



Complete 9-7-04 as.

### DRB CASE ACTION LOG (PRELIMINARY & FINAL)

REVISED 2/5/04

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

DRB Application No.: 04DRB-00721 (P&F)

Project # 1003430

Project Name: Crystal Ridge, Unit 1

Agent: Aldrich Land Surveying Inc.

Phone No.: 884-1990

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 6/30/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): VACATION EXHIBIT + FEESIMPLE  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Project Number

1003430

MARK A. WILLIAMS, P.S.  
7120 WYOMING BLVD., NE #248  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 250-2142  
FAX (505) 856-5018

(99190)

(Surveyor's Inspection Report)

THIS IS TO CERTIFY,

TO TITLE CO.: FIRST AMERICAN TITLE COMPANY

TO UNDERWRITER: FIRST AMERICAN TITLE INSURANCE COMPANY

TO LENDER: CHARTER BANK FOR SAVINGS

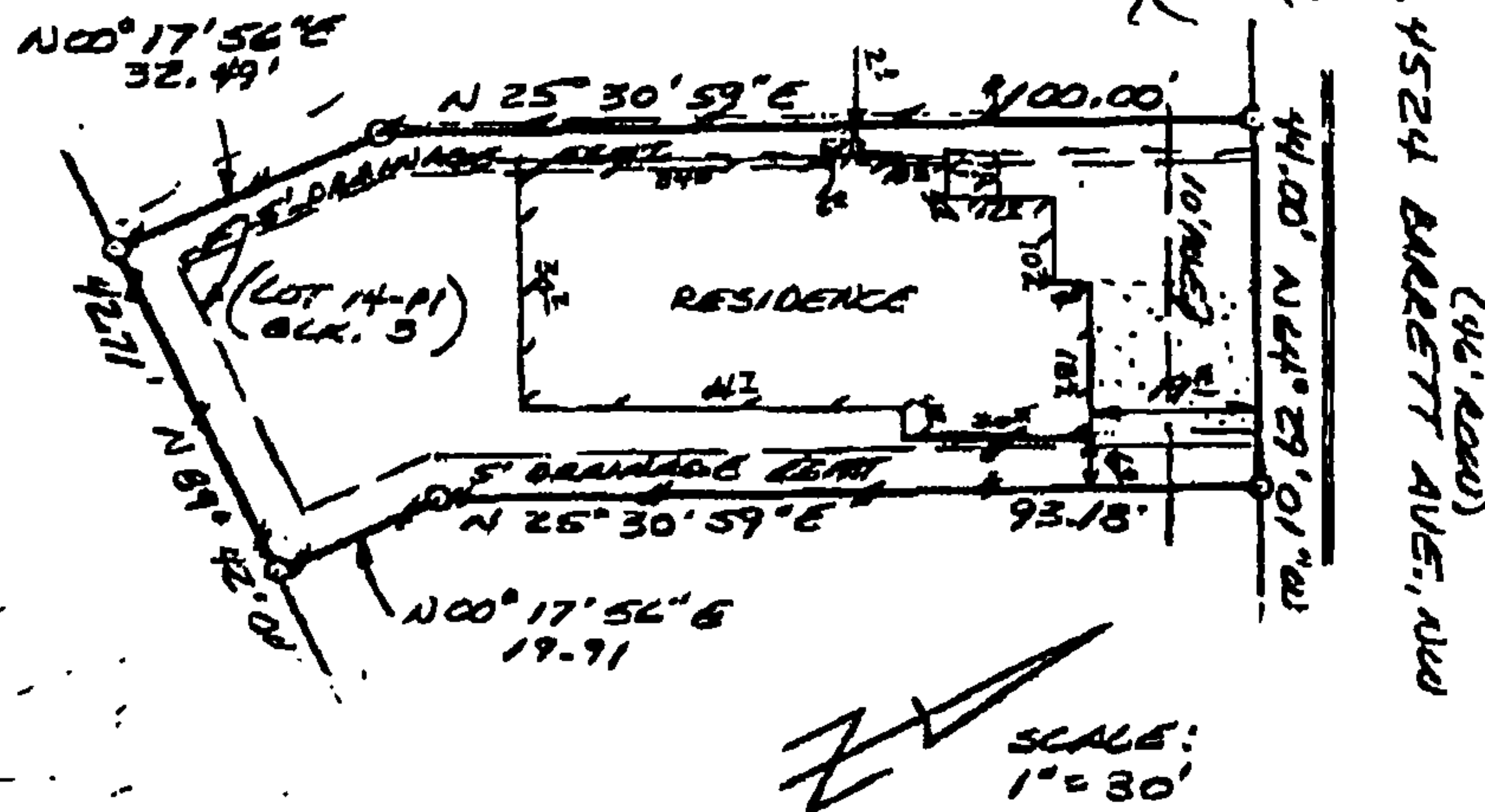
that on FEBRUARY 9, 1999 I made an inspection of the premises situated in ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO being briefly described as: 4524 BARRETT AVE., NW

The minimum error of closure is one foot for every 10,000 feet ± along the perimeter of the legal description provided. Easements shown hereon are as shown on plat of record and as provided by the Title Co., in Title Commitment: NO. 01984715 Effective Date: FEB. 04, 1999

REFERENCE:  
Bearings, distances and/or curve data are taken from the following plat, deed or legal description, as provided by the title company. No corners set for Surveyor's Inspection Report only.

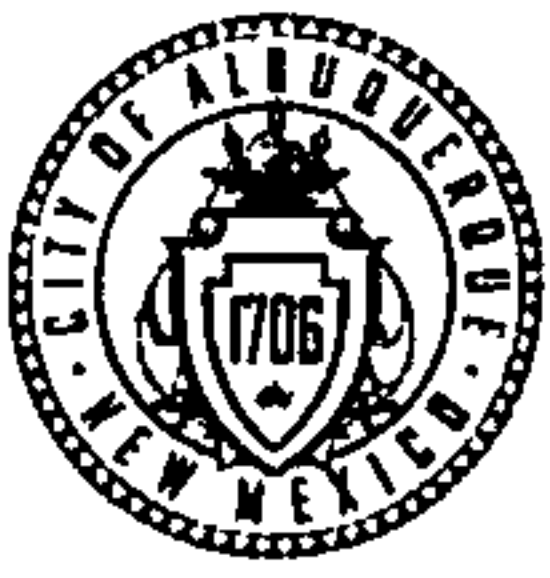
LEGAL DESCRIPTION

LOT NUMBERED FOURTEEN A-P1 (14A-P1) IN BLOCK NUMBERED THREE (3) REPLAT FOR CRYSTAL RIDGE SUBDIVISION UNIT 1, WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTIONS 8 AND 7 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 22, 1998, IN PLAT BOOK DBC, FOLIO 359.



located within Zone C, designating areas of as shown on Flood Insurance Rate Map for ico, community panel 350002 0002 C, effective

UTILITIES AND EXISTING IMPROVEMENTS ONLY ARE  
INERS SET, FOR SURVEY INSPECTION REPORT ONLY,  
BOUNDARY SURVEY OR FOR ANY OTHER PURPOSE.  
pg. 1



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 30, 2004

**16. Project # 1003430**  
04DRB-00721 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, Unit(s) 1, **CRYSTAL RIDGE**, zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [*Deferred from 5/19/04 & 6/2/04*] [REF: DRB 97-298, DRB 98-410] (*Deferred from 6/16/04*) (B-13)

At the June 30, 2004, Development Review Board meeting, the preliminary and final plat were approved with final plat sign off delegated to Planning for a vacation exhibit and fee simple language placed above the owner's signature on the plat.

04DRB-00978 Minor-Vacation of Private Easements

ALDRICH LAND SURVEYING, INC. agent(s) for RONALD & JERI NASCI request(s) the above action(s) for all or a portion of Lot(s) 14-A, P-1, Block(s) 3, Unit(s) 1, **CRYSTAL RIDGE**, zoned R-LT residential zone, located on BARRETT AVE NW, between LOREN AVE. NW and LA CANADA DR. NW containing approximately 1 acre(s). [REF:04DRB-00721, DRB-97-298,S-97-88, DRB-98-410,SP-99-17] (B-13)

At the June 30, 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 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.
2. Affected utility companies shall acknowledge the vacation by their signatures on the replat.



## OFFICIAL NOTICE OF DECISION

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If you wish to appeal this decision, you must do so by July 15, 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 Division form, to the Planning Division, 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.)

A handwritten signature in cursive script, reading "Sheran Matson", is positioned above the typed name.

Sheran Matson, AICP, DRB Chair

cc: Ronald & Jeri Nasci, 4524 Barrett Ave NW, 87114  
Aldrich Land Surveying Inc., P.O. Box 30701, 87190  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 30, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 11:55 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 # 1001090**

04DRB-00863 Major-Preliminary Plat Approval

04DRB-00864 Minor-Temp Defer SDWK

04DRB-00986 Minor-SiteDev Plan

BldPermit/EPC

04DRB-00985 Minor-SiteDev Plan

BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for NEWMAN HOMES, INC request(s) the above action(s) for all or a portion of Lot(s) 29, 30, 31 &, 32, Block 4, NORTH ALBUQUERQUE ACRES UNIT 3, TRACT 3, TIERRA MORENA SUBDIVISION, zoned SU-2 FOR O-1 & R-T, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA AVE NE containing approximately 4 acre(s). [REF: Z-98-87, 01128-00908, 01128-00909] [Russell Brito, EPC Case Planner] (C-20) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/18/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

2. **Project # 1001438**  
04DRB-00872 Major-Preliminary Plat  
Approval  
04DRB-00878 Major-Vacation of Pub  
Right-of-Way  
04DRB-00874 Minor-Sidewalk Waiver  
04DRB-00876 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 349A-1, TOWN OF ATRISCO GRANT UNIT 8, (to be known as **KENSINGTON, UNIT 5**, zoned R-D residential and related uses zone, developing area, located on LADERA DR NW, between OURAY RD NW and ZARZAMORA AVE NW containing approximately 3 acre(s). [REF: 01EPC-01233, 01EPC01557, 01EPC01234, 01EPC01558, 03DRB00079, 04EPC 00149] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/29/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1002196**  
04DRB-00873 Major-Preliminary Plat  
Approval  
04DRB-00877 Minor-Sidewalk Waiver  
04DRB-00875 Minor-Temp Defer SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, **TOWN OF ATRISCO GRANT UNIT 6, LOS ANTEPASADOS SUBDIVISION** zoned SU-1 for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] *[Deferred from 6/30/04]*(K-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

4. **Project # 1003235**  
04DRB-00879 Major-Preliminary Plat  
Approval  
04DRB-00880 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) C, MARIPOSA SQUARE, (to be known as **KENSINGTON, UNIT 6**, zoned R-D residential and related uses zone, developing area, located on 72ND ST NW, between LADERA DR NW and MIAMI RD NW containing approximately 3 acre(s). [REF: DRB94-419, 04EPC-00146, 04EPC-00147] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/28/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003477**  
04DRB-00853 Major-SiteDev Plan  
BldPermit

SHIVER CONSTRUCTION COMPANY agent(s) for AMERICAN GYPSUM COMPANY request(s) the above action(s) for all or a portion of Lot A, **LAND OF AMERICAN GYPSUM COMPANY**, zoned IP industrial park zone, located on PASEO DEL NORTE NE AND JEFFERSON NE, between TIBURON NE and PASEO DEL NORTE NE containing approximately 55 acre(s). [REF: AX-87-20, Z-87-113] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

6. **Project # 1003483**  
04DRB-00881 Major-SiteDev Plan  
BldPermit

SAM PATEL agent(s) for SANTOSH B. MODY request(s) the above action for all or a portion of Lots 17,18 & 19, Tract 4, Block 12, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between I-25 NE and SAN PEDRO BLVD NE containing approximately 3 acre(s). [REF: ZA-95-414, DRB-98-273] [*Deferred from 6/30/04*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

7. **Project # 1002506**  
04DRB-00636 Major-Preliminary Plat  
Approval  
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [*Deferred from 5/19 & 6/9/04 & 6/23/04 & 6/30/04*] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

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

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

8. **Project # 1002455**  
04DRB-00984 Minor-SiteDev Plan  
BldPermit/EPC`

TIMOTHY M. OTT request(s) the above action(s) for all or a portion of Lot(s) 1, **JJ SUBDIVISION**, zoned SU-1 FOR C-1, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 3 acre(s). [REF:03EPC00147, 00148, 03DRB01899, 03DRB00893, 03DRB1654, 1655] [**Debbie Stover, EPC Case Planner**] [*Deferred from 6/30/04*] (E-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

9. **Project # 1003220**  
04DRB-00922 Minor-SiteDev Plan  
BldPermit/EPC

INNERCITY DEVELOPMENT CORP agent(s) for DESERT HILLS TREATMENT CENTER request(s) the above action(s) for all or a portion of Tract(s) 22-A, **CORONA DEL SOL**, zoned SU-1 PRD, located on SEQUOIA RD NW, between COORS RD NW and ALAMOGORDO RD NW containing approximately 3 acre(s). [REF: 04EPC00107] [**Makita Hill, EPC Case Planner**] [*Deferred from 6/23/04*](G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**



