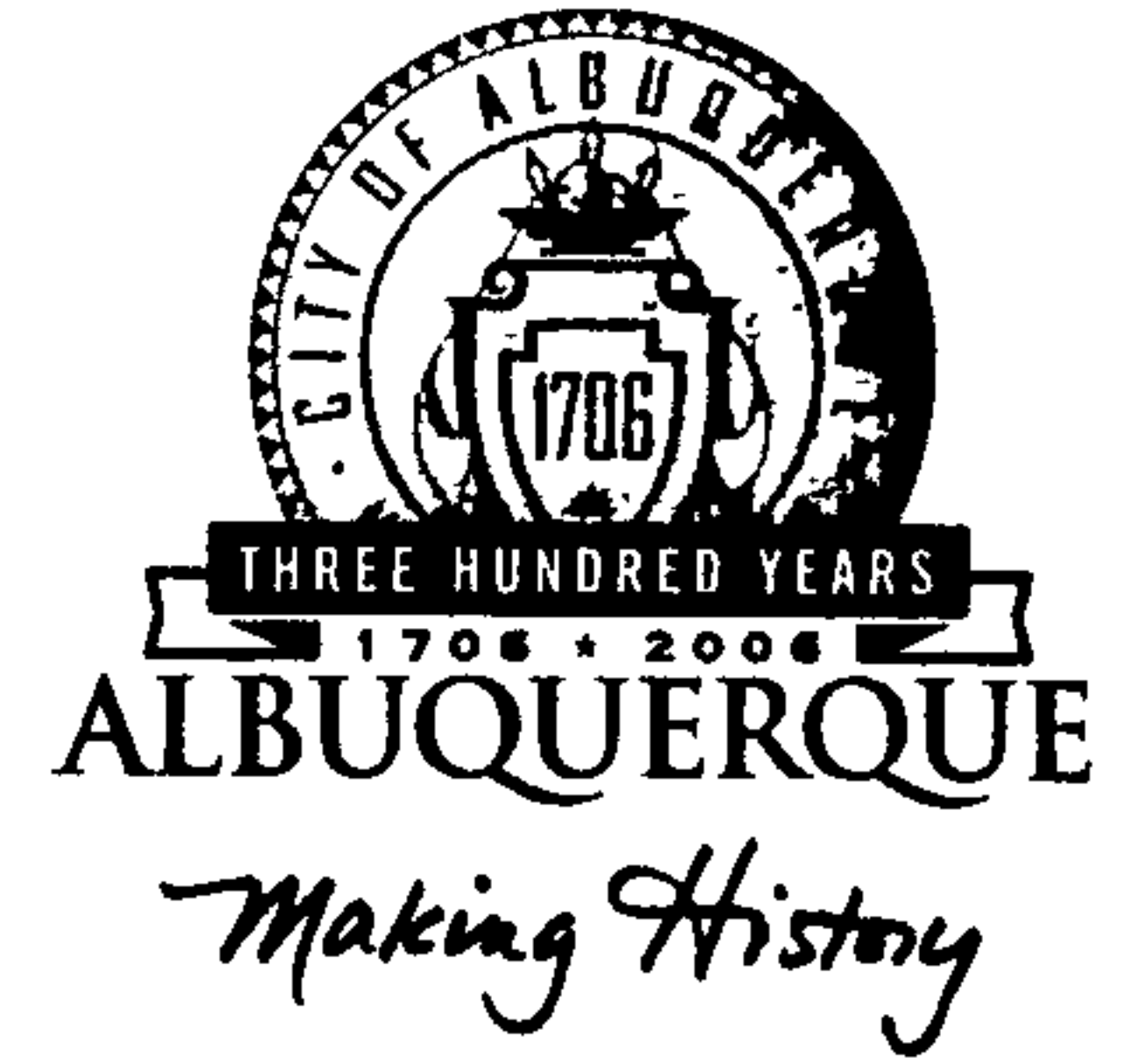
TO: Sheran Matson, DRB Chair
FROM: Juanita Garcia, Planner *J Garcia*
SUBJECT: Project # 1003384 – Ironstone Bank

The EPC approved application 04EPC-01035, Site Development Plan for Building Permit on August 19, 2004 with conditions. The applicant has met all of the conditions of approval.

If you should have any questions regarding this matter, please do not hesitate to contact me at 924-3349.

Thank you.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003384

AGENDA ITEM NO: 7

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

Signal I.L.
APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 15, 2004

ORIGINAL

Water Infrastructure to include Valves, Fittings, Valve Boxes, and Fire Hydrants as required.

Sanitary Sewer to include Manholes, and Service Connections as required.

**New Mexico Utilities Franchise Area

Catch Basins and RCP connections included with Storm Sewer

~~Residential Street Lights per DPM~~

~~Certified Grading and Drainage with Private Walls and Private Drainage (Non-work order item) Required for SIA/Financial Guarantee Release.~~

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NOTES

1 _____

2 _____

3 _____

AGENT / OWNER

Ronald R. Bohannon
NAME (print)

Tierra West LLC
FIRM

[Signature] 12/6/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 12/15/04
DRB CHAIR - date

Christina Sandoral 12/15/04
PARKS & GENERAL SERVICES - date

[Signature] 12-15-04
TRANSPORTATION DEVELOPMENT - date

Koged Green 12/15/04
UTILITY DEVELOPMENT - date

Bradley L. Bingham 12/15/04
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Water Infrastructure to include Valves, Fittings, Valve Boxes, and Fire Hydrants as required

Sanitary Sewer to include Manholes, and Service Connections as required

**New Mexico Utilities Franchise Area

Catch Basins and RCP connections included with Storm Sewer

~~Residential Street Lights per BPM~~

~~Certified Grading and Drainage with Private Walls and Private Drainage (NON-work order item) Required for SIA/Financial Guarantee Release~~

/	/	/
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NOTES

1 _____

2 _____

3 _____

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bohannon
NAME (print)

[Signature] 12/15/04
DRB CHAIR - date

Christina Sandoval 12/15/04
PARKS & GENERAL SERVICES - date

Tieria West LLC
FIRM

[Signature] 12-15-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 12/6/04
SIGNATURE - date

[Signature] 12/15/04
UTILITY DEVELOPMENT - date

- date

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

Bradley L. Bingham 12/15/04
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

<input type="checkbox"/>	<input type="checkbox"/>	Water Infrastructure to include Valves, Fittings, Valve Boxes, and Fire Hydrants as required.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer to include Manholes, and Service Connections as required.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>		/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	**New Mexico Utilities Franchise Area	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	Catch Basins and RCP connections included with Storm Sewer	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	Residential Street Lights per DPM	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release.	/	/	/

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
----------------------	--

Ronald R. Bohannon
 NAME (print)

Tieria West LLC
 FIRM

[Signature] 12/6/09
 SIGNATURE - date

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

_____ DRB CHAIR - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ UTILITY DEVELOPMENT - date

_____ CITY ENGINEER - date

_____ PARKS & GENERAL SERVICES - date

_____ AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

Supplemental form

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

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

APPLICANT INFORMATION:

NAME: RSF LAND & CATTLE CO. LLC PHONE: 505.897.7227

ADDRESS: 10200 CORRALES RD NW STE B-3 FAX: 505.897.1646

CITY: ABQ STATE NM ZIP 87114 E-MAIL: _____

Proprietary interest in site: DEVELOPER-OWNER List all owners: RSF LAND & CATTLE CO. LLC

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

ADDRESS: 8509 JEFFERSON NE FAX: 858.1118

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

DESCRIPTION OF REQUEST: DRB FINAL SIGN OFF OF EPC APPROVED SITE PLAN FOR BUILDING PERMIT

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. TR. MM-1-A Block: _____ Unit: _____

Subdiv. / Addn. SEVEN BAR RANCH

Current Zoning: C-2(SC) Proposed zoning: SAME

Zone Atlas page(s): B-14 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 6.20 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 101406506747820207 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: SEVEN BAR LOOP RD NW

Between: COTTONWOOD DR NW and OLD AIRPORT AVE NW

CASE HISTORY: Juanita Garcia, EPC Case Number

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): AX-85-28/C-85-34-

1(2)/SD-78-3-21, 04EPC-01035 - DRB# 1003384

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

SIGNATURE _____ DATE _____

(Print) RONALD R. BOHANNAN, P.E. _____ 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

04DRB 01874

Action

SBP

S.F.

PC3

Fees

\$ 20.00

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 20.00

Hearing date 12-15-04

[Signature] 12-7-04

Project # 1003384

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

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
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - 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.
 - 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
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line 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
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line 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.

Ronald R. Bohanan, P.E.
Applicant name (print)

[Signature]
Applicant signature / date



Form revised September 2001

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

Application case numbers
04 DRB - 01874

[Signature] 12-7-04
 Planner signature / date
Project # 1003384



TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

December 7, 2004

Ms. Sheran Matson
Planning Department
Development Review Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Attention: Juanita Vigil

RE: Project # 1003384
04EPC-01035 EPC Site Development Plan – Building Permit
LEGAL DESCRIPTION: for a portion of Tract MM-1, SEVEN BAR RANCH, zoned C-2 (SC), located on COTTONWOOD DRIVE NW, between SEVEN BAR LOOP RD NW and OLD AIRPORT AVE. NW, containing approximately 3 acre(s).

Dear Ms. Vigil:

Regarding your Notification of Decision for the above referenced project, the following are our responses to your conditions regarding approval.

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.

This is the letter requested.

2. General note number six of the submittal, shown on Sheet C1, which indicates, "No freestanding cell towers or antenna shall be permitted. Any wireless communications facilities shall be integrated into the building architecture" shall be removed. The allowance of wireless telecommunications facilities on the subject property is based on the site's zone category and not the site development plan for building permit and the regulations within the *Comprehensive City Zoning Code* will determine the type of wireless facilities that are allowed on the subject site.

This note was removed.

3. The submittal shall demonstrate a clear connection from the handicap off-street parking spaces to the building.

A handicap ramp is shown on the plan that connects to the front of the building shown on sheet C1.

4. The site shall contain an eight-foot wide pedestrian sidewalk along the entire width of the south side of the building as required in Section 14-16-3-18(C)(4) of the General Building and Site Regulations for Non-Residential Uses of the *Comprehensive City Zoning Guide*.

The sidewalk was widened to eight feet all along the front of the building as is shown on all sheets.

5. The submittal shall demonstrate the calculation for bicycle racks and shall illustrate the design of the bicycle racks.

The bicycle calculations were added to sheet C1 as well as a bike rack detail.

