



Completed 2/28/05  
*[Signature]*

# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

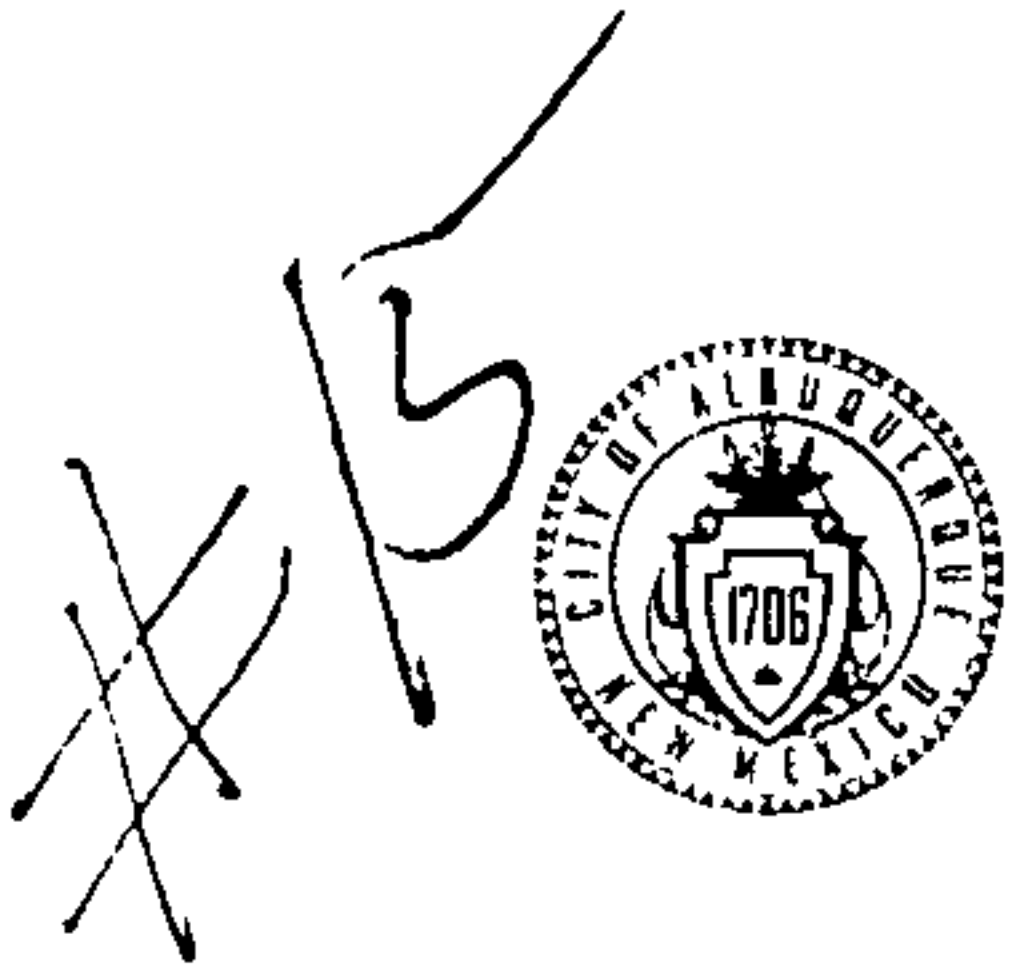
DRB Application No.: <b>05DRB-00295 (FP)</b>	Project # <b>1003420</b>
Project Name: <b>SUNRISE RIDGE SUBDIVISION</b>	
Agent: <b>Isaacson &amp; Arfman PA</b>	Phone No.: <b>268-8828</b>

Project Number 1003420

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/23/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: Cash-in-lieu
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): Prep Mgmt's sig
- Jan 2/23/05
- \_\_\_\_\_
- \_\_\_\_\_

- 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.**



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TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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 \_\_\_\_\_

PARKS / CIP: Cash-in-liees  
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 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): Prep Mgmt's sig  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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  - 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.**



2. **Project # 1003905**  
05DRB-00134 Major-Vacation of Public  
Easements

ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) B, Unit(s) 1, **SANDALWOOD SUBDIVISION**, zoned R-D, located on ALLWOOD NW NW, between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: DRB-95-287, SV-96-55, S-96-6] (J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003713**  
05DRB-00147 Major-Vacation of Pub  
Right-of-Way  
05DRB-00148 Minor-Prelim&Final Plat  
Approval  
05DRB-00149 Minor-Sidewalk Variance

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. A SIDEWALK DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 05DRB-00303 Minor-SiteDev Plan  
BldPermit

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] [RUSSELL BRITO, EPC CASE PLANNER FOR MARY PISCITELLI] (J-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR MINOR CORRECTIONS.**

4. **Project # 1003703**  
05DRB-00150 Major-Preliminary Plat Approval  
05DRB-00151 Major-Vacation of Pub Right-of-Way  
05DRB-00153 Minor-Temp Defer SDWK
- THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] [*Deferred from 2/23/05*] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**
5. **Project # 1001031**  
05DRB-00140 Major-Vacation of Public Easements
- BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 10 acre(s). [REF: 01DRB00788, 03DRB01848] (M-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
- 05DRB-00298 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F-1 & F-2, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 11 acre(s). [REF: DRB 1001031, 01DRB00788, 05DRB00140] (M-21) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AIDS DXF AND THE 15-DAY APPEAL PERIOD.**
6. **Project # 1003684**  
05DRB-00118 Major-Vacation of Pub Right-of-Way  
05DRB-00121 Major-Preliminary Plat Approval  
05DRB-00119 Minor-Sidewalk Waiver  
05DRB-00120 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443 ] [*Deferred from 2/16/05 & 2/23/05*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

7. **Project # 1003790**  
05DRB-00085 Major-Vacation of Public Easements
- BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF: 04DRB01790] [Deferred from 2/9/05 & 2/16/05] (B-18) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
- 05DRB-00158 Minor-SiteDev Plan Subd
- DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] [Deferred from 2/9/05 & 2/16/05] (B-18) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS ON THE REVISIONS OF THE SITE PLAN.**
- 05DRB-00165 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] [Deferred from 2/9/05 & 2/16/05] (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WS APPROVED WITH THE CONDITION: THE AMAFCA BOARD SHALL ALSO VACATE THIS EASEMENT AND THE DEVELOPER SHALL ENTER INTO A TURN-KEY AGREEMENT WITH AMAFCA FOR THE MAINTENANCE OF THE CHANNEL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
8. **Project # 1003475**  
04DRB-01694 Major-Vacation of Pub Right-of-Way  
04DRB-01695 Major-Preliminary Plat Approval  
04DRB-01696 Minor-Temp Defer SDWK
- WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [Deferred from 12/1/04, 1/26/05 & 2/9/05 & 2/16/05 & 2/23/05] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

**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.

9. **Project # 1003865**  
05DRB-00304 Minor-SiteDev Plan  
BldPermit
- DORMAN BREEN ARCHITECTS agent(s) for JAY PARKS request(s) the above action(s) for all or a portion of Lot(s) 22A, Block(s) 28, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND SELF STORAGE**) zoned SU-2 IP, located on OAKLAND AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
10. **Project # 1000980**  
05DRB-00161 Minor-Amnd SiteDev Plan  
BldPermit/EPC  
05DRB-00162 Minor-SiteDev Plan  
Subd/EPC  
05DRB-00163 Minor-SiteDev Plan  
BldPermit/EPC
- NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 2/9/05 & 2/16/05 & 2/23/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**
- 05DRB-00160 Minor-Prelim&Final Plat  
Approval
- RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [*Deferred from 2/9/05 & 2/16/05 & 2/23/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

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

11. **Project # 1002928**  
05DRB-00297 Major-Amnd Prelim Plat Approval  
05DRB-00308 Major-Final Plat Approval

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS AT THE TRAILS**, zoned R-D, located on TREELINE AVE NW, between RAINBOW BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 19 acre(s). [REF: DRB04-00718] *[Deferred from 2/23/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**
  
12. **Project # 1003417**  
05DRB-00238 Minor-Amnd Prelim Plat Approval  
05DRB-00237 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **MOUNTAIN TRAIL SUBDIVISION, UNIT 3**, zoned R-D, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671, 04DRB01056, 04DRB01057, 04DRB01058, 04DRB01232] (B-19) **AMENDED PRELIMINARY PLAT WAS APPROVED. AMENDED INFRASTRUCTURE LIST DATED 2/23/05 WAS APPROVED. FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
  
13. **Project # 1003759**  
05DRB-00294 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, MRGCD MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB01702] (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**



14. **Project # 1003761**  
05DRB-00210 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

15. ~~Project # 1003420~~  
05DRB-00295 Minor-Final Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR ESTATES LLC request(s) the above action(s) for all or a portion of Tract(s) B-2 UNIT 3, VOLCANO CLIFFS, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 5 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1000081**  
05DRB-00305 Minor-Prelim&Final Plat  
Approval

TIERRA WEST agent(s) for RSF LAND & CATTLE CO LLC request(s) the above action(s) for all or a portion of Tract(s) B3D, **COTTONWOOD CORNERS**, zoned SU-1 IP, located on COORS BLVD BYPASS NW, between ELLISON DR NW and NM 528 NW containing approximately 6 acre(s). [REF: 00DRB00276, 04AA01343] (A-13/A-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NEW MEXICO UTILITIES SIGNATURE AND A COPY OF AN AMENDED SITE PLAN TO MAKE SURE IT MATCHES THE PLAT.**

17. **Project # 1002506**  
05DRB-00306 Minor-Final Plat  
Approval
- TIERRA WEST agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C,12A and 12B, PORTION OF BLACK RANCH, (to be known as **BLACK FARMS ESTATES, UNITS 1 & 2**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 67 acre(s). [REF: 04DRB00637, 03EPC00501] (C-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR AMAFCA'S SIGNATURES.**
18. **Project # 1002639**  
05DRB-00307 Minor-Prelim&Final Plat  
Approval
- COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) A, **TREMENTINA SUBDIVISION**, zoned R-D, located on VIA CONTENTA NE, between WYOMING NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 03DRB-00717, 03DRB-00719, 03DRB-00720, 03DRB-00721, 03DRB-00722, 03DRB02026] [Deferred from 2/23/05] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**
19. **Project # 1002743**  
04DRB-00888 Minor-Final Plat  
Approval
- BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF:Z-03-01007, 03DRB00989][Final Plat was Indef Deferred for SIA 6/16/04] [Deferred from 2/9/05 & 2/16/05] (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1001934**  
05DRB-00292 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for WILLIAM RIORDAN & PATRICK NAPOLEONE request(s) the above action(s) for all or a portion of Tract(s) 4C-4G, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 02DRB00697, 02DRB01863, 02DRB01866, 04DRB01471] (G-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

21. **Project # 1000795**  
05DRB-00302 Minor-Sketch Plat or  
Plan

WAYJOHN SURVEYING INC agent(s) for JOHN & NADINE MINER request(s) the above action(s) for all or a portion of Lot(s) 24, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW, between RIO GRANDE BLVD MW and 12<sup>TH</sup> ST NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003971**  
05DRB-00293 Minor-Sketch Plat or  
Plan

WAYJOHN SURVEYING INC agent(s) for LUBRICAR INC request(s) the above action(s) for all or a portion of Tract(s) A & B, **ROBERT H MOTT ADDITION**, zoned C-2, located on 4<sup>TH</sup> ST NW, between GENE AVE NW and GAVILAN PL NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003975**  
05DRB-00301 Minor-Sketch Plat or Plan
- WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION (to be known as ZUNI TOWNHOMES) zoned 0-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s).[REF:ZA-78-377]K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1003973**  
05DRB-00299 Minor-Sketch Plat or Plan
- ISAACSON AND ARFMAN agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of **TRACT 7, THE TRAILS UNIT 2**, zoned R-D, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE NW containing approximately 15 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. **Project # 1003974**  
05DRB-00300 Minor-Sketch Plat or Plan
- ISAACSON AND ARFMAN, P.A. agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of **TRACT 5, THE TRAILS UNIT 2**, zoned R-D, located on OAKRIDGE ST NW, between TREELINE NW and UNIVERSE BLVD NW containing approximately 6 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
26. Approval of the Development Review Board Minutes for February 2, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 2, 2005 WERE APPROVED.**

ADJOURNED: 1:30 P.M.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
February 23, 2005  
DRB Comments**

**ITEM # 15**

**PROJECT # 1003420      APPLICATION # 05-00295**

**RE: Sunrise Ridge Subdivision/final plat**

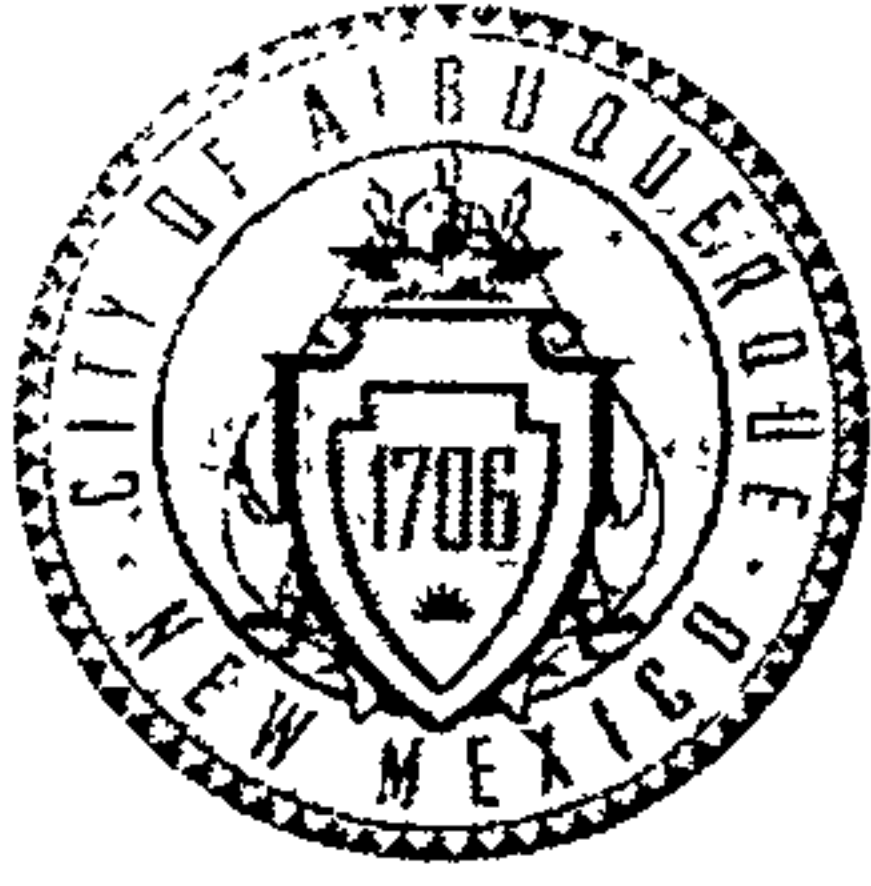
**No objection.**

**Property Managements signature is required before planning signs the final plat.**

**AGIS dxf is approved.**

A handwritten signature in black ink, appearing to read "S. Matson", written over a horizontal line.

**Sheran Matson, AICP      DRB Chair**



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

Development Review Board Comments

**Project Number:** 1003420  
**Application Number:** 05DRB-00295

**DRB Date:** 2/23/2005  
**Item Number:** 15

**Subdivision:** Sunrise Ridge Subdivision  
Tracts B-2 Unit 3, Volcano Cliffs

**Zoning:** R-LT

**Zone Page:** E-10

**New Lots (or units) :** 30

**Request for:**


- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

**Parks and Recreation Comments:**

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

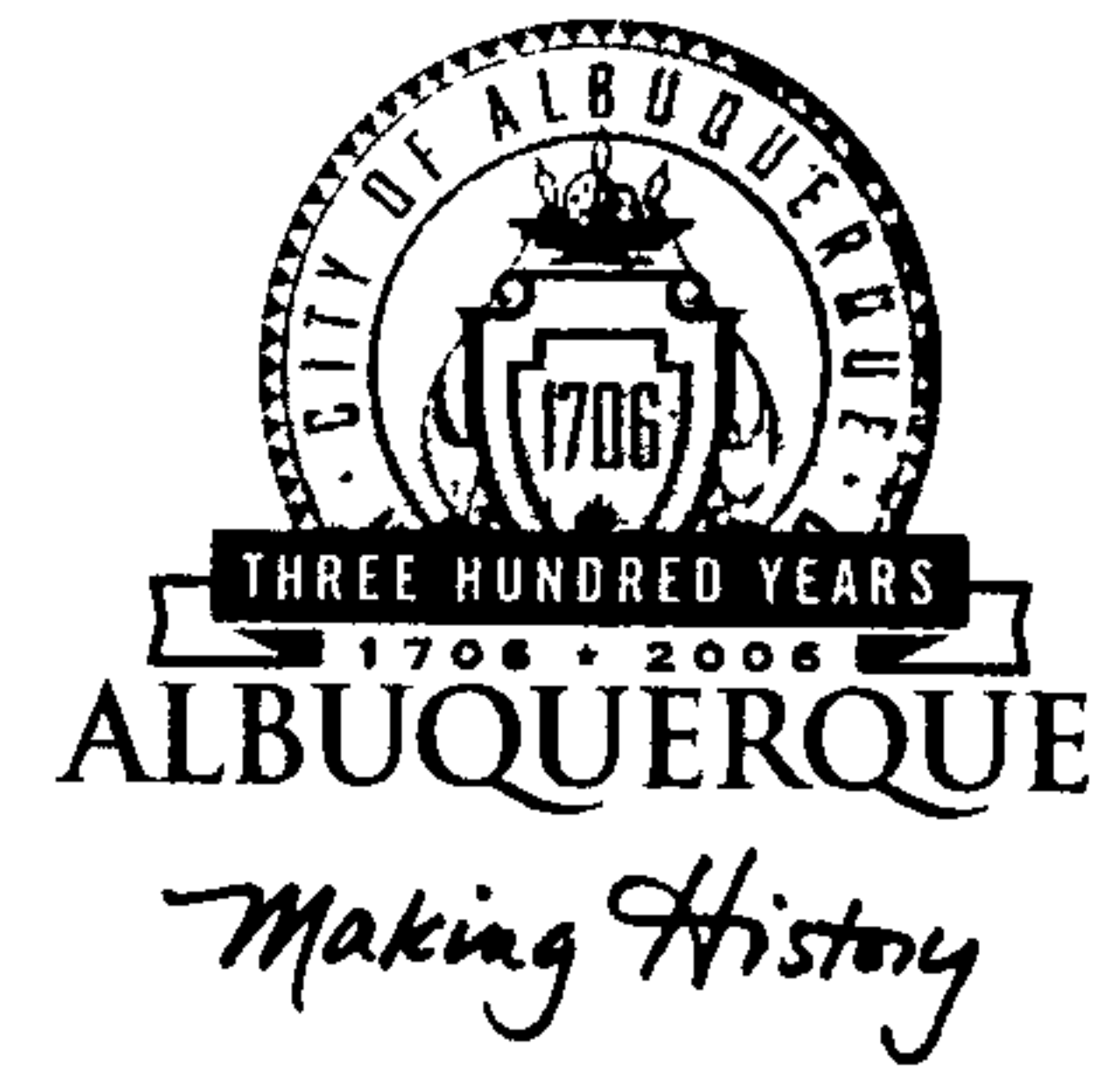
Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 30 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

**Signed:**   
Christina Sandoval, (DMD)

Phone: 768-3808

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003420**

**AGENDA ITEM NO: 15**

**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

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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:** February 23, 2005

**3420**

### DXF Electronic Approval Form

DRB Project Case #: 1003420

Subdivision Name: SUNRISE RIDGE

Surveyor: TIMOTHY ALDRICH

Contact Person: TIMOTHY ALDRICH

Contact Information:

DXF Received: 2/14/2005

Hard Copy Received: 2/14/2005

Coordinate System: Ground rotated to NMSP Grid

  
\_\_\_\_\_  
Approved

2/14/05  
\_\_\_\_\_  
Date

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**AGIS Use Only**

Copied cov **3420** to agiscov on **2/14/2005** Contact person notified on **2/14/2005**





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 17, 2004

**3. Project # 1003420**  
04DRB-01657 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS SUBDIVISION (to be known as **SUNRISE RIDGE**, zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 1 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10)

At the November 17, 2004, 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 existing waterline air valve must be relocated or financially guaranteed prior to final plat approval.
2. Final disposition shall be through the City Real Estate Office.
3. 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.

04DRB-01508 Major-Preliminary Plat Approval  
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] [Deferred from 10/27/04 & 11/11/04] (E-10)



**OFFICIAL NOTICE OF DECISION  
PAGE 2**

With the signing of the infrastructure list dated 11/17/04 and approval of the grading plan engineer stamp dated 11/10/04 the preliminary plat was approved.

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

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

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

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

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

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)



Sheran Matson, AICP, DRB Chair

Cc: Windmill Manor Place LLC, 6121 Indian School Rd NE, Suite 275, 87110  
Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003420 AGENDA#: 3 DATE: 11.17.04

1. Name: Fred Cudman Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: Wadnell Manor LLC - Man 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: \_\_\_\_\_

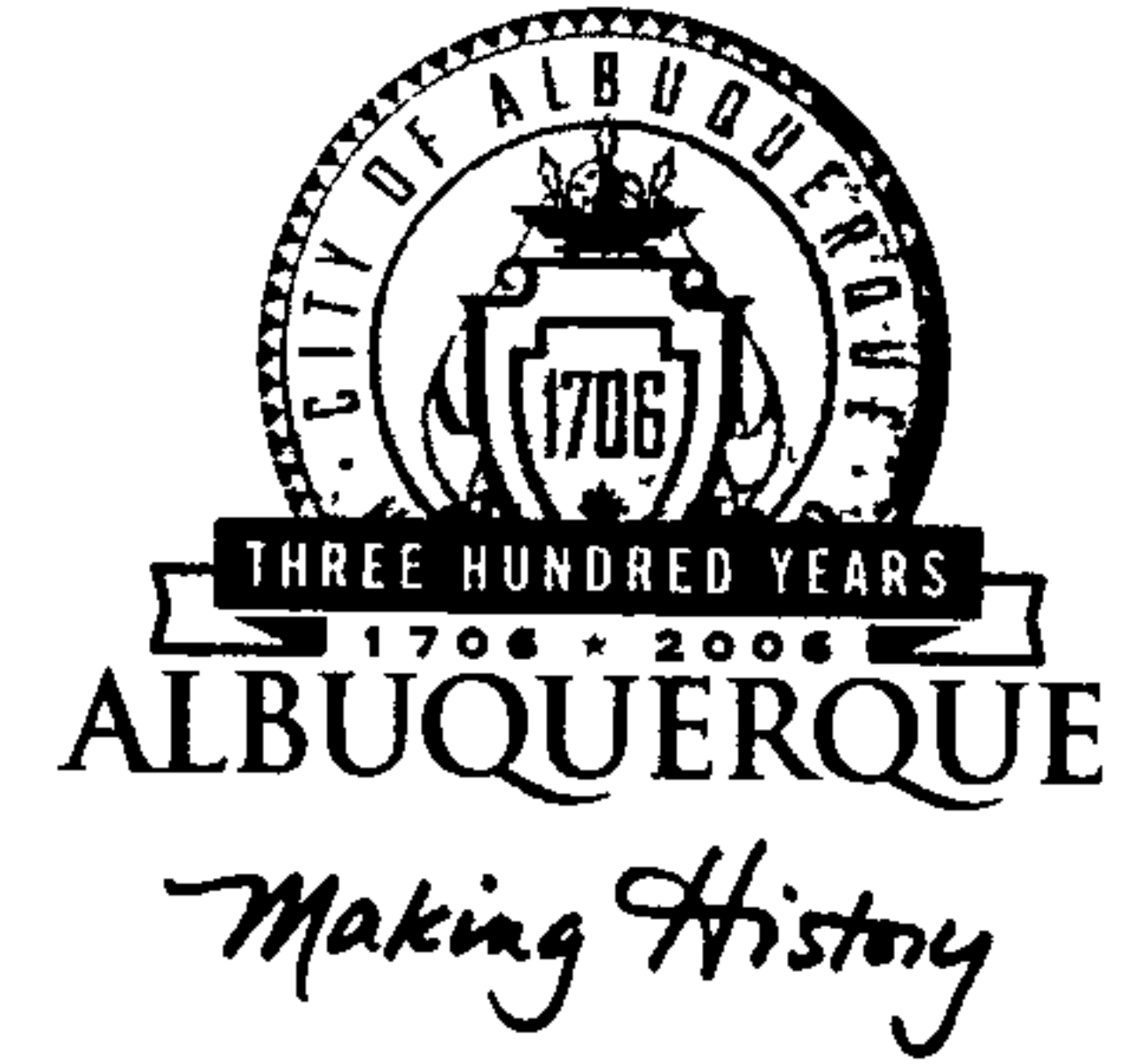
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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: 1003420**

**AGENDA ITEM NO: 3**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

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

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

*Signal I.L.*  
APPROVED ; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** November 17, 2004



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 17, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000029**

04DRB-01650 Major-Vacation of Public Easements  
04DRB-01651 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1 **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, **ARBOLERA DE VIDA, PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19<sup>TH</sup> ST NW and 18<sup>TH</sup> ST NW containing approximately 26 acre(s). [REF: 03DRB01785, 03DRB01786] (H-13)

**Project # 1001273**

04DRB-01659 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] (F-16)

**Project # 1003420**

04DRB-01657 Major-Vacation of Pub Right-of-Way


ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS SUBDIVISION (to be known as **SUNRISE RIDGE**, zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 1 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10)

**Project # 1003696**

04DRB-01654 Major-Vacation of Pub Right-of-Way  
04DRB-01655 Major-Preliminary Plat Approval  
04DRB-01656 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97<sup>TH</sup> ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:04DRB01495] (L-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 1, 2004.**

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

**Meeting Date:** NOVEMBER 17, 2004  
**Zone Atlas Page:** E-10-Z  
**Notification Radius:** 100 Ft.

**Project#** 1003420  
**App#** 04DRB-01657

**Cross Reference and Location:**

**Applicant:** WINDMILL MANOR PLACE, LLC  
**Address:** 6121 INDIAN SCHOOL RD NE, STE# 275  
ALBUQUERQUE NM 87110

**Agent:** ISAACSON & ARFMAN, P.A.  
**Address:** 128 MONROE ST. NE  
ALBUQUERQUE NM 87108

**Special Instructions:**

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

**Date Mailed:** OCTOBER 29, 2004

**Signature:** KYLE TSEHLIKAI

## RECORDS WITH LABELS

PAGE 1

101006237036810105	LEGAL: TRAC T B- 1-B CORRECTION PLAT OF TRS B-1-A & B-1-B V LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101006241236012313	LEGAL: LT 4 BLK 8A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, 9 LAND USE: PROPERTY ADDR: 00000 TESUQUE OWNER NAME: CHUMLEY ROBERT N. OWNER ADDR: <del>00000</del> PO Box 1253	SHASTA LAKE CA	96019
101006241235312314	LEGAL: LT 3 BLK 8A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, 9 LAND USE: PROPERTY ADDR: 00000 TESUQUE OWNER NAME: FRIEND DAVID L & KAREN DENISE OWNER ADDR: 03813 70TH	ST NW ALBUQUERQUE NM	87120
101006241234712301	LEGAL: LOT 2-A BLOCK 8A PLAT OF A PORTION OF BLOCKS 7-A, LAND USE: PROPERTY ADDR: 00000 TESUQUE OWNER NAME: GONZALES JOSEPH A & ROSEMARY OWNER ADDR: <del>00000</del> PO Box 374	ALBUQUERQUE NM	87103
101006235834610119	LEGAL: LT 1 4 BLK A AMENDED & CORRECTED PLAT OF SHADOW RID LAND USE: PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: PHILBY MICHAEL L OWNER ADDR: 06124 SHADOW RIDGE	DR NW ALBUQUERQUE NM	87120
101006236334210118	LEGAL: LT 1 3 BLK A AMENDED & CORRECTED PLAT OF SHADOW RID LAND USE: PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: YEPA GLORIA G OWNER ADDR: 06120 SHADOW RIDGE	DR NW ALBUQUERQUE NM	87120
101006238031310102	LEGAL: TR B -2 ( REPL OF TR B ) VOLCAND CLIFFS SUBD UNIT 3 C LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED STATES POSTAL SERVICE OWNER ADDR: 08055 E TUFTS PARKWAY	AV DENVER CO	80237
101006241234012302	LEGAL: LOT 1-A BLOCK 8A PLAT OF A PORTION OF BLOCKS 7-A, 8 LAND USE: PROPERTY ADDR: 00000 TESUQUE OWNER NAME: GONZALES JOSEPH A & ROSEMARY OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101006236233510117	LEGAL: LT 1 2 BLK A AMENDED & CORRECTED PLAT OF SHADOW RID LAND USE: PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: GARCIA KENNETH L OWNER ADDR: 06116 SHADOW RIDGE	DR NW ALBUQUERQUE NM	87120
101006241232910225	LEGAL: LOT 11-A BLOCK 7A PLAT OF A PORTION OF BLOCKS 7-A, LAND USE: PROPERTY ADDR: 00000 TESUQUE OWNER NAME: BRENNAN GARY BROOKS & ANGELA M OWNER ADDR: 06116 TESUQUE	DR NW ALBUQUERQUE NM	87112
101006236232910116	LEGAL: LT 1 1 BLK A AMENDED & CORRECTED PLAT OF SHADOW RID LAND USE: PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: SHAYER BRIAN C & NICOLE R D OWNER ADDR: 06112 SHADOW RIDGE	DR NW ALBUQUERQUE NM	87120