10. **Project # 1003239**  
04DRB-00899 Minor-SiteDev Plan Subd/EPC  
04DRB-00900 Minor-SiteDev Plan BldPermit  
04DRB-00947 Minor-Prelim&Final Plat  
Approval

BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64<sup>th</sup> STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] [Makita Hill, EPC Case Planner] (Deferred from 6/16/04 & 6/23/04) (H-10 & J-10) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

11. **Project # 1002792**  
04DRB-00896 Minor-SiteDev Plan Subd  
04DRB-00897 Minor-SiteDev Plan  
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agent(s) for TRUST OF ALBERT & MARY BLACK (JOHN BLACK), request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, (to be known as **COTTONWOOD CROSSING, PHASE II**), zoned SU-1 FOR C3 (Restaurant w/full service liquor) & SU-1 FOR 0-1, located on COORS BLVD NW, between SEVEN BAR LOOP NW and ALAMEDA BLVD NW containing approximately 10 acre(s). REF: 04DRB-00184, 03DRB-01945, 03DRB-1946, 03DRB-02884, 03DRB017880, 03EPC02037, 03EPC02036, 03EPC02034, 0EPC02035, 3EPC01085, 03EPC01086, 0AA00222] [Debbie Stover, EPC Case Planner] (Deferred from 6/16/04) (B-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-00943 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC, agent(s) for TRUST OF ALBERT & MARY BLACK, request(s) the above action(s) for all or a portion of Lot(s) 2-A, 2-B, 2-C and 2-D, **COTTONWOOD CROSSING, PHASE II**, zoned SU-1 for C-1 & Restaurant, located on COORS BLVD NW AND SEVEN BAR LOOP NW, containing approximately 6 acre(s). [REF: DRB-94-358, SRP5-98-37, DRB-90-361, DRB-98-61, 03EPC-01085, 03EPC-01086, 03DRB-01780, 03DRB-2084, 04DRB-00184, 04AA-00222, 04DRB-00278] (B-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

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

12. **Project # 1003031**  
04DRB-00980 Major-Final Plat Approval
- BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of **EL RANCHO GRANDE - UNIT 14**, zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s). [REF: 03DRB01741, 03DRB01742, 03DRB01743, 01744/01745, 01746] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**
13. **Project # 1000933**  
04DRB-00979 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 57, Tract(s) C, **TERRACITA SUBDIVISION**, zoned R-T residential zone, located on SOUTHERN BLVD SE, between TERRA BONITA WAY SE and TERRA BELLA LN SE containing approximately 1 acre(s). [REF: 03DRB01895] (L-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK FOR LISTING OF CURRENT ZONING UNDER SUBDIVISION DATA AND AGIS DXF FILE.**
14. **Project # 1002851**  
04DRB-00973 Major-Final Plat Approval
- ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of east 1/2 of Tract(s) 4, ALVARADO GARDENS, (to be known as **LA PLAZA ACEQUIA I SUBDIVISION**, zoned R-2 residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD NW containing approximately 2 acre(s). [REF: 03DRB1637, 03DRB01278] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003026**  
04DRB-00972 Minor-Final Plat Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, ALVARADO GARDENS, (to be known as **LA PLAZA ACEQUIA II SUBDIVISION**, zoned R-LT residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: 03DRB31712, 03DRB02099] [FinalPlat was Indef. Deferred on 12/31/03 for SIA] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003430**  
04DRB-00721 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, Unit(s) 1, **CRYSTAL RIDGE**, zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [Deferred from 5/19/04 & 6/2/04 [REF: DRB 97-298, DRB 98-410] (Deferred from 6/16/04) (B-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR VACATION EXHIBIT AND FEE SIMPLE LANGUAGE ABOVE THE OWNER'S SIGNATURE ON THE PLAT.**

- 04DRB-00978 Minor-Vacation of Private Easements

ALDRICH LAND SURVEYING, INC. agent(s) for RONALD & JERI NASCI request(s) the above action(s) for all or a portion of Lot(s) 14-A, P-1, Block(s) 3, Unit(s) 1, **CRYSTAL RIDGE**, zoned R-LT residential zone, located on BARRETT AVE NW, between LOREN AVE. NW and LA CANADA DR. NW containing approximately 1 acre(s). [REF:04DRB-00721, DRB-97-298,S-97-88, DRB-98-410,SP-99-17] (B-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1003507**  
04DRB-00968 Minor-Prelim&Final Plat  
Approval

RHOMBUS PA INC. agent(s) for JOSEPH P. MCGEE request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 8, **FAIRGROUNDS ADDITION**, zoned C-3 heavy commercial zone, located on SAN PEDRO DR SE, between COCHITI RD SE and ACOMA RD SE containing approximately 1 acre(s). *(Deferred from 6/30/04)* (K-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

18. **Project # 1003509**  
04DRB-00983 Minor-Prelim&Final Plat  
Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPT., REAL PROPERTY request(s) the above action(s) for all or a portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA**, zoned C-3 heavy commercial zone, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 4 acre(s). [REF: Z-92-19] *(Deferred from 6/30/04)* (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

19. **Project # 1003469**  
04DRB-00891 Minor-Prelim&Final Plat  
Approval  
04DRB-00892 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) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] *(Deferred from 6/16/04 & 6/23/04 & 6/30/04)* (C-20) **DEFERRED AT AGENT'S REQUEST TO 7/14/04.**



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

20. **Project # 1002779**  
04DRB-00959 Minor-Sketch Plat or Plan
- ADVANCED ENGINEERING & CONSULTING agent(s) for JAMES JARAMILLO request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF POLO CHAVEZ AND TRACT(S) A-1 & A-2, SAN JOSE TRACT**, zoned A-1 COUNTY, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 03EPC02049, 03EPC01061] (M-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1003497**  
04DRB-00936 Minor-Sketch Plat or Plan
- GENE & DOROTHY DYER request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 20, **FAIRGROUNDS ADDITION**, zoned C-3 heavy commercial zone, located on DOMINGO RD NE, between SAN PEDRO NE and CALIFORNIA ST NE containing approximately 1 acre(s). (K-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003505**  
04DRB-00956 Minor-Sketch Plat or Plan
- ELLIOTT SURVEYING agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) A & B, **ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1, located on WINTER HAVEN RD NW, between MONTANO PLAZA DR NW and MONTANO RD NW containing approximately 6 acre(s). (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. Approval of the Development Review Board Minutes for June 9 and June 16, 2004. **THE MINUTES FOR JUNE 9 AND JUNE 16, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.

AGIS ELECTRONIC PLAT APPROVAL FORM

Handwritten notes: "3430" and a signature.

DRB Project Case # 1003430

Subdivision Name Crystal Ridge, Unit 1, Blk 3, 14A1-P1

Surveyor Tim Aldrich

Company/Agent Aldrich Surveying

Contact Person Tim Aldrich Phone # 884-1990 email \_\_\_\_\_

DXF Received Date: 5/11/04

Hard-Copy Date: 5/11/04

Coordinate system:  NMSP Grid (NAD 83)

NMSP Grid (NAD 27)

Ground rotated to NMSP Grid

Other

Patricia M-Coyt

5/11/04

Approved

Date

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

Five horizontal lines for providing reasons for rejection.

AGIS Use Only Copied cov <u>3430</u> to agiscov.	Date: <u>5/11/04</u>	Contact person Notified on: <u>5/11/04</u>
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**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
June 30, 2004 Comments**

**ITEM # 16**

**PROJECT # 1003430**

**APPLICATION # 04-00721 & 00978**

**RE: Lot 14A, Block 3, Unit 1, Crystal Ridge/minor plat**

DRB does not require a perimeter wall design for one lot in an existing subdivision.

Language to be added to the plat above the owner's signature:

"Said owners warrant that they hold complete & indefeasible title in fee simple to the land subdivided."

✓ AGIS dxf approval is required before Planning signs the final plat.

Applicant may file the plat PROVIDED a recorded copy of the plat is provided to Planning to close the file.

○ Have all the beneficiaries of the private easement being vacated agreed to the vacation?

There is no vacation exhibit. Planning needs one clearly marked for its file. The plat shows some different dimensions for the drainage easements but is not clear on the intent. Before Planning can sign the plat, a clear exhibit is required.



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

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

TRANSMISSION OK

TX/RX NO	1665	
CONNECTION TEL		98841140
SUBADDRESS		
CONNECTION ID		
ST. TIME	06/25 11:23	
USAGE T	00'40	
PGS.	2	
RESULT	OK	

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
FAX FORM**

TO: Jim Aldrich FAX # 884-1140  
# 100 3435 6/25/04  
 # PAGES (INCLUDING COVER SHEET) 2

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

**COMMENTS:**

My comments.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
June 30, 2004 Comments**

**ITEM # 16**

**PROJECT # 1003430**

**APPLICATION # 04-00721 & 00978**

**RE: Lot 14A, Block 3, Unit 1, Crystal Ridge/minor plat**

DRB does not require a perimeter wall design for one lot in an existing subdivision.

Language to be added to the plat above the owner's signature:

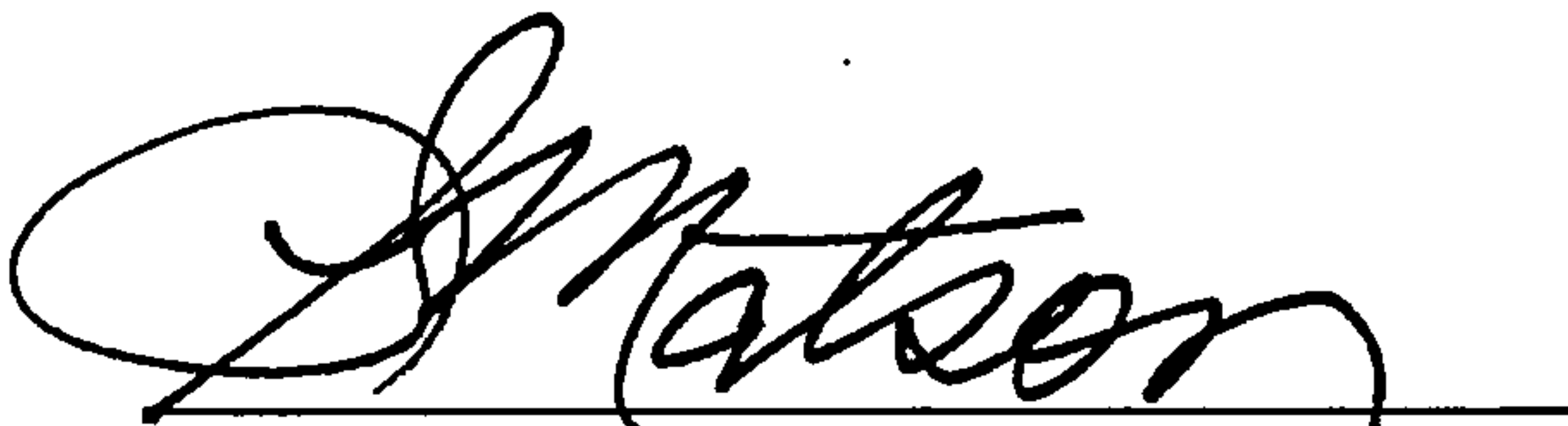
"Said owners warrant that they hold complete & indefeasible title in fee simple to the land subdivided."

AGIS dxf approval is required before Planning signs the final plat.

Applicant may file the plat PROVIDED a recorded copy of the plat is provided to Planning to close the file.

Have all the beneficiaries of the private easement being vacated agreed to the vacation?

There is no vacation exhibit. Planning needs one clearly marked for its file. The plat shows some different dimensions for the drainage easements but is not clear on the intent. Before Planning can sign the plat, a clear exhibit is required.



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



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003430**

**AGENDA ITEM NO: 16**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.  
No adverse comments on plat.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** June 30, 2004



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

*send to  
Jem*

*6/30/04*

Development Review Board Comments

**Project Number:** 1003430  
**Application Number:** 04DRB-00721

**DRB Date:** 6/16/04  
**Item Number:** 17

**Subdivision:**

Lot 14A, Block 3, Crystal Ridge

**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

**Zoning:** R-LT

**Zone Page:** B-13

**New Lots (or units) :** 0

**Parks and Recreation Comments:**

Plat consolidates lots, therefore no park dedication requirement.

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

**Signed:** *CS*

Christina Sandoval, (DMD)

Phone: 768-3808



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003430**

**AGENDA ITEM NO: 17**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

See DRB minutes/speed memo dated 5-19-04.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** June 16, 2004





# FRONT COUNTER ROUTING FAX FORM

TO: Jim

FAX NUMBER: \_\_\_\_\_

SENT BY: Clara  
Initial

DATE: 6/18/04

PROJECT NO: \_\_\_\_\_ APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*

Comments 6/16



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 16, 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: 12:55 P.M.