6. Information regarding the number of water closets shall be provided to determine if an outdoor gathering space of 300 square feet is required. If the number of water closets exceeds six, the submittal shall contain an outdoor gathering consistent with Section 14-16-3-18(C)(4) of the General Building and Site Regulations for Non-Residential Uses of the *Comprehensive City Zoning Code*.

This section of the code only refers to building size. The Ironstone Bank is under the 60,000 square foot threshold, therefore no outdoor gathering space is required.

7. Information regarding building colors shall be identified in general terms instead of the name given by the manufacturer.

General colors are shown on sheet A2.1 and are referenced by generic colors.

8. The dimension of the proposed windows and doors shall be specified on the submittal.

The dimensions are shown on sheet A2.1.

9. The site shall contain five outdoor seating spaces that shall be 24 inches in width and 15 inches in height and may be provided in the form of benches, raised planters, ledges or similar seating features. (*Comprehensive City Zoning Code*, Section 14-16-3-18(C)(3))

A bench is shown on sheet C1 on the south side of the building that meets this condition.

10. The measurement of the area of the proposed freestanding sign shall be provided, which includes the whole area of the sign, as defined in the *Comprehensive City Zoning Code* and not just the lettering of the sign.

The sign dimensions are shown on the free-standing sign detail on sheet C1 and to the best of our knowledge meets the code requirement.

11. The reference identifying the proposed freestanding sign as a "monument sign" shall be replaced with "freestanding sign" since there is no clear definition of a "monument sign."

The terminology for the sign was changed on sheet C1.

12. The submittal shall specify the exact location of the mechanical equipment and shall comply with Section 14-16-3-18(C)(5) of the General Building and Site Regulations for Non-Residential Uses.

The mechanical units are confined to an enclosed structure at ground level located on the northeast corner of the building as shown on sheet C1.

13. The landscape buffer along the northwest edge of the site, near the vehicular entrance on Cottonwood Drive shall contain 75% of living ground cover and 2" caliper shade tree.

Landscaping was added to this area and the general notes of the plan altered as shown on sheet L1.

14. The submittal must meet the following conditions of approval as specified by the City Engineer and the Public Works Department:

a. All requirements of the previous actions taken by the EPC and the DRB must be completed and / or provided for.

Changes required by EPC were made to the plans and sent to Tony Loyd at Public Works for his concurrence.

b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. 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).

An infrastructure list is included in this packet and details all of the permanent transportation facilities, the only requirement needed is a deceleration lane meets the site.

c. A Traffic Impact Study (TIS) is required and has been submitted previously for two different proposals. Therefore, the Applicant will need to look at the relationship between this proposal and the Traffic Impact Studies already completed for this site. Revision may be necessary.

Terry Brown completed an analysis and his letter to Tony Loyd is attached showing only the deceleration lane.

d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.

Our office is currently working with Tony Loyd to finalize the TIS. We believe this has met all of the previous TIS as no further mitigation is required.

e. Queuing analysis for this proposal is required to determine right turn lane and left turn lane requirements, throat lengths and adequate storage for the bank drive through.

A queuing analysis was completed and a 100 foot deceleration lane was added at the entrance on Seven Bar Loop Road as listed on the infrastructure.

f. Change the width of the proposed site driveway on Seven Bar Loop Road from 28' to 36'.

The width of the driveway was changed to reflect the 36 feet.

g. Provide cross access between tracts, if required.

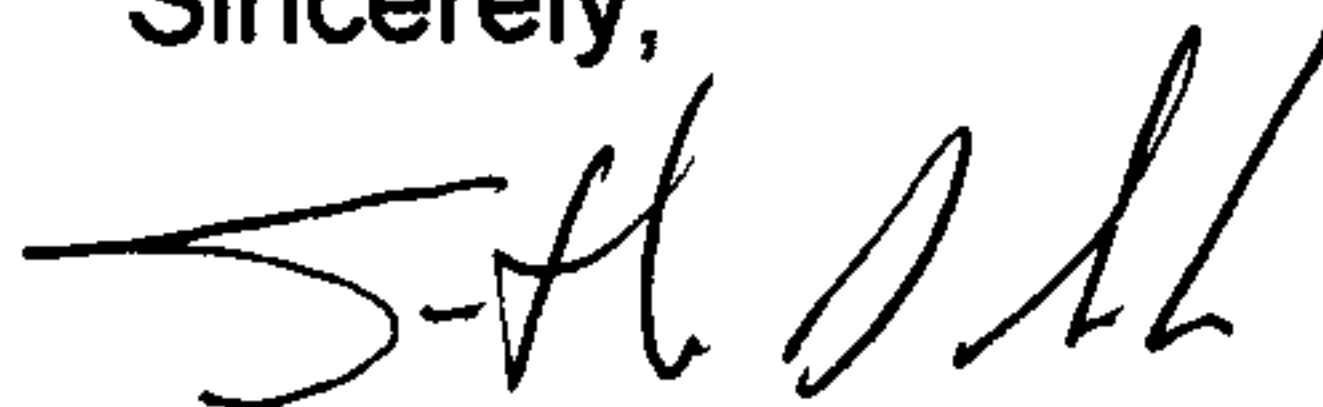
No cross-access between the tracts is required as agreed upon with the adjacent property owner's agent as stated for the record at the EPC hearing on August 19, 2004.

h. Site plan shall comply and be designed per DPM Standards.

We believe the site plan does comply with all current DPM Standards to the best of our knowledge.

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

Sincerely,



Jonathan Niski, EI

Enclosure/s

cc: Peter Bishop

JN: 24001
JN/bgd

Terry O. Brown, P.E.

P. O. Box 92051
 Albuquerque, NM 87199-2051
 (505) 883-8807 - Voice
 (303) 942-3600 - FAX
 e-mail: tobe@swcp.com



Tuesday, November 30, 2004

Tony Loyd
 City of Albuquerque Transportation Development
 600 2nd St. NW
 Albuquerque, NM 87102

Re: Kia Site Commercial Development (Seven Bar Loop / Cottonwood Dr.)

Dear Tony:

There is a proposed Ironstone Bank facility proposed at the northeast corner of Seven Bar Loop / Cottonwood Dr. That padsite is part of the proposed development formerly called "Kia Site Commercial Development" for which a Traffic Impact Study was submitted dated January 14, 2003. The Traffic Impact Study recommended dual westbound left turn lanes to be constructed as part of the offsite mitigation measures for the development. The project, however, does not contribute any new traffic to this movement. The table below demonstrates the Turning Movements Worksheet and shows the trip assignments through this intersection:

Kia Site Commercial Development (Seven Bar Loop / Cottonwood Dr.)
 Projected Turning Movements Worksheet
NM S.R. 528 | Ellison Dr.

INTERSECTION : E-W Street: NM S.R. 528 (3)
 N-S Street: Ellison Dr.
 Year of Existing Counts 2001
 Implementation Year 2005
 Growth Rates

	3.40%			3.40%			3.40%			3.40%		
	Eastbound (NM S.R. 528)			Westbound (NM S.R. 528)			Northbound (Ellison Dr.)			Southbound (Ellison Dr.)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	21	1,275	2	165	599	16	33	59	260	185	177	21
Background Traffic Growth	3	173	0	22	81	2	4	8	35	25	24	3
<i>Subtotal</i>	24	1,448	2	187	680	18	37	67	295	210	201	24
Lowe's Trips	0	20	0	0	17	3	0	0	0	3	0	0
<i>Subtotal (NO BUILD - A.M.)</i>	24	1,468	2	187	697	21	37	67	295	213	201	24
Percent Commercial Trips Generated(Entering)	0.00%	0.00%	7.30%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.34%	0.00%
Percent Commercial Trips Generated(Exiting)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.30%	3.34%	0.00%	0.00%	0.00%	0.00%
Percent Auto Dealership Trips Generated(Entering)	0.00%	0.00%	7.83%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.07%	0.00%
Percent Auto Dealership Trips Generated(Exiting)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.83%	2.07%	0.00%	0.00%	0.00%	0.00%
Total Trips Generated	0	0	23	0	0	0	13	6	0	0	10	0
Total AM Peak Hour BUILD Volumes	24	1,468	25	187	697	21	50	73	295	213	211	24

	Eastbound (NM S.R. 528)			Westbound (NM S.R. 528)			Northbound (Ellison Dr.)			Southbound (Ellison Dr.)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	49	860	23	382	842	92	60	185	279	135	158	28
Background Traffic Growth	7	117	3	52	115	13	8	25	38	18	21	4
<i>Subtotal</i>	56	977	26	434	957	105	68	210	317	153	179	32
Lowe's Trips	0	34	0	0	39	7	0	0	0	6	0	0
<i>Subtotal (NO BUILD - P.M.)</i>	56	1,011	26	434	996	112	68	210	317	159	179	32
Percent Commercial Trips Generated(Entering)	0.00%	0.00%	7.30%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.34%	0.00%
Percent Commercial Trips Generated(Exiting)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.30%	3.34%	0.00%	0.00%	0.00%	0.00%
Percent Auto Dealership Trips Generated(Entering)	0.00%	0.00%	7.83%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.07%	0.00%
Percent Auto Dealership Trips Generated(Exiting)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.83%	2.07%	0.00%	0.00%	0.00%	0.00%
Total Trips Generated	0	0	50	0	0	0	53	23	0	0	23	0
Total PM Peak Hour BUILD Volumes	56	1,011	76	434	996	112	121	233	317	159	202	32

	Entering	Exiting	
Number of Commercial Trips Generated	263	169	A M 100% Commercial Development
	650	666	P M.
Number of Auto Dealership Trips Generated	52	19	A M. 100% Auto Dealership Development
	35	53	P M.

Re: Kia Site Commercial Development (Seven Bar Loop / Cottonwood Dr.)

Therefore, based on the Traffic Impact Study for this project prepared in January, 2003, this site is not expected to add any additional traffic volumes to the westbound left turn movement on NM 528 at Ellison Dr.

The proposed banking facility is an approximately 5,200 S.F. building with three drive-up windows. The projected trip generation rate is summarized in the following table:

***Ironstone Bank (Seven Bar Loop / Cottonwood Dr.)
 Trip Generation Data***

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		ENTER	EXIT	ENTER	EXIT
	GROSS				
	Units				
Walk-In Bank (911)	5.20	56	56	109	109
	1,000 S.F.				