## RECORDS WITH LABELS

PAGE 2

101006241232310226	LEGAL: LOT 10-A BLOCK 7A PLAT OF A PORTION OF BLOCKS 7-A, LAND USE: PROPERTY ADDR: 00000 TESUQUE OWNER NAME: VINCENT LAURA L OWNER ADDR: 06112 TESUQUE	DR NW ALBUQUERQUE NM	87120
101006236132410115	LEGAL: LT 1 0 BLK A AMENDED & CORRECTED PLAT OF SHADOW RID LAND USE: PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: SCOTT RONALD W & DARLENE F OWNER ADDR: 06108 SHADOW RIDGE	DR NW ALBUQUERQUE NM	87120
101006241231710227	LEGAL: LT 9 BLK 7A A PLAT OF BLOCKS 7-A, 8-A, 8-C, 9-A, 9 LAND USE: PROPERTY ADDR: 00000 TESUQUE OWNER NAME: FRASIER FRED J & MARLENE J OWNER ADDR: 06108 TESUQUE	DR NW ALBUQUERQUE NM	87121
101006236131910114	LEGAL: LT 9 BLK A AMENDED & CORRECTED PLAT OF SHADOW RIDG LAND USE: PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: HINTON ROBERT A OWNER ADDR: 06104 SHADOW RIDGE	DR NW ALBUQUERQUE NM	87120
101006241231010228	LEGAL: LT 8 BLK 7A A PLAT OF BLOCKS 7-A, 8-A, 8-C, 9-A, 9 LAND USE: PROPERTY ADDR: 00000 TESUQUE OWNER NAME: ARNOLD THEODORE C & JULIA S OWNER ADDR: 06104 TESUQUE	DR NW ALBUQUERQUE NM	87120
101006236131410113	LEGAL: LT 8 BLK A AMENDED & CORRECTED PLAT OF SHADOW RIDG LAND USE: PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: TUSCHHOFF RANDY L & JANET T OWNER ADDR: 06100 SHADOW RIDGE	NW ALBUQUERQUE NM	87120
101006236130910112	LEGAL: LT 7 BLK A AMENDED & CORRECTED PLAT OF SHADOW RIDG LAND USE: PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: TORRES ANGEL E & PATRICIA A OWNER ADDR: 06024 SHADOW RIDGE	DR NW ALBUQUERQUE NM	87120
101006241230410229	LEGAL: LT 7 BLK 7A A PLAT OF BLOCKS 7-A, 8-A, 8-C, 9-A, 9 LAND USE: PROPERTY ADDR: 00000 TESUQUE OWNER NAME: COLLIER JIMMY W OWNER ADDR: 00112 LOS PUEBLOS	LOS ALAMOS NM	87544
101006236130410111	LEGAL: LT 6 BLK A AMENDED & CORRECTED PLAT OF SHADOW RIDG LAND USE: PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: STARGARDT CLIFTON D & BETH A OWNER ADDR: 06020 SHADOW RIDGE	DR NW ALBUQUERQUE NM	87120
101006241229710230	LEGAL: LT 6 BLK 7A A PLAT OF BLOCKS 7-A, 8-A, 8-C, 9-A, 9 LAND USE: PROPERTY ADDR: 00000 TESUQUE OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101006236129910110	LEGAL: LT 5 BLK A AMENDED & CORRECTED PLAT OF SHADOW RIDG LAND USE: PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: BANKERS TRUST CO OF CALIFORNIA OWNER ADDR: <del>00000</del> PO Box 50911	SAN DIEGO CA	92150

R E C O R D S   W I T H   L A B E L

PAGE   3

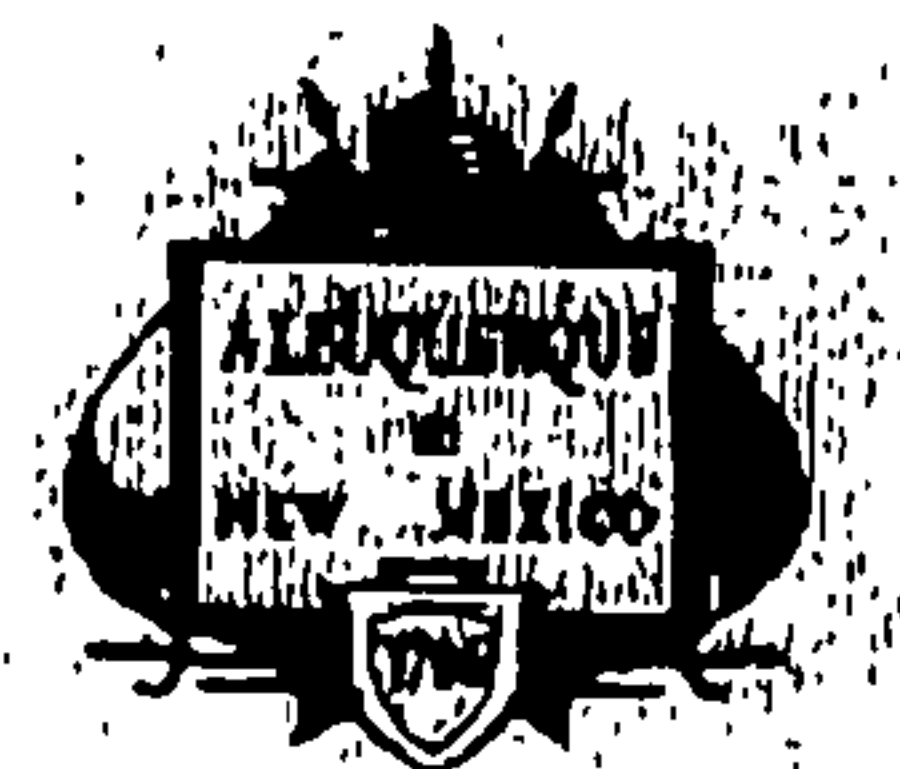
101006241229010231	LEGAL: LT 5 BLK 7A A PLAT OF BLOCKS 7-A, 8-A, 8-C, 9-A, 9 PROPERTY ADDR: 00000 TESUQUE OWNER NAME: BARRIO RICARDO & MELANIE OWNER ADDR: 06004 TESUQUE	DR NW ALBUQUERQUE NM	87120
101006236129410109	LEGAL: LT 4 BLK A AMENDED & CORRECTED PLAT OF SHADOW RIDG PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: KLAUS DEAN M OWNER ADDR: 06012 SHADOW RIDGE	DR NW ALBUQUERQUE NM	87120
101006236128910108	LEGAL: LT 3 BLK A AMENDED & CORRECTED PLAT OF SHADOW RIDG PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: CASAUS CHARLENE E OWNER ADDR: 06008 SHADOW RIDGE	DR NW ALBUQUERQUE NM	87120
101006241427910201	LEGAL: LT 4 BLK 7A A PLAT OF BLOCKS 7-A, 8-A, 8-C, 9-A, 9 PROPERTY ADDR: 00000 MONTANO OWNER NAME: KASSEL CAROL LYN, TRUSTEE OWNER ADDR: 00255 N EL CIELO	PALM SPRINGSCA	92262
101006236128410107	LEGAL: LT 2 BLK A AMENDED & CORRECTED PLAT OF SHADOW RIDG PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: CARSON GARY & ELIZABETH OWNER ADDR: 06004 SHADOW RIDGE	DR NW ALBUQUERQUE NM	87120
101006236127810106	LEGAL: LT 1 BLK A AMENDED & CORRECTED PLAT OF SHADOW RIDG PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: HERRERA ERNEST M AND ROSA T OWNER ADDR: <del>00000</del> <i>P.B. x 454</i>	ARROYO HONDONM	87513
101006237825540676	LEGAL: LOT 0-11 VOLCANO CLIFFS SUB UNIT #1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: DOWNER NELL E & OWNER ADDR: 00790 BOSQUE FARMS	BL BOSQUE FARMSNM	87068
101006238325440675	LEGAL: LOT 0-12 VOLCANO CLIFFS SUBD UNIT #1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: DOWNER NELL E & OWNER ADDR: 00790 BOSQUE FARMS	BL BOSQUE FARMSNM	87068
101006238825540674	LEGAL: LOT 0-13 VOLCANO CLIFFS SUBD UNIT NO 1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: CHAVEZ JOHNNIE L OWNER ADDR: 00935 MCNEW	LN BOSQUE FARMSNM	87068
101006237225540677	LEGAL: LOT 0-10 VOLCANO CLIFFS SUBD UNIT #1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: BRODERICK THOMAS ETUX OWNER ADDR: 08721 RIO GRANDE	BL NW ALBUQUERQUE NM	87114
101006239325440673	LEGAL: LOT 0-14 VOLCANO CLIFFS SUBD UNIT NO 1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: CHAVEZ ADAM J OWNER ADDR: 02335 DURAND	RD SW ALBUQUERQUE NM	87105

R E C O R D S   W I T H   L A B E L S

PAGE   4

101006239825440672	LEGAL: LOT 0-15 VOLCANO CLIFFS SUBD UNIT 1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: CHAVEZ ADAM J OWNER ADDR: 02335 DURAND	RD SW ALBUQUERQUE NM	87105
101006240225440671	LEGAL: LOT 0-16 VOLCANO CLIFFS SUB UNIT # 1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: GIL VIRGILO S OWNER ADDR: 06506 CALLE REDONDA	NW ALBUQUERQUE NM	87120
101006240725440670	LEGAL: LOT 0-17 VOLCANO CLIFFS SUB UNIT # 1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: GIL VIRGILO S OWNER ADDR: 06506 CALLE REDONDA	NW ALBUQUERQUE NM	87120
101006236625340678	LEGAL: LOT 0-9 VOLCANO CLIFFS SUBD UNIT #1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: BRODERICK THOMAS E ETUX OWNER ADDR: 08721 RIO GRANDE	BL NW ALBUQUERQUE NM	87114
101006236125240679	LEGAL: LOT 0-8 VOLCANO CLIFFS SUB UNIT #1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: BRODERICK THOMAS E ETUX OWNER ADDR: 08721 RIO GRANDE	BL NW ALBUQUERQUE NM	87114
101006235525140680	LEGAL: LOT 0-7 VOLCANO CLIFFS SUB UNIT #1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: O BRIENT LEX EUGENE JR & MARGA OWNER ADDR: 03008 EL MARTA	CT NE ALBUQUERQUE NM	87111





Planning Department  
Office of Neighborhood Coordination  
Albuquerque, New Mexico

**Please Note:** The information listed in this letter is valid for one (1) month. If you have not filed your application within one (1) month of the date of this letter, you will need to get an updated letter from our office. It is your responsibility to provide current information (outdated information may result in a deferral of your case).

Date: October 20, 2004

CONTACT NAME: Ruth Lozano  
COMPANY / AGENCY: Isaacson & Arfman, P.A.  
ADDRESS / ZIP: 128 Monroe St NE / 87108  
PHONE / FAX: 268-8828 Fax 268-2632

Thank you for your inquiry of 10/20/04 requesting names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at: **Lot B-2 Volcano Cliffs Unit 3 on Montano Rd between Tesuque Dr and Shadow Dridge Dr.**  
Zone Map page(s) E-10-Z

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

**Taylor Ranch NA (R)**

Don MacCornack 897-1593  
5300 Hattiesburg NW / 87120

Eddie Costello 362-6700  
1111 Alameda NW, Ste J / 87114

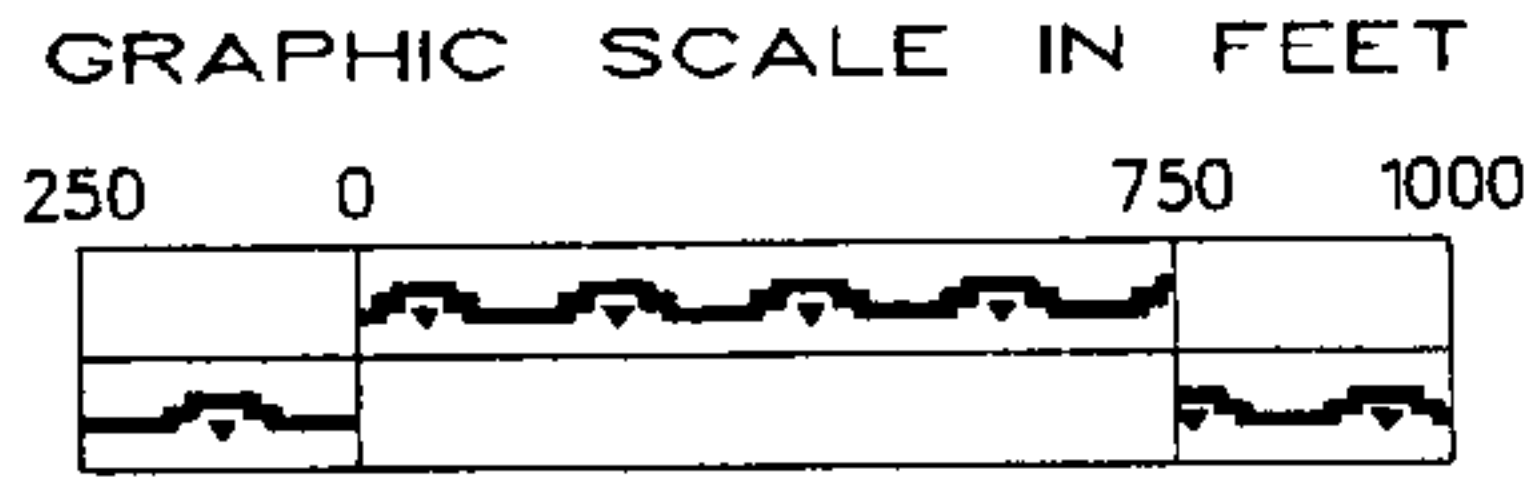
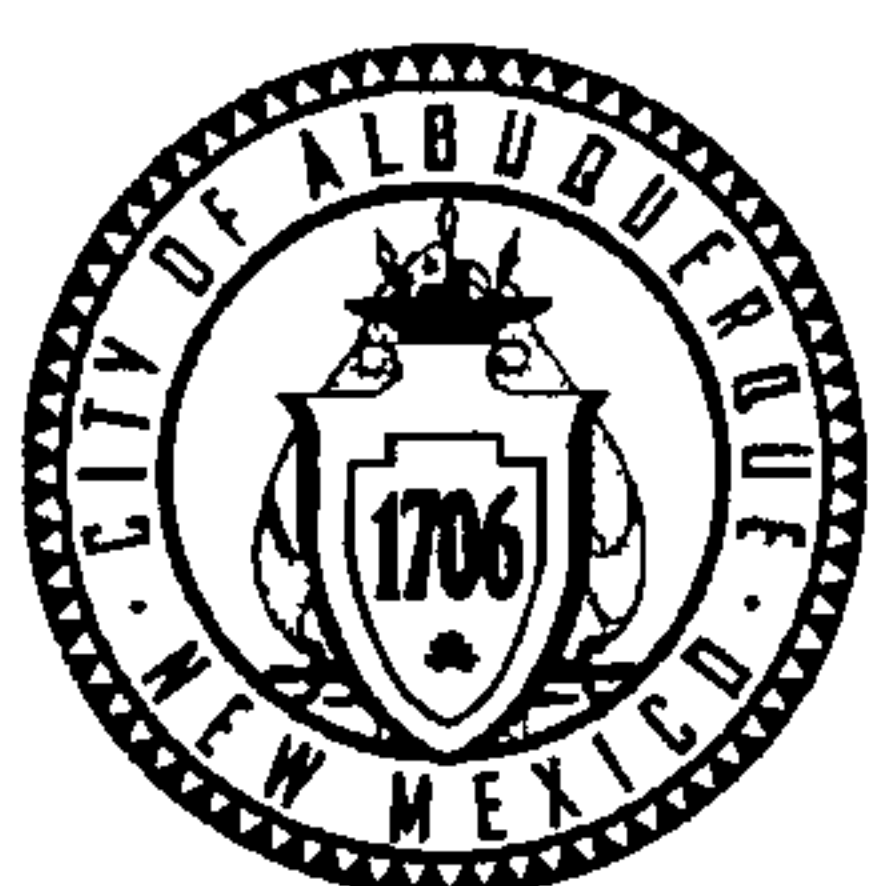
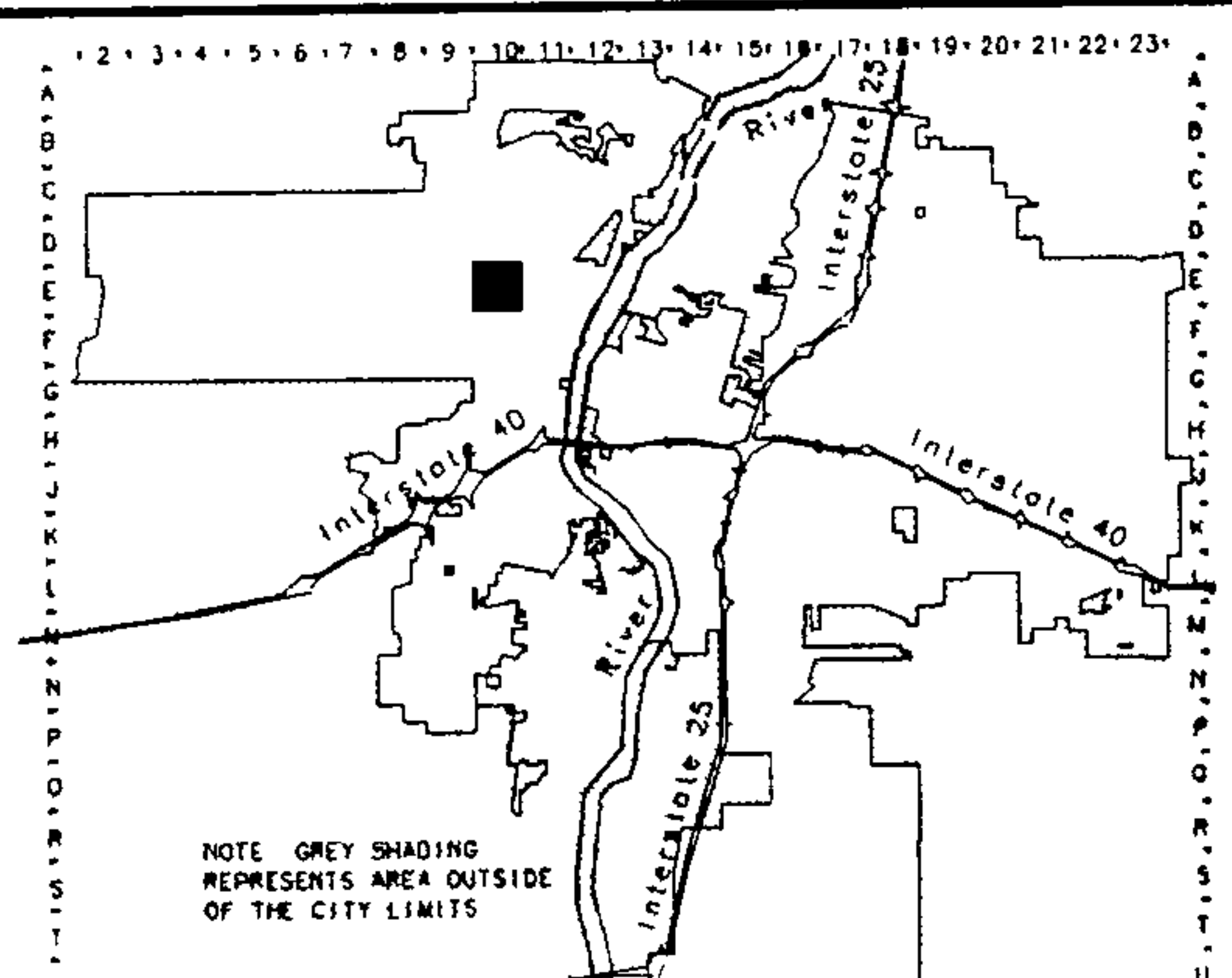
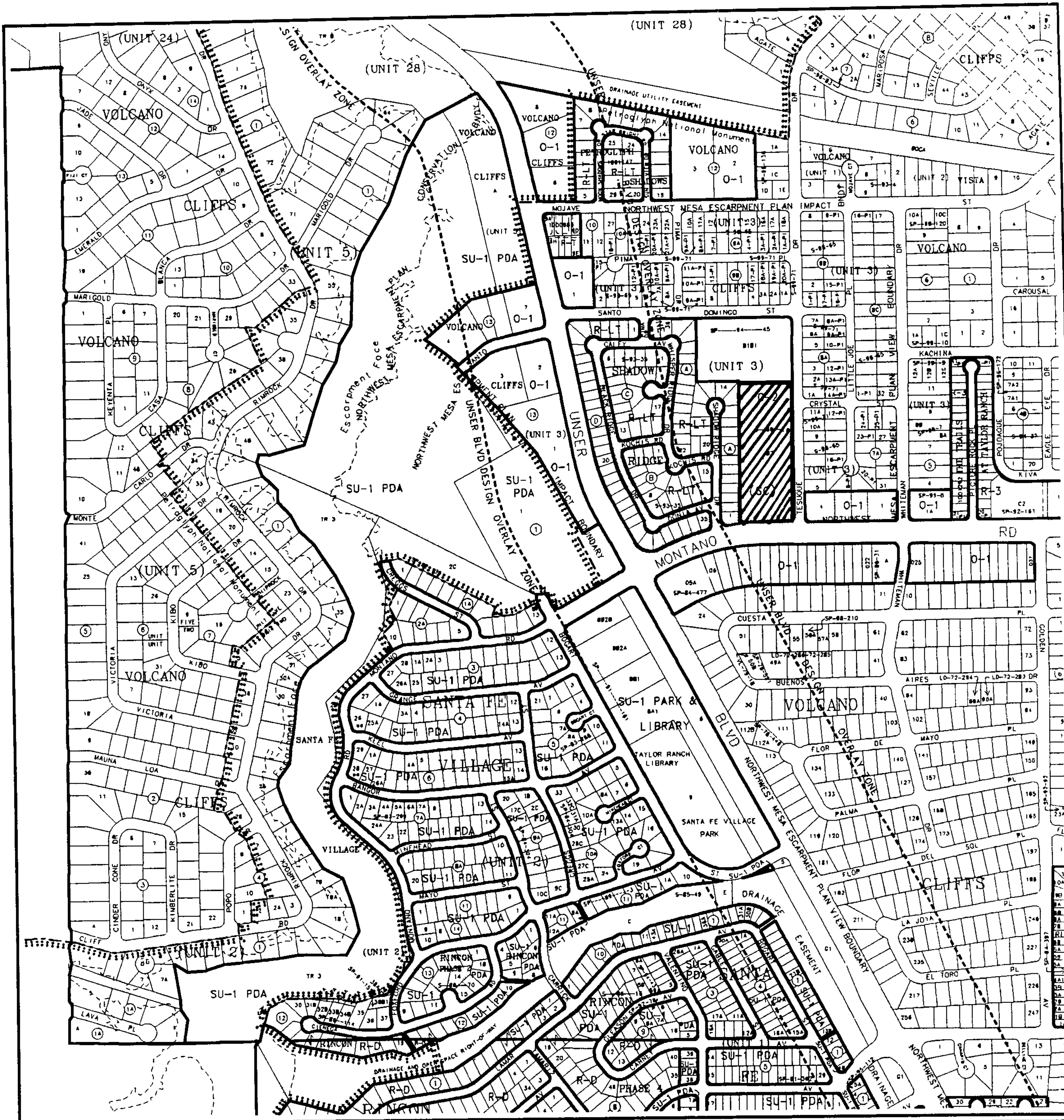
Please note that according to O-92, you are required to notify each of these contact persons by **CERTIFIED MAIL-RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED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

Sincerely,

*Julia King*

OFFICE OF NEIGHBORHOOD COORDINATION

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



**A G I S**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003

**Zone Atlas Page**

**E-10-Z**

Map Amended through January 02, 2004



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 17, 2004

**Project # 1003420**

04DRB-01657 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS SUBDIVISION (to be known as **SUNRISE RIDGE**, zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 1 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10)

AMAFCA No comment.

COG No adverse comments.

Transit No objections.

Zoning Enforcement No comments received.

Neighborhood Coordination

Letter sent to Taylor Ranch (R) Neighborhood Association.

APS No comments received.

Police Department No comments received.

Fire Department No adverse comments.

PNM Electric & Gas

PNM maintains underground facilities in area requested for vacation, PNM will require an easement to maintain these facilities.

Comcast No comments received.

QWEST No comments received.

Environmental Health Site is not within 1000 feet of a landfill. No comment.

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

Open Space Division

No adverse comments.

City Engineer

The Hydrology section has no objection to the vacation request.

#### Transportation Development

Collectors are typically 68' + 12' (bikelanes) = 80'. The LRRS map calls out this section of Tesuque as a 60' right-of-way. Bikelane right-of-way needs to be retained. Therefore the right-of-way should be 72'. One half of the difference (80'-72') is 4' which could be vacated.

Parks & Recreation

Defer to Transportation.

#### Utilities Development

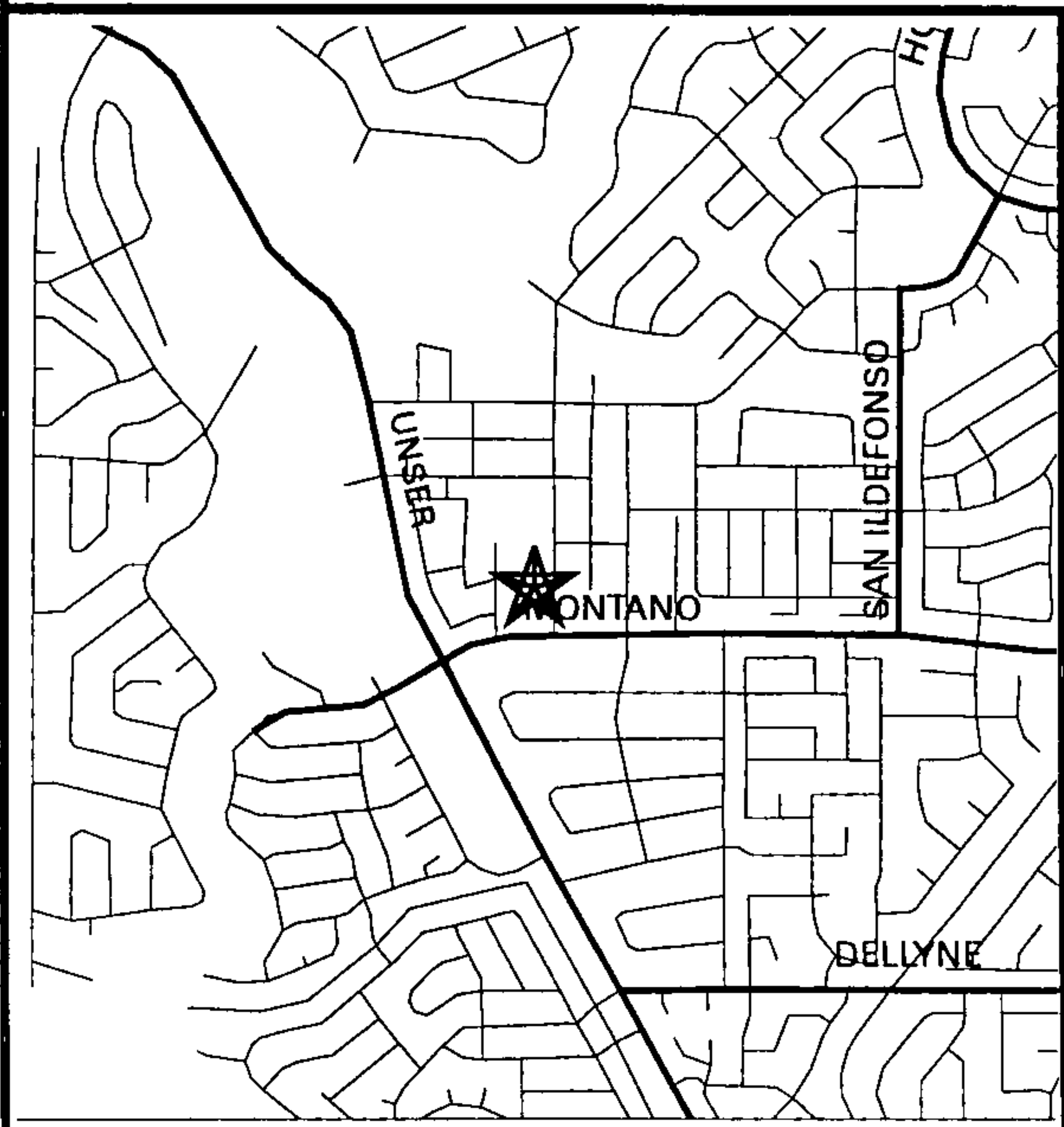
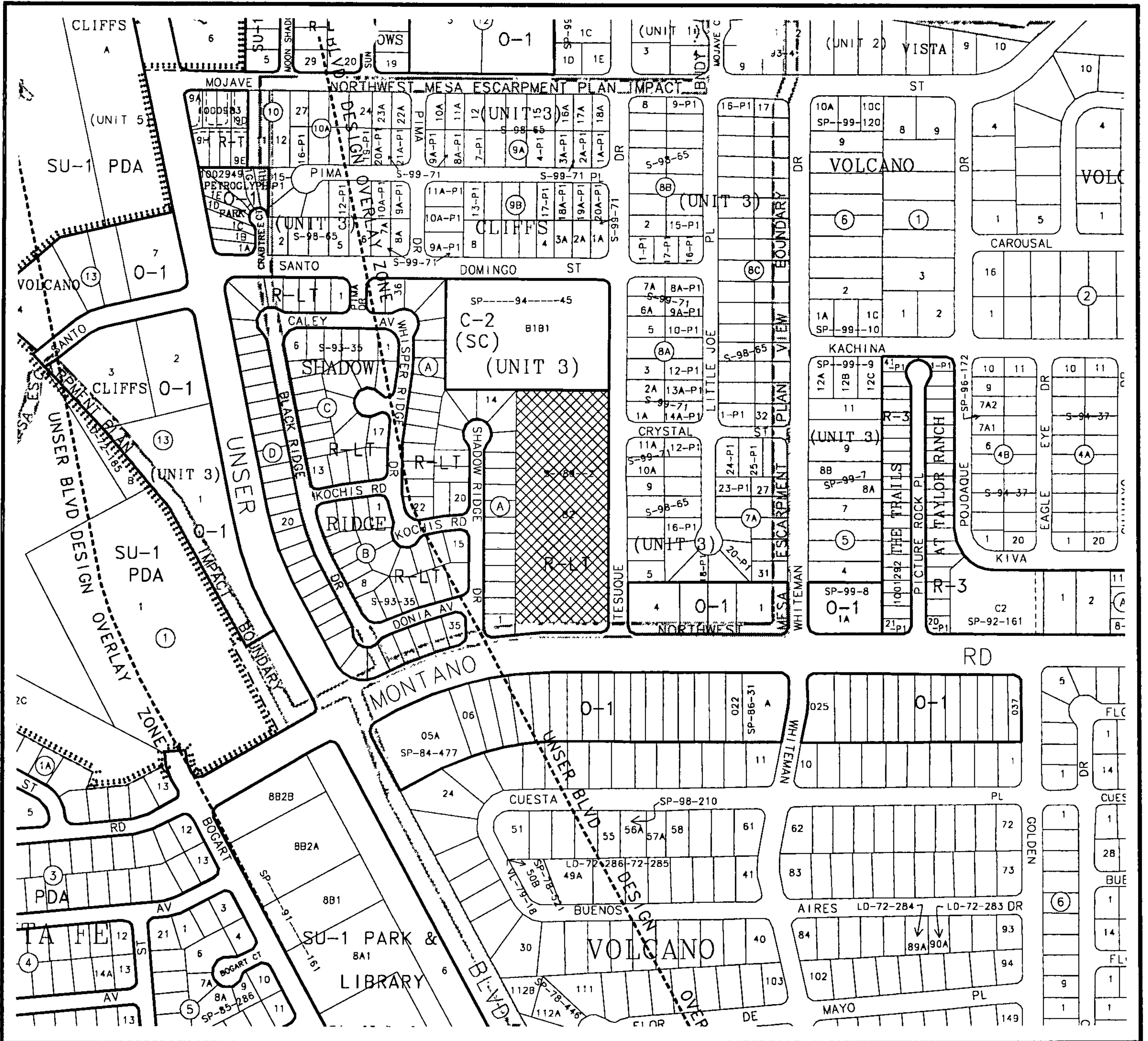
No objection to Vacation request with the condition that the existing water line air relief valve within the vacated ROW be relocated.