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

1. **Project # 1002002**  
04DRB-00803 Major-Vacation of  
Public Easements  
04DRB-00805 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743] (E-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/02 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. FINAL PLAT WAS INDEFINITELY DEFERRED.**
  
2. **Project # 1002397**  
04DRB-00798 Major-Vacation of  
Public Easements  
04DRB-00797 Minor-Vacation of  
Private Easements

TIERRA WEST, LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF TAYLOR - MARTIN L.**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 04DRB-00762] (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003236**  
04DRB-00802 Major-Vacation of  
Public Easements  
04DRB-00801 Major-Preliminary Plat  
Approval  
04DRB-00799 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00800 Minor-SiteDev Plan  
BldPermit/EPC  
04DRB-00804 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA**, zoned SU-1 special use zone, for PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150] (*Deferred from 6/16/04*) (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

4. **Project # 1002632**  
04DRB-00760 Major-Bulk Land  
Variance  
04DRB-00761 Minor-Prelim&Final Plat  
Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES, (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area FOR R-LT, located on PARADISE BLVD. NW, between LYONS BLVD. NW and BLANDA COURT NW containing approximately 122 acre(s). [REF: 03EPC-00690, 03DRB-01306] [*Deferred from 6/9/04*] (B-11) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL PLAT DELEGATED TO PLANNING FOR AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD AND TO CITY ENGINEER FOR AMAFCA SIGNATURE.**



5. **Project # 1002718**  
04DRB-00758 Major-Preliminary Plat  
Approval  
04DRB-00759 Minor-Temp Defer  
SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003231**  
04DRB-00261 Major-Preliminary Plat  
Approval  
04DRB-00263 Minor-Temp Defer  
SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 5/19/04 & 6/9/04] (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/3/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE**

7. **Project # 1002739**  
04DRB-00641 Major-Preliminary Plat Approval  
04DRB-00642 Major-Vacation of Pub Right-of-Way  
04DRB-00645 Major-Vacation of Public Easements  
04DRB-00646 Minor-Sidewalk Waiver  
04DRB-00647 Minor-Subd Design (DPM) Variance  
04DRB-00648 Minor-Temp Defer SDWK  
04DRB-00818 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] [*Deferred from 5-19-04 & 6-2-04*] (P-8/N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/23/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

04DRB-00894 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HEIGHTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-D, LANDS OF RIO BRAVO PARTNERS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 119 acre(s). [REF: 04DRB00641, 00642-00645,00646,00647 & 0064848, 04DRB00818] (N-8/P-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

8. **Project # 1002792**  
04DRB-00896 Minor-SiteDev Plan  
Subd  
04DRB-00897 Minor-SiteDev Plan  
BldPermit
- GEORGE RAINHART ARCHITECTS & ASSOCIATES, agent(s) for TRUST OF ALBERT & MARY BLACK (JOHN BLACK), request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 FOR C3 (Restaurant w/full service liquor) & SU-1 FOR 0-1, located on COORS BLVD NW, between SEVEN BAR LOOP NW and ALAMEDA BLVD NW containing approximately 10 acre(s). REF: 04DRB-00184, 03DRB-01945, 03DRB-1946, 03DRB-02884, 03DRB017880, 03EPC02037, 03EPC02036, 03EPC02034, 0EPC02035, 3EPC01085, 03EPC01086, 0AA00222] [**Debbie Stover, EPC Case Planner**] (*Deferred from 6/16/04*) (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**
9. **Project # 1003239**  
04DRB-00900 Minor-SiteDev Plan  
BldPermit  
04DRB-00899 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00947 Minor-Prelim&Final Plat  
Approval
- BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64<sup>th</sup> STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] [**Makita Hill, EPC Case Planner**] (*Deferred from 6/16/04*) (H-10 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

10. **Project # 1000418**  
04DRB-00824 Minor-SiteDev Plan  
BldPermit

LPDJ ARCHITECTS, LLC, LELAND GRAY agent(s) for VICTORY LOVE FELLOWSHIP CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1 VICTORY LOVE FELLOWSHIP CHURCH (to be known as **LEGACY CHURCH**, zoned SU-1 FOR CHURCH & RELATED FACILITIES, located on CENTRAL AVE NW, between COORS BLVD NW and UNSER BLVD NW [REF: 00128-00459, 02EPC-01952, 03EPC 01471] [*Deferred from 6/2/04*] [**Makita Hill, EPC Case Planner**] K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. AN INFRASTRUCTURE LIST DATED 6/16/04 WAS APPROVED.**

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

11. **Project # 1002247**  
04DRB-00890 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE, ST. PIUS X**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] (*Deferred from 6/16/04*) (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

12. **Project # 1002404**  
04DRB-00904 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) 1, **LADERA INDUSTRIAL CENTER**, zoned SU-1 FOR I-P, located on UNSER BLVD NW, between OLD OURAY RD NW and VISTA ORIENTE ST NW containing approximately 10 acre(s). [REF: Z-92-45, Z-81-49-1, DRB-99-102, 02EPC01948, 03EPC10192, 03EPC-01211, 03EPC01116, 04DRB00673, 04DRB00672] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SPS LOT ACREAGE – AA SUBMITTED TO AMEND TO MATCH PLAT.**



13. **Project # 1002520**  
04DRB-00893 Minor-Prelim&Final Plat  
Approval  
04DRB-00895 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Tract(s) 2, Block(s) 4, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB00705] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/31/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

14. **Project # 1003469**  
04DRB-00891 Minor-Prelim&Final Plat  
Approval  
04DRB-00892 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) 25, 26 & 27, Tract(s) 3, Block(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 9**, (to be known as **OAKLAND SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] (*Deferred from 6/16/04*) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

15. **Project # 1002743**  
04DRB-00888 Minor-Prelim&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] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/17/79 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

- 04DRB-00886 Minor-Prelim&Final Plat  
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB01544, 03DRB02083, 04DRB00399] (F-11) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD WITH THE FINDING THAT THE REPLAT DOES NOT REQUIRE A REVISED INFRASTRUCTURE LIST OR SUBDIVISION IMPROVEMENTS AGREEMENT.**

16. **Project # 1003111**  
04DRB-00715 Major-Final Plat Approval

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, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04, Indef. Deferred on 5/26/04) (E-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003430**  
04DRB-00721 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 03, **CRYSTAL RIDGE**, zoned R-LT, located on BARRETT AV E NW, between LOREN AVE. NW and LA CANADA DR. NW containing approximately 1 acre(s). [*Deferred from 5/19/04 & 6/2/04*] [REF: DRB 97-298, DRB 98-410] (Deferred from 6/16/04) (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

18. **Project # 1003486**  
04DRB-00887 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for SERGIO ROMAN request(s) the above action(s) for all or a portion of Lot(s) 3, 4 & 4A, Block(s) 1, **APODACA & SEDILLO ADDITION**, zoned SU-2 special neighborhood zone, R-1 & LCR, located on EIGHTH ST SW, between BELL AVE. SW and LEWIS SW containing approximately 1 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003475**  
04DRB-00842 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for FELIX RABADI request(s) the above action(s) for an UNPLATTED PORTION of Tract(s) 7, **HORIZON LAND CORPORATION**, zoned SU-1 special use zone, PRD - FAR 0.5, located on the south side of PARADISE BLVD NW, between LYON BLVD NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: Z-94-83, DRB-94-120] (*Deferred from 6/16/04*) (B-10 & B-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

20. **Project # 1003488**  
04DRB-00898 Minor-Sketch Plat or Plan

JEFF HENRY request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-3, **JOURNAL CENTER BUSINESS PARK**, zoned IP, located on JOURNAL CENTER BLVD NW, between PAN AMERICAN and I-25 FRONTAGE RD containing approximately 7 acre(s). [REF: DRB-94-324, DRB-94-563, V-94-97] (D-17 & D-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003487**  
04DRB-00901 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORPORATION, agent(s) for PETERSON PROPERTIES REAL ESTATE SERVICES INC. request(s) the above action(s) for all or a portion of Tract(s) 8 - 15 **BELMONT ADDITION AND** Tract(s) 10, **HARWOOD ADDITION**, zoned C-2 community commercial zone & P, located on 4<sup>TH</sup> ST NW, between SAN CLEMENTE NW and FREEMAN ST NW containing approximately 2 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Other Matters:

**Project # 1003403**  
04DRB-00634 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, **THE TRAILS** (to be known as **THE RESERVE AT THE TRAILS**), zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04, 6/2/04) [On 6/9/04 the Preliminary Plat, Vacation of Public Easements and Temporary Deferral of Sidewalks was approved. The above request was omitted in error.] (C-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

ADJOURNED: 12:55 P.M.





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

Development Review Board Comments

**Project Number:** 1003430  
**Application Number:** 04DRB-00721

**DRB Date:** 6/16/04  
**Item Number:** 17

**Subdivision:**

Lot 14A, Block 3, Crystal Ridge

**Zoning:** R-LT

**Zone Page:** B-13

**New Lots (or units) :** 0


**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:**

Plat consolidates lots, therefore no park dedication requirement.

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

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003430**

**AGENDA ITEM NO: 17**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

See DRB minutes/speed memo dated 5-19-04.

*6-30-04*

**RESOLUTION:**

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:** June 16, 2004



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 2, 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:  
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 # 1002739**  
04DRB-00641 Major-Preliminary Plat Approval  
04DRB-00648 Minor-Temp Defer SDWK  
04DRB-00647 Minor-Subd Design (DPM) Variance  
04DRB-00646 Minor-Sidewalk Waiver  
04DRB-00642 Major-Vacation of Pub Right-of-Way  
04DRB-00645 Major-Vacation of Public Easements  

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [deferred from 5-19-04] [REF: 03DRB-00983, 04DRB-00179] (P-8) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**
  
2. **Project # 1003403**  
04DRB-00635 Minor-Temp Defer SDWK  
04DRB-00632 Major-Preliminary Plat Approval  
04DRB-00633 Major-Vacation of Public Easements  

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Block(s) N/A, Tract(s) F, **THE TRAILS (TBKA 'THE RESERVE')**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE BLVD NW, between RAINBOW BLVD. NW and UNIVERSE BLVD. NW containing approximately 18 acre(s). [deferred from 5-19-04] [REF: 1002962, 03DRB-01528 ] (C-9) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**



3. **Project # 1002796**  
04DRB-00667 Major-Vacation of  
Public Easements

TERRAMETRICS OF N. M. agent(s) for CITY OF ALBUQUERQUE, FIRE DEPT. request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION**, zoned SU-1 special use zone, for fire stationn/c, located on CHICO RD NE, between DALLAS ST. NE and CHARLESTON ST. NE containing approximately 1 acre(s). [REF: 04DRB-00326, 03DRB-02022 & 02024, 03EPC-01099 & 01100 ] (K-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

4. **Project # 1003468**  
04DRB-00816 Minor-SiteDev Plan  
BldPermit  
04DRB-00817 Minor-Prelim&Final Plat  
Approval

JLS ARCHITECTS, MC agent(s) for BMM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 3, Tract(s) 25, 26, A, **NO. ALBQ. ACRES, UNIT B**, zoned IP industrial park zone, located on VENICE AVE NE, between SAN MATEO BLVD NE and 1-25 NE containing approximately 2 acre(s). [REF: NA ] (B-18) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

5. **Project # 1000418**  
04DRB-00824 Minor-SiteDev Plan  
Subd

LPDJ ARCHITECTS, LLC/LELAND GRAY agent(s) for VICTORY LOVE FELLOWSHIP CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1 BERUMAN - J.G. LANDS OF, **VICTORY LOVE FELLOWSHIP CHURCH &**, zoned SU-1 FOR CHURCH & REL. FAC, located on CENTRAL AVE NW, between COORS BLVD NW and UNSER BLVD NW [REF: 00128-00459, 02EPC-01952, 03EPC 01471] K-10) **DEFERRED AT AGENT'S REQUEST TO 6-16-04.**

6. **Project # 1000575**  
04DRB-00813 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI  
agent(s) for PRESBYTERIAN HEALTHCARE  
SERVICES request(s) the above action(s) for all or a  
portion of Tract(s) 7-9, **PRESBYTERIAN HOSPITAL  
MAIN CAMPUS**, zoned SU-2/SU-1, located on LEAD  
AV E NE, between SPRUCE ST NE and SYCAMORE  
ST NE containing approximately 27 acre(s). [REF:  
DRB-02-500-00035, EPC-01128-01561 ] (K-15) **THE  
SITE PLAN FOR BUILDING PERMIT WAS  
APPROVED WITH FINAL SIGN-OFF DELEGATED  
TO PLANNING FOR EPC CASE PLANNER,  
CARMEN MARRONE'S INITIALS AND  
TRANSPORTATION FOR COMPACT SPACES TO  
BE LABELED AND RADII 15 FOOT MINIMUM.**

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

7. **Project # 1003430**  
04DRB-00721 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING INC agent(s) for  
RONALD L. & JERI J. NASCI request(s) the above  
action(s) for all or a portion of Lot(s) 14A, Block(s) 03,  
**CRYSTAL RIDGE**, zoned R-LT, located on BARRETT  
AV E NW, between LOREN AVE. NW and LA  
CANADA DR. NW containing approximately 1 acre(s).  
[deferred from 5-19-04] [REF: DRB 97-298, DRB 98-  
410 ] (B-13) **DEFERRED AT AGENT'S REQUEST  
TO 6-16-04.**

8. **Project # 1002739**  
04DRB-00818 Minor-Subd Design  
(DPM) Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HEIGHTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-D INCLUDE: TR B-1, ROSNER TRACTS UPC# 100805446922740130 & PARCEL A, ANDERSON HEIGHTS UPC# 100805326344510142, **LANDS OF RIO BRAVO PARTNERS**, zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: AX-29, Z-985, Z-986, DRB-95-440](N-8) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