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = \begin{matrix} 420 (X) + 0 \\ 50\% \text{ Enter,} & 50\% \text{ Exit} \end{matrix}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = \begin{matrix} 21.49 (X) + 0 \\ 50\% \text{ Enter,} & 50\% \text{ Exit} \end{matrix}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = \begin{matrix} 42.02 (X) + 0 \\ 50\% \text{ Enter,} & 50\% \text{ Exit} \end{matrix}$$

Based on the January, 2003 Traffic Impact Study, approximately 59.48% of the trips entering this facility will enter from the east on Seven Bar Loop. Therefore, during the PM Peak Hour, approximately 65 vehicles per hour will travel west on Seven Bar Loop to the south driveway of this project and make a right turn into the facility from Seven Bar Loop. Seven Bar Loop is a collector road on the Long Range Roadway System Map for the Albuquerque Metropolitan Planning Area. The Development Process Manual states that a right turn deceleration lane is required for any driveway on an arterial street having an entering right turn volume of 60 or more. Assuming that Seven Bar Loop is an arterial street, then a right turn deceleration lane is warranted at this driveway. The length of the right turn deceleration lane is required to be 100 feet long plus a 150'-150' reverse curve transition. The width of the right turn deceleration lane should be 12 feet. This segment of Seven Bar Loop is designated for a Bike Lane. The design of the new right turn deceleration lane should accommodate a bike lane.

Page 3 of 3

Tony Loyd

Tuesday, November 30, 2004

Re: Kia Site Commercial Development (Seven Bar Loop / Cottonwood Dr.)

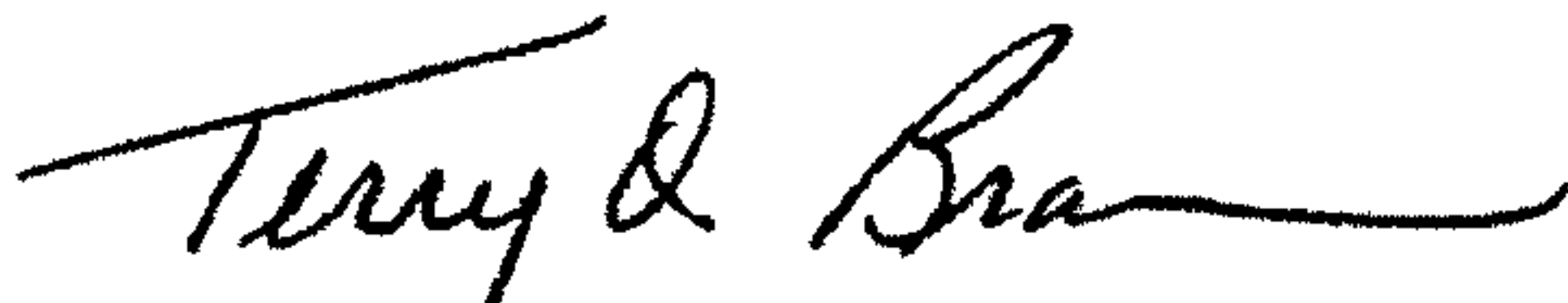
The findings of this analysis are that:

- 1) this new banking facility will not contribute any additional volume to the exiting westbound left turn movement on NM S.R. 528 at Ellison Dr.
- 2) A westbound right turn deceleration lane is warranted on Seven Bar Loop Rd. at the proposed driveway to the Ironstone Bank. The right turn deceleration lane is required to be constructed to a length of 100 feet plus a 150'-150' reverse curve transition. Provision should be made for a bike path between the westbound thru lane and the westbound right turn deceleration lane on Seven Bar Loop at the driveway.

Attached is a preliminary site plan for Ironstone Bank for your information.

Please call if you have questions or need additional information.

Sincerely Yours,



Terry O. Brown

cc: Jon Niski, Tierra West, LLC
Ron Bohannon, Tierra West, LLC

attachments as noted



W 24001

1 Remson Bank

CC: Peter Bishop

Jan Phyllis

DRB

12/20/04

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: August 20, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003384***
04EPC-01035 EPC Site Development Plan-
Building Permit

RSF Land & Cattle Company LLC
10200 Corrales Rd. NW
Albuq. NM 87114

LEGAL DESCRIPTION: for a portion of Tract MM-1, **SEVEN BAR RANCH**, zoned C-2 (SC), located on COTTONWOOD DRIVE NW, between SEVEN BAR LOOP RD NW and OLD AIRPORT AVE. NW, containing approximately 3 acre(s). (B-14) Juanita Vigil, Staff Planner

On August 19, 2004 the Environmental Planning Commission voted to approve Project 1003384/ 04EPC 01035, a Site Development Plan for Building Permit, for a portion of Tract MM-1, Seven Bar Ranch, located at Cottonwood DR NW between Seven Bar Loop and Old Airport Ave NW, zoned C-2 (SC) and containing approximately 2.48 acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for a portion of Tract MM-1, Seven Bar Ranch, located at Cottonwood DR between Seven Bar Loop and Old Airport Ave, zoned C-2 (SC) and containing approximately 2.48 acres. The applicant intends on subdividing the subject site and constructing a 5,216 square foot bank with drive-through facilities, off-street parking, signs and landscaping.
2. The proposed uses will meet Policy 5a, Established Urban of the *Comprehensive Plan* and will allow a full range of urban land uses. The applicant is proposing a drive-through facility, which is a permissive use in the site's zone category.
3. The site's zone category does allow the proposed uses, which will allow commercial development to occur where commercially zoned property exists, (*Policy 5j, Established Urban, Comprehensive Plan*).

4. The subject site is within the only designated Regional Center as identified in the *West Side Strategic Plan*. A Regional Center is defined in the *West Side Strategic Plan* as “a concentration of land uses that includes multi-family, employment, residential, and commercial areas which contain the highest intensities and building mass in the metropolitan area. A Regional Center serves an entire region and outlying communities that rely on the metropolitan area for employment, services, entertainment, etc. A Regional Center is characterized by convenient mass transit, pedestrian and other amenities, and is specifically designated by the city for special actions and policies to facilitate its purpose and function.”
5. The proposed use is a non-residential development allowing for employment services and is appropriate within the West Side’s only Regional Center (Policy 1.6 & 3.2, *West Side Strategic Plan*). The subject site will have connections to adjacent transit systems along with bicycle/pedestrian linkages as require in Policy 3.3 of the *West Side Strategic Plan*.
6. The design of the overall site and building exceeds the Design Guidelines of the *Seven Bar Ranch Sector Development Plan*.
7. The proposed submittal meets the elements of a site development of building permit as defined in the *Comprehensive City Zoning Code*.
8. The property to the east of the site was required by the EPC and DRB to provide a cross access easement between that property and the site.
9. City Transportation has agreed that the property to the east shall be permitted a minimum of one additional access point to Seven Bar Loop per DPM standards.

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. General note number six of the submittal, shown on Sheet C1, which indicates, “No Freestanding cell towers or antenna shall be permitted. Any wireless communications facilities shall be integrated into the building architecture” shall be removed. The allowance of wireless telecommunications facilities on the subject property is based on the site’s zone category and not the site development plan for building permit and the regulations within the *Comprehensive City Zoning Code* will determine the type of wireless facilities that are allowed on the subject site.

3. The submittal shall demonstrate a clear connection from the handicap off-street parking spaces to the building.
4. The site shall contain an eight-foot wide pedestrian sidewalk along the entire width of the south side of the building as required in Section 14-16-3-18(C)(4) of the General Building & Site Regulations for Non-Residential Uses of the *Comprehensive City Zoning Code*.
5. The submittal shall demonstrate the calculation for bicycle racks and shall illustrate the design of the bicycle racks.
6. Information regarding the number of water closets shall be provided to determine if an outdoor gathering space of 300 square feet will be required. If the number of water closets exceeds six, the submittal shall contain an outdoor gathering consistent with Section 14-16-3-18(C)(4) of the General Building & Site Regulations for Non-Residential Uses of the *Comprehensive City Zoning Code*.
7. Information regarding building colors shall be identified in general terms instead of the name given by the manufacturer.
8. The dimension of the proposed windows and doors shall be specified on the submittal.
9. The site shall contain five outdoor seating spaces that shall be 24 inches in width and 15 inches in height and may be provided in the form of benches, raised planters, ledges or similar seating features. (*Comprehensive City Zoning Code*, Section 14-16-3-18 (C)(3))
10. The measurement of the area of the proposed freestanding sign shall be provided, which includes the whole area of the sign, as defined in the *Comprehensive City Zoning Code* and not just the lettering of the sign.
11. The reference identifying the proposed freestanding sign as a "monument sign" shall be replaced with "freestanding sign" since there is no clear definition of a "monument sign."
12. The submittal shall specify the exact location of the mechanical equipment and shall comply with Section 14-16-3-18(C)(5) of the General Building & Site Regulations for Non-Residential Uses.
13. The landscape buffer along the northwest edge of the site, near the vehicular entrance on Cottonwood Dr, shall contain 75% of living ground cover and a 2" caliper shade tree.
14. The submittal must meet the following conditions of approval as specified by the City Engineer and the Public Works Department:
 - a. All the requirements of previous actions taken by the EPC and 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 building permit. 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) is required and has been submitted previously for two different proposals. Therefore, the Applicant will need to look at the relationship between this proposal and the Traffic Impact Studies already completed for this site. Revision may be necessary.
- d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- e. Queuing analysis for this proposal is required to determine right turn lane and left turn lane requirements, throat lengths and adequate storage for the bank drive through.
- f. Change the width of the proposed site driveway on Seven Bar Loop Road from 28' to 36'.
- g. Provide cross access between tracts, if required.
- h. Site plan shall comply and be designed per DPM Standards

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY SEPTEMBER 3, 2004 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 IS 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 it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DECISION
AUGUST 19, 2004
PROJECT #1003384
PAGE 5 OF 5

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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