Planning Department

No objection. Defer to Transportation.

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

cc: Windmill Manor Place LLC, 6121 Indian School Rd NE, Suite 275, 87110  
Isaacson & Arfman PA, 128 Monroe St NE, 87108



Note: Shaded area indicates County Not to Scale

## ZONING MAP



Scale 1"= 446'

PROJECT NO. <b>1003420</b>
HEARING DATE <b>11-17-04</b>
MAP NO. <b>E-10</b>
ADDITIONAL CASE NUMBER(S) <b>04DRB-01657</b>



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 17, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000029**

04DRB-01650 Major-Vacation of Public Easements  
04DRB-01651 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1 **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, **ARBOLERA DE VIDA, PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19<sup>TH</sup> ST NW and 18<sup>TH</sup> ST NW containing approximately 26 acre(s). [REF: 03DRB01785, 03DRB01786] (H-13)

**Project # 1001273**

04DRB-01659 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] (F-16)

**Project # 1003420**

04DRB-01657 Major-Vacation of Pub Right-of-Way


ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS SUBDIVISION (to be known as **SUNRISE RIDGE**, zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 1 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10)

**Project # 1003696**

04DRB-01654 Major-Vacation of Pub Right-of-Way  
04DRB-01655 Major-Preliminary Plat Approval  
04DRB-01656 Minor-Temp Defer SDWK

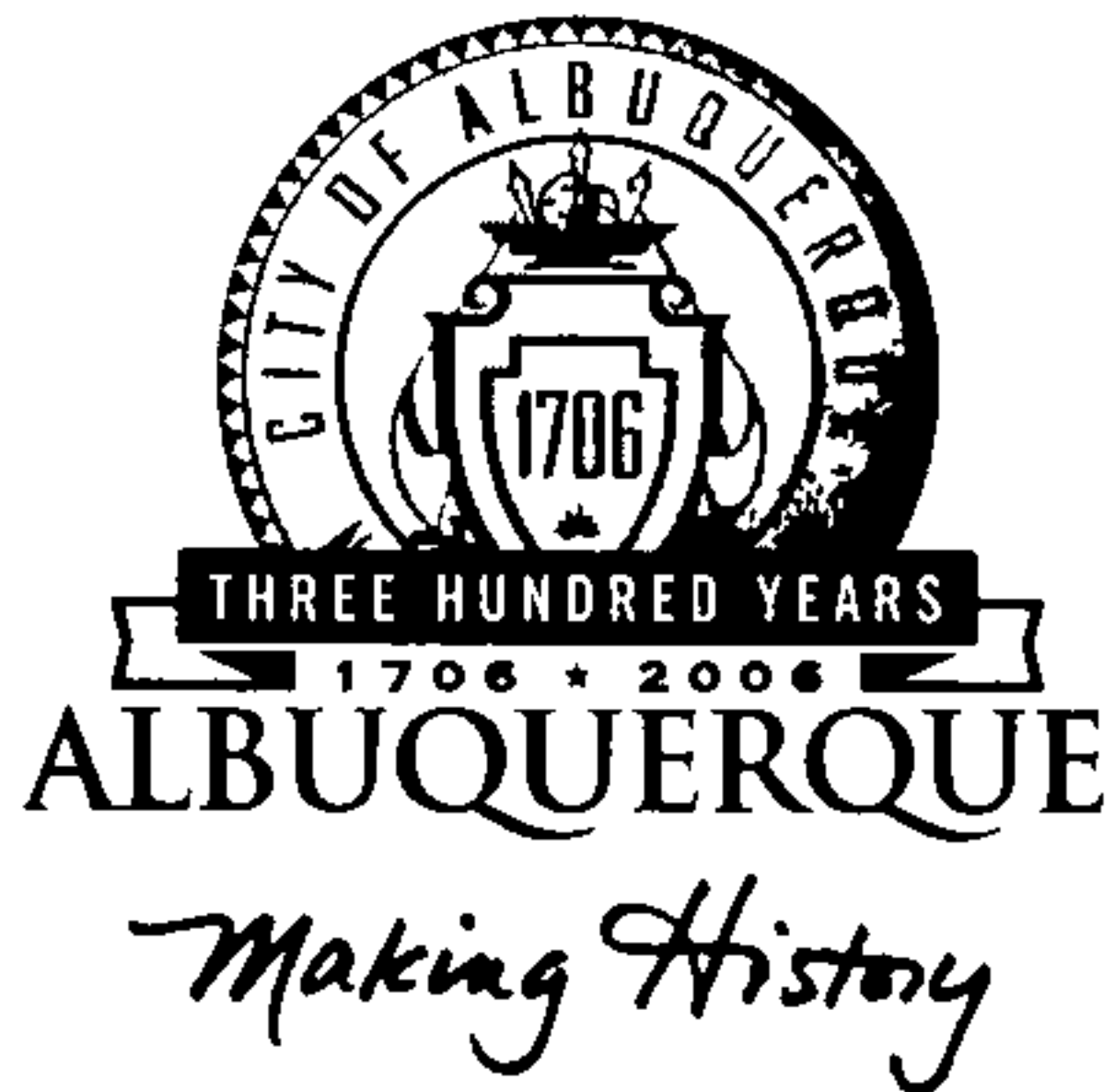
RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97<sup>TH</sup> ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495] (L-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 1, 2004.**

# CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

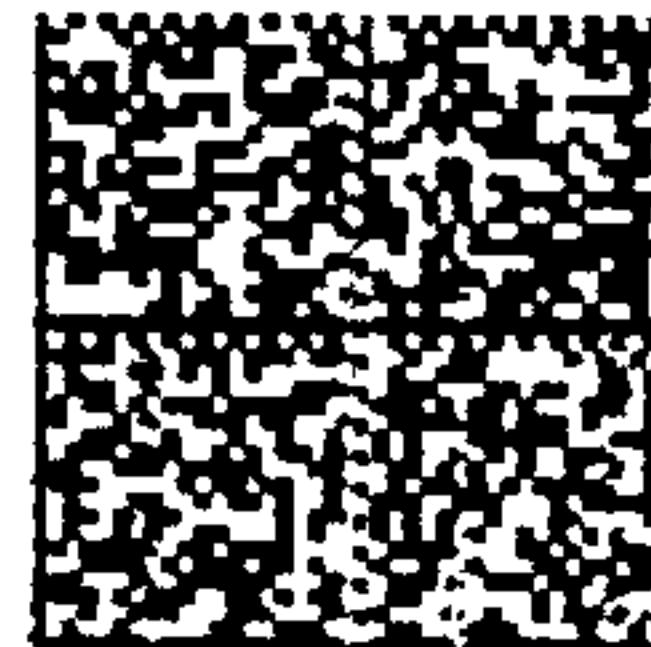
Albuquerque, NM 87103

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PO BOX 454  
ARROYO HONDO NM 87513

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PO BOX 3086  
RANCHOS DE TAOS NM 87557-3086

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MAILED FROM ZIP CODE 87102



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

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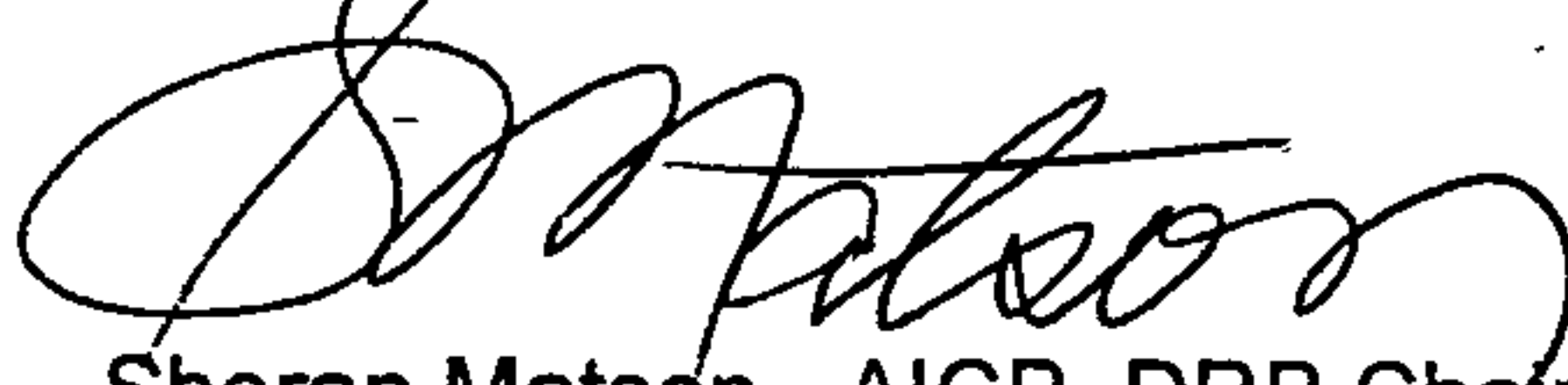
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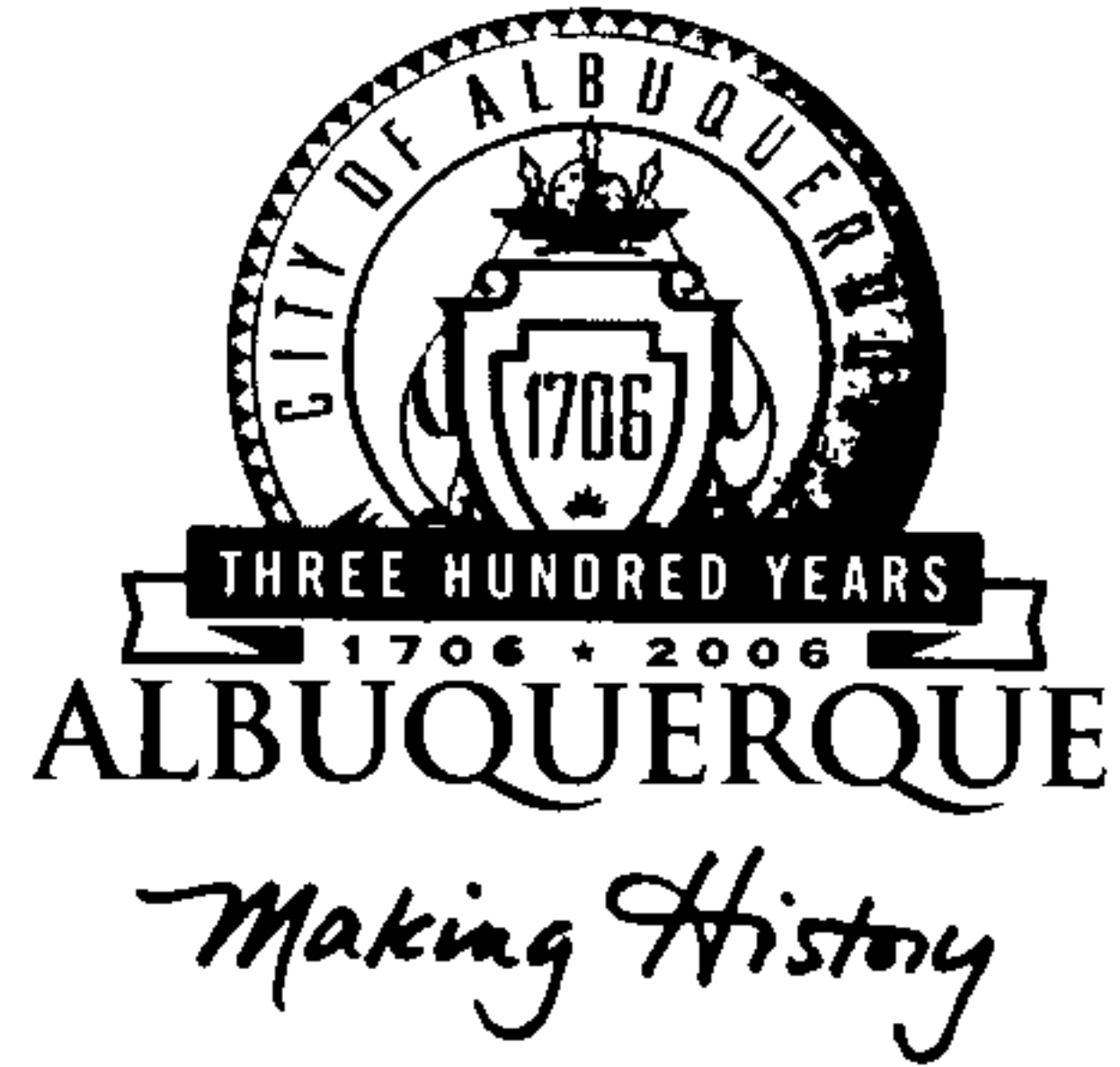
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Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 1, 2004.**



# CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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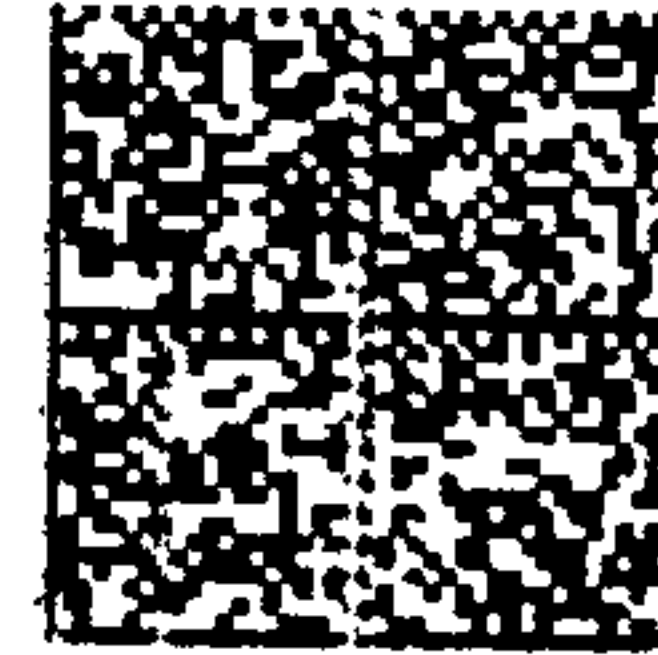
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 ALBUQUERQUE NM


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 ALBUQUERQUE NM 87104-2385

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DRB

# A City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **Z**

Supplemental form **S**

- 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)

**ZONING & PLANNING**

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

**APPEAL / PROTEST of...**

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZIE, 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME WINDMILL MANOR <sup>Estates</sup> ~~REYES~~ LLC PHONE 884-7666  
 ADDRESS 6121 INDIAN SCHOOL RD NE, STE 275 FAX: \_\_\_\_\_  
 CITY ALB STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER/DEVELOPER List all owners: ?  
 AGENT (if any): ISAACSON + ARFMAN, PA PHONE: 268-8828  
 ADDRESS 128 MURDOE ST NE FAX: 268-2632  
 CITY ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: amyn@iacivil.com

DESCRIPTION OF REQUEST: SUNRISE RIDGE SUBDIVISION: MAJOR SUBDIVISION  
FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT B-2 Block: \_\_\_\_\_ Unit: 3  
 Subdiv / Addn VOLCANO CLIFFS SUBDIVISION (TBR) Sunrise Ridge Subd.  
 Current Zoning: RLT Proposed zoning: SAME  
 Zone Atlas page(s): E-10 No. of existing lots: 1 No. of proposed lots: 30  
 Total area of site (acres): 4.74 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 101006238031310102 MRGCU Map No \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: TESUQUE DR NW  
 Between MONTANO RD NW and CRYSTAL ST 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) #1003420

04 EPC 00682, 04 DRB - 01508, 04 DRB - 01509

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

SIGNATURE [Signature] DATE 2/14/05  
 (Print) AMY L. D. NIESE, PE Applicant  Agent

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

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>OSDRB - 00295</u>	<u>FP</u>		\$ <u>-0-</u>
		<u>CMF</u>	\$ <u>20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total
			\$ <u>20.00</u>

Hearing date 2-23-05

Project # 1003420

[Signature] 2/14/05  
 Planner signature / date

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls *reviewed*
- 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.**  
*SUBMITTED TO CITY UNDER SEPARATE DOCUMENT*

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

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

AMY V. D. NIESE, PE  
Applicant name (print)  
[Signature] 2/14/05  
Applicant signature / date

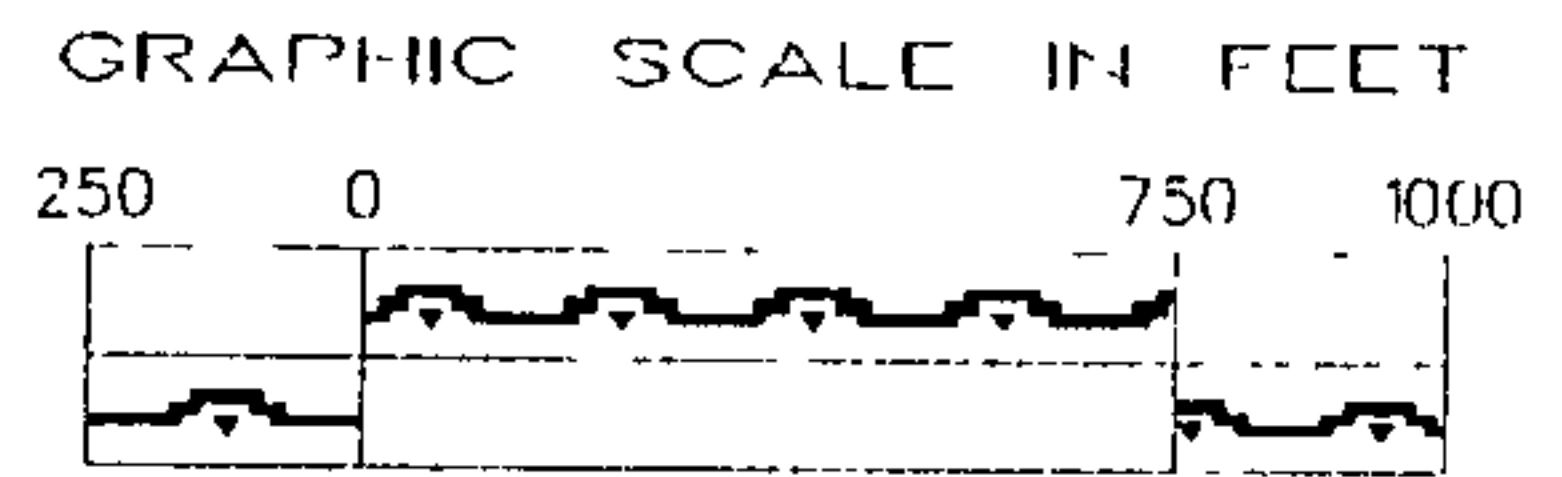
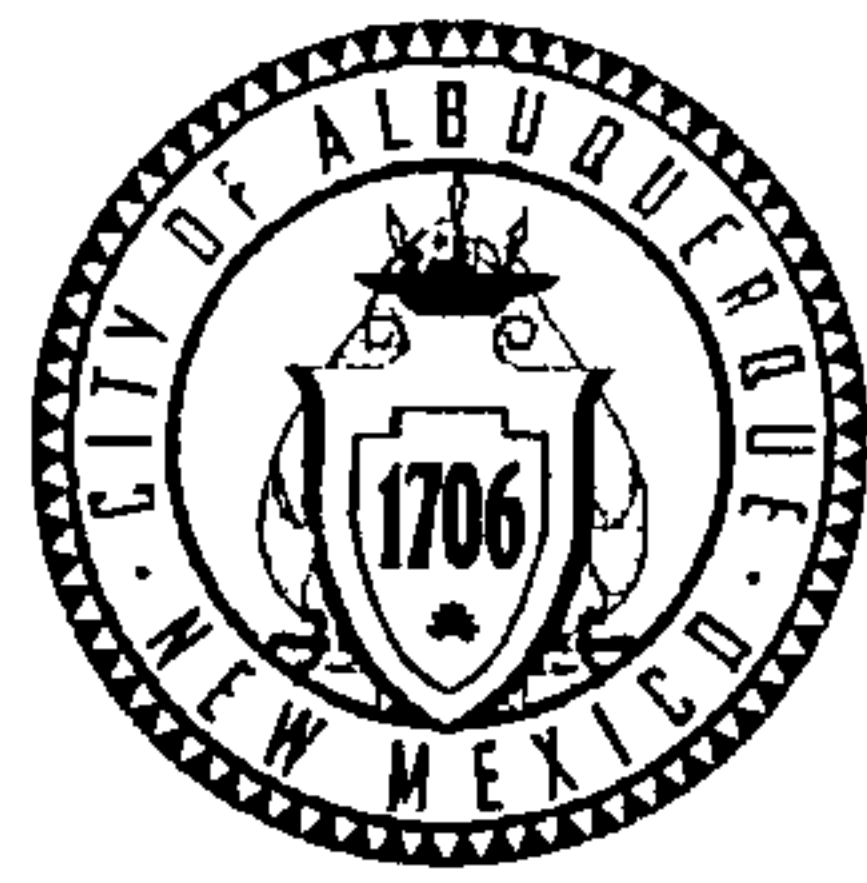
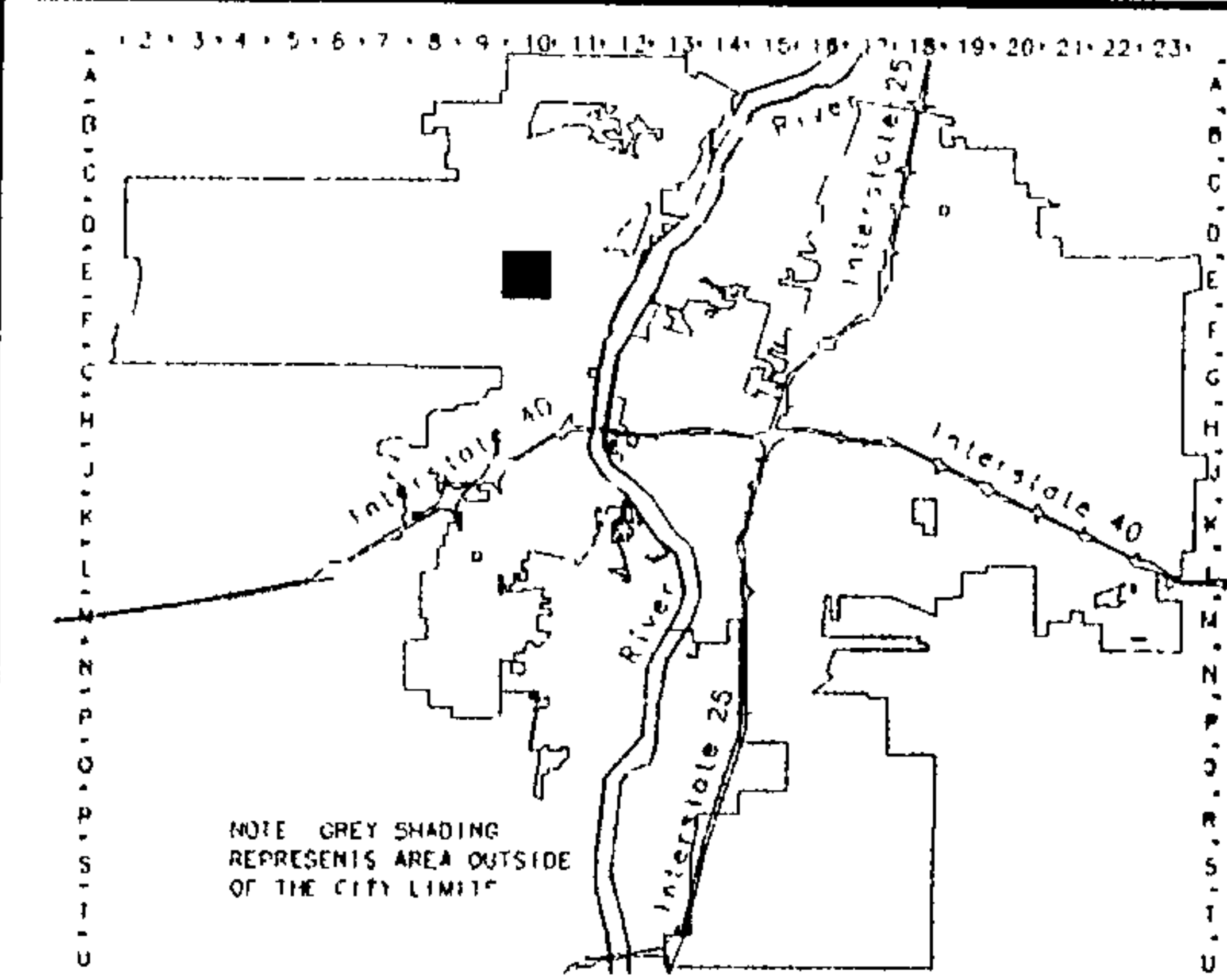
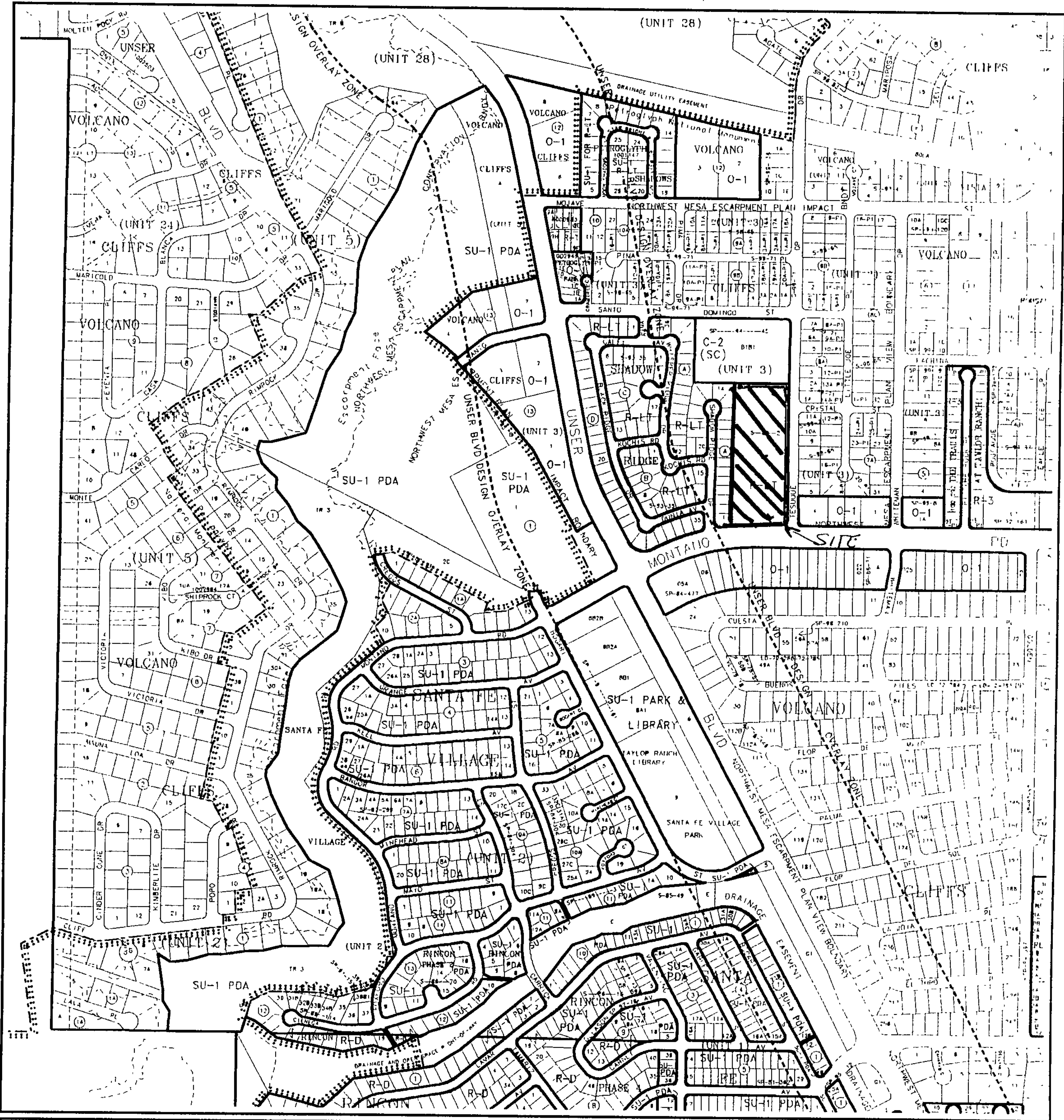


Form revised 3/03, 8/03 and 11/03

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

Application case numbers  
05DRB - 00295

Clare Senora 2/14/05  
Planner signature / date  
**Project # 1003420**

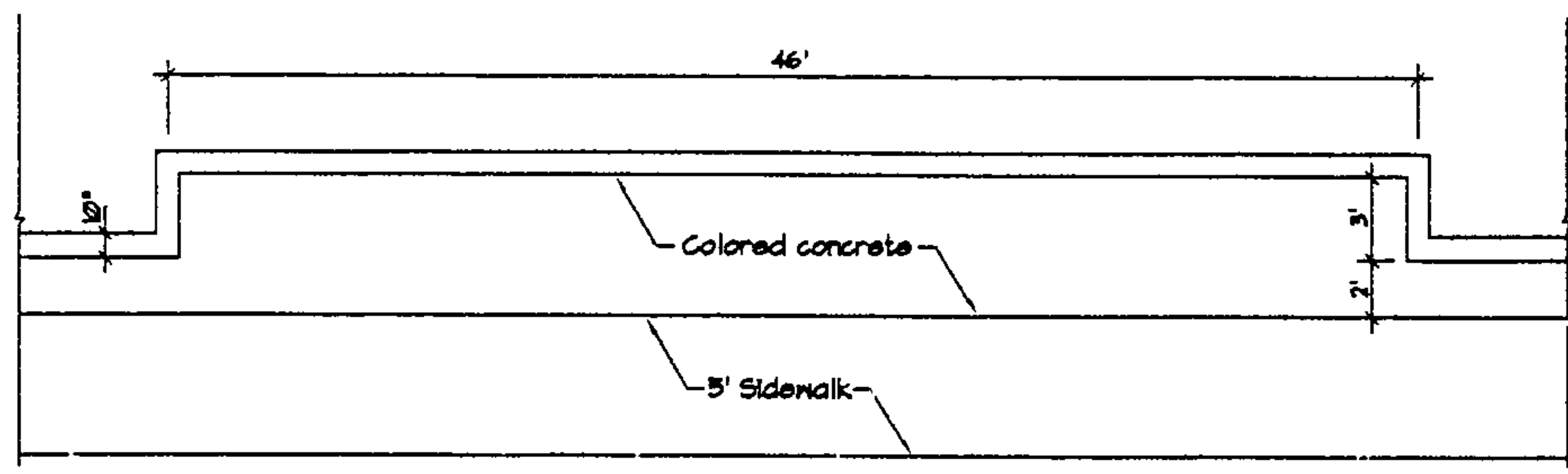
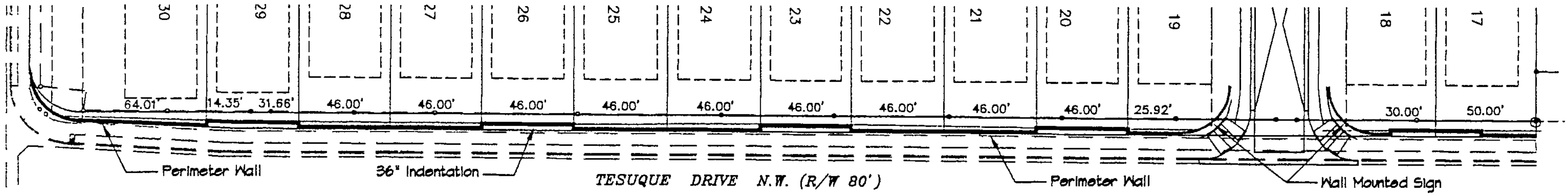


**A G I S**  
Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
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**Zone Atlas Page**

**E-10-Z**

Map Amended through December 03, 2004



PLAN VIEW

NTS

*Revised*

Perimeter Wall Approved

*D. Watson*

DRB Chair

*12/29/04*

Date

RECEIVED

DEC 09 2004

HYDROLOGY SECTION

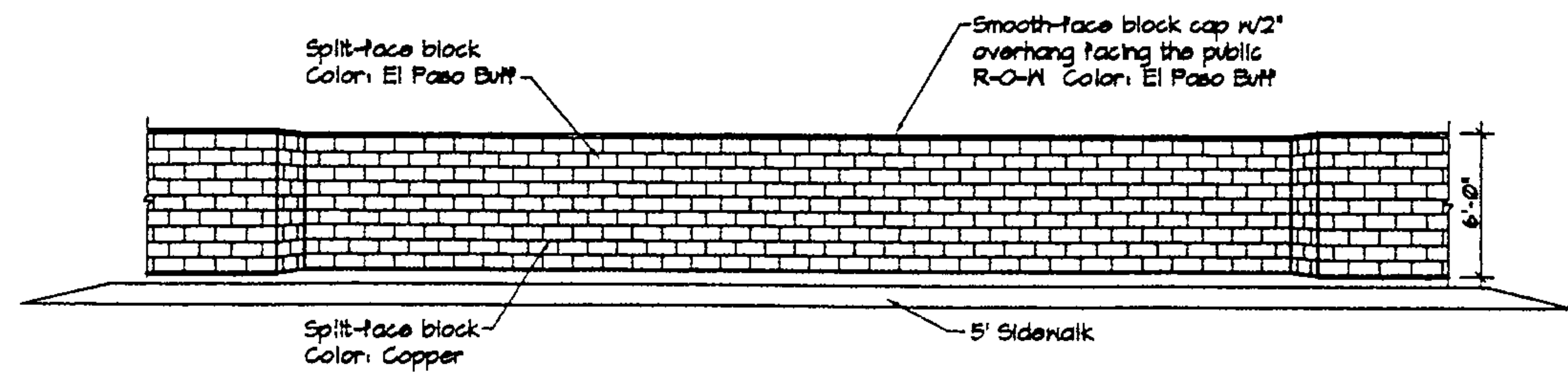
NOTES.