9. **Project # 1002800**  
04DRB-00783 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOC. agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, Tract(s) 1 TBKA QUIVERA ESTATES SUBD., **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, 3 DU/AC, located on SO. OF GLENDALE AVE NE, between WYOMING BLVD. NE and BARSTOW ST. NE containing approximately 14 acre(s). [REF: 03-01990, 03DRB-01992, 03DRB-01127, 03DRB-02152 ] (B-19) **THE FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

10. **Project # 1002821**  
04DRB-00822 Minor-Final Plat  
Approval

ADIL RIZVI agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Block(s) 14, Tract(s) 14,15,16 TRACT 3, UNIT 2, **NORTH ALBUQUERQUE ACRES, TALEA COURT**, zoned R-D residential and related uses zone, developing area, located on CORONADO AVE NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: SD-89-1, AX-92-114, Z-89-114, 03DRB-01189, 03DRB-01191, 03DRB-01192 ] (D-21) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR AFD APPROVAL OF CUL-DE-SAC DIMENSIONS.**

11. **Project # 1002856**  
04DRB-00808 Major-Final Plat  
Approval

MARK GOODWIN & ASSOC PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3, **MEADOWS @ ANDERSON HILLS**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH STREET SW and UNSER BLVD SW containing approximately 35 acre(s). [REF: AX-29, Z-985, Z-986, 03DRB-01194 ] (P-09) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR TRACT B SD/PUE CONFLICT, DXF AGIS, 2WR WATERLINE ACCEPTANCE AND PARKS FOR APPROVAL OF OPEN SPACE DEDICATION BY OPEN SPACE DIVISION AND MAINTENANCE LANGUAGE FOR TRACTS A, C, D-M.**



12. **Project # 1002857**  
04DRB-00809 Major-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A INCLUDE TRACT B, ARROWOOD RANCH DEV. UPC# 1009053098548020102 (ZONE ATLAS PAGE N-9), **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 03DRB01200,03DRB01202, 03DRB-01203,04DRB-232, 04DRB-0023, 03EPC-01204, 03EPC-01205] (P-9) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

13. **Project # 1002928**  
04DRB-00718 Major-Final Plat  
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **THE TRAILS / TAOS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE and PASEO DEL NORTE containing approximately 20 acre(s). [deferred from 5-19-04] [REF: 1002928 ] (C-9) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

14. **Project # 1002929**  
04DRB-00719 Major-Final Plat  
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **THE TRAILS @ SANTA FE**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE and RAINBOW containing approximately 17 acre(s). [deferred from 5-19-04] (C-09) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

15. **Project # 1003177**  
04DRB-00014 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for THOMAS WILLIAMSON request(s) the above action(s) for all or a portion of Lot(s) 6-A-1, Block(s) 6 A PORTION OF LOT 6 A 1, **SECOND REPLAT OF MONTGOMERY HEIGHTS**, zoned R-1, located on DELAMAR AVE NE, between HAHN ARROYO and LAFAYETTE DR NE containing approximately 1 acre(s). [deferred from 1-21-04] [REF: Proj.#1000213, 04ZHE-00119 ] (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

16. **Project # 1003183**  
04DRB-00775 Minor-Prelim&Final Plat  
Approval

SOUTHWEST SURVEYS LTD agent(s) for ARTHUR & JOAN REEVES request(s) the above action(s) for all or a portion of Lot(s) 44-A, Block(s) 19, **NETHERWOOD PARK**, zoned R-3 residential zone, located on GIRARD BLVD NE, between VASSAR DR NE and CUTLER AVE NE containing approximately 1 acre(s). [deferred from 5-26-04] [REF: 04DRB-00025 ] (H-16) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

17. **Project # 1000984**  
04DRB-00815 Minor-Sketch Plat or  
Plan

BRASHER & LORENZ agent(s) for CROWN LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) A INCLUDE: TR B, AVALON SUBD, UNIT 4 - UPC# 100905716139520402, **AVALON SUBD, UIT 4**, zoned SU-1 IP USES, located on BLUEWATER RD NW, between 90TH STREET NW and 94TH STREET NW containing approximately 26 acre(s). [REF: 03DRB-00383 ] (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

18. **Project # 1002134**  
04DRB-00794 Minor-Sketch Plat or  
Plan

MARK GOODWIN & ASSOC. agent(s) for VISTA DEL NORTE DEV., LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, 3, 4&, U-6, **VISTA DEL NORTE**, zoned SU-1 special use zone, for IP, located on EL PUEBLO RD. NE, between EDITH BLVD. NE and JEFFERSON ST. NE containing approximately 30 acre(s). [REF: 1001150, Z-87-113, DRB-94-288, 02DRB-01196 THRU -01199 ] (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

19. **Project # 1003226**  
04DRB-00806 Minor-Sketch Plat or  
Plan

J C ENGINEERING LLC agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9-A, **V.E. BARRETT SUBD**, zoned C-2 community commercial zone, located on BRIDGE BLVD SW, between UNSER SW and TOWER SW containing approximately 6 acre(s). [REF: Z-72-114, Z-72-210, Z-71-125 ] (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

20. **Project # 1003460**  
04DRB-00807 Minor-Sketch Plat or  
Plan

JAMES R COPASS, JULIE NESON, LARRY MIERA agent(s) for JAMES R. COPASS/LARRY MIERA & JULIE NESON request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 37 INCL UPC# 102005944010819, **SNOW HEIGHTS SUBD**, zoned R-1 residential zone, located on ARVADA AVE NE, between EUBANK NE and WYOMING NE containing approximately 1 acre(s). [REF: NA ] (H-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

21. **Project # 1003466**  
04DRB-00812 Minor-Sketch Plat or Plan

CARTESIAN SURVEYS agent(s) for H & S INC request(s) the above action(s) for all or a portion of Tract(s) A INCL: TR. B-1, EL CAMBIO PLAZA ADDN, UPC# 101405604944021002, ZONING SU-2, SU-1 FOR C-3, **EL CAMBIO PLAZA ADDN**, zoned SU-2 FOR C-2, located on BRIDGE BLVD SW, between 4TH STREET SW and EIGHTH ST SW containing approximately 3 acre(s). [REF: Z-85-116, Z-83-116 ] (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

22. **Project # 1003467**  
04DRB-00814 Minor-Sketch Plat or Plan

NA agent(s) for CHARLES MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDN., #1**, zoned R-2 residential zone, located on RICE AVE NW, between INDIAN SCHOOL RD. NW and I-40 WEST containing approximately 1 acre(s). [REF: DRB-95-337, DRB-95-438 ] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

23. **Project # 1003469**  
04DRB-00821 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25,26 & 27, Block(s) 2 UPC # 102006410844020407 (LT 26) & 102006410844020407 (LT 27), **N. ALBQ. ACRES, TRACT 3, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**



24. **Project # 1003470**  
04DRB-00825 Minor-Sketch Plat or Plan

WILSON & COMPANY INC agent(s) for ROBERT SAAD request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 2B INCLUDE FOLLOWING UPC#: 100906339709440114, & 100906338702440113, **KASSUBA-MONTEBEL LANDS**, zoned R-1 residential zone, located on ALBERICOQUE PL SW, between 81ST STREET SW and ATRISCO BLVD SW containing approximately 132 acre(s). [REF: DRB 97-274, Z-85-84, AX85-20 ] (D-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

25. Other Matters:

ADJOURNED: 11:50 A.M.



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003430**

**AGENDA ITEM NO: 7**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

Vacation must be applied for.

**RESOLUTION:**

6-16-04

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

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

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

FOR:

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

**DATE:** June 2, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
June 2, 2004  
Comments**

**ITEM # 7**

**PROJECT # 1003430**

**APPLICATION # 04-00721**

**RE: Lot 14A, Block 3, Crystal Ridge/minor plat**

The vacation of the 1' of private easement must occur either prior to or at the same time as the platting action. The platting action cannot occur before the vacation is approved.

AGIS dxf approval is also required prior to Planning signing the plat.



---

Sheran Matson, AICP DRB Chair  
924-3880 Fax 934-3864 smatson@cabq.gov

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
June 2, 2004  
Comments**

**ITEM # 7**

**PROJECT # 1003430**

**APPLICATION # 04-00721**

**RE: Lot 14A, Block 3, Crystal Ridge/minor plat**

The vacation of the 1' of private easement must occur either prior to or at the same time as the platting action. The platting action cannot occur before the vacation is approved.

AGIS dxf approval is also required prior to Planning signing the plat.



---

Sheran Matson, AICP DRB Chair  
924-3880 Fax 934-3864 smatson@cabq.gov





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 19, 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
  - B. Changes and/or Additions to the Agenda
  - C. New or Old Business
- Adjourned:

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000262**  
04DRB-00628 Major-Two Year SIA  
BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)  
**A 2-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002506**  
04DRB-00636 Major-Preliminary Plat  
Approval  
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A & B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] (Deferred from 5/19/04) (C-13)  
**DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**

3. **Project # 1003277**  
04DRB-00629 Major-Vacation of Pub  
Right-of-Way  
04DRB-00630 Major-Vacation of Public  
Easements  
04DRB-00631 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

**THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.**

- 04DRB-00677 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00679 Minor-SiteDev Plan  
BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES, **DESERT RIDGE OFFICE PARK** zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] [**Carmen Marrone, EPC Case Planner**] (C-20)

**THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-19-04, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA.**

4. **Project # 1002739**  
04DRB-00641 Major-Preliminary Plat Approval  
04DRB-00642 Major-Vacation of Pub Right-of-Way  
04DRB-00645 Major-Vacation of Public Easements  
04DRB-00646 Minor-Sidewalk Waiver  
04DRB-00647 Minor-Subd Design (DPM) Variance  
04DRB-00648 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-D and A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, Developing Area, located on 118<sup>th</sup> ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] (Deferred from 5/19/04) (N-8/P-8) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**
5. **Project # 1003403**  
04DRB-00632 Major-Preliminary Plat Approval  
04DRB-00633 Major-Vacation of Public Easements  
04DRB-00634 Minor-Sidewalk Waiver  
04DRB-00635 Minor-Temp Defer SDWK
- ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/2/04.**
6. **Project # 1002051**  
03DRB-02009 Major-Vacation of Public Easements  
03DRB-02008 Major-Preliminary Plat  
03DRB-02011 Minor-Temp Defer SDWK  
03DRB-02010 Minor-Vacation of Private Easements
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) these action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 2**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04, 4/28/04, 5/19/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**



7. **Project # 1003231**  
04DRB-00261 Major-Preliminary Plat  
Approval  
04DRB-00263 Minor-Temp Defer  
SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) these action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04, 4/7/04, 4/28/04 & 5/19/04] (N-9)  
**DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**

8. **Project # 1002798**  
04DRB-00592 Major-Vacation of Pub  
Right-of-Way  
04DRB-00593 Minor-Vacation of  
Private Easements

MARQUEZ SURVEYING agent(s) for WILLIAM HOLLER request(s) these action(s) for all or a portion of Tract(s) A, **RIMA ADDITION** and Tract(s) A, **CONRADO GARCIA ADDITION**, zoned SU-1, PRD located on CANDELARIA NW, between SAN ISIDRO NW and AVENIDA ENTRADA NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] [ Deferred from 5-12-04] (G-13)  
**THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

9. **Project # 1003087**  
04DRB-00553 Major-Bulk Land Variance  
04DRB-00554 Major-Vacation of Public  
Easements  
04DRB-00555 Major-Vacation of Public  
Easements  
04DRB-00556 Major-Preliminary Plat  
Approval  
04DRB-00557 Minor-Sidewalk Waiver  
04DRB-00558 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98<sup>TH</sup> ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] [Deferred from 5/5/04, 5-12-04, 5/19/04] (H-7, 8 & 9 & J-7 & 8)  
**DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**



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

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

10. **Project # 1003428**  
04DRB-00716 Minor-SiteDev Plan  
BldPermit
- JOHN K. KLEE agent(s) for INTERSTATE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 54, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE and VISTA ALAMEDA NE, containing approximately 1 acre(s). [REF: DRB-98-223, 1000624 (Master Plan)] [Deferred from 5/19/04] (C-16)  
**DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

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

11. **Project # 1002423**  
04DRB-00702 Minor-Extension of  
Preliminary Plat
- BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Rosner Tract, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 03DRB-00843] (N-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LISTED DATED 6/25/03.**
12. **Project # 1001932**  
04DRB-00681 Minor-Prelim&Final Plat  
Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOME NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Lot(s) 51, Block(s) 2, **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone / RD, located on AUSTIN AVE NW, between BURKETT AVE. NW and ANGEL DR. NW containing approximately 1 acre(s). [REF: 02DRB-00690, 02DRB-01578, 01579, 01580 & 01581, 03DRB-00220, 03DRB-00353] (H-9/H-10)  
**THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED-OFF BY THE BOARD.**