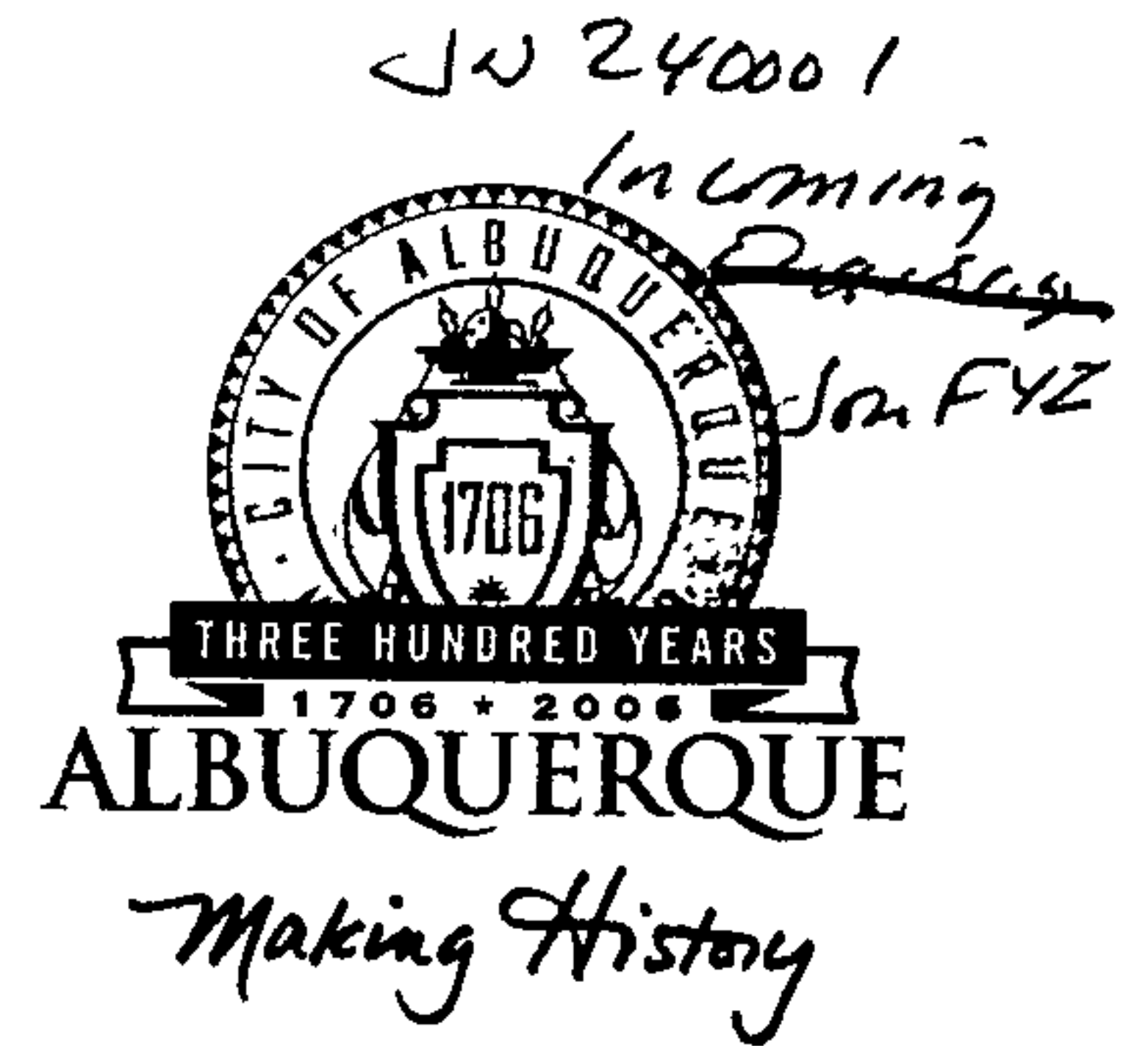
Sincerely,


for Richard Dineen
Planning Director

RD/JV/ac

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113
Jim Strozier, 924 Park Ave. SW, Albuquerque, NM 87102

CITY OF ALBUQUERQUE



October 29, 2004

Ron Bohannon, PE
Tierra West LLC
8509 Jefferson NE
Albuquerque, NM 87113

Re: Ironstone Bank Drainage Report
Engineer Stamp date 9-16-04 (B14/D11)

Dear Mr. Bohannon,

P.O. Box 1293

Based on information provided in your submittal dated 9-17-04, the above referenced report is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

New Mexico 87103

Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan per the DPM checklist will be required.

www.cabq.gov

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham

Bradley L. Bingham, PE
Principal Engineer, Planning Dept
Development and Building Services

C: *chuck Caruso*
file

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

PAID RECEIPT

APPLICANT NAME RSF Land & Cattle Co
AGENT Tierra west LLC
ADDRESS 8509 Jefferson NE
PROJECT & APP # 1003384/04DRB 01874
PROJECT NAME Seven Bar No TRMM-1A

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

12/7/2004 11:01AM LOC: ANNX
RECEIPT# 00032907 WSH 008 TRANS# 0028
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$65.00
J24 Misc \$20.00

Thank You

16 Complete
10/4/04
[Signature]



2nd Blue Sheet

DRB CASE ACTION LOG
REVISED 2/5/04

Agent Replaced Original

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

DRB Application No.: 04DRB-00570 (P&F)	Project # 1003384
Project Name: SEVEN BAR RANCH	
Agent: Tierra West LLC	Phone No.: 858-3100

Project Number 1003384

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

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____
cross-lot drainage esmt & NMA Inc signature
BUB 7/12/04 *ok BUB glabon*
on the plat

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

16



DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB-00570 (P&F)	Project # 1003384
Project Name: SEVEN BAR RANCH	
Agent: Tierra West LLC	Phone No.: 858-3100

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

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____
 cross-lot drainage esmt & TMMU Inc signature

 _____ *on the plat*

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number

1003384



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 21, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:50 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 # 1000131**
04DRB-00460 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROADWAY DEVELOPMENT CO. request(s) the above action(s) for all or a portion of **BROADWAY INDUSTRIAL CENTER, UNIT 2**, zoned SU-2 HM, located on SAN JOSE AVE, between BROADWAY BLVD and I-25 containing approximately 45 acre(s). [REF: DRB-97- 271, 04DRB-00383] (M-14) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000364**
04DRB-00448 Major-Two Year SIA
- BRET OR DEBRA A TABOR request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) 1-B-1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NE, between BURMA NE and LINN AVE NE containing approximately 1 acre(s). [REF: DRB-97-396, 00410-00363] (L-22) **TWO-YEAR EXTENSION OF THE**
3. **Project # 1000515**
04DRB-00444 Major-Two Year SIA –
Procedure "B" Modified
- WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) B, **MIREHAVEN ARROYO, THE CROSSING**, zoned SU-2/R-LT, located west of UNSER BLVD NW, between LADERA DR NW and TIERRA PINTADA ST containing approximately 50 acre(s). [REF: 00420-00632, 00440-00631, 02500-00159] (H-9) **TWO-YEAR EXTENSION OF**
4. **Project # 1003354**
04DRB-00458 Major-Vacation of Public
Easements
04DRB-00457 Major-Preliminary Plat
Approval
04DRB-00459 Minor-Temp Defer SDWK
04DRB-00461 Minor-Sidewalk Waiver
- ISAACSON & ARFMAN P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A, THE TRAILS, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**), zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 1002962, 03DRB-01528] (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/24/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: AN APPROVED PERIMETER WALL SUBMITTAL IS REQUIRED PRIOR TO CONSTRUCTION TAKING PLACE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAVIER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003353**
04DRB-00454 Major-Vacation of Public Easements
04DRB-00452 Major-Preliminary Plat Approval
04DRB-00456 Minor-Sidewalk Waiver
04DRB-00453 Minor- Temp Deferral of Sidewalk

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B, THE TRAILS, (To be known as **HERITAGE @ THE TRAILS, UNIT 2**, zoned R-D, located on PASEO DEL NORTE BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 10 acre(s). [REF: 1002962, 03DRB-01528 (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/24/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: AN APPROVED PERIMETER WALL SUBMITTAL IS REQUIRED PRIOR TO CONSTRUCTION TAKING PLACE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK WAIVER EXHIBIT HAS BEEN REVISED TO SHOW LOT 27 IS NOT TO BE INCLUDED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

6. **Project # 1001074**
04DRB-00564 Minor-SiteDev Plan
BldPermit/EPC

LEE GAMELSKY ARCHITECTS P.C. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) R-1A, C1, **ROBERSON RANCH** and Tract(s) F, **MARIAN ROCCO**, zoned SU-1 FOR MPOS, located on COORS BLVD NW, between BOSQUE MEADOWS NW and LA ORILLA NW containing approximately 56 acre(s). [REF: 04EPC-00129, Z-88-20, DRB-94-104, DRB-97-145, V-97-52, 01EPC-00244, 01DRB-00614] [**Debbie Stover, EPC Case Planner**] (D-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1002459**
04DRB-00566 Minor-SiteDev Plan
BldPermit/EPC
04DRB-00567 Minor- SitePlan Subd/EPC
- TIERRA WEST LLC agent(s) for SCM PROPERTY COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) 358 & 359 and a portion of Tract(s) A21, **W. H. BRUNELL ADDITION & UNIT 8 ATRISCO GRANT**, zoned SU-1 COMMUNITY DEVELOPMENT C-2 USES & TRUCK TERM, located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 8 acre(s). [REF: Z-71-204, Z-77-155, 03EPC-00159, 03EPC-00160, 03EPC-02187] [Juanita Vigil, EPC Case Planner] (H-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**
8. **Project # 1003378**
04DRB-00559 Minor-SiteDev Plan
BldPermit
- GORDON HALL ARCHITECT agent(s) for JOE GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4, **VOLCANO BUSINESS PARK, PHASE 1**, zoned SU-1 special use zone, for C-1 & IP, located on TODOS SANTOS ST NW, between OURAY RD NW and LADERA DR NW containing approximately 1 acre(s).[REF:Z-80-87-6] [Deferred from 4/21/04] (G-10) **DEFERRED AT THE AGENT'S REQUEST TO 5/5/04.**
9. **Project # 1003383**
04DRB-00569 Minor-SiteDev Plan
BldPermit
- MULLEN HELLER ARCHITECTURE PC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 3-C, **LANDS OF LOS ANGELES INVESTORS**, zoned SU-2, M1, located on PASEO DEL NORTE FRONTAGE RD NE, between JEFFERSON NE and INTERSTATE 25 containing approximately 2 acre(s). [Deferred from 4/21/04] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

10. **Project # 1003012**
04DRB-00523 Minor-SiteDev Plan
BldPermit/EPC

WILLIAM MCCONNELL ARCHITECT agent(s) for TOWER ROAD BAPTIST CHURCH, BILL PADILLA request(s) the above action(s) for all or a portion of Lot(s) 430, TOWER ROAD BAPTIST CHURCH, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned SU-1 special use zone Church Facility, located on 86th STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). [REF: 03EPC-01675, 03EPC-01796] **[Mary Piscitelli, EPC Case Planner]** *[Deferred from 4/14/04]* (L-9) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

11. **Project # 1002423**
04DRB-00565 Minor-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for CENTEX HOMES, request(s) the above action(s) for all or a portion of Tract(s) E-1, **EL RANCHO GRANDE, UNIT 10**, zoned R-2 for R-T and R-LT, located on CARTAGENA AVE SW, between GIBSON BLVD SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1002663**
04DRB-00552 Major-Final Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP, request(s) the above action(s) for all or a portion of Tract(s) E, NEW MEXICO CREDIT CORPORATION, **EL PORVENIR**, zoned C-3, located on BROADWAY NE, between LOMAS BLVD NE and MARBLE NE containing approximately 2 acre(s). (J-14) **FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE.**