1. Sunrise Ridge Subdivision perimeter wall design complies with the City Wall Regulations on height, layout, facade, and materials
2. This wall design applies to Tesuque Drive and Montano Blvd
3. The nearest intersection is at Montano Road and Unser Blvd. Zone Atlas: E-

#1003420

Perimeter Wall Detail

**SUNRISE RIDGE SUBDIVISION**



PERIMETER WALL DETAIL

NTS

Prepared for:  
Strosnider Company  
6121 Indian School Rd NE  
Suite #275  
Albuquerque, NM 87110



Prepared by:  
Consensus Planning, Inc  
924 Park Avenue SW  
Albuquerque, NM 87102

December 200

No. of Lots: 30  
Nearest Major Streets  
Tesuque Dr. NW & Montano Rd. NW

**FIGURE 12**

**SUBDIVISION IMPROVEMENTS  
AGREEMENT-PUBLIC AND/OR PRIVATE  
(Procedure B)**

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 7<sup>th</sup> day of February, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Windmill Manor Estates, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company whose address is 6121 Indian School Road NE, Suite 275, \* and whose telephone number is 884-7666, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

\*Albuquerque, NM 87110

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract B2, Unit 3, Volcano Cliffs Subdivision, recorded on 02/04/88 in the records of the Bernalillo County Clerk at Book C35, pages 159 through --- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Windmill Manor Estates, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Sunrise Ridge Subdivision describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 17th day of November, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 753681.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless



# FINANCIAL GUARANTY AMOUNT

12/22/2004

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

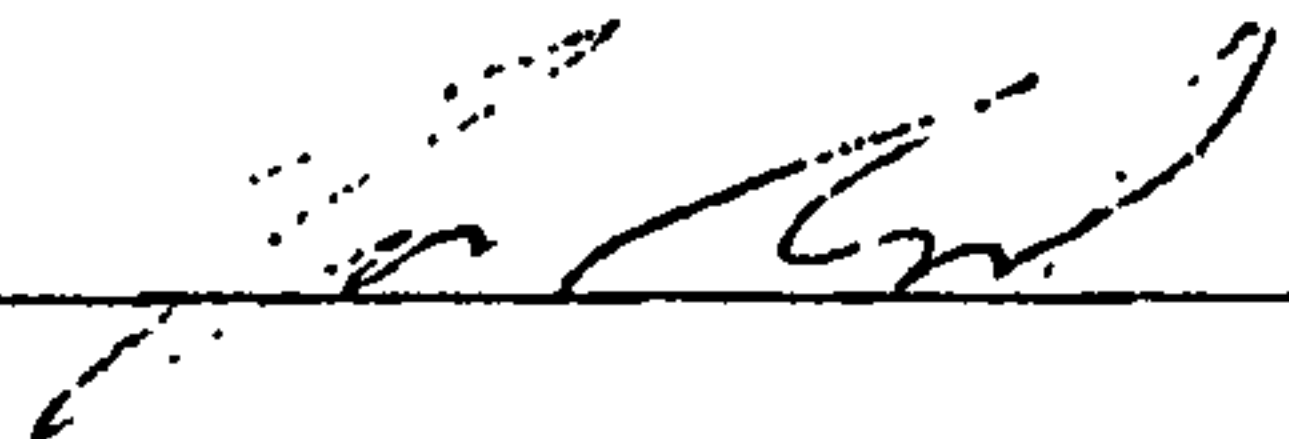
**Project ID #: 753681, Sunrise Ridge Subdivision, Phase/Unit #: 1**

Requested By: **Amy Niese, PE w/ Isaacson & Arfman, P.A.**

Approved estimate amount:		\$129,007.40
Contingency Amount:	10.00%	\$12,900.74
Subtotal:		\$141,908.14
NMGRT	6.0625%	\$8,603.18
Subtotal:		\$150,511.32
Engineering Fee	6.60%	\$9,933.75
Testing Fee	2.00%	\$3,010.23
Subtotal:		\$163,455.30
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$ .00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b><u>\$204,319.13</u></b>

APPROVAL:

DATE:

  
\_\_\_\_\_

12-22-2004

Notes: Certification for grading & drainage including private retaining walls prior to release of FG. Wall certification from registered engineer and/or landscape architect prior to release of FG.

FIGURE 19  
SIDEWALK DEFERRAL AGREEMENT  
PROJECT NO. 753681

THIS AGREEMENT is made this 7<sup>th</sup> day of February, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and Windmill Manor Estates, LLC ("Developer"), whose address is 6121 Indian School Road NE, Suite 275 \* and whose telephone number is 884-7666, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc. :) New Mexico limited liability company made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

\*Albuquerque, NM 87110  
WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Tract B2, Unit 3, Volcano Cliffs Subdivision (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) preliminary plat, to be identified as (state name of plat:) Sunrise Ridge Subdivision and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by November 17, 2008 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.





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

PAID RECEIPT

APPLICANT NAME

Windmill Manor Estates

AGENT

Joseph J. Argman

ADDRESS

\_\_\_\_\_

PROJECT & APP #

1003420 / 05 PRB 00295

PROJECT NAME

Valcano Cliffs Subd

\$ 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

2/14/2005 1:41PM LOC: ANNX  
RECEIPT# 00035397 US# 006 TRANSH 0042  
Account 441032 Fund 0110  
Activity 3424000 TRSEJA  
Trans Amt \$20.00  
J24 Misc \$20.00  
CK \$20.00  
CHANGE \$0.00

Thank You

**ORIGINAL**

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

*Claire*

Date Submitted October 1, 2004  
Date Site Plan Approved N/A  
Date Preliminary Plat Approved 11/17/04  
Date Preliminary Plat Expires 11/17/05  
DRB Project No. 100-3420  
DRB Application No. 04-01508

**SUNRISE RIDGE**

PROPOSED NAME OF PLAT

**TRACT B-2, VOLCANO CLIFFS SUBDIVISION, UNIT 3**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		28' F-F	Residential Paving	Jamers Drive	S. end of Jamers Drive	N. end of Jamers Drive	/	/	/
		28' F-F	Residential Paving	Crystal Road	Jamers Drive	Tesuque Drive	/	/	/
		<del>28' F-F</del>	<del>Residential Paving</del>	<del>Peanut Road</del>	<del>Jamers Drive</del>	<del>Tesuque Drive</del>	/	/	/
		Std or Mtbl	Curb and Gutter (8)	Jamers Drive	S. end of Jamers Drive	N. end of Jamers Drive	/	/	/
		Std or Mtbl	Curb and Gutter (8)	Crystal Road	Jamers Drive	Tesuque Drive	/	/	/
		<del>Std or Mtbl</del>	<del>Curb and Gutter (8)</del>	<del>Peanut Road</del>	<del>Jamers Drive</del>	<del>Tesuque Drive</del>	/	/	/
		4'	PCC Sidewalk (Both Sides)	Crystal Road	Jamers Drive	Tesuque Drive	/	/	/
		4'	<del>PCC Sidewalk (Both Sides)</del>	<del>Peanut Road</del>	<del>Jamers Drive</del>	<del>Tesuque Drive</del>	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Jamers Drive	S. end of Jamers Drive	N. End of Jamers Drive	/	/	/
		6"	Waterline	Jamers Drive	S. END OF JAMERS DR. Peanut Road	Crystal Road	/	/	/
		6"	Waterline	Crystal Road	Jamers Road	Tesuque Drive	/	/	/

# ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		6"	Waterline	Peanut Road	Jamers Road	Tesuque Drive	/	/	/
		4"	Waterline	Jamers Drive	S end of Jamers Drive	Peanut Drive	/	/	/
		4"	Waterline	Jamers Drive	Crystal Road	N end of Jamers Drive	/	/	/
		8"	SAS	Jamers Drive	S end of Jamers Drive	N end of Jamers Drive	/	/	/
		8"	SAS	Crystal Road	Jamers Drive	Tesuque Drive	/	/	/
		8"	SAS	Peanut Road	Jamers Drive	Tesuque Drive	/	/	/
		3/4"	Irrigation Water Meter	Tesuque Drive	Intersection of Tesuque Drive and <del>Peanut</del> Road	CRYSTAL	/	/	/
		6"	WL	WL ESM'7, LOT 30	JAMERS DR	TESUQUE DR	/	/	/
			STM. DRN. INLET	CRYSTAL RD.	INTERSECTION	NORTH RTN.	/	/	/
			RELOCATE EXISTING AIR-RELEASE VALVE	TESUQUE ST	OUTSIDE ROW	INSIDE RIGHT-OW	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

# ORIGINAL

**NOTES:**

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. Landscape maintenance agreement for landscaping in the public right-of-way.
6. Perimeter walls per DRB approved perimeter wall design.
7. Wall and landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
8. Curb and gutter on both sides, type to be determined at DRC.

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
Fred C. Arfman, P.E. <small>NAME (print)</small>	<i>Sharon Nelson</i> 11/17/04 <small>DRB CHAIR - date</small>			
Isaacson & Arfman, P.A. <small>FIRM</small>	<i>left sig</i> 11-17-04 <small>TRANSPORTATION DEVELOPMENT - date</small>		<i>Christina Sandoral</i> 11/17/04 <small>PARKS &amp; GENERAL SERVICES - date</small>	
<i>Fred C. Arfman</i> 09-28-04 <small>SIGNATURE - date</small>	<i>Roger Green</i> 11/17/04 <small>UTILITY DEVELOPMENT - date</small>		_____ <small>AMAFCA - date</small>	
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION. _____	<i>Bradley L. Bylem</i> 11/18/04 <small>CITY ENGINEER - date</small>		_____ <small>- date</small>	
			_____ <small>- date</small>	

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

# A City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION** **S**

\_\_\_ Major Subdivision action

\_\_\_ Minor Subdivision action

**V** Vacation

\_\_\_ Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN** **P**

\_\_\_ ...for Subdivision Purposes

\_\_\_ ...for Building Permit

\_\_\_ IP Master Development Plan

\_\_\_ Cert. of Appropriateness (LUCC) **L**

Supplemental form

**ZONING & PLANNING** **Z**

\_\_\_ Annexation

\_\_\_ County Submittal

\_\_\_ EPC Submittal

\_\_\_ Zone Map Amendment (Establish or Change Zoning)

\_\_\_ Sector Plan (Phase I, II, III)

\_\_\_ Amendment to Sector, Area, Facility or Comprehensive Plan

\_\_\_ Text Amendment (Zoning Code/Sub Regs)

**APPEAL / PROTEST of...** **A**

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

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

**APPLICANT INFORMATION:**

NAME: WINDMILL MANOR PLACE LLC PHONE: 884-7666

ADDRESS: 6121 INDIAN SCHOOL RD. NE, STE-275 FAX: \_\_\_\_\_

CITY: ABQ STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER/DEVELOPER List all owners: \_\_\_\_\_

AGENT (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828

ADDRESS: 128 MONROE ST. NE FAX: 268-2632

CITY: ABQ STATE NM ZIP 87108 E-MAIL: FREDA@IACIVIL.COM

DESCRIPTION OF REQUEST: VACATION OF THE WESTERLY 10' OF TESUQUE ADJACENT TO TRACT B-2, VOLCANO CLIFFS SUBD, UNIT 3

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

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

Lot or Tract No. TRACT B-2 Block: \_\_\_\_\_ Unit: 3

Subdiv. / Addn VOLCANO CLIFFS SUBDIVISION to bka Sunrise Ridge

Current Zoning R-LT Proposed zoning N/A

Zone Atlas page(s): E-10 No. of existing lots: N/A No. of proposed lots: N/A

Total area of site (acres): 0.1664 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No 101006238031310102 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: TESUQUE DR. NW

Between: MONTAÑO Rd NW and CRYSTAL ST.

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc): 04EPC 00682

04DRB-01508, 04DRB-01509 Proj. # 1003420

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

SIGNATURE Fred C. Arfman DATE 10.21.04

(Print) FRED C. ARFMAN \_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

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

Application case numbers	Action	S.F.	Fees
<u>04DRB - 01657</u>	<u>VRW</u>		\$ <u>300.00</u>
	<u>ADV FEE</u>		\$ <u>75.00</u>
	<u>CM#</u>		\$ <u>20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
Hearing date <u>11/17/04</u>			Total \$ <u>395.00</u>

JM 10/21/04 Project # 1003420

Planner signature / date

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE (Public Hearing Case)**

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
- 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.

Fred C. Arfman 10/21/04  
Applicant name (print)

Fred C. Arfman 10/21/04  
Applicant signature / date



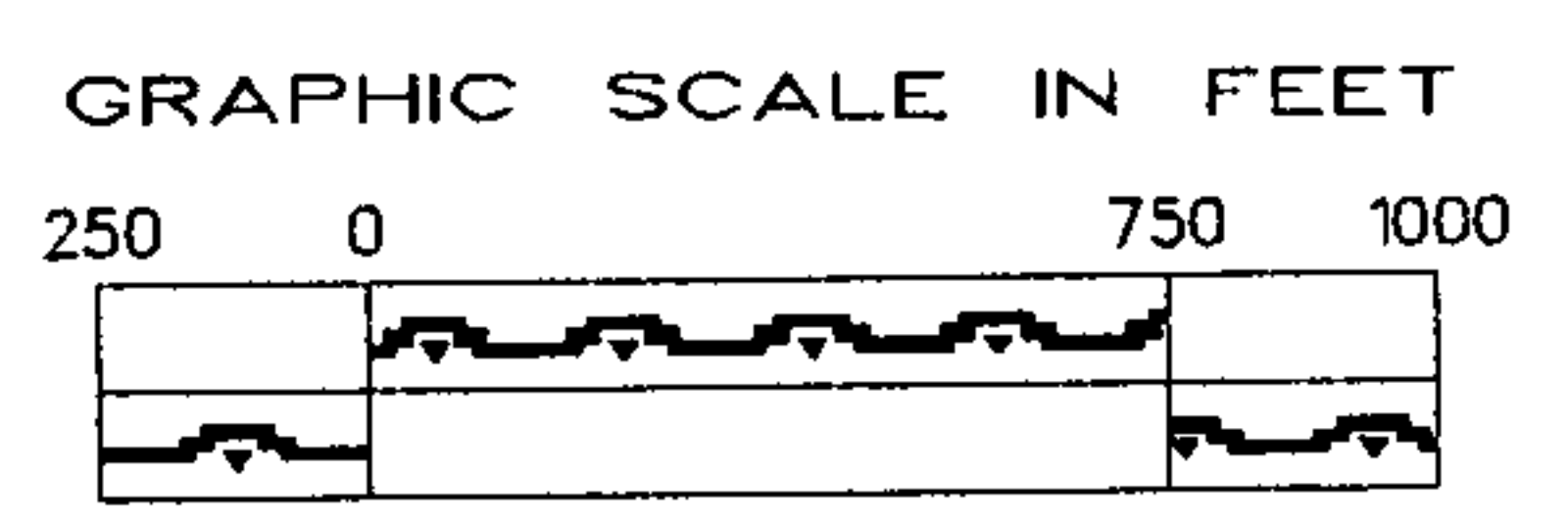
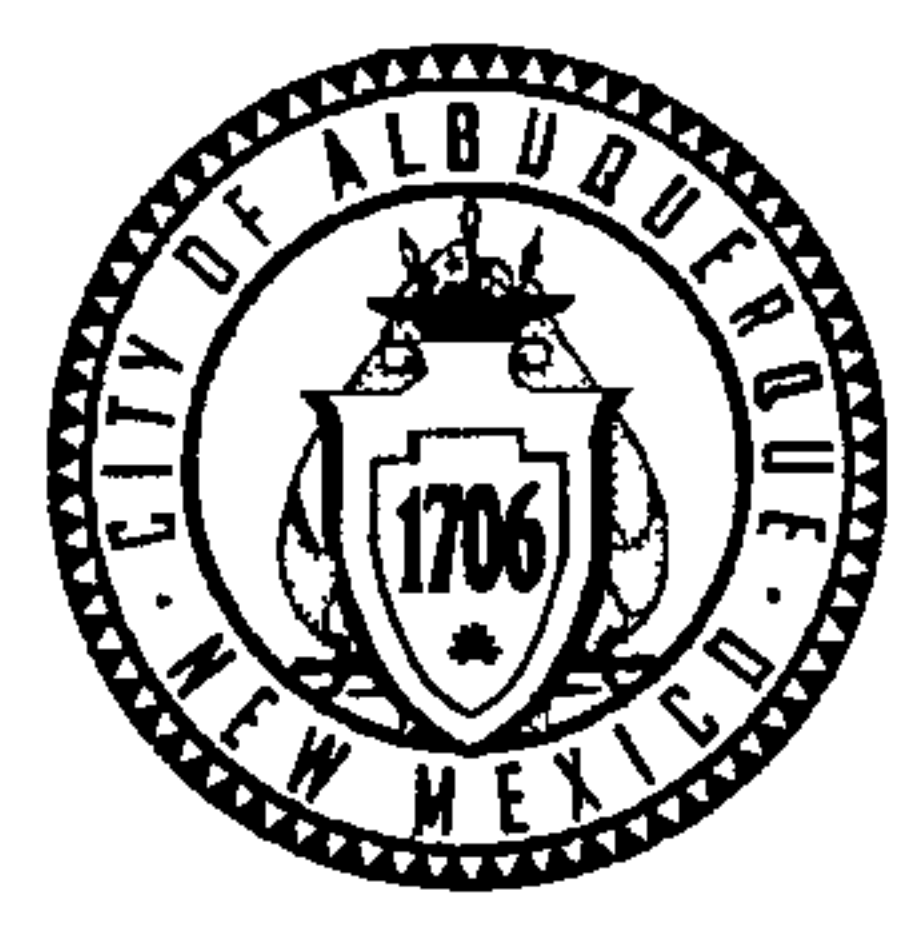
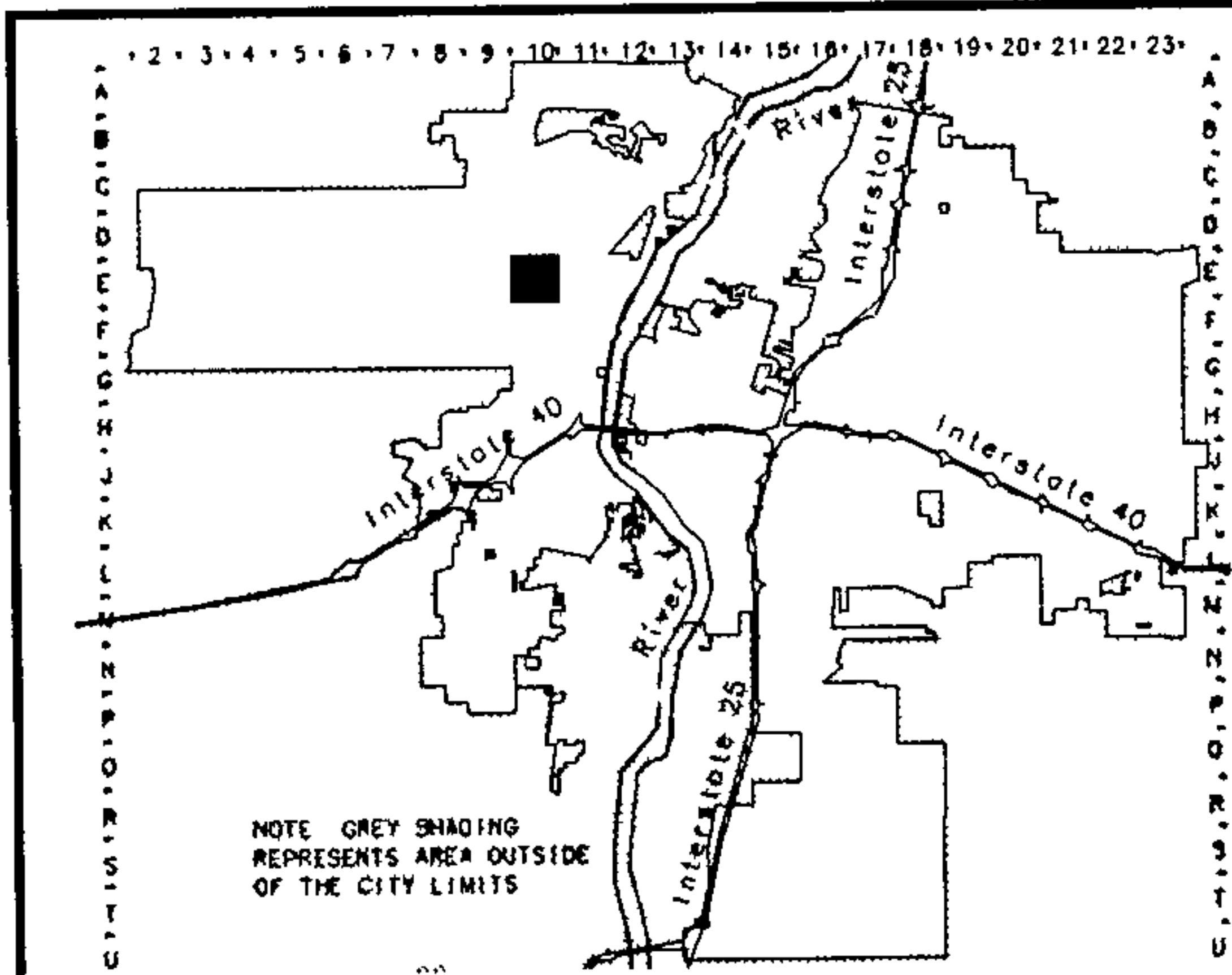
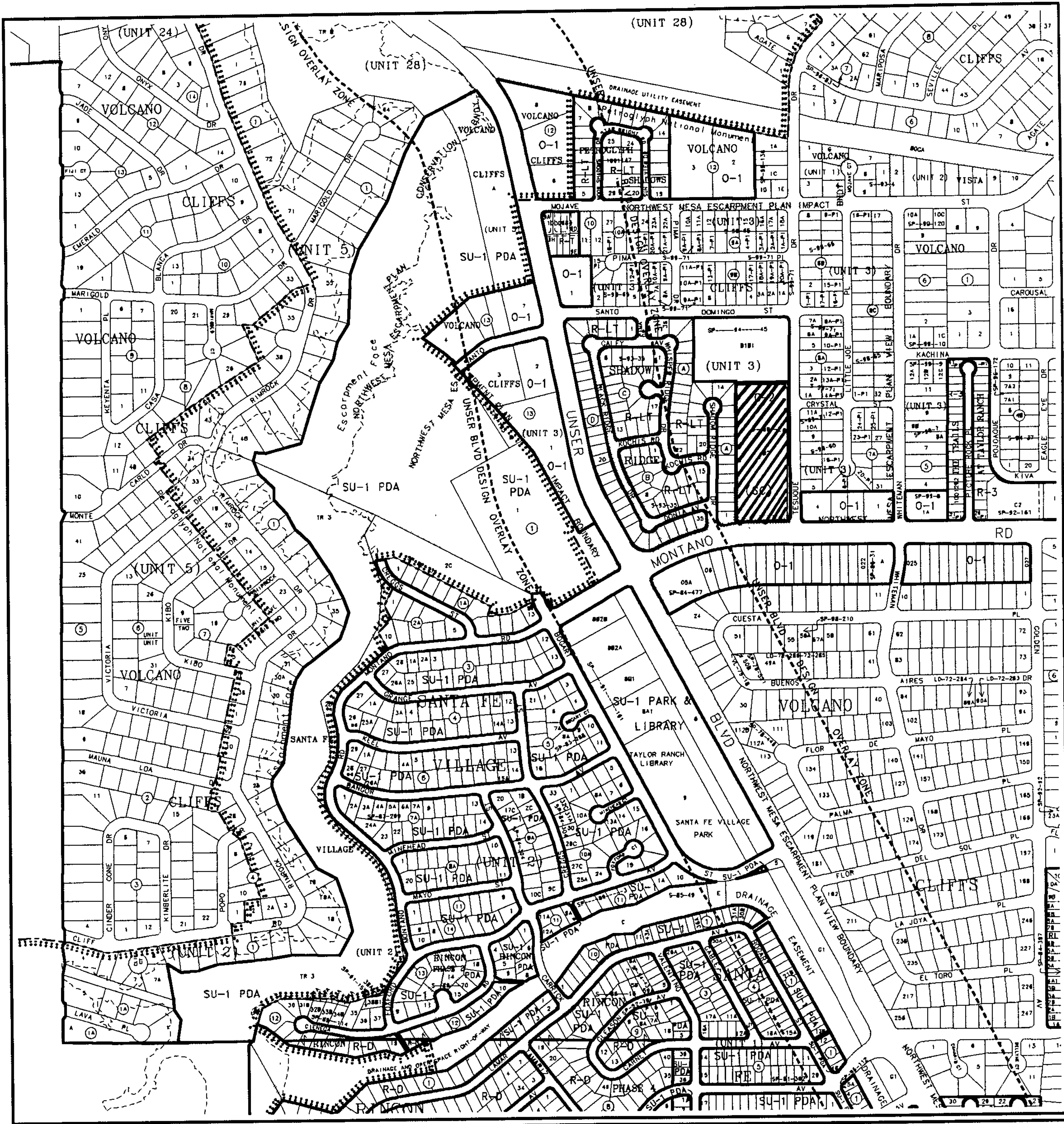
Form revised April 2003

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

Application case numbers  
041028 - 01675

[Signature] 10/21/04  
Planner signature / date

**Project # 1003420**



**A G I S**  
Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
© Copyright 2003

**Zone Atlas Page**

**E-10-Z**

Map Amended through January 02, 2004



Planning Department  
Office of Neighborhood Coordination  
Albuquerque, New Mexico

**Please Note:** The information listed in this letter is valid for one (1) month. If you have not filed your application within one (1) month of the date of this letter, you will need to get an updated letter from our office. It is your responsibility to provide current information (outdated information may result in a deferral of your case).