13. **Project # 1002805**  
04DRB-00712 Minor-Prelim&Final Plat  
Approval

WILSON & CO INC agent(s) for MOUNTAIN RUN PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) D, **ST. ANTHONY'S ORPHANAGE**, zoned C-2 (SC), located on 12TH ST NW, between INDIAN SCHOOL RD NW and I-40 containing approximately 14 acre(s). [REF: 04DRB-00138, Z-72-221, Z-72-221-1, ZA-84-456, ZA-90-226] (H-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AGIS DXF FILE, RELABEL 20-FOOT EASEMENT AS PUBLIC SANITARY SEWER EASEMENT, ADD BLANKET EASEMENT FOR WATER, SEWER, FIRE LINE EASEMENTS AND TRANSPORTATION DEVELOPMENT FOR RADIUS AT INDIAN SCHOOL AND 12<sup>TH</sup> STREET (30-FOOT). NEED TURNOUTS.**

14. **Project # 1002315**  
04DRB-00713 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-A & 2-A UNIT 2, **WILDERNESS SUBDIVISION @ HIGH DESERT**, zoned SU-2 special neighborhood zone, HD/R-R, located on WILDERNESS PL NE, between HIGH DESERT PL NE and WILDERNESS TRAIL NE containing approximately 1 acre(s). [REF: 03DRB-00539, 03DRB-01651] (F-23)  
**THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1003430**  
04DRB-00721 Minor-Prelim&Final Plat  
Approval
- ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, **CRYSTAL RIDGE, UNIT 1**, zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [REF: DRB-97-298, DRB-98-410] (Deferred from 5-19-04) (B-13)  
**DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**
16. **Project # 1003111**  
04DRB-00715 Major-Final Plat  
Approval
- 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, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04) (E-11)  
**DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**
17. **Project # 1002928**  
04DRB-00718 Major-Final Plat  
Approval
- ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 20 acre(s). [Ref: 03DRB-01532, 01534, 01536, 01429] (Deferred from 5-19-04) (C-9)  
**DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

18. **Project # 1002929**  
04DRB-00719 Major-Final Plat  
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **SANTA FE @ THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW, containing approximately 17 acre(s). [Ref: 03DRB-01531, 01533, 01535, 01432] (Deferred from 5-19-04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

19. **Project # 1002455**  
03DRB-01899 Minor-Final Plat  
Approval

TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J. GROUP ADDITION**, zoned SU -1, C-1, located on SAN ANTONIO RD NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). [REF: Z-93-3, DRB-96-452, 03DRB-01654, 03DRB-01655] (Final Plat was indefinitely deferred 11-12-03) (E-18)

**THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, FOR REMOVAL OF PUBLIC UTILITY FROM 25-FOOT EASEMENT ALONG SAN ANTONIO AND DEDICATE ELSEWHERE.**

20. **Project # 1000325**  
04DRB-00640 Minor-Ext of SIA for  
Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) this action for all or a portion of Lot(s) 1-68, **SPANISH SUN**, zoned SU-1 PRD 15 DU/AC, located on SAN MATEO AVE NE, between MONTGOMERY BLVD NE and DOUGLAS MACARTHUR RD NE. [REF: Z-84-82, Z-84-82-1, Z-84-82-2, Z-84-82-3, Z-78-1651, DRB-99-219] [Deferred from 5/5/04] (G-17)

**A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**



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

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] *[Deferred from 4/14/04] (Indefinitely deferred on 4-21-04)* (Deferred from 5-19-04) (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

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

22. **Project # 1002520**  
04DRB-00705 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING, agent(s) for SCACCIA, LLC request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 4, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2, (to be known as **VILLA DE LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU / AC, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 03DRB-00356, Z-87-94] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003429**  
04DRB-00717 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN, PA, agent(s) for CURB, INC., request(s) the above action(s) for all or a portion of Lot(s) 1, RIO BRAVO PARTNERS, **EL RANCHO GRANDE, UNIT 16**, zoned R-1, located on GIBSON BLVD SW between DELGADO DR SW and BLAKE RD SW containing approximately 120 acre(s). [Ref: DRB-95-440] (N-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for May 5, 2004. **THE MAY 5, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 11:25 A.M.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
May 19, 2004  
Comments**

**ITEM # 15**

**PROJECT # 1003430**

**APPLICATION # 04-00721**

**RE: Lot 14A, Block 3, Crystal Ridge Unit 1/minor plat**

What is the reason for narrowing the easement?

The letter states the easement is being narrowed from 5' to 4'. The plat shows the narrowing from 10' to 9'.

Defer to Hydrology.

The zoning must be listed on the plat under "Subdivision Data".

If plat is approved, AGIS dxf file approval is required before Planning signs the plat.

Applicant may file the plat once approved provided agent gives Planning one copy of the recorded plat to close the file.



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

*Easement should be  
measured by plat.*

City of Albuquerque  
Development Review Board  
Hydrology Section

Speed Memo

Project no. 1003430

Agenda Item no. 15

Subject:

1. Pre/Final
- 2.
- 3.
- 4.
- 5.
- 6.

Comments:

- need to vacate esmt

Resolution:

defer to 6-2-04

Signed: Bradley L Bingham  
City Engineer/ AMAFCA Designee

Date: 5-19-04



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING &amp; PLANNING</b>	<b>Z</b>
___ Major Subdivision action		___ Annexation	
___ Minor Subdivision action		___ County Submittal	
<input checked="" type="checkbox"/> Vacation	<b>V</b>	___ EPC Submittal	
___ Variance (Non-Zoning)		___ Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	___ Sector Plan (Phase I, II, III)	
___ ...for Subdivision Purposes		___ Amendment to Sector, Area, Facility or Comprehensive Plan	
___ ...for Building Permit		___ Text Amendment (Zoning Code/Sub Regs)	
___ IP Master Development Plan			
___ Cert. of Appropriateness (LUCC)	<b>L</b>		
		<b>APPEAL / PROTEST of...</b>	<b>A</b>
		___ 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: RONALD L. & JERI J. NASCI PHONE: 761-9911  
 ADDRESS: 4524 BARRETT AVE. NW FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): ALDRICH LAND SURVEYING, INC. PHONE: 884-1990  
 ADDRESS: PO BOX 30701 FAX: 884-1190  
 CITY: ALBUQUERQUE STATE NM ZIP 87190 E-MAIL: als@thuntek.net

DESCRIPTION OF REQUEST: VACATE 1' OF EXISTING 9' PRIVATE DRAINAGE EASEMENT.

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

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

Lot of Tract No. 14A-P-1 Block: 3 Unit: J  
 Subdiv. Addn. CRYSTAL RIDGE  
 Current Zoning: REL Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): B-13 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 0.1180 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. 101306503752321527 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: BARRETT AVE NW 4524  
 Between: LOREN AVE NW and LA CANADA 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.): 1003430 04DRB-00721  
DRB 97-290, S-97-88, DRB 98-410, SP-99-17

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

SIGNATURE TIM ALDRICH DATE 06-17-04  
 FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Applicant Fees	Agent
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB-00978</u>	<u>VPRE</u>	<u>Y</u>	<u>\$ 4500</u>	
<input checked="" type="checkbox"/> All fees have been collected		<u>CONFL MGMT FEE</u>		<u>\$ 20</u>	
<input checked="" type="checkbox"/> All case #s are assigned				\$	
<input checked="" type="checkbox"/> AGIS copy has been sent				\$	
<input checked="" type="checkbox"/> Case history #s are listed				\$	
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$	
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$	
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$	
	Hearing date			Total	
	<u>JUNE 30 04</u>			<u>\$ 6500</u>	

Robert 6-22-04  
 Planner signature / date

Project # 1003430

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

- \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
  - \_\_\_ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

- \_\_\_ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

- \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

**VACATION OF PRIVATE EASEMENT**

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
  - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the vacation
  - Letter of authorization from the grantors and the beneficiaries
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

TIM ALDRICH  
Applicant name (print)  
[Signature] 06-17-04  
Applicant signature / date



Form revised 4/03 and October 2003

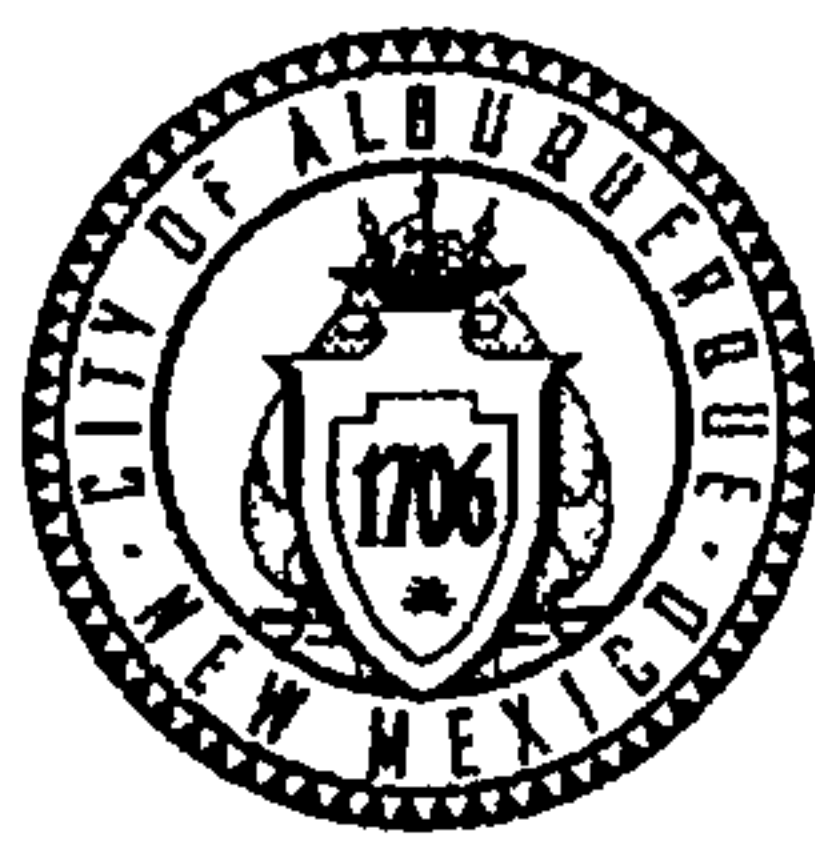
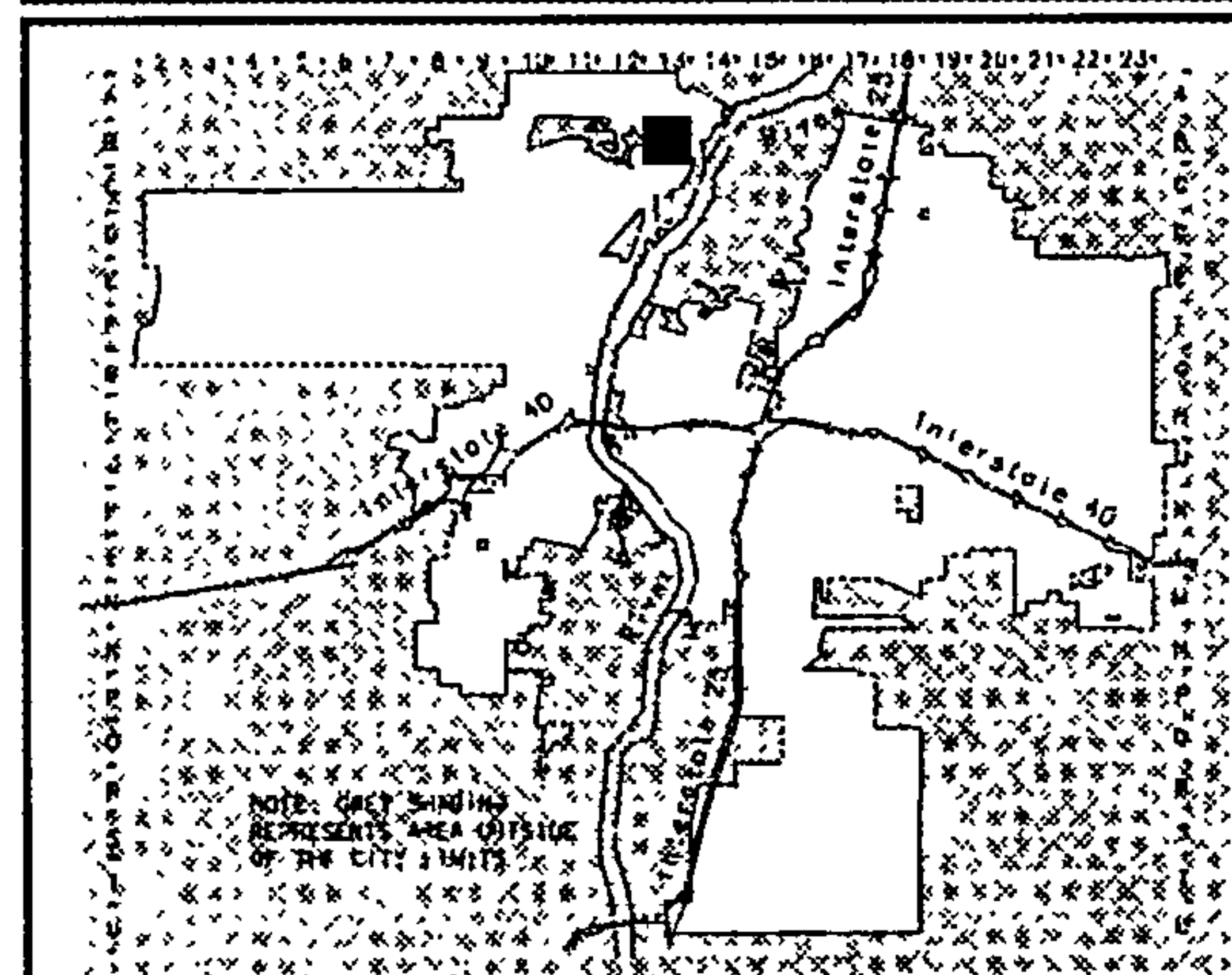
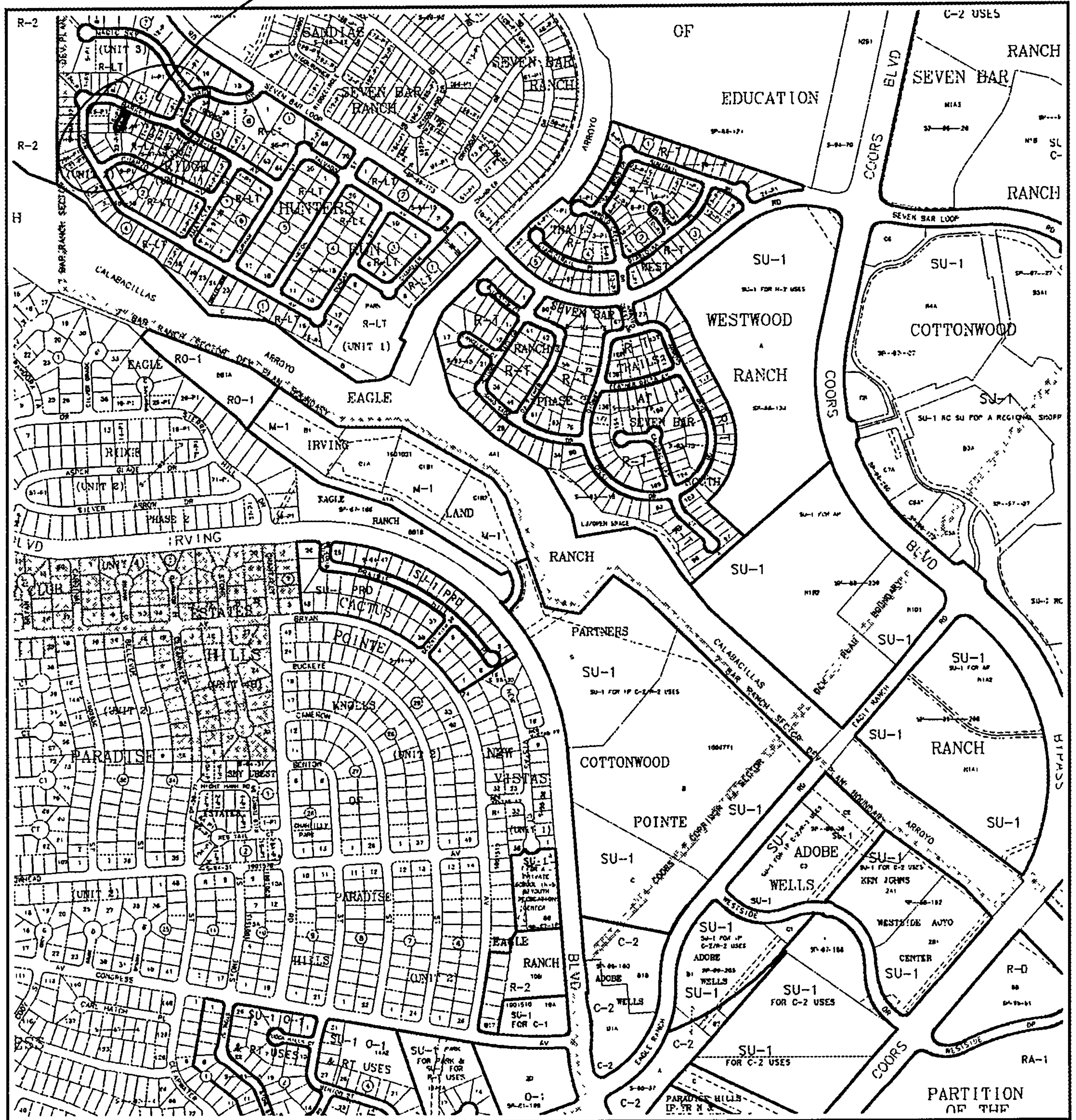
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
04DRB -00978