13. **Project # 1002798**
04DRB-00572 Minor-Vacation of Private Easements
- ADVANCED ENGINEERING & CONSULTING agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) 83-A-2, M.R.G.C.D. MAP 34, Tract(s) A, **RIMA ADDITION**, and Tract(s) A-1, **LANDS OF CONRADO GARCIA**, zoned C-2, located on CANDELARIA RD NW, between 12TH ST NW and RIO GRANDE BLVD NW containing approximately 3 acre(s). [REF: Z-72-Z16, 03DRB-01122, 03EPC-01673, 03EPC-01674] (G-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
14. **Project # 1003381**
04DRB-00561 Minor-Prelim&Final Plat Approval
- SURV-TEK, INC agent(s) for CUMMINS ROCKY MOUNTAIN, LLC request(s) the above action(s) for all or a portion of Block(s) 10-A, Tract(s) 6-A, **FRANCISCAN ACRES**, zoned SU-2 / M-1, located on INDIAN SCHOOL RD NE, between COMMERCIAL ST NE and BROADWAY BLVD NE containing approximately 6 acre(s). [REF: DRB-99-240, V-99-78] (H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS SECTION TO EVALUATE DEDICATION REQUIREMENTS AND RADIUS DEDICATIONS AND PLANNING FOR AGIS DXF FILE.**
15. **Project # 1002848**
04DRB-00571 Minor-Final Plat Approval
- TIERRA WEST LLC agent(s) for PJ DEVELOPMENT COMMERCIAL CONSTRUCTION request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2, SU-1 AUTO SALES SERVICE REP, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY NE and SAN PEDRO DRIVE NE containing approximately 5 acre(s). [REF: 1002201, DRB-95-74, 03DRB-01270] (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL SUBMITTAL AND PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1003384**
04DRB-00570 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) TR.MM-1, **SEVEN BAR RANCH**, zoned C-2 (SC), located on SEVEN BAR LOOP RD NW, between COTTONWOOD DR NW and OLD AIRPORT AVE NW containing approximately 7 acre(s). [REF: AX-85-28, Z-85-34-1(2 SD-78-3-2, Z-93-35, CZ-85-72] (B-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND NEW MEXICO UTILITIES INC. SIGNATURE ON THE PLAT.**

17. **Project # 1003291**
04DRB-00528 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] [*Deferred from 4/14/04*] (H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1003260**
04DRB-00213 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for STEVEN KANIG request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LANDS OF ALBUQUERQUE BOARD OF REALTORS**, zoned C-3, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and INDIAN SCHOOL BLVD NE containing approximately 3 acre(s). [*Was Indefinitely deferred at the agent's request on 2/24/04*] (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/21/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

19. **Project # 1003133**
03DRB-02076 Minor- Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M,N,P, **FRANKLIN PLAZA**, zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and CENTRAL NE containing approximately 9 acre(s). [REF: Z-88-53] [Deferred from 1-7-04] *[The Final Plat was Indefinitely Deferred on 1/21/04]* (L-22) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

20. **Project # 1002798**
04DRB-00562 Minor-Sketch Plat or Plan
- MARQUEZ SURVEYING, agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) A, RIMA ADDITION AND Tract(s) A, **LANDS OF CONRADO GARCIA**, zoned C-2, RA-2, located on CANDELARIA NW, between SAN ISIDRO NW and LVA'S LANE NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1003280**
04DRB-00568 Minor-Sketch Plat or Plan
- TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 168, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned R-1, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003382**
04DRB-00563 Minor-Sketch Plat or Plan
- ENCINO DEVELOPMENT & MANAGEMENT c/o MAC MANAGEMENT, request(s) the above action(s) for all or a portion of Tract(s) A-1, **LADERA HEIGHTS SUBDIVISION**, zoned R-3, located on the east side of LADERA RD NW, north of SEQUOIA NW and containing approximately 4 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. Approval of the Development Review Board Minutes for April 7, 2004. **THE APRIL 7, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 11:50 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
April 221, 2004
Comments**

ITEM # 16

PROJECT # 1003384

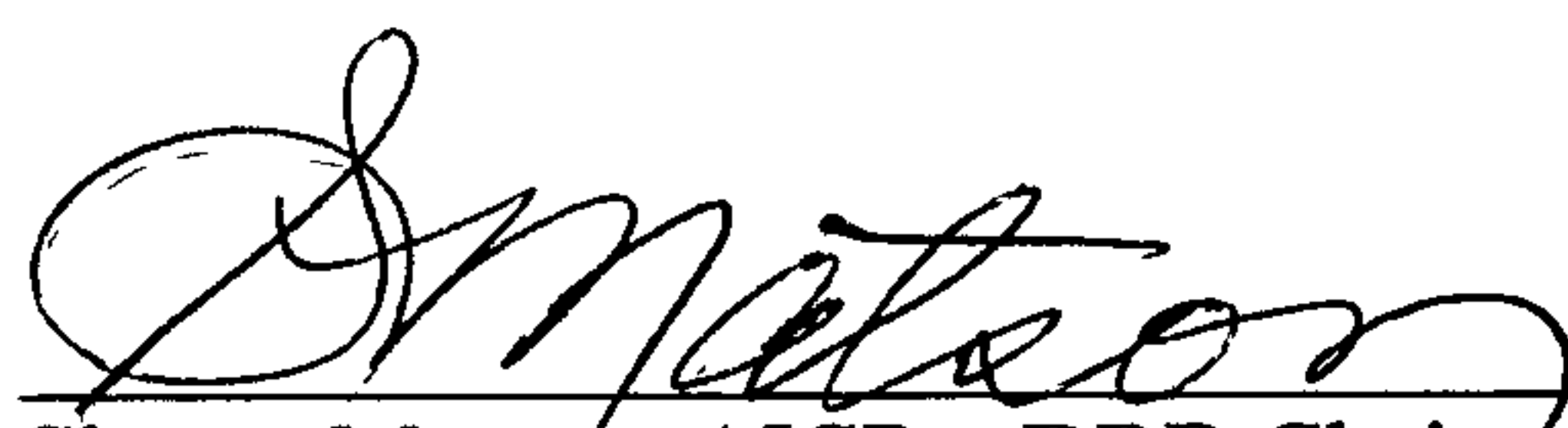
APPLICATION # 04-00570

RE: Tract MM-1, Seven Bar Ranch/minor plat

The zoning must appear on the plat under "General Notes" as per the Subdivision Ordinance.

The Planning Director has already given his permission to replat this SC zoned property prior to any site plan applications. However, the zoning does require site planning prior to development.

The AGIS dxf approval has occurred. Applicant may file the plat. Be sure Planning receives a copy of the plat after it's recorded to close the file.



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



City of Albuquerque
CITY OF ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003384

AGENDA ITEM NO: 16

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

A cross-lot easement is required.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: April 21, 2004

16

3384

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1003384
 Subdivision Name Seven-Bar Ranch, MM-1-A, MM-1-B
 Surveyor Russ Hugg
 Company/Agent Tierra West
 Contact Person Karen Kline Phone # 858-3100 email _____

DXF Received Date: 4/13/04
 Hard-Copy Date: 4/13/04

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

Patricia M. Copt
 Approved

4/13/04
 Date

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

AGIS Use Only Copied cov <u>3384</u> to agiscov.	Date: <u>4/13/04</u>	Contact person Notified on: <u>4/13/04</u>
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City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

APPLICANT INFORMATION:

NAME: RSF LAND & CATTLE COMPANY LLC PHONE: 505.897.7227
 ADDRESS: 10200 CORRALES ROAD NW STE B-3 FAX: 505.897.1646

CITY: ABQ STATE NM ZIP 87114 E-MAIL: _____

Proprietary interest in site: DEVELOPER-OWNER List all owners: RSF LAND & CATTLE COMPANY LLC

AGENT (if any): TIERRA WEST LLC PHONE: 858-3100
 ADDRESS: 8509 JEFFERSON NE FAX: 858-1118

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

DESCRIPTION OF REQUEST: **MINOR PRELIMINARY/FINAL PLAT FOR LOT SPLIT**

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. TR. MM-1 Block: _____ Unit: _____

Subdiv. / Addn. SEVEN BAR RANCH

Current Zoning: C-2 (SC) Proposed zoning: SAME

Zone Atlas page(s): B-14 No. of existing lots: _____ No. of proposed lots: _____

Total area of site (acres): 6.2034 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 101406506747820207 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: SEVEN BAR LOOP RD NW

Between: COTTONWOOD DRIVE NW and OLD AIRPORT AVE 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.): AX-85-28/Z-85-34-1(2)/SD-78-3-2/Z-93-35/CZ-85-72

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

SIGNATURE [Signature] DATE 4/8/04
 (Print) RONALD R. BOHANNAN, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

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

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p> <p><u>Les Duranclaux</u> Planner signature / date</p>	<p>Application case numbers</p> <p><u>04DRB</u> - <u>00570</u></p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>Hearing date <u>April 21, 2004</u></p> <p><u>4-13-04</u></p>	<p>Action</p> <p><u>P4F</u></p> <p><u>CMF</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>285.00</u></p> <p>\$ <u>20.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total \$ <u>305.00</u></p>
<p>Project # <u>1003384</u></p>				

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 Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

N/A 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

N/A 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

N/A Infrastructure list if required (verify with DRB Engineer)

NO INTERNAL ROUTING

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

- Letter briefly describing, explaining, and justifying the request

- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.

- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended

- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

Ronald R. Bohannon, P.E.
Applicant name (print)
[Signature]
Applicant signature / date



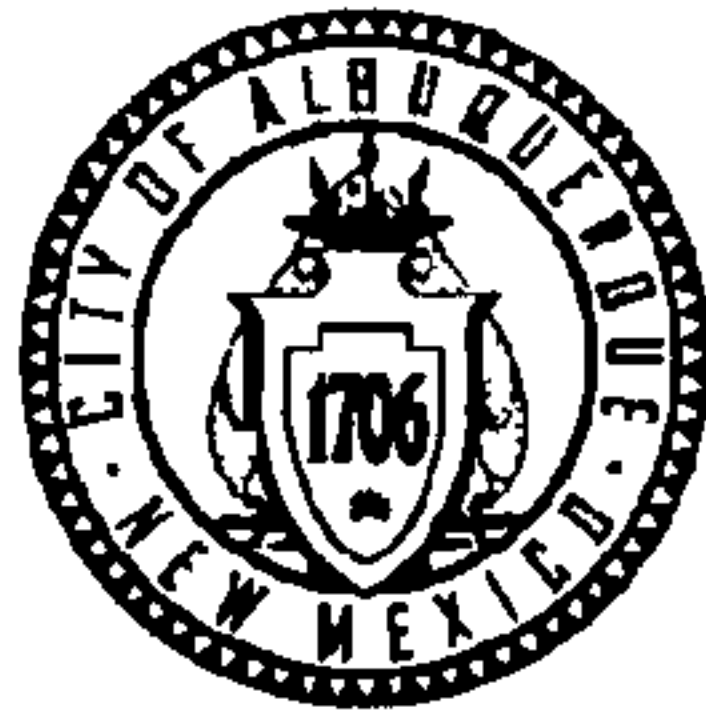
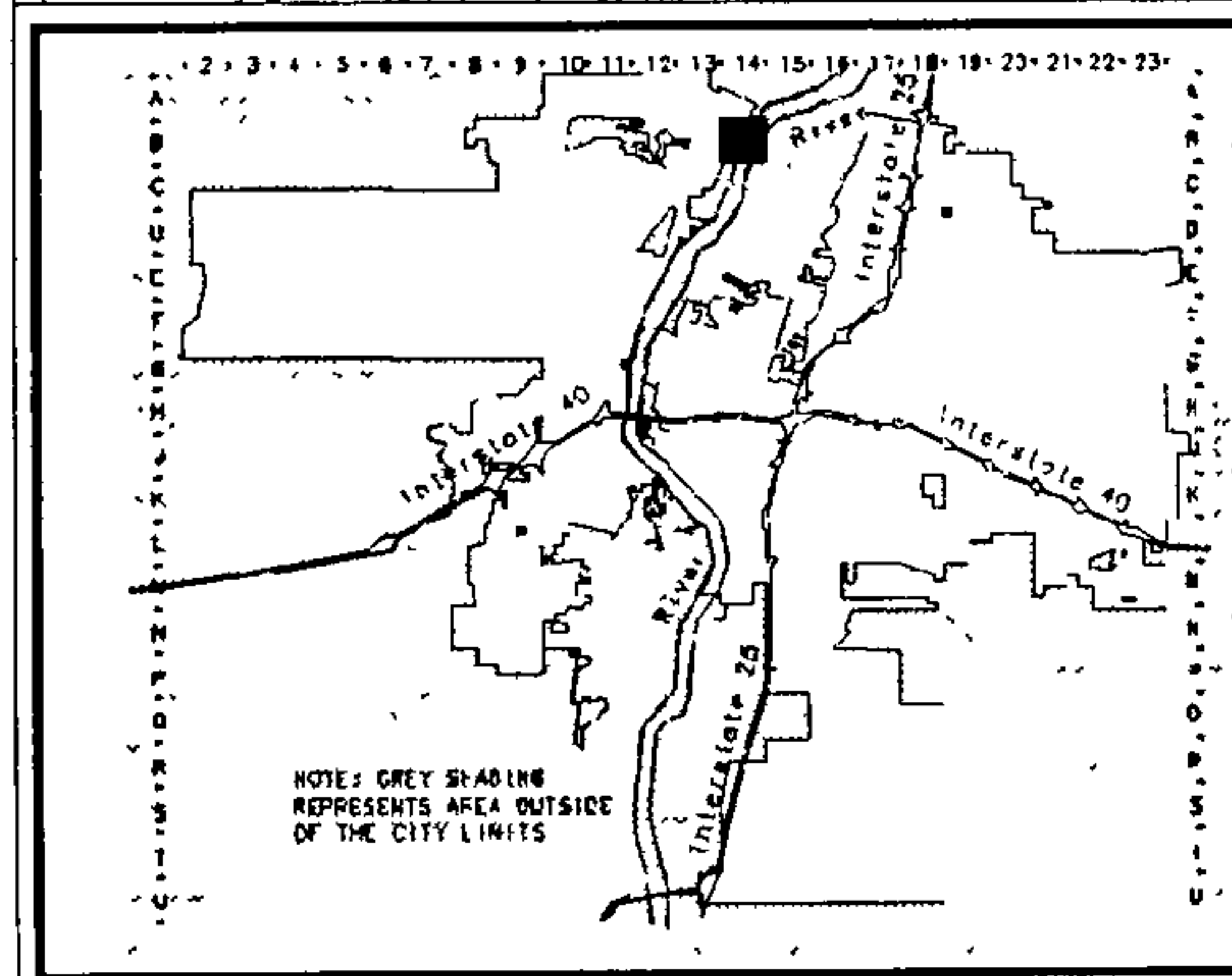
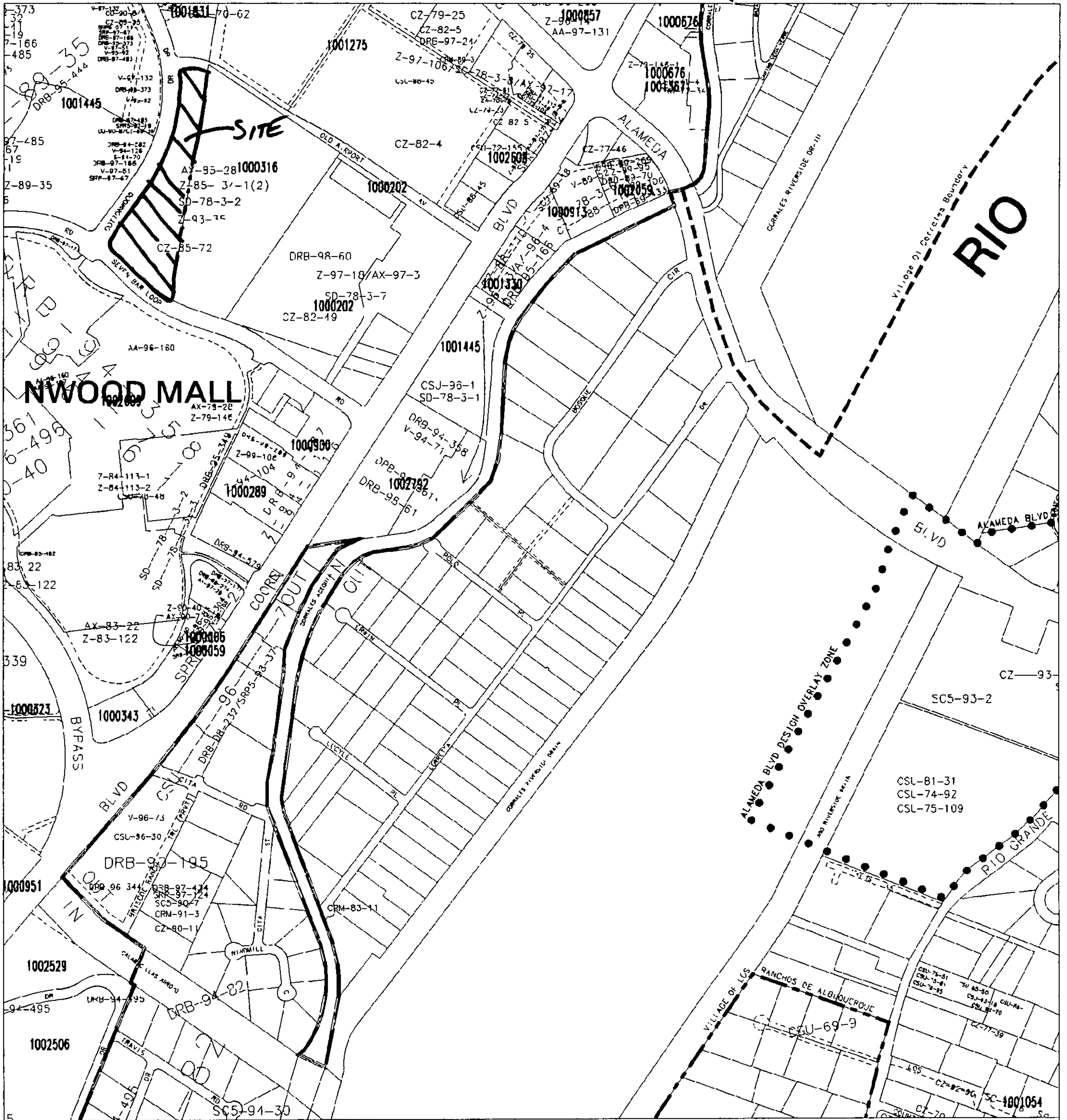
Form revised 10/03