Date: October 20, 2004

CONTACT NAME: Ruth Lozano  
COMPANY / AGENCY: Isaacson & Arfman, P.A.  
ADDRESS / ZIP: 128 Monroe St NE / 87108  
PHONE / FAX: 268-8828 Fax 268-2632

Thank you for your inquiry of 10/20/04 requesting names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at: **Lot B-2 Volcano Cliffs Unit 3 on Montano Rd between Tesuque Dr and Shadow Dridge Dr.**  
Zone Map page(s) E-10-Z

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

**Taylor Ranch NA (R)**

Don MacCormack 897-1593  
5300 Hattiesburg NW / 87120

Eddie Costello 362-6700  
1111 Alameda NW, Ste J / 87114

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

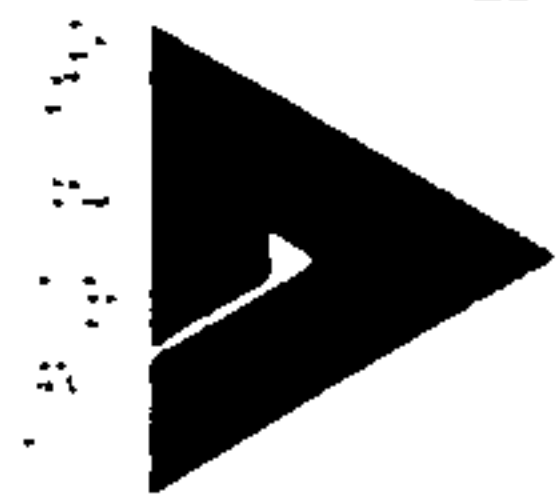
Sincerely,

*Julia King*

OFFICE OF NEIGHBORHOOD COORDINATION

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





# ISAACSON & ARFMAN, P.A.

## Consulting Engineering Associates

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

October 20, 2004

CERTIFIED MAIL – 7003 3110 0006 0529 2605

Mr. Don MacCornack  
Taylor Ranch Neighborhood Association  
5300 Hattiesburg NW  
Albuquerque, NM 87120

**RE: Tract B-2, Volcano Cliffs Subdivision, Unit 3  
(Old U.S.P.S. Site)**

Dear Mr. MacCornack:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Taylor Ranch Neighborhood Association that a request for vacation of the westerly 10' of Tesuque Dr. adjacent to the referenced tract will be submitted to the City of Albuquerque Development Review Board this week. Your association will be notified as to the hearing time and location.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,  
**ISAACSON & ARFMAN, P.A.**

*Fred C. Arfman*  
Fred C. Arfman, PE

FCA/rtl

Attachment

7003 3110 0006 0529 2605

5092 6250 9000 017E E002

U.S. Postal Service™	
<b>CERTIFIED MAIL™ RECEIPT</b>	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
ALBUQUERQUE, NM 87120	
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>
UNIT ID: 0608	Postmark Here: 001
Clerk: KYVD5C	10/20/04
Sent To Don MacCornack Taylor Ranch Neighborhood Association	
Street, Apt. No., or PO Box No. 5300 Hattiesburg NW	
City, State, ZIP+4 Albuquerque, NM 87120	
PS Form 3800, June 2002 See Reverse for Instructions	



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

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

October 20, 2004

CERTIFIED MAIL – 7003 3110 0006 0529 2612

Mr. Eddie Costello  
Taylor Ranch Neighborhood Association  
1111 Alameda NW, Suite J  
Albuquerque, NM 87114

**RE: Tract B-2, Volcano Cliffs Subdivision, Unit 3  
(Old U.S.P.S. Site)**

Dear Mr. Costello:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Taylor Ranch Neighborhood Association that a request for vacation of the westerly 10' of Tesuque Dr. adjacent to the referenced tract will be submitted to the City of Albuquerque Development Review Board this week. Your association will be notified as to the hearing time and location.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,  
**ISAACSON & ARFMAN, P.A.**

Fred C. Arfman, PE  
FCA/rtl  
Attachment

7003 3110 0006 0529 2612

2192 6250 9000 07TE E002

U.S. Postal Service	
<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
*For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
ALBUQUERQUE, NM 87114	
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

ALBUQUERQUE, NM 87114  
OCT 20 2004  
Postmark Here  
City: KYZ

Sent To	Eddie Costello
Street, Apt. No., or PO Box No.	Taylor Ranch Neighborhood Association 1111 Alameda NW, Suite J
City, State, ZIP+4	Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

**ISAACSON & ARFMAN, P.A.****Consulting Engineering Associates***Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE***VACATION OF PUBLIC RIGHT-OF-WAY**

**REF:** Tesuque Drive NW between Montaña Road and the north property line of Tract B-2, Volcano Cliffs Subdivision, Unit 3

**SUBJECT:** Justification of Vacation Request

**EXISTING CONDITION:** Tesuque Drive is currently platted as an eighty-foot (80') right-of-way per the original Volcano Cliffs Subdivision, Unit 3. The roadway is constructed as a forty-foot (40') face-to-face road with concrete sidewalks within a sixty-foot (60') corridor, thereby leaving a ten-foot (10') non-developed earthen strip on each side of the improvements.

**REQUEST:** Windmill Manor Place, LLC requests the vacation of an eight-foot (8') wide strip, being the westerly eight-feet (8') of the existing eighty-foot (80') right-of-way.

**JUSTIFICATION:**

1. Exclusion of the identified vacant public right-of-way from the proposed adjacent residential development would be an impediment to good community planning.
2. Incorporation of the excess right-of-way into the development will create an enhanced street appeal by eliminating the barren land and potential weed strip. The remaining two feet (2') between the existing sidewalk and future property line shall be hard surfaced (colored concrete) by the developer as one of the wall/streetscape features.
3. The proposed residential development will not have a Home Owners Association, therefore the possibility of a community maintained landscape strip is not possible.
4. The public welfare is in no way served by retaining the excess right-of-way.
5. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

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

**PAID RECEIPT**

APPLICANT NAME Windmill Manor Place  
 AGENT Sanacion + Arfman, PA  
 ADDRESS 128 Monroe, NE  
 PROJECT & APP # 1903420  
 PROJECT NAME Sunrise Ridge

**\*\*\*DUPLICATE\*\*\***  
 City Of Albuquerque  
 Treasury Division  
 10/22/2004 11:44AM  
 LOC: ANN  
 RECEIPT# 00033458 WSH# 007 TRANS# 0027  
 Account 441006 Fund 0110  
 Activity 4983000 TRSLJS  
 Trans Amt \$395.00  
 J24 Misc \$300.00

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 300.00 441006/4983000 DRB Actions
- \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 441018/4971000 Public Notification
- \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 Major/Minor Subdivision     Site Development Plan     Bldg Permit  
 Letter of Map Revision     Conditional Letter of Map Revision  
 Traffic Impact Study
- \$ 395.00 TOTAL AMOUNT DUE

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

10/22/2004 11:44AM LOC: ANN  
 X  
 RECEIPT# 00033457 WSH# 007 TRANS# 0027  
 Account 441032 Fund 0110  
 Activity 3424000 TRSLJS  
 Trans Amt \$395.00  
 J24 Misc \$20.00

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

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

10/22/2004 11:44AM LOC: ANN  
 X  
 RECEIPT# 00033459 WSH# 007 TRANS# 0027  
 Account 441018 Fund 0110  
 Activity 4971000 TRSLJS  
 Trans Amt \$395.00  
 J24 Misc \$75.00  
 CK \$395.00  
 CHANGE \$0.00

Thank You

Thank You

Thank You

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 11/2/04 To 11/17/04

5. REMOVAL

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

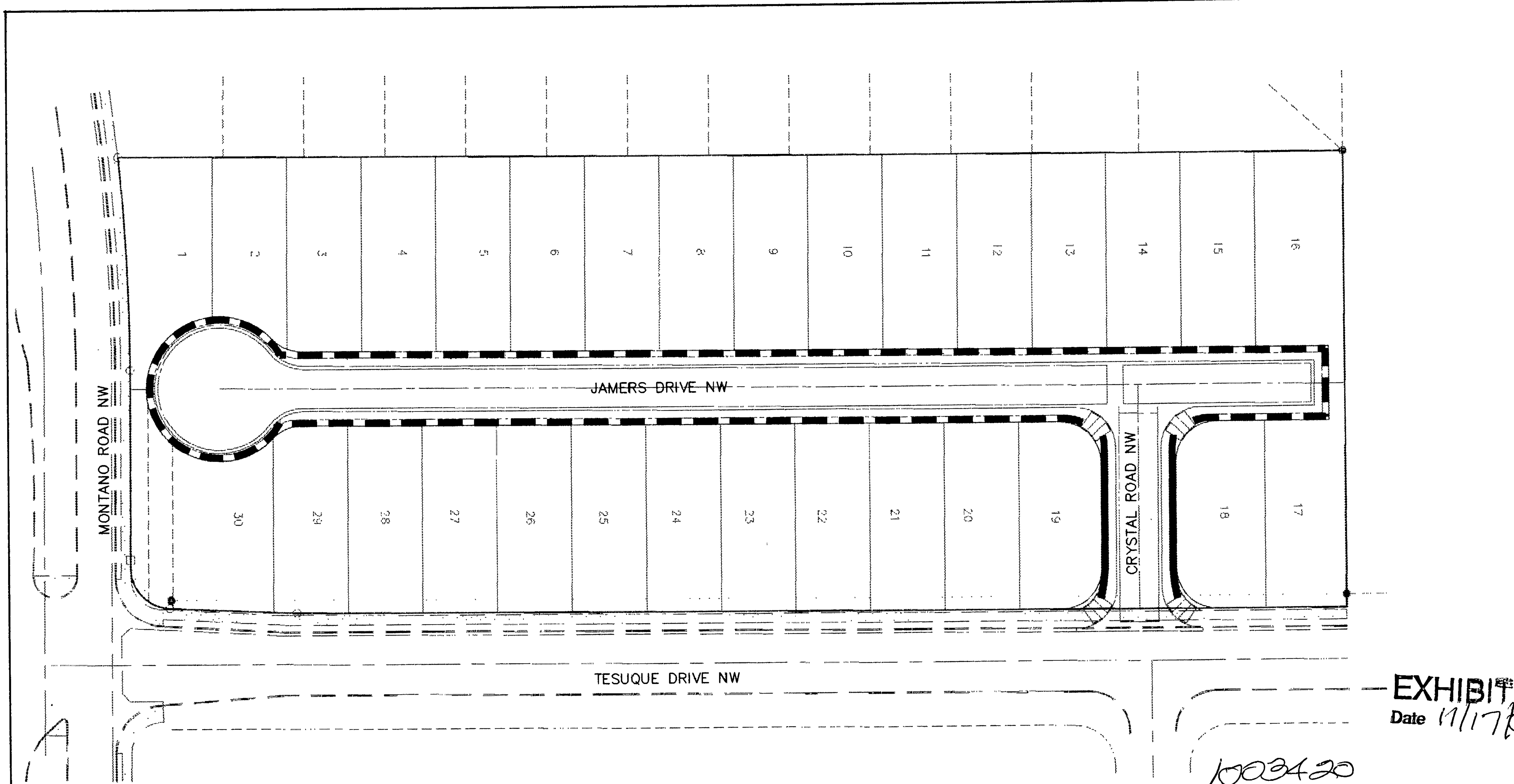
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Ruth Lozano 10/22/04  
(Applicant or Agent) (Date)  
For Isaacson + Artman

I issued 2 signs for this application, 10/22/04 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003420

FILE



**LEGEND**

- 4' SIDEWALK TO BE CONSTRUCTED
- 4' SIDEWALK TO BE DEFERRED

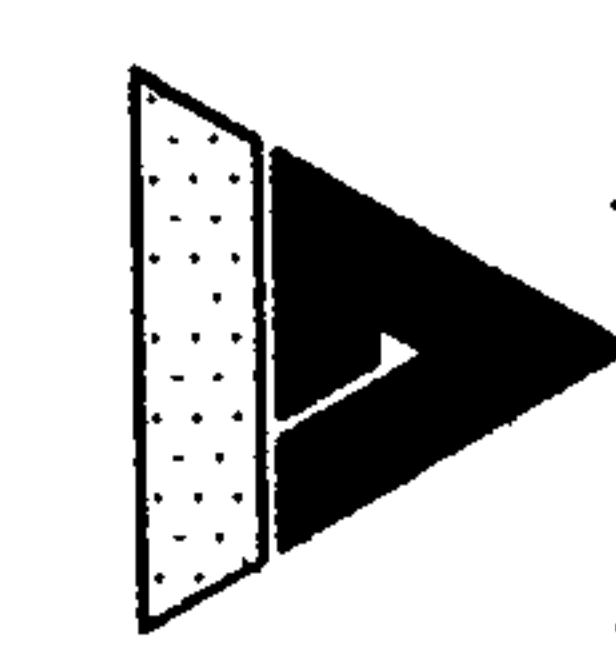


SCALE:  
1"=60'

**EXHIBIT C**  
Date 11/17/04

1003420

**SUNRISE RIDGE  
SIDEWALK DEFERRAL EXHIBIT**



**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.

Albuquerque New Mexico  
1352EXHSWDEFERRAL.DWGthor 11.17.04

RECEIVED  
NOV 18 2004  
HYDROLOGY SECTION

TRACT B-2  
VOLCANO CLIFFS SUBDIVISION  
UNIT 3

TR. B-1-B  
VOLCANO CLIFFS  
SUBDIVISION,  
UNIT 3  
(CITY OF ABQ  
WELL SITE)

JAMERS DRIVE NW

MONTANO ROAD NW

PEANUT ROAD NW

CRYSTAL ROAD NW

10' VACATION OF  
PUBLIC RIGHT-OF-WAY

TESUQUE DRIVE NW (EXST. 80' R.O.W.)

70' R.O.W.

40' 30'

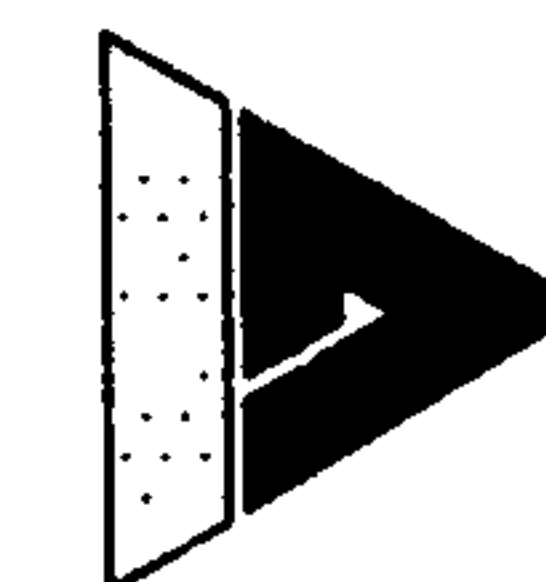
CRYSTAL  
ROAD NW

EXHIBIT B  
Date 11/04/04

TESUQUE DR. NW  
VACATION EXHIBIT



SCALE:  
1"=60'



ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque New Mexico

1352EXHVACATION.DWGthor

10.20.04



95219

# Volcano Cliffs Subdivision

UNIT 3      OCTOBER, 1965

**BERNALILLO COUNTY, NEW MEXICO**

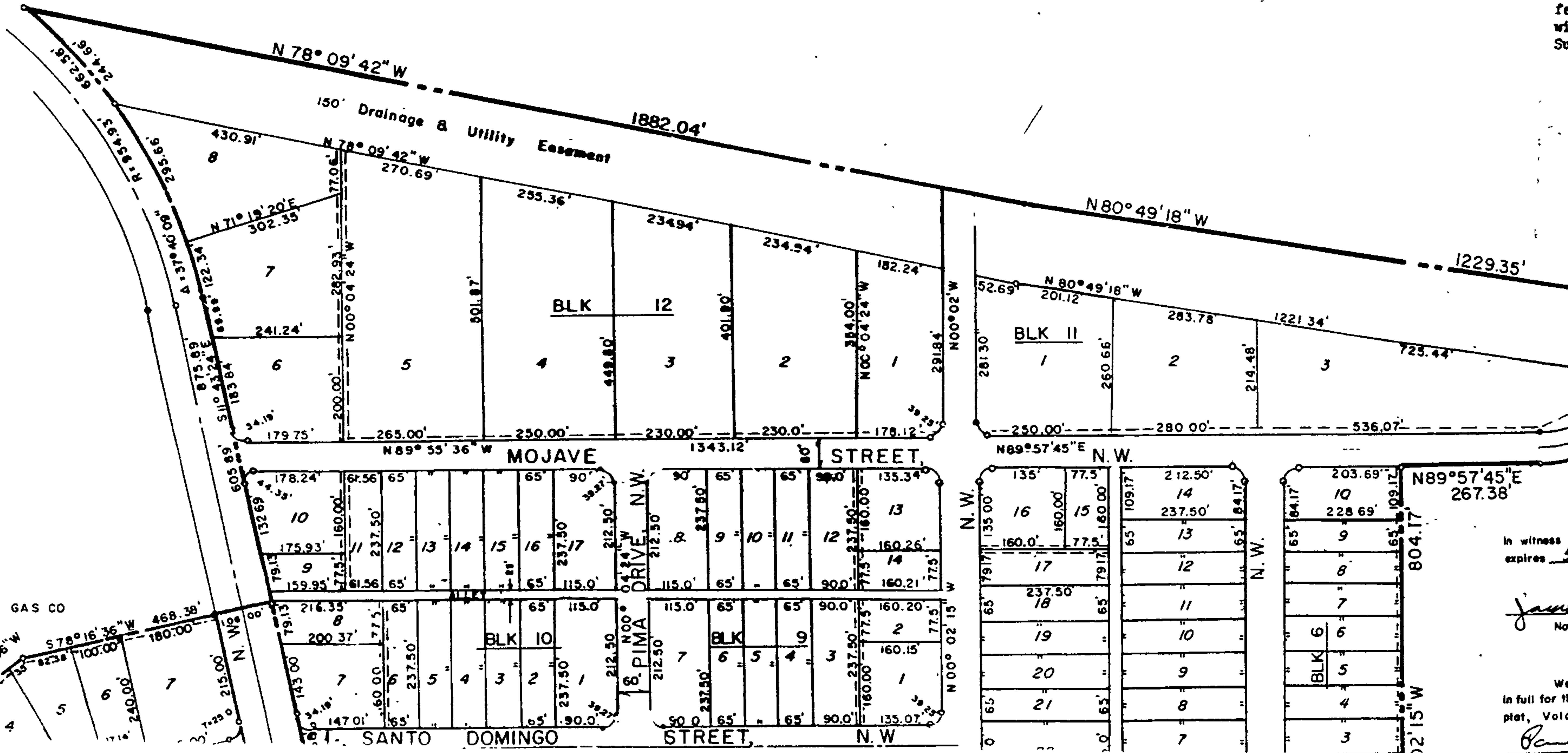
S-1272-3

FEB 15 1966

C6  
107

*Jane Springer*

Whitman Engineering Co.  
1821A San Mateo P.O.  
Albuquerque, New Mexico



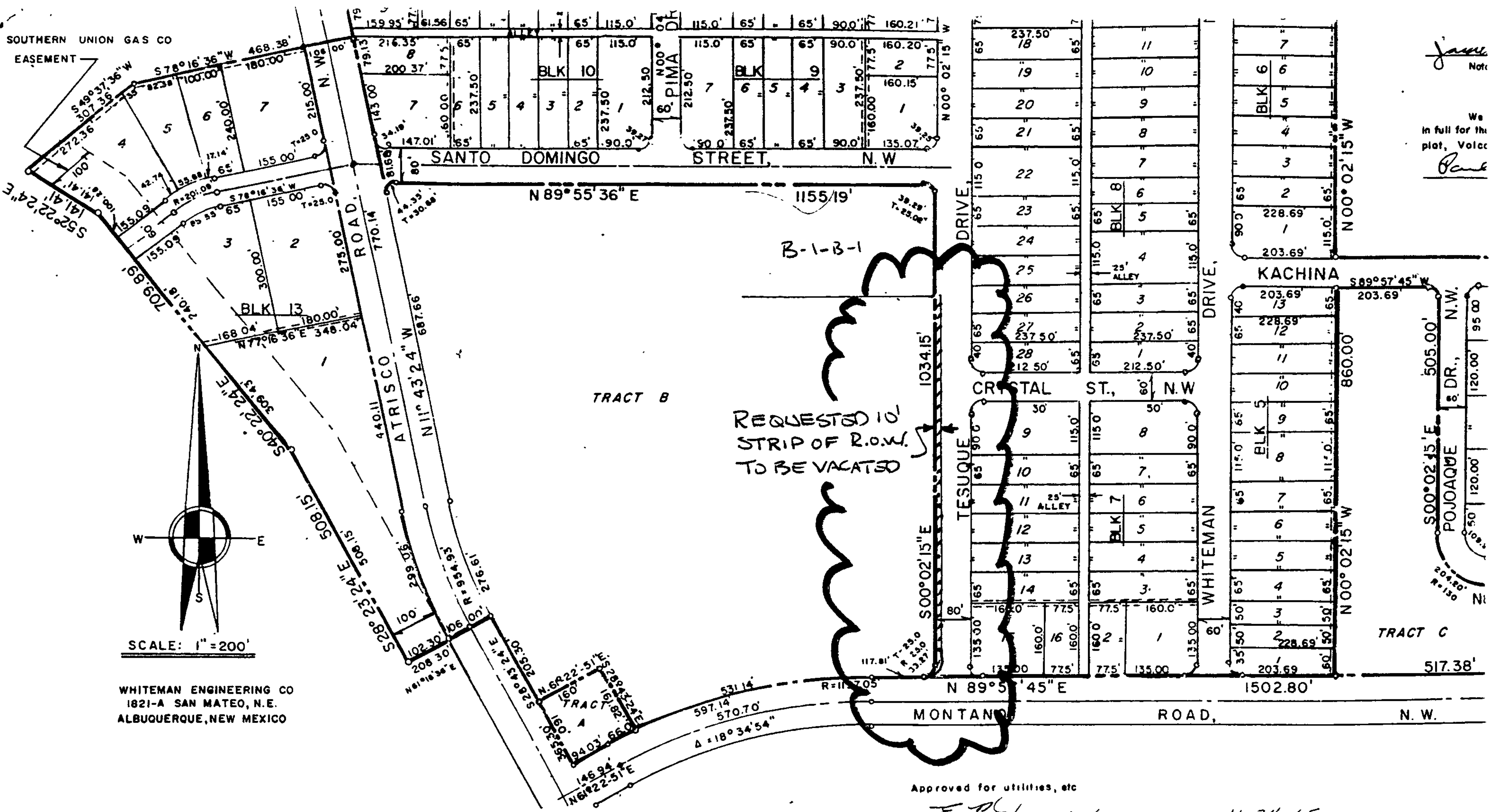
SOUTHERN UNION GAS CO  
EASEMENT

In witness v  
expres

*Jane Springer*  
Not

We  
In full for tt  
plat, Volc

*Pan*



*James*  
Notr  
We  
in full for the  
plot, Volcc  
*Paul*

SCALE: 1" = 200'

WHITEMAN ENGINEERING CO  
1821-A SAN MATEO, N.E.  
ALBUQUERQUE, NEW MEXICO

Notes: All curves not marked are 90°  
and are 39.27' in length

Notes: 7' Utility easements on rear lot lines  
5' Utility easements on side lot lines  
Anchor easements are 30' long and 5'  
on each side of property line.

Douglas E. Whiteman, P. E. & L.S.  
No. 1544, do hereby certify that the  
above subdivision was prepared under  
my supervision from actual field notes

Approved for utilities, etc

*E. P. Harnery* 11-24-65  
Public Service Co Date

*F. D. Smith* 11-24-65  
Mt. Sts. Tel & Tel Co Date

*Charles R. Sturdivant* 11-22-65  
Southern Union Gas Co Date

*Edwin J. Bueh* 2-4-66  
City Traffic Engineer Date

*William D. Jones* 2-4-66  
City Engineer Date

*Robert L. Buzman* 2-4-66  
Director of Parks & Recreation Date

*R. J. ...*

I, Ida V  
certify that I  
City Commis:  
  
City Clerk



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 10, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 9:25 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. **Project # 1002092**  
04DRB-01623 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Unit(s) 1, 2 & 3, **OXBOW NORTH**, zoned SU-3 special center zone, located on COORS BLVD NW, between NAMASTE DR NW and north of ST PIUS X HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB01159] (F-11) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1002464**  
04DRB-01576 Major-Vacation of Pub  
Right-of-Way
- PRECISION SURVEYS INC agent(s) for UNSER VULCAN  
LLC request(s) the above action(s) for all or a portion of  
Lot(s) 6A, **SANTA FE VILLAGE, UNIT 3**, zoned R-D  
residential and related uses zone, developing area, located  
on VULCAN RD NW, between BOGART ST NW and  
UNSER BLVD NW containing approximately 1 acre(s).  
[REF: 03DRB00191] (F-10) **THE VACATION WAS  
APPROVED AS SHOWN ON EXHIBIT B IN THE  
PLANNING FILE.**
3. ~~**Project # 1003420**~~  
04DRB-01508 Major-Preliminary Plat  
Approval  
04DRB-01509 Minor-Temp Defer SDWK
- ISAACSON & ARFMAN PA agent(s) for WINDMILL  
MANOR PLACE LLC request(s) the above action(s) for all  
or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to  
be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-  
LT, located on MONTANO RD NW, between TESUQUE  
DR NW and SHADOW RIDGE DR NW containing  
approximately 5 acre(s). [REF: 04EPC00682] [*Deferred  
from 10/27/04 & 11/17/04*] (E-10) **DEFERRED AT THE  
~~AGENT'S REQUEST TO 11/17/04.~~**
4. **Project # 1002051**  
03DRB-02008 Major-Preliminary Plat  
Approval  
03DRB-02009 Major-Vacation of Public  
Easements  
03DRB-02010 Minor-Vacation of Private  
Easements  
03DRB-02011 Minor-Temp Defer SDWK
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD  
CO request(s) the above action(s) for all or a portion of  
Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT,  
located on PARADISE BLVD NW, between BIG SAGE DR  
NW and CONEFLOWER DR NW containing approximately  
18 acre(s). [*Deferred from 6/9/04, 6/23/04, 8/4/04 &  
9/29/04*] [REF: 02DRB-00963] (B-10) **NEITHER THE  
APPLICANT NOR THE AGENT WERE PRESENT. THE  
REQUEST WAS INDEFINITELY DEFERRED.**

5. **Project # 1003571**  
04DRB-01517 Major-Vacation of Public Easements  
04DRB-01518 Major-Preliminary Plat Approval  
04DRB-01519 Minor-Sidewalk Waiver  
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98<sup>TH</sup> ST NW containing approximately 36 acre(s). [REF: 04DRB01134] [Deferred from 11/3/04 & 11/10/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION, KASSUBA-MONTBEL LANDS**, zoned R-1 residential zone, located on 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04 & 11/10/04] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

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

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38] [Deferred from 11/3/04] (K-15) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

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

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). [*Deferred from 10/27/04 & 11/3/04 & 11/10/04, NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04*] [REF: 03EPC02054](F-6/G-6) **DEFERRED TO 12/8/04.**

- 04DRB-01630 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][**Chris Hyer, EPC Case Planner**] [*Deferred from 10/27/04 & 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04*] (F-5/G-6) **DEFERRED TO 12/8/04.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

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

9. **Project # 1003010**  
04DRB-01687 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] [*11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04*] [**Makita Hill, EPC Case Planner**] (J-13) **DEFERRED TO 11/17/04.**

10. **Project # 1002786**  
04DRB-01635 Minor-SiteDev Plan  
BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5; Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] *[Deferred from 10/27/04 & 11/10/04]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

11. **Project # 1000633**  
04DRB-01700 Minor-Ext of SIA for Temp  
Defer SDWK

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT INC request(s) the above action(s) for all or a portion of Lot(s) 6A-1,13, 15, 9, 11, 5, 6 and 7, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on TIBURON ST NE, between MASTHEAD ST NE and WOLCOTT AVE NE [REF: 02DRB01598] (D-17) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALK WAS APPROVED.**

12. **Project # 1001289**  
04DRB-01701 Minor-Ext of SIA for Temp  
Defer SDWK

TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 94<sup>TH</sup> STREET SW and 98<sup>TH</sup> STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT]* (L-9) **INDEFINITELY DEFERRED ON A NO SHOW.**

13. **Project # 1000635**  
04DRB-01698 Minor-Vacation of Private Easements
- PRECISION SURVEYS INC agent(s) for COORS & MONTANO LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-L-A and 38-3-A, **TAYLOR RANCH SUBDIVISION**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS BLVD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455] (E-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
14. **Project # 1002405**  
04DRB-01703 Minor-Prelim&Final Plat Approval
- MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER**, zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] *[Deferred from 11/10/04]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**
15. **Project # 1002858**  
04DRB-01683 Minor-Amnd Prelim Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for **MESA @ ANDERSON HILLS, UNIT 1**, zoned R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: 04DRB01155, Z-88-58] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST.**



16. **Project # 1003187**  
04DRB-01704 Minor-Final Plat Approval  
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-12) **DEFERRED TO 11/17/04.**

17. **Project # 1003467**  
04DRB-01706 Minor-Prelim&Final Plat Approval

WALLACE BINGHAM agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB 95-337, DRB 95-438, 04DRB00814] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **DEFERRED TO 11/17/04.**

19. **Project # 1002397**  
04DRB-01668 Minor-Prelim&Final Plat  
Approval
- SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587,04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **DEFERRED TO 11/17/04.**
20. **Project # 1003634**  
04DRB-01297 Minor-Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **DEFERRED TO 11/17/04.**
21. **Project # 1003668**  
04DRB-01414 Minor-Prelim&Final Plat  
Approval
- TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request,11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **DEFERRED TO 11/17/04.**

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

22. **Project # 1003759**  
04DRB-01702 Minor-Sketch Plat or Plan
- KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173-A-1, 173-A-2, 174-A and 174-B, M.R.G.C.D. MAP 31, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). *[INDEF. DEFERRED ON A NO SHOW 11/10/04]* (G-13) **COMMENTS RECEIVED BY THE AGENT.**
23. Approval of the Development Review Board Minutes for October 27, 2004. **DRB MINUTES FOR OCTOBER 27, 2004 WERE APPROVED.**

ADJOURNED: 9:25 A.M.