[Signature] 6/22/04  
Planner signature / date  
**Project # 1003430**



SITE



Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2004



**Zone Atlas Page**

**B-13-Z**

Map Amended through June 02, 2004

June 17, 2004

Ms. Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
600 2nd Street SW  
Albuquerque, NM 87103

Re: Private Easement Vacation - LOT 14A1-P1, BLK 3, CRYSTAL RIDGE

Dear Ms. Matson:


Aldrich Land Surveying, Inc., agents for Ronald L. and Jeri J. Nasci, is requesting vacation of private drainage easement on the above-mentioned lot.

We are creating 1 lot from 1 existing lot comprising 0.1180 acres. We are vacating 1' of an existing 10' private drainage easement. There is no common side yard drainage so it will not affect the adjoining lot.

The site is not vacant and a site sketch was provided.

Please contact me if I can be of any further assistance.

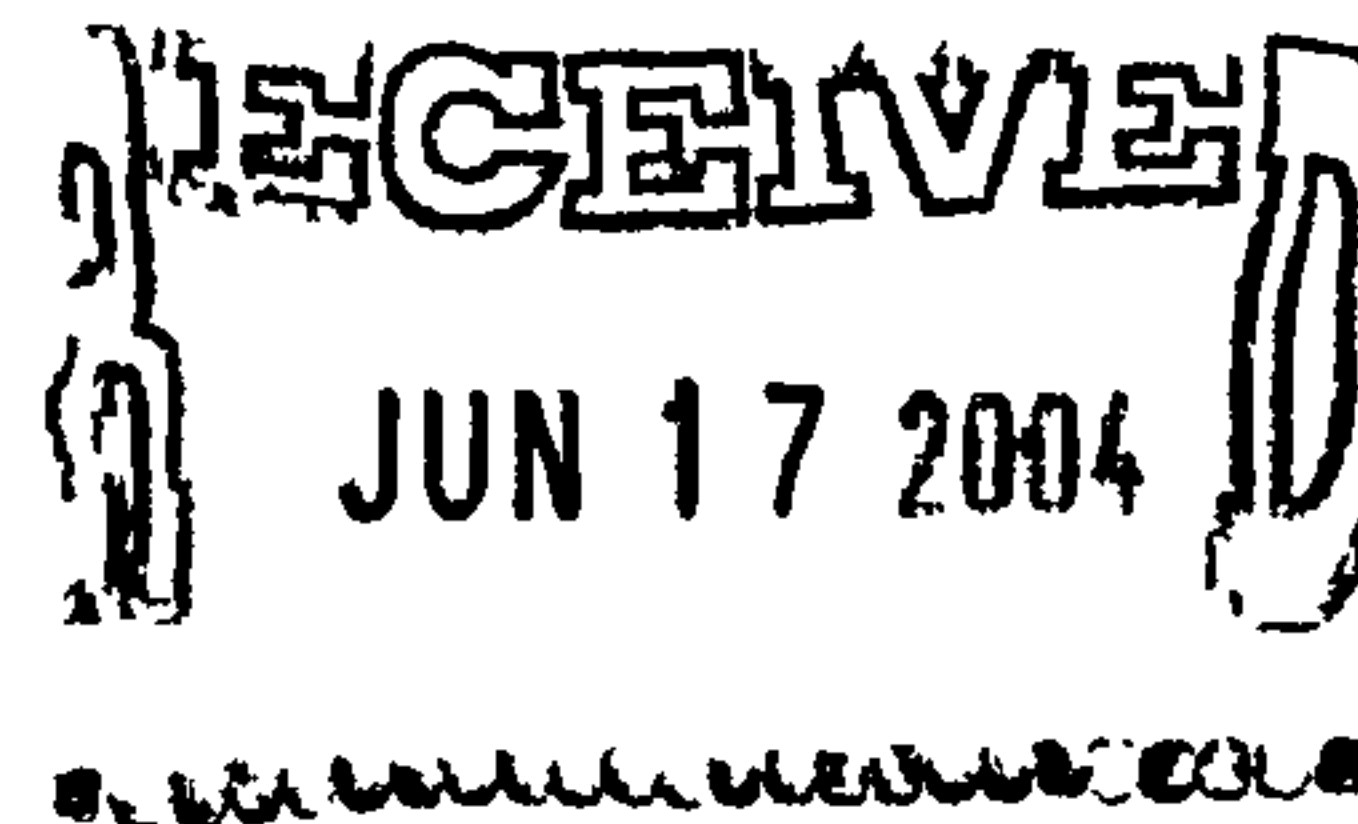
Aldrich Land Surveying, Inc.  
PO Box 30701  
Albuquerque, NM 87190  
884-1990

  
Tim Aldrich, PS  
Aldrich Land Surveying, Inc.



June 17, 2004

Ms. Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
600 2nd Street SW  
Albuquerque, NM 87103



Re: Private Easement Vacation - LOT 14A1-P1, BLK 3, CRYSTAL RIDGE

Dear Ms. Matson:

We hereby authorize the vacation of the easterly 1' of the existing private drainage easement as designated on plat for the above-mentioned lot (Project 1003430).

Sincerely,

A handwritten signature in black ink, appearing to read "John K. Murtagh". The signature is fluid and cursive, with a long horizontal stroke at the end.

John K. Murtagh, President  
Longford Homes at Crystal Ridge  
Grantor/Original Subdivider

June 17, 2004

Ms. Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
600 2nd Street SW  
Albuquerque, NM 87103

RECEIVED  
JUN 17 2004

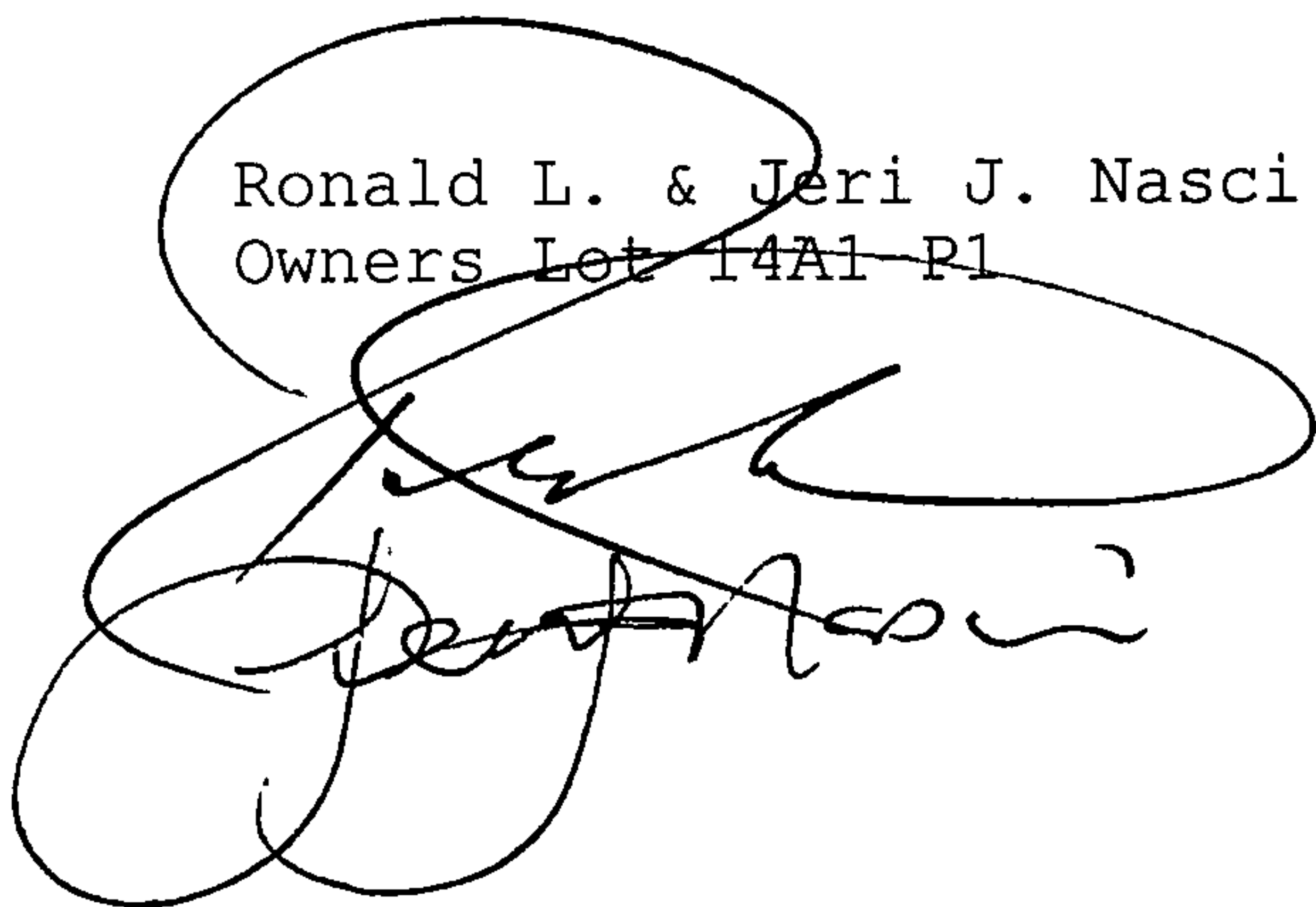
Re: Private Easement Vacation - LOT 14A1-P1, BLK 3, CRYSTAL RIDGE

Dear Ms. Matson:

We hereby authorize the vacation of the easterly 1' of the existing private drainage easement as designated on plat for the above-mentioned lot (Project 1003430).