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

Application case numbers
04DRB - 00570

[Signature] 4-13-04
Planner signature / date

Project # 1003384



A G I S
 Geographic Information Systems
 PLANNING DEPARTMENT

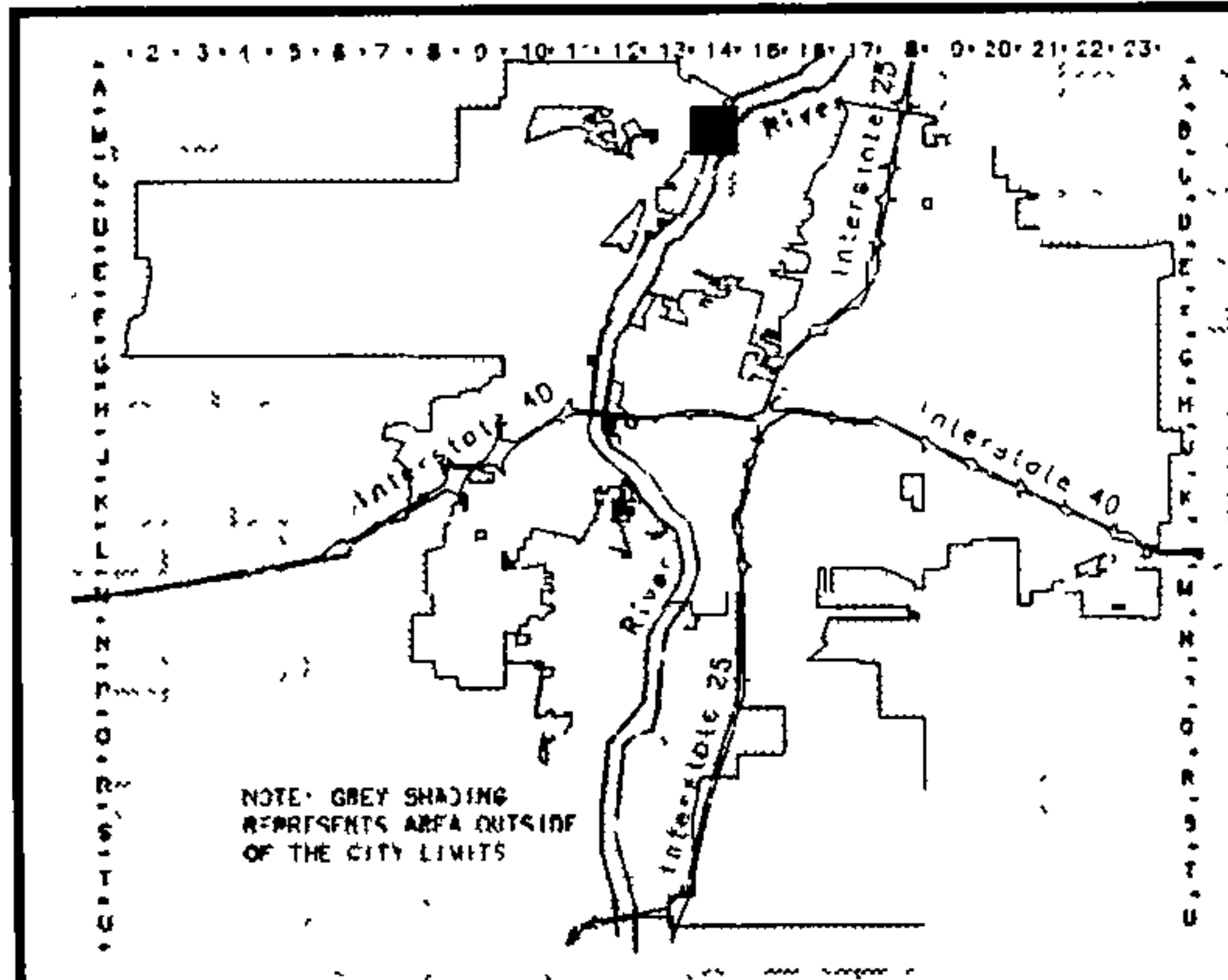
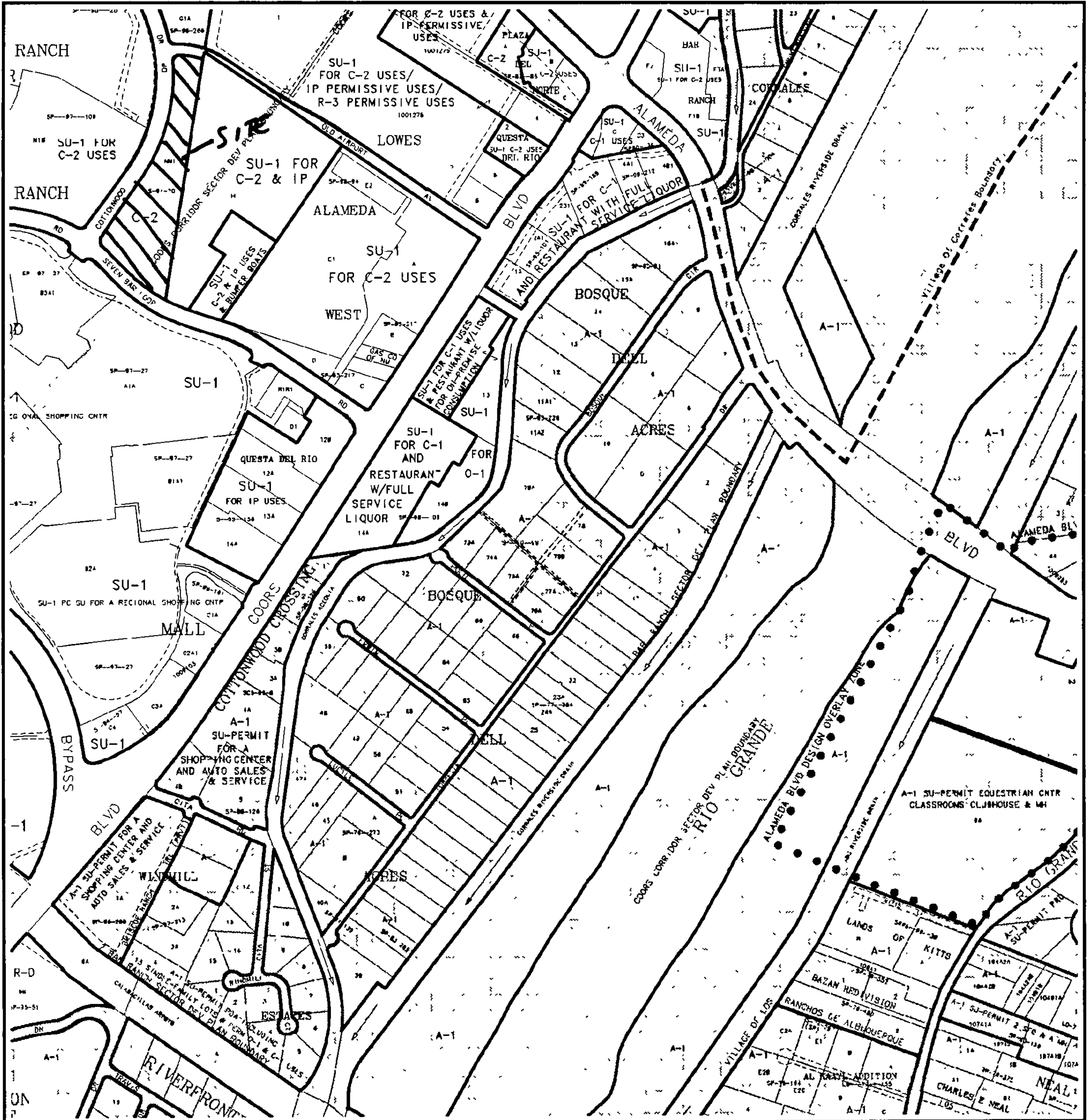
© Copyright 2004

History Map

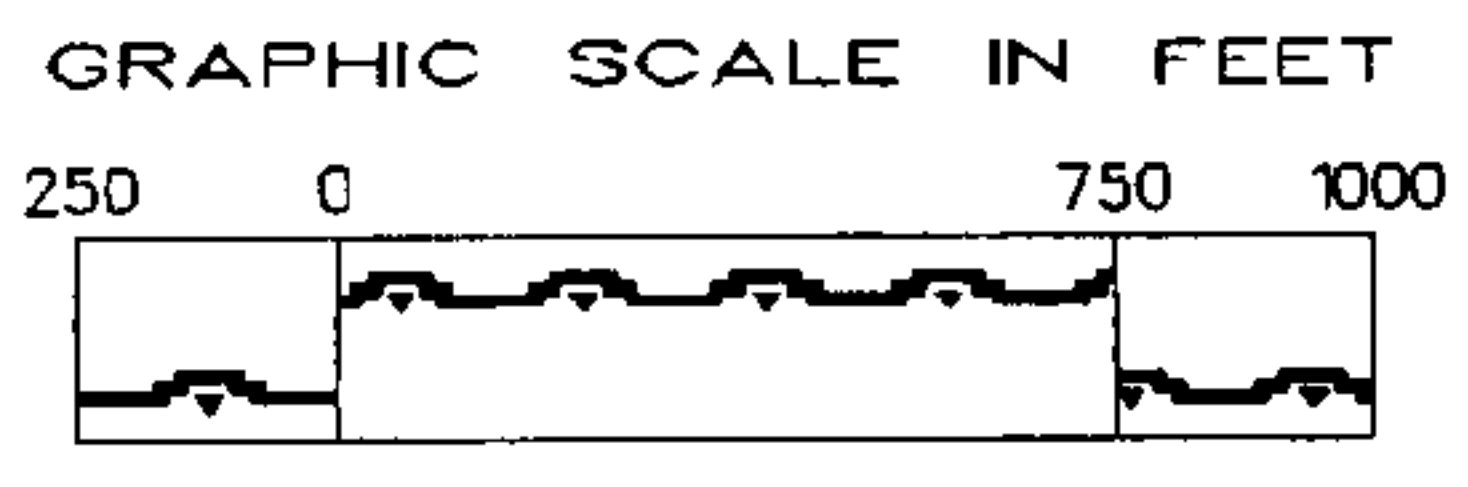
B-14

January 13, 2004

Scale is Approximately 1" = 750'



CITY OF
Albuquerque
A buquerque G eographic I nformation S ystem
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page