*Refer 11/17/04*

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003420 AGENDA#: 3 DATE: 11.10.04

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

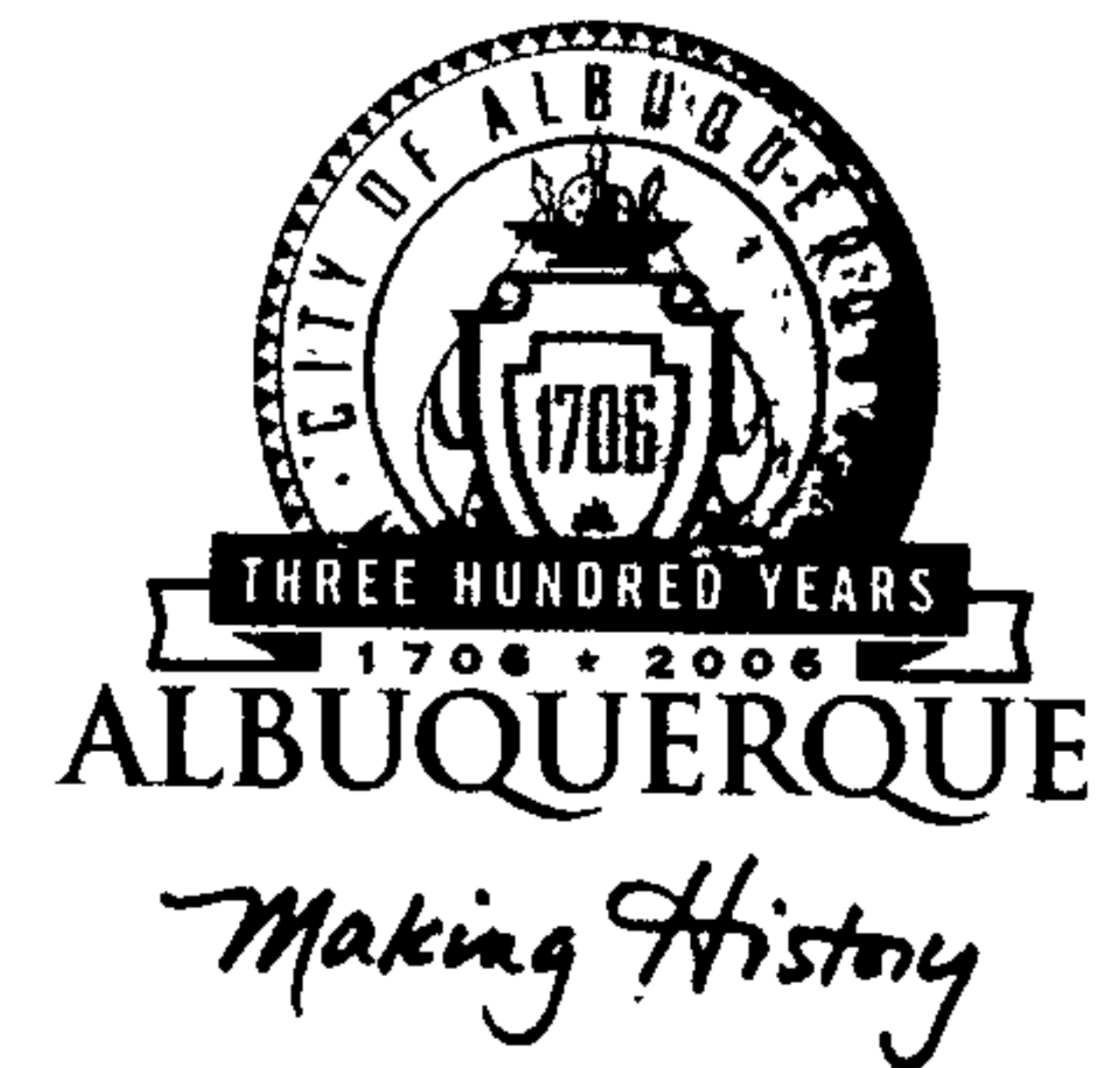
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003420**

**AGENDA ITEM NO: 3**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

See DRB minutes/speed memo dated 10-27-04.  
Vacation to be heard 11-17-04

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

11-17-03

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** November 10, 2004



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 10, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 9:25 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 # 1002092**  
04DRB-01623 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Unit(s) 1, 2 & 3, **OXBOW NORTH**, zoned SU-3 special center zone, located on COORS BLVD NW, between NAMASTE DR NW and north of ST PIUS X HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB01159] (F-11) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1002464**  
04DRB-01576 Major-Vacation of Pub  
Right-of-Way

PRECISION SURVEYS INC agent(s) for UNSER VULCAN LLC request(s) the above action(s) for all or a portion of Lot(s) 6A, **SANTA FE VILLAGE, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VULCAN RD NW, between BOGART ST NW and UNSER BLVD NW containing approximately 1 acre(s). [REF: 03DRB00191] (F-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003420**  
04DRB-01508 Major-Preliminary Plat  
Approval  
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] ~~—[Deferred from 10/27/04 & 11/17/04]~~ (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04, 6/23/04, 8/4/04 & 9/29/04] [REF: 02DRB-00963] (B-10) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

5. **Project # 1003571**  
04DRB-01517 Major-Vacation of Public Easements  
04DRB-01518 Major-Preliminary Plat Approval  
04DRB-01519 Minor-Sidewalk Waiver  
04DRB-01520 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for CURB, INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98<sup>TH</sup> ST NW containing approximately 36 acre(s). [REF: 04DRB01134] [Deferred from 11/3/04 & 11/10/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**
6. **Project # 1003470**  
04DRB-01522 Major-Bulk Land Variance  
04DRB-01523 Major-Preliminary Plat Approval  
04DRB-01524 Minor-Temp Defer SDWK
- WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION, KASSUBA-MONTBEL LANDS**, zoned R-1 residential zone, located on 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04 & 11/10/04] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**
7. **Project # 1003705**  
04DRB-01540 Major-Vacation of Public Easements  
04DRB-01539 Minor-Sketch Plat or Plan
- FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38] [Deferred from 11/3/04] (K-15) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**



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

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). [*Deferred from 10/27/04 & 11/3/04 & 11/10/04, NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04*] [REF: 03EPC02054](F-6/G-6) **DEFERRED TO 12/8/04.**

- 04DRB-01630 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][**Chris Hyer, EPC Case Planner**] [*Deferred from 10/27/04 & 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04*] (F-5/G-6) **DEFERRED TO 12/8/04.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

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

9. **Project # 1003010**  
04DRB-01687 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] [*11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04*] [**Makita Hill, EPC Case Planner**] (J-13) **DEFERRED TO 11/17/04.**

10. **Project # 1002786**  
04DRB-01635 Minor-SiteDev Plan  
BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] *[Deferred from 10/27/04 & 11/10/04]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

11. **Project # 1000633**  
04DRB-01700 Minor-Ext of SIA for Temp  
Defer SDWK

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT INC request(s) the above action(s) for all or a portion of Lot(s) 6A-1,13, 15, 9, 11, 5, 6 and 7, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on TIBURON ST NE, between MASTHEAD ST NE and WOLCOTT AVE NE [REF: 02DRB01598] (D-17) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALK WAS APPROVED.**

12. **Project # 1001289**  
04DRB-01701 Minor-Ext of SIA for Temp  
Defer SDWK

TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 94<sup>TH</sup> STREET SW and 98<sup>TH</sup> STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT]* (L-9) **INDEFINITELY DEFERRED ON A NO SHOW.**

13. **Project # 1000635**  
04DRB-01698 Minor-Vacation of Private Easements
- PRECISION SURVEYS INC agent(s) for COORS & MONTANO LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-L-A and 38-3-A, **TAYLOR RANCH SUBDIVISION**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS BLVD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455] (E-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
14. **Project # 1002405**  
04DRB-01703 Minor-Prelim&Final Plat Approval
- MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER**, zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] [*Deferred from 11/10/04*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**
15. **Project # 1002858**  
04DRB-01683 Minor-Amnd Prelim Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for **MESA @ ANDERSON HILLS, UNIT 1**, zoned R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: 04DRB01155, Z-88-58] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

16. **Project # 1003187**  
04DRB-01704 Minor-Final Plat Approval  
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] (C-12) **DEFERRED TO 11/17/04.**

17. **Project # 1003467**  
04DRB-01706 Minor-Prelim&Final Plat Approval

WALLACE BINGHAM agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB 95-337, DRB 95-438, 04DRB00814] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] (C-20) **DEFERRED TO 11/17/04.**

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

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587,04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **DEFERRED TO 11/17/04.**

20. **Project # 1003634**  
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **DEFERRED TO 11/17/04.**

21. **Project # 1003668**  
04DRB-01414 Minor-Prelim&Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **DEFERRED TO 11/17/04.**

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

22. **Project # 1003759**  
04DRB-01702 Minor-Sketch Plat or Plan
- KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173-A-1, 173-A-2, 174-A and 174-B, M.R.G.C.D. MAP 31, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). [INDEF. DEFERRED ON A NO SHOW 11/10/04] (G-13) **COMMENTS RECEIVED BY THE AGENT.**
23. Approval of the Development Review Board Minutes for October 27, 2004. **DRB MINUTES FOR OCTOBER 27, 2004 WERE APPROVED.**

ADJOURNED: 9:25 A.M.



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

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

- 04DRB-01630 Minor-SiteDev Plan  
Subd/EPC

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

3. ~~Project # 1003420~~  
04DRB-01508 Major-Preliminary Plat  
Approval  
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] [Deferred from 10/27/04] (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**



4. **Project # 1003687**  
04DRB-01510 Major-Vacation of Public Easements  
04DRB-01512 Major-Preliminary Plat Approval  
04DRB-01511 Minor-Sidewalk Waiver  
04DRB-01513 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, VENTANA RANCH WEST, UNITS 1 & 2, (to be known as **WESTERN RIDGE SUBDIVISION**) zoned R-LT, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB01461] (B-8) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/27/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: PROVIDE EMERGENCY ACCESS TO TRACTS L AND A. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBITS C-1 AND C-2 IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBITS C-1 AND C-2 IN THE PLANNING FILE.**

5. **Project # 1001218**  
04DRB-01432 Major-Vacation of Public Easements  
04DRB-01433 Minor-Prelim&Final Plat Approval  
04DRB-01434 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST, LTD agent(s) for DALE ARMSTRONG request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **LANDS OF LAFARGE**, zoned M-1 light manufacturing zone, located on EDITH BLVD NE, near CARMONY RD NE containing approximately 15 acre(s). [REF: 01EPC00690, 01EPC00689, 01DRB00581] (*Deferred from 10/13/04*) (G-15) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/27/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

**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.**

6. **Project # 1002786**  
04DRB-01635 Minor-SiteDev Plan  
BldPermit
- JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] [*Deferred from 10/27/04*] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**
7. **Project # 1001445**  
04DRB-01634 Minor-SiteDev Plan Subd
- CONSENSUS PLANNING agent(s) for DAVE AND LORETTA GARDUNO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 5 acre(s). [REF: 03EPC001029, 01EPC0244, 02EPC00991, 03EPC00351, 03EPC00804, CITY COUNCIL BILL 0-02-16, ENACTMENT 13-2002] (B-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
- 04DRB-01633 Minor-Prelim&Final Plat  
Approval
- SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] (B-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project # 1003742**  
04DRB-01626 Minor-SiteDev Plan  
BldPermit/EPC

SHIVER CONSTRUCTION CO. agent(s) for SUPERIOR AMBULANCE SERVICE request(s) the above action(s) for all or a portion of Lot(s) 10, **LADERA BUSINESS PARK**, zoned SU-1 special use zone, located on UNSER BLVD NW, between I-40 and OURAY RD NW containing approximately 5 acre(s). [REF: 01EPC01405, PROJECT 1001523] [Russell Brito for Lola Bird, EPC Case Planner] (H-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TIS UPDATE AND DIMENSIONING AND PLANNING TO CHECK IF EPC COMMENTS WERE ADDRESSED.**

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

9. **Project # 1001816**  
04DRB-01612 Minor-Prelim&Final Plat  
Approval

FORSTBAUER SURVEYING LLC agent(s) for JOHNNY & JANE CARLTON request(s) the above action(s) for all or a portion of Lot(s) 10,11 and 12, Block(s) 54, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-2 HDA, located on TIJERAS AVE NW, between 9<sup>TH</sup> ST NW and 10<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 04DRB01370, 04LUCC00112, 03DRB01640, 03DRB01503] (J-13) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ADD WATER METERS TO EXHIBIT AND PLANNING TO ADDRESS PREVIOUS COMMENTS.**

10. **Project # 1001753**  
04DRB-01631 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 1-11, Tract(s) 1, Block(s) 11, North Albuquerque Acres, Unit 3, (to be known as **DESERT RIDGE TRAILS EAST**) zoned R-D residential and related uses zone, developing area, located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 12 acre(s). [REF: 03DRB01998, 03DRB01999, 03DRB01884, 03DRB01885, 03DRB01128] (B-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND DETACHED OPENS SPACE TABLE AND NOTE AND TO PLANNING FOR WALL ON FLORENCE WILL NEED TO BE ADDRESSED.**
11. **Project # 1003673**  
04DRB-01637 Minor-Prelim&Final Plat Approval  
04DRB-01638 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [*Deferred from 10/27/04*] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**
12. **Project # 1003689**  
04DRB-01636 Minor-Prelim&Final Plat Approval
- HALL SURVEYING agent(s) for GREG BOULOY request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 13, **PEREA ADDITION**, zoned SU-2 TH, located on 16<sup>TH</sup> STREET NE, between LOMAS BLVD NE and CENTRAL NE containing approximately 1 acre(s). [REF: 04DRB01464] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1003027**  
04DRB-01629 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1A-P1 & 2A-P1, **TREMENTINA OESTE SUBDIVISION**, zoned R-D, located on ALAMEDA BLVD NE, between CALLE CALMA NE and ALAMEDA BLVD NE containing approximately 1 acre(s). [REF: 03DRB02159, 04DRB01500] (C-19) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

- 04DRB-01628 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 14A-P1 & 15A-P1, **TREMENTINA OESTE SUBDIVISION**, zoned R-D, located on ALAMEDA BLVD NE, between CALLE ALEGREA NE and ALAMEDA BLVD NE containing approximately 1 acre(s). [REF: 0302159, 04DRB01501] (C-19) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK...

14. Approval of the Development Review Board Minutes for October 13, 2004. **DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 13,2004 WERE APPROVED.**

ADJOURNED: 10:45 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003420 AGENDA#: 3 DATE: 10/27/04

1. Name: Med Erdman Address: Isaacs & Erdman Zip: \_\_\_\_\_

2. Name: 1 other man Address: Patrick Strasner Zip: Windmill LLC

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: \_\_\_\_\_

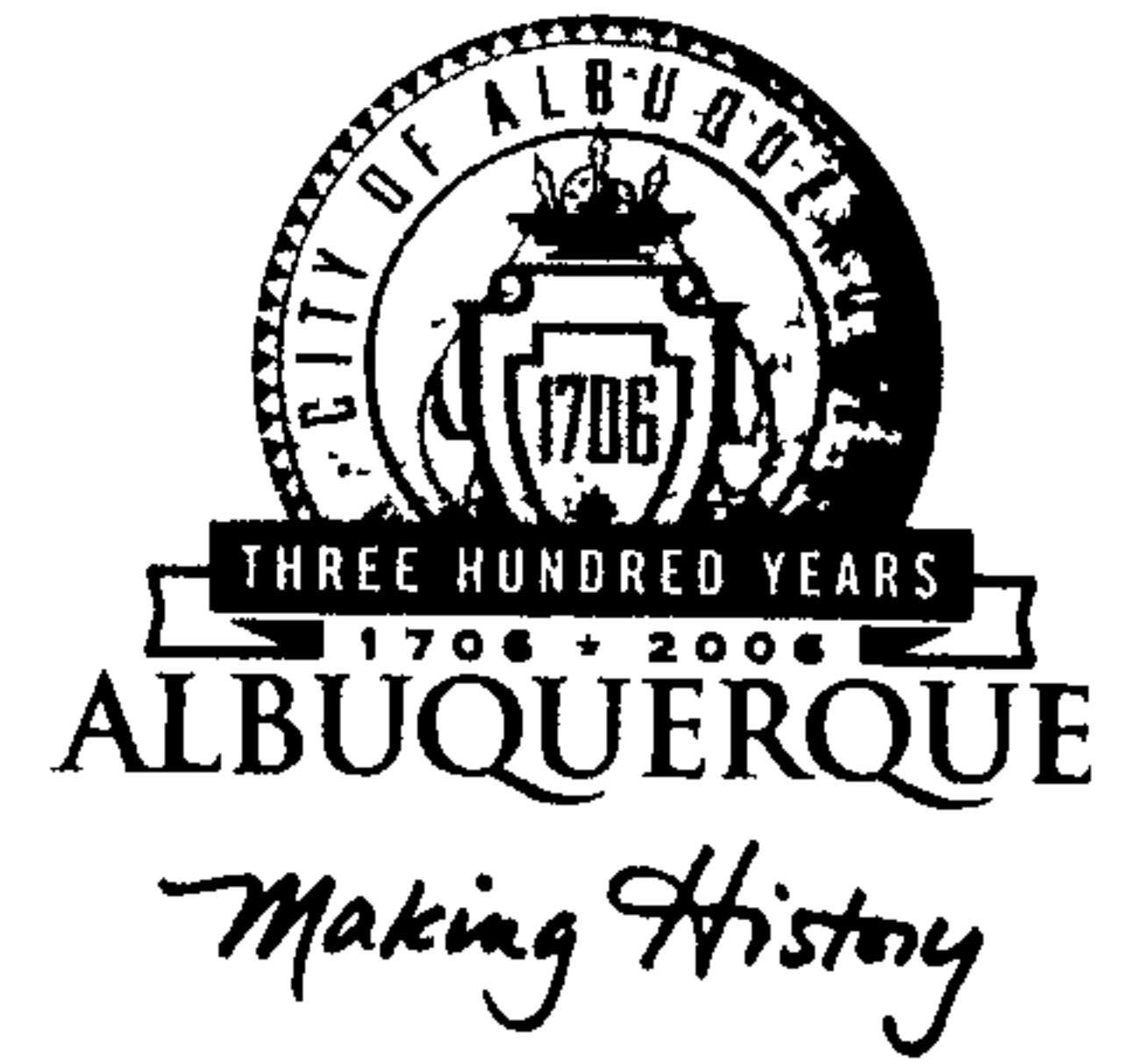
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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: 1003420**

**AGENDA ITEM NO: 3**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report dated 9-29-04 is on file for Preliminary Plat approval.  
Comment on infrastructure list

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

*11-10-04*

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** October 27, 2004



3

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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 27, 2004, beginning at 9:00 a.m.** for the purpose of considering the following:

**Project # 1000269**

04DRB-01507 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1A1, **RENAISSANCE CENTER**, zoned SU-1 C-2 USES, located on MERCANTILE AVE NE, between MONTANO RD NE and CULTURE DR NE containing approximately 1 acre(s). [REF:DRB-96-242, 00DRB-00802, 02DRB01878] (F-16)

**Project # 10003125**

04DRB-01505 Major-Bulk Land Variance  
04DRB-01506 Minor-Prelim&Final Plat Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, **LANDS OF DOUBLE EAGLE II AIRPORT**, zoned SU-1 AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). [REF: 03EPC02054](F-6/G-6)

**Project # 1003420**

04DRB-01508 Major-Preliminary Plat Approval  
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] (E-10)

**Project # 1003687**

04DRB-01510 Major-Vacation of Public Easements  
04DRB-01512 Major-Preliminary Plat Approval  
04DRB-01511 Minor-Sidewalk Waiver  
04DRB-01513 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, VENTANA RANCH WEST, UNITS 1 & 2, (to be known as **WESTERN RIDGE SUBDIVISION**) zoned R-LT, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB01461] (B-8)

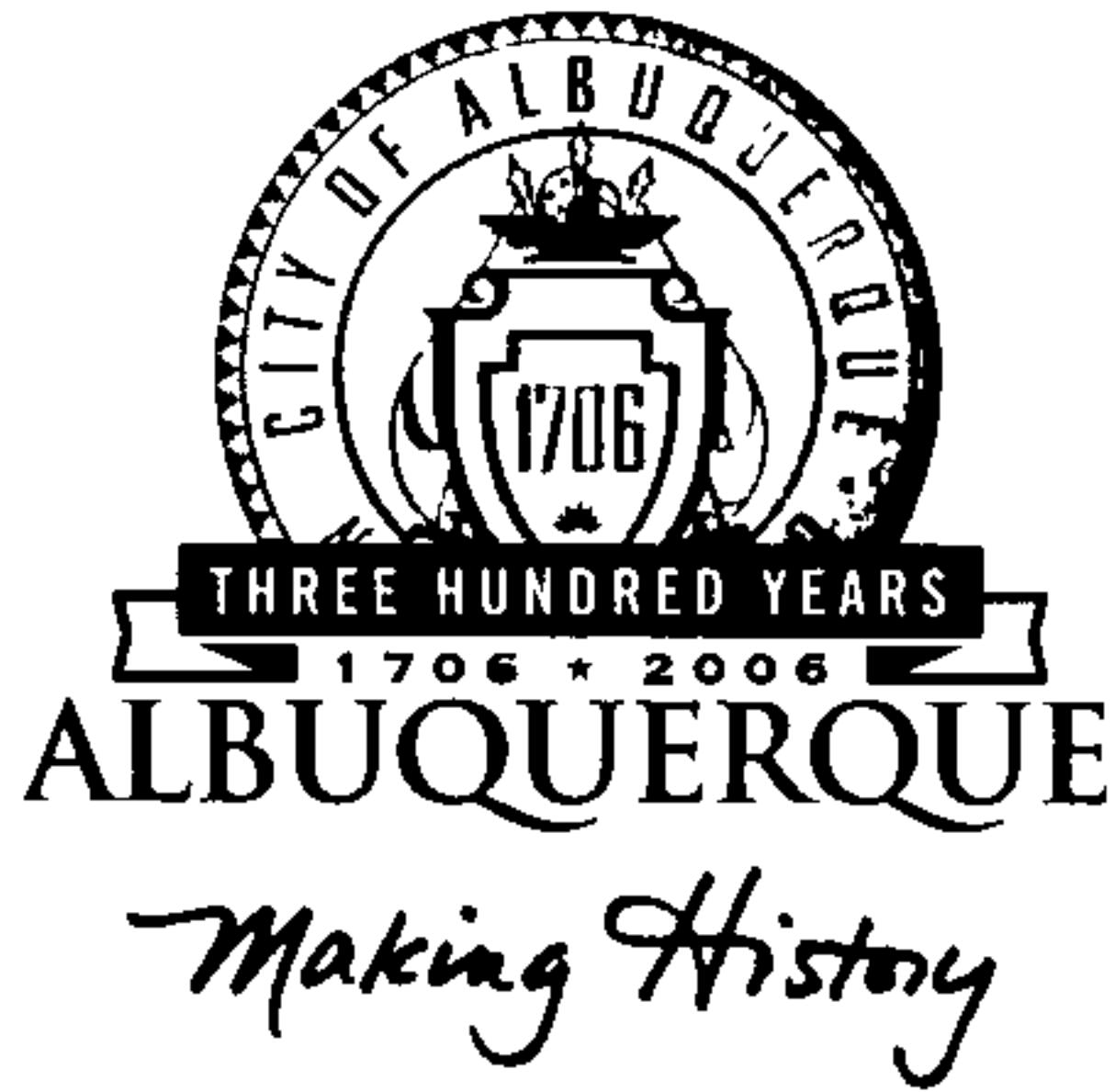
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 11, 2004.**



# CITY OF ALBUQUERQUE



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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

HERRERA ERNEST M & ROSA T  
PO BOX 454  
ARROYO HONDO NM 87510

HERR454 875132004 1603 14 10/12/04  
FORWARD TIME EXP RTN TO SEND  
HERRERA  
PO BOX 3086  
RANCHOS DE TAOS NM 87557-3086  
RETURN TO SENDER



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 27, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000269**

04DRB-01507 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1A1, **RENAISSANCE CENTER**, zoned SU-1 C-2 USES, located on MERCANTILE AVE NE, between MONTANO RD NE and CULTURE DR NE containing approximately 1 acre(s). [REF: DRB-96-242, 00DRB-00802, 02DRB01878] (F-16)

**Project # 10003125**

04DRB-01505 Major-Bulk Land Variance  
04DRB-01506 Minor-Prelim&Final Plat Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, **LANDS OF DOUBLE EAGLE II AIRPORT**, zoned SU-1 AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). [REF: 03EPC02054](F-6/G-6)

**Project # 1003420**

04DRB-01508 Major-Preliminary Plat Approval  
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] (E-10)

**Project # 1003687**

04DRB-01510 Major-Vacation of Public Easements  
04DRB-01512 Major-Preliminary Plat Approval  
04DRB-01511 Minor-Sidewalk Waiver  
04DRB-01513 Minor-Temp Defer SDWK

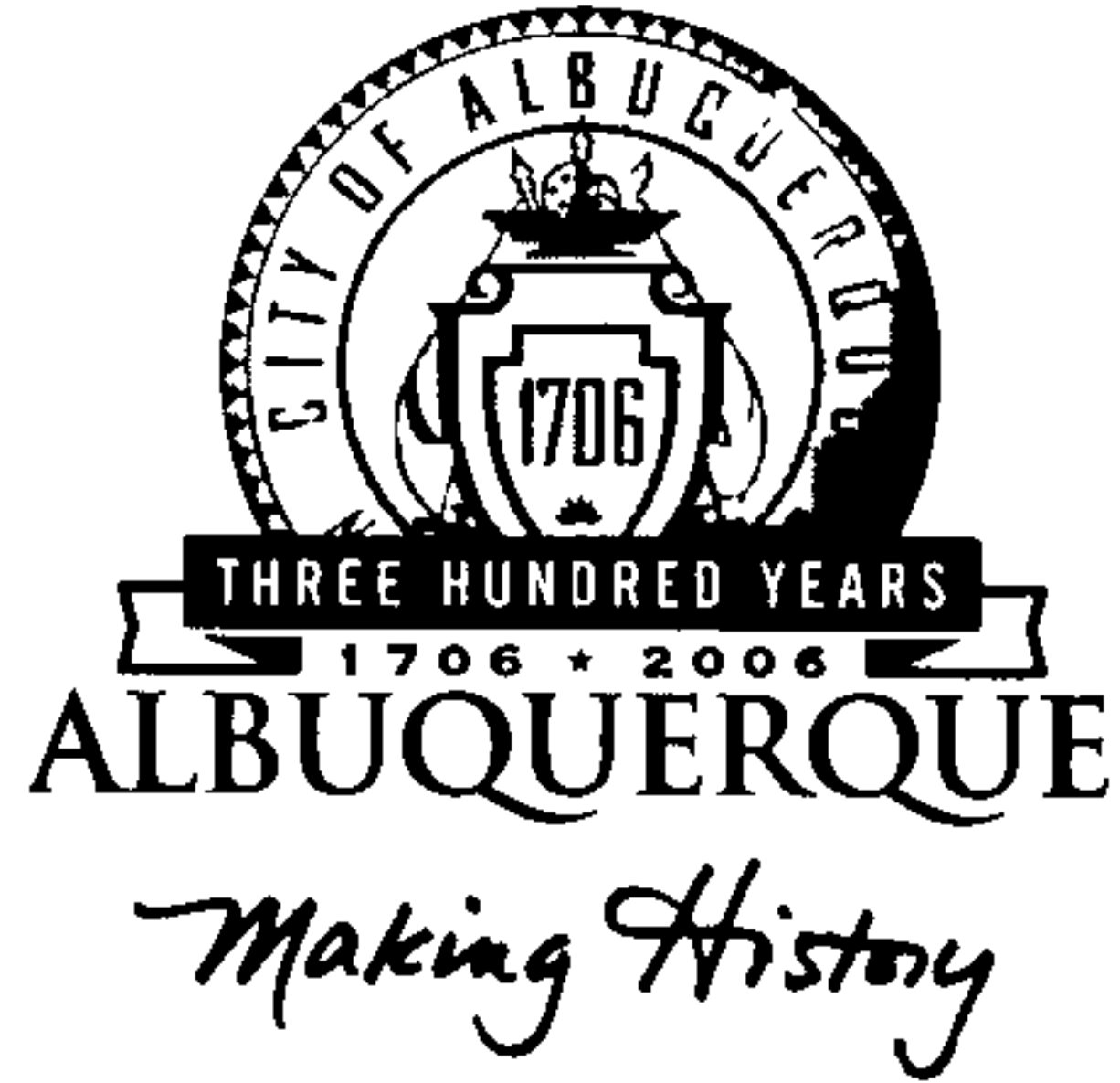
BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, VENTANA RANCH WEST, UNITS 1 & 2, (to be known as **WESTERN RIDGE SUBDIVISION**) zoned R-LT, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB01461] (B-8)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 11, 2004.**

# CITY OF ALBUQUERQUE



RETURN  
 TO SENDER  
 ATTEMPTED  
 NOT KNOWN



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 0004329277 OCT 08 2004  
 MAILED FROM ZIP CODE 87102

101006236131910114

HINTON ROBERT A  
 6104 SHADOW RIDGE  
 ALBUQUERQUE NM

DR NW  
 87120

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

87120-2127 34



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 27, 2004

**Project # 1003420**

04DRB-01508 Major-Preliminary Plat Approval  
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] (E-10)

AMAFCA No comment.

COG No adverse comments.

Transit No objection to the request.

Zoning Enforcement No comments received.

Neighborhood Coordination

Letter sent to Taylor Ranch (R) Neighborhood Association.

APS No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Maintenance and landscaping.

Fire Department Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas Preliminary Plat & drainage ok,,, however; we have underground facilities on the north, east and south boundaries of this pre-plat. If these facilities are in the platted area PNM will require easements.

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 comment.

City Engineer

An approved drainage report is required for Preliminary Plat approval.

#### Transportation Development

No objection to sidewalk deferral. Tesuque Drive requires bike lanes & 6' sidewalk. What is current cross-section? Does the offset of Crystal Road with Crystal Street meet DPM requirements. The intersection of Peanut Road and Tesuque needs to be 150' from Montano.

#### Parks & Recreation

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 29 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit. No objection to the sidewalk requests.

#### Utilities Development

No objection to Preliminary Plat approval, but can only have one sewer connection point to Tesuque Drive. No objection to Sidewalk Deferral.

Planning Department

The U.S. Postal Service is still listed in AGIS as the property owner. Applicant should come prepared to provide written proof of ownership at the October 27, 2004 public hearing to be entered as part of the official record.

The perimeter wall submittal shows landscaping outside the perimeter walls on some lots. Who will pay the water bill for irrigation of this landscaping since an irrigation meter is on the infrastructure list? The perimeter wall submittal indicates the individual property owners will maintain the landscaping. This is not satisfactory since most property owners ignore any responsibility for maintenance outside their perimeter walls. If landscaping is incorporated as part of the wall design, a homeowners association must be formed to maintain the landscaping, the irrigation system and pay for the water. A Landscape Maintenance Agreement should be listed in the Notes on the Infrastructure List. Otherwise, eliminate landscaping & use another means of meeting the wall design requirements.

Planning has no objection to approval of the preliminary plat or temporary deferral of sidewalks once the wall design issue is settled.