Sincerely,

Ronald L. & Jeri J. Nasci  
Owners Lot 14A1-P1



RECEIVED  
JUN 21 2004

June 17, 2004

Ms. Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
600 2nd Street SW  
Albuquerque, NM 87103

RECEIVED  
JUN 17 2004

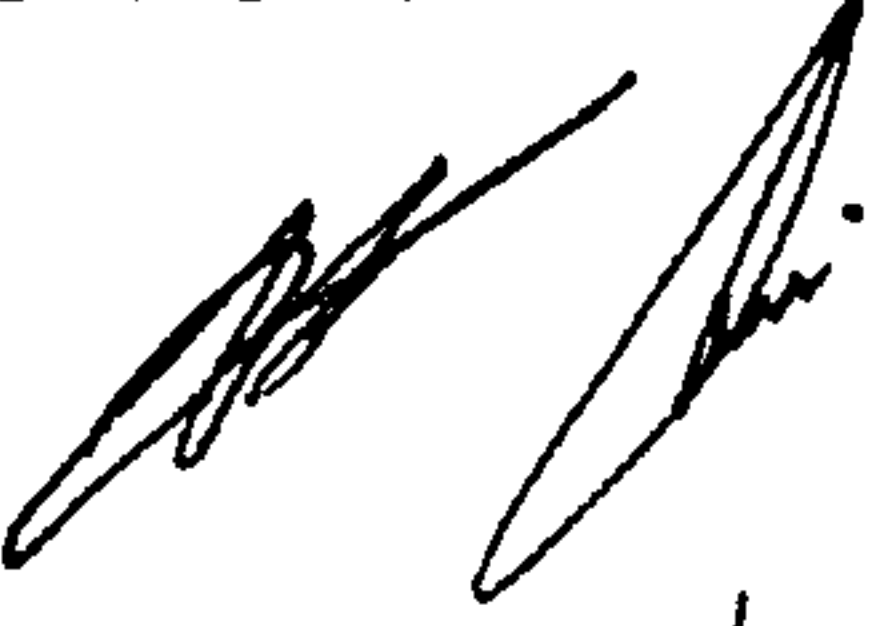
Re: Private Easement Vacation - LOT 14A1-P1, BLK 3, CRYSTAL RIDGE

Dear Ms. Matson:

We hereby authorize the vacation of the easterly 1' of the existing private drainage easement as designated on plat for the above-mentioned lot (Project 1003430).

Sincerely,

Arturo & Claudia Hines  
Owners Lot 15-P1

  
Claudia Hines

RECEIVED  
JUN 21 2004

\*\*\*

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

**PAID RECEIPT**

APPLICANT NAME RONALD L. JERI J. NASEI

AGENT ALDRICH LAND SURVEYING,

ADDRESS PO. BOX 30701

PROJECT & APP # 1003430 / 04DRB-00978

PROJECT NAME CRYSTAL RIDGE, UNIT 1

\$ 20 441032/3424000 Conflict Management Fee

\$ 45 441006/4983000 DRB Actions

\$ 50 ~~441006/4971000 EPC/AAP/EUCC Actions & All Appeals~~ DEFERRAL FEE per claim?.

\$ \_\_\_\_\_ 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

\$ 115.00 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

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

06/22/2004 9:51AM LOC: ANNX  
RECEIPT# 00025392 WSH# 008 TRAN# 0006  
A\_Counterreceipt.doc 6/21/04 und 0110  
Activity 3424000 TRSDMM  
Trans Amt \$115.00  
J24 Misc \$20.00

06/22/2004 9:51AM LOC: ANNA  
RECEIPT# 00025393 WSH# 008 TRAN# 0006  
Account 441006 Fund 0110  
Activity 4983000 TRSDMM  
Trans Amt \$115.00  
J24 Misc \$55.00  
Ch \$115.00  
CHANGE \$0.00

Thank You

Thank You



MARK A. WILLIAMS, P.S.  
7120 WYOMING BLVD., NE #248  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 250-2142  
FAX (505) 858-5018

(99190)

(Surveyor's Inspection Report)

THIS IS TO CERTIFY,

TO TITLE CO.: FIRST AMERICAN TITLE COMPANY  
TO UNDERWRITER: FIRST AMERICAN TITLE INSURANCE COMPANY  
TO LENDER: CHARTER BANK FOR SAVINGS

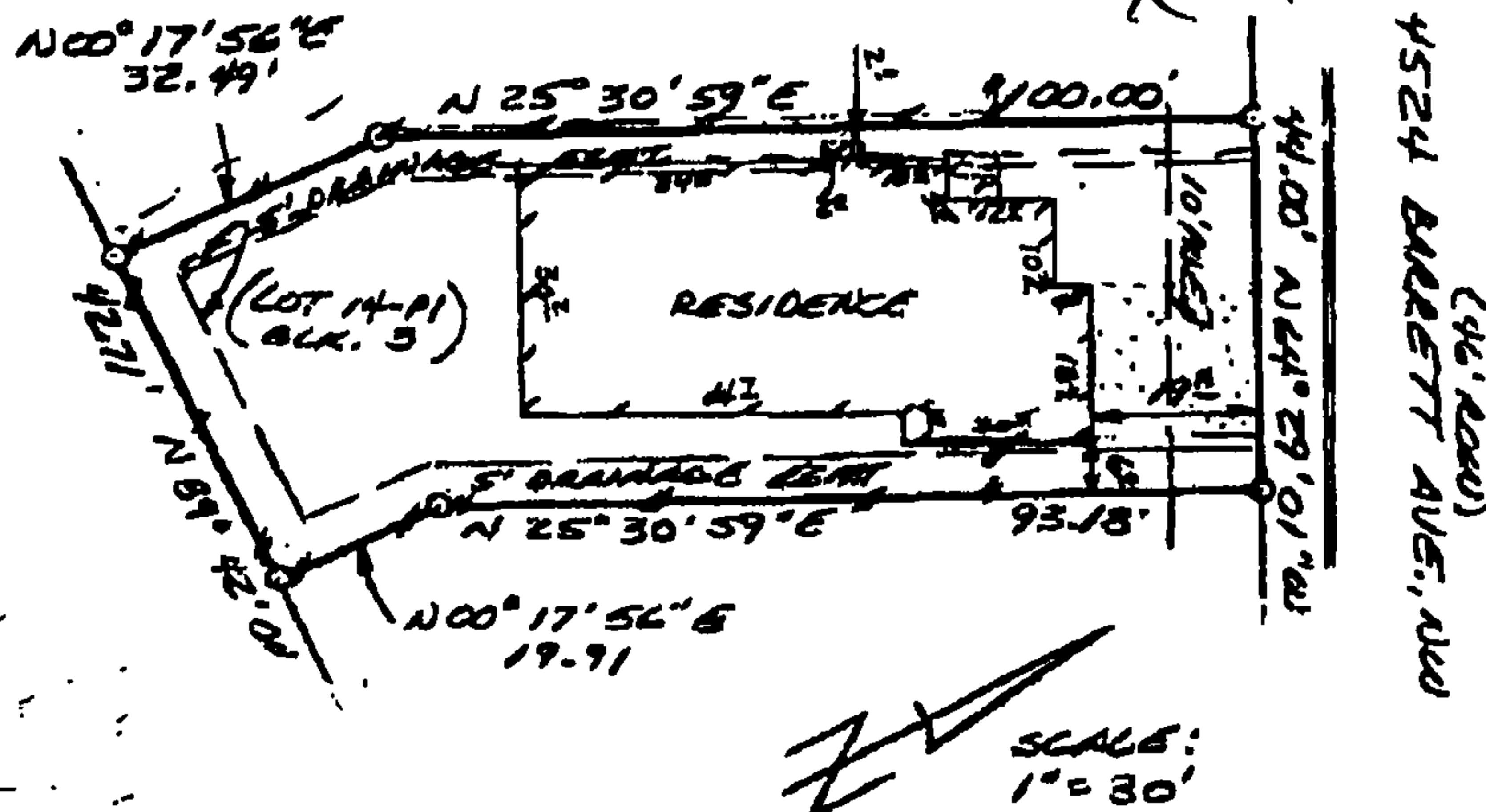
that on FEBRUARY 9, 1999 I made an inspection of the premises situated in ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO being briefly described as: 4524 BARRETT AVE., NW

The minimum error of closure is one foot for every 10,000 feet ± along the perimeter of the legal description provided. Easements shown hereon are as shown on plat of record and as provided by the Title Co., in Title Commitment: NO. 01984715 Effective Date: FEB. 04, 1999

REFERENCE:  
Bearings, distances and/or curve data are taken from the following plat, deed or legal description, as provided by the title company. No corners set for Surveyor's Inspection Report only.

LEGAL DESCRIPTION

LOT NUMBERED FOURTEEN A-P1 (14A-P1) IN BLOCK NUMBERED THREE (3) REPLAT FOR CRYSTAL RIDGE SUBDIVISION UNIT 1, WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTIONS 8 AND 7 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 22, 1998, IN PLAT BOOK 98C, FOLIO 359.



located within Zone C, designating areas of as shown on Flood Insurance Rate Map for icc, community panel 350002 0002 C, effective

UTILITIES AND EXISTING IMPROVEMENTS ONLY ARE INERS SET, FOR SURVEY INSPECTION REPORT ONLY, BOUNDARY SURVEY OR FOR ANY OTHER PURPOSE.  
pg. 1



FAX TRANSMITTAL

DATE: 06-15-04

JOB NO: 97-095

FAX NO: 924-3864

TO: CLAUDE SENOVA

RE: PROJ. # 10034230

CRYSTAL RIDGE UNIT 1  
BLOCK 3, LOT 14A

REMARKS: PLEASE DEFER THIS  
PROJECT FOR 2 WEEKS  
(06/30 MEETING)

FR: TIM  
ALDRICH LAND SURVEYING, INC.

NUMBER OF COPIES INCLUDING COVER SHEET 1

\*\*\*\*\*  
\*\*\* RX REPORT \*\*\*  
\*\*\*\*\*

RECEPTION OK

TX/RX NO	9847	
CONNECTION TEL		5058841140
SUBADDRESS		
CONNECTION ID		
ST. TIME	06/15 15:04	
USAGE T	00'26	
PGS.	1	
RESULT	OK	

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION** **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

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

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

Supplemental form

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

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: RONALD L. & JERI J. NASCI PHONE: 761-9911

ADDRESS: BARRETT AVE. NW FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: \_\_\_\_\_

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

AGENT (if any): ALDRICH LAND SURVEYING, INC. PHONE: 884-1990

ADDRESS: PO BOX 30701 FAX: 884-1140

CITY: ALBUQUERQUE, NM STATE NM ZIP 87190 E-MAIL: als@thuntek.net

DESCRIPTION OF REQUEST: MODIFY 5' PRIVATE DRAINAGE EASEMENT TO 4' PRIVATE DRAINAGE EASE.