B-14-Z

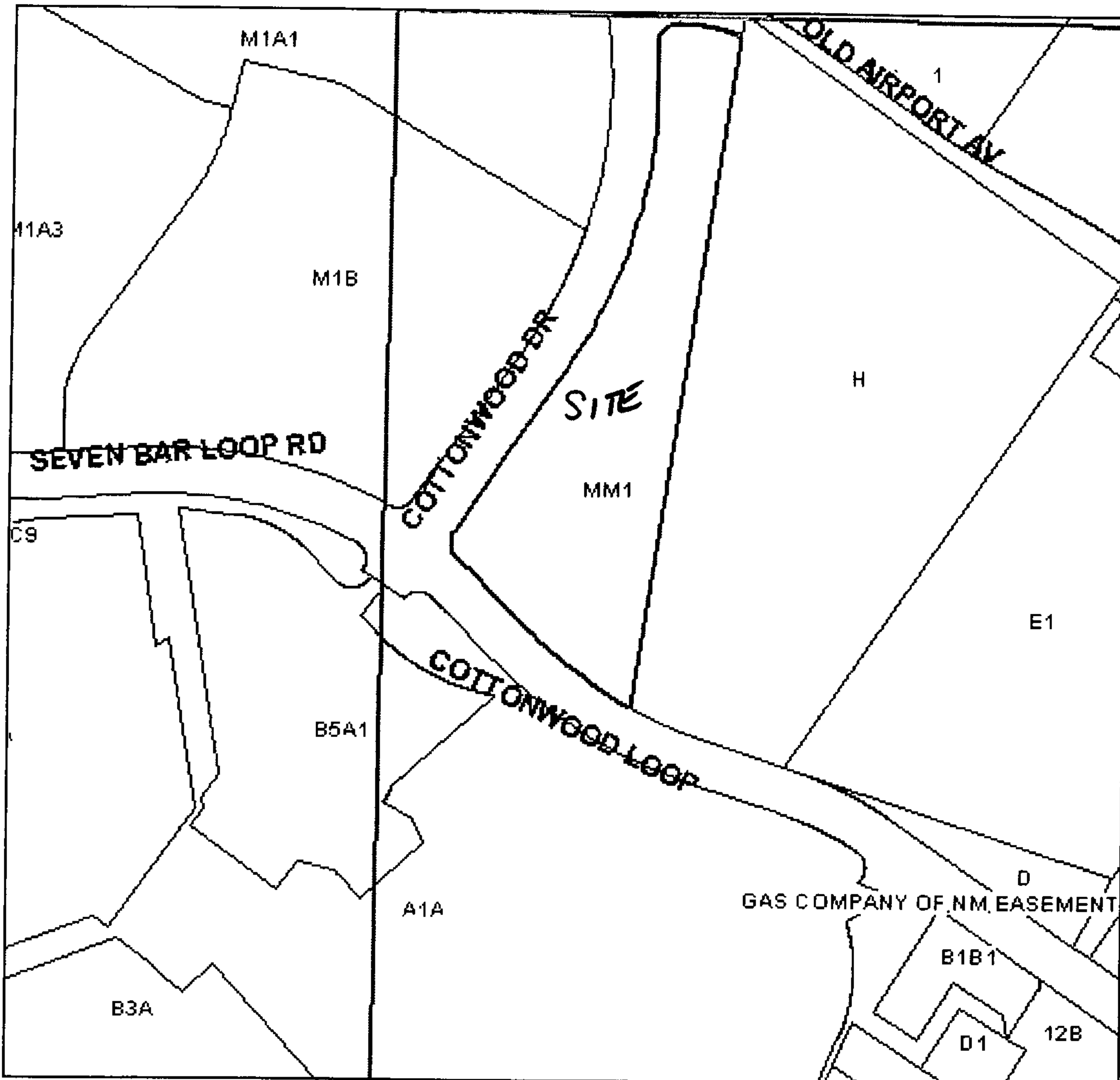
Map Amended through July 31, 2003

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Zoom In
 Id Address
 Id ZM
 Pan
 Zoom Out

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- 
- NBR BOUNDARY
- COMMUNITY PLA
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS
- ZIP CODES
- COUNCIL DISTRI
- FLOOD ZONES (d
- PARCELS
- CONTROL STATIC
- SENATE DIST.
- REPRESENTATIVI
- COUNTY COMMIS
- DIST.
- PARCEL ADDRESS
- CRIMINAL ACTIV
- PUBLIC FACILITI
- LAND USE
- 1960 CITY LIMIT
- LANDFILLS/BUFF
- CRP LOCATIONS



ReDraw Screen

SHOW LOCATION

SHOW 1999 AERI

Selected Address: 99999 SEVEN BAR LOOP RD NW
Zoning: C-2 (SC) **Lot/Block/Subd:** MM1 , 0000 , SEVEN BAR RANCH
Council District/Name: FIVE , CADIGAN **County Commission:** 4 **Rep District/Sen District:** 23 , 23

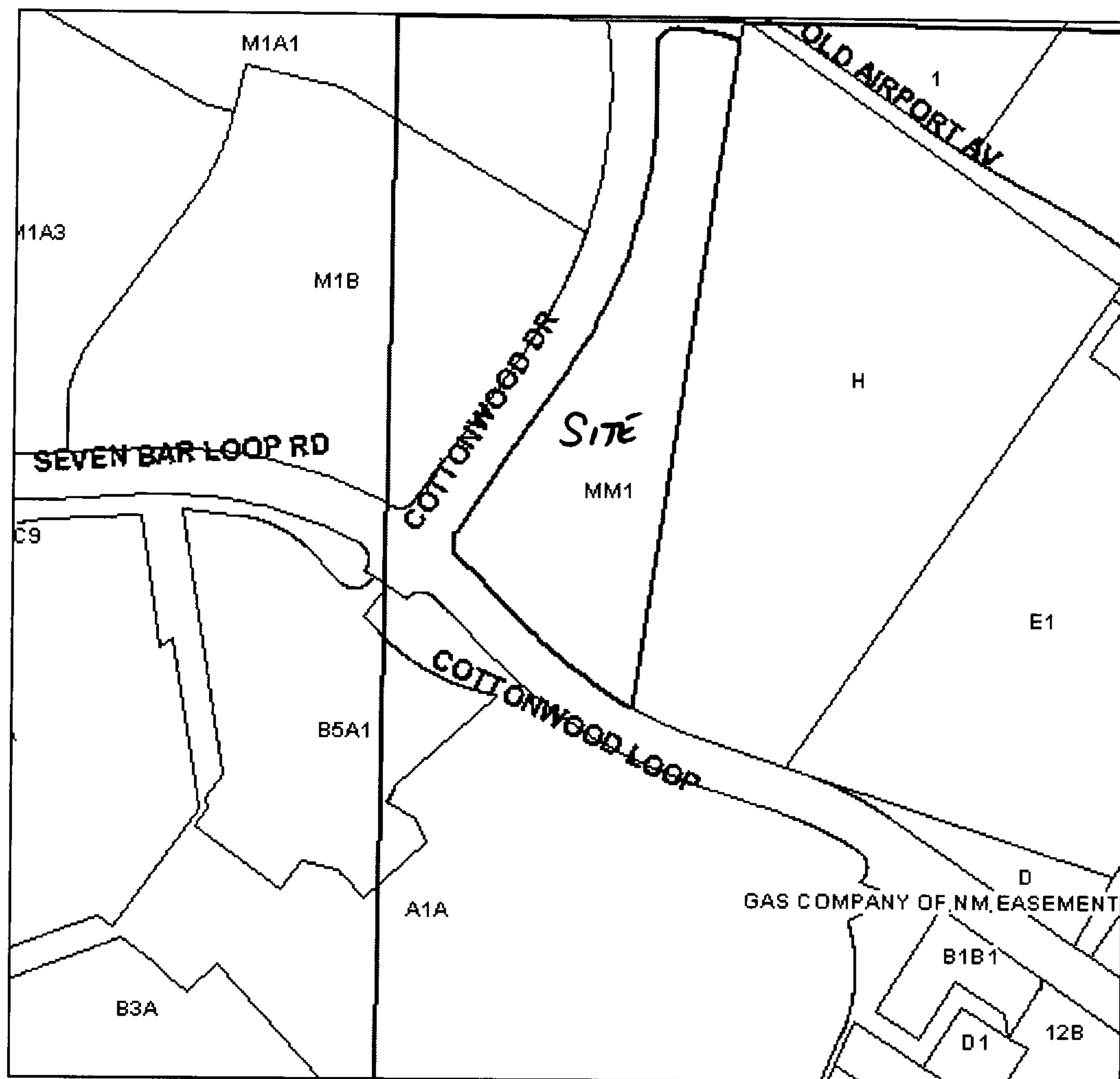
Nbr Assoc: Nothing Selected
Sector Plan: 7 BAR RANCH **Comp. Plan:** Established Urban
Voter Pct: 2B
High Sch District: CIBOLA **Mid Sch District:** TAYLOR **Elem Sch District:** SEVEN BAR
ZoneMap Page: B14 **Jurisdiction:** CITY

Police Beat: 115/WESTSIDE
Comm Plan Area: WEST SIDE
UPC #: 101406506747820207
Owner Name: RSF LAND & CATTLE COMPANY LLC
Owner Street Address: 10200 CORRALES RD
Owner City/State/Zip: ALBUQUERQUE / NM / 87114 NM

Note: Accuracy for Owner info cannot be guaranteed correct.
 Please check with the Bernalillo County Assessor for official data.


ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Zoom In Id Address Id ZM Pan Zoom Out



ReDraw Screen

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
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TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

April 8, 2004

Mrs. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103


**RE: Minor Preliminary/Final Plat for Lot Split
Tract MM-1, Seven-Bar Ranch
Zone Atlas Page B-14**

Dear Mrs. Matson:

Tierra West LLC, on behalf of RSF Land & Cattle Company Inc., request approval of the Minor Preliminary/Final Plat for a lot split for the above-referenced project. The site is located on Seven Bar Loop Road NW between Cottonwood Drive NW and Old Airport Avenue NW. This site consists of 6.2034 ± acres and is zoned C-2 (SC). The Planning Director, in the attached letter, indicated his approval to allow a lot split for this project. Cross access, drainage and parking will be granted with this project. The lot division will allow the seller to sell the parcel on Seven Bar Loop Road NW to its perspective buyer.

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

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Peter Bishop
Greg Foltz

JN: 240001
RRB/kk



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

RECEIVED

DEC 30 2003

December 15, 2003

Greg L. Foltz
Chief Financial Officer
RSF Land & Cattle Company, LLC
10200 Corrales Road NW
Suite B-3
Albuquerque, NM 87114

RE: Tract MM-1, Seven Bar Ranch (approximately 6.2 acres)
SE corner of Seven Bar Loop Road and Cottonwood Drive NW

Mr. Foltz:

I am in receipt of the letter addressed to Bob Paulsen, Development Review Manager, Planning Department, dated December 5, 2003 concerning the above-referenced property. Although the *Zone Atlas* does not indicate by an "SC" designation, this property meets the definition of a Shopping Center Site as specified in the *Comprehensive City Zoning Code*. The Planning Department must, therefore, treat the property accordingly. An SC designation will be assigned to this property on the *Zone Atlas*.

Nonetheless, I authorize you to pursue subdivision of this property as specified in the aforementioned letter. Your subdivision request can proceed directly to the Development Review Board. Subsequent to subdivision (should this avenue be pursued as you indicated), Site Development Plan approvals for this property must precede development. This requirement will include any and all portions of the property currently designated as Tract MM-1, Seven Bar Ranch. Upon formulation of development plans, please contact Mr. Paulsen with our office for a determination of the site development plan approval process.

Please contact me if you have any questions regarding this matter.

Sincerely,


Victor Chavez
Planning Director

Xc: Neal Weinberg, AGIS

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

PAID RECEIPT

APPLICANT NAME RSF LAND
 AGENT TIERRA WEST
 ADDRESS 8509 Jefferson NE 87113
 PROJECT & APP # 1003384 04DRB - 00570
 PROJECT NAME Seven Bar Ranch

- \$ 20.00 469099/4916000 Conflict Management Fee
- \$ 285.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ _____ 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study
- \$ 305.00 TOTAL AMOUNT DUE

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

TIERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100		1615 95-677/1070
PAY TO THE ORDER OF <u>City of Albuquerque</u>		DATE <u>4.8.04</u>
<u>Three Hundred & Five and 00/100</u>		\$ <u>305.00</u>
HIGH DESERT STATE BANK Member FDIC 8110 Ventura NE Albuquerque, NM 87122		City Of Albuquerque Treasury Division
FOR <u>DRB Submittal 24001</u>		04/13/2004 <u>Donna Bohannan</u>
⑆001615⑆ ⑆107006677⑆		Account 441006 Fund 0110 Activity 4983000 TRSLCS Trans Amt \$305.00 J24 Misc \$285.00 CK \$30.00 CHANGE \$0.00