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

cc: Windmill Manor Place LLC, 6121 Indian School Rd NE, Suite #275, 87110  
Isaacson & Arfman PA, 128 Monroe St NE, 87108



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 27, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000269**

04DRB-01507 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1A1, **RENAISSANCE CENTER**, zoned SU-1 C-2 USES, located on MERCANTILE AVE NE, between MONTANO RD NE and CULTURE DR NE containing approximately 1 acre(s). [REF: DRB-96-242, 00DRB-00802, 02DRB01878] (F-16)

**Project # 10003125**

04DRB-01505 Major-Bulk Land Variance  
04DRB-01506 Minor-Prelim&Final Plat Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, **LANDS OF DOUBLE EAGLE II AIRPORT**, zoned SU-1 AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). [REF: 03EPC02054](F-6/G-6)

**Project # 1003420**

04DRB-01508 Major-Preliminary Plat Approval  
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] (E-10)

**Project # 1003687**

04DRB-01510 Major-Vacation of Public Easements  
04DRB-01512 Major-Preliminary Plat Approval  
04DRB-01511 Minor-Sidewalk Waiver  
04DRB-01513 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, VENTANA RANCH WEST, UNITS 1 & 2, (to be known as **WESTERN RIDGE SUBDIVISION**) zoned R-LT, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB01461] (B-8)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 11, 2004.**

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

**Meeting Date:** OCTOBER 27, 2004  
**Zone Atlas Page:** E-10-Z  
**Notification Radius:** 100 Ft.

**Project#** 1003420  
**App#** 04DRB-01508  
**App#** 04DRB-01509

**Cross Reference and Location:**

**Applicant:** WINDMILL MANOR PLACE, LLC  
**Address:** 6121 INDIAN SCHOOL RD NE, STE# 275  
ALBUQUERQUE NM 87110

**Agent:** ISAACSON & ARFMAN, P.A.  
**Address:** 128 MONROE ST NE  
ALBUQUERQUE NM 87108

**Special Instructions:**

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

**Date Mailed:** OCTOBER 8, 2004

**Signature:** KYLE TSEHLIKAI



101006237036810105	LEGAL: TRAC T B- 1-B CORRECTION PLAT OF TRS B-1-A & B-1-B V PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
101006241236012313	LEGAL: LT 4 BLK 8A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, 9 PROPERTY ADDR: 00000 TESUQUE OWNER NAME: CHUMLEY ROBERT N. OWNER ADDR: 00000	LAND USE: SHASTA LAKE CA	96019
101006241235312314	LEGAL: LT 3 BLK 8A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, 9 PROPERTY ADDR: 00000 TESUQUE OWNER NAME: FRIEND DAVID L & KAREN DENISE OWNER ADDR: 03813 70TH	LAND USE: ST NW ALBUQUERQUE NM	87120
101006241234712301	LEGAL: LOT 2-A BLOCK 8A PLAT OF A PORTION OF BLOCKS 7-A, PROPERTY ADDR: 00000 TESUQUE OWNER NAME: GONZALES JOSEPH A & ROSEMARY OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
101006235834610119	LEGAL: LT 1 4 BLK A AMENDED & CORRECTED PLAT OF SHADOW RID PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: PHILBY MICHAEL L OWNER ADDR: 06124 SHADOW RIDGE	LAND USE: DR NW ALBUQUERQUE NM	87120
101006236334210118	LEGAL: LT 1 3 BLK A AMENDED & CORRECTED PLAT OF SHADOW RID PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: YEPA GLORIA G OWNER ADDR: 06120 SHADOW RIDGE	LAND USE: DR NW ALBUQUERQUE NM	87120
101006238031310102	LEGAL: TR B -2 ( REPL OF TR B ) VOLCANO CLIFFS SUBD UNIT 3 C PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED STATES POSTAL SERVICE OWNER ADDR: 08055 E TUFTS PARKWAY	LAND USE: AV DENVER CO	80237
101006241234012302	LEGAL: LOT 1-A BLOCK 8A PLAT OF A PORTION OF BLOCKS 7-A, 8 PROPERTY ADDR: 00000 TESUQUE OWNER NAME: GONZALES JOSEPH A & ROSEMARY OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
101006236233510117	LEGAL: LT 1 2 BLK A AMENDED & CORRECTED PLAT OF SHADOW RID PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: GARCIA KENNETH L OWNER ADDR: 06116 SHADOW RIDGE	LAND USE: DR NW ALBUQUERQUE NM	87120
101006241232910225	LEGAL: LOT 11-A BLOCK 7A PLAT OF A PORTION OF BLOCKS 7-A, PROPERTY ADDR: 00000 TESUQUE OWNER NAME: BRENNAN GARY BROOKS & ANGELA M OWNER ADDR: 06116 TESUQUE	LAND USE: DR NW ALBUQUERQUE NM	87112
101006236232910116	LEGAL: LT 1 1 BLK A AMENDED & CORRECTED PLAT OF SHADOW RID PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: SHAVER BRIAN C & NICOLE R D OWNER ADDR: 06112 SHADOW RIDGE	LAND USE: DR NW ALBUQUERQUE NM	87120

101006241232310226	LEGAL: LOT 10-A BLOCK 7A PLAT OF A PORTION OF BLOCKS 7-A, PROPERTY ADDR: 00000 TESUQUE OWNER NAME: VINCENT LAURA L OWNER ADDR: 06112 TESUQUE	LAND USE: DR NW ALBUQUERQUE NM	87120
101006236132410115	LEGAL: LT 1 0 BLK A AMENDED & CORRECTED PLAT OF SHADOW RID PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: SCOTT RONALD W & DARLENE F OWNER ADDR: 06108 SHADOW RIDGE	LAND USE: DR NW ALBUQUERQUE NM	87120
101006241231710227	LEGAL: LT 9 BLK 7A A PLAT OF BLOCKS 7-A, 8-A, 8-C, 9-A, 9 PROPERTY ADDR: 00000 TESUQUE OWNER NAME: FRASIER FRED J & MARLENE J OWNER ADDR: 06108 TESUQUE	LAND USE: DR NW ALBUQUERQUE NM	87121
101006236131910114	LEGAL: LT 9 BLK A AMENDED & CORRECTED PLAT OF SHADOW RIDG PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: HINTON ROBERT A OWNER ADDR: 06104 SHADOW RIDGE	LAND USE: DR NW ALBUQUERQUE NM	87120
101006241231010228	LEGAL: LT 8 BLK 7A A PLAT OF BLOCKS 7-A, 8-A, 8-C, 9-A, 9 PROPERTY ADDR: 00000 TESUQUE OWNER NAME: ARNOLD THEODORE C & JULIA S OWNER ADDR: 06104 TESUQUE	LAND USE: DR NW ALBUQUERQUE NM	87120
101006236131410113	LEGAL: LT 8 BLK A AMENDED & CORRECTED PLAT OF SHADOW RIDG PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: TUSCHHOFF RANDY L & JANET T OWNER ADDR: 06100 SHADOW RIDGE	LAND USE: NW ALBUQUERQUE NM	87120
101006236130910112	LEGAL: LT 7 BLK A AMENDED & CORRECTED PLAT OF SHADOW RIDG PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: TORRES ANGEL E & PATRICIA A OWNER ADDR: 06024 SHADOW RIDGE	LAND USE: DR NW ALBUQUERQUE NM	87120
101006241230410229	LEGAL: LT 7 BLK 7A A PLAT OF BLOCKS 7-A, 8-A, 8-C, 9-A, 9 PROPERTY ADDR: 00000 TESUQUE OWNER NAME: COLLIER JIMMY W OWNER ADDR: 00112 LOS PUEBLOS	LAND USE: LOS ALAMOS NM	87544
101006236130410111	LEGAL: LT 6 BLK A AMENDED & CORRECTED PLAT OF SHADOW RIDG PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: STARGARDT CLIFTON D & BETH A OWNER ADDR: 06020 SHADOW RIDGE	LAND USE: DR NW ALBUQUERQUE NM	87120
101006241229710230	LEGAL: LT 6 BLK 7A A PLAT OF BLOCKS 7-A, 8-A, 8-C, 9-A, 9 PROPERTY ADDR: 00000 TESUQUE OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
101006236129910110	LEGAL: LT 5 BLK A AMENDED & CORRECTED PLAT OF SHADOW RIDG PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: BANKERS TRUST CO OF CALIFORNIA OWNER ADDR: 00000	LAND USE: SAN DIEGO CA	92150

## RECORDS WITH LABELS

PAGE 3

101006241229010231	LEGAL: LT 5 BLK 7A A PLAT OF BLOCKS 7-A, 8-A, 8-C, 9-A, 9 PROPERTY ADDR: 00000 TESUQUE OWNER NAME: BARRIO RICARDO & MELANIE OWNER ADDR: 06004 TESUQUE	DR NW ALBUQUERQUE NM	87120
101006236129410109	LEGAL: LT 4 BLK A AMENDED & CORRECTED PLAT OF SHADOW RIDG PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: KLAUS DEAN M OWNER ADDR: 06012 SHADOW RIDGE	DR NW ALBUQUERQUE NM	87120
101006236128910108	LEGAL: LT 3 BLK A AMENDED & CORRECTED PLAT OF SHADOW RIDG PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: CASAUS CHARLENE E OWNER ADDR: 06008 SHADOW RIDGE	DR NW ALBUQUERQUE NM	87120
101006241427910201	LEGAL: LT 4 BLK 7A A PLAT OF BLOCKS 7-A, 8-A, 8-C, 9-A, 9 PROPERTY ADDR: 00000 MONTANO OWNER NAME: KASSEL CAROL LYN, TRUSTEE OWNER ADDR: 00255 N EL CIELO	PALM SPRINGSCA	92262
101006236128410107	LEGAL: LT 2 BLK A AMENDED & CORRECTED PLAT OF SHADOW RIDG PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: CARSON GARY & ELIZABETH OWNER ADDR: 06004 SHADOW RIDGE	DR NW ALBUQUERQUE NM	87120
101006236127810106	LEGAL: LT 1 BLK A AMENDED & CORRECTED PLAT OF SHADOW RIDG PROPERTY ADDR: 00000 SHADOW RIDGE OWNER NAME: HERRERA ERNEST M AND ROSA T OWNER ADDR: 00000	ARROYO HONDONM	87513
101006237825540676	LEGAL: LOT 0-11 VOLCANO CLIFFS SUB UNIT #1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: DOWNER NELL E & OWNER ADDR: 00790 BOSQUE FARMS	BL BOSQUE FARMSNM	87068
101006238325440675	LEGAL: LOT 0-12 VOLCANO CLIFFS SUBD UNIT #1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: DOWNER NELL E & OWNER ADDR: 00790 BOSQUE FARMS	BL BOSQUE FARMSNM	87068
101006238825540674	LEGAL: LOT 0-13 VOLCANO CLIFFS SUBD UNIT NO 1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: CHAVEZ JOHNNIE L OWNER ADDR: 00935 MCNEW	LN BOSQUE FARMSNM	87068
101006237225540677	LEGAL: LOT 0-10 VOLCANO CLIFFS SUBD UNIT #1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: BRODERICK THOMAS ETUX OWNER ADDR: 08721 RIO GRANDE	BL NW ALBUQUERQUE NM	87114
101006239325440673	LEGAL: LOT 0-14 VOLCANO CLIFFS SUBD UNIT NO 1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: CHAVEZ ADAM J OWNER ADDR: 02335 DURAND	RD SW ALBUQUERQUE NM	87105

## RECORDS WITH LABELS

PAGE 4

101006239825440672	LEGAL: LOT 0-15 VOLCANO CLIFFS SUBD UNIT 1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: CHAVEZ ADAM J OWNER ADDR: 02335 DURAND	RD SW ALBUQUERQUE NM	87105
101006240225440671	LEGAL: LOT 0-16 VOLCANO CLIFFS SUB UNIT # 1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: GIL VIRGILO S OWNER ADDR: 06506 CALLE REDONDA	NW ALBUQUERQUE NM	87120
101006240725440670	LEGAL: LOT 0-17 VOLCANO CLIFFS SUB UNIT # 1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: GIL VIRGILO S OWNER ADDR: 06506 CALLE REDONDA	NW ALBUQUERQUE NM	87120
101006236625340678	LEGAL: LOT 0-9 VOLCANO CLIFFS SUBD UNIT #1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: BRODERICK THOMAS E ETUX OWNER ADDR: 08721 RIO GRANDE	BL NW ALBUQUERQUE NM	87114
101006236125240679	LEGAL: LOT 0-8 VOLCANO CLIFFS SUB UNIT #1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: BRODERICK THOMAS E ETUX OWNER ADDR: 08721 RIO GRANDE	BL NW ALBUQUERQUE NM	87114
101006235525140680	LEGAL: LOT 0-7 VOLCANO CLIFFS SUB UNIT #1 PROPERTY ADDR: 00000 MONTANO OWNER NAME: O BRIENT LEX EUGENE JR & MARGA OWNER ADDR: 03008 EL MARTA	CT NE ALBUQUERQUE NM	87111



# City of Albuquerque

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

Date: September 28, 2004

TO CONTACT NAME: Ruth Lozano  
COMPANY/AGENCY: Isaacson + Arfman P.A.  
ADDRESS/ZIP: 128 Monroe St NE 87108  
PHONE/FAX #: 268-8828 Fax 268-2632

Thank you for your inquiry of 9/28/04 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract B-2, Unit 3 Volcano Cliff Subdivision  
North of Montano Rd Between Tesuque Dr + Shadow Ridge Dr  
zone map page(s) E-10-2.

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

Taylor Ranch NA (TR)  
**Neighborhood Association**  
Contacts: Don MacCormack  
5300 Hattiesburg NW 87120  
897-1593  
Eddie Costello  
1111 Alameda NW, Ste J, 87114  
362-6700

\_\_\_\_\_  
**Neighborhood Association**  
Contacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Sincerely,  
*Justin V. King*  
OFFICE OF NEIGHBORHOOD COORDINATION

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



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

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

September 27, 2004

Mr. Jeremy Hoover  
Utility Development  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Proposed: Sunrise Ridge  
Existing Legal: Tract B2, Volcano Cliffs Subdivision, Unit 3  
Zone Atlas E10**

Dear Mr. Hoover:

Isaacson & Arfman, acting as agents for the developer of the above referenced tract, is requesting that a Water and Sewer Serviceability Statement be prepared.

We have attached a copy of the proposed site with a conceptual utility layout and the zone atlas page for your use.

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

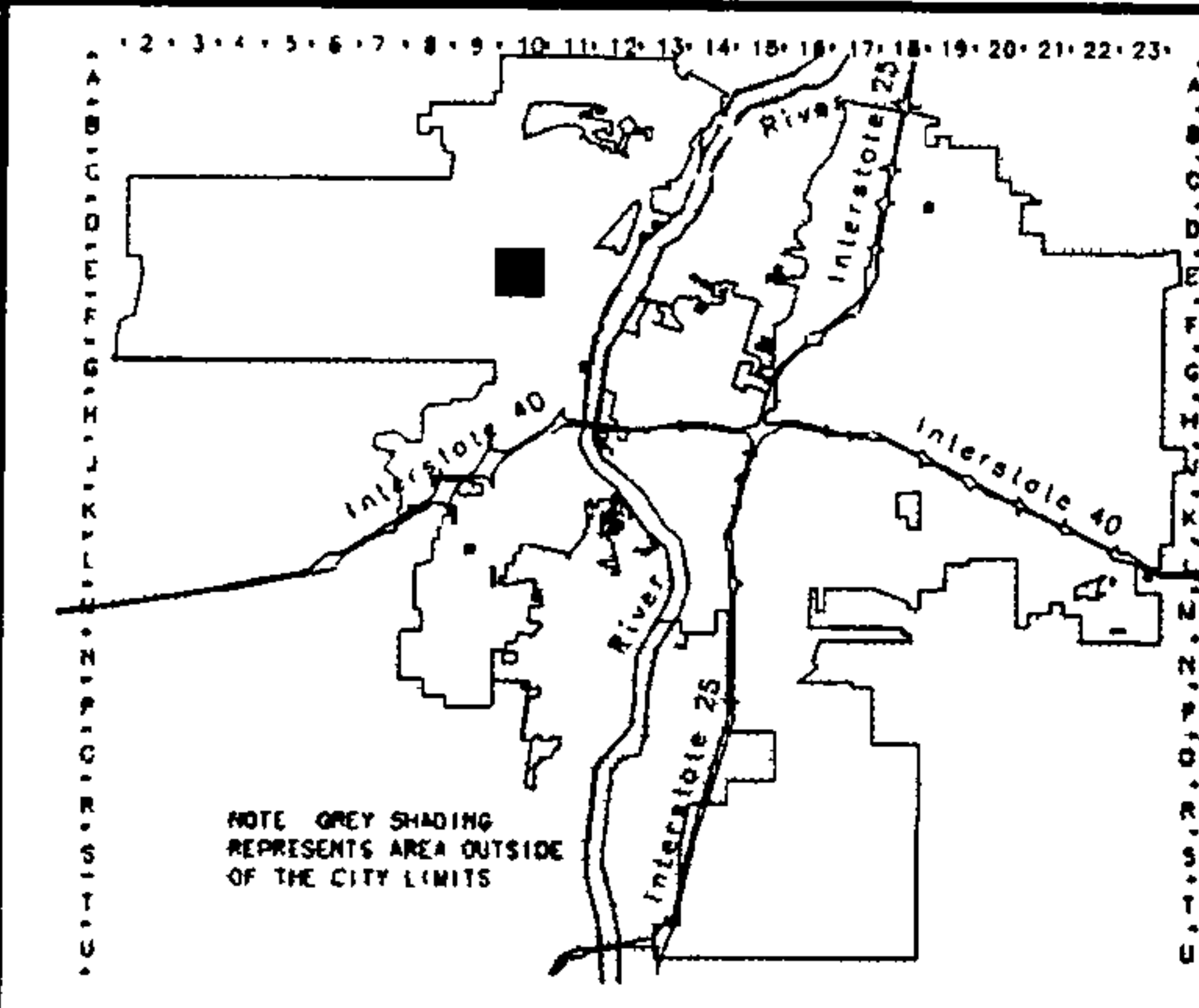
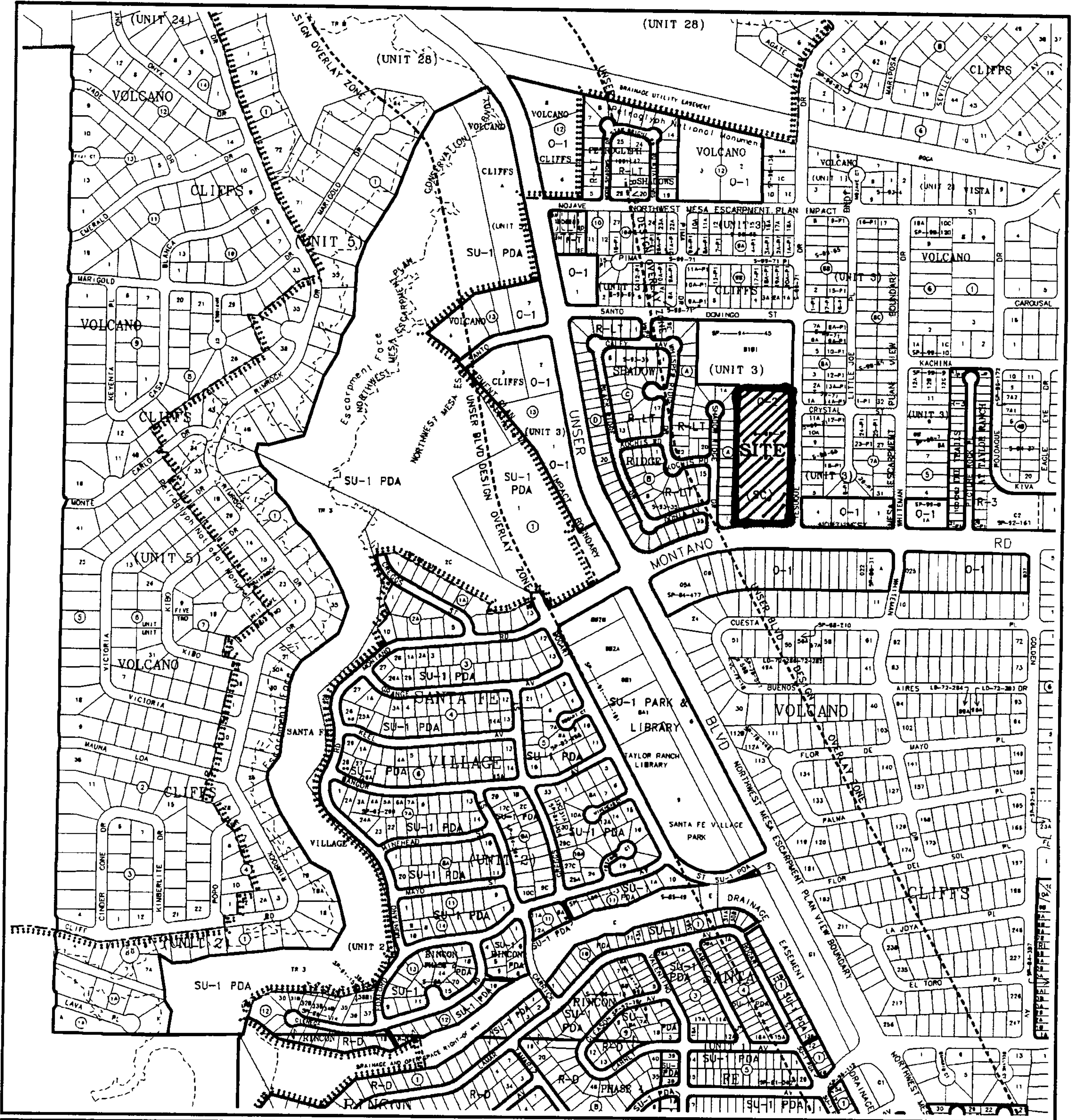
Sincerely,

**ISAACSON & ARFMAN, P.A.**

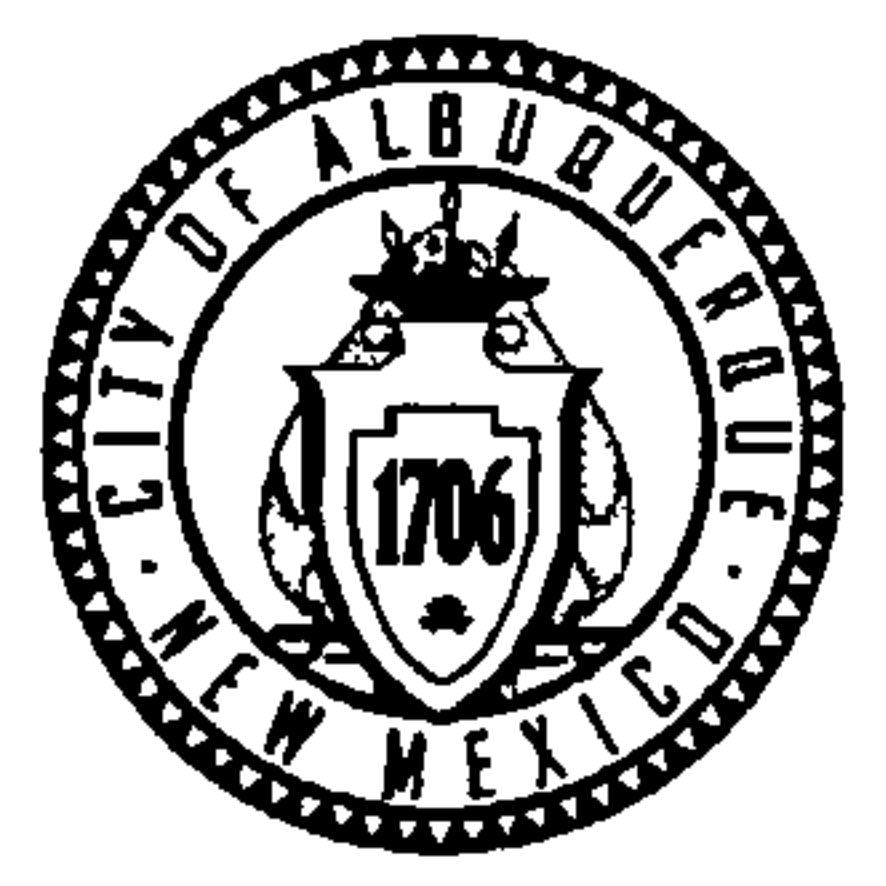
Fred C. Arfman, P.E.

FCA/ânw

Attachments

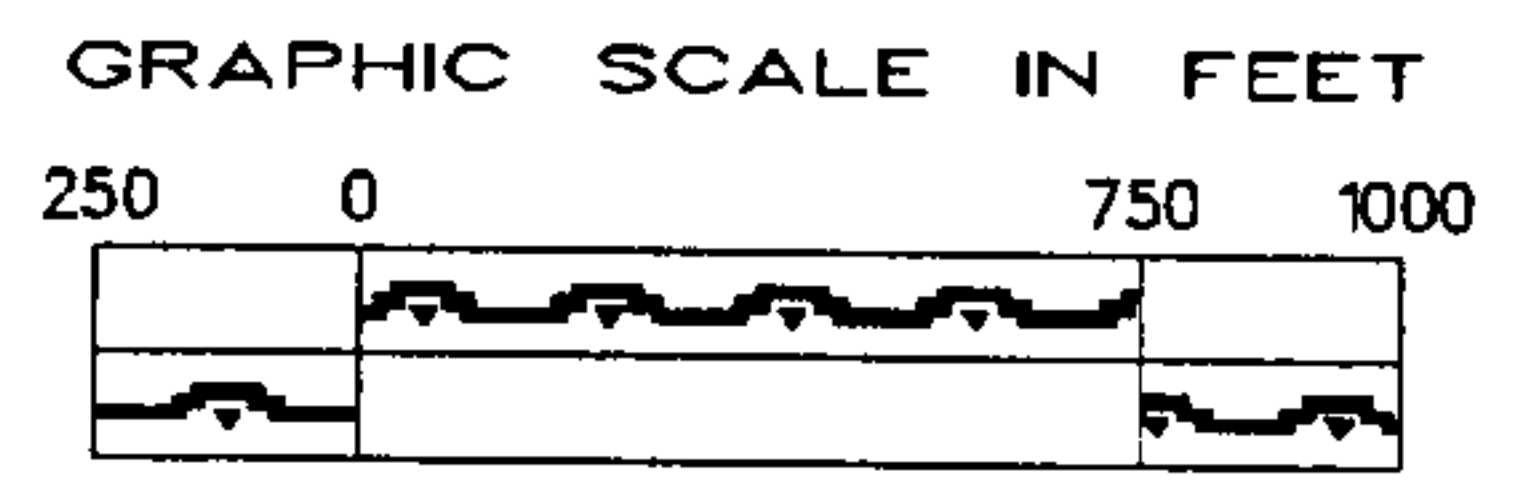


NOTE GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

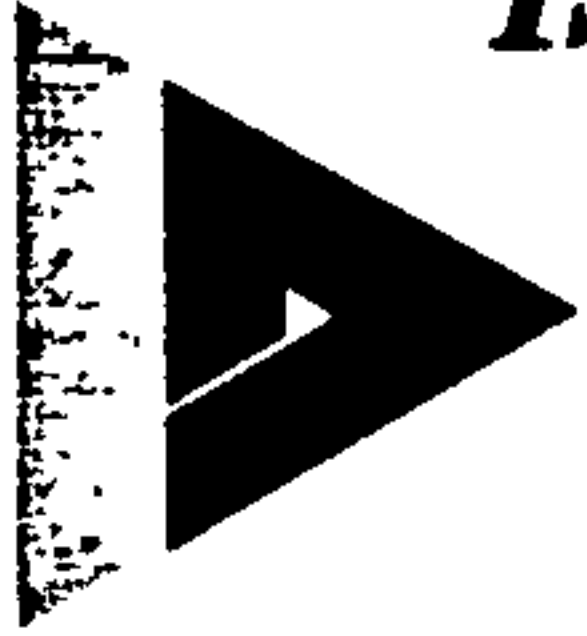
© Copyright 2003



**Zone Atlas Page**

**E-10-Z**

Map Amended through January 02, 2004



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

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

October 1, 2004

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**RE: DRB Submittal for Sunrise Ridge**

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for The Strosnider Co., is submitting a request for Preliminary Plat approval and sidewalk deferral for Sunrise Ridge, a residential subdivision.

This subdivision is Tract B-2, Volcano Cliffs Subdivision, Unit 3, and is located west of Tesuque Drive and north of Montano Road. The site will be developed as a 29-lot, single-family residential subdivision. We are requesting deferral of the sidewalks along the interior street, Jamers Drive, as shown on the Sidewalk Deferral Exhibit.

If you have any questions regarding this submittal, please call me at 268-8828.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

Fred C. Arfman, PE

FCA/ánw



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

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

#3

*dated  
w  
c*

October 1, 2004

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**RE: DRB Submittal for Sunrise Ridge**

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for The Strosnider Co., is submitting a request for Preliminary Plat approval and sidewalk deferral for Sunrise Ridge, a residential subdivision.

This subdivision is Tract B-2, Volcano Cliffs Subdivision, Unit 3, and is located west of Tesuque Drive and north of Montano Road. The site will be developed as a 29-lot, single-family residential subdivision. We are requesting deferral of the sidewalks along the interior street, Jamers Drive, as shown on the Sidewalk Deferral Exhibit.

If you have any questions regarding this submittal, please call me at 268-8828.

Sincerely,  
**ISAACSON & ARFMAN, P.A.**

Fred C. Arfman, PE  
FCA/ânw

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 2311  
CONNECTION TEL 92682632  
SUBADDRESS  
CONNECTION ID  
ST. TIME 10/11 16:14  
USAGE T 00'55  
PGS. 2  
RESULT OK

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
FAX FORM**

TO: Garson & Arfman FAX # 268-2632

# PAGES (INCLUDING COVER SHEET) 2

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

10/11/04

**COMMENTS:**

Planning's comments on #  
1003420.

Call if you have questions.



**Project # 1003420**

04DRB-01508 Major-Preliminary Plat Approval  
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] (E-10)

The U.S. Postal Service is still listed in AGIS as the property owner. Applicant should come prepared to provide written proof of ownership at the October 27, 2004 public hearing to be entered as part of the official record.

The perimeter wall submittal shows landscaping outside the perimeter walls on some lots. Who will pay the water bill for irrigation of this landscaping since an irrigation meter is on the infrastructure list? The perimeter wall submittal indicates the individual property owners will maintain the landscaping. This is not satisfactory since most property owners ignore any responsibility for maintenance outside their perimeter walls. If landscaping is incorporated as part of the wall design, a homeowners association must be formed to maintain the landscaping, the irrigation system and pay for the water. A Landscape Maintenance Agreement should be listed in the Notes on the Infrastructure List. Otherwise, eliminate landscaping & use another means of meeting the wall design requirements.

Planning has no objection to approval of the preliminary plat or temporary deferral of sidewalks once the wall design issue is settled.