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. 14A Block: 3 Unit: 1

Subdiv. / Addn. CRYSTAL RIDGE

Current Zoning: R-LT Proposed zoning: ---

Zone Atlas page(s): B-13 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 0.1180 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. 101306503752321527 MRGCD Map No. ---

LOCATION OF PROPERTY BY STREETS: On or Near: BARRETT AVE. NW

Between: LOREN AVE. NW and LA CANADA 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.): DRB 97-298, S-97-88 DRB 98-410, SP-99-17

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

SIGNATURE Timothy Aldrich DATE 05/11/04

**FOR OFFICIAL USE ONLY**

(Print)	Application case numbers	Action	S.F.	Applicant Fees	Agent
<input type="checkbox"/> INTERNAL ROUTING	<u>04ORB - 00721</u>	<u>PLF</u>		<u>\$ 215.00</u>	
<input checked="" type="checkbox"/> All checklists are complete		<u>CMF</u>		<u>\$ 20.00</u>	
<input type="checkbox"/> All fees have been collected				\$	
<input type="checkbox"/> All case #s are assigned				\$	
<input type="checkbox"/> AGIS copy has been sent				\$	
<input checked="" type="checkbox"/> Case history #s are listed				\$	
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$	
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$	
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$	
	Hearing date <u>5-19-04</u>			Total	
				<u>\$ 235.00</u>	

Bohannan Paul 5-11-04  
Planner signature / date

Project # 1003430



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

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

TIMOTHY ALDRICH  
Applicant name (print)

[Signature] 05-11-04  
Applicant signature / date



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

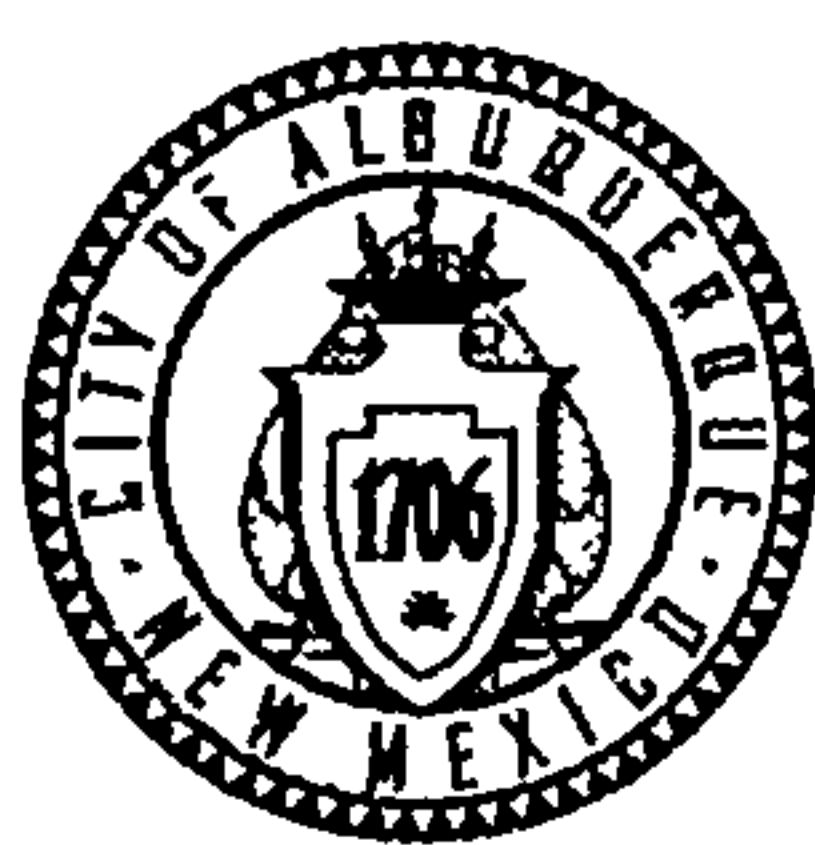
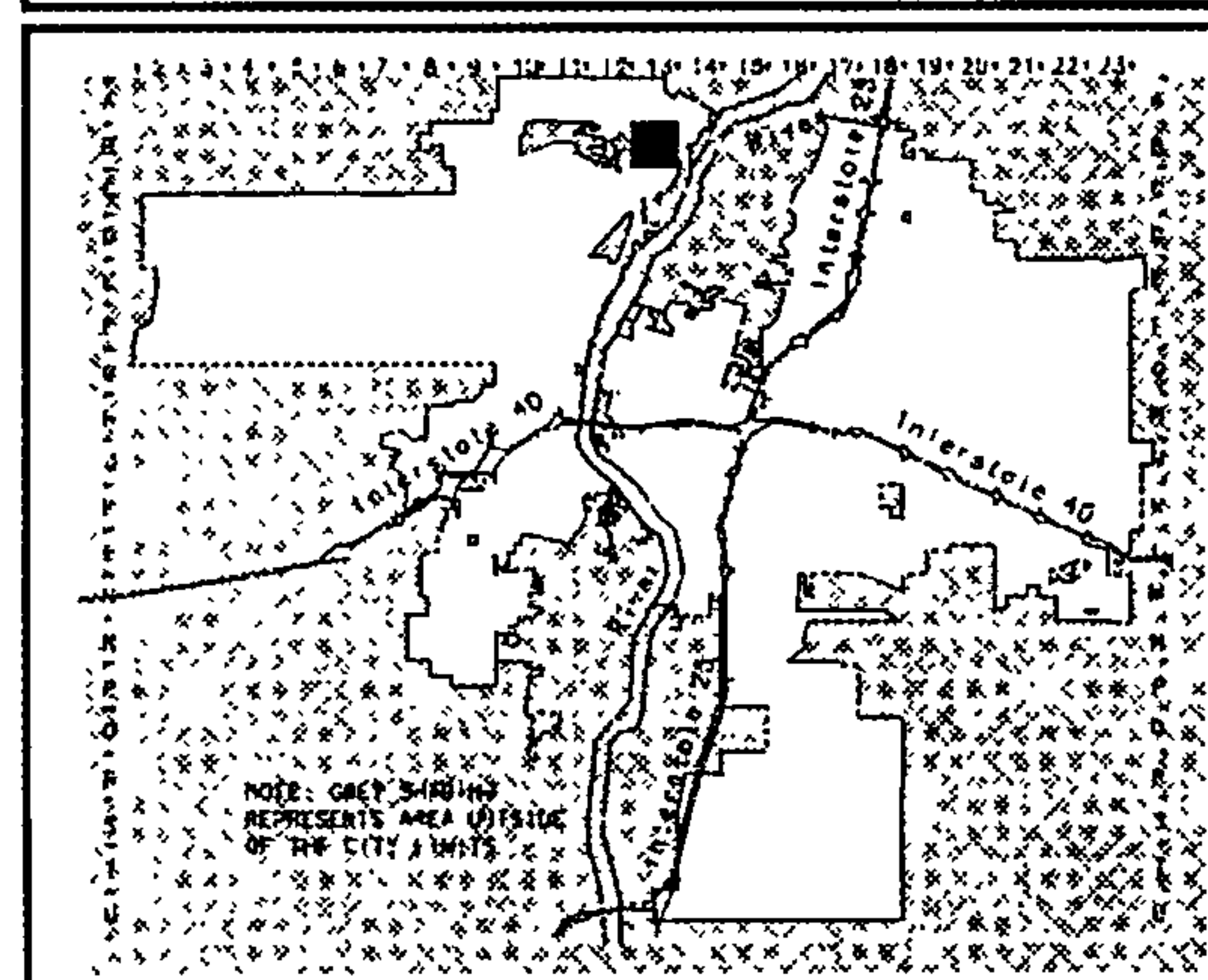
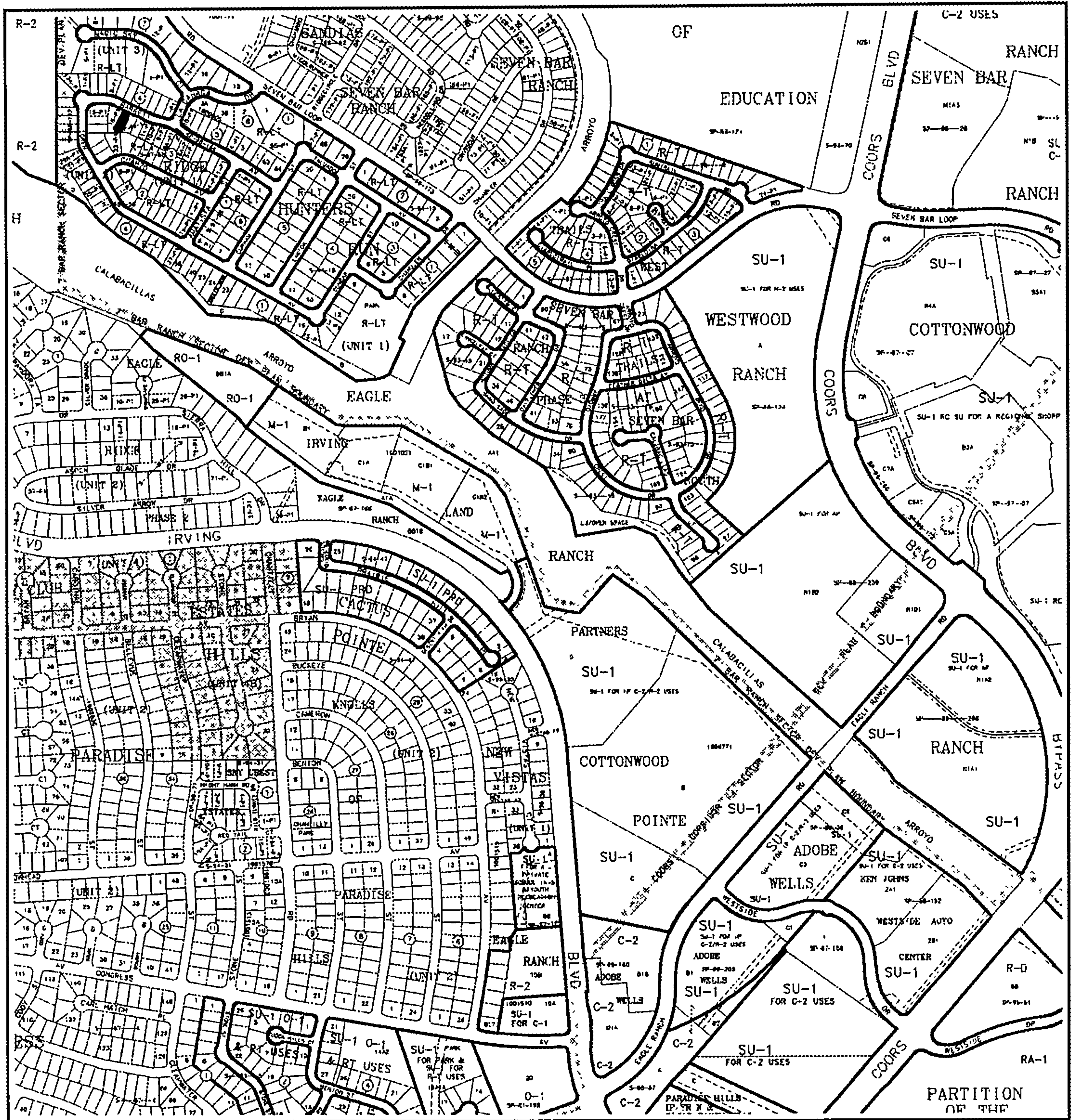
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
04DRB - 00721

[Signature] 5-11-04  
Planner signature / date

**Project #** 1003430





**A** **G** **I** **S**  
**PLANNING DEPARTMENT**  
 © Copyright 2004



**Zone Atlas Page**

**B-13-Z**

Map Amended through May 04, 2004

May 11, 2004

Ms. Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
600 2nd Street SW  
Albuquerque, NM 87103

**Re: Preliminary/Final Plat - LOT 14A1-P1, BLOCK 3, CRYSTAL RIDGE**

Dear Ms. Matson:


Aldrich Land Surveying, Inc., agents for Ronald L. and Jeri J. Nasci, is requesting preliminary/final plat approval on the above-mentioned lot.

We are creating 1 lot from 1 existing lot comprising 0.1180 acres. We are modifying a 5' Private Drainage Easement to 4' in width.

This site is not vacant, so a site sketch has been provided.

Please contact me if I can be of any further assistance.

Aldrich Land Surveying, Inc.  
PO Box 30701  
Albuquerque, NM 87190  
884-1990

  
Tim Aldrich, PS  
Aldrich Land Surveying, Inc.



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

**PAID RECEIPT**

APPLICANT NAME Ronald & Jeri Nasci  
 AGENT Aldrich Land Surveying  
 ADDRESS \_\_\_\_\_

PROJECT & APP # 1003430  
 PROJECT NAME Crestal Ridge 14A

\$ 20<sup>00</sup> 469099/4916000 Conflict Management Fee

\$ 215<sup>00</sup> 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

235<sup>00</sup> TOTAL AMOUNT DUE

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

TIMOTHY J. ALDRICH 5417 RAYITO DEL LUNA N.E. ALBUQUERQUE, NM 87111		5060
Date <u>05-11-04</u>		95-32/1070 NM 1101
Pay To The Order Of <u>C.O.A.</u>	\$ <u>235.00</u>	
<u>Two Hundred Thirty Five and 00/100</u> Dollars		
<b>Bank of America</b>	<b>Money Manager Account</b>	
ACH/RVT 107060327 City Of Albuquerque For Treasury <u>1003430</u>	City Of Albuquerque Treasury Division	
107000327	002053891944	5060/11/2004
2004	12:40PM	12:46PM
LOC: ANN		

RECEIPT# 00023393 WSH 008 TRANSH 0008  
 Account 469099 Fund 0110  
 Activity 4916000 TRSDMM  
 Trans Amt \$235.00  
 J24 Misc \$20.00

RECEIPT# 00023394 WSH 008 TRANSH 0008  
 Account 441006 Fund 0110  
 Activity 4983000 TRSDMM  
 Trans Amt \$235.00  
 J24 Misc \$215.00  
 CK \$235.00  
 CHANGE \$0.00



AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1003430

Subdivision Name Crystal Ridge, Unit 1, Blk 3, 4A1-P1

Surveyor Tim Aldrich

Company/Agent Aldrich Surveying

Contact Person Tim Aldrich Phone # 884-1990 email \_\_\_\_\_

DXF Received Date: 5/11/04

Hard-Copy Date: 5/11/04

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

Patricia M-Cept

5/11/04

Approved

Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AGIS Use Only		
Copied cov <u>3430</u> to agiscov.	Date: <u>5/11/04</u>	Contact person Notified on: <u>5/11/04</u>