*Wall along Montano not addressed*

**Project # 1003687**

~~04DRB-01510 Major-Vacation of Public Easements  
04DRB-01512 Major-Preliminary Plat Approval  
04DRB-01511 Minor-Sidewalk Waiver  
04DRB-01513 Minor-Temp Defer SDWK~~

~~BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, VENTANA RANCH WEST, UNITS 1 & 2, (to be known as **WESTERN RIDGE SUBDIVISION**) zoned R-LT, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB01461] (B-8)~~

~~No objection to any of the requested actions.~~

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 11, 2004.**

Current DRC  
Project Number \_\_\_\_\_

**FIGURE 12**

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**  
**TO SUBDIVISION IMPROVEMENTS AGREEMENT**  
**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Submitted October 1, 2004  
Date Site Plan Approved \_\_\_\_\_  
Date Preliminary Plat Approved \_\_\_\_\_  
Date Preliminary Plat Expires \_\_\_\_\_  
DRB Project No. 1003420  
DRB Application No.: \_\_\_\_\_

**ORIGINAL**

**SUNRISE RIDGE**  
PROPOSED NAME OF PLAT

**TRACT B-2, VOLCANO CLIFFS SUBDIVISION, UNIT 3**  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

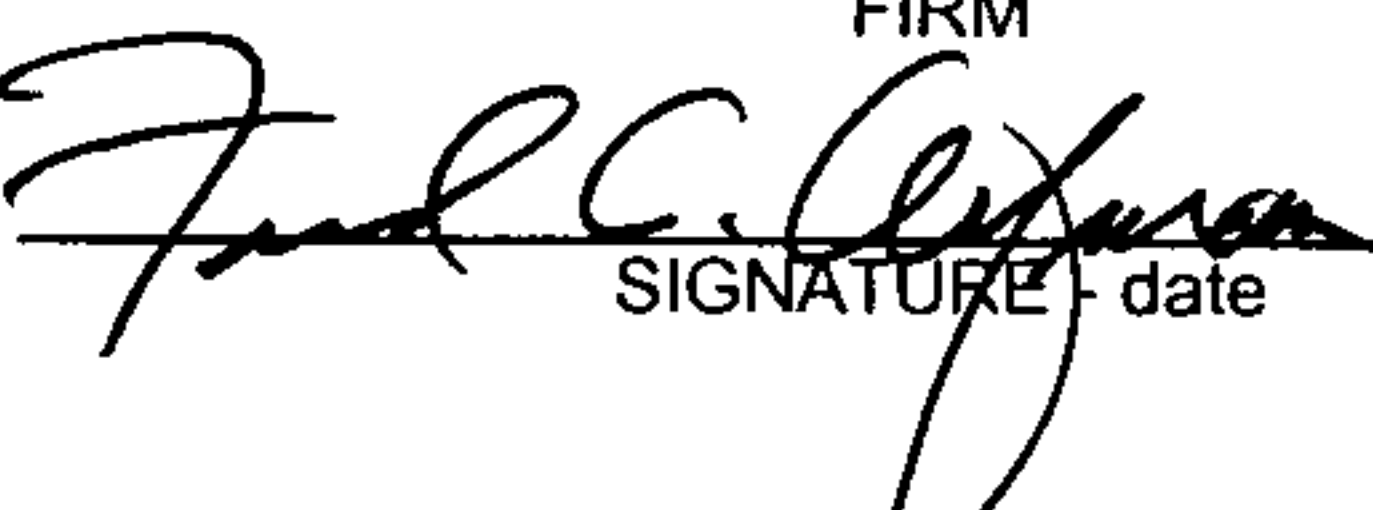
Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		28' F-F	Residential Paving	Jamers Drive	S. end of Jamers Drive	N. end of Jamers Drive	/	/	/
		28' F-F	Residential Paving	Crystal Road	Jamers Drive	Tesuque Drive	/	/	/
		28' F-F	Residential Paving	Peanut Road	Jamers Drive	Tesuque Drive	/	/	/
		Std. or Mtbl	Curb and Gutter (8)	Jamers Drive	S. end of Jamers Drive	N. end of Jamers Drive	/	/	/
		Std. or Mtbl	Curb and Gutter (8)	Crystal Road	Jamers Drive	Tesuque Drive	/	/	/
		Std. or Mtbl	Curb and Gutter (8)	Peanut Road	Jamers Drive	Tesuque Drive	/	/	/
		4'	PCC Sidewalk (Both Sides)	Crystal Road	Jamers Drive	Tesuque Drive	/	/	/
		4'	PCC Sidewalk (Both Sides)	Peanut Road	Jamers Drive	Tesuque Drive	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Jamers Drive	S. end of Jamers Drive	N. End of Jamers Drive	/	/	/
		6"	Waterline	Jamers Drive	Peanut Road	Crystal Road	/	/	/
		6"	Waterline	Crystal Road	Jamers Road	Tesuque Drive	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		6"	Waterline	Peanut Road	Jamers Road	Tesuque Drive	/	/	/
		4"	Waterline	Jamers Drive	S end of Jamers Drive	Peanut Drive	/	/	/
		4"	Waterline	Jamers Drive	Crystal Road	N end of Jamers Drive	/	/	/
		8"	SAS	Jamers Drive	S end of Jamers Drive	N end of Jamers Drive	/	/	/
		8"	SAS	Crystal Road	Jamers Drive	Tesuque Drive	/	/	/
		8"	SAS	Peanut Road	Jamers Drive	Tesuque Drive	/	/	/
		3/4"	Irrigation Water Meter	Tesuque Drive	Intersection of Tesuque Drive and Peanut Road		/	/	/
							/	/	/
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**NOTES:**

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. Landscape maintenance agreement for landscaping in the public right-of-way.
6. Perimeter walls per DRB approved perimeter wall design.
7. Wall and landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
8. Curb and gutter on both sides, type to be determined at DRC.

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Fred C. Arfman, P E NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date	
Isaacson & Arfman, P A FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date	
 09-28-04 SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date	
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION _____	CITY ENGINEER - date	_____ - date	

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING &amp; PLANNING</b>	<b>Z</b>
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ... for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ... for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		
		<b>APPEAL / PROTEST of...</b>	<b>A</b>
		<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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Windmill Manor Place, LLC PHONE: 884-7666  
 ADDRESS: 6121 Indian School Road NE, Ste. 275 FAX: \_\_\_\_\_  
 CITY: ABQ STATE: NM ZIP: 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): Isaacson + Artman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe St. NE FAX: 268-2632  
 CITY: ABQ STATE: NM ZIP: 87108 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Major Subdivision Preliminary Plat approval + temporary deferral of sidewalk construction  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes  No.

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

Lot or Tract No: Tract B-2 Block: \_\_\_\_\_ Unit: 3  
 Subdiv. / Addn: Volcano Cliffs Subdivision (aka Sunrise Ridge)  
 Current Zoning: R-LT Proposed zoning: Same  
 Zone Atlas page(s): E-10 No. of existing lots: 1 No. of proposed lots: 29  
 Total area of site (acres): 4.7370 Density if applicable: dwellings per gross acre: 6.12 dwellings per net acre: 6.12  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. 101006238031310102 MRGCD Map No. NA  
 LOCATION OF PROPERTY BY STREETS: On or Near: Montaño Rd. NW  
 Between: Tesuque Dr. NW and Shadow Ridge Dr. 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.): 04 EPC 00682

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

SIGNATURE: Fred C. Artman DATE: 10/1/04  
 (Print) Fred C. Artman \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB-01508</u>	<u>PP</u>	<u>562</u>	<u>\$1190.00</u>
<input type="checkbox"/> All fees have been collected	<u>04DRB-01509</u>	<u>TDS</u>	<u>V</u>	<u>\$0</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ <u>20.00</u>
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ <u>75.00</u>
<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>10-27-04</u>			Total <u>\$128500</u>
	Planner signature / date <u>[Signature] 10-1-04</u>	Project # <u>1003420</u>		

**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Proposed Infrastructure List
  - Design elevations & cross sections of perimeter walls
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed plat
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.  
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**  
 (Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

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

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

Fred C. Artman  
 Applicant name (print)  
Fred C. Artman 10/1/04  
 Applicant signature / date



Form revised 9/01, 8/03 and 9/03

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

Application case numbers	
04DRB -	-01508
_____ -	_____ -
_____ -	_____ -

[Signature] 10/1/04  
 Planner signature / date  
**Project # 100 3420**

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(Public Hearing Case)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
- 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.

Fred C. Artman  
Applicant name (print)

Fred C. Artman 10/1/04  
Applicant signature / date

Form revised April 2003

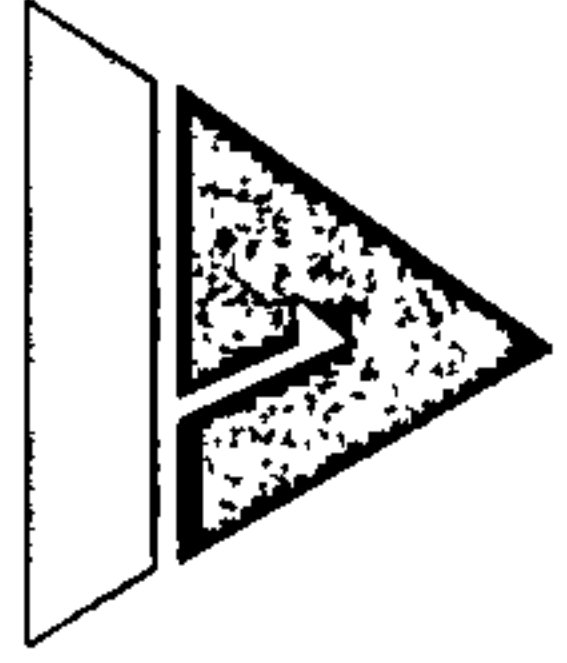


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
04DRB - 01509

Bobbie Kuhl 10-1-04  
Planner signature / date

**Project #** 1003420



**PROJECT MEMORANDUM**

10/1/04

**TO:** Sheran Matson, DRB Chair

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

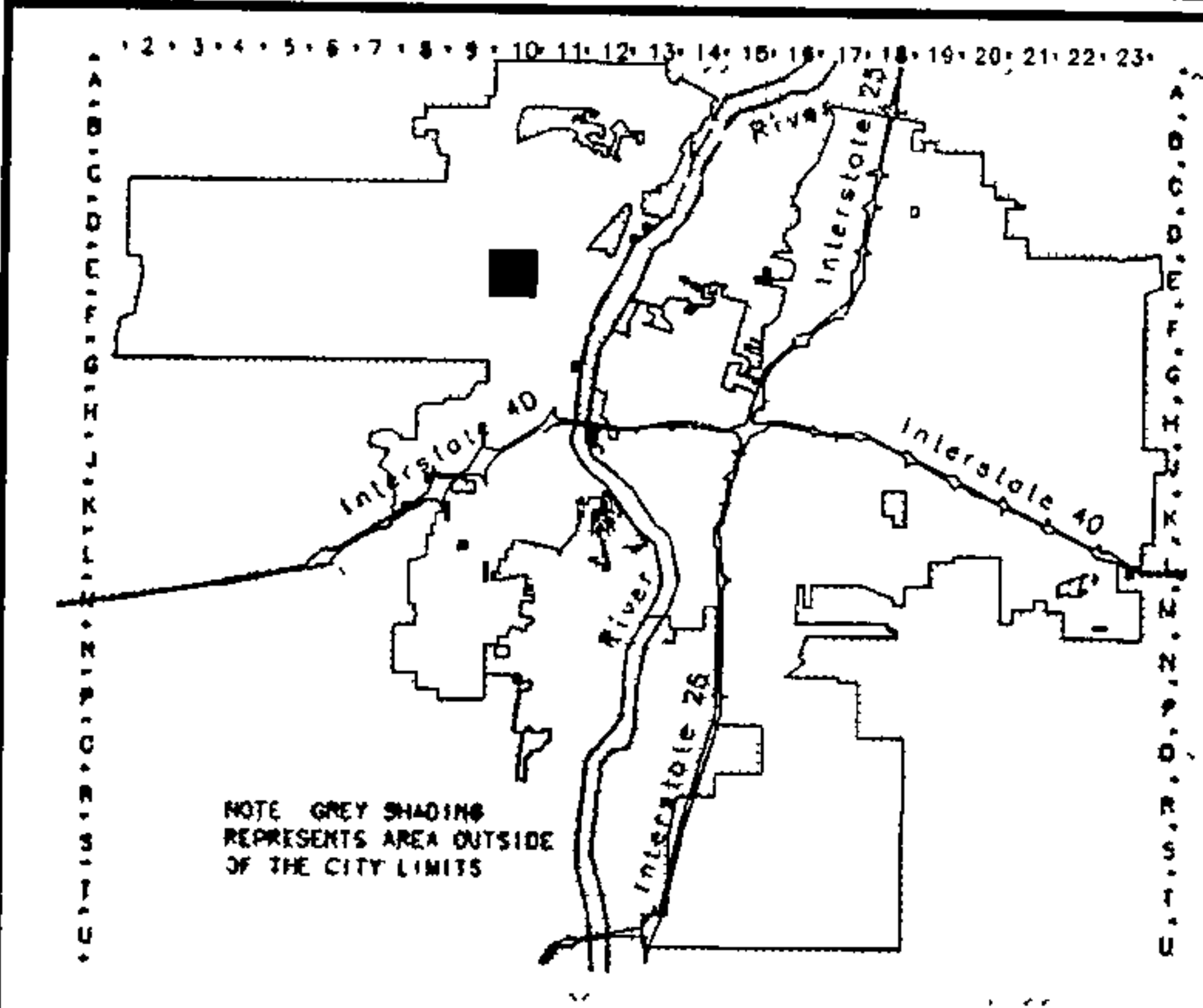
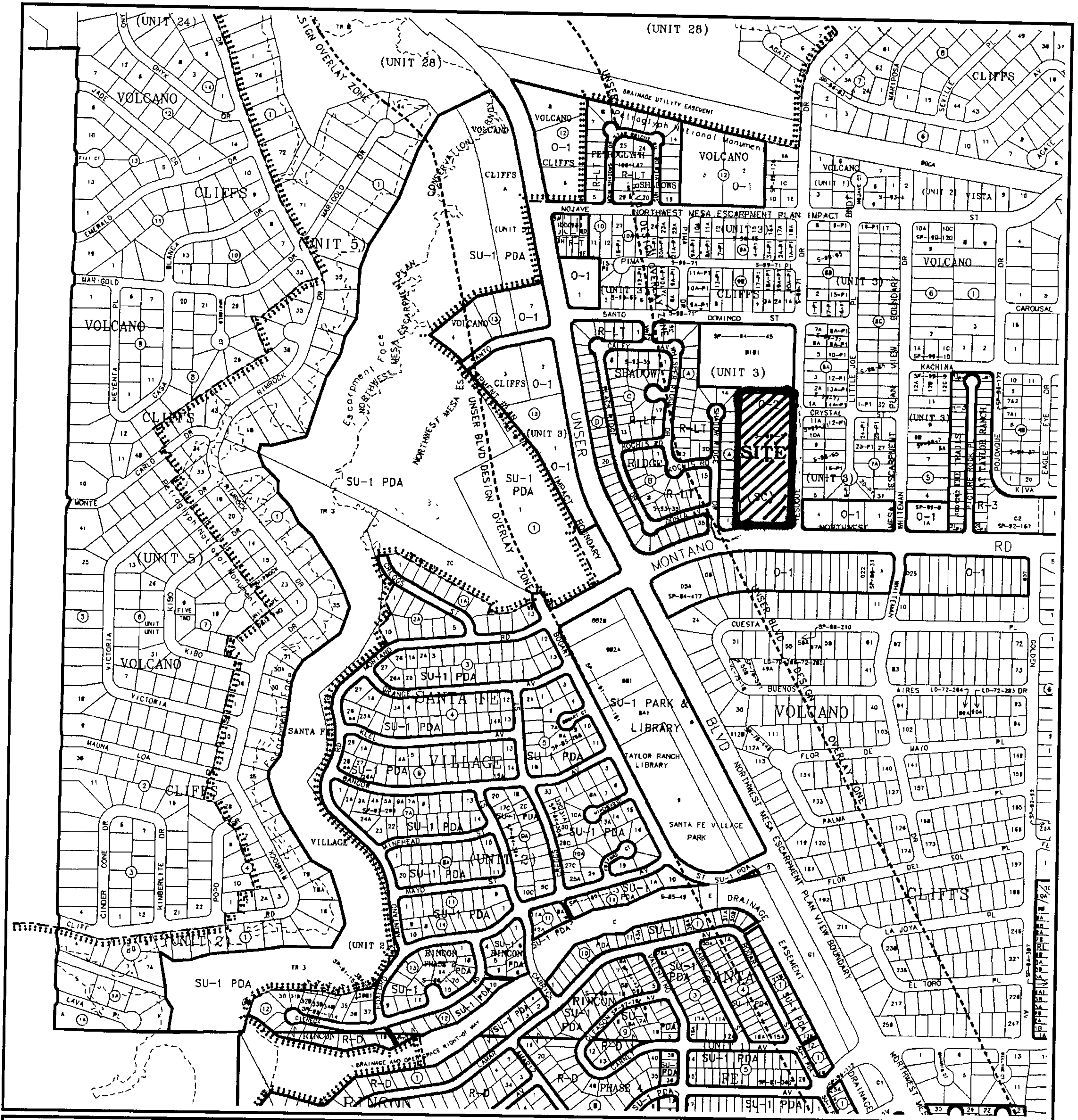
**REF:** Sunrise Ridge

**I&A PROJ NO:** 1352

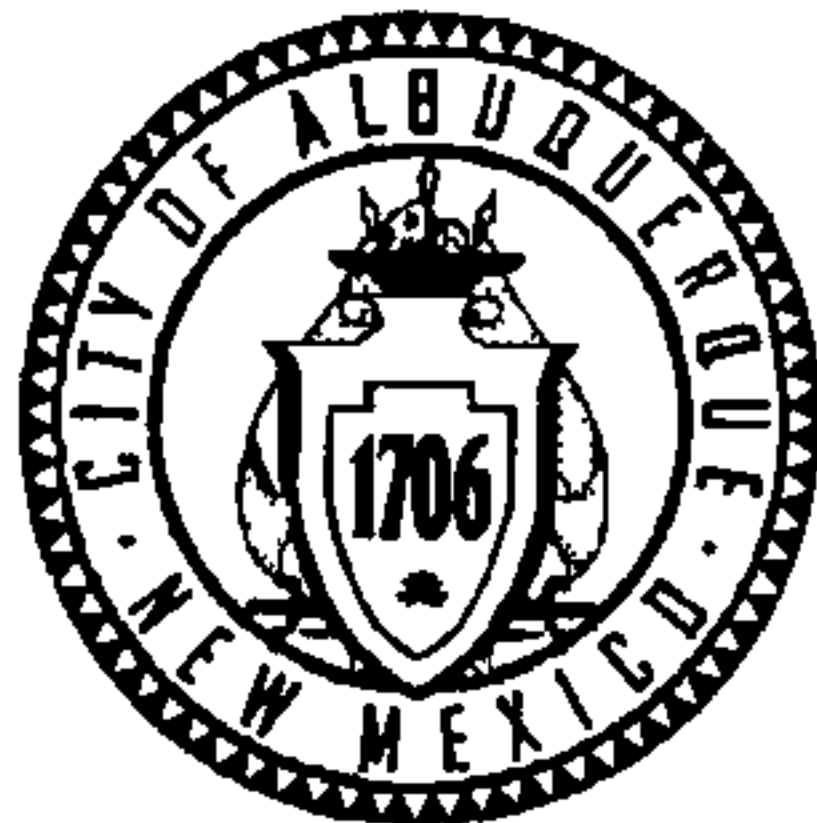
**SUBJ:** Sidewalk Deferral Request

Isaacson & Arfman, P.A., acting as agents for the Strosnider Co., is requesting a deferral of construction for all sidewalks along Jamers Drive as shown on the Sidewalk Deferral Exhibit (attached). The deferral is requested to keep the sidewalks from becoming damaged during housing construction. Sidewalks adjacent to a lot will be constructed upon completion of development of that lot.



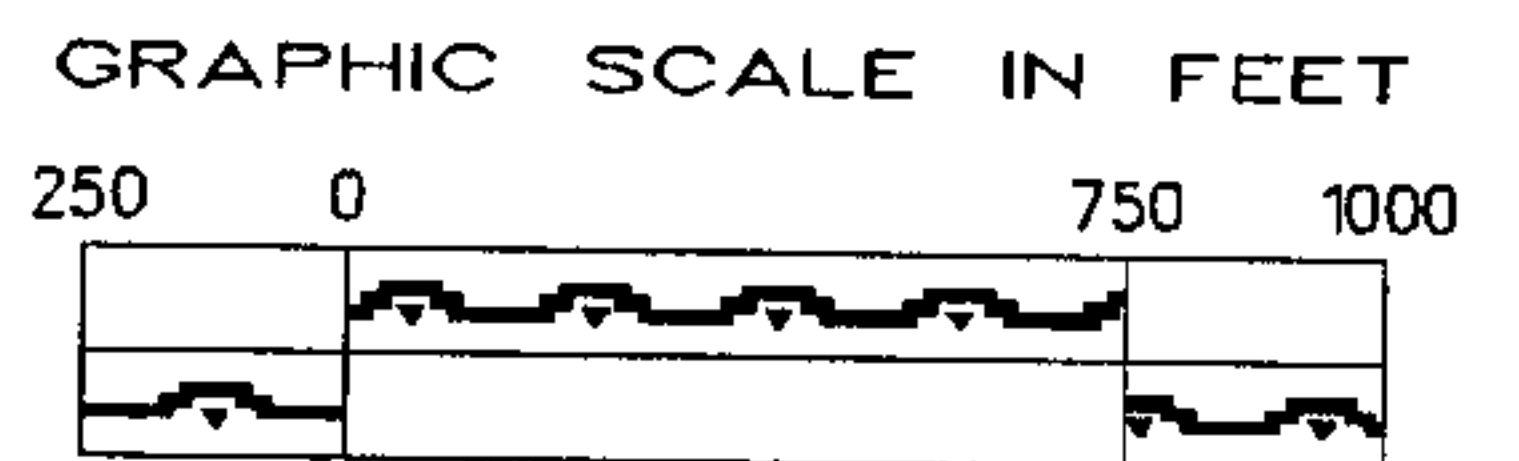


NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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Zone Atlas Page

E-10-Z

Map Amended through January 02, 2004



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

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

October 1, 2004

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**RE: DRB Submittal for Sunrise Ridge**

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for The Strosnider Co., is submitting a request for Preliminary Plat approval and sidewalk deferral for Sunrise Ridge, a residential subdivision.

This subdivision is Tract B-2, Volcano Cliffs Subdivision, Unit 3, and is located west of Tesuque Drive and north of Montano Road. The site will be developed as a 29-lot, single-family residential subdivision. We are requesting deferral of the sidewalks along the interior street, Jamers Drive, as shown on the Sidewalk Deferral Exhibit.

If you have any questions regarding this submittal, please call me at 268-8828.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

Fred C. Arfman, PE  
FCA/ánw

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Windmill Manor Date of request: 10/1/04 Zone atlas page(s): E-10

PERMIT: Place, LLC  
Zoning R-LT

Legal Description -  
Lot or Tract # Tract B-2 Block # \_\_\_\_\_

Parcel Size (acres / sq.ft.) 4.7370

Subdivision Name Volcano Cliffs

REQUESTED CITY ACTION(S):

- |            |     |                 |     |                        |                 |     |
|------------|-----|-----------------|-----|------------------------|-----------------|-----|
| Annexation | [ ] | Sector Plan     | [ ] | Site Development Plan: | Building Permit | [ ] |
| Comp. Plan |     | Zone Change     | [ ] | a) Subdivision         | Access Permit   | [ ] |
| Amendment  | [ ] | Conditional Use | [ ] | b) Build'g Purposes    | Other           | [ ] |
|            |     |                 |     | c) Amendment           |                 | [ ] |

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

- No construction / development [ ]
- New Construction [  ]
- Expansion of existing development [ ]

# of units - 29  
Building Size - 2,800± (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative Frank C. Cortman Date 10.01.04  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [  ] BORDERLINE [ ]

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [ ] NO [  ] Mitigating reasons for not requiring TIS: Previously studied: [ ]

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] 10-1-04  
TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED \_\_\_/\_\_\_/\_\_\_  
- FINALIZED \_\_\_/\_\_\_/\_\_\_  
TRAFFIC ENGINEER DATE

**FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Sunrise Ridge

AGIS MAP # E-10

LEGAL DESCRIPTION: Tract B-2, Unit 3  
Volcano Cliffs Subdivision

     DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on \_\_\_\_\_ date].

Fred C. Arguman  
Applicant / Agent

10.1.04  
Date

\_\_\_\_\_  
Hydrology Division representative

\_\_\_\_\_  
Date

     WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on \_\_\_\_\_ [date].

Fred C. Arguman  
Applicant / Agent

10.01.04  
Date

\_\_\_\_\_  
Utilities Division representative

\_\_\_\_\_  
Date

DRB- \_\_\_\_\_ - \_\_\_\_\_



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

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

September 27, 2004

Mr. Jeremy Hoover  
Utility Development  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Proposed: Sunrise Ridge  
Existing Legal: Tract B2, Volcano Cliffs Subdivision, Unit 3  
Zone Atlas E10**

Dear Mr. Hoover:

Isaacson & Arfman, acting as agents for the developer of the above referenced tract, is requesting that a Water and Sewer Serviceability Statement be prepared.

We have attached a copy of the proposed site with a conceptual utility layout and the zone atlas page for your use.

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

Sincerely,

**ISAACSON & ARFMAN, P.A.**

Fred C. Arfman, P.E.

FCA/ânw

Attachments



# City of Albuquerque

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

Date: September 28, 2004

TO CONTACT NAME: Ruth Lozano  
COMPANY/AGENCY: Isaacson + Arfman P.A.  
ADDRESS/ZIP: 128 Monroe St NE 87108  
PHONE/FAX #: 268-8828 Fax 268-2632

Thank you for your inquiry of 9/28/04 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract B-2, Unit 3 Volcano Cliff Subdivision  
North of Montano Rd Between Tesuque Dr + Shadow Ridge Dr  
zone map page(s) E-10-2.

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

Taylor Ranch NA (TR)  
**Neighborhood Association**  
Contact: Don MacCormack  
5300 Hattiesburg NW 87120  
897-1593  
Eddie Costello  
1111 Alameda NW, Ste J, 87114  
362-6700

**Neighborhood Association**  
Contact: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Sincerely,

*Justin V. Young*  
OFFICE OF NEIGHBORHOOD COORDINATION

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



# ISAACSON & ARFMAN, P.A.

## Consulting Engineering Associates

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

September 28, 2004

Certified Mail 7003 3110 0006 0529 2544

Mr. Don MacCornack  
Taylor Ranch Neighborhood Association  
5300 Hattiesburg NW  
Albuquerque, NM 87120

**RE: Proposed Sunrise Ridge  
(Existing Legal -- Tract B-2, Volcano Cliffs Subdivision, Unit 3)**

Dear Mr. MacCornack:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Taylor Ranch Neighborhood Association that a request for approval of Preliminary Plat will be submitted to the Development Review Board this week. The scheduled hearing date is October 27, 2004. See attached zone map.

Please call our office at 268-8828 if you need additional information.

Sincerely,  
ISAACSON & ARFMAN, P.A.

*Fred C. Arfman*  
Fred C. Arfman, PE

FCA/rtl

Attachment

7003 3110 0006 0529 2544

<b>US Postal Service</b> <b>CERTIFIED MAIL RECEIPT</b> (Domestic Mail Only, No Insurance Coverage Provided)		
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>		
<b>OFFICIAL USE</b> ALBUQUERQUE, NM 87120		
Postage & Fees \$ 0.37	UNIT ID: 0108	
Return Receipt Fee (Endorsement Required) \$ 2.30	Postmark Here	
Registered Delivery Fee (Endorsement Required) \$ 1.75	Clerk: KZ41FX	
Total Postage & Fees \$ 4.42	09/28/04	
Sent To: Don MacCornack Taylor Ranch Neighborhood Association Street, Apt. No., or PO Box No.: 5300 Hattiesburg NW City, State, ZIP+4: Albuquerque, NM 87120		
PS Form 3800, June 2002. See Reverse for Instructions.		



**ISAACSON & ARFMAN, P.A.**  
**Consulting Engineering Associates**

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

September 28, 2004

Certified Mail 7003 3110 0006 0529 2551

Mr. Eddie Costello  
 Taylor Ranch Neighborhood Association  
 1111 Alameda NW, Suite J  
 Albuquerque, NM 87114

**RE: Proposed Sunrise Ridge  
 (Existing Legal -- Tract B-2, Volcano Cliffs Subdivision, Unit 3)**

Dear Mr. Costello:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Taylor Ranch Neighborhood Association that a request for approval of Preliminary Plat will be submitted to the Development Review Board this week. The scheduled hearing date is October 27, 2004. See attached zone map.

Please call our office at 268-8828 if you need additional information.

Sincerely,  
**ISAACSON & ARFMAN, P.A.**

*Fred C. Arfman*  
 Fred C. Arfman, PE  
 FCA/rtl  
 Attachment

7003 3110 0006 0529 2551

<b>U.S. Postal Service</b> <b>CERTIFIED MAIL RECEIPT</b> (Domestic Mail Only, No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage \$ 0.37 Return Receipts (Endorsement Required) 2.30 Restricted Delivery Fee (Endorsement Required) 1.75 Total Postage & Fees \$ 4.42	UNIT ID: 0108  Postmark Here  Clerk: KZ4YYX  09/28/04
Sent To <b>Eddie Costello</b> <b>Taylor Ranch Neighborhood Association</b> Street, Apt. No. or PO Box No. <b>1111 Alameda NW, Suite J</b> City, State, ZIP+4 <b>Albuquerque, NM 87114</b>	
PS Form 3800, June 2002 See Reverse for Instructions	



Thank You  
\$20.00  
J24 Misc  
Trans Amt \$1,625.00  
Activity 3424000  
TRSLJS  
CITY OF ALBUQUERQUE  
Development & Building Services  
10/1/2004 10:33AM  
LOC: ANNX

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

PAID RECEIPT

City of Albuquerque  
Treasury Division  
\*\*\*DUPLICATE\*\*\*  
APPLICANT NAME

Windmill Manor Plaza

AGENT,

Isaacson & Arpman

ADDRESS

128 Monroe Street

PROJECT & APP #

1003420/04DRB01508/0001509

PROJECT NAME

Sunrise Ridge

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 1190.00 441006/4983000 DRB Actions

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

\$ 75.00 441018/4971000 Public Notification

\$ 340.00 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

\$ 1625.00 TOTAL AMOUNT DUE

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

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

10/1/2004 10:33AM LOC: ANNX  
RECEIPT# 00032279 US# 007 TRANSH 0008  
ACCOUNT# 441018 Fund 0110  
Activity 4971000 TRSLJS  
Trans Amt \$1,625.00  
J24 Misc \$75.00

Thank You

10/1/2004  
RECEIPT# 00032278 US# 007  
ACCOUNT# 441006 Fund 0110  
Activity 4983000 TRSLJS  
Trans Amt \$1,625.00  
J24 Misc \$1,190.00  
Thank You

SANGRE DE CRISTO LLC 02-02  
612 INDIAN SCHOOL ROAD NE SUITE 275  
ALBUQUERQUE, NM 87110  
PH: 505-884-7666

2650

95-7242/3070

DATE October 1, 2004

\*\*\*DUPLICATE\*\*\*  
625.00  
City of Albuquerque

Treasury Division DOLLARS

CITY OF ALBUQUERQUE

One Thousand Six Hundred Twenty Five & no/100

CHARTER BANK  
2130 EUBANK NE  
ALBUQUERQUE, NM 87112

10/1/2004 10:33AM LOC: ANNX  
RECEIPT# 00032280 US# 007 TRANSH 0008  
Account# 441006 Fund 0110  
Activity 4983000 TRSLJS  
Trans Amt \$1,625.00

FOR Major Plat, Adv. DRB-etc. Montano-Tesuque

0002650 307072427 0092030

CHANGE

\$340.00  
\$1,625.00  
\$0.00

Thank You

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from 10-12-04 To 10-27-04

#### 5. REMOVAL

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

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

Ruth Logans 10/1/04  
(Applicant or Agent) (Date)  
For Isaacson + Artman

I issued 2 signs for this application, 1-10-04, Bobbie Lovel  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003420